



CARMEL-BY-THE-SEA

PRELIMINARY DETERMINATION OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On September 20, 2022, the Department of Community Planning and Building made a preliminary determination that the property identified below does not constitute a historic resource and is, therefore, ineligible for the Carmel Inventory of Historic Resources.

APN: 010-028-015

Current Owner: Keith Rieken and Jee Eun Yoo

Block: 24

Lot: 10

Street Location: Santa Fe 4 SE of 2nd Avenue

Lot size: 4000 sq. ft.

Date of Construction: 1925

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 determination is based on the initial assessment (preliminary review) dated September 20, 2022, prepared by Margaret Clovis and attached to this Preliminary Determination.

This preliminary determination will be circulated for a 10 calendar day public review period beginning on Friday, September 23, 2022 and ending at 5:00 P.M. on Monday, October 3, 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 five (5) years.

Suray R. Mathan
Assistant Planner

PSA 22-265 (RIEKEN-YOO) Historic Evaluation

Date: 9/20/2022

Prepared by: Meg Clovis

Assessor's Parcel Number: 010-028-015

Current Owner: Keith Rieken & Jee Eun Yoo

20633 Lomita Ave.

Saratoga, CA. 95070

Block/Lot: Block 24; Lot 10

Street Location: Santa Fe 4 SE of 2nd

Lot size: 4000 sq. ft.

Date of Construction: 1925

1. **Land Use & Community Character Element, Subdivision Chronology Map: 1888**
2. **Is the property listed on the Carmel Inventory? No**
3. **Has the property been reviewed previously for historical significance? Yes**
In a letter dated May 10, 2005, Kent Seavey determined that the subject property did not meet the California Register criteria or the Carmel Inventory criteria. On May 25, 2005, Carmel's Department of Planning and Building determined that the property did not constitute an historic resource because:
 - 1) The property has substantially lost its historic integrity through alterations, additions, deterioration, changes in the surrounding environment or other causes.
 - 2) The property does not relate to historic themes or property types established in the Historic Context Statement for Carmel-by-the-Sea.
 - 3) 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? No**
6. **Date of original building permit: June 1925 (no original building permit on file)**
7. **Original and subsequent ownership:**
 - a) Carlon R. Wilson
 - b) Alberta & Richard Lamb
 - c) Margaret Swanson
 - d) Gerry Swanson

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

8. Information on the original designer/builder: None

9. Alterations and changes to the residence/property:

- a) BP#1685 (6/10/1926): Addition
- b) BP#203 (1/13/1937): 84 sq. ft. addition to bedroom
- c) BP#2009 (7/6/1950): Build carport (since removed)
- d) BP#2010 (7/6/1950): Unspecified alterations
- e) BP#92-36 (3/6/1992): Repairs due to a fire
- f) BP#05-423R (5/13/2005): Interior repairs including replacement of a window on the north elevation with a smaller window

10. Conclusions:

The building was constructed by an unknown builder or architect. None of the previous owners are listed in Carmel's Historic Context Statement. Multiple alterations have impacted the building's integrity. A Phase One evaluation is not recommended.

11. Current Photographs of Residence:



Front elevation



View of house looking northeast



Rear elevation



South elevation