



CARMEL-BY-THE-SEA

PRELIMINARY DETERMINATION OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On May 16, 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: 010-214-018-000

Current Owner: Issac Ohana

Block: EE

Lot: 12 & 14

Street Location: Casanova 3 NE of Ocean

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 May 16, 2025 and ending at 5:00 P.M. on May 26, 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

HE25-067 (OHANA) Historic Evaluation

Date: 5/15/2025

Prepared by: Meg Clovis

Assessor's Parcel Number: 010-214-018

Current Owner: Isaac Ohana

3296 Cowper St.

Palo Alto, CA. 94306

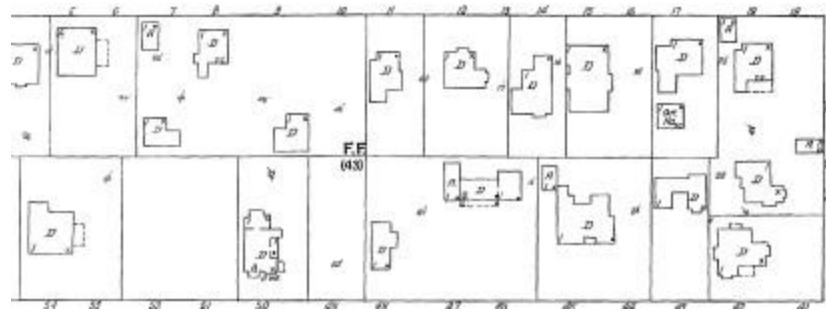
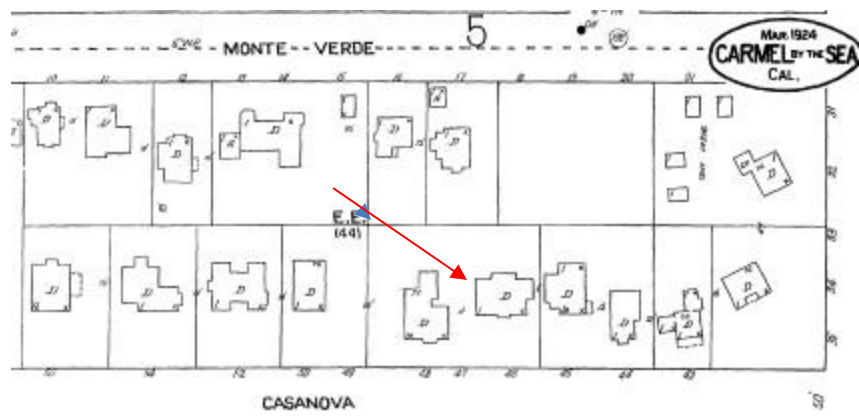
Block/Lot: Block EE, Lots 12, 14

Location: Casanova, 3 NE of Ocean Ave.

Lot size: 5000 sq. ft.

Date of Construction: 1919 (Assessor)

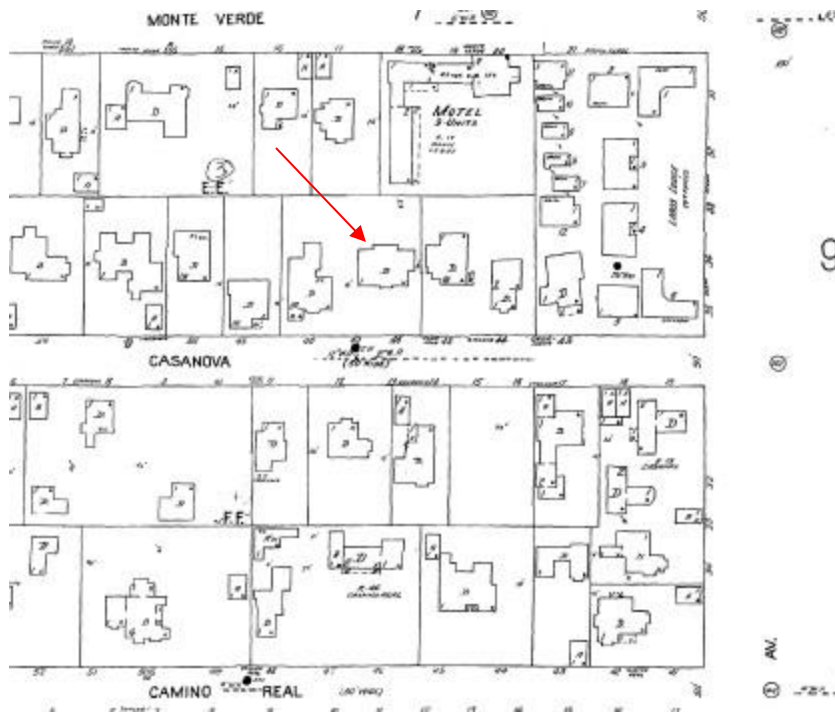
1. **Land Use & Community Character Element, Subdivision Chronology Map: 1900**
2. **Is the property listed on the Carmel Inventory?** No
3. **Has the property been reviewed previously for historical significance?** Yes
On December 19, 2016, the Department of Community Planning and Building issued a Notice of Ineligibility for the Carmel Historic Resource Inventory because:
 - a) The property has substantially lost its historic integrity through alterations, additions, deterioration, changes in the surrounding environment or other causes;
 - b) The property does not relate to historic themes or property types established in the Historic Context Statement for Carmel-by-the-Sea;
 - c) 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.
4. **Is the property located within the Archaeological Overlay Zone?** No
5. **Is the property identified on the Sanborn Maps?** Yes, 1924, 1930 & 1962



