



**CARMEL-BY-THE-SEA**  
**PRELIMINARY DETERMINATION**  
**OF INELIGIBILITY**

**For the Carmel Historic Resources Inventory**

---

On February 25, 2025 the Department of Community Planning and Building made a preliminary determination that the property identified below does not constitute an historic resource and is therefore ineligible for the Carmel Inventory of Historic Resources.

Assessors Parcel Number: 010-284-013-000

Current Owner: Marina Minelli

Block: DD

Lot: 10

Street Location: Carmelo 5 SE of 13<sup>th</sup> Ave

The basis for this determination is:

- The property lacks sufficient age to be considered historic.
- ✓ The property has substantially lost its historic integrity through alterations, additions, deterioration, changes in the surrounding environment or other causes.
- ✓ The property does not relate to historic themes or property types established in the Historic Context Statement for Carmel-by-the-Sea.
- ✓ The property has no association with important events, people or architecture that are identified in the Historic Context Statement or that represent the historical/cultural evolution of Carmel-by-the-Sea.
- There are other better examples of the builder's work in the city.

This preliminary determination will be circulated for a 10-calendar day public review period beginning on February 25, 2025 and ending at 5:00 P.M. on March 7, 2025. If no requests for further review are received during this period, the determination shall become final and shall remain valid for a period of 5 years.

Jacob Olander, Associate Planner

## HE25-026 (MINELLI) Historic Evaluation

Date: 2/20/2025

Prepared by: Meg Clovis

Assessor's Parcel Number: 010-284-013

Current Owner: Marina Minelli

POB 1243

Carmel, CA. 93921

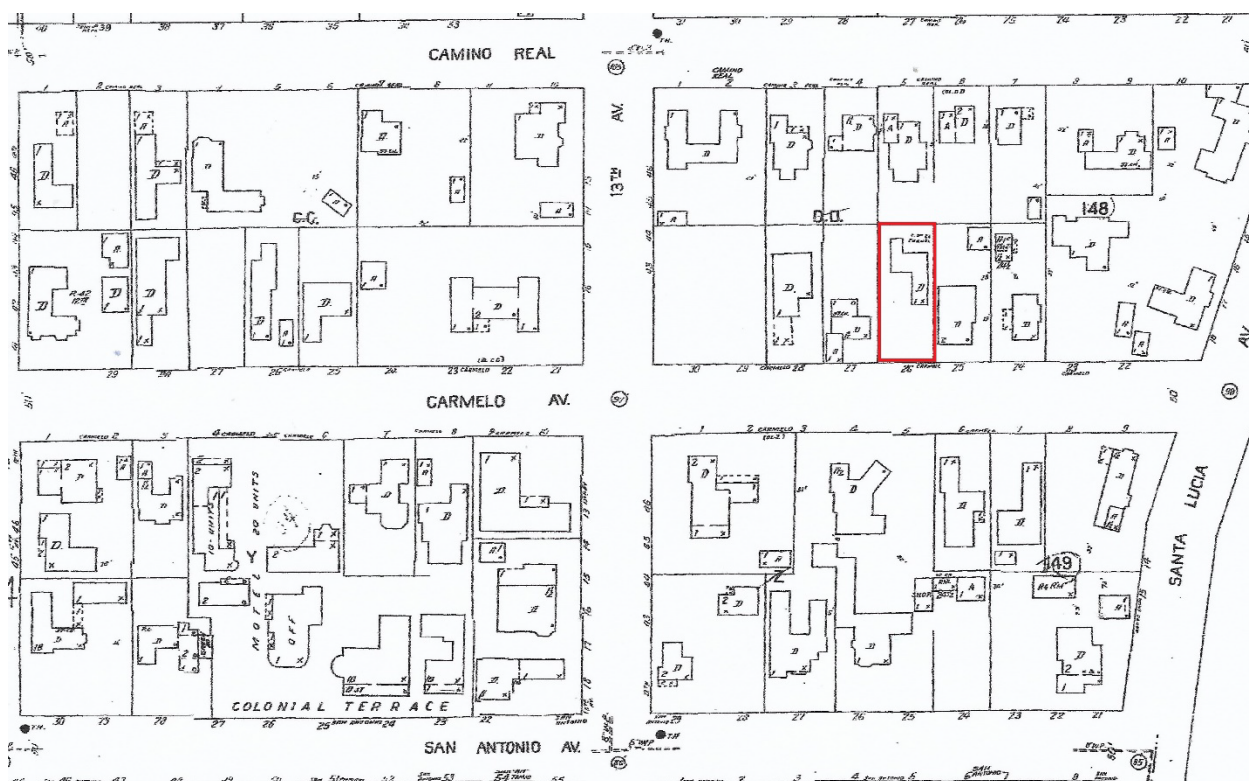
Block/Lot: Block DD, Lot 10

Location: Carmelo 5 SE of 13th

Lot size: 4000 sq. ft.

Date of Construction: c. 1935

1. Land Use & Community Character Element, Subdivision Chronology Map: 1908
2. Is the property listed on the Carmel Inventory? No
3. Has the property been reviewed previously for historical significance? Yes  
On April 3, 2004, the Department of Planning and Building determined that the property did not constitute a historical resource because the property has lost substantial integrity through alterations and additions.
4. Is the property located within the Archaeological Overlay Zone? Yes
5. Is the property identified on the Sanborn Maps? Yes, 1962



**6. Date of original building permit:** There is no original building permit in the building file.

**7. Original and subsequent ownership:**

- a) Eunice T. Gray
- b) Edith May Luttman
- c) Mrs. N. B. Shirley
- d) Fred & Helen Phillips
- e) Elizabeth & George Skou
- f) Ian Gilchrist
- g) David & Nanly Harris
- h) Bing & Jody Kirk

None of the former owners are included in Carmel's Historic Context Statement as significant people.

**8. Information on the original designer/builder:**

There is no original building permit in the file therefore the original designer/builder is unknown.

**9. Alterations and changes to the property:**

- a) BP# 2094 (1/31/1929): Build garage (based on the 1930 Sanborn Map, this garage appears associated with the adjacent house).
- b) BP# 872 (6/11/1941): Addition to north elevation.
- c) BP# 2293 (4/1/1952): Enlarge bedroom and living room; add a fireplace to the living room.
- d) BP# 3093 (9/25/1957): Demo garage and build a new garage.
- e) BP# 3603 (11/15/1960): 120 square foot addition to living room.
- f) BP# 78-191 (11/1/1978): Enclose the space between the house and garage with a 108 square foot addition.
- g) BP# 79-129 (8/14/1979): Add 247 square foot addition.
- h) BP# 82-109 (7/16/1982): Add 59 square foot laundry room.
- i) BP# 98-55 (5/11/1998): Reroof.
- j) BP# 04-212R (10/25/2004): Remove window and install French doors.
- k) BP# 05-108 (5/3/2005) Bathroom remodel.

**10. Conclusions:**

The house has had multiple additions and alterations since it was constructed about 1935 and has lost substantial integrity. The property does not relate to historic themes established in the Historic Context Statement and it is not associated with important events, people, or architecture identified in the Historic Context Statement.

**11. Current Photographs of Building (next page):**



Figure 1: View of front elevation looking east from Carmelo Street.



Figure 2: View of rear elevation.



Figure 3: View of garage from Carmel Street.