



CARMEL-BY-THE-SEA

PRELIMINARY DETERMINATION OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On July 1, 2022 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: 010-029-006

Current Owner: Banjanin

Block: 39, Lot: 11

Street Location: Santa Rita 5 NW of 4th

Lot size: 3,960 sf

Original Date of Construction: 1951

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 July 1, 2022, and ending at 5:00 P.M. on July, 11, 2022. 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, Associate Planner

PSA22-209(BANJANIN) Historic Evaluation

Date: 6/30/2022

Prepared by: Meg Clovis

Assessor's Parcel Number: 010 029 006

Current Owner: RC & Tara Banjanin

POB 4

Carmel, CA. 93921

Block/Lot: Block 39, Lot 11

Street Location: Santa Rita 5 NW of 4th

Lot size: 4000 sq. ft.

Date of Construction: 1951

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?** No
5. **Is the property identified on the Sanborn Maps?** No
6. **Date of original building permit:** 11/1/1951 (BP# 2241)
7. **Original and subsequent ownership:**
 - a) Ralph Lykins
 - b) Mr. & Mrs. Goodrich
 - c) Katherine Matthews

None of the previous owners are listed in Carmel's Historic Context Statement.

8. Information on the original designer/builder:

The contractor was Arthur John Bowen who is listed in the Carmel's Historic Context Statement. Mr. Bowen was born in Sotoville (now part of Salinas) in 1887. He moved to Carmel and worked for M.J. Murphy and Devendorf for six years as a carpenter. He built a cottage for himself on the east side of Casanova between 9th and 10th and lived there until his marriage in 1906. He later went into business for himself as a contractor and remodeler.

9. Alterations and changes to the residence/property:

- a) BP# 01-26 (1/22/2001): Reroof

10. Conclusions:

The residence was constructed by a contractor listed in Carmel's Historic Context Statement and the only recorded change to the structure was a reroof in 2001. However, there are better examples of Artie Bowen's work including the Artie Bowen House, located on Casanova 4 SE of 9th, which is listed on Carmel's inventory. A Phase One report is not recommended.

11. Current Photographs of Residence:

