CITY OF CARMEL-BY-THE-SEA
HISTORIC RESOURCES BOARD

Jordan Chroman, Esther Goodhue, Karyl Hall, Kathy Pomeroy

All meetings are held in the City Council Chambers
East Side of Monte Verde Street
Between Ocean and 7th Avenues

SPECIAL MEETING
Monday, February 27, 2023

TOUR 3:00 PM

MEETING 4:00 PM

THIS MEETING WILL BE HELD VIA TELECONFERENCE AND IN PERSON AT CITY HALL.

Governor Newsom's Executive Order N-29-20 has allowed local legislative bodies to hold public meetings via teleconference and to make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to observe and to address the local legislative body.

To that end, this meeting will be held via teleconference and in person in the City Council Chambers at City Hall located on Monte Verde Street between Ocean and Seventh Avenues. To participate via teleconference, click the following link to attend via Zoom (or copy and paste link into your browser): https://ci-carmel-ca-us.zoom.us/j/88991263922?pwd=TFVQTUFVMjA5c1I2STdDQU94V1I0UT09. To attend Zoom via telephone, dial +1 312 626 6799?. Meeting ID (if needed) is 889 9126 3922, and Passcode (if needed) is 930 359.

The COVID-19 Community Level for Monterey County as of the date of this agenda posting on 2/24/2023 is LOW. Per Urgency Ordinance 2022-006, wearing a face mask to attend a meeting of a legislative body inside a City facility is optional when the Community Level is LOW. Seating will be limited and available on a first-come, first-served basis.

TOUR OF INSPECTION

The Board will leave the Council chamber for an on-site Tour of Inspection of all properties listed on the agenda (including those on the Consent Agenda). The tour may include projects previously approved by the City and not on this agenda. Prior to the beginning of the tour, the Board may eliminate one or more on-site visits. The public is welcome to join the Board on its tour. The Board will return to the Council chamber at 4:00 p.m. or as soon thereafter as possible.

A. 1. DS 23-006 (Sweet Trust): Southwest Corner of Casanova Street and 11th Avenue
2. HE 22-294 (Schneider): Southwest Corner of Mission Street and 12th Avenue

CALL TO ORDER AND ROLL CALL

PUBLIC APPEARANCES

Members of the public are entitled to speak on matters of municipal concern not on the agenda during Public Appearances. Each person's comments shall be limited to 3 minutes, or as otherwise established by the Chair. Matters not appearing on the agenda will not receive action at this meeting and may be referred to staff. Persons are not required to provide their names, and it is helpful for speakers to state their names so they may be identified in the minutes of the meeting.

ANNOUNCEMENTS

CONSENT AGENDA

Items on the consent agenda are routine in nature and do not require discussion or independent action. Members of the Board or the public may ask that any items be considered individually for purposes of Board discussion and/ or for public comment. Unless that is done, one motion may be used to adopt all recommended actions.

1. Certified Local Government Annual Report 2021-2022

ORDERS OF BUSINESS

A. **Nielsen Market Map Board:** Consideration of a Historic Evaluation Phase 1 Determination of Ineligibility for the Nielsen Market Map Board located at the northeast corner of San Carlos Street and 7th Avenue in the Central Commercial (CC) District. APN 010-141-004

PUBLIC HEARINGS

1. **DS 23-006 (Sweet Trust)**: Consideration of a Determination of Consistency with the Secretary of the Interior's Standards for Design Study application, DS 23-006 (Sweet Trust), for the demolition and reconstruction of a detached garage at the southwest corner of Casanova Street and 11th Avenue in the Single-Family Residential (R-1) District. APN 010-273-001
2. **HE 22-294 (Schneider)**: Consideration of a Historic Evaluation Phase I Determination of Eligibility referral, HE 22-294 (Schneider), for the "Gard House" at the southwest corner of Mission Street and 12th Avenue in the Single-Family Residential (R-1) District. APN 010-163-001

DIRECTOR'S REPORT

FUTURE AGENDA ITEMS

3. Next Regular Meeting: March 20, 2023

ADJOURNMENT

4. PUBLIC CORRESPONDENCE: Additional items not associated with Public Hearings
5. PUBLIC CORRESPONDENCE: Regarding Public Hearings on Agenda

This agenda was posted at City Hall, Monte Verde Street between Ocean Avenue and 7th Avenue, Harrison Memorial Library, located on the NE corner of Ocean Avenue and Lincoln

Street, the Carmel-by-the-Sea Post Office, 5th Avenue between Dolores Street and San Carlos Street, and the City's webpagehttp://www.ci.carmel.ca.us in accordance with applicable legal requirements.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

Any supplemental writings or documents distributed to a majority of the Historic Resources Board regarding any item on this agenda, received after the posting of the agenda will be available at City Hall located on Monte Verde Street between Ocean and Seventh Avenues during regular business hours.

SPECIAL NOTICES TO PUBLIC

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at 831-620-2000 at least 48 hours prior to the meeting to ensure that reasonable arrangements can be made to provide accessibility to the meeting (28CFR 35.102-35.104 ADA Title II).

CITY OF CARMEL-BY-THE-SEA
HISTORIC RESOURCES BOARD
Staff Report

February 27, 2023
CONSENT AGENDA

TO:	Historic Resources Board Commissioners
SUBMITTED BY:	Katherine Wallace, Associate Planner
SUBJECT:	Certified Local Government Annual Report 2021-2022

RECOMMENDATION:

Receive the report.

BACKGROUND/SUMMARY:

The City of Carmel is a member of the State of California Office of Historic Preservation (OHP) Certified Local Government (CLG) Program. CLGs are required to submit an annual report to the OHP. The annual report for 2021-2022 is included as Attachment 1. The Historic Resources Board is being asked to receive the report. Reports are due to the OHP by March 31, 2023.

FISCAL IMPACT:

Completion of the annual report is a requirement of being a Certified Local Government and a prerequisite for grant funding to support the City's historic preservation program.

ATTACHMENTS:

Attachment 1 - CLG Annual Report 2021-2022

Certified Local Government Program -- 2021-2022 Annual Report

(Reporting period is from October 1, 2021 through September 30, 2022)

INSTRUCTIONS: This a Word form with expanding text fields and check boxes. It will probably open as Read-Only. Save it to your computer before you begin entering data. This form can be saved and reopened.
Because this is a WORD form, it will behave generally like a regular Word document except that the font, size, and color are set by the text field.

- Start typing where indicated to provide the requested information.
- Click on the check box to mark either yes or no.
- To enter more than one item in a particular text box, just insert an extra line (Enter) between the items.

Save completed form and email as an attachment to info.calshpo@parks.ca.gov. You can also convert it to a PDF and send as an email attachment. Use the Acrobat tab in WORD and select Create and Attach to Email. You can then attach the required documents to that email. If the attachments are too large (greater than10mb total), you will need to send them in a second or third email.

Name of CLG
City of Carmel-by-the-Sea

Report Prepared by: Katherine Wallace, Associate Planner and Marnie Waffle, Principal Planner
Date of commission/board review: February 27, 2023

MINIMUM REQUIREMENTS FOR CERTIFICATION

I. Enforce Appropriate State or Local Legislation for the Designation and Protection of Historic Properties.

A. Preservation Laws

1. What amendments or revisions, if any, are you considering to the certified ordinance? Please forward drafts or proposals., either as part of this report or under separate cover. ***REMINDER****: Pursuant to the CLG Agreement,* OHP must have the opportunity to review and comment on ordinance changes prior to adoption. Changes that do not meet the CLG requirements could affect certification status.

   The City of Carmel is not preparing any amendments or revisions to the certified ordinance at this time.

2. Provide an electronic link to your ordinance or appropriate section(s) of the municipal/zoning code.

   https://www.codepublishing.com/CA/CarmelbytheSea/#!/Carmel17/Carmel1732.html#17.32

Certified Local Government Program -- 2021-2022 Annual Report

(Reporting period is from October 1, 2021 through September 30, 2022)

B. New Local Landmark Designations (Comprehensive list of properties/districts designated during the reporting.

1. During the reporting period, October 1, 2021 – September 30, 2022, what properties/districts have been locally designated?

Property Name/Address	Date Designated	If a district, number of contributors	Date Recorded by County Recorder
Ross & Thelma Miller House, Lincoln 2 SE of 12th Avenue	04/06/2021	N/A	12/20/2021
Rockwell House, Northeast Corner of San Antonio and 12th	06/20/2022	N/A	07/25/2022
Marion Daniels Shand House, Vizcaino 12 SW of Mountain View	07/23/2022	N/A	06/28/2022

***REMINDER**: Pursuant to California Government Code § 27288.2, "the county recorder shall record a certified resolution establishing an historical resources designation issued by the State Historical Resources Commission or a local agency, or unit thereof."*

2. What properties/districts have been de-designated this past year? For districts, include the total number of resource contributors?

Property Name/Address	Date Removed	Reason
None	Click or tap here to enter text.	Click or tap here to enter text.

C. Historic Preservation Element/Plan

1. Do you address historic preservation in your general plan? ☐ No
   ☐ Yes, in a separate historic preservation element. ☒ Yes, it is included in another element.

Provide an electronic link to the historic preservation section(s) of the General Plan or to the separate historic preservation element. https://ci.carmel.ca.us/post/general-plan

D. Review Responsibilities

1. Who takes responsibility for design review or Certificates of Appropriateness?

☐ All projects subject to design review go the commission.

☒ Some projects are reviewed at the staff level without commission review. What is the threshold between staff-only review and full-commission review?

https://www.codepublishing.com/CA/CarmelbytheSea/#!/Carmel17/Carmel1732.html#17.32.150

2. **California Environmental Quality Act**

- What is the role of historic preservation staff and commission in *providing input* to CEQA documents prepared for or by the local government? Staff is responsible for conducting the appropriate environmental review and presenting the findings to the Historic Resources Board. The Board does not participate in the preparation of a CEQA document.

- What is the role of the staff and commission in *reviewing* CEQA documents for projects that are proposed within the jurisdiction of the local government? The Historic Resources Board reviews the environmental analysis prepared by staff and provides input to either staff or the Planning Commission for consideration when taking final action on a project. The majority of projects in Carmel qualify for a categorical exemption.

3. Section 106 of the National Historic Preservation Act

- What is the role of the staff and commission in *providing input* to Section 106 documents prepared for or by the local government? Staff would take an active role in providing input and would determine whether to seek additional input from the Historic Resources Board depending on the scope of the project.

- What is the role of the staff and commission in *reviewing* Section 106 documents for projects that are proposed within the jurisdiction of the local government? Staff would take an active role in presenting the documents to the Historic Resources Board for an advisory review.

II. Establish an Adequate and Qualified Historic Preservation Review Commission by State or Local Legislation.

A. Commission Membership

Name	Professional Discipline	Date Appointed	Date Term Ends	Email Address
Erik Dyar	Architect	6/2022	Last meeting was 8/15/2022	N/A

Kathryn Gualtieri	Historian	10/2019	Last meeting was 8/15/2022	N/A
Karyl Hall	Resident	12/2020	5/30/2024	khall@ci.carmel.ca.us
Jordan Chroman	Resident	12/2020	5/30/2022	jchroman@ci.carmel.ca.us
Kathy Pomeroy	Resident	05/2021	5/30/2025	kpomeroy@ci.carmel.ca.us
Esther Goodhue	Historian	9/13/2022	5/30/2026	egoodhue@ci.carmel.ca.us

Attach resumes and Statement of Professional Qualifications forms for all members.

1. If you do not have two qualified professionals on your commission, explain why the professional qualifications have not been met and how professional expertise is otherwise being provided. The Board has one architect seated at this time. The remaining Board members bring relevant experience and expertise from various backgrounds.

2. If all positions are not currently filled, why is there a vacancy, and when will the position be filled? There were two resignations in 2022, one due to retirement and the other due to a relocation outside of the City limits. One vacancy was filled in September 2022. The remaining vacancy has been filled as of February 2023.

B. Staff to the Commission/CLG staff

1. Is the staff to your commission the same as your CLG coordinator? ☒ Yes ☐ No If not, who serves as staff? Click or tap here to enter text.

2. If the position(s) is not currently filled, why is there a vacancy? N/A

Attach resumes and Statement of Professional Qualifications forms for staff.

Name/Title	Discipline	Dept. Affiliation	Email Address
Marnie R. Waffle, AICP, Principal Planner	Urban and Regional Planning	Community Planning & Building	mwaffle@ci.carmel.ca.us
Katherine Wallace, AICP, Associate Planner	Architectural History	Community Planning & Building	kwallace@ci.carmel.ca.us

Certified Local Government Program -- 2021-2022 Annual Report

(Reporting period is from October 1, 2021 through September 30, 2022)

C. Attendance Record

Please complete attendance chart for each commissioner and staff member. Commissions are required to meet four times a year, at a minimum. If you haven't met at least four times, explain why not.

Commissioner/Staff	Oct 19	Nov 15	Dec N/A	Jan 24	Feb 28	Mar N/A	Apr 18	May 16	Jun 20	Jul 18	Aug 15	Sep 19
Erik Dyar	☒	☒		☒	☐		☒	☒	☐	☒	☒	N/A
Kathryn Gualtieri	☒	☐		☒	☒		☒	☒	☒	☐	☒	N/A
Karyl Hall	☒	☒		☒	☐		☒	☐	☒	☒	☒	☒
Jordan Chroman	☒	☒		☒	☒		☒	☐	☐	☒	☒	☒
Kathy Pomeroy	☒	☒		☒	☒		☐	☒	☒	☒	☒	☒
Esther Goodhue	N/A	N/A		N/A	N/A		N/A	N/A	N/A	N/A	N/A	☒
Katherine Wallace, Associate Planner	N/A	N/A		N/A	N/A		☐	☐	☐	☐	☐	☐
Marnie R. Waffle, Principal Planner	☒	☒		☒	☒		☒	☒	☒	☒	☒	☒
Brandon Swanson, Planning & Building Director	☒	☒		☐	☐		☐	☐	☐	☐	☐	☐

D. Training Received

Indicate what training each commissioner and staff member has received. Remember it is a CLG requirement that all commissioners and staff to the commission attend at least one training program relevant to your commission each year. It is up to the CLG to determine the relevancy of the training.

Commissioner/Staff Name	Training Title & Description (including method presentation, e.g., webinar, workshop)	Duration of Training	Training Provider	Date

Marnie Waffle	45th Annual California Preservation Conference "Opening Doors"	3 days	California Preservation Foundation	6/7/2022-6/9/2022
Kathy Pomeroy	45th Annual California Preservation Conference "Opening Doors"	3 days	California Preservation Foundation	6/7/2022-6/9/2022

III. Maintain a System for the Survey and Inventory of Properties that Furthers the Purposes of the National Historic Preservation Act

A. Historical Contexts: initiated, researched, or developed in the reporting year (excluding those funded by OHP)
NOTE: California CLG procedures require CLGs to submit survey results, including historic contexts, to OHP. (If you have not done so, submit an electronic copy or link, if available online, with this report.)

Context Name	Description	How it is Being Used	Date Submitted to OHP
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

B. New Surveys or Survey Updates (excluding those funded by OHP)

NOTE: The evaluation of a single property is not a survey. Also, material changes to a property that is included in a survey is not a change to the survey and should not be reported here.

Survey Area	Context Based-yes/no	Level: Reconnaissance or Intensive	Acreage	# of Properties Surveyed	Date Completed	Date Submitted to OHP
None.	Type here.	Type here.	Type here.	Type here.	Type here.	Type here.

How are you using the survey data? N/A

Certified Local Government Program -- 2021-2022 Annual Report

(Reporting period is from October 1, 2021 through September 30, 2022)

IV. Provide for Adequate Public Participation in the Local Historic Preservation Program

A. Public Education

What public outreach, training, or publications programs has the CLG undertaken? How were the commissioners and staff involved? Please provide an electronic link to all publications or other products not previously provided to OHP.

Item or Event	Description	Date
Historic Context Statement Update Workshops and Meetings	Public workshops and meetings about the OHP-funded Historic Context Statement Update (Phase I). Commissioners and staff in attendance.	Spring, Summer, Fall, 2022
Design Traditions 1.5 Public Workshops	Public workshop about the in-progress Residential and Commercial Design Guidelines updates. Commissioners and staff in attendance.	June 2022 and October 3, 2022

ADDITIONAL INFORMATION FOR NATIONAL PARK SERVICE ANNUAL PRODUCTS REPORTS FOR CLGS

NOTE: OHP will forward this information to NPS on your behalf CLG Inventory Program

During the reporting period (October 1, 2021-September 30, 2022) how many historic properties did your local government **add** to the CLG inventory? This is the total number of historic properties and contributors to districts (or your best estimate of the number) added to your inventory **from all programs**, local, state, and Federal, during the reporting year. These might include National Register, California Register, California Historic Landmarks, locally funded surveys, CLG surveys, and local designations.

Program area	Number of Properties added
Local Inventory	3

A. Local Register (i.e., Local Landmarks and Historic Districts) Program

1. During the reporting period (October 1, 2021- September 30, 2022), did you have a local register program to create local landmarks and/or local districts (or a similar list of designations) created by local law? ☒Yes ☐ No

2. If the answer is yes, then how many properties have been added to your register or designated from October 1, 2021, to September 30, 2022? 7

    1) Alfonzo Ramirez Cabin (Gregg), Santa Rita Street 3 NE of 3rd Avenue
    2) Comstock Studio (White-Cox), NW Santa Fe Street and 6th Avenue
    3) Colonial Terrace Inn, now known as Carmel Beach Hotel & Spa (Esperanza Carmel Commercial, LLC), Monte Verde Street 2 NE of 7th Avenue
    4) Enoch A. Lewis House (Strom & Miller), Monte Verde Street 2 NE of 9th Avenue
    5) Frederick Ten Winkel House (Ludwick), SE San Antonio and 4th Avenue
    6) Marion Daniels Shand House (Prentiss), Vizcaino Avenue 12 SW of Mountain View Avenue
    7) Zanetta Catlett Cottage (Clausen), Dolores Street 2 NW of 2nd Avenue

B. Local Tax Incentives Program

1. During the reporting period (October 1, 2021-September 30, 2022) did you have a Local Tax Incentives Program, such as the Mills Act? ☒ Yes ☐ No

2. If the answer is yes, how many properties have been added to this program from October 1, 2021 to September 30, 2022? 4

Name of Program	Number of Properties Added During 2021-2022	Total Number of Properties Benefiting From the Program
Mills Act	4	14

C. Local "bricks and mortar" grants/loan program

1. During the reporting period (October 1, 2021-September 30, 2022) did you have a local government historic preservation grant and/or loan program for rehabilitating/restoring historic properties? ☐Yes ☒No

2. If the answer is yes, then how many properties have been assisted under the program(s) from October 1, 2021 to September 30, 2022? Type here.

Certified Local Government Program -- 2021-2022 Annual Report

(Reporting period is from October 1, 2021 through September 30, 2022)

Name of Program	Number of Properties that have Benefited
Type here.	Type here.

D. Design Review/Local Regulatory Program

1. During the reporting period (October 1, 2021-September 30, 2022) did your local government have a historic preservation regulatory law(s) (e.g., an ordinance) authorizing Commission and/or staff review of local government projects or impacts on historic properties? ☒ Yes ☐ No

2. If the answer is yes, how many historic properties did your local government review for compliance with your local government's historic preservation regulatory law(s) from October 1, 2021 to September 30, 2022? 73

Type here.

E. Local Property Acquisition Program

1. During the reporting period (October 1, 2021--September 30, 2022), did you have a local program to acquire (or help to acquire) historic properties in whole or in part through purchase, donation, or other means? ☐Yes ☒ No

2. If the answer is yes, then how many properties have been assisted under the program(s) from October 1, 2021, to September 30, 2022 Type here.

Name of Program	Number of Properties that have Benefited
Type here.	Type here.

IN ADDITION TO THE MINIMUM CLG REQUIREMENTS, OHP IS INTERESTED IN YOUR FEEDBACK ABOUT THE RECENT CAMP TRAINING

- Did anyone from your local government participate in the free CAMP training opportunities in Fall 2021? No
- Whether or not you were able to take advantage of any of the CAMP training in 2021, would you like to see OHP to provide free additional CAMPs in the future? Yes

- What are your top three topics for future training?

XII Attachments (electronic)

☒ Resumes and Statement of Qualifications forms for **all** commission members/alternatives and staff
☒ Minutes from commission meetings
☐ Drafts of proposed changes to the ordinance
☐ Drafts of proposed changes to the General Plan
☒ Public outreach publications

Email to: info.calshpo@parks.ca.gov

CITY OF CARMEL-BY-THE-SEA
HISTORIC RESOURCES BOARD
Staff Report

February 27, 2023
ORDERS OF BUSINESS

TO:	Historic Resources Board Commissioners
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner
SUBJECT:	**Nielsen Market Map Board:** Consideration of a Historic Evaluation Phase 1 Determination of Ineligibility for the Nielsen Market Map Board located at the northeast corner of San Carlos Street and 7th Avenue in the Central Commercial (CC) District. APN 010-141-004

RECOMMENDATION:

Adopt a Resolution (Attachment 1) issuing a Determination of Ineligibility for the Nielsen Market map board.

BACKGROUND/SUMMARY:

In 1979, the Planning Commission approved a new commercial building (Attachment 2) to be used as a grocery store (soon to be known as Nielsen Bros. Market) to replace the Texaco Service Station at the northeast corner of San Carlos Street and 7th Avenue (Attachment 3). A large highway map of the Monterey Peninsula located at the northwest corner of the property (perpendicular to San Carlos Street) was to be removed during construction and reinstalled upon completion of the new building. In 1981, Carol Minou and Bill Bates were commissioned to update the map and created an artist's rendering of Carmel. The map, which faces south, has weathered over the last 40+ years (refer to Attachment 4), and community member Janice Bradner is seeking grant funding to have it restored. At the December 19, 2022, Historic Resources Board meeting, the Board asked staff to place on a future agenda a discussion of evaluating the map board for historical significance. At the January 23, 2023, Board meeting, the Board directed staff to proceed with a Phase 1 intensive review of the map board to determine its historical significance. The Phase 1 report has been prepared by qualified professional Margaret Clovis and is included as Exhibit A to Attachment 1.

Procedures

CMC Section 17.32.060.B.1 states that *Upon the filing of a preliminary site assessment application, development application, property owner request for determination, or as initiated by the Department, an initial assessment of historic significance shall be conducted to determine whether the property may have historic resource potential sufficient to warrant conducting an intensive survey.*

A historic resource can be a building, structure, object, site, or district that meets the criteria for the Carmel Inventory. Historic resource types include *objects that are primarily artistic in nature, relatively small in scale, and associated with a specific setting or environment* (i.e., Memorial Arch on Ocean Avenue), among other types. The process for evaluating objects is the same as evaluating a building.

To be eligible for the Carmel Inventory, historic resources *should* represent at least one theme in the Historic Context Statement, *shall* retain substantial integrity, *should* be a minimum of 50 years of age, and *shall* meet at least one of the following four criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;
2. Is associated with the lives of persons important to local, California or national history;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction or represents the work of a master, an important creative individual, or possesses high artistic values; or
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

The initial assessment of historic significance is referred to as a staff-level Phase 1 historical review and includes both a records search and a site visit. The initial assessment may be performed by staff or by a qualified professional retained by the City. If evidence of potential historical significance is identified during the staff-level review, an intensive survey shall be conducted by a qualified professional under contract to the City.

When the historical review is initiated through the submittal of a development application, the work is performed at the applicant's expense. If the work is the result of a City initiated project, the work shall be performed at the City's expense. The cost associated with a staff-level Phase 1 historical review is $474. The Phase 1 intensive survey is generally $1,500 or less.

At the January 23, 2023 Board meeting, the Board waived the staff-level Phase 1 historical review and directed staff to engage the services of a qualified professional to conduct a Phase 1 intensive review.

Phase 1 Intensive Review

Staff engaged the services of Margaret Clovis to prepare the Phase 1 intensive review (Attachment 1, Exhibit A). Based on Ms. Clovis' review, the map board meets the required criteria for listing as a historic resource except for its age. Carmel's Historic Preservation Ordinance section 17.32.040(H) states, *"A resource less than 50 years old may be eligible if it is of exceptional importance to the City, State, or nation based on its unusually strong contribution to history, architecture, engineering, or culture, or because it is an integral part of an historic district."*

Ms. Clovis concludes that *"There is no doubt that Bill Bates was a locally significant person in Carmel. The Map Board, however, is not an example of his work alone. Carole Minou completed the research, design, and background painting while Bill Bates added the cartoons. The exceptional importance argument would be better supported if the Map Board was an example of Bill Bates work, where he was solely responsible for its concept, design, and execution. It is recommended however, that the Map Board be reconsidered for listing in the Carmel Inventory after 2031."*

"The Map Board meets all the eligibility criteria to be listed on the Carmel Inventory except for the fifty-year age requirement. Carmel's Historic Preservation Ordinance requires that a resource less than 50 years old be of exceptional importance. Since the production of the Map Board was a shared endeavor, it cannot be considered as a singular representative of Bill Bates work, and therefore does not rise to the level of exceptional importance."

Based on the findings of the Phase 1 Intensive Review, staff recommends that the Historic Resources Board adopt a Resolution issuing a Determination of Ineligibility with direction to staff to have the map board reevaluated in 2031.

Decisions of the Historic Resources Board are appealable to the City Council if the appeal is filed within 10 working days of the decision.

FISCAL IMPACT:

The cost to prepare the Phase 1 intensive review was $1,320.00 and has been paid out of the Fiscal Year 2022/2023 Community Planning & Building Department budget.

ATTACHMENTS:

Attachment 1 - Resolution
Attachment 1, Exhibit A - DPR 523A Form
Attachment 2 - Leidig Building Nielsen Bros. Market
Attachment 3 - Standard Gas Station Rendering
Attachment 4 - Nielsen Market Map Board 01.18.23
Attachment 5 - 1972 Property Survey

CITY OF CARMEL-BY-THE-SEA
HISTORIC RESOURCES BOARD

HISTORIC RESOURCES BOARD RESOLUTION NO. 2023-XXX-HRB

A RESOLUTION OF THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA ISSUING A DETERMINATION OF INELIGIBILITY FOR THE NIELSEN MARKET MAP BOARD LOCATED AT THE NORTHEAST CORNER OF SAN CARLOS STREET AND 7TH AVENUE
APN 010-141-004

WHEREAS, in accordance with CMC Section 17.32.060.B.1, the Community Planning & Building Department can initiate an initial assessment of historic significance to determine whether a property may have historic resource potential sufficient to warrant conducting an intensive survey; and

WHEREAS, at the December 19, 2022, Historic Resources Board meeting, the Board asked Department staff to place on a future agenda a discussion of evaluating the Nielsen Market map board for historical significance; and

WHEREAS, the Nielsen Market map board is located at the northeast corner of San Carlos Street and 7th Avenue in the Central Commercial (CC) District (Block 77, Lot 20 & 22); and

WHEREAS, at the January 23, 2023, Board meeting, the Board directed Department staff to proceed with a Phase 1 intensive survey of the Nielsen Market map board to determine its historical significance; and

WHEREAS, in accordance with CMC Section 17.32.060.B.4, all intensive surveys shall be performed by a qualified professional under contract to the City; and

WHEREAS, Margaret Clovis, a qualified professional, prepared a Phase 1 Intensive Survey attached as Exhibit A and incorporated herein by reference and found the map board ineligible for the Carmel Historic Inventory due to its age being less than 50 years old; and

WHEREAS, the Historic Resources Board directs Department staff to reconsider the map board for listing in the Carmel Inventory after 2031 when it reaches 50 years of age; and

WHEREAS, a notice of the February 27, 2023, public hearing was published in the Carmel Pine Cone on February 17, 2023, in compliance with State law (California Government Code 65091), and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on February 24, 2023, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on February 27, 2023, the Historic Resources Board held a duly noticed public hearing to receive public testimony regarding the Determination of Ineligibility, including, without limitation, the information provided to the Board by Department staff and through public testimony; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Board at the meeting, including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Historic Resources Board did hear and consider all said reports, attachments, recommendations, and testimony herein above set forth and used their independent judgment to evaluate the project; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.,* "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, *et seq.,* the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, the listing of the subject property on the Carmel Inventory is "not a project" pursuant to section 15378 of the CEQA Guidelines. Listing the subject property on the Carmel Inventory does not grant any permits or entitlements approving a project that would result in a direct or indirect physical change in the environment; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED that the Historic Resources Board of the City of Carmel-By-The-Sea does hereby issue a Determination of Ineligibility for the Nielsen Market map board located at the northeast corner of San Carlos Street and 7th Avenue and directs staff to reconsider the map board for listing in the Carmel Inventory after 2031 when it reaches 50 years of age.

PASSED, APPROVED, AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA this 27th day of February 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____
Jordan Chroman
Chair

ATTEST:

_____
Leah Young
Historic Resources Board Secretary

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____ Attachment 2
HRI # _____
Trinomial _____
NRHP Status Code _____
Other Listings _____
Review Code _____ Reviewer _____ Date _____

 ***Resource Name or #:** (Assigned by recorder) Carmel Map Board

P1. Other Identifier: Nielsen's Market Carmel Map

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary)

***b. USGS 7.5' Quad** Monterey **Date** 2012 **T** ; **R** ; **¼ of** **¼ of Sec** ; Mount Diablo **B.M.**

c. Address NE Corner San Carlos St.& 7th Ave. City Carmel by the Sea Zip 93921

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
APN 010-141-004 Block 77, Lots 20, 22

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

Constructed and painted in 1981, the map of Carmel located north of Nielsen's Market off of the northeast corner of San Carlos Street and 7th Avenue is constructed of wood. Measuring 16 by 20 feet, the map has a plain wood frame and is supported by four short wood posts. There is no record of what type of paint was used however there is a sheet of proposed colors in the building file. The grid of streets pictured is bounded by Junipero and Monte Verde Streets on the east and west and by Fifth and Ninth Avenues on the north and south. A banner with the words "Carmel-by-the-Sea" is located at the top of the map. Twenty-three numbered buildings are pictured on the map and a key in the lower left-hand corner identifies each one. Several Bill Bates cartoons with bubble captions enliven the design. Above the key is a map of the entire Monterey Peninsula, a reference to the original map that was located at the former gas station on the site. Artist Carole Minou designed the map and painted the streets and buildings while her former husband, cartoonist Bill Bates, added (continued p. 3)

***P3b. Resource Attributes:** (List attributes and codes) HP26, Mural

***P4. Resources Present:** Building ☐Structure x☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Front Elevation, 01/2023

***P6. Date Constructed/Age and Sources:** 1981 ☒Historic ☐Prehistoric ☐Both Building File

***P7. Owner and Address:**
Margaret Leidig Browne Tr.
Brian & Sara Leidig
POB 546
Carmel, CA 93921

***P8. Recorded by:** (Name, affiliation, and address)
Meg Clovis
14024 Reservation Rd.
Salinas, CA 93908

***P9. Date Recorded:** 02/2023

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (cite survey report and other sources, or enter "none.") None

***Attachments:** ☐**NONE** ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐Other (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6L

***Resource Name or #** (Assigned by recorder) Carmel Map Board

B1. Historic Name: Carmel Map Board
B2. Common Name: Nielsen's Market Carmel Map
B3. Original Use: Map B4. Present Use: Map
***B5. Architectural Style:** N/A
***B6. Construction History:** (Construction date, alteration, and date of alterations) Constructed and painted in 1981

***B7. Moved?** x☐No ☐Yes ☐Unknown **Date:** **Original Location:**
***B8. Related Features:** None
B9a. Architect/Artist: Bill Bates & Carole Minou b. Builder: N/A
***B10. Significance: Theme** Art & Culture **Area** Carmel by the Sea
Period of Significance 1981 **Property Type** Map Board **Applicable Criteria** CR2 & 3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Address integrity.)

In 1931 Fred Leidig and John D. Miller built a garage, car sales room, and gas station on Leidig's wood lot located on the northeast corner of San Carlos Street and 7th Avenue (Building permit # 2402). Architect Allen C. Collins designed the buildings, M. J. Murphy was the contractor, and Miller operated the business. Sometime in 1931 Miller erected a map of the Monterey Peninsula on the north lot line of the property as a directional aid for motorists. There is no record of what this map looked like. In 1955 Dale Leidig, then owner of the service station, replaced the original map with a huge map of the Monterey Peninsula. The peninsula was painted green, and a large red Texaco star was located in the upper right-hand corner (*Carmel Pine Cone*, 12/6/1968, p. 3).

In 1978 Dale Leidig decided to close the service station and a new building for Nielsen's Market, designed by architect Olaf Dahlstrand, was planned for the site. The 1955 map can be seen in Dahlstrand's sketches for the building. During construction the map was to be stored and then reinstalled in the same location. Dale Leidig disassembled the map panels and stored them in his garage (*Carmel Pine Cone*, 1/29/1981, p. 1). There is no record of the current (continued p. 4)

B11. Additional Resource Attributes (List attributes and codes): None
***B12. References:**
Carmel Context Statement & Historic Preservation Ordinance
Carmel Pine Cone: numerous articles
Building File, Carmel Planning Dept.
National Register Bulletin 15
Monterey Herald: numerous articles
Sanborn Map, 1962
Minou Obit., *Monterey Herald*, 10/21/2012
Bates Obit., *Monterey Herald*, 5/22/2009

B13. Remarks
***B14. Evaluator:** Meg Clovis

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

P3a. Description (continued):
the cartoons. Ms. Minou spent nine months photographing and sketching each building on the map. The cartoons on the map were pulled from the large collection of Bates cartoons that had appeared in the *Carmel Pine Cone.* The map is in relatively good condition but some of the paint is peeling.

Character Defining Features
Character refers to all the visual aspects and physical features that comprise the appearance of the historic object. Character-defining features include the overall shape of the object, its materials, craftsmanship, decorative details, and the various aspects of its site and environment. The Map Board's character-defining features include:

- Rectangular shape
- Original design of the map board
- Original details of the map board including the Bates' cartoons, the map key, the map banner, and the Monterey Peninsula map
- Wood construction of the map board

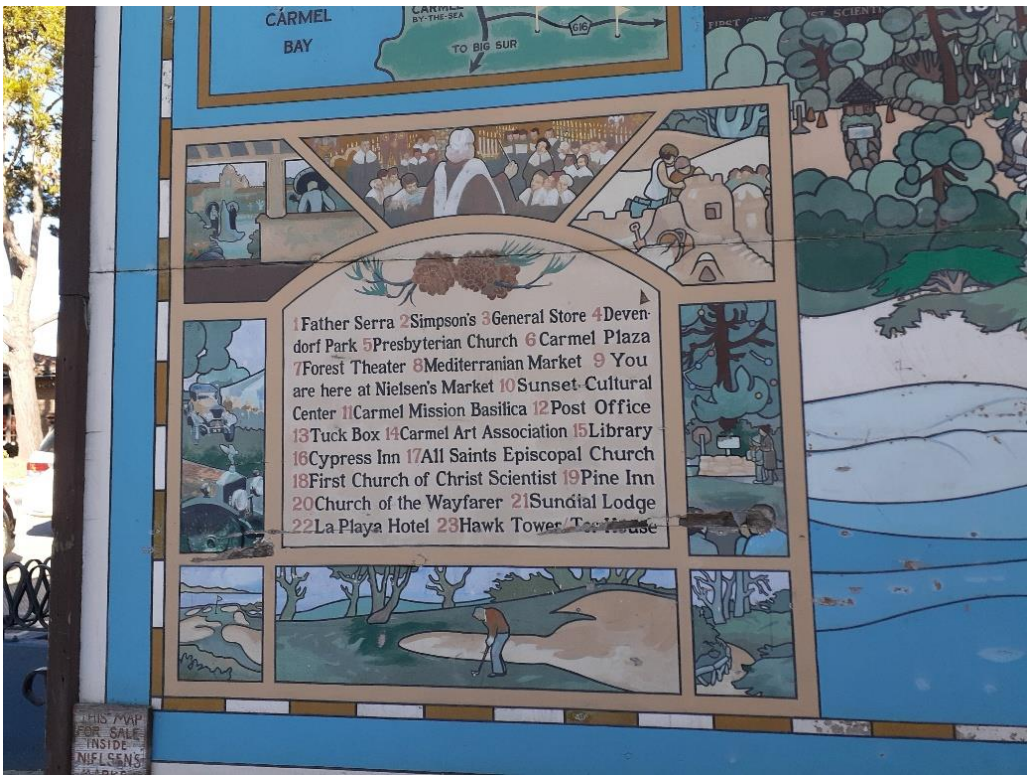


Figure 1: Key to buildings pictured on the map

Integrity
Integrity is defined as the ability of an object to convey its significance. There are seven aspects of integrity and to retain integrity, an object must retain several, if not most aspects. No changes have been made to the original design and details of the map since 1981. The map board retains a high degree of integrity:

- Location: the map board is still in its original location.
- Design: the map board retains its original design.

- Setting: the map board is still located in a commercial setting.
- Materials: the map board retains its original materials.
- Workmanship: the map board still reflects Minou's and Bates' artistry.
- Feeling: the map board retains the physical features that convey its historic character, i.e., a light-hearted map of Carmel's business district.
- Association: the map board still conveys a direct link to the artists that created it.

Figure 2: View of Monterey Peninsula map insert

B10. Significance (continued):
location of the map panels or if they still exist.

Mervin Sutton, owner of Nielsen's Market, decided not to reinstall the old map and commissioned Bill Bates and Carole Minou to design an entirely new map that focused on Carmel's downtown. The map was meant to be a light-hearted directional aid for pedestrians looking for Carmel businesses and landmarks. Sutton's decision to install a new map caused a furor throughout the town, generating many news articles, letters to the City Council, and even a petition with over 300 signatures in favor of the new map. Fans of the new map won out and before long a poster size version was available for sale at Nielsen's Market.

Bill Bates (1930-2009) was born in Tyler Texas. He graduated from the University of Texas in Austin with a degree in advertising. After working as an illustrator for the Air Force, Bates moved to San Francisco where he worked as a cartoonist for the *San Francisco Examiner*. His cartoon *Ping* ran from 1960 to 1964. Bates was living in Carmel by 1972 and became a popular cartoonist with the *Carmel Pine Cone* with his Serra's Place cartoons which poked fun at Carmel's eccentricities. Bates' beloved

cartoons hung in Carmel's post office, were sold at several galleries, and were eventually published in four books including *Serra's Place*, *Serra's Place II*, *Bill Bates In Carmel*, and *Carmel-by-the-Bates*. The *Carmel Pine Cone* twice nominated Bill Bates for the Pulitzer Prize. In 1976 he moved to Fiji for three years but returned by 1981 when he and his former wife Carole Minou received the Carmel map commission.

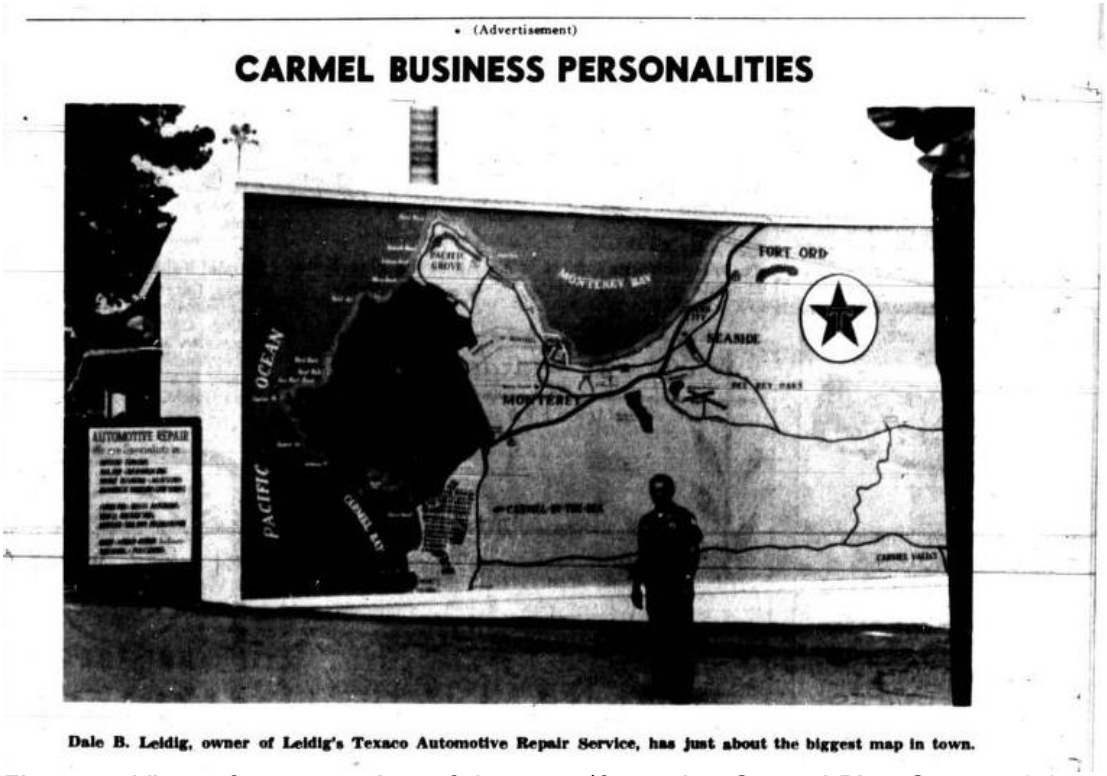


Figure 3: View of 1955 version of the map (from the *Carmel Pine Cone*, 12/8/1968, p. 3)

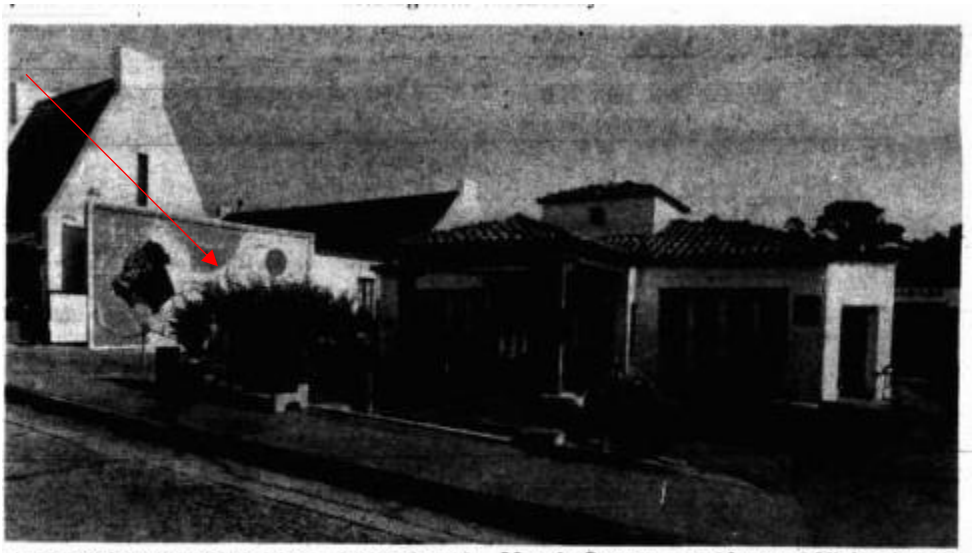
In 1998 the Carmel City Council passed an ordinance establishing the Bill Bates Humor Overlay District (*Monterey Herald*, 8/27/2014). The ordinance reads:

"The District is defined as a perpetual two-foot radius around the personage of Bill Bates. Individuals entering the District are prohibited from having a bad day, are required to smile, and most importantly are required to understand the punch line. Every effort shall be made to reserve the Bates Overlay District in perpetuity as a genuine Carmel treasure for the benefit of future generations."

In 2008 the former Editor-in-Chief of the *Carmel Pine Cone* Mike Butowitsh said, "His [Bates] cartoons chronicle the life and times of Carmel, which makes him an historian. His purpose is not solely to entertain, but to make us see ourselves." (*Monterey Herald*, 10/24/2008). In 2014 a bench, located across from Carmel's post office, was dedicated to the memory of Bill Bates.

Carole Minou (1946-2012) met Bill Bates when he was a cartoonist for the *Carmel Pine Cone*, and she was working as a meter maid for the City of Carmel. Carole was also an artist. She had studied with noted artist Virginia Conroy, wife of cartoonist Elden Dedini. Minou was known for her still lifes and

etchings and became a member of the Carmel Art Association in 1980. Bill Bates is listed in Carmel's Historic Context Statement, but Carole Minou is not listed.



LEIDIG'S TEXACO Service, Seventh and San Carlos, went out of business Oct. 31. Last week, it was announced that Nielsen Bros. Market will build a new store at the site and occupy it in November 1979. Both Dale Leidig, the property owner, and Mervin Sutton, presidents of Nielsen's, are trying to find a location in Carmel for the Monterey Peninsula wall map (at left in photo) that helped many lost motorists who stopped at Leidig's. (Kirk McClelland photo)

Figure 4: View of Map Board next to former gas station (*Carmel Pine Cone*, November 23, 1978, p. 3)

Evaluation for Significance

Historians use National Register Bulletin 15[1] as a guide when evaluating an object's significance whether on a local, state, or national level. As a first step, to determine whether or not an object is significant, it must be evaluated within its historic context and the City of Carmel's Historic Context Statement[2] provides this context. The City of Carmel's Historic Preservation Ordinance (Section 17.32.040) reiterates the role of *National Register Bulletin 15* in the evaluation of historic resources. Adopted eligibility criteria is modeled on the California Register's four criteria with the addition of specific qualifications for criterion 3 (Section 17.32.040.D).