1924



1930



6. **Date of original building permit:** There is no original building permit in the file. Etta M. Tilton bought the property from the Carmel Development Company in 1917 (*Carmel Pine Cone*, 10/11/1917).
7. **Original and subsequent ownership:**
 - a) Etta M. Tilton
Etta M. Tilton is included in the Carmel Context Statement as a member of the 1910 Cedar Croft staff (pottery, painting, and art needlework).
 - b) Frederick Abbott
 - c) Henry Trube
 - d) Diane Mapstead
 - e) Carl. A. Cox
8. **Information on the original designer/builder:**
There is no information regarding the original designer/builder in the property file.
9. **Alterations and changes to the property:**
 - a) BP# 2352 (12/22/1930): Addition of a bay window and unspecified remodeling.
 - b) BP# 2733 (3/16/1955): New foundation on rear and south sides.
 - c) Observed Changes:
The building file notes that a subordinate unit was built downstairs without permits (date unknown but approved in 1992), adding a second entrance and window on the ground floor of the front elevation. It is evident that a porch was filled in on the southwestern corner of the front elevation, date unknown.

10. Conclusions:

The house has substantially lost its historic integrity due to exterior alterations between 1930 and 1992 on the front elevation. The property does not relate to historic themes or property types established in Carmel's Historic Context Statement. The property has no association with important events, master builders or designers, or architecture that are identified in Carmel's Historic Context Statement. An intensive survey of the property is not recommended.

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



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



Figure 2: View of bay added to the front elevation in 1930.

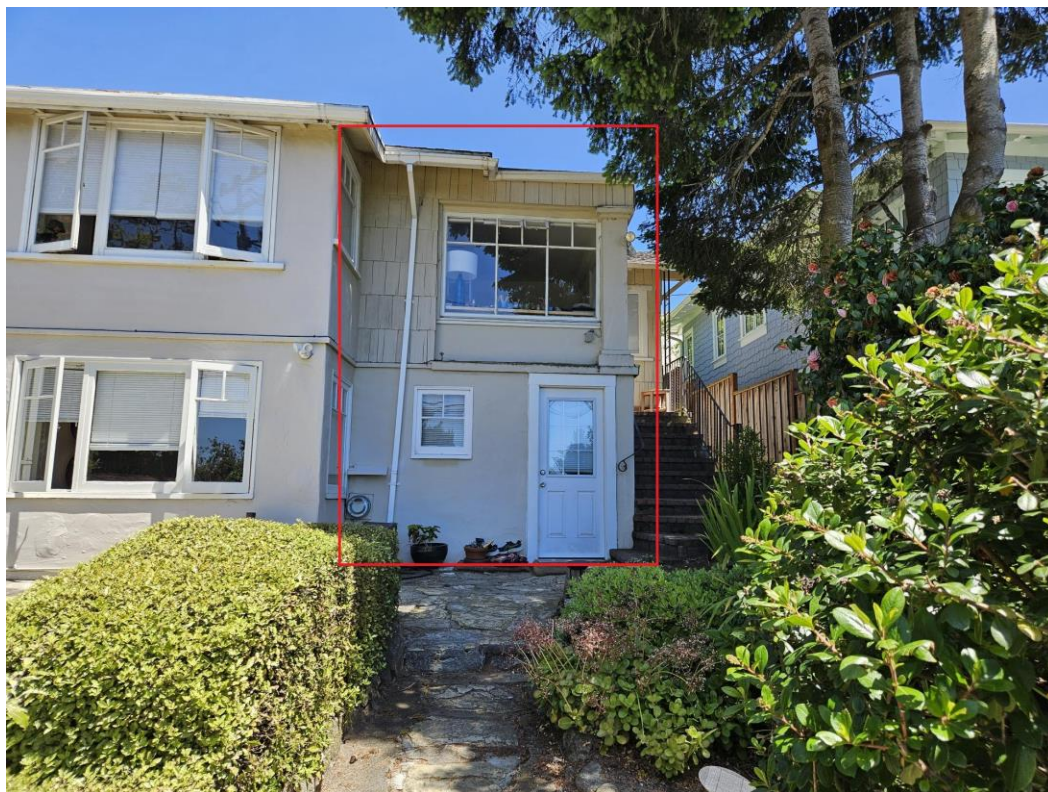


Figure 3: View of infilled porch (upper floor) and added subordinate unit (lower floor).



Figure 4: Detail view of infilled porch area.



Figure 5: View of rear elevation in 2016.