



CARMEL-BY-THE-SEA

PRELIMINARY DETERMINATION OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On January 7, 2021 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 Parcel Number: 010-269-009
Current Owner: Amir & Elmira Salehi
Block/Lot: U / 14
Street Location: San Antonio 5 SE of 8th Ave
Lot size: 4,000 square feet
Date of Construction: 1952

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.

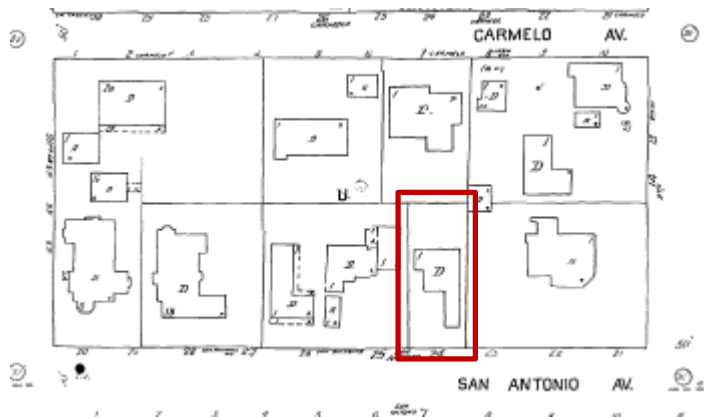
This preliminary determination will be circulated for a 10 calendar day public review period beginning on January 11, 2021, and ending at 5:00 P.M. on January 21, 2021. If no requests for further review are received during this period, the determination shall become final and shall remain valid for a period of 5 years.

Marnie R. Waffle, AICP
Senior Planner

PSA 20-212 (Salehi) Historic Evaluation

Date: January 7, 2021
APN: 010-269-009
Block/Lot: U / 14
Lot Size: 4,000 square feet
Date of Construction: 1952

1. **Location:** San Antonio 5 SE of 8th Avenue
2. **Land Use & Community Character Element, Subdivision Chronology Map:** 1908
3. **Is the property listed on the Carmel Inventory?** No
4. **Has the property been reviewed previously for historical significance?** No
5. **Is the property located within the Archaeological Overlay Zone?** No
6. **Is the property identified on the Sandborn Maps?** Yes, 1962 Map



7. **Date of original building permit:** 1952
8. **Original and subsequent ownership:**
 - a) Mr. & Mrs. Leutzinger (1952 - original owner)
 - b) Stuart J. & Helen H. Hindle
 - c) George A. & Louise M. Tomajan (1973)
 - d) Amir & Elmira Salehi

Neither the original or subsequent owners are mentioned in the Historic Context Statement (ver. 11/12/2008).

9. **Information on the designer/builder:** The residence was designed and constructed by Monterey Peninsula Builders, Inc. (not listed in the Historic Context Statement, ver. 11/12/2008)

10. **Alterations and changes to the residence/property:**

- a) 04/01/1952: Permit No. 2295, New residence (plans on file – 3 sheets)
- b) 05/10/1985: DR 85-92, Two-story addition (459 square feet) above garage
- c) 09/05/1985: BP 85-142, Addition (472 square feet), new living room with garage under, new master bedroom/bath (plans on file)
- d) 06/17/1986: BP 86-129, Add front deck and steps
- e) 01/24/1995: BP 95-14, Repair eaves due to storm damage
- f) 11/24/2014: Replace rear concrete patio with stamped concrete
- g) 05/19/2016: BP 16-172, Residential Reroof Certainteed 30-year shingle

11. **Current Photographs of Residence:**



Sep 11, 2020 at 3:02:43 PM



Sep 11, 2020 at 3:06:27 PM



Sep 11, 2020 at 3:07:23 PM



Sep 11, 2020 at 3:07:27 PM