The Map Board is not eligible for listing in the Carmel Inventory under **Criterion One (Event)** as no specific event led to the construction of the Map Board and no important event took place in the vicinity of the Map Board.

The Map Board is eligible for listing in the Carmel Inventory at the local level under **Criterion Two (Person**) for its association with Bill Bates, a popular Carmel cartoonist who captured Carmel life with wit and affection in his Serra's Place cartoons. Mr. Bates is listed in Carmel's Historic Context Statement.

[1] National Register Bulletin 15. *How to Apply the National Register Criteria for Evaluation.* National Park Service. 1998.

[2] *Historic Context Statement: Carmel-by-the-Sea (Final Draft).* Approved by the City Council December 6, 2022.

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI# _____
Trinomial _____

 ***Resource Name or #** Carmel Map Board
***Recorded by** Meg Clovis ***Date** 02/2023 ☒ Continuation ☐ Update

The Map Board is eligible for listing in the Carmel Inventory at the local level under **Criterion Three (Design/Construction)** because it is the work of an important creative individual. The Map Board is the only example of public art created by Bill Bates in Carmel (Carmel Historic Preservation Ordinance Section 17.32.040.C(3)). The Map Board also meets the City's special qualification 1 under Criterion 3 (Section 17.32.040.D(1)) since the Map Board was painted by an artist whose work has contributed to the unique sense of time and place in the City of Carmel.

The Map Board is not eligible for listing in the Carmel Inventory under Criterion Four (Information Potential) as it has not yielded, nor does it have the potential to yield information important to the prehistory or history of the local area, California, or the nation.

To be eligible for the Carmel Inventory a resource must represent a theme in the Context Statement, retain substantial integrity, be at least 50 years old, and meet at least one of the four criteria for listing in the California Register. The Map Board represents the theme of Art and Culture, it retains substantial integrity, but it is not over 50 years old (see information regarding the 50-year rule below). The Map Board meets Criterion Two and Criterion Three of the California Register at the local level because it is associated with Bill Bates, a notable Carmel cartoonist who is considered an important person in the City's legacy of art and culture. Bates' unique cartoon designs and commentary provide a window into the community's everyday life during the past half century.

<u>The Fifty-Year Rule</u>
Carmel's Historic Preservation Ordinance section 17.32.040(H) states:
"A resource less than 50 years old may be eligible if it is of exceptional importance to the City, State, or nation based on its unusually strong contribution to history, architecture, engineering, or culture, or because it is an integral part of an historic district (Ord. 2004-02 §1, 2004; Ord. 2004-01 §1, 2004)."

There is no doubt that Bill Bates was a locally significant person in Carmel. The Map Board, however, is not an example of his work alone. Carole Minou completed the research, design, and background painting while Bill Bates added the cartoons. The exceptional importance argument would be better supported if the Map Board was an example of Bill Bates work, where he was solely responsible for its concept, design, and execution. It is recommended however, that the Map Board be reconsidered for listing in the Carmel Inventory after 2031.

The Map Board meets all the eligibility criteria to be listed on the Carmel Inventory except for the fifty-year age requirement. Carmel's Historic Preservation Ordinance requires that a resource less than 50 years old be of exceptional importance. Since the production of the Map Board was a shared endeavor, it cannot be considered as a singular representative of Bill Bates work, and therefore does not rise to the level of exceptional importance.

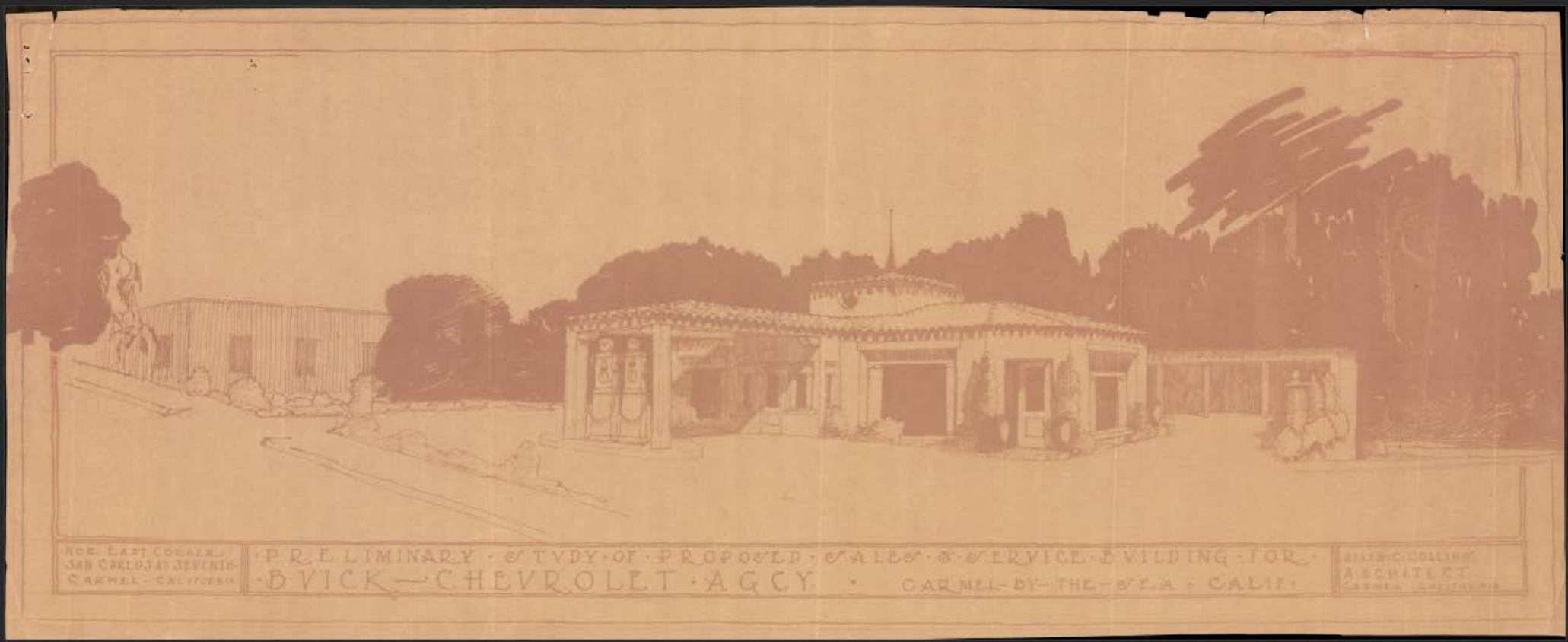
VIEW FROM SAN CARLOS

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
Date Rec'd. 11/25/80
PC Number DR 80-137
Street Dept.
Fire Dept.
Building Dept.
ACTION BY COMMISSION
Approved Denied conditional color to be submitted
DEPARTMENT
Permits

LEIDIG BUILDING
SAN CARLOS AND SEVENTH
CARMEL, CALIFORNIA

OLOF DAHLSTRAND ARCHITECT
P O BOX 2703 CARMEL CALIFORNIA

A


NOR. EAST CORNER
SAN CARLOS & SEVENTH
CARMEL - CALIFORNIA
PRELIMINARY · STUDY · OF · PROPOSED · SALES & SERVICE · BUILDING · FOR ·
BUICK — CHEVROLET · AGCY ·
CARMEL-BY-THE-SEA · CALIF ·
ALLEN G. COLLINS
ARCHITECT
CARMEL, CALIFORNIA

Jan 18, 2023 at 8:17:48 AM

Jan 18, 2023 at 8:17:18 AM

CARMEL · BY · THE · SEA

AND REMEMBER... NEVER ON A COMSTOCK.

TO HELL WITH THE HOUSE, SAVE THE TREES.

CARMEL
POP 4,102
GIFT SHOPS 17,210

THE TOURISTS HAVE GONE. WE CAN LAND!

MISSION ST. · FIFTH · SIXTH · OCEAN · SEVENTH · EIGHTH · NINTH · DOLORES ST. · LINCOLN ST. · JUNIPERO · MONTE VERDE ST. · 7 AVE

SAN CARLOS ST.

NO, AGNES, FIRST HE CREATED HEAVEN AND EARTH... THEN HE MADE CARMEL.

HOW COME YOU NEVER CAME TO SEE ME WHEN I LIVED IN TORRANCE ?

IT WAS YOUR IDEA CHRISTMAS IN CARMEL.

LOOK AT IT THIS WAY...YOU'RE BUYING THE LOCATION.

OH,OH! TIME FOR THE CROSBY

I HEAR THEY RUN IT JUST LIKE A TOWN. THEY HAVE A MAYOR AND EVERYTHING.

"¿DONDE ESTA LA MISSION?"

YOU'RE SO LUCKY TO LIVE IN CARMEL.

POINT PINOS · LOVERS POINT · PACIFIC GROVE · MONTEREY BAY · CANNERY ROW · ASILOMAR · POINT JOE · MONTEREY · BIRD ROCK · DEL MONTE FOREST · COMMUNITY HOSPITAL · TO SALINAS · PEBBLE BEACH · CARMEL BY-THE-SEA · CARMEL BAY · TO CARMEL VALLEY · TO BIG SUR

1 Father Serra 2 Simpson's 3 General Store 4 Devendorf Park 5 Presbyterian Church 6 Carmel Plaza 7 Forest Theater 8 Mediterranian Market 9 You are here at Nielsen's Market 10 Sunset Cultural Center 11 Carmel Mission Basilica 12 Post Office 13 Tuck Box 14 Carmel Art Association 15 Library 16 Cypress Inn 17 All Saints Episcopal Church 18 First Church of Christ Scientist 19 Pine Inn 20 Church of the Wayfarer 21 Sundial Lodge 22 La Playa Hotel 23 Hawk Tower

MURAL BY BILL BATES & CAROLE MINOU
COMMISSIONED BY: NIELSEN BROS. MARKET
© 1981 BMS

Jan 18, 2023 at 8:14:39 AM

MURAL
BY
BILL BATES & CAROLE MINOU
COMMISSIONED BY
NIELSEN BROS. MARKET
© 1981 BMS

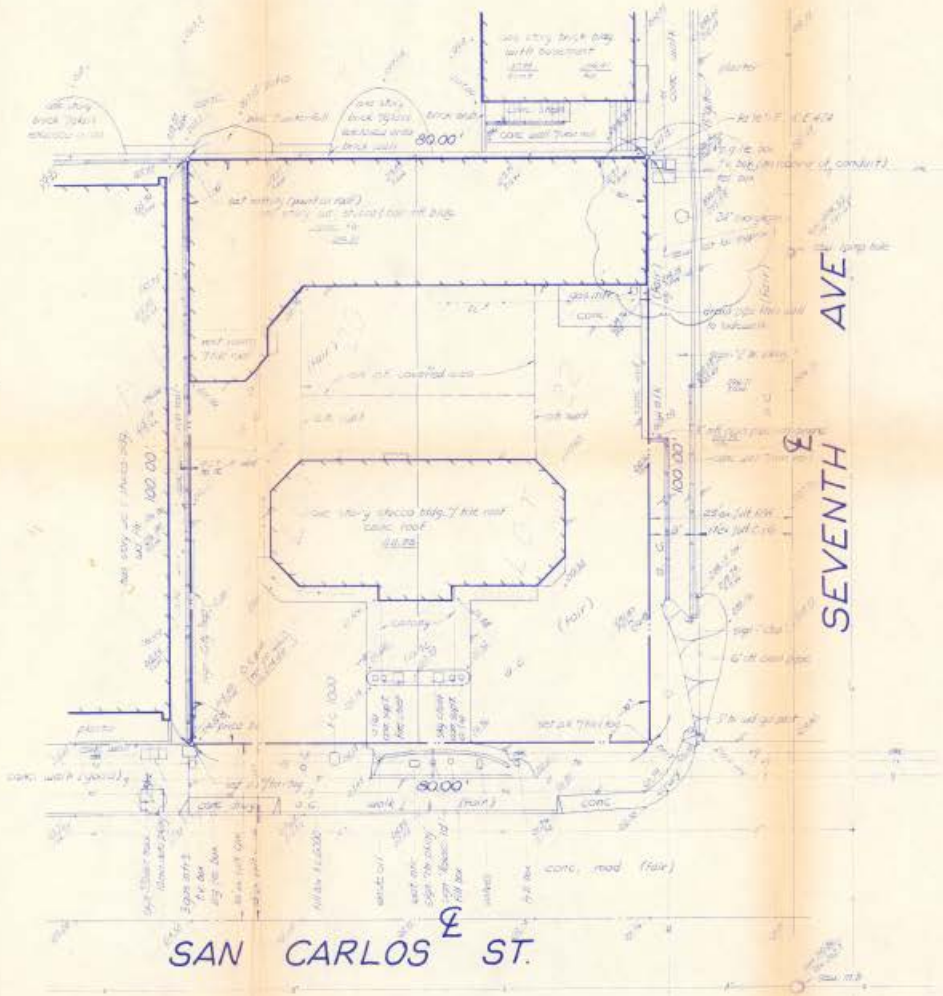
Attachment 5

Jan 18, 2023 at 8:14:49 AM

Attachment 5

Jan 18, 2023 at 8:16:02 AM

Attachment 6



Vicinity Map
Scale: 1"=100'

GENERAL NOTES

LEGAL DESCRIPTION

Lots 20 and 22 in Block 77, of Carmelby-The-Sea, according to the official map thereof filed in the County of Monterey, State of California, in Volume One of Cities, at page 1, Records of Monterey County, Book 1 Page 2, of Maps of Cities and Towns, in the office of the County Recorder of said County.

AREA: 8,000 SQ FT.

SURVEYED BY: Hahn, Bolt & Associates
29 Mary St. San Rafael, Calif. 94901

REVISIONS

NOTE:

SITE SURVEY — NORTH EAST COR.
SAN CARLOS STREET
& SEVENTH AVENUE
CARMEL — CALIF
SCALE 1"=10' — DRAWN BY Brent S Parker — SHT. 1 OF 1
DATE 11-8-72 — CK. BY K. Hastings

TB 14 R0 7

PAGE 109

CITY OF CARMEL-BY-THE-SEA
HISTORIC RESOURCES BOARD
Staff Report

February 27, 2023
PUBLIC HEARINGS

TO:	Historic Resources Board Commissioners
SUBMITTED BY:	Katherine Wallace, Associate Planner
SUBJECT:	**DS 23-006 (Sweet Trust)**: Consideration of a Determination of Consistency with the Secretary of the Interior's Standards for Design Study application, DS 23-006 (Sweet Trust), for the demolition and reconstruction of a detached garage at the southwest corner of Casanova Street and 11th Avenue in the Single-Family Residential (R-1) District. APN 010-273-001

RECOMMENDATION:

Adopt a Resolution (Attachment 1, Resolution) issuing a Determination of Consistency with the Secretary of the Interior's Standards for the demolition of an existing 483-square-foot detached garage and storage room and construction of a new 200-square-foot detached garage at the historic "Reginald Markham House" property located at the southwest corner of Casanova Street and 11th Avenue in the Single-Family Residential (R-1) District. (APN: 010-273-001).

BACKGROUND/SUMMARY:

EXECUTIVE SUMMARY

The applicant is requesting that the Historic Resources Board consider a Design Study Application (DS 23-006) for the demolition and reconstruction of a detached garage. The project was evaluated by a qualified professional for consistency with the *Secretary of the Interior's Standards* and the project was found consistent with said standards with the incorporation of one recommendation. The Board is being asked to adopt a Determination of Consistency for the proposed demolition and construction of a detached garage. The project plans also include a 500-square-foot accessory dwelling unit, which is not subject to review by the Historic Resources Board.

BACKGROUND AND PROJECT DESCRIPTION

The historic "Reginald Markham House" is located at the southwest corner of Casanova Street and 11th Avenue. The property contains a Spanish Eclectic-style primary residence constructed in 1927 by Frederick Bigland, and an altered c.1927 detached garage with a c.1962-67 storage room addition (Attachment 2, Site Photos). According to the DPR 523 survey form authored by Kent Seavey in 2002 (Attachment 3, DPR 523 form), the property is historically significant under California Register Criterion 3 in the area of Architecture "as one of the few examples of Moorish influenced Spanish Eclectic residential architecture in Carmel."

The character defining features of the primary residence include:

- Large, rough-textured planar building blocks
- Few small window openings
- Plaster and wood latticework; metal grillework
- Closed, gated, entry
- Stepped exterior stucco chimneys with lancet shaped tops
- One- and two-story form
- Ell-shaped plan
- Varied roof form with flat surfaces and Mission tile hipped and shed roofs
- Central courtyard

The DPR 523 survey form notes the following building chronology, additions and alterations to the primary house:

- Remodel with small addition to rear in 1929 (BP #2190)
- Minor addition in 1934 (BP #2639B)
- Detached garage enclosed and connected to compound by wall in 1967 (BP #4577).
- New tile roof in 1998 (BP #98-212)
- Interior remodel in 1999 (BP #99-28)

The survey form cites "detached garage enclosed and connected to compound by wall in 1967 (BP #4577)." However, subsequent review finds the permit to reference an attached, interior garage, rather than the detached garage. The attached, interior garage featured doors at the two-story portion of the north elevation that were enclosed to convert to living space. Additionally, since the completion of the survey form, additional changes have been identified via physical observation and permit study which include the following:

- Addition of the storage room adjacent to/south of the detached garage at an unknown date between 1962 and 1967 (per 1962 Sanborn and 1967 building permit).
- Modifications to detached garage/storage room and construction of a landscape wall with arched entry door connecting the garage with the primary residence in 1967 (BP #4577)
- Additional alterations to the detached garage: removal/replacement of the original detached roof structure; installation of bubble skylights with aluminum frames that date to the 1960s; modified garage door opening; and installation of a replacement wood roll-up garage door (per physical observation).

Design Study 23-006 (Sweet Trust) proposes the demolition of the existing c.1927 483-square-foot detached garage/storage room and construction of a new 200-square-foot garage at the northwest corner of the site. The proposed garage is limited to 200 square feet because the property exceeds the floor area permitted under the current code and is considered legal non-conforming. A 200-square-foot garage is permitted per CMC 17.10.030.D.2.d.i and 17.10.030.F which state:

> *Required Parking. On each site, a minimum of 200 square feet of base floor area and 2,200 cubic feet of exterior volume shall be reserved for each required parking space whether provided by means of a garage, carport or parking pad. Inability to provide on-site parking shall not authorize more floor area or exterior volume for other purposes in lieu of parking.*
>
> *Required parking spaces shall be provided by a garage, carport or parking pad measuring at least 10 feet by 20 feet having practical ingress and egress for a vehicle. Tandem parking is allowed in this district. All required parking shall be provided on-site and shall be counted as floor area and exterior volume.*

The historic placement of the detached garage, according to the 1930 and 1962 Sanborn maps, was the northwest corner of the property right at the west (rear) and north (street-side) property lines. The new garage is proposed to be setback 3' from the west (rear) property line with no change to the north (street-side) setback. A detached garage in the street side setback may be authorized by the Planning Commission per CMC 17.10.030.A.1; following review by the HRB the garage will be reviewed by the Planning Commission.

A Phase II Evaluation of the proposed project (Attachment 4) was prepared by a City-contracted qualified professional, Seth Bergstein, on February 9, 2023. The evaluation concludes that the project, as proposed, meets the *Secretary of the Interior's Standards for Rehabilitation* with the incorporation of one recommendation and will not have a significant impact on the historic resource. The following work is included in the project plans:

- Demolition of the 483-square-foot garage/storage room structure
- Construction of a new 200-square-foot garage moved 3' off the west property line
- Demolition and reconstruction of the stuccoed plaster landscape wall at 11th Avenue connecting the garage to the primary residence

The project plans also include a 500-square-foot accessory dwelling unit, which is not subject to review by the Historic Resources Board and thus is not evaluated in the Phase II report. The project plans also include the proposed removal of a Pittosporum tree to be reviewed under Tree Removal Permit #23-003.

STAFF ANALYSIS

Integrity of the Detached Garage: **Per CMC 17.32.230.**Q, "Integrity" shall mean the ability of an historic resource to convey its significance through retention of location, design, setting, materials, workmanship, feeling and association. Staff concurs with Mr. Bergstein's evaluation and conclusions (below) that the existing detached garage no longer retains integrity.

1. Location*: Location is the place where the historic property was constructed or the place where the historic event occurred. Although its footprint has grown substantially, the subject garage/storage room appears to be in its original location and has integrity of location.*

2. Design*: Design is the combination of elements that create the form, plan, space, structure, and style of a property. The original garage/storage room has been substantially altered, with modifications to its primary (north) elevation, including a modified entrance and replaced garage door. Although not visible from the street, close inspection has revealed that the original roof shape and structure has been removed and replaced with a nearly flat-roof with skylights installed. The building was widened and a new east wall constructed. Lastly, a substantial rear storage-room addition with wood-framed, multi-paned fixed windows and an arched entrance was installed. These alterations have removed the historic integrity from the subject garage/storage room's original design.*

3. Setting*: Setting is the physical environment of a historic property. The setting of the subject garage/storage room's surrounding neighborhood remains largely intact. However, connection of the garage/storage room to the Markham House with the circa-1967 landscape wall has altered the original setting and spatial relationships of the property, as the house and subject garage/storage room were designed as detached structures; and widening of the subject garage/storage room to the east has reduced the original spatial relationship between the two buildings.*

***4. Materials**: Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The 1927-era materials have been altered considerably, with a replaced roof structure, a substantial rear addition and modern windows and skylights installed on the building. While the subject garage/storage room's alterations retained the original exterior stucco finish, the present finish is poorly applied and does not have the same texture or application method as the original garage or the house.*

***5. Workmanship**: Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. Integrity of workmanship is substantially removed due to the alterations listed above and the various reapplications of stucco that do not match the original stucco pattern or application method, compromising the integrity of the garage/storage room's original workmanship.*

***6. Feeling**: Feelings is a property's expression of the aesthetic or historic sense of a particular period of time. The garage/storage room's integrity of feeling as a modest and detached accessory building has been compromised, due to the alterations.*

***7. Association**: Association is the direct link between an important historic event or person and a historic property. Integrity of association does not apply in this case, as the subject garage/storage room does not have a historic association for a significant event or significant persons.*

Secretary of the Interior's Standards: Per CMC 17.32.120 Alteration of Historic Resources, the proposed Sweet Trust project shall first obtain a determination of consistency with the Secretary's Standards. The *Secretary of the Interior's Standards for the Treatment of Historic Properties* (Standards) as defined in CMC 17.32.230.Y, provides the framework for evaluating the impacts of additions and alterations to historic buildings. The Standards describe four treatment approaches: preservation, rehabilitation, restoration and reconstruction. The Standards require that the treatment approach be determined first, as a different set of standards apply to each approach. For the proposed project, the treatment approach is rehabilitation.

Seth Bergstein evaluated the project for consistency with the *Secretary of the Interior's Standards for Rehabilitation* (Attachment 4). Mr. Bergstein found that Standards #2, #3, #4, #9 and #10 are applicable to the project, and Standards #1, 5, 6, 7, and 8 are not applicable. The evaluation concluded that the project, as proposed, is consistent with Standards with the incorporation of one recommendation. Staff concurs with Mr. Bergstein's evaluation and recommendation. Below is an analysis of the applicable standards:

***Standard 2**: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.*

Garage/Storage Room: The proposed detached garage will replace a highly altered detached garage/storage room that no longer possesses historic integrity. Given the existing garage/storage room's loss of integrity, the project meets Standard 2.

House: The proposed new garage will be relocated to the east to accommodate a 3-foot side setback from the west property line. Since the present garage/storage room has already been widened to the east and the original spatial relationship between the Markham House and the original garage has been modified, constructing the new garage closer to the house is acceptable and the project meets Standard 2.

Standard 3*: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken*.

The proposed work will not create a false sense of historical development and conjectural features or elements from other historic properties will not be undertaken.

Standard 4*: Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The past alterations to the original garage (expanded footprint, fenestration changes, altered roof) modified the original form, roofline, massing and spatial relationships of the garage. These alterations have not acquired historic significance in their own right.

Standard 9*: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*

Garage/Storage Room: The proposed garage will replace a highly altered detached garage that no longer possesses historic integrity. The proposed garage is compatible with the historic house regarding scale, massing and materials.

Recommendation: The design drawings propose matching the new garage's stucco finish with the historic house. Mr. Bergstein and staff recommend an exterior stucco finish that is compatible with the house, but differs in texture and application method to allow adequate differentiation between the historic house and the new construction.

House: The proposed garage will be relocated to the east to accommodate a 3-foot side setback from the west property line. Since the original spatial relationships between the historic house and original garage have already been modified, this is shift off the west property line is acceptable and does not destroy the materials, features, and spatial relationship of the main house.

Standard 10: *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

If the proposed garage was removed in the future, the subject property would continue to retain sufficient historic integrity, as the primary resource on the subject property is the historic Markham House.

Historic Evaluation Summary: The California Environmental Quality Act (CEQA) requires environmental review for alterations to historic resources that are not consistent with the Secretary of the Interior's Standards. The proposed project was reviewed by a city-contracted Historic Preservation Consultant and a Phase II Historic Assessment was prepared (refer to Attachment 4). The Assessment includes an analysis of the integrity of the existing garage/storage room and the proposed demolition and reconstruction of the detached garage based on the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. The Assessment concludes that based on the permit record, the physical evidence of substantial alterations to the original garage/storage room building, and its connection to the house with a landscape wall addition, has resulted in a loss of integrity and is no longer an historic feature of the site. The existing structure has lost integrity therefore demolition and reconstruction is appropriate. The Assessment

also concludes that the proposed detached garage's design and placement three feet off the rear (west) property line is in conformance with the *Secretary of the Interior's Standards for Rehabilitation* if the stucco finish is subtly differentiated from the historic Markham House.

FISCAL IMPACT:

N/A

ATTACHMENTS:

Attachment 1 - Resolution
Attachment 2 - Site Photos
Attachment 3 - DPR 523 Form
Attachment 4 - Phase II Historic Evaluation
Attachment 5 - Project Plans
Attachment 6 - Neighbor Correspondence

CITY OF CARMEL-BY-THE-SEA
HISTORIC RESOURCES BOARD

HISTORIC RESOURCES BOARD RESOLUTION NO. 2023-XXX-HRB

A RESOLUTION OF THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA ISSUING A DETERMINATION OF CONSISTENCY WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES FOR THE DEMOLITION AND RECONSTRUCTION OF A DETACHED GARAGE AT THE HISTORIC "REGINALD MARKHAM HOUSE" LOCATED AT THE SOUTHWEST CORNER OF CASANOVA STREET AND 11TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT;
APN 010-273-001

WHEREAS, Justin Pauly, Architect ("Applicant") submitted an application on behalf of David and Robin Sweet Trust requesting the issuance of a Determination of Consistency with the Secretary of the Interior's Standards for Design Study application DS 23-006 (Sweet Trust) described herein as ("Application"); and

WHEREAS, the Application has been submitted for the property located on the southwest corner of Casanova Street and 11th Avenue in the Single-Family Residential (R-1) District (Block L, Lot 1, 3); and

WHEREAS, the Applicant is proposing a substantial alteration involving the demolition of an existing 483-square-foot detached garage/storage room and reconstruction of a new 200-square-foot detached garage; and

WHEREAS, in accordance with CMC Section 17.32.160.A.2, substantial alterations as defined in CMC Section 17.70.020 are considered major alterations; and

WHEREAS, in accordance with CMC Section 17.32.160.B, determinations of consistency for major alterations shall be prepared by a qualified professional;

WHEREAS, Seth Bergstein, a qualified professional, prepared a Phase Two Historic Assessment and found the project consistent with the Secretary's Standards with the incorporation of one recommendation; and

WHEREAS, on February 27, 2023 the Historic Resources Board held a duly noticed public hearing to receive public testimony regarding the project including without limitation the information provided to the Historic Resources Board by City staff; and

WHEREAS, a notice of the February 27, 2023 hearing was published in the *Carmel Pine Cone* on February 17, 2023 indicating the date and time of the public hearing; and

WHEREAS, on or before February 17, 2023 the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before February 24, 2023, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Board at the February 27, 2023 hearing, including, without limitation, the staff report and attachments submitted by the Community Planning & Building Department; and

WHEREAS, the Historic Resources Board did hear and consider all said reports, attachments, recommendations, and testimony hereinabove set forth and used their independent judgment to evaluate the project; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.,* "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, *et seq.,* the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require the review of certain projects for environmental impacts and preparation of environmental documents; and

WHEREAS, the Historic Resources Board finds that pursuant to CEQA regulations, the Application is categorically exempt under Section 15301 (Class 1) – Existing Facilities, and Section15331 (Class 31) – Historic Resource Restoration/Rehabilitation, and no exceptions to the exemptions exist pursuant to section 15300.2 of the CEQA Guidelines; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED that the Historic Resources Board of the City of Carmel-by-the-Sea does hereby issue a Determination of Consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties for a substantial alteration including the demolition of an existing 483-square-foot detached garage and reconstruction of a 200-square-foot detached garage and associated site modifications for Design Study application DS 23-006 (Sweet Trust) located on the southwest corner of Casanova Street and 11th Avenue in the Single-Family Residential (R-1) District (APN 010-273-001), subject to the following conditions:

1) The project shall be implemented consistent with the representations described in the Phase Two Report.

2) The new garage shall be clad with an exterior stucco finish that is compatible with the house, but differs in texture and application method to allow adequate differentiation between the historic house and the new construction.

PASSED, APPROVED AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA this 27th day of February 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

_____

Jordan Chroman
Chair

_____

Leah Young
Historic Resources Board Secretary

Figure 1: Storypoles, view looking southwest from 11th Avenue.

Figure 2: Storypoles. View looking southeast from 11th Avenue.

Figure 3: Storypoles. View looking northwest from interior of property.

Figure 4: North elevation of primary residence, looking southwest.

Figure 5 and 6: East elevation of primary residence.

Figure 7: Detached garage and storage room, looking northwest from interior of the property.

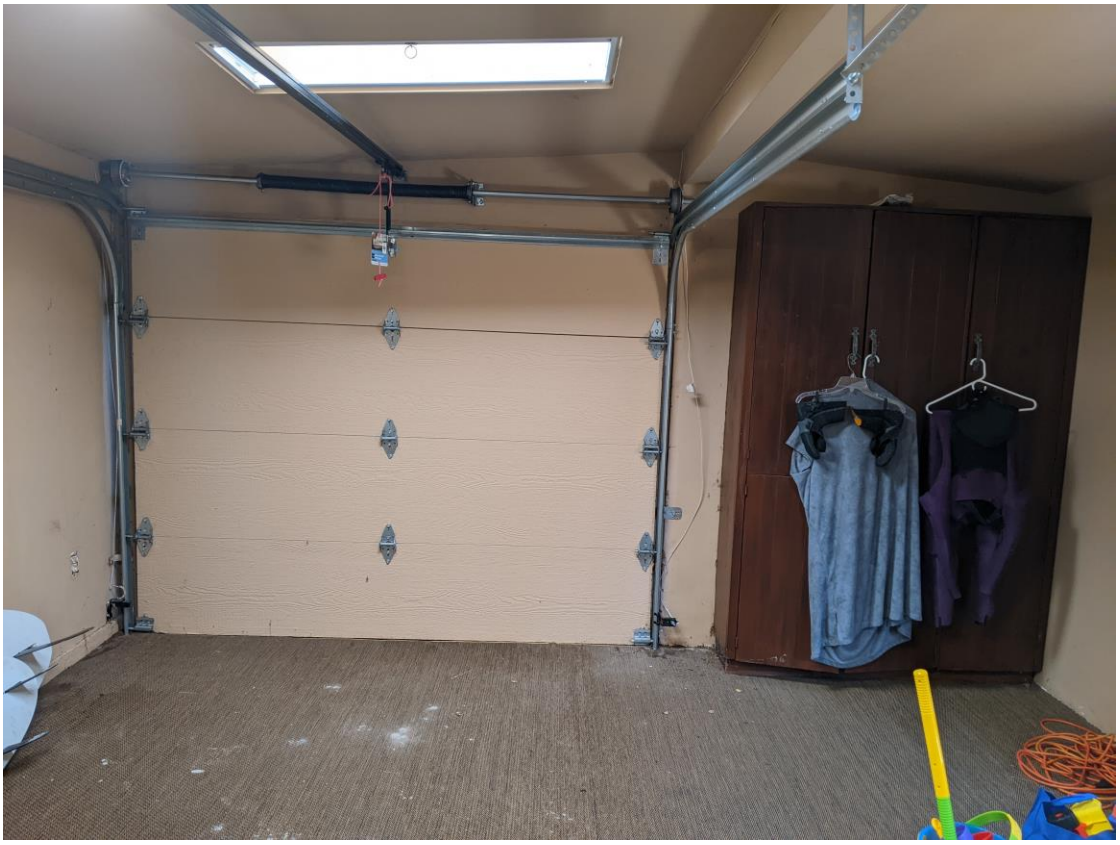


Figure 8: Interior of garage.

Figure 9: Interior of storage room addition.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
Attachment 3
NRHP Status Code *5S1*

Other Listings
Review Code _____ **Reviewer** _____ **Date** _____

Page of **Resource Name or #:** (Assigned by recorder) *Reginald Markham Hse.*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ Unrestricted **a. County** *Monterey*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**
c. Address: City *Carmel by-the-Sea* Zip *93921*
d. UTM: (Give more than one for large and/linear resources) ; mE/ mN
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
SW cr. Casanova & 11th (Blk L, Lots 1, Npt 3)

Parcel No. *010-273-001*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-and-two-story Spanish Eclectic style residence, ell shaped in plan, resting on a concrete foundation. The exterior wall cladding is a rough textured cement stucco. The roof lines of the compound are varied, and include flat surfaces, low-pitched hipped forms and shed roofs, enclosing a central courtyard. The flat roof, at the SW cr. of Casanova & 11th, is covered w/tar & gravel, The two story block, to the west along 11th, is hipped & covered w/Mission tile. There is a lower, partial width shed roof on the east side of this feature, also covered in Mission tile. Further west along 11th, a former detached garage had its doors closed in 1967, and a wall added connecting it to the compound. The principal entry is also on the 11th Ave. side, in a lower connecting block between the flat roofed corner unit and the two story hipped roof main building block, to the west. It consists of a slightly resessed segmented arch, w/a multi-paneled wood door. There is an arched gateway entry at the SE cr. of the property along Casanova, also added in 1967. These additions were in keeping w/the historic character of the building complex. Fenestration is quite limited, w/only a few windows visible along the street elevations of the building envelope. There are two small, square 4-light windows high in the wall of the two-story main building block, and a larger, metal grilled light below, all on the east side elevation. The exterior walls are close to the roadways. There is a border of tall, shubbery, Yucca plants and palms screening the building from the street.

b. Resource Attributes: (List attributes and codes)

4. Resources Present ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 836-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1927 Carmel bldg. records

P7. Owner and Address
Paul & Audrey Johnson
200 Clock Tower Pl.
Carmel, CA 93923

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey, Preservation Consultant, 310 Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: *8/19/2002*

P10. Survey Type: (Describe)
Carmel Historic Resource Inventory - 2001

1. Report Citation: (Cite survey report and other sources, or enter "none")
armel by-the-Sea Survey 1989-1996

Attachments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # **Primary #** Attachment 3

Page of **NRHP Status Code** 5S1

Resource Name or #: (Assigned by recorder) *Reginald Markham Hse.*

B1. Historic Name: *Reginald Markham Hse.*
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Spanish Eclectic (Moorish inspired)*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1927 (Cbp# 1927); remodel w/small add to rear 1929 (Cbp# 2190); minor add 1934 (Cbp# 2639B) detached garage enclosed & connected to compound by wall 1967 (Cbp#4577); new tile roof 1998 (Cbp# 98-212); interior remodel 1999 (99-28)
B7. Moved? | No | Yes | Unknown Date: Original Location:
B8. Related Features:

B9a. Architect: b. Builder: *Frederick Bigland*
B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR 3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Reginald Markham Hse. is significant under California Register criterion 3, in the area of architecture, as one of the few examples of Moorish influenced Spanish Eclectic residential architecture in Carmel. It is also a good example of the work of English master-craftsman Frederick Bigland, who designd and constructed several notable buildings in the Carmel area in the mid-1920s.

Only about ten percent of Spanish Eclectic residential design in the United States employed the flat roofed forms and compound plan associated w/the Moorish influenced design of North Africa. While it is seen in the detailing of several Carmel commercial buildings, especially in the vicinity of 7th and Dolores, it was quite unusual in residential architecture in the village, the preference being more toward the Andalusian mode. The Markham compound is characterized by large, rough-textured planar building blocks, pierced occasionally by small window openings, screened w/ plaster or wood latticework, or metal grillework. The closed, gated entry is also typical of the form. Paired and stepped exterior eave-wall stucco chimneys on the SW side of the two-story main building block exhibit lancet shaped tops. The Moorish influenced subset of the Spanish Ecelectic style came in the mid 1920s as the popularity of the form found architects drawing more and more from historic Spanish precedents to expand the design possibilities of the mode.

Master-builder Frederick Bigland designed the house for Reginald Markham, a Carmel importer. Bigland came to the area from England in the mid-twenties. He designed and constructed several residences and apartments. One of his most important commissions was the redesign of the former Ollason ranch off Robinson Canyon road for Eugene Marble in1927-28.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

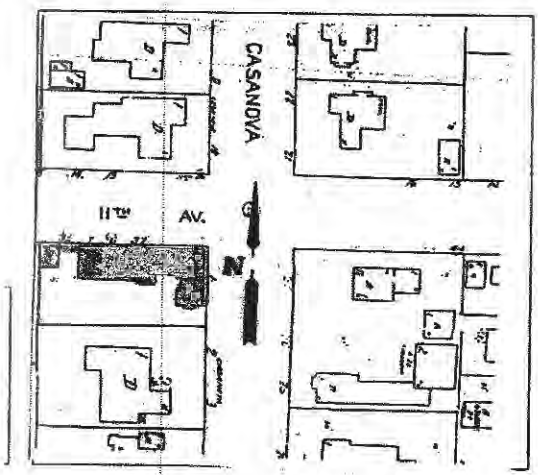
B12. References:
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Sanborn fire insurance maps of Carmel 1930, 1930-62
Hale, Sharron: *A Tribute to Yesterday* p. 110

B13. Remarks: *Zoning R-1*
CHCS (AD)

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *8/19/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



B10. The Moorish influenced design of the Reginald Markham Hse. is in keeping with the creative, independent and eclectic nature of Carmel's residential building aesthetic during the 1920s, and is a good representitive example of the work of Carmel master-builder, Frederick Bigland. It clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development

PAST
CONSULTANTS LLC

Seth A. Bergstein
415.515.6224
seth@pastconsultants.com

February 9, 2023

Katherine Wallace, Assistant Planner
City of Carmel-by-the-Sea
PO Box CC
Carmel, CA 93921

Re: Phase Two Historic Assessment of Garage/Storage Room Replacement at SW Corner Casanova St. and 11th Ave. Carmel-by-the-Sea, CA.
DS 22-366 (Sweet Trust); APN: 010-273-001

Dear Ms. Wallace:

This letter evaluates the proposed alterations to the property located at the SW Corner of Casanova Street and 11th Avenue, in Carmel-by-the-Sea, California. On December 7, 2022 PAST Consultants, LLC (PAST) completed a site visit to the property to view the existing condition of the subject buildings. The property contains the 1927 Reginald Markham House, and an altered, circa-1927, garage/storage room building. The property is listed on the Carmel Historic Resources Inventory in the area of architecture for the Spanish Eclectic design of the house. The 2002 DPR523 form by architectural historian Kent L. Seavey also notes that the house is eligible under California Register Criterion 3, in the area of architecture "as one of the few examples of Moorish influenced Spanish Eclectic residential architecture in Carmel."[1]

The proposed project is for the demolition of the existing combined garage/storage room building and the construction of a new garage at the site's northwest corner. Design drawings by Justin Pauly Architects, dated February 1, 2023 were the design drawings reviewed for this document. This report also analyzes the existing condition of the subject garage/storage room and evaluates if it possesses sufficient historic integrity to be a historic feature of the site.

The following provides a property description, a building chronology and a historic integrity analysis of the subject garage/storage room. The proposed project's impact on the historic Markham house will also be evaluated according to the *Secretary of the Interior's Rehabilitation Standards* (the *Standards*).

[1] Seavey, Kent, *Reginald Markham Hse.* (DPR523 Forms), 8/19/02.

Property Description

Located at the southwest corner of Casanova St. and 11th Ave. the subject property contains the 1927 Spanish Eclectic-style Reginald Markham house and the subject garage/storage building (1927-subsequently altered) facing 11th Avenue (**Figure 1**).

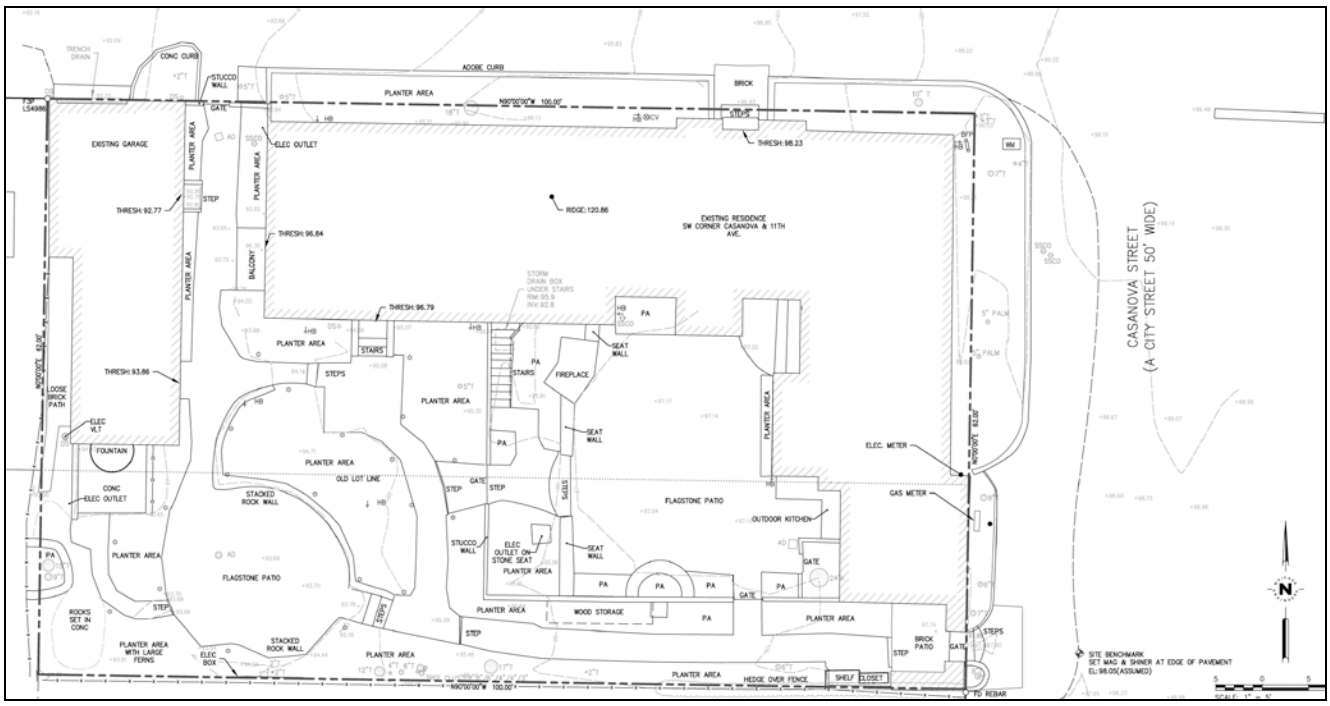


Figure 1. Site survey showing the orientation of the house and garage/storage room.

The house features a relatively solid façade on 11th Ave., expressed as a series of blocky forms with arched openings, clay-barrel tiles and chimneys with lancet-shaped tops. Originally, the house featured a garage centered in the two-story form facing 11th Ave. A ghost of the opening is visible from the street upon close inspection. The present garage/storage room under review appears to have been either a small accessory structure, or a secondary garage, as the 1930 Sanborn map indicates that the house's original design was as a duplex.

Images of the existing conditions of the garage/storage room appear on the next page (**Figures 2 - 5**).

Figures 2 and 3. Left image shows the north (11th Ave.) elevation of the Markham House, with the subject garage/storage room located at the extreme right (right arrow). The house originally contained a garage within the building envelope on the north elevation. In 1967, this garage was enclosed for living space and the north-elevation wall infilled with a non-historic decorative panel and steel grille (left arrow). Right image details the subject garage/storage room's north elevation, showing the garden wall and arched entry that was installed in 1967 (arrow).

Figures 4 and 5. Left image shows the south and east elevations of the garage/storage room looking northwest, showing the substantial, circa-1960s storage-room addition. A concrete slab was constructed against the south wall and a recent fountain installed (arrow). Right image shows the east elevation of the circa-1960s storage room addition.

Summary Property History and Building Chronology

The 1930 Sanborn map shows that the house was constructed as two separate units with a small and detached garage or accessory building at the northwest corner of the site. The 1962 update to the 1930 Sanborn map shows no changes to the building envelope of the house or garage, indicating that the large rear storage room addition was installed after 1962 (**Figure 6**).

