



CARMEL-BY-THE-SEA

PRELIMINARY DETERMINATION OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On April 14, 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.

Assessor's Parcel Number: 010-154-008

Current Owner: Owen & Staci Sonik

Block: 131, Lot: 8

Street Location: Dolores 3 SE of 11th

Lot size: 4,000

Original Date of Construction: 1949

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 April 15, 2025, and ending at 5:00 P.M. on April 14, 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.

Katherine Wallace

Katherine Wallace, Associate Planner

HE25-075 (SONIK) Historic Evaluation

Date: 4/13/2025

Prepared by: Meg Clovis

Assessor's Parcel Number: 010-154-008

Current Owner: Owen & Staci Sonik

106 Whipple Drive

Bellaire TX. 77401

Block/Lot: Block 131, Lot 8

Location: Dolores 3 SE of 11th Ave.

Lot size: 4000 sq. ft.

Date of Construction: 1949

1. Land Use & Community Character Element, Subdivision Chronology Map: 1902
2. Is the property listed on the Carmel Inventory? No
3. Has the property been reviewed previously for historical significance? No
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: 7/28/1949, BP# 1820

7. Original and subsequent ownership:

- a) Simon M. Collins
- b) Paul Franklin
- c) Pete & Robin Popin

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

8. Information on the original designer/builder:

The building permit lists the owner, Simon M. Collins, as the contractor and Collins signed the plans as well. City Directories indicate that Mr. Collins was an attorney. He is not listed in Carmel's Historic Context Statement as a significant designer/builder.

9. Alterations and changes to the property:

- a) BP# 77-60 (4/11/1977): Build 408 sq. ft. addition on the northeast corner of the rear elevation.
- b) BP# 09-32R (3/2/2009): Reroof with comp.
- c) BP# 09-87 (5/27/2009): Install new kitchen lighting; install new pathways.
- d) BP# 10-62R (4/14/2010): Bath and kitchen remodel.
- e) BP# 11-91R (5/23/2011): Bath remodel.
- f) BP# 170239 (9/1/2017): Remove fence, build new retaining wall and fence, remove old bricks, install new patio, walkways & BBQ.

10. Conclusions:

The house does not relate to historic themes or property types established in the Historic Context Statement. The house is not associated with important events, people or architecture that are identified in the historic Context Statement. An intensive survey is not recommended.

11. Current Photographs of the Residence (next page):



Figure 1: View of front elevation, looking east from Dolores St.



Figure 2: View of front entrance. The original plans indicate that a French door was planned for the area where the tripartite windows are located, and the front deck is shown extending the length of the house. It is unclear whether these were changes or if the house was not constructed per the plans.



Figure 3: View of south elevation.



Figure 4: View of rear addition (1977).