



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

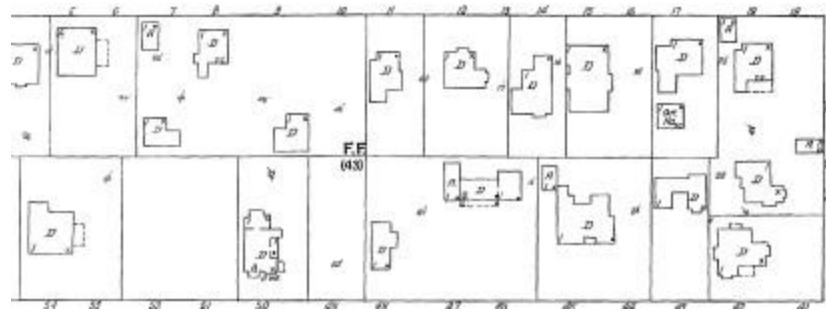
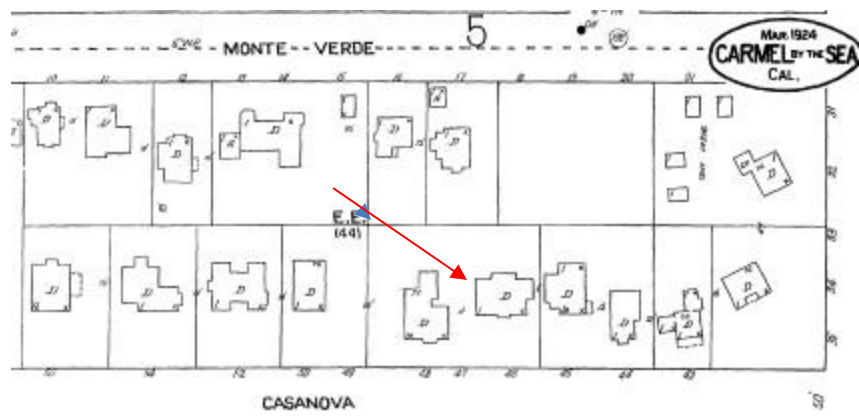
Block/Lot: Block EE, Lots 12, 14

Location: Casanova, 3 NE of Ocean Ave.

Lot size: 5000 sq. ft.

Date of Construction: 1919 (Assessor)

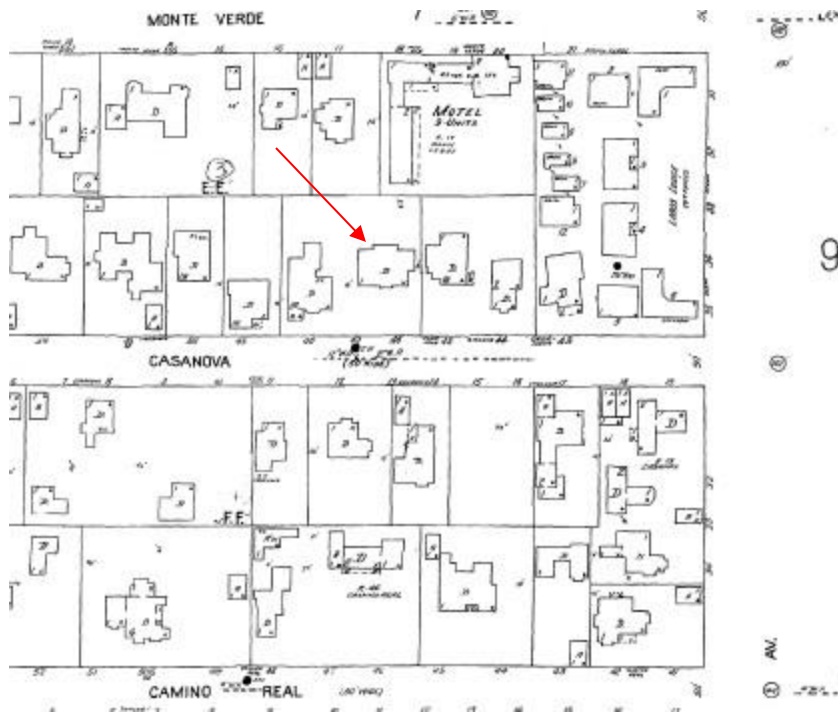
1. **Land Use & Community Character Element, Subdivision Chronology Map: 1900**
2. **Is the property listed on the Carmel Inventory?** No
3. **Has the property been reviewed previously for historical significance?** Yes
On December 19, 2016, the Department of Community Planning and Building issued a 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 house was substantially remodeled c. 2017. Some of the changes include removing the stucco from the 1930 remodel, the garage was extended and a new hipped roof and door were added, the bay window was changed from a square bay to a curved bay, it appears that an addition was built on the rear elevation, and other windows were either removed or installed.

10. Conclusions:

The house has substantially lost its historic integrity due to major exterior alterations completed c. 2017 (see Figures 1 & 2). 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 front elevation in 2016.



Figure 3: View of rear elevation.



Figure 4: View of rear elevation in 2016.



Figure 5: View of south elevation, looking from Casanova Street.



Figure 6: View of south elevation from garden.



Figure 7: View of north elevation.