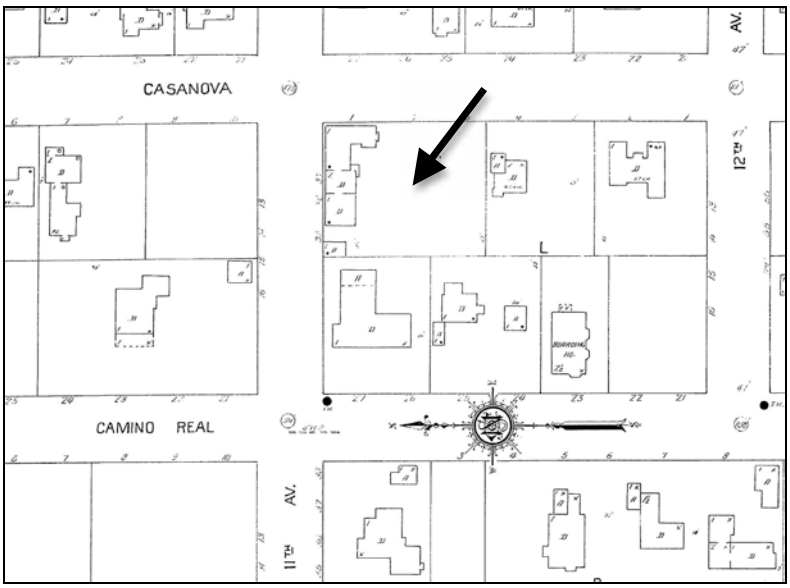


Figure 6. 1930 Sanborn map showing the subject property with an arrow.

Building Chronology

A records search to review existing permits for the subject garage/storage room was conducted at the Monterey County Assessor's office and the City of Carmel-by-the-Sea Planning and Building departments. The following is the garage/storage room's estimated construction chronology:

- Permit No. 1927, 8/8/27: Construct "75' x 37' residence and garage." The subject garage/storage room was unattached, facing 11th Avenue and appears on the 1930 Sanborn map with an "A" for auto.
- Estimated Date, after 1962: Large rear storage room addition installed behind the original garage.
- Permit No. 4577, 2/17/67: Permit to convert garage within the house's building envelope into living space and modify the subject garage/storage room. The doors on the north (11th Ave.) elevation of the house were infilled. A ghost of the original opening is visible in the stucco. The detached garage/storage room was modified at this time. A sketch showing the original garage within the house's footprint and the proposed garage/storage room alterations exists in the Carmel-by-the-Sea Planning Department files and is reproduced for this report (**Figure 7 – next page**).

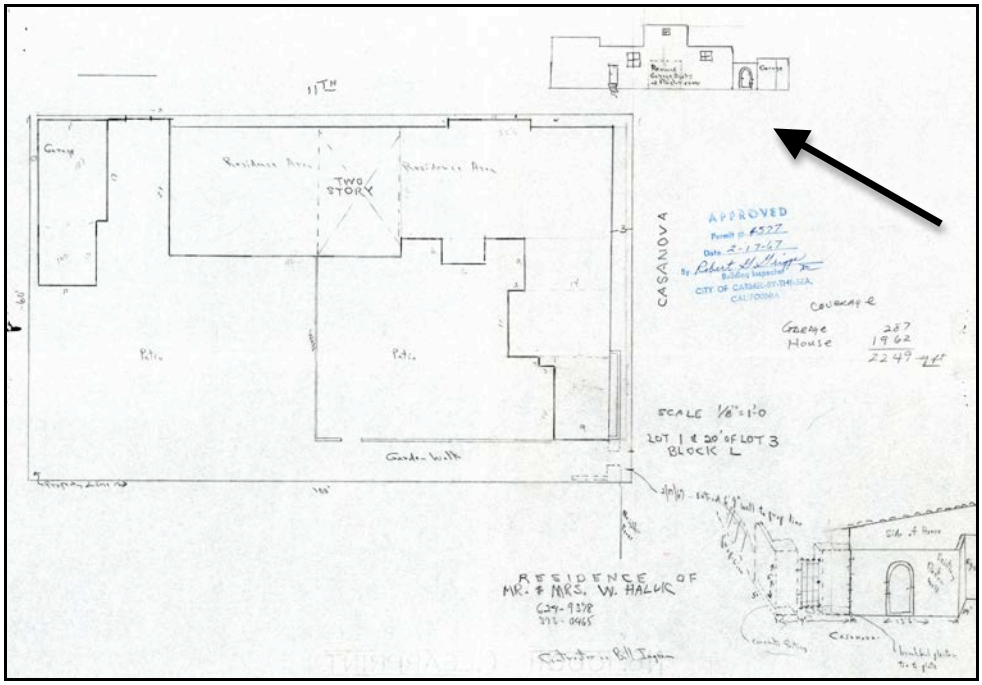


Figure 7. 1967 Plan and elevation sketch showing modifications to the house and the garage/storage room (arrow).

For the subject garage/storage room, substantial alterations include removal/replacement of the original roof structure, with skylights installed in the roof. The building was widened toward the east, with the construction of a new east wall. The opening was modified and a new garage door installed. A landscape wall with an arched entry door was constructed between the widened garage/storage room and the house (**Figures 8 and 9**).

Figures 8 and 9. Left image details the garage/storage room's north elevation. The garage/storage room was widened to the east in 1967 and a garden wall with arched entrance constructed to connect the house and garage/storage room. Arrows indicate the area of the 1967 garage/storage room addition. Right image shows the garage/storage room interior looking north, with 1967 roof framing and skylight.

Building Chronology Conclusions

The existing Sanborn maps show the subject garage/storage room with the same size and depth in 1930 and 1962, indicating that the original garage was not remodeled until after 1962. The 1967 sketch that accompanies Permit No. 4577 to convert the house's garage to living space, widen the existing garage/storage room and construct the landscape wall connecting the house to the garage/storage room shows the storage room addition, indicating that it existed at that time. Current views of the garage/storage room interior show recent framing supports, interior finishes and bubble skylights with aluminum frames that date to the 1960s (**Figures 8 and 9**).

Historic Integrity Analysis

The following lists the seven aspects of historic integrity with a response.

1. **Location:** *the place where the historic property was constructed or the place where the historic event occurred*.
   Although its footprint has grown substantially, the subject garage/storage room appears to be in its original location and has integrity of location.

2. **Design:** *the combination of elements that create the form, plan, space, structure, and style of a property*.
   The original garage/storage room has been substantially altered, with modifications to its primary (north) elevation, including a modified entrance and replaced garage door. Although not visible from the street, close inspection has revealed that the original roof shape and structure has been removed and replaced with a nearly flat-roof with skylights installed. The building was widened and a new east wall constructed. Lastly, a substantial rear storage-room addition with wood-framed, multi-paned fixed windows and an arched entrance was installed. These alterations have removed the historic integrity from the subject garage/storage room's original design.

3. **Setting:** *the physical environment of a historic property*.
   The setting of the subject garage/storage room's surrounding neighborhood remains largely intact. However, connection of the garage/storage room to the Markham House with the circa-1967 landscape wall has altered the original setting and spatial relationships of the property, as the house and subject garage/storage room were designed as detached structures; and widening of the subject garage/storage room to the east has reduced the original spatial relationship between the two buildings.

4. **Materials:** *the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property*.
   The 1927-era materials have been altered considerably, with a replaced roof structure, a substantial rear addition and modern windows and skylights installed on the building. While the subject garage/storage room's alterations retained the original exterior stucco finish, the present

finish is poorly applied and does not have the same texture or application method as the original garage or the house.

5. **Workmanship:** *the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory*.
   Integrity of workmanship is substantially removed due to the alterations listed above and the various reapplications of stucco that do not match the original stucco pattern or application method, compromising the integrity of the garage/storage room's original workmanship.

6. **Feeling:** *a property's expression of the aesthetic or historic sense of a particular period of time*.
   The garage/storage room's integrity of feeling as a modest and detached accessory building has been compromised, due to the alterations.

7. **Association:** *the direct link between an important historic event or person and a historic property*.
   Integrity of association does not apply in this case, as the subject garage/storage room does not have a historic association for a significant event or significant persons.

Historic Integrity Conclusions

As detailed above, the existing garage/storage room has been altered on all elevations, and has lost substantial historic integrity of setting, design, workmanship, materials and feeling. In its present condition, the garage/storage room no longer possesses sufficient historic integrity and is not a historic feature of the site.

The Secretary of the Interior's Standards

The *Secretary of the Interior's Standards for the Treatment of Historic Properties* (the *Standards*) provide the framework for evaluating the impacts of additions and alterations to historic buildings. The *Standards* describe four treatment approaches: preservation, rehabilitation, restoration and reconstruction. The *Standards* require that the treatment approach be determined first, as a different set of standards apply to each approach. For the proposed project, the treatment approach is rehabilitation. The *Standards* describe rehabilitation as:

> In *Rehabilitation*, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation; however, an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the Standards for Rehabilitation and Guidelines for Rehabilitation to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions.

The ten *Standards* for rehabilitation are:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Evaluation of Proposed Alterations

For the proposed garage/storage room replacement the most appropriate *Standards* are listed below with a response.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

Garage/Storage Room

The proposed new garage will replace a highly altered building that no longer possesses historic integrity. Given the integrity loss of the existing garage/storage room, this treatment is acceptable according to this *Standard*.

House

The proposed new garage will be relocated to the east to accommodate a 3-foot side setback from the west property line. Since the present garage/storage room has been widened to the east and the original spatial relationship between the Markham House and the original garage has been modified, constructing the new garage closer to the house is acceptable.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken*.

The expansion of the original garage to the east and the construction of a landscape wall between the two buildings have created a false sense of historical development. These changes are not considered to be appropriate according to this *Standard*.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved*.

The alterations to the original garage listed above would not be considered a historic change to the property, as they modified the original form, roofline, massing and spatial relationships of the garage/storage room. For these reasons, the changes made to the garage/storage room would not be considered a historic change to the property.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

Garage/Storage Room

The proposed new garage will replace a highly altered building that no longer possesses historic integrity. The proposed new garage is compatible with the historic house regarding scale, massing and materials.

Recommendation:

The design drawings proposed matching the new garage's stucco finish with the historic house. This report recommends an exterior stucco finish that is compatible with the house, but differs in texture and application method to allow adequate differentiation between the historic house and the new construction.

House

The proposed new garage will be relocated to the east to accommodate a 3-foot side setback from the west property line. Since the original spatial relationships between the historic house and original garage have been modified, this is acceptable.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The removal of the proposed garage will likely not be reversible, as the intent of the building's replacement is to design a garage that will serve modern needs. If the new garage was removed, the subject property would retain sufficient historic integrity, as the primary resource on the subject property is the historic Markham House.

Conclusion

Based on the permit record, the physical evidence of substantial alterations to the original garage/storage room building, and its connection to the house with a landscape wall addition, the subject garage/storage room has lost historic integrity from its original design and is no longer an historic feature of the site.

The proposed new garage's design and placement is in conformance with the *Secretary of the Interior's Rehabilitation Standards*, with the exception of the above recommendation to differentiate the proposed new garage's stucco finish from the historic Markham House.

Please contact me if you have any questions about this evaluation.

Sincerely,

Seth Bergstein

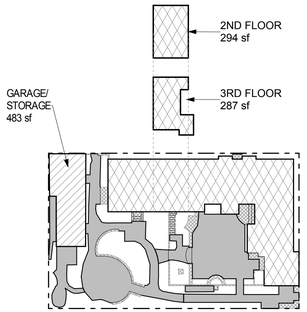
Seth A. Bergstein, Principal

Cc: Justin Pauly, AIA, Architect

SWEET RESIDENCE

carmel-by-the-sea, ca

EXISTING AREA DIAGRAM



EXISTING FLOOR AREA

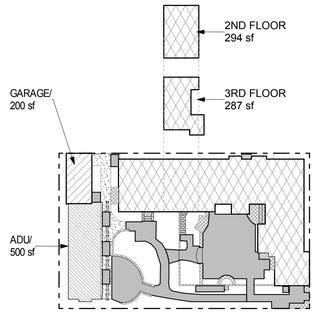
SYM.	ITEM	AREA
	HOUSE- MAIN FLOOR	2,017 SQ. FT.
	2ND FLOOR	294 SQ. FT.
	3RD FLOOR	287 SQ. FT.
	GARAGE/STORAGE	483 SQ. FT.
	TOTAL	3,081 SQ. FT.

EXISTING SITE COVERAGE

SYM.	ITEM	AREA
	WALLS/STEPS	306 SQ. FT.
	WALKS/PATIOS	1,811 SQ. FT.
	TOTAL	2,117 SQ. FT.

1

PROPOSED AREA DIAGRAM



PROPOSED FLOOR AREA

SYM.	ITEM	AREA
	HOUSE- MAIN FLOOR	2,017 SQ. FT.
	2ND FLOOR	294 SQ. FT.
	3RD FLOOR	287 SQ. FT.
	GARAGE	200 SQ. FT.
	ADU	(500 SQ. FT.)*
	TOTAL	2,798 SQ. FT.

PROPOSED SITE COVERAGE

SYM.	ITEM	AREA
	WALLS/STEPS	299 SQ. FT.
	WALKS/PATIOS	1,366 SQ. FT.
	ADU ROOF OVERHANG	21 SQ. FT.
	BARK CHIP PATHS	(0 SQ. FT.)*
	TOTAL	1,686 SQ. FT.

*AMOUNT NOT INCLUDED IN TOTAL

1

PROJECT DATA

LOT DATA

OWNER:	DAVID AND ROBIN SWEET		
SITE ADDRESS:	SW CORNER 11TH AVE. AND CASANOVA ST.		
A.P.N.	010-273-001-000		
FIRE DISTRICT:	CARMEL-BY-THE-SEA FIRE DEPARTMENT		
LOT SIZE	6,200 SQ. FT.	6,200	SQ. FT.
PLANNING DATA			
ZONING:	R-1		
LAND USE	RESIDENTIAL		
PARKING			
BUILDING HEIGHT:	EXISTING MAIN HOUSE	24'-8" (24'-0" MAX.)	
	GARAGE	9'-4" (15'-0" MAX.)	
	ADU	11'-6" (12'-0" MAX.)	
GRADING:		CU. YARDS.	BALANCED SITE
TREE REMOVAL:	NO SIGNIFICANT TREE REMOVAL	DBL.TRUNK PITTOSPORUM TO BE REMOVED	
MAXIMUM BASE FLOOR AREA	40.6%	2,517	SQ. FT.
ALLOWABLE SITE COVERAGE	22% X 2,517 SQ. FT.	554	SQ. FT.
FLOOR AREA RATIO	N/A		
BUILDING CODE DATA			
OCCUPANCY:	R-1 (RESIDENCE) U (GARAGE)		
CONSTRUCTION TYPE:	V-B		
FIRE SPRINKLERS:	NO		
WATER SUPPLY:	CAL AM		
SEWER:	CARMEL AREA WASTEWATER DISTRICT		
ELECTRICITY PROVIDER:	PG&E		

FLOOR AREAS	EXISTING (SQ. FT.)	FAR	DEMO'D (SQ. FT.)	REMODEL (SQ. FT.)	ADDITION (SQ. FT.)	PROPOSED (SQ. FT.)	FAR
MAIN RESIDENCE	2,598					2,598	
GARAGE	483		483		200	200	
ADU	0				500*		
TOTAL	3,081	49.7%	483	0	200	2,798	45.1%

*NOTE: ADU NOT INCLUDED IN PROPOSED SQUARE FOOTAGE CALCULATIONS

SITE COVERAGE	EXISTING (SQ. FT.)	%	PROPOSED (SQ. FT.)	%
IMPERMEABLE SURFACE	2,117	34.1%	1,665	26.9%
PERMEABLE SURF. (ROOF OVERHANG)	0	0.0%	21	0.3%
		0.0%		0.0%
TOTAL	2,117	34.1%	1,686	27.2%

PROJECT TEAM

ARCHITECT:
JUSTIN PAULY
JUSTIN PAULY ARCHITECTS
550 HARTNELL ST. SUITE H
MONTEREY CA 93940
P. 831.920.1045
jtp@justinpaulyarchitects.com
CA LICENSE #C32962

SURVEYOR:
WHITSON ENGINEERS
9699 BLUE LARKSPUR LANE
MONTEREY, CA 93940
P. 831.649.5225
P. 831.373.5065

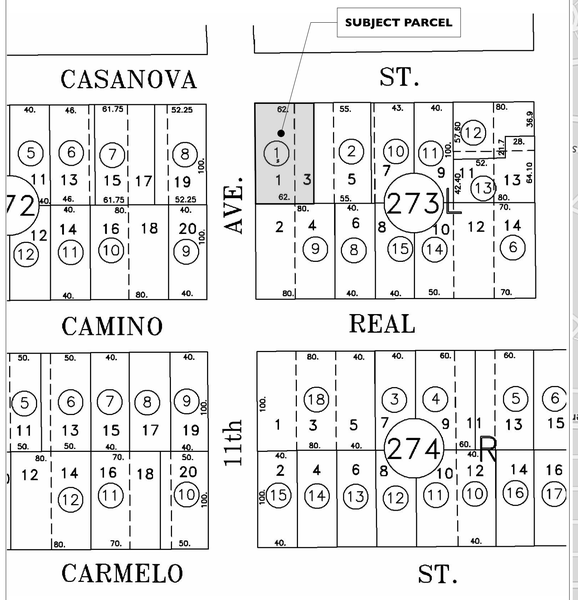
STRUCTURAL ENGINEER
STRUCTURAL ENGINEER
DUCKBREW INC.
PO BOX 831
CARMEL VALLEY, CA 93924
P. 831.659.3825
duckcfc@yahoo.com

SHEET INDEX

ID	NAME
A1.0	ARCHITECTURAL SITE PLAN
A0.0	COVER SHEET
A0.1	EXISTING SITE PLAN
A0.2	SITE DEMOLITION PLAN
A2.1	STREET ELEVATIONS
A2.2	EXISTING GARAGE/STOR. FLOOR PLAN & EXTERIOR ELEVATIONS
A2.3	PROPOSED ADU/GARAGE FLOOR PLAN & ROOF PLAN
A2.4	PROPOSED ADU/GARAGE EXTERIOR ELEVATIONS & BUILDING SECTIONS
A5.1	WINDOW & DOOR SCHEDULES

PARCEL MAP

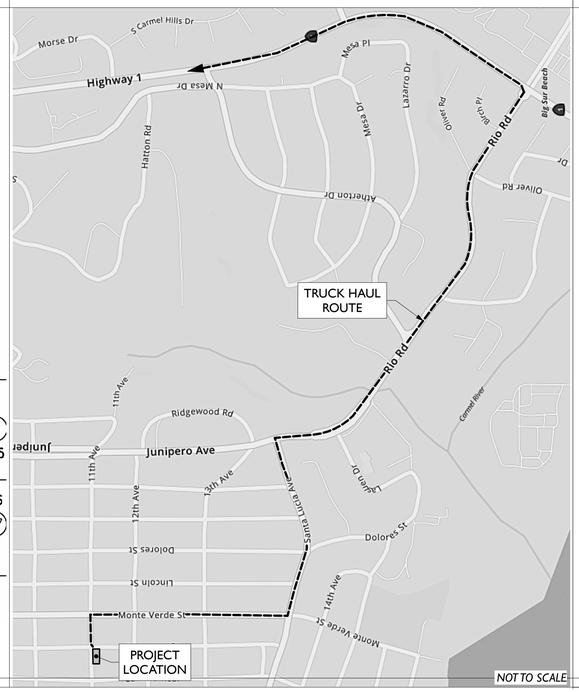
Attachment 5



CURB MOUNTED SKYLIGHT SIDE

SCALE: 1:1.0638

VICINITY MAP / TRUCK HAUL ROUTE



GENERAL CONDITIONS

1. TYPICAL CONSTRUCTION REQUIREMENTS OF THE 2016 CALIFORNIA STANDARDS CODE SHALL APPLY WHERE APPLICABLE AND WHEN NOT SPECIFICALLY NOTED OTHERWISE ON THE DRAWING.
2. SITE FAMILIARIZATION: CONTRACTOR IS RESPONSIBLE TO ACQUAINT HIMSELF WITH THE SITE PRIOR TO SUBMITTING A PROPOSAL. IF THE CONTRACTOR DISCOVERS ANY CONDITIONS DURING HIS SITE FAMILIARIZATION WHICH HE FEELS WILL ADVERSELY AFFECT THE WORK, OR WHICH HE FEELS HAVE NOT BEEN ADEQUATELY ADDRESSED BY THE CONTRACTOR DOCUMENTS, HE IS TO NOTIFY THE ARCHITECT IN WRITING.
3. UNSATISFACTORY CONDITIONS: THE CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE TO NOTIFY THE ARCHITECT IN WRITING OF ANY UNSAFE OR UNSATISFACTORY CONDITIONS IN THE EXISTING OR PROPOSED CONSTRUCTION WHICH ARE DISCOVERED DURING THE COURSE OF THE WORK.
4. CONSTRUCTION DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE CARRIED OUT BY RESPECTIVE CONTRACTORS IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR WITH MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION FOR THEIR MATERIALS OR ITEMS.
5. DEMOLITION: COORDINATE ALL DEMOLITION REQUIREMENTS WITH THE OWNER. VERIFY WITH OWNER WHICH ITEMS, IF ANY, HE WISHES TO RETAIN FOR HIS USAGE. ALL OTHER ITEMS BECOME THE PROPERTY OF THE CONTRACTOR AND ARE TO BE PROPERLY REMOVED FROM THE PREMISES. UTILIZE DUST CONTROL MEASURES DURING DEMOLITION.
6. NO PERSON MAY TAP INTO ANY FIRE HYDRANT FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID, WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER PURVEYOR SUPPLYING WATER TO THE HYDRANT AND FROM THE MONTEREY COUNTY HEALTH DEPARTMENT.
7. MECHANICAL AND PLUMBING: IT IS THE RESPONSIBILITY OF THE CONTRACTOR THAT ALL SYSTEMS SHALL FUNCTION WELL INDIVIDUALLY AND IN COMBINATION WITH OTHER SYSTEMS.
8. ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A SHUT OFF NOZZLE. WHEN AN AUTOMATIC SHUT OFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE OR TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUT OFF NOZZLE.

PROJECT DESCRIPTION

THIS RESIDENCE IS A LISTED HISTORIC RESOURCE BY THE CITY OF CARMEL-BY-THE-SEA, CALIFORNIA.

REMOVAL OF EXISTING GARAGE AND STORAGE BUILDING ON WEST SIDE OF PROPERTY.
LANDSCAPE MODIFICATIONS INCLUDE REMOVAL OF PORTIONS OF THE EXISTING WALKS, PATIOS AND SITE WALLS.

CONSTRUCTION OF:
- NEW GARAGE (200 SQ. FT.) AND CONNECTING WALL TO MATCH HEIGHT AND FINISH OF EXISTING WALL BETWEEN GARAGE AND RESIDENCE.
- NEW, ATTACHED ADU (500 SQ. FT.)
- NEW OUTDOOR SHOWER AND BARK CHIP PAVING.

DEFERRED SUBMITTALS

APPLICABLE CODES

THIS PROJECT SHALL COMPLY WITH ALL CURRENT CODES AS FOLLOWS:

2023 CALIFORNIA BUILDING CODE
2023 CALIFORNIA PLUMBING CODE
2023 CALIFORNIA MECHANICAL CODE
2023 CALIFORNIA ENERGY CODE
2023 CALIFORNIA ELECTRICAL CODE
2023 CALIFORNIA FIRE CODE
2023 CALIFORNIA GREEN BUILDING CODE
2023 CALIFORNIA RESIDENTIAL CODE

issued: 11/9/22
revised: 1 2/1/23

JUSTIN PAULY ARCHITECTS
550 hartnell st, suite H
monterey, california 93940
P. 831.920.1045
F. 831.866.3460
jtp@justinpaulyarchitects.com

PLANNING SUBMITTAL

apn: 010.273.001

a new garage and ADU for the:
SWEET RESIDENCE
S/W corner of casanova and 11th
carmel-by-the-sea, ca

ALL DRAWINGS AND WRITTEN MATERIALS CONTAINED HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT
(© JUSTIN PAULY ARCHITECTS)

COVER SHEET

sheet
A0.0
of sheets - **TOTAL**

LEGEND

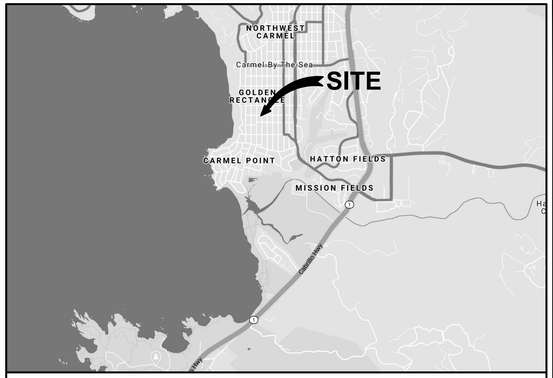
100	GROUND CONTOUR
	SUBJECT PROPERTY LINE
	PROPERTY LINE
BM	BENCHMARK
F3P LS0000	FOUND IRON PIPE, TAGGED AS NOTED
+ 928.30	SPOT GRADE
12" OAK	TREE
x x x	FENCE
LT	LIGHT, ELECTROLIER
GV ICV	GAS VALVE, IRRIGATION CONTROL VALVE
	STORM DRAIN INLET
DS	DOWNSPOUT
SSCO	CLEANOUT
WV	WATER VALVE
HB	HOSE BIB
BFP	BACKFLOW PREVENTION DEVICE

ABBREVIATIONS

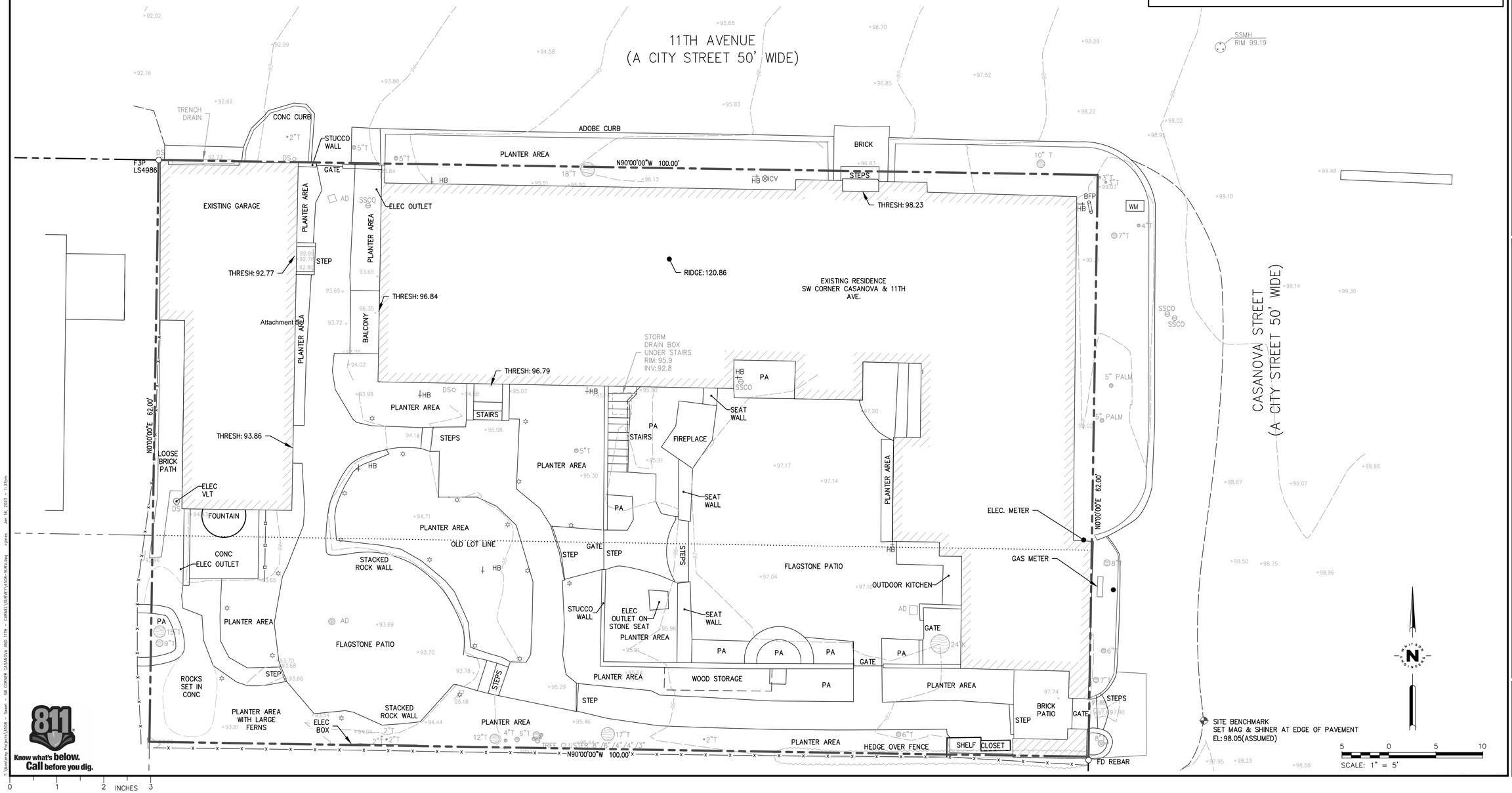
AC	ASPHALT CONCRETE
AD	AREA DRAIN
CO	CLEANOUT
CONC	CONCRETE
DI	DRAIN INLET
DS	DOWNSPOUT
ELEC	ELECTRIC
ELEV	ELEVATION
GM	GAS METER
OG	ORIGINAL GROUND
P.A.	PLANTER AREA
SD	STORM DRAIN
SS	SANITARY SEWER
W	WATER
WM	WATER METER
WV	WATER VALVE

TOPOGRAPHIC MAP NOTES:

1. THIS MAP REPRESENTS A TOPOGRAPHIC SURVEY PERFORMED BY WHITSON ENGINEERS ON FEBRUARY 28, 2022.
2. THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGIC INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE CLIENT.
3. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY SHOWN IS FROM RECORD DATA. THIS TOPOGRAPHIC MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY, WHICH ARE NOT SHOWN HEREON.
4. DISTANCES AND DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
5. BENCHMARK: MAG NAIL& SHINER. ELEVATION: 98.05 (ASSUMED DATUM)
6. LOCATION OF UNDERGROUND UTILITIES WAS NOT WITHIN THE SCOPE OF THIS SURVEY. WITH THE EXCEPTION OF OBSERVED FACILITIES, UNDERGROUND UTILITIES ARE NOT SHOWN. UNDERGROUND PIPE SIZES, WHERE SHOWN, ARE BASED ON VISUAL OBSERVATION FROM THE SURFACE AND ARE APPROXIMATE.
7. THE EXISTENCE, LOCATION AND DEPTH OF ALL UTILITIES MUST BE VERIFIED BY POSITIVE LOCATION (POTHOLING) BY THE CONSTRUCTION CONTRACTOR PRIOR TO EXCAVATION OR ANY CONSTRUCTION WHICH MAY BE AFFECTED BY THE LOCATION OR ELEVATION OF THE UTILITY.
8. DIAMETERS OF TREES ARE SHOWN IN INCHES MEASURED AT BREAST HEIGHT.



VICINITY MAP



Know what's below. Call before you dig.

0 1 2 INCHES 3

T:\Monterey Projects\4508 - Sweet - SW CORNER CASANOVA AND 11TH - CARMEL\SURVEY\4508-SURV.dwg <Jones Jan 16, 2023 - 1:37pm

Civil Engineering
Land Surveying
6 Harris Court
Monterey, California
831.649.5225
whitsonengineers.com

Whitson ENGINEERS

LICENSED LAND SURVEYOR RICHARD P. WEBER No. 8002 STATE OF CALIFORNIA

SUBMITTAL / REVISION

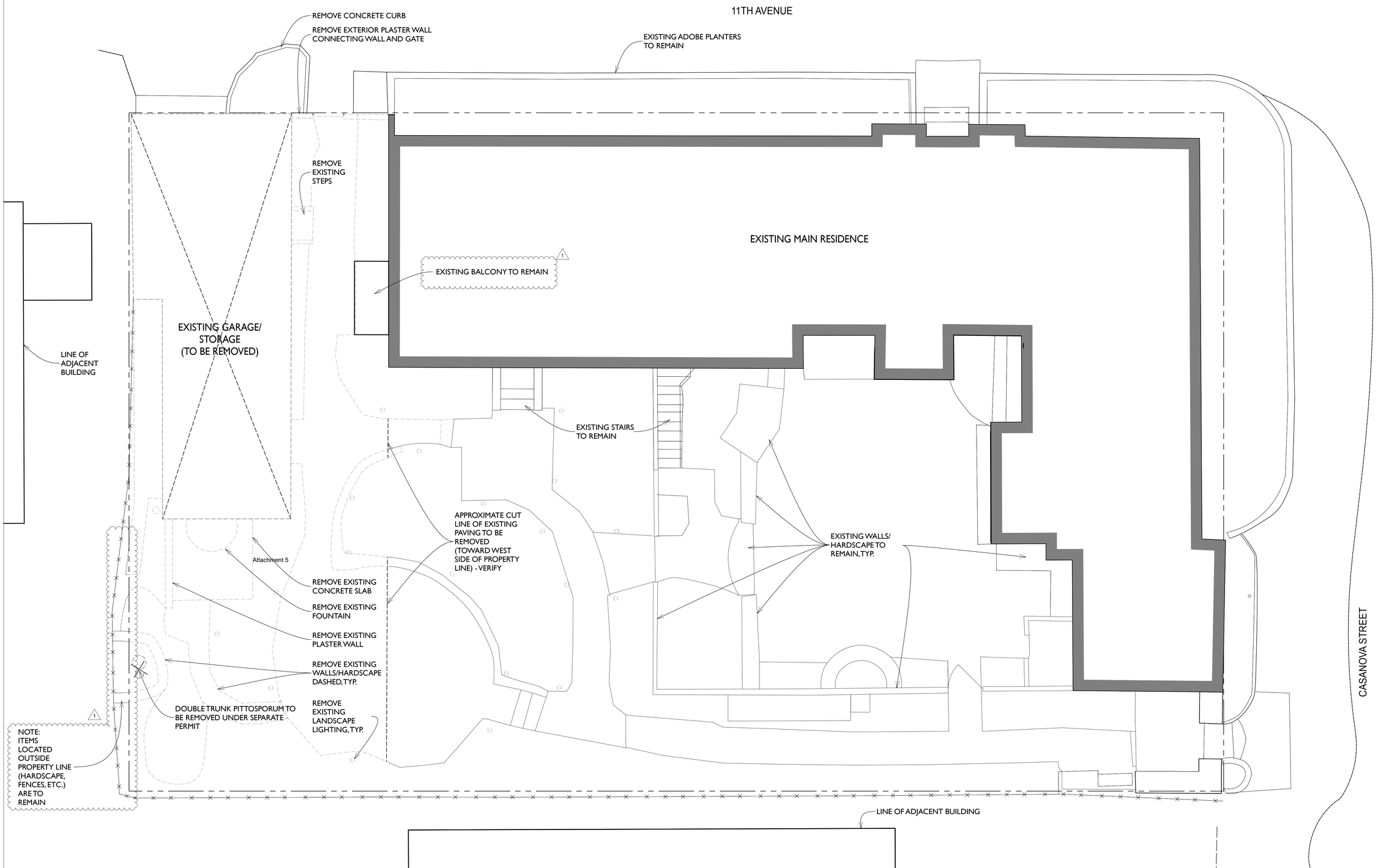
SW CORNER OF CASANOVA AND 11TH

Carmel-By-The-Sea, California

APN 010-273-001

TOPOGRAPHIC MAP

SCALE:	1" =5'
DRAWN:	ECP
JOB No.:	4508
SHEET	1 OF 1



1 SITE DEMOLITION PLAN

SCALE: 1/4" = 1'-0"

issued: 11/9/22

revised: 1 2/1/23

JUSTIN PAULY ARCHITECTS
550 hartnell st, suite H
monterey, california 93940
P. 831.920.1045
F. 831.920.1440
jp@justinpaulyarchitects.com

PLANNING SUBMITTAL

apn: 010.273.001

SWEET RESIDENCE

a new garage and ADU for the:

S/W corner of casanova and 11th

carmel-by-the-sea, ca

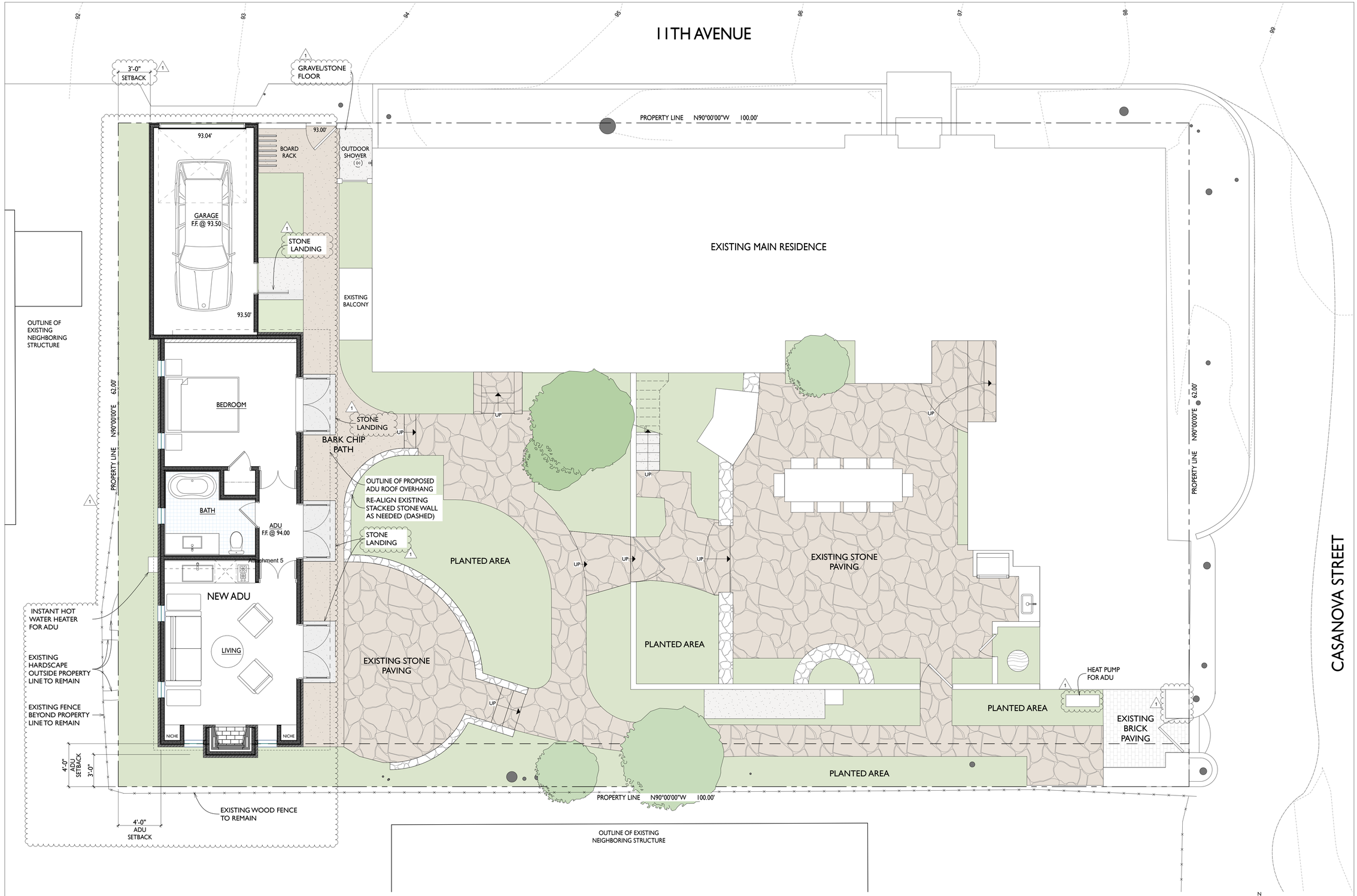
ALL DRAWINGS AND WRITTEN MATERIALS CONTAINED HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT
(© JUSTIN PAULY ARCHITECTS)

SITE DEMOLITION PLAN

sheet

A0.2

of sheets - **TOTAL**



1 ARCHITECTURAL SITE PLAN

SCALE: 1/4" = 1'-0"

N PLAN

issued: 11/9/22

revised: 1 2/1/23

JUSTIN PAULY ARCHITECTS
550 hartnell st, suite H
monterey, california 93940
P. 831.920.1045
F. 831.920.1440
jp@justinpaulyarchitects.com

PLANNING SUBMITTAL

apn: 010.273.001

a new garage and ADU for the:

SWEET RESIDENCE

carmel-by-the-sea, ca

S/W corner of casanova and 11th

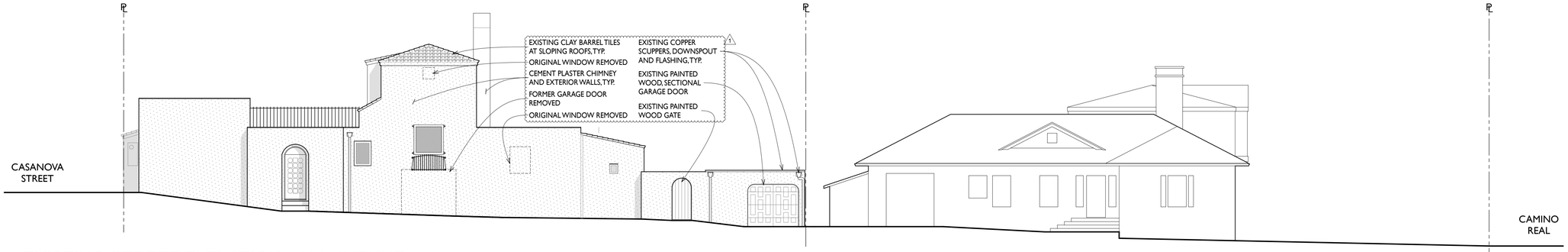
ALL DRAWINGS AND WRITTEN MATERIALS CONTAINED HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT
(© JUSTIN PAULY ARCHITECTS)

ARCHITECTURAL SITE PLAN

sheet

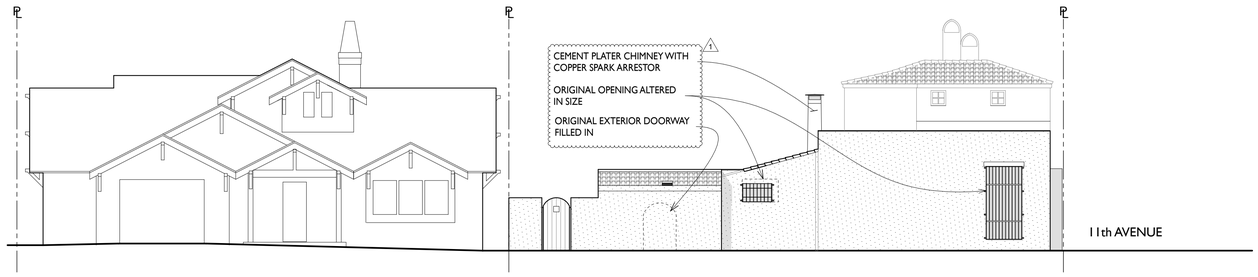
A1.0

of sheets - **TOTAL**



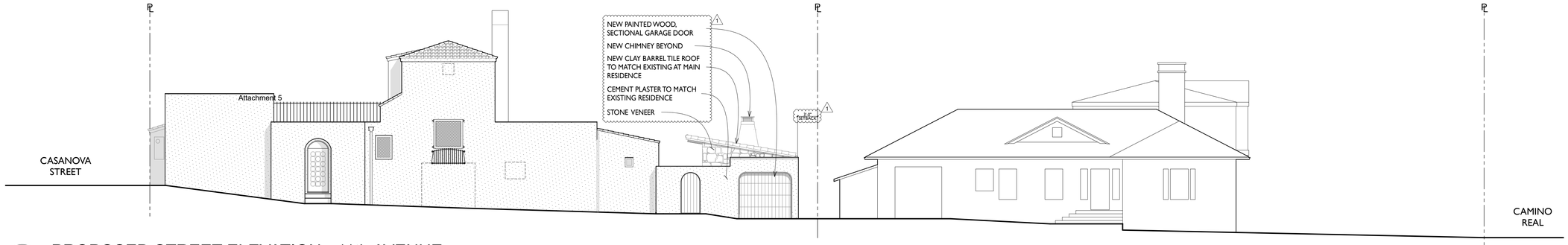
1 EXISTING STREET ELEVATION - 11th AVENUE

SCALE: 1/8" = 1'-0"



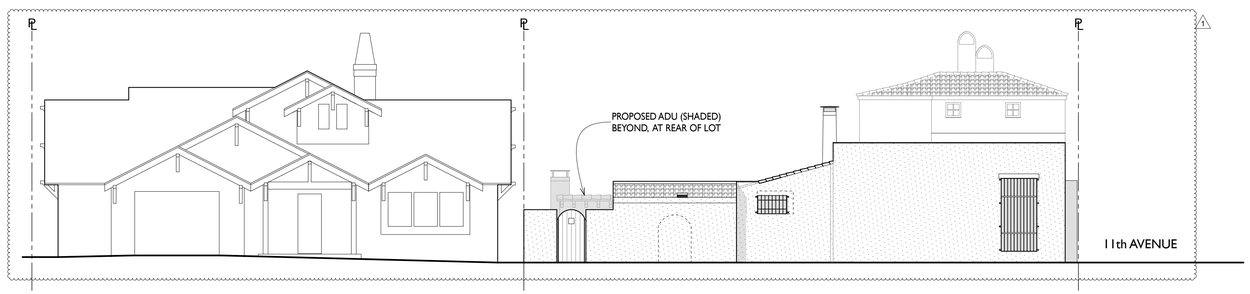
2 EXISTING STREET ELEVATION - CASANOVA STREET

