



CARMEL-BY-THE-SEA
PRELIMINARY DETERMINATION
OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On September 22, 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.

APN: 010-214-024

Current Owner: Schwartz

Block: EE

Lot: 26 & 28

Street Location: Casanova 10 NE Ocean

Date Constructed: 1919

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 evaluation dated August, 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 September 22, 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.

Evan Kort, Associate Planner

PSA22-267 (SCHWARTZ) Historic Evaluation

Date: 8/22/2022

Prepared by: Meg Clovis

Assessor's Parcel Number: 010-214-024

Current Owner: Aaron Schwartz

25201 O'Keefe Ln.

Los Altos, CA 94022

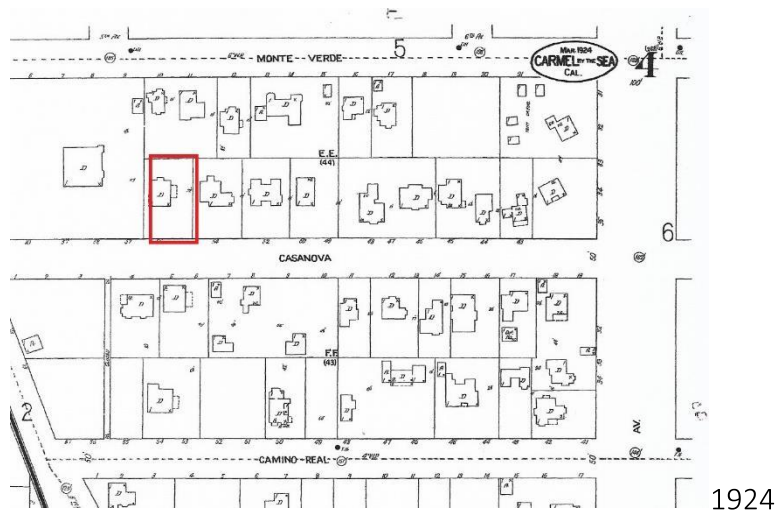
Block/Lot: Block EE, Lot 28 & ½ of 26

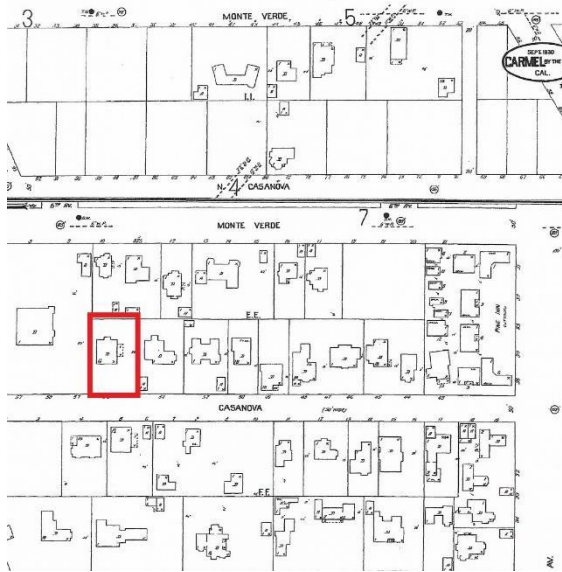
Street Location: Casanova 10 NE of Ocean

Lot size: 6000 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? No
4. Is the property located within the Archaeological Overlay Zone? Yes
5. Is the property identified on the Sanborn Maps? Yes, 1924, 1930, & 1962





1930



1962

6. Date of original building permit:

The original permit is not in the building file.

7. Original and subsequent ownership:

The original owner is unknown

- a) Marion P. Matthiessen
- b) Ervin Torrell
- c) John & Juanita Fields
- d) Margaret Graham & Marjorie Reid

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

8. Information on the original designer/builder: None available

9. Alterations and changes to the residence/property:

- a) BP# 2075 (10/10/1950): Build carport, interior remodel, add new window openings, add new sheathing and shingles
- b) BP# 82-165 (9/29/1982): Replace 648 sq. ft. deck
- c) BP# 85-40 (3/28/1985): Remodel 2 bathrooms, remodel kitchen, add windows in living room, reduce area of deck
- d) BP# 85-51 (4/16/1985): Add bathroom
- e) BP# 160070 (3/2/2016): Reroof
- f) BP# 170189 (7/13/2017): Replace old windows in existing openings

10. Conclusions:

Several changes to the house, including new window openings, new exterior cladding, and additions have compromised the integrity of this house. A Phase 1 report is not recommended.

11. Current Photographs of Residence:



Front Elevation



South Elevation