SCALE: 1/8" = 1'-0"



3 PROPOSED STREET ELEVATION - 11th AVENUE

SCALE: 1/8" = 1'-0"



4 PROPOSED STREET ELEVATION - CASANOVA STREET

SCALE: 1/8" = 1'-0"

issued: 11/9/22

revised: 1 2/1/23

JUSTIN PAULY ARCHITECTS
550 hartnell st, suite H
monterey, california 93940
P. 831.920.1045
F. 831.920.1440
jp@justinpaulyarchitects.com

PLANNING SUBMITTAL

apn: 010.273.001

SWEET RESIDENCE

a new garage and ADU for the:

S/W corner of casanova and 11th

carmel-by-the-sea, ca

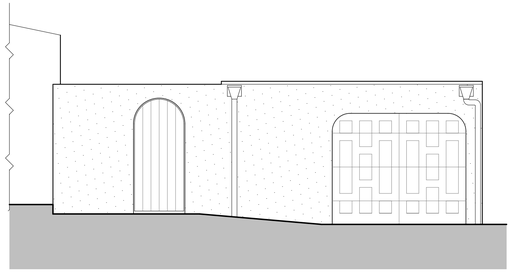
ALL DRAWINGS AND WRITTEN MATERIALS CONTAINED HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT
(C) JUSTIN PAULY ARCHITECTS)

STREET ELEVATIONS

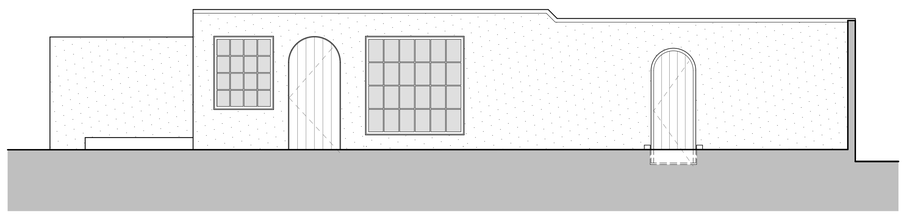
sheet

A2.1

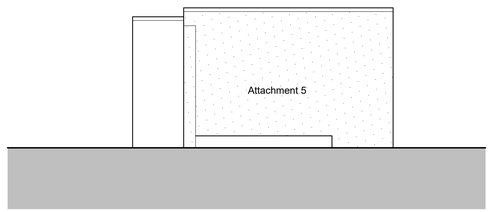
of sheets - **TOTAL**



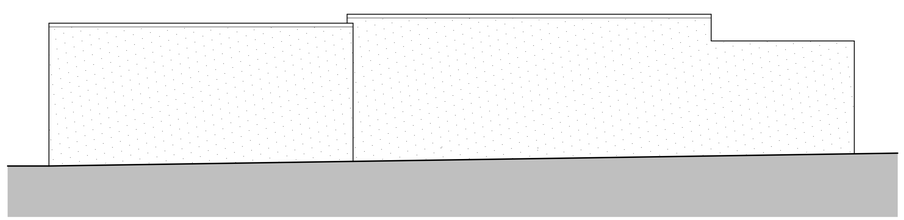
NORTH



EAST



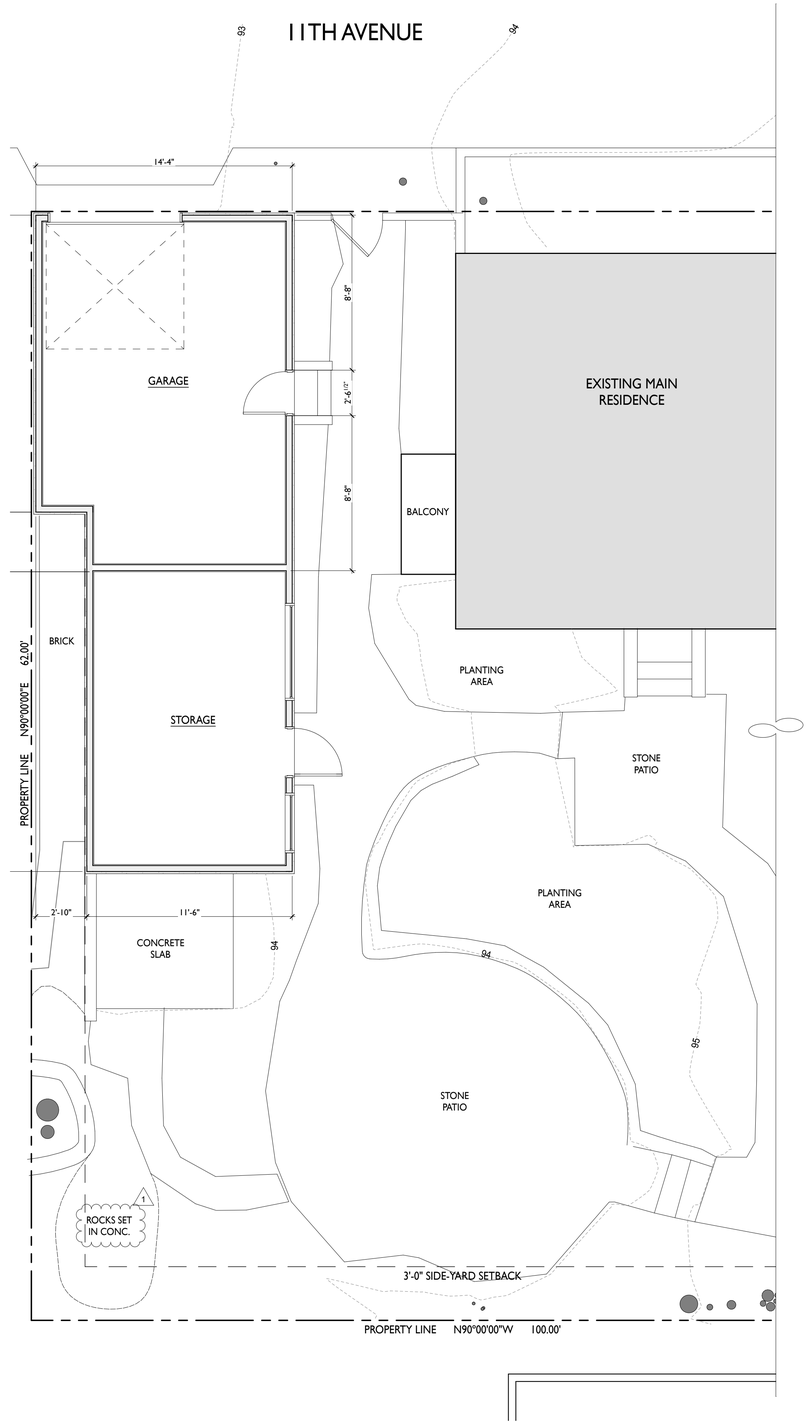
SOUTH



WEST

2 EXISTING ELEVATIONS AT GARAGE/STORAGE

SCALE: 1/4" = 1'-0"



1 EXISTING FLOOR PLAN AT GARAGE/STORAGE

SCALE: 1/4" = 1'-0"

N PLAN

issued: 11/9/22

revised: 1 2/1/23

JUSTIN PAULY ARCHITECTS
550 hartnell st, suite H
monterey, california 93940
P 831.920.1045
F 831.866.3460
jp@justinpaulyarchitects.com

PLANNING SUBMITTAL

apn: 010.273.001

SWEET RESIDENCE

a new garage and ADU for the:

S/W corner of casanova and 11th

carmel-by-the-sea, ca

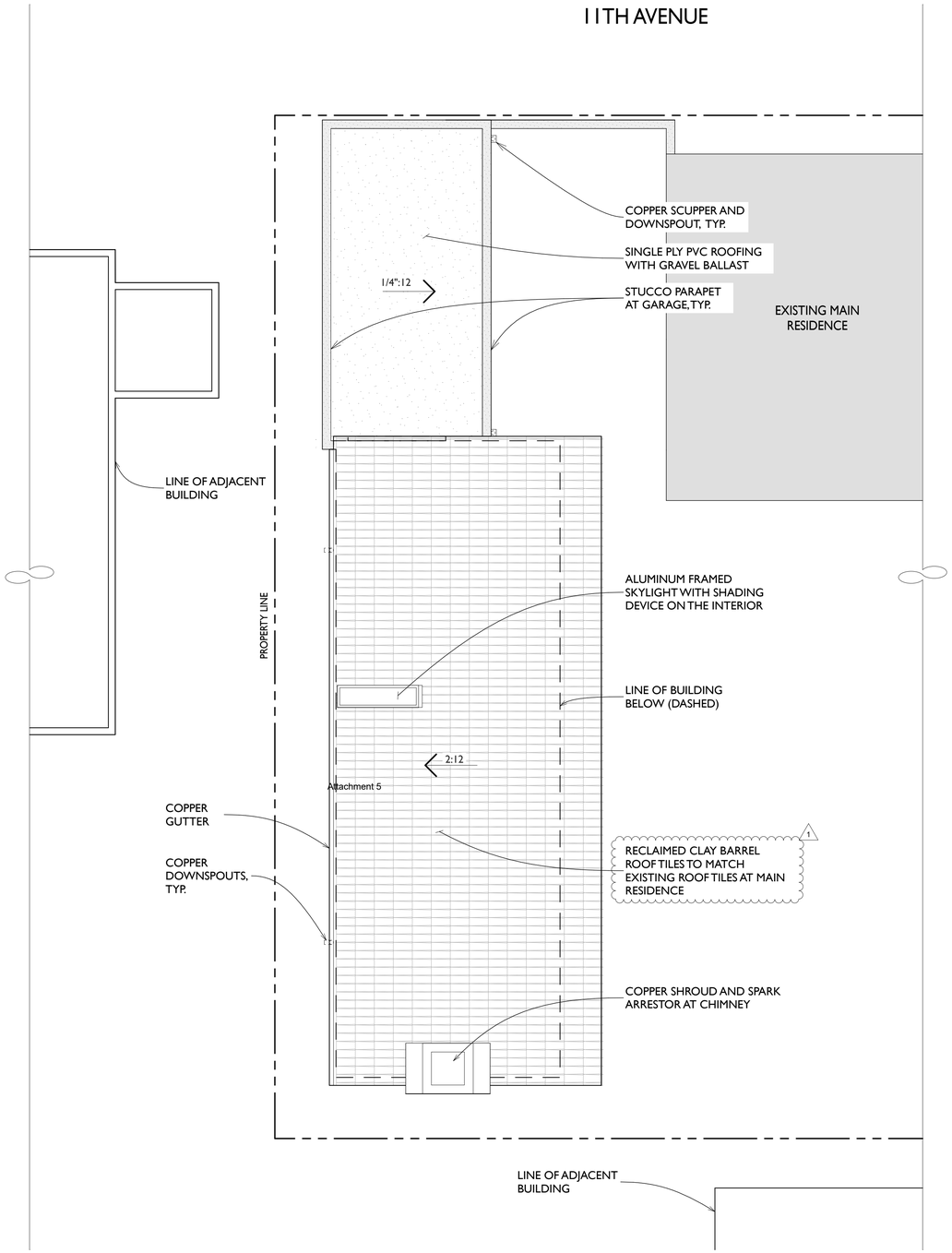
ALL DRAWINGS AND WRITTEN MATERIALS CONTAINED HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT
(© JUSTIN PAULY ARCHITECTS)

EXISTING GARAGE/ STOR. FLOOR PLAN & EXTERIOR ELEVATIONS

sheet

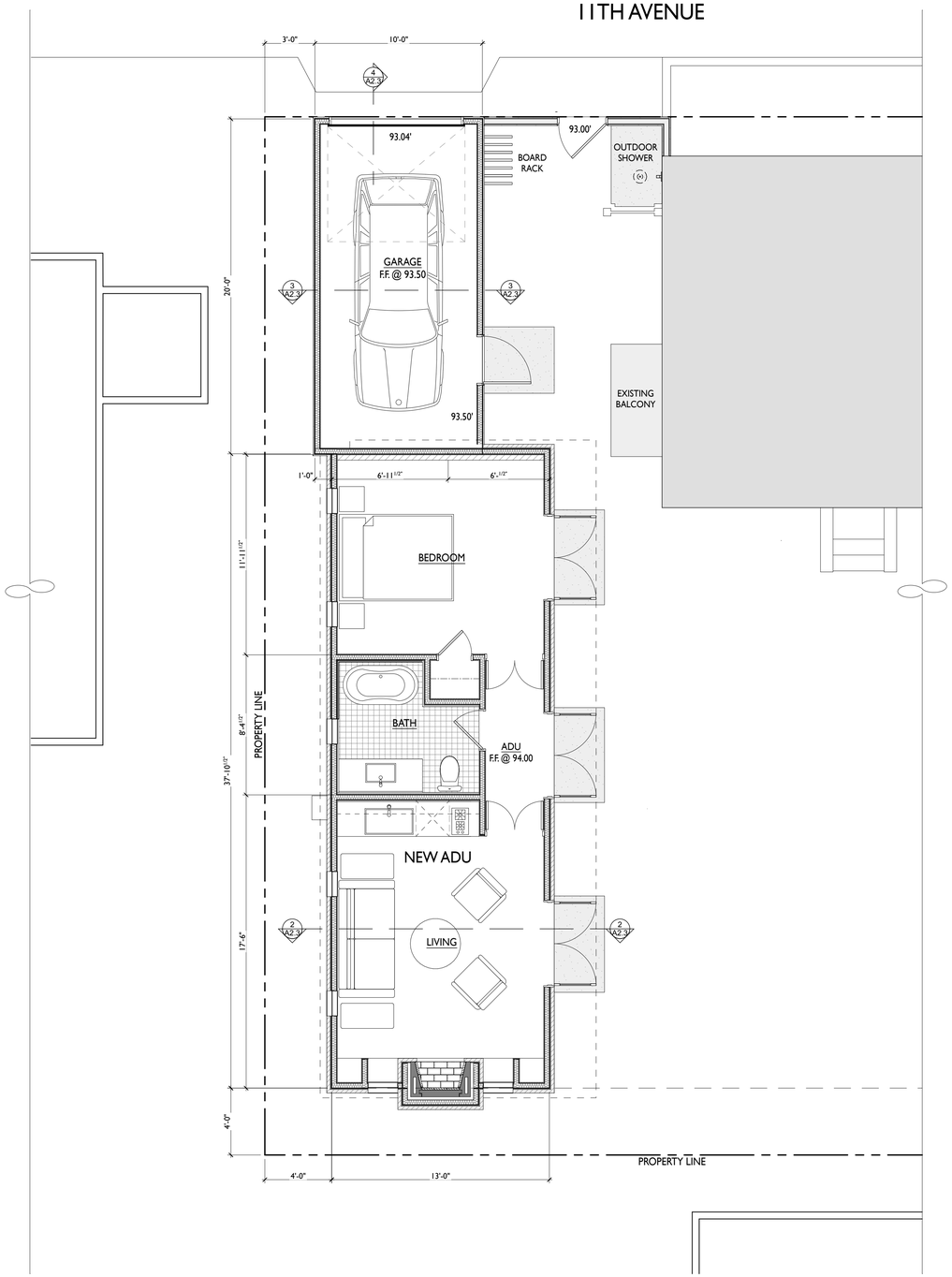
A2.2

of sheets - **TOTAL**



2 PROPOSED ROOF PLAN AT ADU / GARAGE

SCALE: 1/4" = 1'-0"



1 PROPOSED ADU / GARAGE PLAN

SCALE: 1/4" = 1'-0"

issued: 11/9/22

revised: 1 2/1/23

JUSTIN PAULY ARCHITECTS
550 hartnell st, suite H
monterey, california 93940
P. 831.920.1045
F. 831.366.3660
jp@justinpaulyarchitect.com

PLANNING SUBMITTAL

apn: 010.273.001

a new garage and ADU for the:

SWEET RESIDENCE

S/W corner of casanova and 11th

carmel-by-the-sea, ca

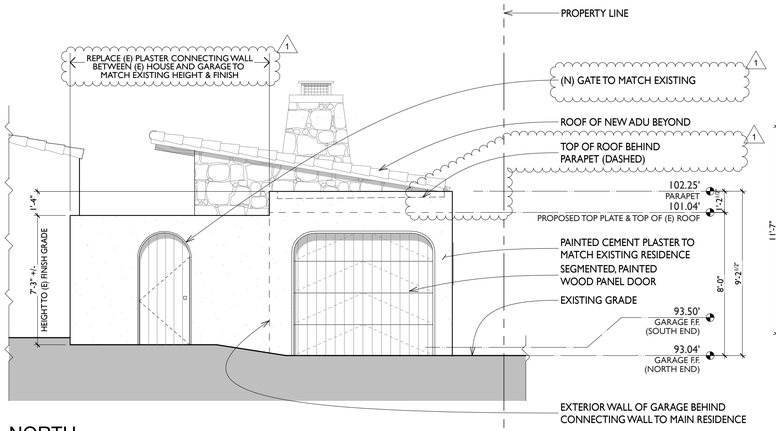
ALL DRAWINGS AND WRITTEN MATERIALS CONTAINED HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT
(© JUSTIN PAULY ARCHITECTS)

PROPOSED ADU/ GARAGE FLOOR PLAN & ROOF PLAN

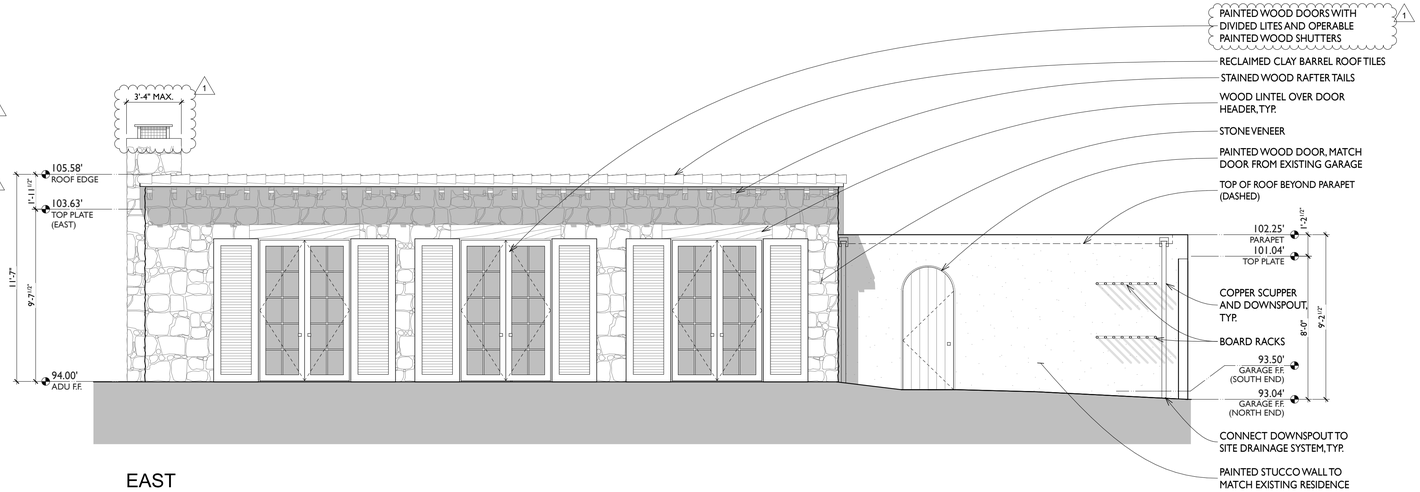
sheet

A2.3

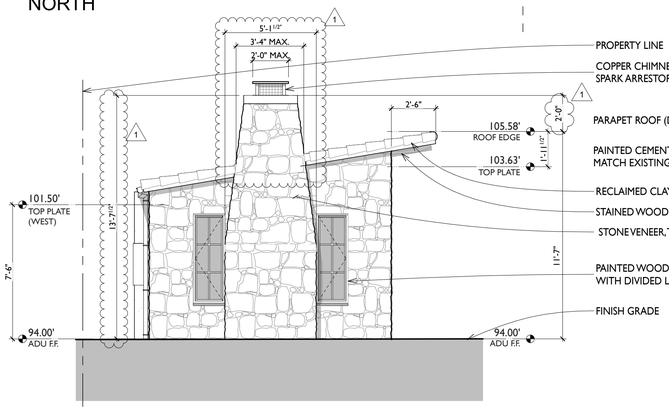
of sheets - **TOTAL**



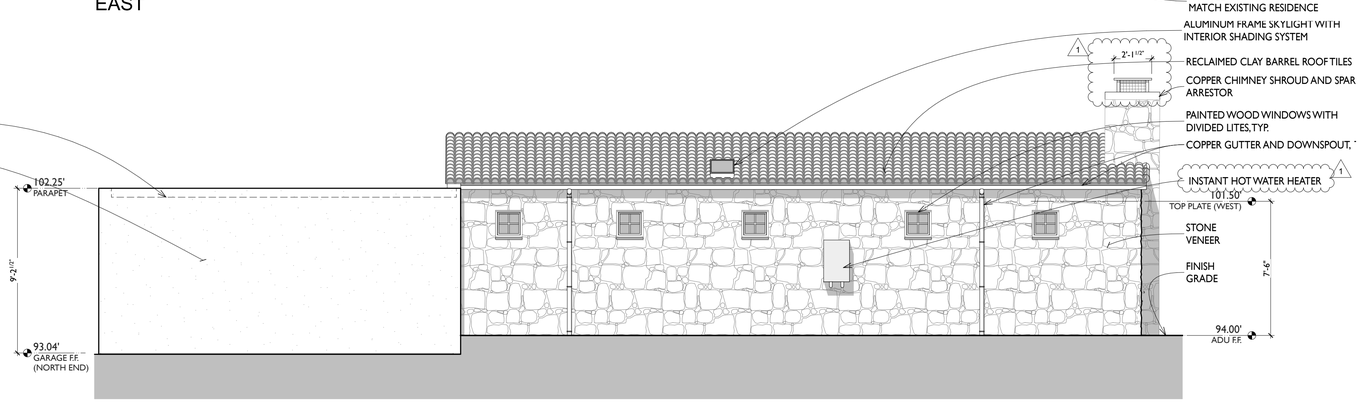
NORTH



EAST



SOUTH

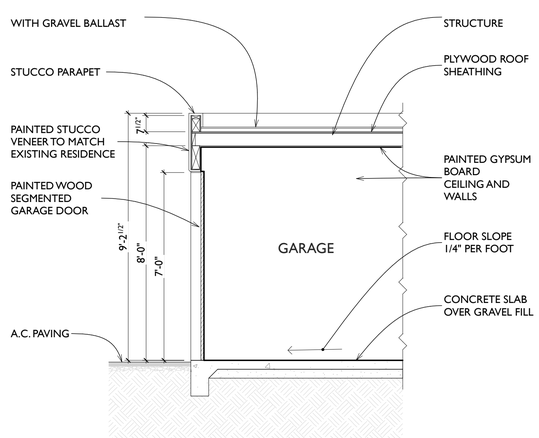


WEST

Attachment 5

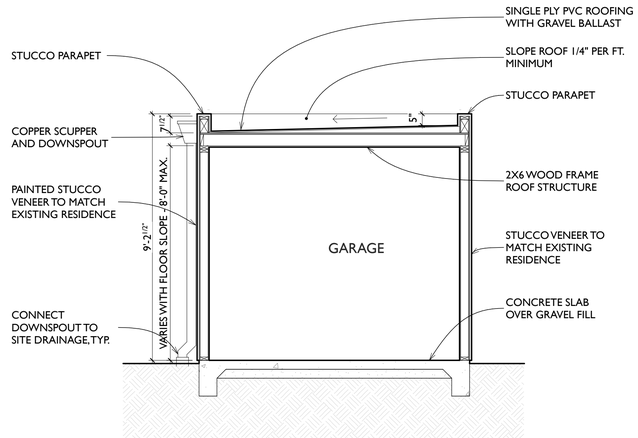
1 PROPOSED ADU/GARAGE EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"



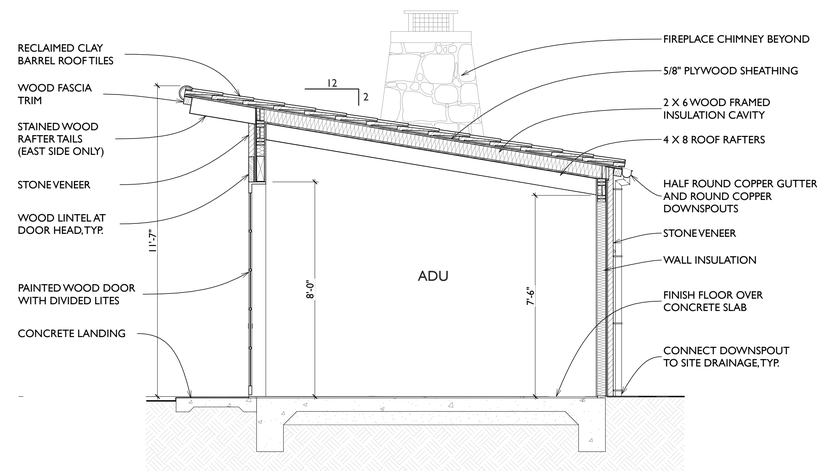
4 SECTION AT NORTH GARAGE ENTRY

SCALE: 3/8" = 1'-0"



3 SECTION THROUGH GARAGE

SCALE: 3/8" = 1'-0"



2 SECTION THROUGH ADU

SCALE: 3/8" = 1'-0"

issued: 11/9/22

revised: 1 2/1/23

JUSTIN PAULY ARCHITECTS
550 hartnell st, suite H
monterey, california 93940
P 831.920.1045
F 831.656.3460
jp@justinpaulyarchitect.com

PLANNING SUBMITTAL

apn: 010.273.001

a new garage and ADU for the:

SWEET RESIDENCE

S/W corner of casanova and 11th

carmel-by-the-sea, ca

ALL DRAWINGS AND WRITTEN MATERIALS CONTAINED HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT
(© JUSTIN PAULY ARCHITECTS)

PROPOSED ADU/ GARAGE EXTERIOR ELEVATIONS & BUILDING SECTIONS

sheet

A2.4

of sheets - **TOTAL**

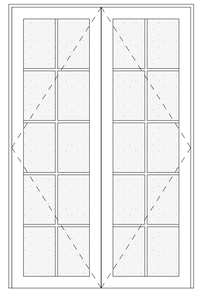
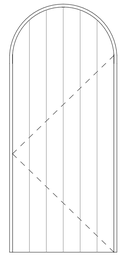
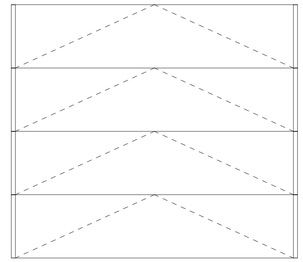
Attachment 5

EXTERIOR DOOR SCHEDULE

MARK	FRAME SIZE	TEMP'D	TYPE	DETAILS			HARDWARE GROUP	LOCATION	NOTES
				HEAD	JAMB	SILL			
D01	5'-2"×8'-0"	YES	I						
D02	5'-2"×8'-0"	YES	I						
D03	5'-2"×8'-0"	YES	I						
D04	3'-0"×7'-0"		II						ARCH TOP AT DOOR HEAD
D05	8'-0"×7'-0"		III						

DOOR NOTES:
1. SHADES: OWNER FURNISHED, CONTRACTOR INSTALLED
2. HARDWARE MOUNTING HEIGHT SHALL BE BETWEEN 34" AND 44" ABOVE THE FLOOR PER CBC 11B-404.2.7.
3. GLAZING TO BE LOW E^2, CONTRACTOR TO PROVIDE GLAZING SAMPLES PRIOR TO ORDERING.
4. NOTE REMOVED

EXTERIOR DOOR LEGEND

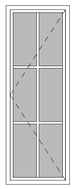
TYPE	I	II	III
FRONT VIEW			

WINDOW SCHEDULE

MARK	SIZE		TYPE	TEMPR'D.	EGRESS	SCREEN *	SHADE **	DETAILS			NOTES
	WIDTH	HEIGHT						HEAD	JAMB	SILL	
W01	1'-9 1/2"	5'-0"	A	YES							
W02	1'-6"	1'-6"	B								
W04	1'-6"	1'-6"	B								
W05	1'-6"	1'-6"	B								
W06	1'-6"	1'-6"	B								

WINDOW NOTES:
1. SCREENS: TBD
2. SHADES: TBD
3. HARDWARE MOUNTING HEIGHT SHALL BE BETWEEN 34" AND 44" ABOVE THE FLOOR PER CBC 11B-404.2.7.
4. GLAZING TO BE LOW E^2, CONTRACTOR TO PROVIDE GLAZING SAMPLES PROIR TO ORDERING FENESTRATION
5. SEE GENERAL NOTE #16 ON SHEET A0.1 FOR EGRESS WINDOW REQUIREMENTS
6. SEE EXTERIOR ELEVATIONS FOR HANDING

WINDOW LEGEND

TYPE	A	B
VIEW		

issued: 11/9/22

revised: 1 2/1/23

JUSTIN PAULY ARCHITECTS
550 hartnell st, suite H
monterey, california 93940
P 831.920.1045
F 831.386.2460
jp@justinpaulyarchitects.com

PLANNING SUBMITTAL

apn: 010.273.001

a new garage and ADU for the:

SWEET RESIDENCE

S/W corner of casanova and 11th

carmel-by-the-sea, ca

ALL DRAWINGS AND WRITTEN MATERIALS CONTAINED HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT
(© JUSTIN PAULY ARCHITECTS)

WINDOW & DOOR SCHEDULES

sheet

A5.1

of sheets - **TOTAL**

On Feb 23, 2023, at 9:48 AM, Linda Barr <lindakbarr@gmail.com> wrote:

Re: Sweet Project DS 23-006(Sweet Trust)

February 23, 2023

To Whom It May Concern:

We are the owners of the property directly to the west (SE Corner 11th & Camino Real) of the proposed Sweet project. The existing garage on the Sweet property sits on our shared property line.

We fully support the revised Sweet plans for the new garage that reflect setting the garage back 3 feet from the property line to meet the current required setbacks of 3 feet from the property line for any structure.

With the garage set back 3 feet, we support the current plans for the property , including the ADU with its setback of the required 4 feet.

G. Richard Barr, MD
Linda K. Barr

Sent from my iPad

CITY OF CARMEL-BY-THE-SEA
HISTORIC RESOURCES BOARD
Staff Report

February 27, 2023
PUBLIC HEARINGS

TO:	Historic Resources Board Commissioners
SUBMITTED BY:	Katherine Wallace, Associate Planner
SUBJECT:	**HE 22-294 (Schneider)**: Consideration of a Historic Evaluation Phase I Determination of Eligibility referral, HE 22-294 (Schneider), for the "Gard House" at the southwest corner of Mission Street and 12th Avenue in the Single-Family Residential (R-1) District. APN 010-163-001

RECOMMENDATION:

Adopt a resolution (Attachment 1) adding the "Gard House" located at the southwest corner of Mission Street and 12th Avenue in the Single-Family Residential (R-1) zoning district to the Carmel Inventory of Historic Resources; APN: 010-163-001.

BACKGROUND/SUMMARY:

EXECUTIVE SUMMARY

On September 19, 2022, City-contracted historic consultant Margaret Clovis prepared a Phase I "Initial" Historic Evaluation for the property located at the southwest corner of Mission Street and 12th Avenue, because the property's Determination of Ineligibility had expired in 2013. Ms. Clovis, in consultation with City staff, concluded that a Phase I "Intensive" Historic Evaluation was warranted due to the presence of Craftsman-style details described in the Carmel Historic Context Statement. Ms. Clovis prepared a DPR 523A Form and found the c.1925 "Gard House" eligible for listing in the Carmel Inventory as a locally significant Craftsman-style resource that represents Carmel's architectural chronology. The applicant and property owner, Dr. Tobin Schneider, produced a second opinion by architectural historian Dr. Anthony Kirk, which asserts the property is not eligible for listing in the Carmel Inventory. Dr. Schneider also commissioned architectural historian Kent Seavey to author a peer review of Dr. Kirk's evaluation; Mr. Seavey concurs with Dr. Kirk's assessment. At the January 23, 2023 Historic Resources Board meeting, the Board voted on a motion to list the property on the Carmel Inventory of Historic Resources and produced two "aye" votes and two "no" votes resulting in a failed motion. The Board then voted on a motion to find the property ineligible for listing on the Carmel Inventory of Historic Resources; two "aye" votes and two "no" votes resulted in a failed motion. A substitute motion was passed to continue the project to the February 27, 2023 hearing, where a fifth board member would be present. Margaret Clovis revised the DPR 523 Form to include additional detail; numerous contextual photographs of Craftsman and Vernacular buildings listed on the Carmel Inventory of Historic Resources; and an updated style determination of "Vernacular Craftsman." Upon review of all documentation, Planning staff supports the findings of Margaret Clovis and recommends the property be listed on the Carmel Inventory.

BACKGROUND AND PROJECT DESCRIPTION

The Vernacular Craftsman-style cottage located at the southwest corner of Mission Street and 12th Avenue was permitted in August, 1925. No original plans are available, and the builder and/or architect is not known. The original owners were Henry and Martha Gard; Henry worked for a short time for the Carmel Street Department and also worked as a well driller in Sonoma. The extant footprints of the residence and the detached garage are unchanged from the 1930 Sanborn map, except for a deck and stairs at the rear elevation. The property was subdivided prior to 1962, resulting in its current lot size. Permitted and unpermitted alterations have occurred over the years, to be discussed in further detail to follow.

A historic evaluation by Kathryn Gualtieri (former California State Historic Preservation Officer) and Susan Lehmann (Santa Cruz-based preservation consultant) authored on July 16, 2008 found the property ineligible for the California Register (Attachment 2). Gualtieri and Lehmann's cursory evaluation stated,

> *"The sliding wood windows, which are not characteristic of the 1920s period, indicate that alterations were likely made at some point, although no permits of the work were in the file,"* and*, "In our opinion, this vernacular cottage cannot be associated with important persons or events. Nor does it embody the distinctive architectural characteristics of a type, period, region, or method of construction. It does not represent the work of a master."*

The City subsequently issued a Determination of Ineligibility on July 28, 2008, which expired on July 28, 2013 (Attachment 3). On September 7, 2022, property owner Dr. Tobin Schneider submitted an application for a Phase I "Initial" Historic Evaluation. On September 19, 2022, City-contracted historic consultant Margaret Clovis prepared an initial evaluation (Attachment 4). Ms. Clovis, in consultation with City Staff, concluded that a Phase I "Intensive" Historic Evaluation was warranted due to the presence of shingle siding, a U-shaped plan, and other Craftsman details described in the Carmel Historic Context Statement.

In September, 2022, Ms. Clovis conducted an intensive survey and prepared a DPR 523A Form for the "Gard House" (Attachment 5). Upon receipt of Ms. Clovis' DPR form, the applicant and property owner, Dr. Tobin Schneider, commissioned architectural historian Dr. Anthony Kirk to author a second opinion (Attachment 6). In his letter to Planning staff, dated January 2, 2023, Dr. Kirk asserts the property is not eligible for the Carmel Inventory. Dr. Schneider also commissioned architectural historian Kent Seavey to author a peer review of Dr. Kirk's evaluation; the peer review (Attachment 7) was delivered to the City on January 4, 2023, and offers support for Dr. Kirk's assessment. The professional opinions of Dr. Kirk and Mr. Seavey will be addressed in the "Staff Analysis" section to follow.

At the January 23, 2023 Historic Resources Board meeting, the Board voted on a motion to list the property on the Carmel Inventory of Historic Resources. Two "aye" votes and two "no" votes were cast, resulting in a failed motion. The Board then voted on a motion to find the property ineligible for listing on the Carmel Inventory of Historic Resources; two "aye" votes and two "no" votes resulted in a failed motion. A motion to continue the item to the February 27, 2023 meeting was passed. Ms. Clovis revised the DPR 523 Form in February, 2023 to include additional detail and contextual photographs, and updated the stylistic identifier from Craftsman to Vernacular Craftsman (Attachment 8). Ms. Clovis found the property to be significant at the local level under California Register Criterion 3 (Architecture) as a good example of the Vernacular Craftsman style. The identified character defining features are as follows:

- single-story;
- U-shaped plan with interior courtyard;
- wood shingle siding;
- fenestration (sliding wood windows, casement windows, double Dutch doors with multi-paned

windows, and extended window sills);
- brick chimney;
- gabled roof system; and
- one-car detached garage with double doors and board and batten siding.

Permitted alterations include a composition shingle roof (2009) and a poured concrete garage floor (2009). Streetview imagery indicates that the garage door hinge hardware appears to have been added at this time.

Unpermitted alterations include wood shutters, wood window boxes, copper gutters and downspouts, and exterior light fixtures (c.2008-2011); a picket fence (2010); and a brick walkway installed at an unknown date. The DPR 523A Form states that the extant sliding wood windows appear to be replacements, and the rear deck at the southeast corner of the property was expanded pre-1959. The 1930 and 1962 Sanborn maps (Attachment 9) depict the extant covered rear porch but not the adjacent deck; however, the "Residential Building Record" (Attachment 10) provided by the Monterey County Assessor to the property owner indicates the deck may have been constructed prior to 1959.

Ms. Clovis assessed the six relevant aspects of integrity (location, design, setting, materials, workmanship, feeling) and found the integrity of the residence and garage to be sufficiently intact; the seventh aspect, association, is only applicable for properties eligible under CA Register 1 and 2. Ms. Clovis states that there have been few changes to the Gard house and garage over time, and the known changes appear limited to in-kind or compatible replacements or additions (i.e., shutters and window boxes). Ms. Clovis asserts that both structures retain integrity, based on the following assessment:

- Location: the Gard House is still in its original location.
- Design: the Gard House has retained its U-shaped plan and original roof configuration, and the window openings appear original.
- Setting: the Gard House is still located in a residential setting.
- Materials: the Gard House retains some historic materials, including wood shingle siding, exposed rafters, clinker brick chimney, slightly extended window sills, fascia boards and wood casement windows. The Gard House also features compatible replacement materials, including sliding wood windows and wood doors. The apparent replacement of the windows and doors at an unknown date was carried out in a manner consistent with the Secretary of the Interior's Standards for Rehabilitation. Guidance provided in the National Park Service Technical Preservation Services article, "Replacement Windows that Meet the Standards" indicates the replacement windows are appropriate. Likewise, the doors were replaced in a manner appropriate to the style and era of the home.
- Workmanship: the Gard House displays some original workmanship, such as the cladding, rafters, and chimney, and some non-original workmanship, such as the decorative plank shutters and window boxes.
- Feeling: the Gard House retains the physical features that convey its historic character, i.e., a Vernacular Craftsman house in Carmel.
- Association: association is only applicable for properties eligible under Criteria 1 and 2.

Ms. Clovis concludes that the property meets the criterion for historic eligibility per CMC 17.32.040 because it represents at least one theme in the Historic Context Statement (the theme of architectural chronology); retains substantial integrity; is a minimum of 50 years of age (built c.1925); and is a good example of the Vernacular Craftsman architectural style which is recognized as significant in the Historic Context Statement.

STAFF ANALYSIS

Staff concurs with the conclusion and findings of DPR form authored by Margaret Clovis. The DPR form

states that the Gard House reflects the aesthetic characteristics of the Craftsman style as described in the Historic Context Statement. To expand upon that claim, staff has provided the specific Craftsman characteristics referenced in section 5.4 of the updated Historic Context Statement.

- Horizontality of proportions
- Low-pitched, overhanging gable roof forms
- Exposed rafters in the eaves
- Undisguised, exposed structural elements
    - Rafters
    - Beams
    - Braces
- Reliance on honest use of materials
    - Wood
    - Brick
    - Stone
- Stucco or shingle siding
- "L" or "U" shaped plans which enclose a patio
- Enjoyment of natural setting through:
    - Porches
    - Outdoor spaces
    - Clustering of windows into horizontal bands
- Windows framed by extended lintels and sills
- Tripartite windows
- Windows, either:
    - Sliding
    - Hinged casement
    - Double-hung sash

The residence does not feature exterior beams (though it does feature interior beams), nor does it feature braces or stone. However, the Gard House reflects all remaining Craftsman characteristics.

Staff also reviewed the description of Carmel's residential architecture found in Section 5.4 of the updated Historic Context Statement. Features present at the Gard House are underlined.

> *Early in the City's development, a taste for simplicity, often articulated by the use of shingles or board and batten siding, transcends the divisions of time and architectural fashions. Other features which regularly appear regardless of architectural style include "Dutch" doors, which can be opened on the top and left closed on the bottom, and the use of the local chalkrock or Carmel stone for chimneys, paving, garden walls, and exteriors. An adjunct to many houses figuring prominently in the streetscapes of Carmel is a detached single garage, usually front-gabled, sided with board-and-batten, entered via an arched vehicular door, and set close to the street.*

Staff consulted *A Field Guide to American Houses* by Virginia McAlester, which dates the Craftsman style between 1905 and 1930 (pg. 567). The Carmel Historic Context Statement says, the heyday of Craftsman building in Carmel lasted from 1905 into the early 1920s (pg. 53). Staff concurs with Ms. Clovis that cottages like the Gard House reflect the village's early twentieth century history, its formative years, and its architectural chronology.

Carmel's Historic Preservation Ordinance states that to qualify for the Carmel Inventory, a historic resource

eligible under California Register Criterion 3 (Architecture) should be a good example of an architectural style or type of construction recognized as significant in the Historic Context Statement (CMC 17.32.040.D.3). The resource does not need to be the first, last, only, best, or most exceptional example of a style. Thus, the Gard House, as a good example of the Vernacular Craftsman style within Carmel's Historic Context theme of Architectural Development, can be found eligible for the Inventory.

As previously described, Dr. Anthony Kirk produced a second opinion for the property owner that asserts the Gard House is not eligible for the Inventory. Dr. Kirk's claims are listed below, followed by a staff response in italics.

- Although a building permit was submitted in 1925, the record of building permits does not show a permit issued. It is a 'late 1920s' cottage.
    - *Staff Response: The building permit record for the Gard House is dated August 1925; it is not known exactly when the cottage was built.*

- The rear deck at the southeast corner of the home was expanded before 1959, rather than post-1962 as claimed in the DPR.
    - *Staff Response: DPR form revised with no impact on findings.*

- The DPR form should include a note at the bottom of page 2 to say "continued on page 4."
    - *Staff Response: The DPR form revised with no impact on findings.*

- The phrase "boxed eaves in the gabled ends" is incorrect.
    - *Staff Response: DPR form revised with no impact on findings.*

- The Residential Building Record, dated 1959, shows no deck west of the rear chimney. The single French door that opens to this deck appears to have been installed in 1960 or later.
    - *Staff Response: DPR form revised with no impact on findings. Changes to the rear elevation do not impact the building's integrity.*

- The DPR form fails to mention there is a partial basement at the southeast corner of the house.
    - *Staff Response: DPR form revised with no impact on findings.*

- The DPR form fails to mention that the doors are not original. Rob Nicely, president of Carmel Building and Design, offered to the property owner that none of the house doors are original because they are Douglas Fir rather than redwood and are fitted with modern hardware. There is no way to know if the doors look like the originals or not.
    - *Staff Response: DPR form revised with no impact on findings.*

- Mr. Nicely believes the windows are original; however, Dr. Kirk asserts "it is highly probable that some of the windows are not original."
    - *Staff Response: DPR form does acknowledge likely replacement windows and text has been added the original configuration is not known though wood sliders were typical of the era.*

- Although the DPR form does identify the shutters and flower boxes as contemporary, they "gave the residence a different feeling than it originally had" and "have changed the appearance of the house considerably."
    - *Staff Response: Shutters and flower boxes are cosmetic, compatible, and easily removable.*

- The house is a poor example of the Craftsman style because it lacks beams and braces; "the absence of a photograph makes the significance of the house questionable"; and there are better examples of Craftsman houses in Carmel.
    - *Staff Response: There are sufficient other Craftsman features present, and resources do not need to be the best example of a style to be significant. The DPR has been revised to use the "Vernacular Craftsman" identifier.*

- The detached garage has been converted to a bedroom.
    - *Staff Response: Interior use of the garage has no impact on the finding of eligibility.*

- The garage fenestration has been altered. Mr. Nicely believes the north garage doors are original, but the rear pedestrian door opening was likely added during the conversion. Mr. Nicely believes 3 of the 5 garage windows are not original: the two small fixed windows at the north garage façade and the four-light hopper window on the east side. Dr. Kirk asserts the garage has lost integrity.
    - *Staff Response: The garage retains overall integrity despite fenestration alterations that likely include new openings and/or altered openings. The main residence is the primary resource on the site.*

Dr. Schneider also arranged for architectural historian Kent Seavey to conduct a peer review of Dr. Kirk's evaluation. Mr. Seavey's review was delivered to the City on January 4, 2023. His comments are followed by staff responses in italics.

- Mr. Seavey disagrees with Mr. Nicely's assessment that the windows appear to be original, and asserts they are replacements "based on their physical condition, materials, and configuration of the overall fenestration." Mr. Seavey believes the windows were "changed out" sometime prior to 1960.
    - *Staff Response: Even if the windows were changed out (as the DPR contends is likely), they were replaced in a manner consistent with the Secretary 's Standards.*

- Typical Craftsman fenestration includes "fixed sash windows with decorative patterns of muntins in smaller upper sash" – which the Gard House lacks.
    - *Staff Response: This quote comes from the Carmel Historic Context Statement in reference to 20th c. cottages generally (Queen Anne, Colonial Revival, or Craftsman). The paragraph in the Context Statement that discusses Craftsman styles specifically cites "sliding, hinged casement, or double-hung sash windows." (pg. 53).*

- Mr. Seavey agrees that the garage has been altered.
    - *Staff Response: Staff also agrees that the garage has been altered. But the apparent fenestration alterations to the garage are moderate. Most importantly, the main house is the primary resource.*

- Mr. Seavey agrees with Dr. Kirk that the home does not have braces or beams, which are "necessary character defining elements."
    - *Staff Response: The Context Statement includes braces and beams in a list of possible rather than necessary Craftsman character-defining features. Many Inventory-listed Craftsman homes do not feature braces and beams.*

- Mr. Seavey agrees with Dr. Kirk that there are better local examples of the Craftsman style

(homes with front porches, for example).

- *Staff response: Per the ordinance, a historic resource does **not need** to be the first, last, only, best, or an exceptional example to be considered eligible for the inventory.*

- Mr. Seavey's concluding statement addresses the question of integrity: "I fully concur with Dr. Kirk's conclusion that the subject property lacks the necessary physical integrity to meet the criteria for historic listing in either the National or CA registers…or the Carmel Inventory of Historic Resources."
  - *Staff response: Staff supports the conclusion by Margaret Clovis that both the residence and garage retain sufficient overall integrity.*

There has been much scrutiny over whether the extant windows and doors are original or replacements, and if they are replacements, then whether they are in-kind replacements or if the configuration/operability has been changed. The windows in question are single-pane wood windows with brass hardware. The windows are primarily tripartite-style and two-lite sliding windows, with a few single-lite casement windows (two at the façade and one at the west elevation). The staff position is that the windows, if they are replacements, reflect the reality that buildings change over time and changes can themselves be significant. Standard Four of the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties states: "Changes to a property that have acquired historic significance in their own right will be retained and preserved." Additionally, Standards 9 and 10 allow compatible replacement materials.

The most critical consideration regarding door and window replacement is to retain the size of the original openings and to preserve the style of the windows. Although there are no original plans, the size of the openings has not been debated by Ms. Clovis, Dr. Kirk, Mr. Nicely, or Mr. Seavey and do not appear altered. The configuration/operability of the original fenestration cannot be determined. The 1959 Residential Building Record indicates the home had casement windows (which it does); there was no form line item to also indicate sliding windows, if they were in fact present at that time (Attachment 10).

Regardless, the Historic Context Statement cites sliding windows as a local Craftsman feature, and double-doors are period appropriate. Staff review of resources currently listed on the Inventory determined that 14 (of a total 49) Craftsman buildings have sliding wood windows, and many Vernacular buildings have sliding windows. Please reference the DPR forms for residential Craftsman buildings provided as Attachment 11 and the DPR forms for residential Vernacular buildings provided as Attachment 12. The forms provide additional context; however, staff asserts the property retains the features of the Vernacular and Craftsman styles as described in the Historic Context Statement and stands on its own merit, without comparison to others listed on the Inventory.

The DPR form for the Gard House states that the non-original shutters, window boxes, and gutters are compatible; staff would add that they are cosmetic features that could be easily removed without compromising the form and integrity of the house per Standard 10. Lastly, the Gard House can still be identified as a 1920's cottage with its non-original composite shingle roof. Rehabilitation Guidelines for Resilience to Natural Hazards allow for new adaptive treatments to make historic buildings more resilient to natural hazards. The new composite shingle roofing material is more resistant to fire, is consistent with the standards, and does not compromise the overall integrity of the resource.

While the construction date of 1925 lends itself to a "Craftsman" style designation, the Gard House may be more appropriately identified as Vernacular with Craftsman features, due to similarities with the modest early twentieth century cottages. The label "Vernacular" has been assigned to 34 buildings listed on the Inventory, with construction dates ranging from 1888 to 1950. The DPR 523 forms for some of those buildings (like the Anson House on Monte Verde 3 NW of Ocean) include the identifier, "Vernacular Craftsman." There is also precedent for the vernacular label used in combination with various styles, including: "Tudor influenced

Vernacular"; "Vernacular Scandinavian"; "Vernacular Storybook"; and "Vernacular Hipped Cottage." The L.D. Whiffen House at NE Junipero and 9th is "Rustic Vernacular." The term appears to be used in instances of local architectural eccentricities or for modest interpretations of a specific style. Because the Gard House is a modest interpretation of the Craftsman style, the "vernacular" label is appropriate.

The Gard House is a simple cottage that represents Carmel's building tradition of rustic simplicity. As stated in Section 5.4 of the Historic Context Statement, "Early in the City's development, a taste for simplicity, often articulated by the use of shingles or board-and-batten siding, transcends the divisions of time and architectural fashions." The Gard House is not a "high style" architectural work. Rather, it is a simple, vernacular dwelling with modestly employed Craftsman style influences. The cottage is a good example of working class housing in Carmel in the 1920s (Mr. Gard was a well driller and worked for the City's Street Department). Because the identified alterations are appropriately sympathetic to the building's architectural character, the Gard House continues to reflect its 1920's Vernacular Craftsman identity.

Correspondence received prior to the January 23, 2023 HRB meeting: The applicant, Dr. Tobin Schneider, has provided a supplemental letter dated January 16, 2023, responding to the finding of eligibility. In summary, the applicant's position remains that the house should not qualify for listing on the inventory and is not a good example of Craftsman style architecture. This correspondence has been included as Attachment 13. Additionally, Matthew Porges, Senior Designer at DYAR Architecture, submitted a letter to staff on January 16, 2023. In summary, Porges' position is that the Schneider cottage is "of" the Craftsman style, but is not a "good" example of the style, because it lacks a display of "craft." This correspondence has been included as Attachment 14.

Correspondence received prior to the February 27, 2023 HRB meeting: None.

Alternative #1: Should the HRB determine the property is ineligible for listing, the board must adopt specific findings identifying *why* it is ineligible for listing. The findings should also identify the specific basis for the determination to be included in the Determination of Ineligibility (refer to Attachment 15).

Alternative #2: If a motion to either list the property as a historic resource or determine it is ineligible for the local inventory should result in a tie, the Board can make a motion to refer the decision to the City Council.

Environmental Review: Staff recommends that the listing of the subject property on the Carmel Inventory be found to be "not a project" pursuant to section 15378 of the CEQA Guidelines. Listing the subject property on the Carmel Inventory does not grant any permits or entitlements approving a project that would result in a direct or indirect physical change in the environment.

FISCAL IMPACT:

N/A

ATTACHMENTS:

Attachment 1 - Resolution
Attachment 2 - Gualtieri and Lehmann Evaluation (2008)
Attachment 3 - City Determination of Ineligibility (2008)
Attachment 4 - Initial Historic Evaluation (2022)
Attachment 5 - Intensive Historic Evaluation, DPR 523 Form (2022) - with 2023 tracked changes
Attachment 6 - Second Opinion by Dr. Kirk (2023)

Attachment 7 - Peer Review by Kent Seavey
Attachment 8 - Intensive Historic Evaluation, DPR 523 Form revised 2023
Attachment 9 - Site Photographs and Sanborn Maps
Attachment 10 - County Assessor's Building Record (1959)
Attachment 11 - DPR forms for Historic Residential Craftsman Buildings
Attachment 12 - DPR forms for Historic Residential Vernacular Buildings
Attachment 13 - Applicant Correspondence
Attachment 14 - Architect Correspondence
Attachment 15 - Preliminary Determination of Ineligibility Template
Attachment 16 - Draft Resolution of Historical Resource Designation

CITY OF CARMEL-BY-THE-SEA
HISTORIC RESOURCES BOARD

HISTORIC RESOURCES BOARD RESOLUTION NO. 2023-XX-HRB

A RESOLUTION OF THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA ADDING AN INDIVIDUAL PROPERTY LOCATED AT THE SOUTHWEST CORNER OF MISSION STREET AND 12TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT TO THE CARMEL INVENTORY OF HISTORIC RESOURCES; APN: 010-163-001

WHEREAS, on September 7, 2022, Tobin Schneider, ("Applicant" and "Owner") submitted a Historic Evaluation application "(HE 22-294, Schneider)" for the property located on the southwest corner of Mission Street and 12th Avenue, in the Single-Family Residential (R-1) Zoning District (Block 138, Lot 1); and

WHEREAS, on July 28, 2008, the City issued a Determination of Ineligibility that expired on July 28, 2013; and

WHEREAS, in accordance with the City's Historic Preservation Ordinance (CMC 17.32), upon receipt of a Historic Evaluation application, an initial assessment of historic significance shall be conducted to determine whether the property may have historic resource potential sufficient to warrant conducting an intensive survey (CMC 17.42.060.B); and

WHEREAS, in accordance with CMC 17.32.060.B, if a property appears to meet the criteria for the inventory or, if based on the initial assessment, a definitive determination of eligibility or ineligibility cannot be made, a qualified professional under contract to the City must prepare an intensive survey of the property; and

WHEREAS, Margaret Clovis, a City-contracted historic consultant, conducted an initial assessment of the property and was unable to disqualify the residence from listing based on the criteria for listing as a historic resource as outlined in the municipal code (CMC 17.32.040) and therefore a definitive determination of ineligibity could not be made by staff; and

WHEREAS, staff retained the services of Margaret Clovis to prepare an intensive review of the property (HE 22-294, Schneider) described herein as "application", to determine whether the property meets the criteria for listing on the Carmel Inventory; and

WHEREAS, the review concluded that the subject property is eligible for listing in the Carmel Inventory as a locally significant resource because it is representative of Carmel's architectural chronology, specifically the Vernacular Craftsman architectural style, as described in the Historic Context Statement; and

WHEREAS, the intensive survey dated September 2022 prepared by Margaret Clovis identified the property as the "Gard House" with the following character defining features:

single story; U-shaped plan with interior courtyard; wood shingle siding; fenestration (sliding wood windows; casement windows; double Dutch doors with multi-paned windows; extended sills); brick chimney; gabled roof system; one-car detached garage with double doors and board and batten siding; and

WHEREAS, the intensive survey concluded that the residence is eligible for listing on the Carmel Inventory of Historic Resources as the property is representative of Theme 5: Architectural Development in Carmel (1888-1965) in the Historic Context Statement; retains a sufficient degree of integrity; is greater than 50 years old; and, meets California Register Criteria 3 (Architecture) as a good example of a Vernacular Craftsman style building; and

WHEREAS, in accordance with CMC 17.32.070.A, properties determined to be eligible by an administrative determination, or by the Historic Resources Board on appeal, shall become part of the inventory upon completion of an inventory form documenting the resource and issuance of an administrative determination finding by the Department or adoption of a finding by the Board that the property meets the criteria for historic resources; and

WHEREAS, the applicant disagrees with the conclusion that the building is architecturally significant and has requested that the Historic Resources Board consider the decision to list the property on the Historic Inventory; and

WHEREAS, on January 23, 2023, the Historic Resources Board held a public hearing to receive public testimony regarding whether to list an individual property located at the southwest corner of Mission Street and 12th Avenue in the Single-Family Residential (R-1) Zoning District to the Carmel Inventory of Historic Resources; and

WHEREAS, on or before January 20, 2023 the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, notice of the public hearing was published in the *Carmel Pine Cone* on January 13, 2023 and posted in three locations on January 20, 2023 in compliance with State law (California Government Code 54956); and

WHEREAS, on January 23, 2023, the Historic Resources Board considered placing the "Gard House" on the Carmel Inventory of Historic Resources, and a motion to place the property on the Inventory received two "aye" votes and two "no" votes resulting in a tie vote and failed motion; a vote to find the property ineligible for listing on the Carmel Inventory of Historic Resources produced two "aye" votes and two "no" votes resulting in a failed motion; and a substitute motion to continue to the February 27, 2023 Historic Resources Board hearing where an additional Board member would be present was passed; and

WHEREAS, on February 27, 2023, the Historic Resources Board held a public hearing to receive public testimony regarding whether to list an individual property located at the southwest corner of Mission Street and 12th Avenue in the Single-Family Residential (R-1) Zoning District to the Carmel Inventory of Historic Resources; and

WHEREAS, on or before February 17, 2023 the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, notice of the public hearing was published in the *Carmel Pine Cone* on February 17, 2023 and posted in three locations on February 24, 2023 in compliance with State law (California Government Code 54956); and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Board at their January 27, 2023 hearing including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Historic Resources Board did hear and consider all said reports, attachments, recommendations, and testimony herein above set forth and used their independent judgement to evaluate the project; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, et seq., the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require the review of certain projects for environmental impacts and preparation of environmental documents; and

WHEREAS, the listing of the subject property on the Carmel Inventory is “not a project” pursuant to section 15378 of the CEQA Guidelines. Listing the subject property on the Carmel Inventory does not grant any permits or entitlements approving a project that would result in a direct or indirect physical change in the environment; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

NOW THEREFORE, BE IT RESOLVED, that the Historic Resources Board of the City of Carmel-by-the-Sea does hereby add an individual property, the “Gard House” located at the southwest corner of Mission Street and 12th Avenue in the Single-Family Residential (R-1) zoning district to the Carmel Inventory of Historic Resources; APN: 010-163-001.

PASSED, APPROVED AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA THIS 27th DAY OF FEBRUARY 2023, BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

_____

Jordan Chroman
Chair

_____

Leah Young
Historic Resources Board Secretary

Kathryn Gualtieri
502 Grand Avenue
Capitola CA 95010

Attachment 2

July 16, 2008

To: Sean Conroy, Senior Planner
Community Building & Planning Department
P. O. Drawer G
Carmel-By-The-Sea, CA 93921

Re: SW Corner Mission and 12th Street
Block 138, all Lot 1 except S. 0.9'
(APN# 010-163-001)

The following is an evaluation of the property at the SW Corner Mission and 12th Street to determine if it should be considered a historic resource for purposes of the California Environmental Quality Act (CEQA).

The Carmel building records do not contain an original permit or plans for the property. On the outside of the permit folder, however, there were three dates and permit numbers:

Permit #652 Sept. 1923
Permit #670 Oct. 1923
Permit #1031 Aug. 1925

This indicates that the cottage was likely built c. 1923-25. The Sanborn Insurance Maps for the years 1924 and 1930 show a u-shaped footprint for the cottage as it is today.

The present condition of the building appears to be good. The sliding wood windows, which are not characteristic of the 1920s period, indicate that alterations were likely made at some point, although no permits for the work were in the file.

In our opinion, this vernacular cottage cannot be associated with important persons or events. Nor does it embody the distinctive architectural characteristics of a type, period, region or method of construction. It does not represent the work of a master.

For the above reasons, we have determined that the building does not meet the necessary criteria to qualify it for listing in the California Register. Therefore, it should not be considered a historic resource for purposes of CEQA.

Submitted by: Kathryn Gualtieri and Susan Lehmann

CARMEL-BY-THE-SEA

NOTICE OF INELIGIBILITY

For The Carmel Historic Resources Inventory

On 28 July 2008 the Department of Planning and Building determined that the property identified below does not constitute an historic resource.

Attachment 3

Assessors Parcel Number: 010-163-001
Current Owner: Roger & Lana Hall
Block: 138
Lot: 1
Street Location: SW Corner Mission and 12th Street

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.

This determination shall remain valid for a period of five (5) years and shall expire on 28 July 2013.

Sean Conroy, Planning & Building Services Manager

HE 22-294 (SCHNEIDER) Historic Evaluation

Date: 9/19/2022
Prepared by: Meg Clovis
Assessor's Parcel Number: 010 163 001
Current Owner: Schneider, Tobin M Trust
40 Aster Ave.
Hillsborough, CA. 94010
Block/Lot: Block 138, Lot 1
Street Location: SW Corner Mission and 12th Ave.
Lot size: 5000 sq. ft.
Date of Construction: 1925 (assessor)

1. Land Use & Community Character Element, Subdivision Chronology Map: 1902

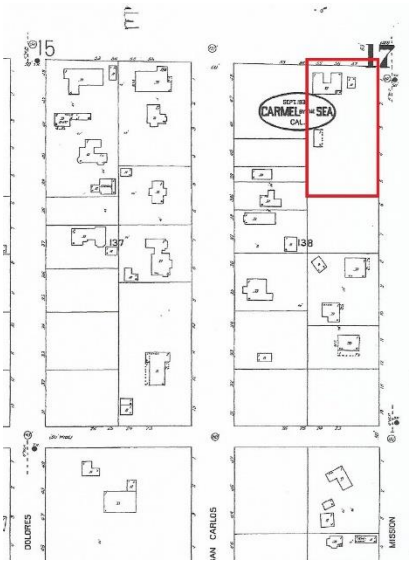
2. Is the property listed on the Carmel Inventory? No

3. Has the property been reviewed previously for historical significance? Yes
   On June 18, 2008, Kathryn Gualtieri and Susan Lehman evaluated the subject property and concluded that it did not relate to themes or property types included in Carmel's Historic Context Statement; it was not the work of a Master; and the property had no association with important events or people.

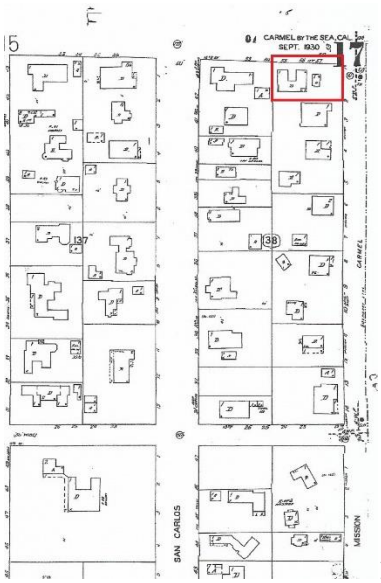
   On July 28, 2008, the Department of Planning and Building determined that the property does not constitute an historic resource because:
   a) The property does not relate to historic themes or property types established in the Historic Context Statement for Carmel-by-the-Sea, and
   b) The property 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? Yes

5. Is the property identified on the Sanborn Maps? Yes, 1930 & 1962



1930



1962

6. Date of original building permit:
   There is no original building permit in the file. Three building permit numbers are listed on the file jacket as follows:
   a) #652 September 1923
   b) #670 October 1923
   c) #1031 August 1925

   A notice in the Carmel Pine Cone (11/28/1925) records a deed from the Carmel Development Company to Henry Ansel Gard and Martha G. Gard for Lot 1, Block 138, so a 1925 date of construction is most probable.

7. Original and subsequent ownership:
   a) Henry A. Gard & Martha G. Gard
   b) Charlotte N. Wight
   c) Lana Turner
   d) Roger & Lana Hall

8. Information on the original designer/builder: None

9. Alterations and changes to the residence/property:
   a) BP# 09-99R (6/11/2009): Reroof
   b) BP# 09-222R (12/9/2009): Pour rebar reinforced concrete slab on garage floor

   Note: Although there is no record in the building file, it appears that new sliding windows were installed at some point in time.

10. Conclusions:
    Carmel's Historic Context Statement notes that, "Typical features of Craftsman homes in Carmel include stucco or shingled siding, "L" or "U" shaped plans which enclose a patio, and windows – either sliding, hinged casement, or double-hung sash in operation – which are framed by extended lintels and sills. The heyday of Craftsman building in Carmel

lasted from about 1905 into the early 1920s." The subject property has shingle siding, a U-shaped plan and enough other Craftsman details to warrant a Phase One evaluation.

11. Current Photographs of Residence:

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____ Attachment 5
HRI # _____
Trinomial _____
NRHP Status Code ____
Other Listings ____
Review Code _____ Reviewer _____ Date _____

 ***Resource Name or #:** (Assigned by recorder) Gard House

P1. Other Identifier: Gard House

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary)

***b. USGS 7.5' Quad** Monterey **Date** 2012 **T** ; **R** ; ¼ **of** ¼ **of Sec** ; Mount Diablo **B.M.**

c. Address SW Corner Mission & 12th Ave. City Carmel by the Sea Zip 93921

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
APN 010-163-001, Block 138, Lot 1

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

Constructed in 1925, the Vernacular Craftsman style Gard House has a front-facing U-shaped plan and is situated on the southwest corner of Mission and 12th Avenue. The gabled roof system is covered with composite shingles and has overhanging eaves with both exposed rafters and ~~boxed eaves~~fascia boards in the gabled ends. The exterior walls are covered with coursed wood shingles. The majority of the fenestration is single pane sliding wood frame windows with slightly extended ~~lintels and~~ sills, a Craftsman design trait. This type of window is typical of Craftsman homes in Carmel, per the Carmel Historic Context Statement. Most of the windows have non- historic plank shutters and window boxes, which were added sometime between 2008 and 2011. A sliding wood window is located in each front gable wing. The main block of the house has an offset front door flanked by another single pane window. The front door is a double Dutch door, with solid panels in the lower halves and multi-paned windows in the upper halves. The courtyard formed by the two wings of the U-shaped plan has a central brick walkway which leads to the front entrance and planting beds on either side. (continued p. 3)

***P3b. Resource Attributes:** (List attributes and codes) HP2, Single family residence

***P4. Resources Present:** ☒Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Front Elevation, 09/2022

***P6. Date Constructed/Age and Sources**: 1925 ☒Historic ☐Prehistoric ☐Both Assessor

***P7. Owner and Address:**
Schneider, Tobin M Trust
40 Aster Ave.
Hillsborough, CA. 94010

***P8. Recorded by:** (Name, affiliation, and address)
Meg Clovis
14024 Reservation Rd.
Salinas, CA 93908

***P9. Date Recorded:** 09/2022 rev.02/2023

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (cite survey report and other sources, or enter "none.") None

***Attachments:** ☐**NONE** ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐Other (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** HP2

***Resource Name or #** (Assigned by recorder) Gard House

B1. Historic Name: Gard House
B2. Common Name: Gard House
B3. Original Use: Residence B4. Present Use: Residence
***B5. Architectural Style:** Vernacular Craftsman
***B6. Construction History:** (Construction date, alteration, and date of alterations) Constructed in 1925, BP# 09-99R (6/11/2009) Reroof, BP# 09-222R (12/9/2009) Pour rebar reinforced concrete slab on garage floor, BP 09-222 (12/09/2009); Enlarge rear deck; rear exit door and landing, install shutters and window boxes, replacement windows (no permit recorded)

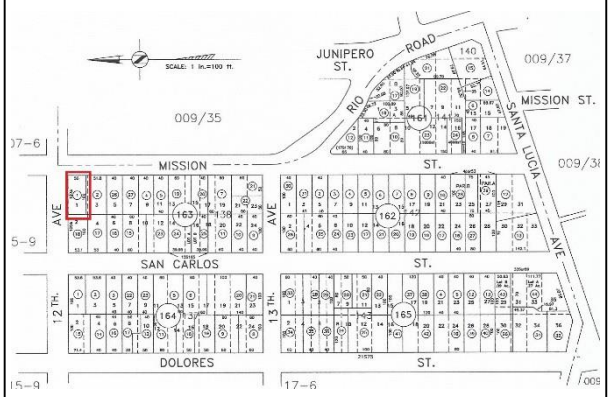
***B7. Moved?** x☐No ☐Yes ☐Unknown **Date:** **Original Location:**
***B8. Related Features:** Detached garage
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** Architectural Development **Area** Carmel by the Sea
Period of Significance 1925 **Property Type** Building **Applicable Criteria** CR 3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Address integrity.)

A notice in the November 28, 1925, *Carmel Pine Cone* announced that Henry Ansel Gard and his wife Martha Beatrice Gard purchased Lot 1 in Block 138 from the Carmel Development Company. The couple applied for a building permit that same month. The U-shaped house and detached single-car garage appear on the 1930 Sanborn Map. The 1962 Sanborn Map reveals that the owners subdivided their property, reducing the original lot by almost two-thirds. Henry Ansel Gard (1889 – 1965) was born and raised in Sonoma County. The 1920 census recorded that he worked as a well driller for a ranch in the Alexander Valley. Although the Gards built a house in Carmel and were registered voters in Monterey County, it appears that they split their time between Sonoma and Monterey counties. Henry worked for a short time in the 1940s as a laborer for the Carmel Street Department. By 1947 they had retired permanently to Sonoma County. Neither member of the couple is listed in Carmel's Historic Context Statement. (continued p. 4)

B11. Additional Resource Attributes (List attributes and codes): HP4
***B12. References:**
Carmel Context Statement & Historic Preservation Ordinance
Carmel Pine Cone: 11/28/1925
Building File, Carmel Planning Dept.
National Register Bulletin 15
Polk's City Directories, Harrison Memorial Library
U.S. Census & Voter Registration Records
Sanborn Maps, 1930 & 1962
Seavey, Kent. Carmel: A History in Architecture
Residential Building Record, Monterey County Assessor
B13. Remarks
***B14. Evaluator:** Meg Clovis
***Date of Evaluation:** 09/2022; rev.02/2023

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



*Required Information

P3a. Description:

Sanborn Maps reveal that a small entry porch was located on the rear southeast corner of the house. This porch ~~has since been~~was enlarged prior to 1959 according to the Assessor's Residential Building Record (no permit is in the file). A partially glazed wood door opens onto the porch. An exterior clinker brick chimney is located on the rear elevation. ~~and another~~A second rear entrance (a wood-frame multi-light glazed door), accessed by a short flight of wooden steps, is located on the west side of the chimney and was installed after 1959 according to the Assessor's Residential Building Record. A short flight of stairs leads to a basement entry door at the south end of the east elevation. A decomposed granite driveway fronts the one-car garage, which presumably dates to 1925 (it appears on the 1930 Sanborn Map).

Figure 1: Garage doors

The front-gabled, board and batten garage has double doors with small 2 over 2 windows in each door. The board and batten garage cladding differs from the shingle cladding of the main house. Selection of a less expensive material (such as board and batten) for secondary structures was not an uncommon design approach. In 2009 a new rebar reinforced concrete slab was poured on the garage floor; it is possible the garage structure was shored up during the foundation work. Door hinge hardware appears to have been added at this time. The garage fenestration appears to have been altered, though no historic photographs or records are available. The extant wood windows include two four-lite fixed windows at the north elevation, a four-lite hopper window and a sliding window at the east elevation, and paired six-light fixed windows at the west elevation. The south elevation features a partially glazed rear pedestrian door. Both the front and side yard are enclosed by a white picket fence, installed in 2010, which replaced the original grape stake fence. The side yard is not landscaped and is shaded by mature oak and pine trees.

In July 2008 an historical evaluation of the property noted that the sliding wood windows were not characteristic of the period and were probably not original. This was one of the reasons the house was determined ineligible for listing on Carmel's Historic Resource Inventory at that time. ~~Shortly thereafter the updated Context Statement, adopted by the City Council in September 2008, noted~~ However, the Historic Context Statement states that sliding wood windows are a particular trait of the Craftsman style in Carmel. This statement was included in the original 1997 version of the Context Statement, the updated version adopted in September 2008, and the updated version adopted in December 2022. A close examination of the windows reveals wood frames and sashes, single-pane glass, and period- appropriate brass hardware. The presence of Torx screws indicate the windows are likely ~~in-kind~~ replacements.The style of the original windows is not known.

No original plans or building permits are in the City's building file. The Residential Building Record from the County Assessor includes a map depicting the building footprint in 1959. Following is a description of the permitted changes and observed changes to the property:

- **BP# 09-99R (6/11/2009):** Reroof
- **BP# 09-222R (12/9/2009):** Pour rebar reinforced concrete slab on garage floor
- Pre-1959 expansion of the rear deck (no permit in the building file)
- ~~In-kind r~~Replacement windows (no permit in the building file)
- Post-1959 rear entry door west of chimney and exit landing/steps (no permit in the building file)
- Circa 2008-2011 brick walkway, shutters, window boxes, copper gutters, and exterior light fixtures (no permit in the building file)

Character Defining Features

Character refers to all the visual aspects and physical features that comprise the appearance of a historic building. Character-defining features include the overall shape of the building, its materials, craftsmanship, decorative details, and the various aspects of its site and environment. The Gard House exhibits many of the design traits that characterize Carmel's Craftsman style homes, as described in Carmel's Historic Context Statement. Character-defining features include:

- Single story
- U-shaped plan with interior courtyard
- Wood shingle siding
- Fenestration:
    a) Sliding wood windows
    b) Casement wood windows
    c) Double Dutch door~~s~~ with multi-paned windows
    d) Extended ~~lintels and~~ sills
- Clinker b~~B~~rick chimney
- Gabled roof system
- Detached o~~O~~ne-car garage with double doors and board and batten siding

Integrity

Integrity is defined as the ability of a property to convey its significance. There are seven aspects of integrity and to retain integrity, a property must retain several, if not most aspects. There have been few changes to the Gard House and garage over time, and the changes that are known to have occurred appear limited to ~~in-kind~~compatible replacements or ~~compatible~~ additions (ie. sliding windows, shutters and window boxes, double Dutch façade door, rear wood door). Both structures retain integrity:

- Location: the Gard House is still in its original location.
- Design: the Gard House has retained its U-shaped plan and original roof configuration, and the window openings appear original.
- Setting: the Gard House is still located in a residential setting.
- Materials: the Gard House retains some ~~the majority of its~~ historic materials, including wood shingle siding, exposed rafters, clinker brick chimney, slightly extended window~~s~~ sills ~~and lintels~~, ~~boxed eaves~~fascia boards and wood casement windows. The Gard House also features compatible replacement materials, including sliding wood windows and wood doors. The apparent ~~in-kind~~ replacement of the windows and doors at an unknown date was carried out in a manner consistent with the Secretary of the Interior's Standards for Rehabilitation. Guidance provided in the National Park Service Technical Preservation Services article, "Replacement Windows that Meet the Standards" indicates the replacement windows are appropriate.[1] Likewise, the doors were replaced in a manner appropriate to the style and era of the home.
- Workmanship: the Gard House displays some original workmanship, such as the cladding, rafters, and chimney, and some non-original workmanship, such as the decorative plank shutters and window boxes.
- Feeling: the Gard House retains the physical features that convey its historic character, i.e., a~~n early~~ Vernacular Craftsman house in Carmel.
- Association: association is only applicable for properties eligible under Criteria 1 and 2.

~~Since t~~The Gard House possesses ~~the defined~~ numerous characteristics defined in the Historic Context Statement ~~required to strongly~~ that allow the property to represent its 1920's cottage context. A field survey of comparable historic properties has been completed to further illustrate this context (Figure 11 – Figure 29). These "case studies" are primarily single-story, wood-clad Craftsman and Vernacular cottages; all properties pictures are listed on the Carmel Inventory of Historic Resources due to their significance under CA Register Criterion 3 (Architecture). Many of the "case study" properties have sliding wood windows, brick chimneys, and exposed rafter tails. Some properties have porches with brackets, multi-pane windows, or stone features. Several properties have been altered with various additions or other modifications, without significant impact to the building's integrity.~~, it is not necessary to compare it against other examples of Craftsman homes.~~

Evaluation for Significance

Historians use National Register Bulletin 15[2] as a guide when evaluating a property's significance whether on a local, state, or national level. As a first step, to determine whether or not a property is significant, it must be evaluated within its historic context and the City of Carmel's Historic Context Statement[3] provides this context. The City of Carmel's Historic Preservation Ordinance (Section 17.32.040) reiterates the role of *National Register Bulletin 15* in the evaluation of historic resources. Adopted eligibility criteria is modeled on the California Register's four criteria with the addition of specific qualifications for criterion 3 (Section 17.32.040.D).

[1] National Park Service, Technical Preservation Services, "Replacement Windows that Meet the Standards." https://www.nps.gov/tps/standards/applying-rehabilitation/successful-rehab/windows-replacement.htm
[2] National Register Bulletin 15. *How to Apply the National Register Criteria for Evaluation.* National Park Service. 1998.
[3] *Historic Context Statement: Carmel-by-the-Sea (updated).* Adopted by the City Council September 9, 2008.

The Gard House is not eligible under **Criterion One (Event)** as no specific event led to the construction of this building and no important event took place in the building.

The Gard House is not eligible under **Criterion Two (Person**) as Mr. and Mrs. Gard are not individually significant within Carmel's historic context.

The Gard House is eligible for listing in the Carmel Inventory under **Criterion Three (Architecture**) because it is a good example of the Vernacular cottage style with Craftsman features~~style which characterizes~~ typical of Carmel's architectural legacy during the town's formative years. The Vernacular and Craftsman styles are~~is~~ recognized as significant in the Historic Context Statement (Carmel Historic Preservation Ordinance Section 17.32.040.D(3)).

To be eligible for the Carmel Inventory a resource must represent a theme in the Context Statement, retain substantial integrity, be at least 50 years old, and meet at least one of the four criteria for listing in the California Register. The Gard House represents the theme of Architectural Development, it retains integrity, and it is over 50 years old. It meets Criterion Three of the California Register on the local level because it is representative of Carmel's architectural chronology, specifically the Craftsman style, as described on page 46 of the Context Statement. The Gard House reflects the aesthetic characteristics of the Craftsman style through its horizontal proportions; wood shingle siding; sliding wood windows framed by extended ~~lintels and~~ sills; brick chimney; exposed rafters; U-shaped plan around a courtyard, and detached garage. While the construction date of 1925 lends itself to a "Craftsman" style designation, the Gard House may be more appropriately identified as Vernacular with Craftsman features, due to similarities with the modest early twentieth century cottages. The label "Vernacular" has been assigned to 34 buildings listed on the Inventory, with construction dates ranging from 1888 to 1950.

The Gard House is a simple cottage that represents Carmel's building tradition of rustic simplicity. As stated on pg. 52 of the Historic Context Statement, "Early in the City's development, a taste for simplicity, often articulated by the use of shingles or board-and-batten siding, transcends the divisions of time and architectural fashions." The Gard House is not a "high style" architectural work. Rather, it is a simple, vernacular dwelling with modestly employed Craftsman style influences. The cottage is a good example of working class housing in Carmel in the 1920s (Mr. Gard was a well driller and worked for the City's Street Department). Because the identified alterations are appropriately sympathetic to the building's architectural character, the Gard House continues to reflect its 1920's Vernacular Craftsman identity.

In summary, the Carmel Context Statement, the Carmel Historic Preservation Ordinance, and the historical record support the eligibility of the Gard House for the Carmel Historic Inventory.

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI# _____
Trinomial _____

Page 7 of 17 ***Resource Name or #** Gard House
***Recorded by** Meg Clovis ***Date** 09/2022; rev. 02/2023 ☒ Continuation ☐ Update

Figure 2: View of courtyard, looking southeast.

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI# _____
Trinomial _____

 ***Resource Name or #** Gard House
***Recorded by** Meg Clovis ***Date** 09/2022 ☒ Continuation ☐ Update

Figure 3: View of window box, shutters and sliding wood window.

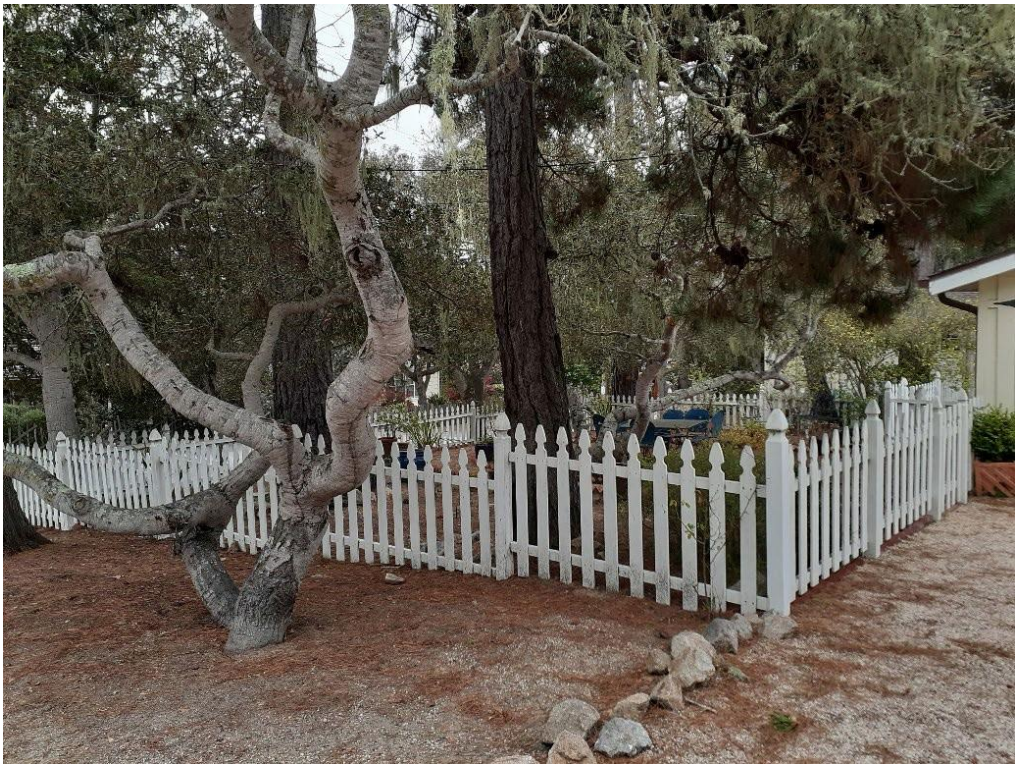


Figure 4: View of side yard looking southeast.

Figure 5: View of garage, picket fence and side yard from Mission Street.

Figure 6: View of chimney, rear elevation.

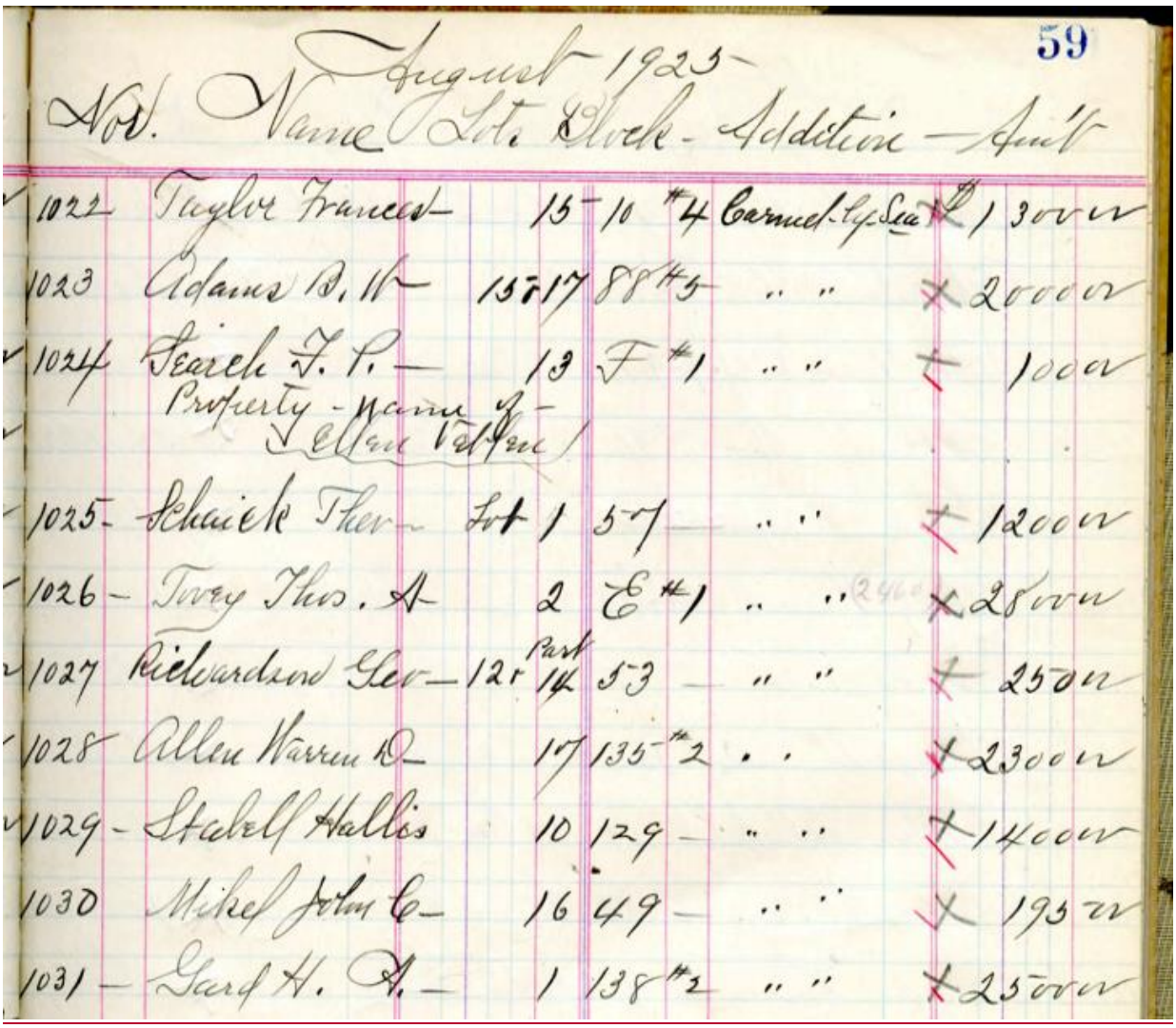
State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI# _____
Trinomial _____

 ***Resource Name or #** Gard House
***Recorded by** Meg Clovis ***Date** 09/2022 ☒ Continuation ☐ Update

Figure 7: View from 12th Avenue of front elevation. Source: Google Street View, January 2008.

Figure 8: View from 12th Avenue of front elevation. Source: Sotheby's real estate ad, January 2015.



August 1925 — 59

No.	Name	Lot	Block	Addition	Amt
1022	Taylor Frances	15	10 #4	Carmel-by-Sea	$1,300.00
1023	Adams B. W.	15-17	88 #5	" "	$2,000.00
1024	Searels F. P. — Property - name of — Ellen Searels	13	F #1	" "	$1,000.00
1025	Schaick Thos.	Lot 1	57	" "	$1,200.00
1026	Terry Thos. A.	2	E #1	" "	$2,800.00
1027	Richardson Geo.	12	Part 14 53	" "	$250.00
1028	Allen Warren D.	17	135 #2	" "	$2,300.00
1029	Stabell Hallie	10	129	" "	$1,400.00
1030	Mikel John C.	16	49	" "	$195.00
1031	Gard H. A.	1	138 #2	" "	$250.00

Figure 9: August 1925 building permit record (see last row for "Gard"). Harrison Memorial Library.

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI# _____
Trinomial _____

 ***Resource Name or #** Gard House
***Recorded by** Meg Clovis ***Date** 09/2022 ☒ Continuation ☐ Update

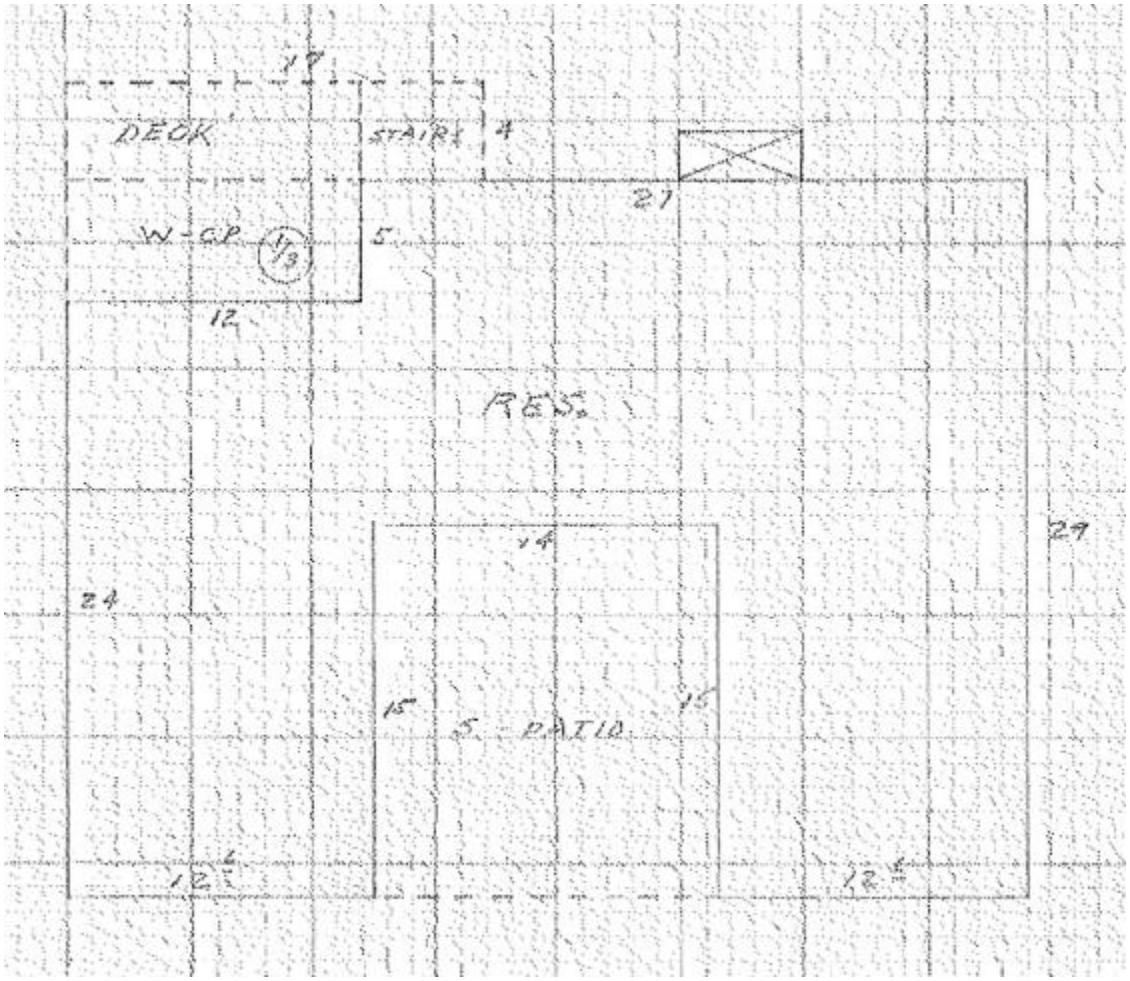


Figure 10: Plan from Residential Building Record (1959). Monterey County Assessor.

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI# _____
Trinomial _____

Case Studies/Figures 11-29: Craftsman & Vernacular Inventory-listed buildings significant under CA Register Criterion 3 (Architecture) only

Monte Verde 3 NW of 6th. 1923 Vernacular Craftsman. Shingles, interior brick chimney; door hood with brackets; rear deck addition; detached one car garage.

Camino Real SW Jane Powers Walkway. 1920 Craftsman. Shingles, rear chimney; rear porch; covered side entry; sliding wood windows. View of façade from Camino Real.

Monte Verde 2 SW 5th. 1923 Craftsman. Board and batten; interior chimney; sliding wood windows; detached one-car garage; rear deck addition; one NE addition and one south addition which enclosed a porch and modified the roof form with front door location moved.

Monte Verde 2 NE 5th. 1922 Craftsman. Shingles; interior chimney; sliding windows; entry brackets at covered entry; rafter tails; non-original porch railing; rear addition.

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI# _____
Trinomial _____

Casanova 4 SW 10th. 1921 Craftsman. Shaped vergeboard/fascia board with sunburst apex and knee braces; sliding window with decorative muntins; staggered shingles; carport addition.

Monte Verde 2 NW 12th. c.1913-1924 Craftsman. Shingles; relocated fireplace c.1940 per permit records; rear addition.

Torres 2 NE 8th. 1926 Craftsman. Shingles; exterior stone chimney; slightly projecting façade bays feature sliding windows with decorative muntins; detached one car garage.

Santa Rita 3 NE 6th. 1927 Craftsman. Board and batten; exterior stone chimney; front porch; rear additions as well a c.2017 first story expansion and second story addition found consistent with the Standards by Kent Seavey. The project also included a new driveway, new patio, new lighting, etc.

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI# _____
Trinomial _____

Monte Verde 2 SW 7th. 1922 Craftsman. Pictured here for its tripartite sliding windows and simplicity. There is a covered side entry with brackets.

Monte Verde 3 NW of Ocean. 1920 "Vernacular with Craftsman style features". Shingles; interior chimney; porch with brackets; mixed fenestration (fixed, casement, and sliding); 1974 rear deck addition; detached single car garage.

NW Casanova and Ocean. 1925 Vernacular. Stucco; sliding wood windows; bay window with casements; exposed rafter tails; exterior chimney.

Palou 3 NW Casanova. 1921 Vernacular. Board and batten; exposed rafter tails; bay window; brick chimney; sliding wood windows; 1947 rear addition.

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI# _____
Trinomial _____

12th 2 NW of Casanova. 1937 Vernacular. Shiplap; porch with posts; brick chimney at rear of building; casement windows; wood shutters; u-plan; 1995 addition.

NE Santa Fe and 5th. 1932 Vernacular. Board and batten; interior brick chimney; door hood with brackets; multi paned fixed windows; detached one-car garage.

Santa Fe 2 SE 8th. 1940 Vernacular. Board and batten; brick chimney; 1954 addition; mixed fenestration types; steel casement windows; wood shutters; steel frame French doors.

11th 2 NE of Monte Verde. 1906 Vernacular. Board and batten; fascia board on eaves; exterior stone chimney; interior brick chimney; Dutch door with glazed upper panel; shutters; mixed fenestration; 1937 addition; 1991 addition; 1992 addition; detached one-car garage.

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI# _____
Trinomial _____

11th 2 NW Mission. 1939 Vernacular. Shingles; fascia boards; exposed rafter tails; door hood; mixed fenestration with some wood sliders; brick chimney; wrap around window; one car detached garage.

Lincoln 6 SW of 13th. 1950 Vernacular. Board and batten; closed soffit; brick chimney; mixed fenestration; banked French doors; detached one car garage.

Anthony Kirk, Ph.D.
2644 State Street, No. 22
Santa Barbara, CA 93105
831-818-2929

2 January 2023

Katherine Wallace
Associate Planner
Community Planning & Building
City of Carmel-by-the-Sea
Carmel, CA 93921

Dear Ms. Wallace:

The single-family residence at the southwest corner of Mission Street and 12th Avenue (APN 010-163-001) was constructed in the late 1920s and faces north, toward 12th Avenue (figure 1). The single-wall Craftsman house is U-shaped in plan, with a central courtyard facing 12th Avenue. The exterior is clad with wooden shingles laid in courses. The low-pitched cross-gabled roof is finished with composition shingles. A double-Dutch door provides the principal entry to the residence. Wooden shutters flank the windows at the front of the residence and the east side. Flower boxes are attached to the walls beneath the front windows. An exterior chimney rises through the edge of the roof near the west end of the south side. The original covered porch at the east end of the south side was expanded sometime after the house was built, though before 1959, by construction of a deck that extends to the south and is accessed by a short wooden staircase.

In July 2008 the property was evaluated by Kathryn Gualtieri and Susan Lehman. They concluded in a letter to Sean Connery, Carmel Senior Planner, that the house could not be associated with an important event, or series of events, or with an important person or persons. They also found that it did not "embody the distinctive architectural characteristics of a type, period, region or method of construction" and that it was not the work of a master. In the course of their letter, they stated that the sliding wood windows in the house were "not characteristic of the 1920s period," indicating "that alterations were likely made at some point."

In September 2022 the architectural historian Meg Clovis evaluated the house for the City of Carmel, using DPR 523A, 523B, and 523L forms. In drafting her evaluation, Ms. Clovis made several minor errors. She neglects to indicate on the 523L forms where the Significance section of the evaluation continues from page 2, leaving the reader with the impression that the Description section of the evaluation fills all the pages except page 2. More significantly, she states on page 1 that the house was constructed in 1925, relying for the date on an announcement in the 28 November 1925 *Carmel Pine Cone* that the Carmel Development Company had sold the lot where the house stands to Henry A. Gard and his wife, Martha G. Gard. "The Record of Building Permits, City of Carmel-by-the-

Sea," compiled by the City Clerk and located in the Local History Department of the Harrison Library, shows that a building permit was not issued to the Gards in 1925, or for that matter, in 1926. The house appears, however, in Sheet 17 of the series of maps the Sanborn Map Company issued for Carmel-by-the-Sea in September 1930, making it evident that construction of the house and associated garage had been completed by that date. More puzzling by far, Ms. Clovis writes on page 1 of her evaluation that the house features "boxed eaves in the gabled ends." What she means by this is incomprehensible. As she correctly notes in the same sentence, rafters are visible in the eaves, which makes it evident that the eaves are not boxed. Boxed eaves are clearly not present in the gabled ends.

Of greater significance, The Residential Building Record for the property, which dates to 1959, shows no deck on the south side of the house to the immediate left of the fireplace, when viewed from the back yard. The single French door that opens to this deck was obviously installed in 1960 or later. Ms. Clovis did not have access to the Building Record and as a consequence failed to mention that the door was installed more than fifty years after the Period of Significance, which according to her DPR 523B, forming page 2 of the evaluation, is 1925. Ms. Clovis also fails to mention in her evaluation the presence of a partial basement at the southeast corner of the house, which is entered by way of a staircase that leads to a panel door.

No early photographs of the house have been located to date, and as a consequence the architectural historian must largely rely on the knowledge of a modern-day builder who has long experience with older Carmel houses. Rob Nicely, president of Carmel Building and Design, is a general contractor who for the past twenty-five years has worked on the renovation of numerous single-wall houses built in the 1920s and 1930s. He spent the morning of 14 December, carefully examining the house. His review of the property revealed that not one of the doors is original. They are all manufactured from Douglas fir rather than redwood, which was used exclusively in the construction of Carmel houses in the early decades of the twentieth century. Moreover, they are all fitted with modern hardware, such as hinges, doorknobs, and door locks. Ms. Clovis does not state in her evaluation that the doors have all been replaced and that they are fitted with new hardware. It is highly probable that some of the windows are not original, though Mr. Nicely believes that they are. The shutters and flower boxes at the front of the residence were installed before the current owner purchased the property. They were added sometime between 2008 and 2011 and gave the residence a different feeling than it originally had. It now appears to have a warmer look, a more comfortable and homey appearance.

According to the *Historic Context Statement: Carmel-By-The-Sea* ([San Francisco], 2008), page 46, "exposed beams, braces, and rafters" are among the characteristics of Craftsman houses. The roof rafters are clearly visible, but the house has neither beams nor braces, which are key identifying features of Craftsman houses, according to both the *Historic Context Statement* (page 46) and Virginia Savage McAlester, *A Field Guide to American Houses* (New York, 2013), page 567.

Figure 1. Looking southeast at north and west sides of house, 30 November 2022.

Figure 2. Looking southwest at east and north sides of bedroom, 30 November 2022.

What Ms. Clovis refers to as a garage, on the east side of the house, is actually a bedroom (figure 2). Constructed sometime between 1925 and 1930, it was built as a garage and remodeled as a bedroom, presumably in early 2011, a month or so after a permit was issued to pour a reinforced concrete slab foundation for the structure. It is rectangular in plan, with a front-gabled roof. The walls are clad with board-and-batten siding and the roof finished with composition shingles. According to Mr. Nicely, the garage doors, on the north side, still function. The glazed and paneled door at the back of the bedroom is not original but was added in all likelihood when the garage was transformed into a bedroom. Fenestration consists of five windows, three of which were installed after the original construction of the garage. They include the two small fixed windows on the north side of the bedroom and the four-light hopper window on the east side. These windows may all be seen from the streets that border the property.

▪ ▪ ▪

Contrary to Ms. Clovis's assertion that the house is "a good example of the Craftsman style" (page 5), it is a poor example. In part this is because it lacks either exposed beams or braces and because all of the of original redwood doors have been replaced with Douglas-fir doors. Lacking photographs, it is impossible to tell if the doors were manufactured to look like the original doors, or if they were purchased at Home Depot and bear only a vague resemblance to the originals. The addition of shutters and flower boxes changed the appearance of the house considerably, giving it a homey appearance that it originally lacked. The installation of new front doors, together with the addition of shutters and flower boxes, has possibly led to an alteration of its appearance. Lacking a picture of the original front doors, it is impossible to tell, but the absence of a photograph makes the significance of the house questionable. Moreover, there are significantly better examples of Craftsman houses in Carmel.

Among them is the residence at the corner of Carmelo Street and 10th Avenue (figure 3), which is notable for its handsome porch, with wooden piers at the corners, and its fenestration, consisting of single-hung wood-sash windows, with six or eight lights in the upper sash, and six-light wood-sash casement windows. The house at the corner of 4th and Lopez Avenues (figure 4) is also a better example of the Craftsman style, as is the single-family residence at the northwest corner of Ocean Avenue and Camino Real (figure 5).

The former garage has been subject to greater alterations than the house on the primary facades, that is the sides of the structure that may be seen from the sidewalk or the street. Most notably the three new windows placed in the north and east sides of the bedroom have led to a major alteration in its design. The installation of the windows also resulted in the loss of materials and workmanship and also feeling. It is inarguable that the modern-day bedroom bears but a slight resemblance to the garage that was constructed in the late 1920s. It has lost its historic integrity.

In my opinion, the house at the southwest corner of Mission Street and 12th Avenue is not a good example of the Craftsman style and is not eligible for listing in the California

Figure 3. Looking southeast at the north and west sides of the house at the corner of Carmelo Street and 10th Avenue. The porch and fenestration are typical of better Craftsman residences. 28 December 2022.

Figure 4. Looking northeast at southwest side of the house at the corner of 4th and Lopez Avenues. The triangular knee braces, columned porch, and casement windows make the residence a fine example of the Craftsman style. 28 December 2022.

Figure 5. Looking northwest at south side of the house at the northwest corner of Ocean Avenue and Camino Real. Good examples of the Craftsman residential style were invariably defined by triangular knee braces and casement windows, as may be seen in this house.

Register of Historical Resources. It should not be placed in the Carmel Inventory of Historic Resources.

Sincerely yours,

Anthony Kirk

Anthony Kirk, Ph.D.

KENT L. SEAVEY
310 LIGHTHOUSE AVENUE
PACIFIC GROVE, CALIFORNIA 93950
(831) 375-8739

January 4, 2023

Katherine Wallace
Associate Planner
Community Planning & Building
City of Carmel-by-the-Sea
Carmel, CA 93921

Dear Ms. Wallace:

At the request of owner, Dr. Tobin M. Schneider, I have conducted a review of a historic resource evaluation of the residential property located at the SW Cr. of Mission St. & 12th Ave., (APN# 010-163-001) in Carmel, prepared by Anthony Kirk, Ph.D., that refutes the evaluation of the City's consultant, recorded on DPRs 523A, 523B & 523L forms from September, 2022, which found the property to be eligible for listing in both the Carmel Historic Resources Inventory (CHRI) and the California Register of Historical Resources (CRHR). My review is written to reflect the character of the house at the time of Dr. Kirk's evaluation (see copy of Dr. Kirk's report provided).

My qualifications to undertake this work include a BA in the Humanities from San Francisco State University, graduate work in Art & Architectural History at Stanford University, and thirty-five plus years as a consultant and college instructor specializing in architectural history and historic preservation. I served as Curator of the California Historical Society in San Francisco in the 1960s, Monterey County Historical Coordinator, 1974-1978, Preservation Committee Chairman for the conference of California Historical Societies in the 1980s, Chairman of the Monterey County Historical Resources Commission 1979-1987, and served on the Monterey County Historical Resources Review Board for six years. I was the the historic preservation consultant for Cypress Lawn Memorial Park, in Colma, California for 20 years. I have prepared Historic Resource Inventories for the cities of Belmont, San Carlos, Sunnyvale, San Juan Bautista, Salinas and Carmel, and am an Honorary Member of the American Institute of Architects.

I meet the Secretary of the Interiors Professional Standards in history and architectural history and am listed in both fields in the list of Historical Resources Consultants maintained by Eastern Information Center of the California Historical Resources Information Center.

After reviewing Dr. Kirk's report, I made a site visit to the property on December 18, 2022, to inspect the current fenestration, predicated on Mr. Niceley's assessment that the windows could be original to the c. 1930 residence. His assessment was that they appeared to be original to the building. However, based on their physical condition, materials and configuration of the overall fenestration, I disagree with his findings. I believe that the existing windows, for the most part were changed out sometime prior to 1960, probably with a post-war change of ownership.

Dr. Kirk's historic resource evaluation identifies characteristics of the Craftsman Style missing on the subject property. based on the 2008 Historic Context Statement for Carmel-By-The-Sea, and Virginia Savage McAlister's excellent work, *A Field Guide to American Houses*. Of note is McAlester's reference to Craftsman fenestration as "fixed sash windows with decorative patterns of muntins in smaller upper sash" similar to those found in Prairie Style design. These do not appear in the subject property.

Changes over time to the former garage clearly disqualify it for historic listing as noted by Kirk. The consultant's photographic examples of significant Craftsman Style found in Carmel show those necessary character defining elements which appear to be absent from the subject property. The residence does not appear to retain its original materials or craftsmanship as regards its overall pattern of fenestration. Some of these changes have been clearly documented, others, including my professional opinion regarding window changes over time lack specific documentation.

Dr. Kirk's current historic evaluation supports an original 2008 study conducted by former California State Historic Preservation Officer, Kathryn Gualtieri, and Santa Cruz preservation consultant, Susan Lehman that the subject property lacked historic significance (see letter provided).

Eligibility for historic listing of buildings, structures, objects, sites and districts, i.e., rests on the twin factors of historic significance and integrity to be considered for listing in the National Register of Historic Places (NR), the California Register of Historical Resources(CR). Loss of integrity, if sufficiently great, will overwhelm the historic significance a resource may possess and render it ineligible for historic listing. Likewise, a resource can have complete integrity, but if it lacks significance, it must also be considered ineligible

Based on his research and careful assessment of the residence, Dr. Kirk has more than adequately discussed the relevant factors taken into consideration for both historic significance and integrity. As noted above, loss of integrity, if sufficiently great, will overwhelm the historic significance a resource may possess and render it ineligible for historic listing. Likewise, a resource can have complete integrity, but if it lacks significance, it must also be considered ineligible.

I fully concur with Dr. Kirk's conclusion that the subject property lacks the necessary physical integrity to meet the criteria for historic listing in either or the National or California registers, as defined by PRC Sec. 5024.1 (a). of the California Environmental Quality Act (CEQA), or the Carmel Inventory of Historic Resources.

Respectfully Submitted,

Kurt A. Seavey

Attachment 7

Kathryn Gualtieri
502 Grand Avenue
Capitola CA 95010

July 16, 2008

To: Sean Conroy, Senior Planner
Community Building & Planning Department
P. O. Drawer G
Carmel-By-The-Sea, CA 93921

Re: SW Corner Mission and 12th Street
Block 138, all Lot 1 except S. 0.9'
(APN# 010-163-001)

The following is an evaluation of the property at the SW Corner Mission and 12th Street to determine if it should be considered a historic resource for purposes of the California Environmental Quality Act (CEQA).

The Carmel building records do not contain an original permit or plans for the property. On the outside of the permit folder, however, there were three dates and permit numbers:

Permit #652 Sept. 1923
Permit #670 Oct. 1923
Permit #1031 Aug. 1925

This indicates that the cottage was likely built c. 1923-25. The Sanborn Insurance Maps for the years 1924 and 1930 show a u-shaped footprint for the cottage as it is today.

The present condition of the building appears to be good. The sliding wood windows, which are not characteristic of the 1920s period, indicate that alterations were likely made at some point, although no permits for the work were in the file.

In our opinion, this vernacular cottage cannot be associated with important persons or events. Nor does it embody the distinctive architectural characteristics of a type, period, region or method of construction. It does not represent the work of a master.

For the above reasons, we have determined that the building does not meet the necessary criteria to qualify it for listing in the California Register. Therefore, it should not be considered a historic resource for purposes of CEQA.

Submitted by: Kathryn Gualtieri and Susan Lehmann

Anthony Kirk, Ph.D.
2644 State Street, No. 22
Santa Barbara, CA 93105
831-818-2929

Attachment 7

2 January 2023

Katherine Wallace
Associate Planner
Community Planning & Building
City of Carmel-by-the-Sea
Carmel, CA 93921

Dear Ms. Wallace:

The single-family residence at the southwest corner of Mission Street and 12th Avenue (APN 010-163-001) was constructed in the late 1920s and faces north, toward 12th Avenue (figure 1). The single-wall Craftsman house is U-shaped in plan, with a central courtyard facing 12th Avenue. The exterior is clad with wooden shingles laid in courses. The low-pitched cross-gabled roof is finished with composition shingles. A double-Dutch door provides the principal entry to the residence. Wooden shutters flank the windows at the front of the residence and the east side. Flower boxes are attached to the walls beneath the front windows. An exterior chimney rises through the edge of the roof near the west end of the south side. The original covered porch at the east end of the south side was expanded sometime after the house was built, though before 1959, by construction of a deck that extends to the south and is accessed by a short wooden staircase.

In July 2008 the property was evaluated by Kathryn Gualtieri and Susan Lehman. They concluded in a letter to Sean Connery, Carmel Senior Planner, that the house could not be associated with an important event, or series of events, or with an important person or persons. They also found that it did not "embody the distinctive architectural characteristics of a type, period, region or method of construction" and that it was not the work of a master. In the course of their letter, they stated that the sliding wood windows in the house were "not characteristic of the 1920s period," indicating "that alterations were likely made at some point."

In September 2022 the architectural historian Meg Clovis evaluated the house for the City of Carmel, using DPR 523A, 523B, and 523L forms. In drafting her evaluation, Ms. Clovis made several minor errors. She neglects to indicate on the 523L forms where the Significance section of the evaluation continues from page 2, leaving the reader with the impression that the Description section of the evaluation fills all the pages except page 2. More significantly, she states on page 1 that the house was constructed in 1925, relying for the date on an announcement in the 28 November 1925 *Carmel Pine Cone* that the Carmel Development Company had sold the lot where the house stands to Henry A. Gard and his wife, Martha G. Gard. "The Record of Building Permits, City of Carmel-by-the-

Sea," compiled by the City Clerk and located in the Local History Department of the Harrison Library, shows that a building permit was not issued to the Gards in 1925, or for that matter, in 1926. The house appears, however, in Sheet 17 of the series of maps the Sanborn Map Company issued for Carmel-by-the-Sea in September 1930, making it evident that construction of the house and associated garage had been completed by that date. More puzzling by far, Ms. Clovis writes on page 1 of her evaluation that the house features "boxed eaves in the gabled ends." What she means by this is incomprehensible. As she correctly notes in the same sentence, rafters are visible in the eaves, which makes it evident that the eaves are not boxed. Boxed eaves are clearly not present in the gabled ends.

Of greater significance, The Residential Building Record for the property, which dates to 1959, shows no deck on the south side of the house to the immediate left of the fireplace, when viewed from the back yard. The single French door that opens to this deck was obviously installed in 1960 or later. Ms. Clovis did not have access to the Building Record and as a consequence failed to mention that the door was installed more than fifty years after the Period of Significance, which according to her DPR 523B, forming page 2 of the evaluation, is 1925. Ms. Clovis also fails to mention in her evaluation the presence of a partial basement at the southeast corner of the house, which is entered by way of a staircase that leads to a panel door.

No early photographs of the house have been located to date, and as a consequence the architectural historian must largely rely on the knowledge of a modern-day builder who has long experience with older Carmel houses. Rob Nicely, president of Carmel Building and Design, is a general contractor who for the past twenty-five years has worked on the renovation of numerous single-wall houses built in the 1920s and 1930s. He spent the morning of 14 December, carefully examining the house. His review of the property revealed that not one of the doors is original. They are all manufactured from Douglas fir rather than redwood, which was used exclusively in the construction of Carmel houses in the early decades of the twentieth century. Moreover, they are all fitted with modern hardware, such as hinges, doorknobs, and door locks. Ms. Clovis does not state in her evaluation that the doors have all been replaced and that they are fitted with new hardware. It is highly probable that some of the windows are not original, though Mr. Nicely believes that they are. The shutters and flower boxes at the front of the residence were installed before the current owner purchased the property. They were added sometime between 2008 and 2011 and gave the residence a different feeling than it originally had. It now appears to have a warmer look, a more comfortable and homey appearance.

According to the *Historic Context Statement: Carmel-By-The-Sea* ([San Francisco], 2008), page 46, "exposed beams, braces, and rafters" are among the characteristics of Craftsman houses. The roof rafters are clearly visible, but the house has neither beams nor braces, which are key identifying features of Craftsman houses, according to both the *Historic Context Statement* (page 46) and Virginia Savage McAlester, *A Field Guide to American Houses* (New York, 2013), page 567.

Figure 1. Looking southeast at north and west sides of house, 30 November 2022.

Figure 2. Looking southwest at east and north sides of bedroom, 30 November 2022.

What Ms. Clovis refers to as a garage, on the east side of the house, is actually a bedroom (figure 2). Constructed sometime between 1925 and 1930, it was built as a garage and remodeled as a bedroom, presumably in early 2011, a month or so after a permit was issued to pour a reinforced concrete slab foundation for the structure. It is rectangular in plan, with a front-gabled roof. The walls are clad with board-and-batten siding and the roof finished with composition shingles. According to Mr. Nicely, the garage doors, on the north side, still function. The glazed and paneled door at the back of the bedroom is not original but was added in all likelihood when the garage was transformed into a bedroom. Fenestration consists of five windows, three of which were installed after the original construction of the garage. They include the two small fixed windows on the north side of the bedroom and the four-light hopper window on the east side. These windows may all be seen from the streets that border the property.

■ ■ ■

Contrary to Ms. Clovis's assertion that the house is "a good example of the Craftsman style" (page 5), it is a poor example. In part this is because it lacks either exposed beams or braces and because all of the of original redwood doors have been replaced with Douglas-fir doors. Lacking photographs, it is impossible to tell if the doors were manufactured to look like the original doors, or if they were purchased at Home Depot and bear only a vague resemblance to the originals. The addition of shutters and flower boxes changed the appearance of the house considerably, giving it a homey appearance that it originally lacked. The installation of new front doors, together with the addition of shutters and flower boxes, has possibly led to an alteration of its appearance. Lacking a picture of the original front doors, it is impossible to tell, but the absence of a photograph makes the significance of the house questionable. Moreover, there are significantly better examples of Craftsman houses in Carmel.

Among them is the residence at the corner of Carmelo Street and 10th Avenue (figure 3), which is notable for its handsome porch, with wooden piers at the corners, and its fenestration, consisting of single-hung wood-sash windows, with six or eight lights in the upper sash, and six-light wood-sash casement windows. The house at the corner of 4th and Lopez Avenues (figure 4) is also a better example of the Craftsman style, as is the single-family residence at the northwest corner of Ocean Avenue and Camino Real (figure 5).

The former garage has been subject to greater alterations than the house on the primary facades, that is the sides of the structure that may be seen from the sidewalk or the street. Most notably the three new windows placed in the north and east sides of the bedroom have led to a major alteration in its design. The installation of the windows also resulted in the loss of materials and workmanship and also feeling. It is inarguable that the modern-day bedroom bears but a slight resemblance to the garage that was constructed in the late 1920s. It has lost its historic integrity.

In my opinion, the house at the southwest corner of Mission Street and 12th Avenue is not a good example of the Craftsman style and is not eligible for listing in the California

Figure 3. Looking southeast at the north and west sides of the house at the corner of Carmelo Street and 10th Avenue. The porch and fenestration are typical of better Craftsman residences. 28 December 2022.

Figure 4. Looking northeast at southwest side of the house at the corner of 4th and Lopez Avenues. The triangular knee braces, columned porch, and casement windows make the residence a fine example of the Craftsman style. 28 December 2022.

Figure 5. Looking northwest at south side of the house at the northwest corner of Ocean Avenue and Camino Real. Good examples of the Craftsman residential style were invariably defined by triangular knee braces and casement windows, as may be seen in this house.

Register of Historical Resources. It should not be placed in the Carmel Inventory of Historic Resources.

Sincerely yours,

Anthony Kirk

Anthony Kirk, Ph.D.

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____ Attachment 8
HRI # _____
Trinomial _____
NRHP Status Code ____
Other Listings ____
Review Code _____ Reviewer _____ Date _____

 ***Resource Name or #:** (Assigned by recorder) Gard House

P1. Other Identifier: Gard House

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary)

***b. USGS 7.5' Quad** Monterey **Date** 2012 **T** ; **R** ; ¼ **of** ¼ **of Sec** ; Mount Diablo **B.M.**

c. Address SW Corner Mission & 12th Ave. City Carmel by the Sea Zip 93921

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
APN 010-163-001, Block 138, Lot 1

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

Constructed in 1925, the Vernacular Craftsman style Gard House has a front-facing U-shaped plan and is situated on the southwest corner of Mission and 12th Avenue. The gabled roof system is covered with composite shingles and has overhanging eaves with both exposed rafters and fascia boards in the gabled ends. The exterior walls are covered with coursed wood shingles. The majority of the fenestration is single pane sliding wood frame windows with slightly extended sills, a Craftsman design trait. This type of window is typical of Craftsman homes in Carmel, per the Carmel Historic Context Statement. Most of the windows have non- historic plank shutters and window boxes, which were added sometime between 2008 and 2011. A sliding wood window is located in each front gable wing. The main block of the house has an offset front door flanked by another single pane window. The front door is a double Dutch door, with solid panels in the lower halves and multi-paned windows in the upper halves. The courtyard formed by the two wings of the U-shaped plan has a central brick walkway which leads to the front entrance and planting beds on either side. (continued p. 3)

***P3b. Resource Attributes:** (List attributes and codes) HP2, Single family residence

***P4. Resources Present:** ☒Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Front Elevation, 09/2022

***P6. Date Constructed/Age and Sources**: 1925 ☒Historic ☐Prehistoric ☐Both Assessor

***P7. Owner and Address:**
Schneider, Tobin M Trust
40 Aster Ave.
Hillsborough, CA. 94010

***P8. Recorded by:** (Name, affiliation, and address)
Meg Clovis
14024 Reservation Rd.
Salinas, CA 93908

***P9. Date Recorded:** 09/2022 rev.02/2023

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (cite survey report and other sources, or enter "none.") None

***Attachments:** ☐**NONE** ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐Other (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** HP2

***Resource Name or #** (Assigned by recorder) Gard House

B1. Historic Name: Gard House
B2. Common Name: Gard House
B3. Original Use: Residence B4. Present Use: Residence
***B5. Architectural Style: Vernacular** Craftsman
***B6. Construction History:** (Construction date, alteration, and date of alterations) Constructed in 1925, BP# 09-99R (6/11/2009) Reroof, BP# 09-222R (12/9/2009) Pour rebar reinforced concrete slab on garage floor, BP 09-222 (12/09/2009); Enlarge rear deck; rear exit door and landing, install shutters and window boxes, replacement windows (no permit recorded)

***B7. Moved?** x☐No ☐Yes ☐Unknown **Date:** **Original Location:**
***B8. Related Features:** Detached garage
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** Architectural Development **Area** Carmel by the Sea
Period of Significance 1925 **Property Type** Building **Applicable Criteria** CR 3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Address integrity.)

A notice in the November 28, 1925, *Carmel Pine Cone* announced that Henry Ansel Gard and his wife Martha Beatrice Gard purchased Lot 1 in Block 138 from the Carmel Development Company. The couple applied for a building permit that same month. The U-shaped house and detached single-car garage appear on the 1930 Sanborn Map. The 1962 Sanborn Map reveals that the owners subdivided their property, reducing the original lot by almost two-thirds. Henry Ansel Gard (1889 – 1965) was born and raised in Sonoma County. The 1920 census recorded that he worked as a well driller for a ranch in the Alexander Valley. Although the Gards built a house in Carmel and were registered voters in Monterey County, it appears that they split their time between Sonoma and Monterey counties. Henry worked for a short time in the 1940s as a laborer for the Carmel Street Department. By 1947 they had retired permanently to Sonoma County. Neither member of the couple is listed in Carmel's Historic Context Statement. (continued p. 5)

B11. Additional Resource Attributes (List attributes and codes): HP4
***B12. References:**
Carmel Context Statement & Historic Preservation Ordinance
Carmel Pine Cone: 11/28/1925
Building File, Carmel Planning Dept.
National Register Bulletin 15
Polk's City Directories, Harrison Memorial Library
U.S. Census & Voter Registration Records
Sanborn Maps, 1930 & 1962
Seavey, Kent. Carmel: A History in Architecture
Residential Building Record, Monterey County Assessor
B13. Remarks
***B14. Evaluator:** Meg Clovis
***Date of Evaluation:** 09/2022; rev.02/2023

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI# _____
Trinomial _____

 ***Resource Name or #** Gard House

***Recorded by** Meg Clovis ***Date** 09/2022, rev.02/2023 ☒ Continuation ☐ Update

P3a. Description:

Sanborn Maps reveal that a small entry porch was located on the rear southeast corner of the house. This porch was enlarged prior to 1959 according to the Assessor's Residential Building Record (no permit is in the file). A partially glazed wood door opens onto the porch. An exterior clinker brick chimney is located on the rear elevation. A second rear entrance (a wood-frame multi-light glazed door), accessed by a short flight of wooden steps, is located on the west side of the chimney and was installed after 1959 according to the Assessor's Residential Building Record. A short flight of stairs leads to a basement entry door at the south end of the east elevation. A decomposed granite driveway fronts the one-car garage, which presumably dates to 1925 (it appears on the 1930 Sanborn Map).

Figure 1: Garage doors

The front-gabled, board and batten garage has double doors with small 2 over 2 windows in each door. The board and batten garage cladding differs from the shingle cladding of the main house. Selection of a less expensive material (such as board and batten) for secondary structures was not an uncommon design approach. In 2009 a new rebar reinforced concrete slab was poured on the garage floor; it is possible the garage structure was shored up during the foundation work. Door hinge hardware appears to have been added at this time. The garage fenestration appears to have been altered, though no historic photographs or records are available. The extant wood windows include two four-lite fixed windows at the north elevation, a four-lite hopper window and a sliding window at the east elevation, and paired six-light fixed windows at the west elevation. The south elevation features a partially glazed rear pedestrian door. Both the front and side yard are enclosed by a white picket fence, installed in 2010, which replaced the original grape stake fence. The side yard is not landscaped and is shaded by mature oak and pine trees.

In July 2008 an historical evaluation of the property noted that the sliding wood windows were not characteristic of the period and were probably not original. This was one of the reasons the house was determined ineligible for listing on Carmel's Historic Resource Inventory at that time. However, the Historic Context Statement states that sliding wood windows are a particular trait of the Craftsman style in Carmel. This statement was included in the original 1997 version of the Context Statement, the updated version adopted in September 2008, and the updated version adopted in December 2022. A close examination of the windows reveals wood frames and sashes, single-pane glass, and period- appropriate brass hardware. The presence of Torx screws indicate the windows are likely replacements. The style of the original windows is not known.

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI# _____
Trinomial _____

 ***Resource Name or #** Gard House
***Recorded by** Meg Clovis ***Date** 09/2022; rev. 02/2023 ☒ Continuation ☐ Update

No original plans or building permits are in the City's building file. The Residential Building Record from the County Assessor includes a map depicting the building footprint in 1959. Following is a description of the permitted changes and observed changes to the property:

- **BP# 09-99R (6/11/2009):** Reroof
- **BP# 09-222R (12/9/2009):** Pour rebar reinforced concrete slab on garage floor
- Pre-1959 expansion of the rear deck (no permit in the building file)
- Replacement windows (no permit in the building file)
- Post-1959 rear entry door west of chimney and exit landing/steps (no permit in the building file)
- Circa 2008-2011 brick walkway, shutters, window boxes, copper gutters, and exterior light fixtures (no permit in the building file)

Character Defining Features

Character refers to all the visual aspects and physical features that comprise the appearance of a historic building. Character-defining features include the overall shape of the building, its materials, craftsmanship, decorative details, and the various aspects of its site and environment. The Gard House exhibits many of the design traits that characterize Carmel's Craftsman style homes, as described in Carmel's Historic Context Statement. Character-defining features include:

- Single story
- U-shaped plan with interior courtyard
- Wood shingle siding
- Fenestration:
    a) Sliding wood windows
    b) Casement wood windows
    c) Double Dutch door with multi-paned windows
    d) Extended sills
- Clinker brick chimney
- Gabled roof system
- Detached one-car garage with double doors and board and batten siding

Integrity

Integrity is defined as the ability of a property to convey its significance. There are seven aspects of integrity and to retain integrity, a property must retain several, if not most aspects. There have been few changes to the Gard House and garage over time, and the changes that are known to have occurred appear limited to compatible replacements or additions (ie. sliding windows, shutters and window boxes, double Dutch façade door, rear wood door). Both structures retain integrity:

- Location: the Gard House is still in its original location.
- Design: the Gard House has retained its U-shaped plan and original roof configuration, and the window openings appear original.
- Setting: the Gard House is still located in a residential setting.
- Materials: the Gard House retains some historic materials, including wood shingle siding, exposed rafters, clinker brick chimney, slightly extended window sills, fascia boards and wood casement windows. The Gard House also features compatible replacement materials, including sliding wood windows and wood doors. The apparent replacement of the windows and doors at an unknown date was carried out in a manner consistent with the Secretary of the Interior's Standards for Rehabilitation. Guidance provided in the National Park Service Technical Preservation Services article, "Replacement Windows that Meet the Standards" indicates the replacement windows are appropriate.[1] Likewise, the doors were replaced in a manner appropriate to the style and era of the home.
- Workmanship: the Gard House displays some original workmanship, such as the cladding, rafters, and chimney, and some non-original workmanship, such as the decorative plank shutters and window boxes.
- Feeling: the Gard House retains the physical features that convey its historic character, i.e., a Vernacular Craftsman house in Carmel.
- Association: association is only applicable for properties eligible under Criteria 1 and 2.

The Gard House possesses numerous characteristics defined in the Historic Context Statement that allow the property to represent its 1920's cottage context. A field survey of comparable historic properties has been completed to further illustrate this context (Figure 11 – Figure 29). These "case studies" are primarily single-story, wood-clad Craftsman and Vernacular cottages; all properties pictures are listed on the Carmel Inventory of Historic Resources due to their significance under CA Register Criterion 3 (Architecture). Many of the "case study" properties have sliding wood windows, brick chimneys, and exposed rafter tails. Some properties have porches with brackets, multi-pane windows, or stone features. Several properties have been altered with various additions or other modifications, without significant impact to the building's integrity.

Evaluation for Significance

Historians use National Register Bulletin 15[2] as a guide when evaluating a property's significance whether on a local, state, or national level. As a first step, to determine whether or not a property is significant, it must be evaluated within its historic context and the City of Carmel's Historic Context Statement[3] provides this context. The City of Carmel's Historic Preservation Ordinance (Section 17.32.040) reiterates the role of *National Register Bulletin 15* in the evaluation of historic resources. Adopted eligibility criteria is modeled on the California Register's four criteria with the addition of specific qualifications for criterion 3 (Section 17.32.040.D).

[1] National Park Service, Technical Preservation Services, "Replacement Windows that Meet the Standards." https://www.nps.gov/tps/standards/applying-rehabilitation/successful-rehab/windows-replacement.htm
[2] National Register Bulletin 15. *How to Apply the National Register Criteria for Evaluation.* National Park Service. 1998.
[3] *Historic Context Statement: Carmel-by-the-Sea (updated).* Adopted by the City Council September 9, 2008.

The Gard House is not eligible under **Criterion One (Event)** as no specific event led to the construction of this building and no important event took place in the building.

The Gard House is not eligible under **Criterion Two (Person**) as Mr. and Mrs. Gard are not individually significant within Carmel's historic context.

The Gard House is eligible for listing in the Carmel Inventory under **Criterion Three (Architecture**) because it is a good example of the Vernacular cottage style with Craftsman features typical of Carmel's architectural legacy during the town's formative years. The Vernacular and Craftsman styles are recognized as significant in the Historic Context Statement (Carmel Historic Preservation Ordinance Section 17.32.040.D(3)).

To be eligible for the Carmel Inventory a resource must represent a theme in the Context Statement, retain substantial integrity, be at least 50 years old, and meet at least one of the four criteria for listing in the California Register. The Gard House represents the theme of Architectural Development, it retains integrity, and it is over 50 years old. It meets Criterion Three of the California Register on the local level because it is representative of Carmel's architectural chronology, specifically the Craftsman style, as described on page 46 of the Context Statement. The Gard House reflects the aesthetic characteristics of the Craftsman style through its horizontal proportions; wood shingle siding; sliding wood windows framed by extended sills; brick chimney; exposed rafters; U-shaped plan around a courtyard, and detached garage. While the construction date of 1925 lends itself to a "Craftsman" style designation, the Gard House may be more appropriately identified as Vernacular with Craftsman features, due to similarities with the modest early twentieth century cottages. The label "Vernacular" has been assigned to 34 buildings listed on the Inventory, with construction dates ranging from 1888 to 1950.

The Gard House is a simple cottage that represents Carmel's building tradition of rustic simplicity. As stated on pg. 52 of the Historic Context Statement, "Early in the City's development, a taste for simplicity, often articulated by the use of shingles or board-and-batten siding, transcends the divisions of time and architectural fashions." The Gard House is not a "high style" architectural work. Rather, it is a simple, vernacular dwelling with modestly employed Craftsman style influences. The cottage is a good example of working class housing in Carmel in the 1920s (Mr. Gard was a well driller and worked for the City's Street Department). Because the identified alterations are appropriately sympathetic to the building's architectural character, the Gard House continues to reflect its 1920's Vernacular Craftsman identity.

In summary, the Carmel Context Statement, the Carmel Historic Preservation Ordinance, and the historical record support the eligibility of the Gard House for the Carmel Historic Inventory.

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI# _____
Trinomial _____

Page 7 of 17 ***Resource Name or #** Gard House

***Recorded by** Meg Clovis ***Date** 09/2022; rev. 02/2023 ☒ Continuation ☐ Update

Figure 2: View of courtyard, looking southeast.

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI# _____
Trinomial _____

Page 8 of 17 ***Resource Name or #** Gard House
***Recorded by** Meg Clovis ***Date** 09/2022 ☒ Continuation ☐ Update

Figure 3: View of window box, shutters and sliding wood window.

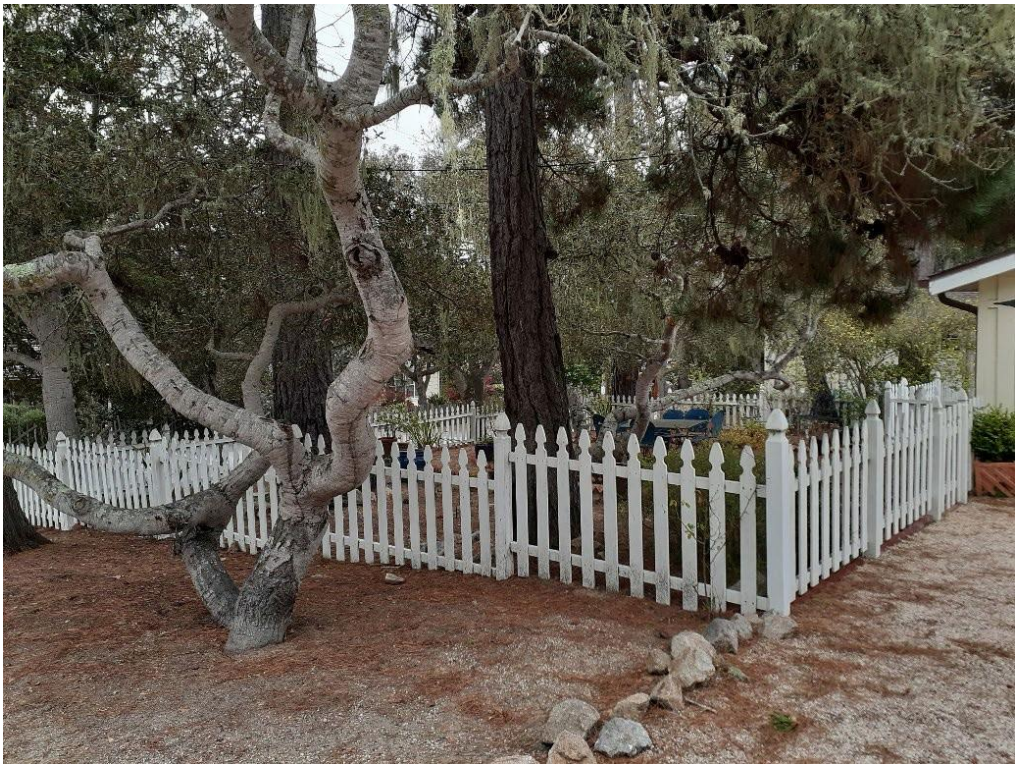


Figure 4: View of side yard looking southeast.

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI# _____
Trinomial _____

 ***Resource Name or #** Gard House
***Recorded by** Meg Clovis ***Date** 09/2022 ☒ Continuation ☐ Update

Figure 5: View of garage, picket fence and side yard from Mission Street.

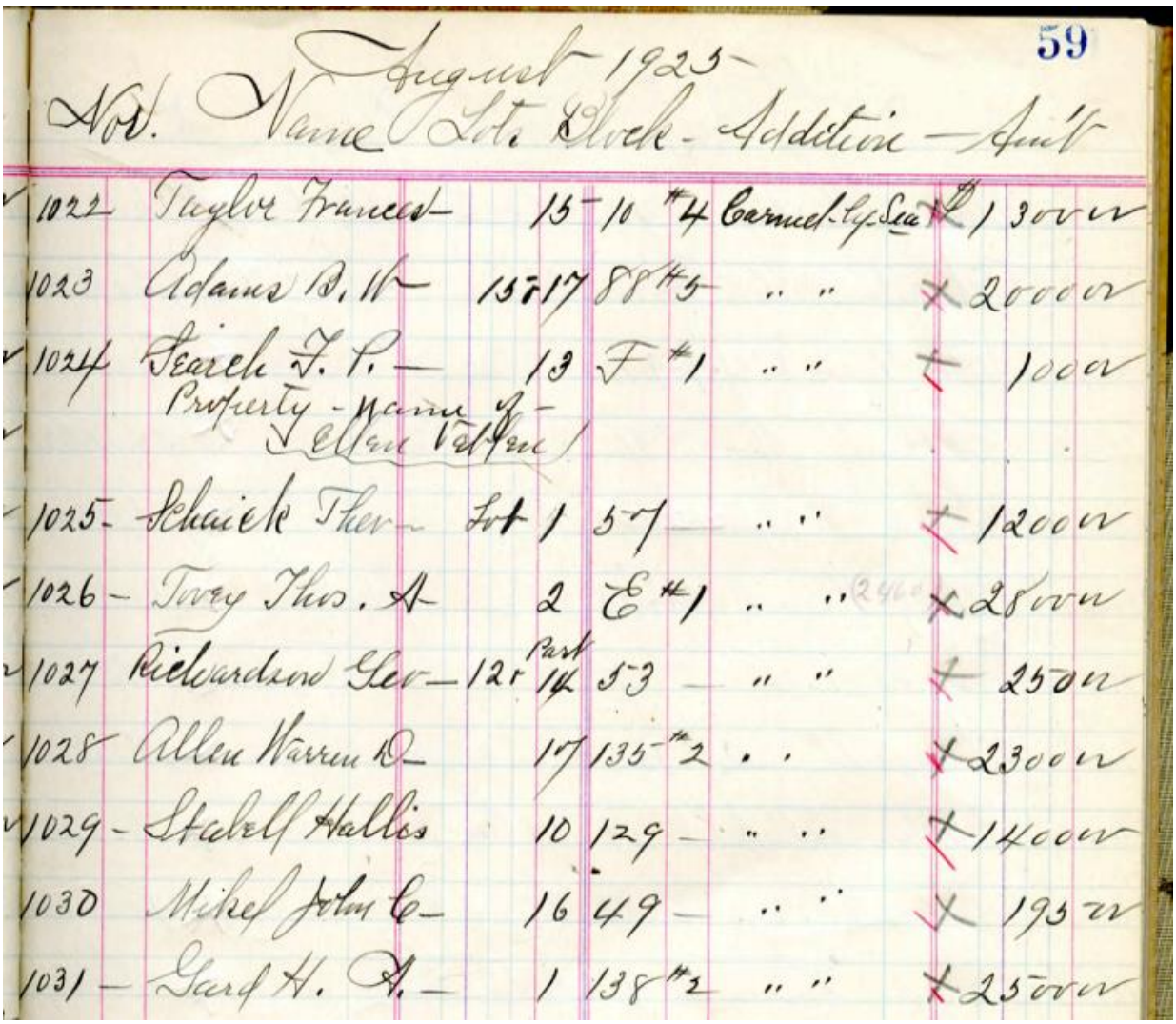
Figure 6: View of chimney, rear elevation.

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI# _____
Trinomial _____

Figure 7: View from 12th Avenue of front elevation. Source: Google Street View, January 2008.

Figure 8: View from 12th Avenue of front elevation. Source: Sotheby's real estate ad, January 2015.



August 1925 — 59

No.	Name	Lot	Block	Addition	Amt
1022	Taylor Frances	15	10 #4	Carmel-by-Sea	$1,300.00
1023	Adams B. W.	15-17	88 #5	" "	$2,000.00
1024	Searels F. P. — Property - name of — Ellen Searels	13	F #1	" "	$1,000.00
1025	Schaicke Thos.	Lot 1	57	" "	$1,200.00
1026	Terry Thos. A.	2	E #1	" "	$2,800.00
1027	Richardson Geo.	12	Part 14 53	" "	$250.00
1028	Allen Warren D.	17	135 #2	" "	$2,300.00
1029	Stabell Hallie	10	129	" "	$1,400.00
1030	Mikel John C.	16	49	" "	$195.00
1031	Gard H. A.	1	138 #2	" "	$250.00

Figure 9: August 1925 building permit record (see last row for “Gard”). Harrison Memorial Library.

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI# _____
Trinomial _____

 ***Resource Name or #** Gard House
***Recorded by** Meg Clovis ***Date** 09/2022 ☒ Continuation ☐ Update

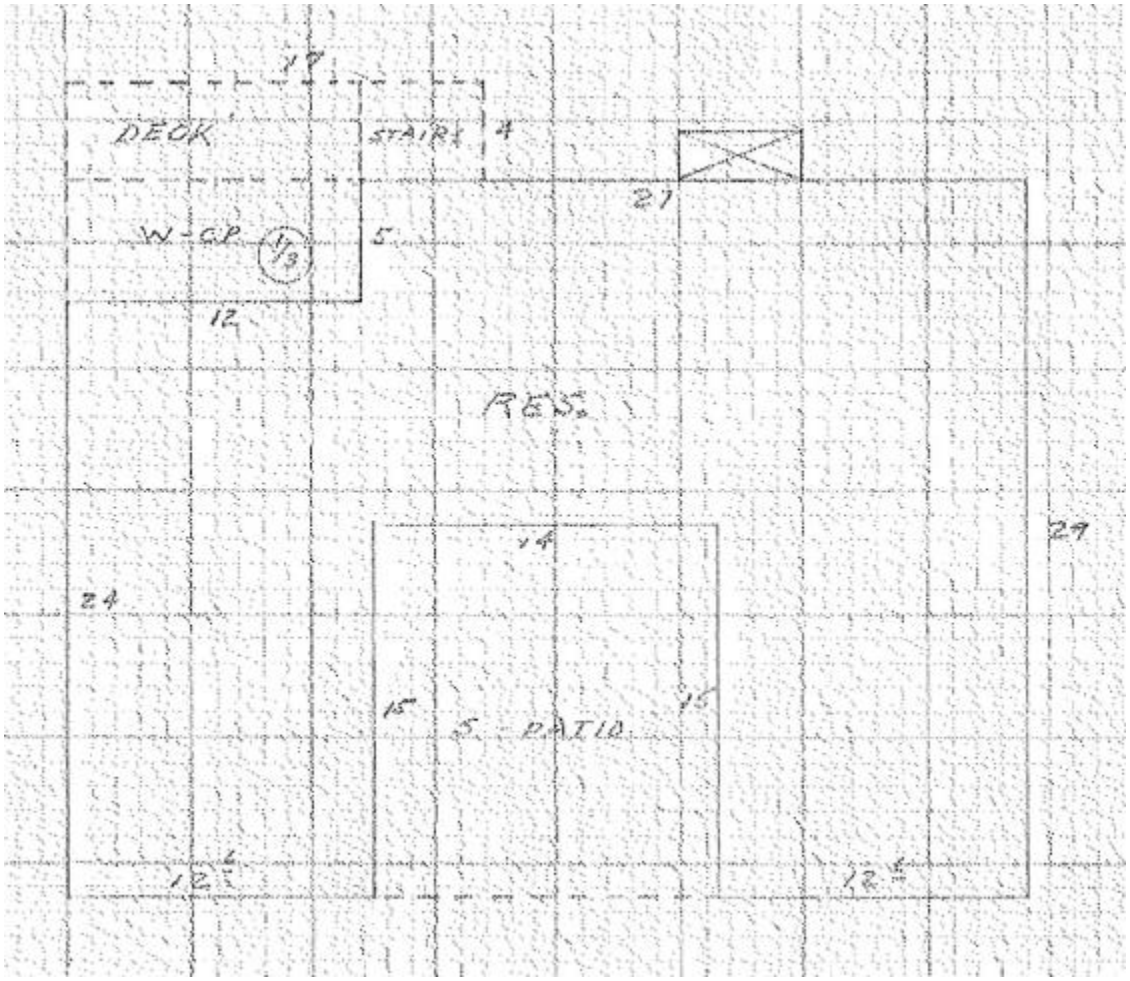


Figure 10: Plan from Residential Building Record (1959). Monterey County Assessor.

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI# _____
Trinomial _____

Case Studies/Figures 11-29: Craftsman & Vernacular Inventory-listed buildings significant under CA Register Criterion 3 (Architecture) only

Monte Verde 3 NW of 6th. 1923 Vernacular Craftsman. Shingles, interior brick chimney; door hood with brackets; rear deck addition; detached one car garage.

Camino Real SW Jane Powers Walkway. 1920 Craftsman. Shingles, rear chimney; rear porch; covered side entry; sliding wood windows. View of façade from Camino Real.

Monte Verde 2 SW 5th. 1923 Craftsman. Board and batten; interior chimney; sliding wood windows; detached one-car garage; rear deck addition; one NE addition and one south addition which enclosed a porch and modified the roof form with front door location moved.

Monte Verde 2 NE 5th. 1922 Craftsman. Shingles; interior chimney; sliding windows; entry brackets at covered entry; rafter tails; non-original porch railing; rear addition.

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI# _____
Trinomial _____

Casanova 4 SW 10th. 1921 Craftsman. Shaped vergeboard/fascia board with sunburst apex and knee braces; sliding window with decorative muntins; staggered shingles; carport addition.

Monte Verde 2 NW 12th. c.1913-1924 Craftsman. Shingles; relocated fireplace c.1940 per permit records; rear addition.

Torres 2 NE 8th. 1926 Craftsman. Shingles; exterior stone chimney; slightly projecting façade bays feature sliding windows with decorative muntins; detached one car garage.

Santa Rita 3 NE 6th. 1927 Craftsman. Board and batten; exterior stone chimney; front porch; rear additions as well a c.2017 first story expansion and second story addition found consistent with the Standards by Kent Seavey. The project also included a new driveway, new patio, new lighting, etc.

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI# _____
Trinomial _____

Monte Verde 2 SW 7th. 1922 Craftsman. Pictured here for its tripartite sliding windows and simplicity. There is a covered side entry with brackets.

Monte Verde 3 NW of Ocean. 1920 "Vernacular with Craftsman style features". Shingles; interior chimney; porch with brackets; mixed fenestration (fixed, casement, and sliding); 1974 rear deck addition; detached single car garage.

NW Casanova and Ocean. 1925 Vernacular. Stucco; sliding wood windows; bay window with casements; exposed rafter tails; exterior chimney.

Palou 3 NW Casanova. 1921 Vernacular. Board and batten; exposed rafter tails; bay window; brick chimney; sliding wood windows; 1947 rear addition.

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI# _____
Trinomial _____

12th 2 NW of Casanova. 1937 Vernacular. Shiplap; porch with posts; brick chimney at rear of building; casement windows; wood shutters; u-plan; 1995 addition.

NE Santa Fe and 5th. 1932 Vernacular. Board and batten; interior brick chimney; door hood with brackets; multi paned fixed windows; detached one-car garage.

Santa Fe 2 SE 8th. 1940 Vernacular. Board and batten; brick chimney; 1954 addition; mixed fenestration types; steel casement windows; wood shutters; steel frame French doors.

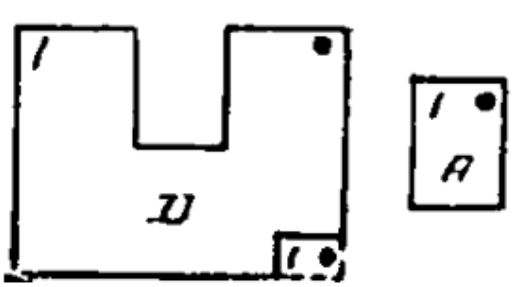
11th 2 NE of Monte Verde. 1906 Vernacular. Board and batten; fascia board on eaves; exterior stone chimney; interior brick chimney; Dutch door with glazed upper panel; shutters; mixed fenestration; 1937 addition; 1991 addition; 1992 addition; detached one-car garage.

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

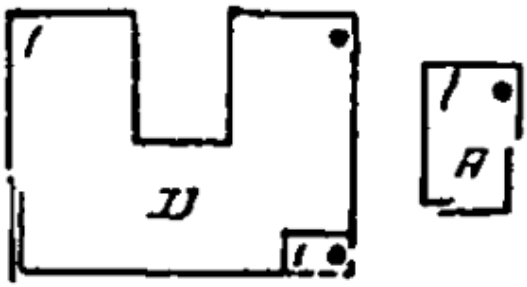
Primary # _____
HRI# _____
Trinomial _____

11th 2 NW Mission. 1939 Vernacular. Shingles; fascia boards; exposed rafter tails; door hood; mixed fenestration with some wood sliders; brick chimney; wrap around window; one car detached garage.

Lincoln 6 SW of 13th. 1950 Vernacular. Board and batten; closed soffit; brick chimney; mixed fenestration; banked French doors; detached one car garage.



1930 Sanborn Map



1962 Sanborn Map

North façade fronting 12th Street.

East elevation and north façade.

Primary entrance at façade. Two casement windows pictured east of the double Dutch doors.

Two-lite sliding window. Non-original shutters and window boxes.

Exposed rafters.

Tripartite style sliding window at west elevation.

Door and steps, likely non-historic, and historic brick chimney at rear (south) elevation

Tripartite sliding window and non-historic deck at rear (south) elevation.

Porch at southeast corner of the home; depicted on 1930 Sanborn map.

Basement door located at southeast corner of the home.

Board and batten gabled garage (south and east elevations).

North façade of garage.

View from Mission Street.

RESIDENTIAL BUILDING RECORD

PARCEL 10 - 163 - 1

ADDRESS S.W. Cor. 12th & Mission

SHEET ____ OF ____ SHEETS

DESCRIPTION OF BUILDING

CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	AIR CONDITION
D 2+C	Light	Frame	Stucco on	Flat / Pitch	Wiring	Heating / Cooling
ARCHITECTURE	X Sub-Standard	X S.W.		X Gable 1/4	X K.T. Conduit	Forced / Cleaning
	Standard	Sheathing	Siding	Hip 1/4	B.X. Cable	Gravity / Humid.
1 Stories	Above-Standard	Concrete Block		Shed 1/4	Fixtures	Wall Unit
USE TYPE	Special	B&B T&G		Cut Up	Few Cheap	
X Single	FOUNDATION	Brick	X Shingles	Dormers	Avg. Medium	Floor Unit
Double	X Concrete	Adobe	Shakes		Many Special	Zone Unit
Duplex	Reinforced	Floor Joist:	B&B T&G	Gutters	PLUMBING	X Central
Apartment	Brick	1st: "X"			Poor X Good	
Flat	Wood	2nd: "X"	Brick	Shingle		
Court	Piers	Sub Floor	Stone	Shake		Oil Burner
Motel			WINDOWS	Tile	Fixtures	
			D.H. X Casement	Tile Trim	X Water Heater	4 x 60 M-B.T.U.
		Insulated Ceilings	Steel Sash	Composition	X Automatic	X Fireplace
Units	Light Heavy	Insulated Walls	Screens	X Compo. Shingle	X Gas Elect.	

ROOM AND FINISH DETAIL

ROOMS	FLOORS B	1	2	FLOOR FINISH Material	Grade	TRIM	INTERIOR FINISH Walls	Ceilings
All								
Ent. Hall								
Living		X		OAK			B & B	BEAM
Dining		X		PINE			X	X
Bed		X		X			X	X
Bed		X		X			X	X
Kitchen		X		LINO			X	X
Drain Bd.	Material:				Lgth:	Ft.	Splash:	

CONSTRUCTION RECORD

Permit No.	Permit For	Amount	Date

EFFEC. YEAR	APPR. YEAR	NORMAL % GOOD Age	Remain'g Life	Table	%
1925	1959	34	20	R50	51
1936	1967				71
30	76				

RATING (E,G,A,F,P) Cond.	Arch Attr	Func Plan	Conform.	Storage Cupb'd	Space Closet	Workmanship
A	A	F	A	A	F	A
A	A	—	—	—	—	A

BATH DETAIL

Fl.	No.	FINISH Floors	Walls	FIXTURES Wc	Lo	Tub	Type	Grade	SHOWER St.	O.T.	G.D.	Finish
1	1	LINO	B&B	X	X	X	STD	A				
1	2	X	X									

SPECIAL FEATURES

Book Cases		Built-in Beds	Venetian Blinds
Shutters			

COMPUTATION

Original: D 3.50 Post '09 - 50

Appraiser & Date		11-6-50		2/10/67		8-13-71											
Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
RES. 1	861	4.00	3444	6.00	5160												
GARAGE 1	180	1.25	225	3.15	567												
W-CP (2) 1	60	1.30	78	2.30	138												
DECK & STAIRS	68	.90	61	1.00	68	Direct	195										
E-MATIC 1	210	.25	52	.35	73												
FPL 1			250		250												
HEATER 1			251		500												
TOTAL			4361		7216												
NORMAL % GOOD		51%	2224		71												
R.C.L.N.D.		FULL	1200		5350												

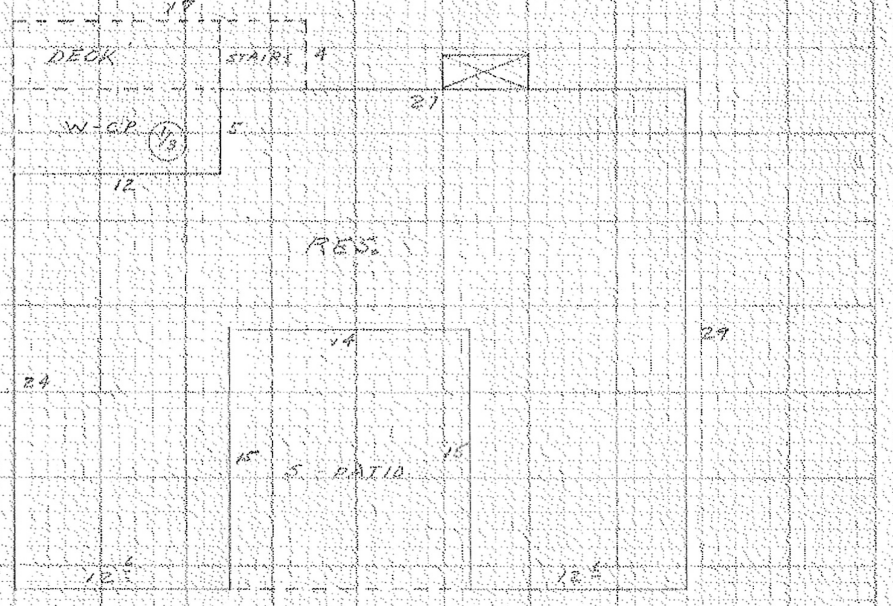
AH 530-A 10-47

MISCELLANEOUS STRUCTURES

Structure	Found.	Cons.	Ext.	Roof	Floor	Int	Size, etc
GARAGE	C	SW	B&B	GABLE COMP SHIN	E	UNF	10 X 18

COMPUTATIONS

Remarks:



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____ Attachment 11
Trinomial _____
NRHP Status Code *5S1*

Other Listings
Review Code _____ Reviewer _____ Date _____

Page of **Resource Name or #:** (Assigned by recorder) *Francis Whitaker Cottage*

P1. Other Identifier:

P2. Location: Not for Publication ☐ Unrestricted **a. County** *Monterey*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address: City *Carmel by-the-Sea* Zip *93921*
d. UTM: (Give more than one for large and/linear resources) ; mE/ mN
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
2 W of Mission, n/side Vista (Blk 4 1/2. Lots w 1/2 17 & 19)

Parcel No. *010-115-006*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Craftsman cottage, ell shaped in plan, resting on a concrete foundation. The exterior wall cladding is a smooth cement stucco. The low-pitched intersecting gable roof has wide overhanging eaves w/exposed rafter tails, and simple vergeboards at the gable ends. The eaves extend slightly at the inside corner of the ell on the west side, to provide a door hood for the principal entry. The wood plank entry door is mounted w/hardware fashioned by Francis Whitaker. There is an exterior brick eave-wall chimney located toward the south along the west side elevation. It opens into a large living room on this leg of the ell. Fenestration is irregular, w/a large, fixed multi-paned focal window in the gable-end of the leg to the south, and single and paired multi-paned wood casement windows in various sizes throughout. A large, raised Carmel stone patio fronts the cottage, w/ a low, closed rail and open steps. There is a small, wood framed, front-gabled one car garage, constructed in 1950, at the SW corner of the parcel. It also has hardware fashioned by Mr. Whitaker.
The cottage sits well back on its lot behind a rustic grape stake fence on rising ground in an informal landscape setting of mature oaks, flowers and low shubbery.

b. Resource Attributes: (List attributes and codes)

. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 1009-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1928 Carmel bldg. records

P7. Owner and Address
Wynne & Sheila Hutchings Trust
715 Ramona Ave.
Monterey, CA 93940

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey, Preservation Consultant, 310 Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: *5/10/2002*

P10. Survey Type: (Describe)
Carmel Historic Resource Inventory - 2001

. Report Citation: (Cite survey report and other sources, or enter "none")
armel by-the-Sea Survey 1989-1996

achments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # Primary # Attachment 11

Page of **NRHP Status Code** 5S1

Resource Name or #: (Assigned by recorder) *Francis Whitaker Cottage*

B1. Historic Name: *Francis Whitaker Cottage*
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Craftsman*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1928 (Cbp#2026); minor addition 1932 (Cbp#2512); garage added SW cr of parcel 1950 (Cbp#2021)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features: *front-gabled board-and-batten one car garage SW cr. of parcel, added 1950 (has Whitaker wrought iron strap hinges on vertical flush board double-doors).*

B9a. Architect: *designer/M.J. Murphy* b. Builder: *M.J. Murphy*
B10. Significance: Theme: *Architectural Development/ Arts & Culture* Area: *Carmel by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR 2,3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Francis Whitaker cottage is significant under California Register criterion 2, for the contributions of its original owner to the craft of ironwork in the United States. It is also significant under criterion 3, in the area of architecture as a basically unaltered example of the residential work of Carmel master-builder Michael J. Murphy in the 1920s.

Francis Whitaker, born in 1906, is considered one of the finest ironworkers and artistic blacksmiths in the United States. He received his formative training in Philadelphia, PA, working as an apprentice to Samuel Yellin, who more than any other single American ironworker, established iron as an art form in this country. Whitaker worked in the master's Arch Street Metalworkers Studio for a year before accepting an invitation to Berlin in 1923 to work with the noted ornamental smith, Julius Schramm for two years. Returning home he finally settled in Carmel in 1927, finding employment as an ornamental blacksmith with M.J. Murphy. He remained with Murphy until the Great Depression, when he went out on his own, and with John Catlin, established the Forge in the Forest, a Carmel institution, at 6th & Junipero. An ardent environmentalist, Whitaker also served on the Carmel City Council for three terms, from 1952 to 1963. He moved to Aspen, Colorado, where he opened the Mountain Forge, and began teaching at the Colorado Mountain School in Carbondale. The college now houses the Francis Whitaker Blacksmith School. Whitaker occupied his Vista St. home during the productive period of his creative life in Carmel. Michael J. Murphy (1885-1949), first came to Carmel in 1902. Two years later Frank Devendorf hired him to be the builder for the Carmel Development Company. Murphy went on to become the most prolific designer-builder in Carmel's history, with as many as 350 structures to his credit. In 1914 Murphy established his own contracting firm, and in 1924 he opened M.J. Murphy, Inc., which sold building supplies, did rock crushing and concrete work and operated a lumber mill and cabinet shop.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

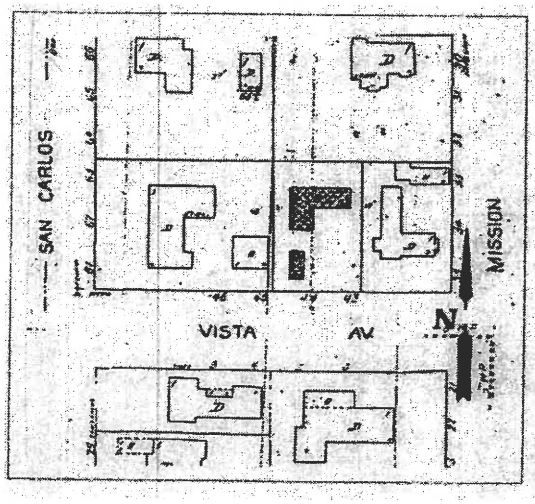
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Smithsonian Magazine, May, 1993
Southworth, Susan & Michael,*Ornamental Ironwork,* D.R. Godine:Boston,1978
Sanborn fire insurance map, Carmel, 1930-62

B13. Remarks: *Zoning R-1*
CHCS (AD/AC)

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *5/10/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



B10. Murphy was the most active designer-builder in the area between 1902 and 1940, and did as much to give Carmel its basic architectural character than any other person.
Kay Ashmead, a woman draftsman with Murphy in the late 1920s drew the plans for the Whitaker cottage. She was one of a number of women in Carmel's early history identified as contributors to the residential and commercial design of the village.The Francis Whitaker cottage clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the themes of art & culture, government, civic and social institutions, and architectural development.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____ Attachment 11
HRI # _____
Trinomial _____
NRHP Status Code *5S1*

Other Listings
Review Code _____ Reviewer _____ Date _____

Page of **Resource Name or #:** (Assigned by recorder) *Perry Newberry cottage*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ Unrestricted **a. County** *Monterey*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**
c. Address: City *Carmel by-the-Sea* Zip *93921*
d. UTM: (Give more than one for large and/linear resources) ; **mE/** **mN**
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
2 East of Mission n/side Vista (Blk 5 1/2, Lots E 1/2 18, 20)

Parcel No. *010-111-008*

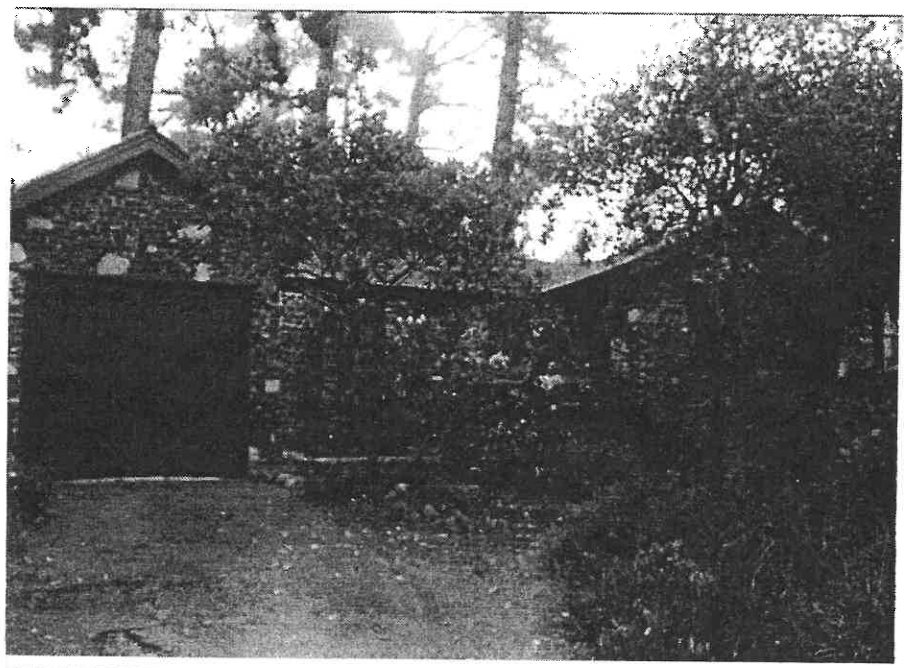
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Craftsman style residence, "U" shaped in plan, resting on a concrete foundation. The exterior wall cladding is a used brick and Carmel stone veneer, in a coursed rubble pattern. The medium-pitched intersecting gable roof is covered in a fire-treated cedar shingle. Its overhanging eaves have exposed rafter-tails, and there are simple vergeboards at the gable-ends. There is a used brick and Carmel stone exterior eave wall chimney, located along the east side-elevation, near the SE corner of the building. There is a raised patio, of used brick and Carmel stone, between the two projecting arms of the "U" . It has a low, closed rail. The east bay of the "U" is fronted by a gabled door-hood, carried on two square wood posts. The west bay of the "U" is an attached, one-car garage w/double doors of vertical flush-board. The garage doors have strap hinges. Fenestration is a combination of single and paired multi-paned wood casement windows, and glazed wood doors. The cottage sits well back on slightly rising ground, in a natural landscape setting of mature oaks, pines and low ground cover.

b. Resource Attributes: (List attributes and codes)

4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 1010-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1937 carmel bldg. records

P7. Owner and Address
Sonia P. Brown Trust
P.O. Box 3421
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey, Preservation Consultant, 310 Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: *5/20/2002*

P10. Survey Type: (Describe)
Carmel Historic Resource Inventory - 2001

1. Report Citation: (Cite survey report and other sources, or enter "none")
armel by-the-Sea Survey 1989-1996

Attachments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # Primary # Attachment 11

Page of

NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *Perry Newberry cottage*

B1. Historic Name: *Perry Newberry cottage*
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Craftsman cottage*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1937 (Cbp#273); kitchen enlarged 1965 (Cbp#4320); reroof w/cedar shingles 2001 (Cbp#01-217)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features:

B9a. Architect: *designer/Perry Newberry* b. Builder: *Maynard McEntire*
B10. Significance: Theme: *Development of Art & Culture, Architectural* Area: *Carmel by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR 2,3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Newberry cottage is significant under California Register criterion 2, as the last residence designed by Perry Newberry, a prominent civic activitst who guided Carmel during its formative years. The cottage is also significant under criterion 3, as a relatively unaltered example of a vernacular cottage design with Craftsman style features.

Born in 1870 in Union City, Michigan, Newberry worked as an engraver and printer, before turning to real estate in 1887 in the city of Chicago. Ten years later, in 1897, he and his wife Bertha, a poet, moved to San Francisco, where Newberry joined the art staff of the *San Francisco Examiner.* The pair arrived in Carmel by stage coach in 1910, and settled permanently. An actor, producer, director and playwrite, Newberry immediately became involved in the activities of the newly formed Forest Theater. In 1913 he served the group as its president. He considered himself "anti-progress" and spoke out against the development plans being promoted by the town's business element. He and his fellow artists vehemently opposed the paving of Carmel's main street, a battle they ultimately lost in 1922. However, the activists successfully blocked the construction of a large resort hotel proposed for the foot of Ocean Avenue. Elected to the Carmel Board of Trustees in 1922, Newberry received the highest number of votes and became mayor. In 1927, he co-published and edited the *Carmel Pine Cone* , which became a platform for his pro-conservationist opinions. Reelected to the Board in 1929 on his anti-progress views, Newberry worked to define Carmel as primarily a residential city, a successful political stance that was cemented with the Board's passage of Ordinance 96.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

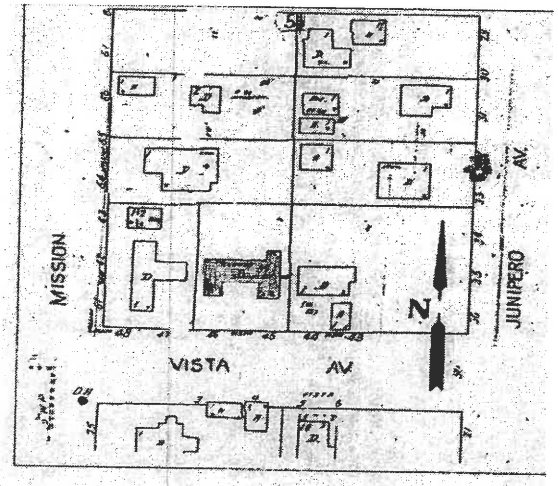
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Carmel Pine Cone , Obituary 12/9/38
Fink, Augusta, *Monterey the Presence of the Past*, Chronicle Books:San Francisco, 1972
Sanborn fire insurance map of Carmel 1930-1962

B13. Remarks: *Zoning R-1*
CHCS (AD)

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *5/20/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



B10. When not involved with a variety of causes, Newberry designed and built small residential cottages in Carmel. As soon as he built one, a buyer appeared to purchase it. He would live in one for a time, move out whenit sold, and build another. He and M. J. Murphy were among the first group of residential builders in Carmel. Due to failing health, Newberry's homeon Vista, built in 1937 under his daily supervision, was constructed by a contractor, Maynard McEntire. Using masonry veneer and rustic surface treatments, he fit it naturally into the landscape. The cottage became his last residence. He died in December 1938. The Perry Newberry Cottage remains essentially as he designed it, retaining a high degree of historicintegrity and a strong sense of time and place. It clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Attachment 11

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code *5S1*

Other Listings
Review Code _____ **Reviewer** _____ **Date** _____

Page 1 **of** ⁂ **Resource Name or #:** (Assigned by recorder) *Ann Nash-Dorothy Bassett House*

P1. Other Identifier: *Ann Nash-Dorothy Bassett*

P2. Location: ☐ **Not for Publication** ☐ **Unrestricted** **a. County** *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B**

c. Address: City *Carmel-by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) ; **mE/** **mN**

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

S.W. Corner Junipero and Alta, Carmel-by-the-Sea 93021
(Block 5-1/2 Lots 1 &N 1/2 3) Parcel No. *10-111-20*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The current house is a 2-story vertical board and batten wood frame house consisting of two sections joined by a 2nd floor galley kitchen over an arched breezeway leading to a rear garden. The northeast section of the house facing Alta and Junipero is the original one-story stepped gable cottage built by Ann Nash and Dorothy Bassett in 1921. A gabled addition was added to the south facade of this building in 1940 extending the original living room. In 1926 Watrous and Denny built the two-story carriage house facing Alta on the west part of lot 1 with a galley kitchen breezeway connecting to a new dormered second floor added to the original house. Entry to the upstairs carriage house is by a staircase rebuilt in 1998 on the west facade. A Carmel stone chimney mass anchors the south wall of the carriage house through two stories. The steep pitched gabled roofs of both buildings are covered with composition shingles. The window treatments in both buildings are primarily multi-paned fixed, casement windows. The carriage house has a 48-light fixed pane window on the north as a studio light source. The dormered window upstairs on the original house is the bedroom-closet space for the carriage house apartment. The overall plan is a series of intersecting rectangles set back over a 60X100-foot lot that runs east/west.

(See Continuation Sheet)

P3b. Resource Attributes: (List attributes and codes) *HP3 Multiple Family Residence*

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
Looking NE at original stepped gable cottage, 9/17/01 #9478-17

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

1921 Ann Nash Diary; 1926 -Carmel Building Files

P7. Owner and Address
Carla Lepori-Coniglio Trust
26048 Atherton Drive
Carmel, CA 93923 (625-0946)

P8. Recorded by: (Name, affiliation, and address)
Richard N. Janick, P.O. Box 223408, Carmel, CA 93921

P9. Date Recorded: *9/21/2001*

P10. Survey Type: (Describe)
Carmel HRI 2001

P11. Report Citation: (Cite survey report and other sources, or enter "none")

Attachments
☐ NONE ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI #

Attachment 11

Page 2 of

NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *Ann Nash-Dorothy Bassett House*

B1. Historic Name: *Ann Nash-Dorothy Bassett*
B2. Common Name:
B3. Original Use: *Single Family Residence* B4. Present Use: *Multiple Family Residence*
B5. Architectural Style: *Craftsman*
B6. Construction History: (Construction date, alterations, and date of alterations)
1. 1921 (Sept. 21-Nov. 15, 1921) Build steep gabled one-story board and batten (redwood and Douglas fir) house. (Owner-Builders Ann Nash and Dorothy Bassett) Original Budget - $1,045

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features:

B9a. Architect: *Ann Nash - Dorothy Bassett* b. Builder: *Nash/Bassett/Watrous/Denny*
B10. Significance: Theme: *Architectural Development* Area: *Carmel-by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *SFR* **Applicable Criteria:** *CR 3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This house qualifies under criteria #3 and is unique in that it represents 4 women builder-contractors working in Carmel in the 1920s Ann Nash and Dorothy Bassett are the original owner-builders of the original one story building (1921). Dene Denny and Hazel Watrous (Founders of the Carmel Bach Festival) built the two-story carriage house and the galley kitchen bridge connecting to a dormered second story addition of the original house. Allaine Fremier owns the diary kept by Ann Nash that documents the construction of the house. The overall design is a landmark of Craftsman Architecture in Carmel and it's "growing plan" is typical of many early houses built in the 1920s. 1. Ann Nash Biography - from Carmel Women Builders; 2. Dene Denny and Hazel Watrous.

The Nash/Bassett House is a significant expression of the architectural achievements of women builders in early Carmel. Changes and additions to the buidling over time have been sympathetic and have not diminished its character defining features. The house continues to evoke a strong sense of time and place and of feeling and association,

1. Writer Builder: Ann Nash
She was an eclectic person. She was a teacher in Berkeley and made up her mind to come to Carmel with a friend **Dorothy Bassett** who had a relative there, to build a house in the woods. This was in 1921, and she had not, apparently, had any previous construction experience. What does exist, however, is a day by day chronicle of her efforts, beginning the day they left Berkeley, from the pouring of the concrete foundation to the completion of construction. Ann also designed this classic Tudor-like English cottage.

(See Continuation Sheet)

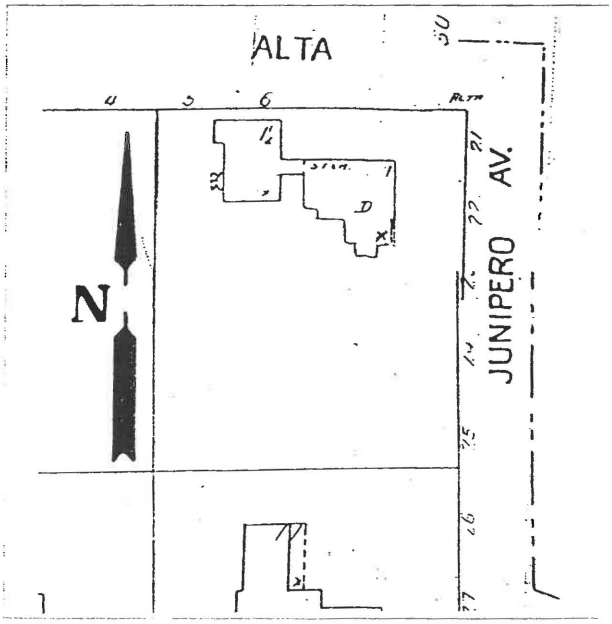
B11. Additional Resource Attributes: (List attributes and codes) *HP3 - Multiple Family Property*

B12. References:
1. A Diary: Building a Home in Carmel by Allene Fremier, Buying the Best, www.carmeliving.com, pgs. 46-49,64. Summer 2001
2. Pine Cone, May 30, 1925
3. "Artists and Artisans," Carmel Woods, Carmel Preservation Foundation, May 1998

B13. Remarks: *Zoning: R-3*

B14. Evaluator: *Richard N. Janick*
Date of Evaluation: *9/21/2001*

(This space reserved for official comments.)



P3. Description

P3. Description

series of intersecting rectangles set back over a 60x100-foot lot that runs east/west. A carmel stone fireplace in the original house projects through the dormered second floor and provides an anchor to a second floor landing that originally had access through a now walled-in door to the upstairs carriage house bedroom.

The siding is 1" x 12" redwood and the framing and floor materials are straight-grained Douglas fir. Arched doors, a trademark of Denny and Watrous, are used throughout the carriage house, both inside and out. A second story shed roof bathroom defines the east facade of the projecting carriage house wing. The original entrance to the one-story cottage is still within the rear garden courtyard on the west facade adjacent to the projecting lower bedroom. A service door facing Alta provides access from the street to the kitchen.

B6. Construction History
2. Permit #1787 (November 13, 1926) - Construction of two-story carriage house (Dimensions 32 x 27) with bridge galley kitchen connecting to dormered second story of original house. Steep gabled roof with stairway
and small porch on west facade. Completed (February 1927) (Owner: Ann Nash) Contractors: Dene Denny and Hazel Watrous Cost: $2700.

3. Permit #629 (June 17, 1940) - Construction of one-story gabled roof addition to the south of 1921 original house. Plan in file. Contractor: Bert Taylor. Cost: $500, Owner: Walter Kelsey.

4. Permit #69-49 - Roof Repair: $400.00 (May 22, 1969) Contractor: Allen James

5. Permit #SU 91-227 - Subordinate unit permit request (May 22, 1992) - Approved
Owner: Pacini Trust Unit 1 Downstairs Unit 2 Upstairs and over garage

6. 1997 - Original House - remodel - paint, repair walls, repair kitchen, foundation work, new roof.

7. 1998 - Permit #98-173 (September 28, 1998) - Rebuild stairs leading to upstairs addition and repair south facade. New wall heater. ($5,000) Contractor: Enid Sales

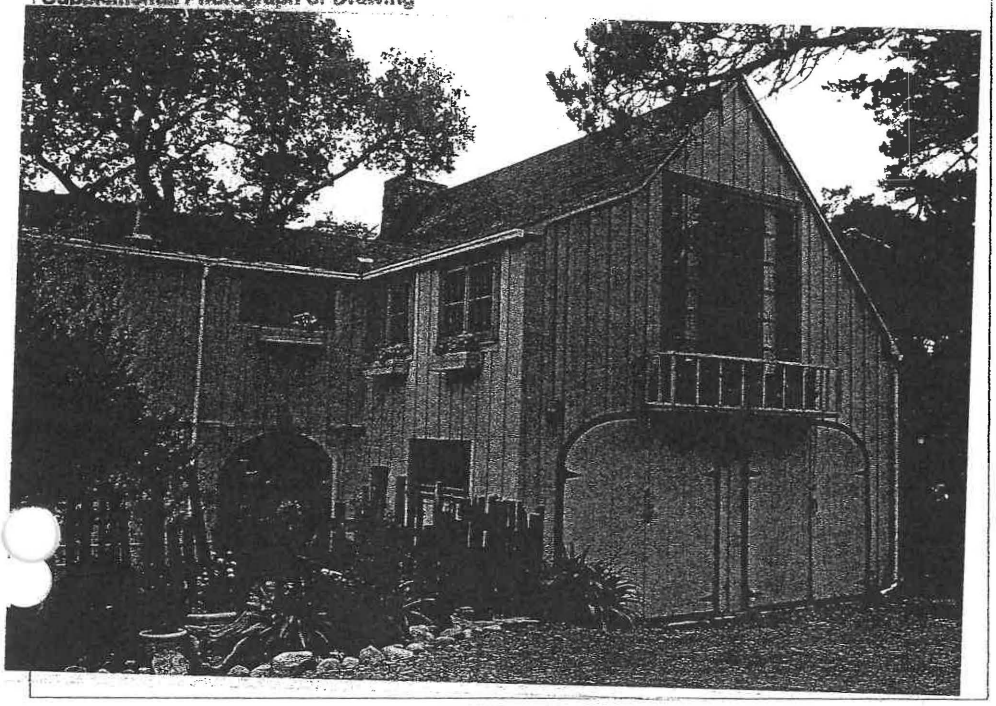
B10 Significance
She became involved very quickly in Carmel life, partly due to her necessity to find help with those trades needing particular expertise or more simply, brute strength. Beside the job at hand, her diary describes much of her life and activities in Carmel, such as a stint at the Post Office, tidbits about the Forest Theatre and the local library. Her subsequent pursuits included the authorship of several popular mystery stories, preserved at the Local History Library, and her eventual reloction to Carmel Valley where her history was lost until recently rediscovered.

2. Builders: Dene Denny and Hazel Watrous
Born in California to a wealthy ranching family and a musician from an early age, **Dene Denny** and **Hazel Watrous**, also a Californian and the daughter of a well-known photographer, met in San Francisco after they had both received extensive education in their respective fields. Hazel, trained in art and art education, and Dene as a musician, had both already received recognition. They were on their way to New York and decided to spend a week beforehand in Carmel, and virtually went no further, captivated by the creative ambiance they found there.

As a team they became musical pioneers in Carmel, establishing the first orchestra, as well as the Carmel Music Society, and, as an outgrowth of the Society, the Bach Festival. Dene was a noted musician and introduced avant garde classical music to the peninsula.

Watrous, having studied art extensively, also became an architect/builder and had 36 residences to her credit. She was known for her bold use of color and her architectural style which often looked like stage sets. Their own house/studio, built in 1926, was a favorite gathering place for theatrics, art shows, lectures and music. Watrous designed this house with a free un-supported balcony for these performances, which gave many of the noted architects they entertained much apprehension at that time. But the house and balcony still exist.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
Looking SW from Alta St. at the 1926 north facing carriage hse. addition by Denny & Watrous, 9/17/01, #9478-15

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____ Attachment 11
Trinomial _____
NRHP Status Code *5S1*

Other Listings
Review Code _____ Reviewer _____ Date _____

Page of **Resource Name or #:** (Assigned by recorder) *Jo Mora Hse.*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ Unrestricted **a. County** *Monterey*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**
c. Address: City *Carmel by-the-Sea* Zip *93921*
d. UTM: (Give more than one for large and/linear resources) ; **mE/** **mN**
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
3 SW of 1st, W/side San Carlos (Blk 10 Lot 5)

Parcel No. *010-126-020*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one and two-story, wood-framed Carftsman-type residence, "T" shaped in plan, resting on a concrete foundation. The exterior wall cladding is a wide, horizontal shiplap wood siding. The roof system is medium pitched gable w/wide overhanging eaves, having a simple facia board. Both the first and the second floor roofs have triangular knee bracing at their gable ends. They are covered in wood shake. A stepped, brick exterior eave wall chimney is found centered on the first floor wing along the west (rear) elevation. This feature has been enclosed with the enclosure and roofing of a rear deck (1981), that was constructed in 1965. That same year about one-half of the length of the original one-story wing to the south was demolished to meet setback requirements for a lot split. Fenestration is irregular, with a combination of Craftsman style and multi-paned wood windows. They range in type from fixed, single Carftsman style to multi-paned focal; single and paired Craftsman wood casement type, and bands of wood casement type. There is a shallow, angled bay projecting to the east from the first floor of the two-story north wing of the house. it is capped with a narrow hipped roof, covered in wood shake. The tall, narrow side-lights in this bay are wood casement type. A similar feature is found at the same location on the rear (west) elevation, but with a narrow shed-roof covering the bay.

b. Resource Attributes: (List attributes and codes)

. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 1053-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1921 Carmel bldg. records

P7. Owner and Address
Wera E. Unger Trust
P.O. Box 3382
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey, Preservation Consultant, 310 Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: *4/27/2002*

P10. Survey Type: (Describe)
Carmel Historic Resource Inventory - 2001

1. Report Citation: (Cite survey report and other sources, or enter "none")
rmel by-the-Sea Survey 1989-1996

tachments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Attachment 11

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # **Primary #**

Page of **NRHP Status Code** 5S1

Resource Name or #: (Assigned by recorder) *Jo Mora Hse.*

B1. Historic Name: *Jo Mora Hse.*
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Craftsman*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1921 (Cbp #189); foundation added 1957 (Cbp #3102) half the length of one story wing removed for lot line adjustment , rear deck added 1965 (Cbp #4382); rear porch glazed and roofed 1981 (Cbp #81-115, 81-124)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features: *greenhouse in NW cr. of parcel rebuilt after tree damage 1997 (Cbp #97-108)*

B9a. Architect: *designer, Jo Mora* b. Builder: *Jo Mora*
B10. Significance: Theme: *Arts & Culture/Architectural Development* Area: *Carmel by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR 2,3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Jo Mora Hse. is significant under California Register criterion 2, for the contributions of artist Joseph Jacinto Mora (1876-1947), to the arts and cultural life of Carmel in the 1920s. It is also significant as the first residential design by Mora, also a building designer, on the Monterey peninsula.

Jo Mora was born in Montevideo, Uraguay in 1876, the son of a Catalan sculptor, Domingo Mora. The family moved to Massachusetts in 1882 where Jo and his brother Luis studied at the Cowell's Art School in Boston. Jo later studied w/Wm. Merritt Chase at the Art Students League in New York. His early career included newspaper and magazine illustration, followed by some time in the American Southwest, where he visually recorded the lifestyles of the Navajo and Hopi Indian tribes. He joined his family in the San Jose area in 1903, buying and operating a small cattle ranch in the Santa Clara Valley. He also assisted his father on several sculpture commissions. In 1914 Jo and his wife moved to San Francisco, where he was an active part of the artistic scene, and a member of the Bohemian Club.

In 1920 Fra. Ramon Mestres, Franciscan leader at Carmel Mission, and also a Catalan, commissioned Mora to do what would become his most celebrated sculptural piece, a cenotaph honoring the life of Fra. Junipero Serra. The sculpture would take four years to complete.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*
B12. References:

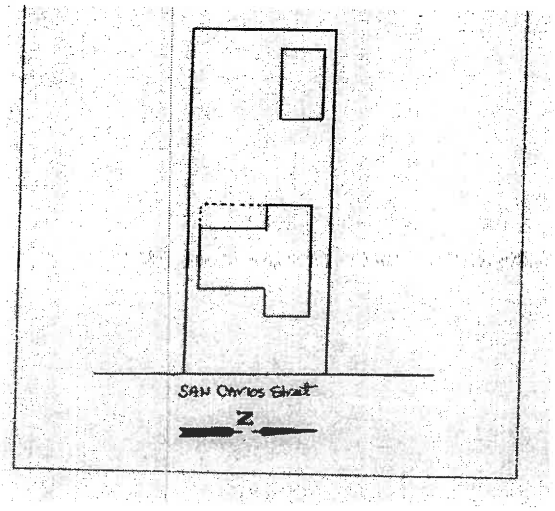
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Hale, Sharron, *A Tribute to Yesterday*, Valley Publishers:Santa Cruz, 1980
Hughes, M.E., *Artists in California 1786-1940, Vol II*, Hughs Pub. Co.:San Francisco,1989

B13. Remarks: *Zoning R-1*
CHCS (AC/AD)

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *4/27/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



P3. The house sits somewhat back on the parcel from San Carlos, close to its northern lot line, behind a picket fence, in an informal garden of mature oaks and pines w/low shrubbery. There is a Carmel stone walkway leading to a raised, open, partial-width concrete porch along the one story wing of the house.

B10. Mora was a building designer as well as an artist. While working at the Carmel Mission he assisted in the rehabilitation of the adjacent Orchardist's adobe, which became the "Mission Tea Room" in the early 1920s. He designed his Pebble Beach home and studio, which was built by J.C. Anthony in 1924. Mora became a partner with Anthony in a residential development on the Monterey mesa for an artists colony, designing at least two of the residences. The chapel for the Carmelite nuns at Monastery Beach south of Carmel is also by his hand. The unusual "T" plan of the Mora Hse. w/its one and two-story wings was quite practical given that his horse corral was to the rear of the residence. His studio, and living quarters were on the first level, with family bedrooms on the second. The use of Craftsman windows and trim kept the place in keeping with the Arts & Crafts character of the village at that time. The principal change to the house over time has been the loss of a considerable portion of the one-story wing, in the 1965 lot split, and the enclosed deck to the rear. Visually however, the original "T" shape, massing, and exterior building materials of the residence are still present. The house was Jo Mora's first residential design on the Monterey peninsula, and only known residential design in Carmel. He occupied it while creating his most significant sculptural commission, the Serra Cenotaph at the Carmel Mission.. He also completed the S.F.B. Morse commission for the important Serra Monument along Serra Rd. at the north edge of Carmel in 1922. Mora moved to a large tract of land in Pebble Beach, donated by Morse, in 1924. He continued his close association with Carmel for the rest of his working life, and was a founding member of the Carmel Art Association. His contributions to the art and architecture of Carmel and the Monterey peninsula are still readily apparent in such work as the two Serra monuments, the El Paseo figure group and his diorama at the old Hotel Del Monte, as well as the Orchardist's adobe at Carmel Mission and the chapel at the Carmelite Monastery. The Jo Mora Hse. clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of arts and culture.
B12.
McGlynn, E.R., Murry M., *Jo Mora Artist and Writer*, Monterey Museum of Art, 1998
Sanborn fire insurance map of Carmel, 1930-62

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # Attachment 11
HRI #
Trinomial
NRHP Status Code *5S1*

Other Listings
Review Code **Reviewer** **Date**

Page **of** **Resource Name or #:** (Assigned by recorder) *Denny-Watrous Studio*

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☐ **Unrestricted** **a. County** *Monterey*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad **Date** **T** **; R** **;** **1/4 of** **1/4 of Sec** **;** **B.M.**
c. Address: City *Carmel by-the-Sea* Zip *93921*
d. UTM: (Give more than one for large and/linear resources) ; **mE/** **mN**
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
4 NE of 2nd, E/side Dolores (Blk 10, Lot 10)

Parcel No. *010-126-015*

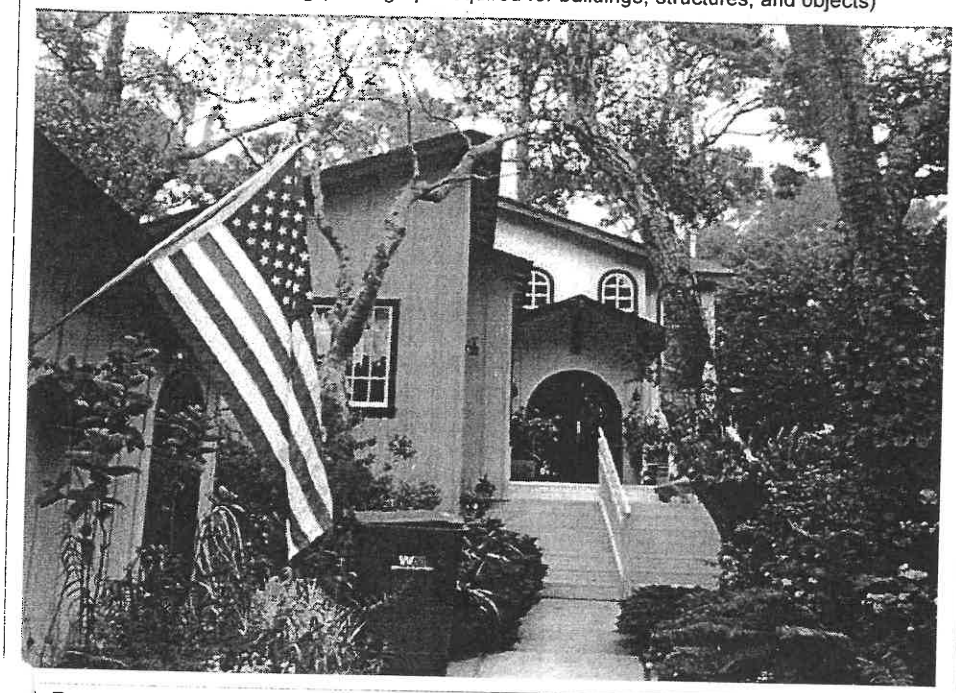
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one and two-story wood-framed Craftsman type residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a vertical board-and-batten. The roof system is a combination of medium-pitched hip, cross- gables, and shed roofs. The roof covering is composition shingle. A stuccoed exterior eave wall chimney is located along the east (rear) elevation. The one-story, west facing principal entry (1995) is found on the inside corner of an Ell, separating the ca1940 shed roofed portion of the studio/residence, on the NW, from the 1926 hip & gabled main building block to the SE. It is characterized by a wide overhanging gable, supported by trangular knee-braces over a round-arched multi-paned double wood door. A straight run of open wood stairs (1995), leads up to the main entry off a cement pathway from the street. There is a center rail along the stairs. A series of recent round-arched wood windows, similar in design to the main door, can be seen in the upper floor of the main building to the east. Another round-arched door is located at the SW corner of the garage. Fenestration is otherwise irregular with a series of large, square multi-paned fixed windows; two in the shed-roofed section of the house, and a major north window in the north-side elevation. The residence has seven doors to accomodate exiting from the studio when it was used for concerts and exhibits.

b. Resource Attributes: (List attributes and codes)

. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 1054-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1922 /1926 Carmel bldg. records

P7. Owner and Address
Don & Carol Hilburn
P.O. Box 7054
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey, Preservation Consultant, 310 Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: *4/8/2002*

P10. Survey Type: (Describe)
Carmel Historic Resource Inventory -2001

. Report Citation: (Cite survey report and other sources, or enter "none")
rmel by-the-Sea Survey 1989-1996

achments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Attachment 11

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # **Primary #**

Page of

NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *Denny-Watrous Studio*

B1. Historic Name: *Denny-Watrous Studio*
B2. Common Name: *Harmony House*
B3. Original Use: *studio/residence* B4. Present Use: *residence*
B5. Architectural Style: *Craftsman (eclectic)*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1922 (Cbp # 365); original house expanded 1926 (Cbp #1096); shed roofed wing to west added ca 1940 (Cbp #1336); removal of some building material along s/side ele, to meet setback requirements 1960 (Cbp #3536); Add dormers toward rear, remodel 1995 (Cbp #95-24)
B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features: *one car board-and-batten garage, NW cr. of parcel*

B9a. Architect: *designer/Hazel Watrous* b. Builder: *Hazel Watrous (1926)*
B10. Significance: Theme: *Arts & Culture* Area: *Carmel by-the-Sea*
Period of Significance: *1902-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR 2*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Denny-Watrous Studio is significant under California Register criterion 2, for its association with the productive lives of Dene Denny and Hazel Watrous, who for thirty years were Carmel's principal musical and art impresarios. Its is also significant as the work of a woman contractor/builder, Hazel Watrous, who designed and constructed as many as 36 residential properties in and around Carmel in the 1920s.

Dene Denny and Hazel Watrous came to Carmel in 1922 on their way to New York. They returned in1925 for the duration of their productive lives, actively participating in establishing artistic, theatrical, and musical venues that continue to define the cultural life of the community to this day. The interior design of their Dolores Street studio/residence was created expressly for the exhibit of art and musical performance. They showed the first American exhibition of the German Expressionist Blaue Reiter group in the studio, presented the musical work of Aaron Copland, with the writer/conductor, and sponsored lectures by leadingcultural figures including the architect Rechard Neutra. They developed and operated an extremely successful concert management business from the residence. Both were involved in forming the nucleus of the Monterey County Symphony, the Carmel Bach Festival, and revival of Monterey's historic First theatre.

The house, though altered over time, is still clearly recognizable as the work of Hazel Watrous, with her signature use of round-arches, and especially the interior concert space, with its early cantilevered balcony for unrestricted viewing of the musical performances conducted within. A native of Visalia, California, Ms. Watrous had a degree in art from San Jose State College, and further study at the California School of Arts and Crafts and Columbia University, in the field of design. She worked in Los Angeles as a theatre critic, & designed costumes and sets for an L.A. theatre company. Many of her residential house designs are in the Carmel Woods area, north of Carmel.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP38 - Women's property*

B12. References:

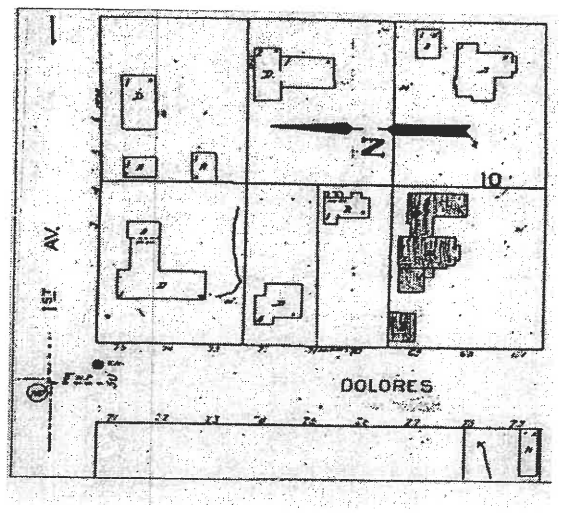
Carmel bldg. records, Carmel planning Dept, City Hall, Carmel
Carmel Historic Context Statement 1997
Carmel by-the-Sea Survey 1989-1996
Marquard, Peggy P., "Village Impresarios". *What's Doing Magazine,* 6/47, p. 18
Elstob, Carolyn. "Silhouette". *Carmel Spectator* 6/23/49 and

B13. Remarks: *Zoning R-1*
CHCS (AC)

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *4/8/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



P3. The chief feature of the interior of the building is a music room that runs the entire length of the house, and an Ell shaped cantilevered balcony above for viewing these events. The garage fronts the house on the north side a forty foot deep lot on rising ground, behind a wood plank fence, in an informal landscape setting of mature oaks, pines and low shrubbery.

B10. Her interiors tended to have large living spaces, suited to musical performance. Ms. Watrous designed at least 36 houses during her productive career as a building contractor. She was the most active of the women builders in Carmel.
Additionally, Dene Denny and Hazel Waltrous brought contemporary theater to Carmel. The women leased Edward Kuster's Theater of the Golden Bough on Ocean Avenue and opened with Eugene O'Neill's *Emperor Jones* in May 1928. They presented 18 plays there and more than a dozen concerts. They also sponsored a play competition for California authors. Following Kuster's return from Europe, the women moved their operation to permanent space on Dolores Street. In 1929 they presented W.H. Smith's melodrama, *The Drunkard.* They also opened the first private art gallery in Carmel at this site, brought the first summer music festival to Carmel in 1932, and founded the Carmel Bach Festival in 1935. The Denny-Watrous Studio reflects the findings of, and is consistant with, the findings of the 1997 Carmel Historic Context Statement under the theme of development of arts and culture.

B12. Montague, Nelly, "Tell me who is Denny-Watrous", *Carmel Pine Cone*, 7/16/48
Sanborn fire insurance map of Carmel, 1930-1962
"The Carmel Theatre from 1910-1935." M.A. thesis by Morgan Evans Stock, August 1952, Stanford University. Carmel Library.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code *Looking NW at the east facing facade,*

Attachment 11

Other Listings
Review Code Reviewer Date

Page 1 **of** **Resource Name or #:** (Assigned by recorder) *G. H. Phillips House*

P1. Other Identifier:

P2. Location: **Not for Publication** ☐ **Unrestricted** **a. County** *Monterey*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**
c. Address: City *Carmel by-the-Sea* Zip *93921*
d. UTM: (Give more than one for large and/linear resources) ; **mE/** **mN**
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
7 NW of 3rd, w/side Santa Fe (Blk 25 Lot 5)

Parcel No. *010-102-003*

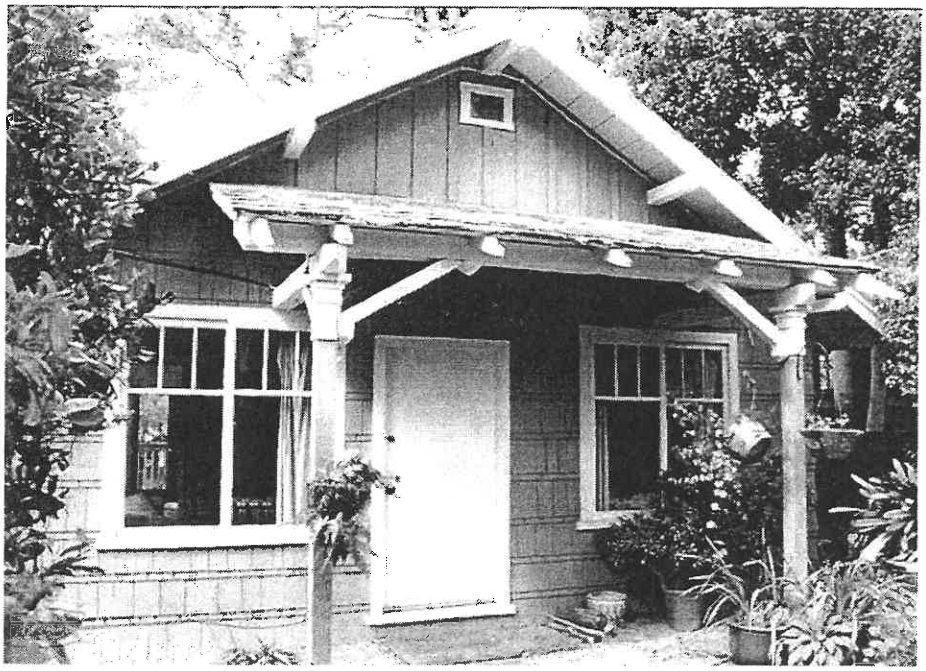
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Craftsman bungalow style residence, rectangular in plan, resting on a mud sill foundation. The exterior wall cladding is a combination of wood shingle, with vertical board-and-batten in the gable apexes. The low-pitched front gable roof has wide, overhanging eaves with exposed rafter-tails and false purlins. There is one interior brick chimney present, centered in the roof line a little more than midway along the roof. It has a triangular brick spark arrester. There is a partial-width shed-roofed open porch along the east facing facade. It is supported by wood beams resting on two square wood posts with decorative capitals, and wooden brackets. Decorative birds mouth rafter-tails appear below the shed roof. All roof surfaces are covered in composition shingle. Fenestration is irregular with single and paired Craftsman style wood casement windows. The principal entry, centered under the front porch roof, is a solid-core flush Dutch door. There is a wood-framed one-car garage at the SW cr. of the parcel. It is similar in design to the house. The residence sits slightly back from Santa Fe St., behind tall shrubbery in an informal landscape setting of potted plants and low ground cover. Mature trees flank and frame the property. There is a serpentine brick path leading to the front porch that is flanked by a recent flagstone retaining wall, laid up dry.

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 5026-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1925 Carmel bldg. records

P7. Owner and Address
Kimm Barnes
P.O. Box 5454
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey, Preservation Consultant, 310 Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: *9/7/2004*

P10. Survey Type: (Describe)
Intensive-Carmel Historic Resource Inventory-ongoing

P11. Report Citation: (Cite survey report and other sources, or enter "none")
none

Attachments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Attachment 11

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # **Primary #**

NRHP Status Code

Resource Name or #: (Assigned by recorder) *G. H. Phillips House*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *residence* B4. Present Use: *residence*

B5. Architectural Style: *Craftsman bungalow*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1925 (CBP#1081) hot tub added at NW cr. of rear porch 1982 (CBP# 82-180)

B7. Moved? | | No | | Yes | | Unknown Date : Original Location:

B8. Related Features: *Detached wood-frame, two-car garage at SW cr. of Lot 5 ,1925 (CBP# 910) . This feature was shared jointly with a residence on Lot 7, which Phillips also built in 1925, but that has been greatly altered over time.*

B9a. Architect: b. Builder:

B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The G. H. Phillips House is significant under California Register criteria 3, in the area of architecture as an unaltered example of a front-gabled type of Craftsman bungalow. As noted in the 1997 Carmel Historic Context Statement, "The Craftsman style was an expression of the philosophy of the Craftsman movement, the American adaption of the English Arts and Crafts Movement which had crystallized around William Morris in the second half of the nineteenth century. Popularized in this country by Gustav Stickley and his *Craftsman* magazine, and in California by the work of architects Greene & Greene, Craftsman homes were characterized by horizontality of proportions, seen in the spreading lines of low-pitched, overhanging gable roofs and in informal building plans; reliance on the honest use of materials such as wood, brick and stone and undisguised structural elements such as exposed beams, braces and rafters for architectural beauty; and enjoyment of the natural setting through porches, outdoor spaces, and the clustering of windows into horizontal bands."

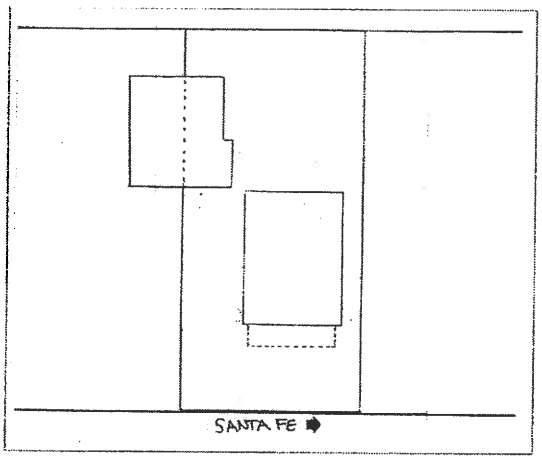
The 1925 Phillips House is an excellent example of the decorative possibilities of the bungalow form with its birds mouth rafter-tails false purlins, wooden capitals and brackets. It employs board-and-batten detailing in the gable apexes, over wood shingle laid in the signature style of Carmel carpenter Cameron Waite. Waite ran courses of eight to twelve inch shingle, separated by two inch courses, that accentuated the horizontality of his buildings. As far as we know he was a carpenter rather than a designer, and probably worked in that capacity on the Phillips House. There is no mention of a G. H. Phillips in any of the early Carmel business directories or other standard sources. He built a second house on Lot 7 of Blk 25 at the same time as the subject property was constructed. That building was recently altered. It is possible he was a real estate speculator. There are very few remaining unaltered examples of Carmel residences in the Craftsman bungalow style. The G.H. Phillips House clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement, under the theme of architectural development.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997

(Sketch Map with north arrow required.)



B13. Remarks: *Zoning R-1*
CHCS (AD)

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *9/7/2004*

(This space reserved for official comments.)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary #
HRI #
Trinomial

Attachment 11

Page of **Resource Name or #:** (Assigned by recorder) G. H. Phillips House

Recorded by: Kent L. Seavey **Date** 9/7/2004 ☐ Continuation ☐ Update

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S1

Attachment 11

Other Listings
Review Code Reviewer Date

Page of **Resource Name or #:** (Assigned by recorder) *Mary Austin Hse.*

P1. Other Identifier:

P2. Location: Not for Publication ☐ Unrestricted **a. County** *Monterey*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address: City *Carmel-by-the-Sea* Zip *93921*
d. UTM: (Give more than one for large and/linear resources) ; mE/ mN
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
W/side Lincoln, 4 north of 4th (Blk 32, Lot 13)

Parcel No. *010-222-019*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A two-story wood-framed Craftsman style residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is wood shingle. The low pitched front gabled roof is covered in a composition shingle. There is an interior brick fireplace. The NE facing entry is in a slightly projecting lower bay on the north side of the facade. The entry is characterized by a shed roofed door hood, carried on exposed rafters with birds mouth detailing over a central multi-paned glazed door, flanked by tall narrow side lights. The door hood is capped with a smaller version of the main roof form, with a wide facia. Fenestration is irregular with a combination of fixed, and casement type wood windows, sliding glass and banked French doors. The house is oriented NE to SW on a steeply sloping site, surrounded by mature trees and heavy vegetation and not visible from the street.
While the house has been extensively remodeled over time, the original ground floor still retains the Craftsman character of its design by local master builder M.J. Murphy. There is a fully functional second level built into the side of the hill below grade. Stone lined open brick steps lead up to the house from the street below, across an intermittent stream through an informal garden of ferns, ivy and rose bushes.

b. Resource Attributes: (List attributes and codes)

1. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 1064-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1911 Mary Austin, *Carmelite*, 2/19/30

P7. Owner and Address
Don & Joan Miller
P.O. Box 5277
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey, Preservation Consultant, 310 Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: *10/21/2001*

P10. Survey Type: (Describe)
Carmel Historic Resource Inventory - 2001 (Intensive)

1. Report Citation: (Cite survey report and other sources, or enter "none")
ty of Carmel-by-the-Sea Survey 1989-1996

tachments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Attachment 11

BUILDING, STRUCTURE, AND OBJECT RECORD **HRI #** **Primary #**

Page **of** **NRHP Status Code** 5S1

Resource Name or #: (Assigned by recorder) *Mary Austin Hse.*

B1. Historic Name: *Mary Austin Hse.*
B2. Common Name: *Rose Cottage*
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Craftsman*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1911; addition 1925 (Cbp #875); basement, bedroom addition 1949 (Cbp #1819); alteration, bath & kitchen 1967 (Cbp #4694); addition & remodel 1987; remodel & add French doors 1998 (Cbp #98-69)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:
B8. Related Features:

B9a. Architect: *Designer/M.J. Murphy* b. Builder: *Artie Bowen*
B10. Significance: Theme: *Development of Art & Culture* Area: *Carmel-by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR 1,2*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Mary Austin House is significant under California Register criterion1 in the area of history as the home of one of the bohemian founders of the artists' colony at Carmel, and a pioneer feminist in the west. It is also significant under criterion 2 for the contributions made by Mary Austin to American literature during her occupancy of the cottage. Some of her contributions to American literature were written within the walls of this house.

Mary Austin was born in Carlinville, Illinois in 1868. She had an active and inquiring mind and began writing at age 10. In 1888, the year she graduated college, her family moved west and established a homestead on the desert near the San Joaquin Valley. She began teaching school, then met and married Stafford Wallace Austin, the manager of an Owens Valley irrigation project in 1891. During her brief and unhappy marriage she began to write sensitive sketches of the region for San Francisco's *Overland Monthly Magazine*, collected in her first book *The Land of Little Rain*, published in 1903. There followed a series of novels based on progressive themes of regional ecology, Native American and Spanish culture and women's rights. In 1908 she traveled to the East and Europe, expanding her settings and broadening her subjects. She published essays on women and socialism and spent time with other progressive women like Margaret Sanger and activist Ann Martin, whom she convinced to move to Carmel. Between 1911, when she had her house built in Carmel, and 1914, Austin produced no less than six books, one booklet and her Amerindian rhythm play*The Arrow Maker* , which she successfully produced at the Forest Theater during the 1914 season. In her major novel of the period, *A Woman of Genius* (1912), she anticipated *Main Street* by presenting a young woman rebelling against the conformity of a midwestern town. The talented writer published 27 books and 250 shorter pieces showing her to be "a pioneering feminist, an environmentalist and a mystic who appreciated the practices of the American Indian."

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP38 - Women's property*

B12. References:

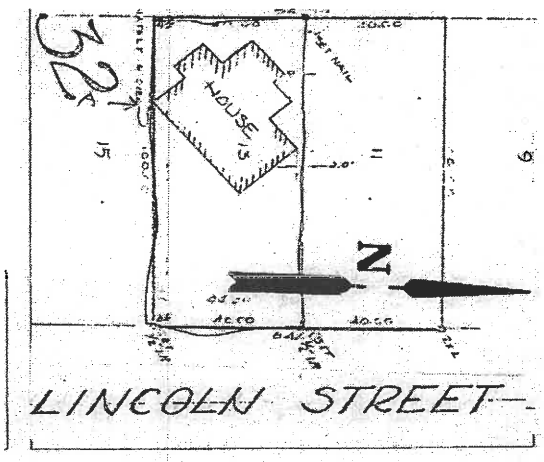
Carmel building records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Hale, Sharron,*A Tribute to Yesterday*, Valley Press:Santa Cruz, 1980
Planer, E.T., "He Built Many of Today's Landmarks", *Monterey Peninsula Herald,* 12/11/77, pp. 16-17

B13. Remarks: *Zoning R-1*
CHCS (AC)

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *10/21/2001*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



B10. Mary Austin was also an active force in the cultural development of Carmel. A visit to the Carmel Mission in 1902 that inspired the first draft of her novel *Isidro (1905),* also resulted in a short piece for a San Francisco newspaper extolling the natural beauty of the region. As a result of this unsolicited publicity, land developer Frank Powers offered Austin a free lot in the village. The writer moved to Carmel in the Summer of 1905, becoming with the poet George Sterling, and photographer Arnold Genthe, one of the founders of the group of writers and artists who settled there prior to the First World War. She rented a log cabin and purchased several other lots. For her writing studio, she asked San Francisco architect Louis Christian Mullgardt to design a tree house, high in the branches of an oak on her property. She called it her "wick-i-up" . While no longer extant, there are a number of photographs of the author and her colleagues at work and play on the platform. She did not build her own home until 1911, after her return from Europe and the east coast, and there continued her writing as well as her enthusiastic support for the suffragist cause, which made her a role model for the movement for many women in the village. She was also active in the Forest Theater, producing her plays *Fire* (1913) & *The Arrow Maker* (1914). Austin moved to Santa Fe, NM, in 1925, where she died in 1934. In 1989 her biographer noted that "Mary Hunter Austin's voice is one of the most unusual, gifted, eccentric, exasperating, tragic, enigmatic, elitist and idiosyncratic in American literature. Outside of her writings, the Carmel years of this noted author and exceptional woman are best represented in the Mary Austin House, where she wrote a number of books, produced her plays and continued in her role as a significant force in the literary life of the community. The Mary Austin Hse. clearly reflects the findings of, and is consistant with the 1997 Carmel Historic Context Statement under the theme of the development of the arts and culture.

B12.

Thompson, John, "Mary Austin's Legacy...". *Alta Vista Magazine*, 12/6/92, pp. 9-11
Walker, Franklin, *The Seacoast of Bohemia*, Peregrine Smith, Inc.:Santa Barbara, 1973
Sanborn insurance maps for Carmel, 1924, 1930, 1930-62

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # Attachment 11
HRI #
Trinomial
NRHP Status Code 5S1
Other Listings
Review Code Reviewer Date

Page of **Resource Name or #:** (Assigned by recorder) *Frank Smith Hse. & Fence*

P1. Other Identifier:

P2. Location: Not for Publication ☐ Unrestricted **a. County** *Monterey*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address: City *Carmel by-the-Sea* Zip
d. UTM: (Give more than one for large and/linear resources) ; mE/ mN
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
N/side of 5th btwn. Santa Rita & Guadalupe (Blk 45, Lots W pts 15, 17,)

Parcel No. *010-036-015*

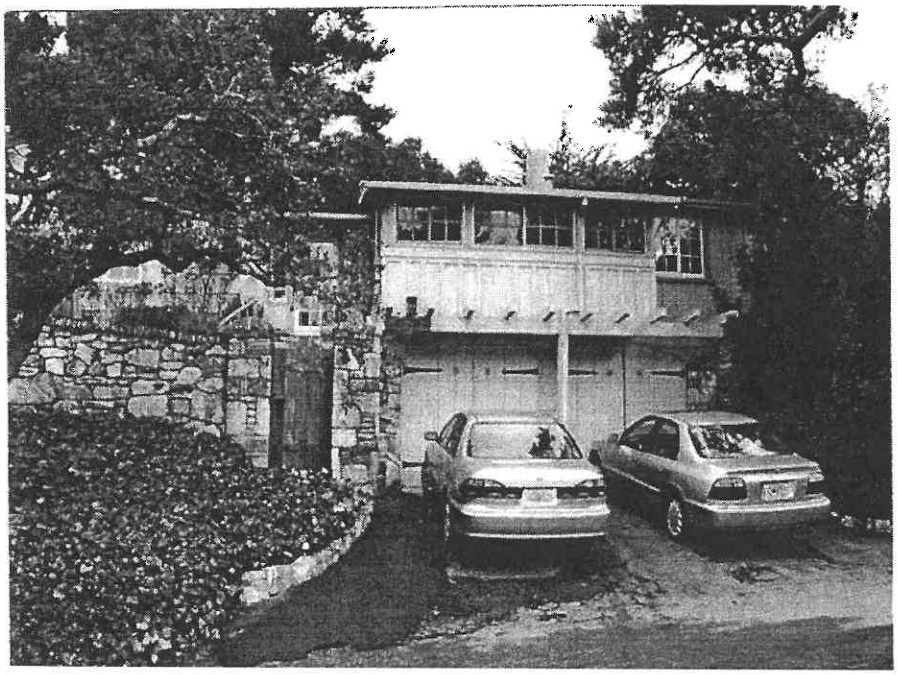
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Craftsman style residence w/ two-car garage cut into the hillside under the hse. The exterior wall cladding is vertical board-and-batten. A wood-shingled room addition, just back from the SW cr., of the hse. was added in 1990.The low-pitched, side-gabled roof is covered in wood shingle. A brick, interior chimney appears just to the east of center along the building envelope, slightly behind the ridge line. A partially glassed sleeping porch projects over the segmentally arched garage door entries, supported by exposed wood joists and a vertical wood post, between the garage doors. Fenestration is irregular w/a combination of multi-paned wood casement windows and wood sliders. The garage frame is faced w/Carmel stone, and there is a small, vertical planked wood gate, w/ ornate wrought iron strap hinges just west of the building envelope, that acts as front entry. It accesses a straight run of open Carmel stone steps leading up to the main entry. The gate is supported by two Carmel stone gate posts that are part of a tall, Carmel stone fence, constructed in 1925-26, that wraps completely around Blk 45. terminating at the NE cr. of Guadalupe & 4th in a wrought iron gate, designed and fabricated in Spain for the project. The large gate posts for the wrought iron fence are capped w/ornamental wrought iron baskets, and has the initial S, for Smith, set in front of the west post. Sections of the fence on all street elevations are screened by mature trees and shubbery.

b. Resource Attributes: (List attributes and codes)

P4. Resources Present ☒ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 1067-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1926 Carmel bldg. records

P7. Owner and Address
Robert H. Spencer Trust
P.O. Box 3606
Carmel, Ca 93921

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey, Preservation Consultant, 310 Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: *11/8/2002*

P10. Survey Type: (Describe)
Carmel Historic resource Inventory - 2001

11. Report Citation: (Cite survey report and other sources, or enter "none")
one

Attachments NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Attachment 11

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # **Primary #**

Page 1 of

NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *Frank Smith Hse. & Fence*

B1. Historic Name: *testttt*
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Craftsman*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1926 (Cbp# 1732); front deck added 1929 (Cbp#2159); two bedrooms & bath to rear 1971 (Cbp# 71-109)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features: *A high, continuous Carmel stone fence enclosing the full perimeter of Blk45, including the beautifully crafted wrought-iron gates, built in Spain, located at the NE cr. of 4th & Guadalupe.*

B9a. Architect: *Designer M.J. Murphy* b. Builder: *M.J. Murphy (1926) Whitcomb & Bains (1929)*
B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR 3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Frank Smith Hse. and Fence are significant under California Register criterion 3, in the area of architecture as a good example of Craftsman style residential desgn in Carmel, and a noteworthy example of stone masonry, executed by master-masons, Joe McEldowney and Fred Coleman.
The house and fence were constructed for Southern California businessnman Frank Smith, who planned a large home set in the fenced privacy of a full city block. Smith ran out of funds before his mansion could be constructed and he was forced to sell the property. He still owned the residence in 1929, when he had the construction firm of Whitcomb & Bain add a "dormitory", or closed sleeping porch above the twin garages on the front (south) elevation.
Joe McEldowney was a well known village stone mason who had built the Carmel War Memorial arch, from a design by Charles S. Greene, in 1922. McEldowney hired Fred Coleman, who had been C.S. Greene's stone mason on the Daniel James Hse. in the Carmel Highlands. The Smith fence is the largest single example of Carmel stone construction in the city.
M.J. Murphy, who constructed the Smith House, was the most prolific designer-builder in the history of Carmel, with as many as 350 structures to his credit. It was he, primarily, who gave Carmel its early Arts & Crafts aesthetic look with his woodsy, but well built natural redwood residences. George Mark Whitcomb and Miles Bain worked in a partnership in the 1920s. Whitcomb as the builder and Bain as his job estimator. Bain would establish his own career as a builder in the 1930s. The Frank Smith Hse., and related Carmel stone fence clearly reflect the findings of, and are consistent with the 1997 Carmel Historic Resource Inventory, under the theme of architectural development. In spite of separate ownerships, they should be listed together because of their intimate spatial relationship, and their close association with Frank Smith, who had them constructed.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP46 - Wall/gate/fence*

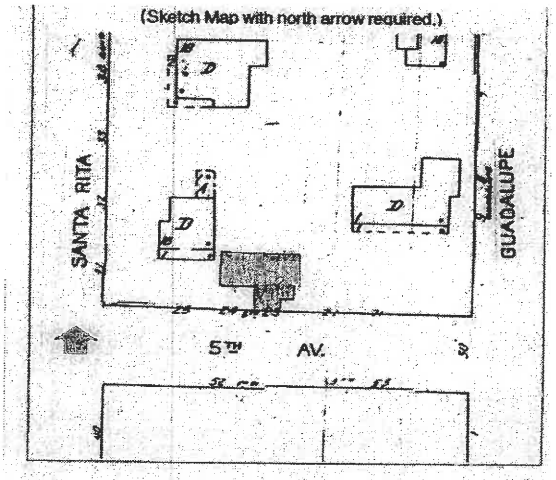
B12. References:
Carmel bldg. records, Carmel Planning dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Carmel Preservation Foundation, "A Diversity of Murphy's", walking tour brochure, 2002.
Sanborn fire insurance map of Carmel 1930, 1930-62

B13. Remarks: *Zoning R-1*
CHCS (AD)

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *11/8/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

ONTINUATION SHEET

Primary #
HRI #
Trinomial

Attachment 11

ge of **Resource Name or #:** (Assigned by recorder) Frank Smith Hse. & Fence

Recorded by: Kent L. Seavey **Date** 11/8/2002 ☒ Continuation ☐ Update

Supplemental Photograph or Drawing

Description of Photo: (View, date, accession #)
(View toward). Photo No: 1068-, .

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # Attachment 11
HRI #
Trinomial
NRHP Status Code 5S2
Other Listings
Review Code ____ Reviewer ____ Date

Page 1 of 3 **Resource Name or #:** (Assigned by recorder) *Gertrude McCaslin House*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted **a. County** *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: City *Carmel by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

2 NE of 5th, E/side Monte Verde (Blk 53, Lots S1/2 of 16 & N1/2 of 18)

Parcel No. *010-211-007*

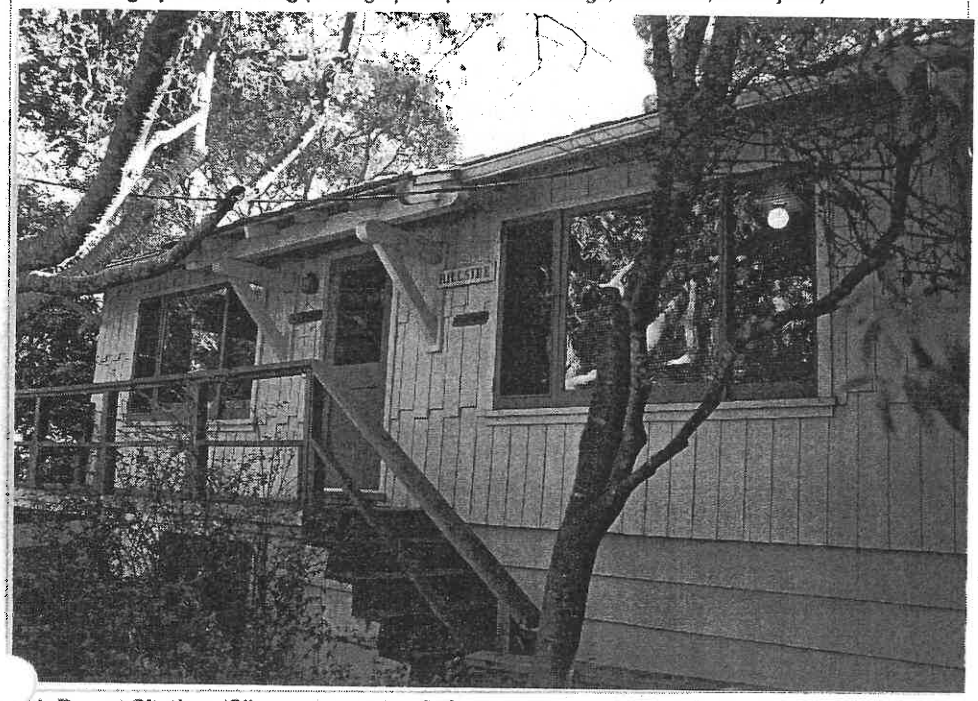
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Craftsman-bungalow style residence w/full-height garage below, irregular in plan, resting on a concrete, and post & pier foundation. The exterior wall cladding is wood shingle, in the form of long (two foot) one-by-four inch strips, w/staggered buts above the water table, and wide, horizontal wood ship lap siding below the water table. A full-height one-car garage is located under the main building block on the north side of the house. This feature is set under an open full-width porch that accesses the front (west) entry. The current porch rail is not original. The garage has outward opening vertical wood plank doors with fixed plate-glass lights above. The low-pitched, intersecting side-gabled roof has clipped, or jerkin-headed gables. It has wide, overhanging eaves w/exposed purlins and rafter-tails, curved on their ends. Vertical wooden strips form vents in the gable apexes. The roof has a partial-width projection over the central entry door which is supported by a handsome set of triangular knee brackets and lintel, all with curved ends. Birds-mouth brackets are found supporting the base of a small, projecting bay towards the east on the north side elevation, and a single triangular knee bracket carries a wide porch roof overhang at the NE cr. of the rear (east) elevation. There is one interior type brick chimney present. It is centered in the roof line toward the north end of the building. The roof is covered in wood shingle.

3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
Looking NE at west facing facade, 3/18/04, #26296-21A

P6. Date Constructed/Age and Sources
☐ Prehistoric ☒ Historic ☐ Both
1922 Carmel bldg records

P7. Owner and Address
William & Timothy Comstock
144738th Street
Sacramento, CA 95816

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey
Preservation Consultant
310 Lighthouse Ave.
Pacific Grove, CA 93950

P9. Date Recorded: *3/26/2004*

P10. Survey Type: (Describe)
Intensive-required CEQA review

11. Report Citation: (Cite survey report and other sources, or enter "none")
one

Attachments ☐ NONE ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

Resource Name or #: (Assigned by recorder) *Gertrude McCaslin House*

B1. Historic Name:
B2. Common Name: *"Hillside"*
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Craftsman-bungalow*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1922 (CBP# 450); small addition to rear, n/d

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features:

B9a. Architect: b. Builder:
B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

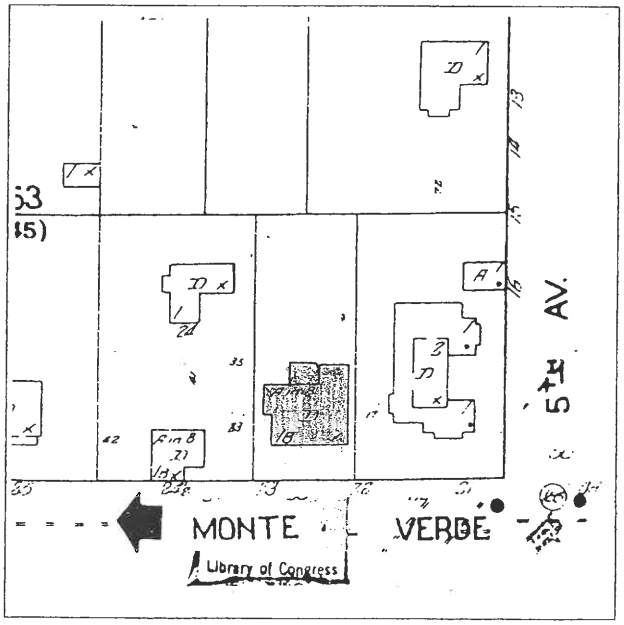
The Gertrude McCaslin House is significant under California Register criterion 3, in the area of architecture as a basically unaltered example of a Craftsman-bungalow in Carmel. Ms. McCaslin does not appear in local directories for the period, suggesting this might have been constructed as a vacation property. The Craftsman style of architecture had been popular in the community since its early days of development. Craftsman homes are characterized by horizontality of proportion, seen in the spreading lines of their low-pitched, overhanging gabled roofs and informal building plans; reliance on the honest use of materials such as wood, brick and stone; local redwood and brick in this instance, referencing their popular acceptance to Carmel's visual character. The architectural style emphasized enjoyment of the natural setting through banded windows, porches and outdoor spaces, like those found on and around the McCaslin House. Its raised location provides for views of the bay from the open front porch, and wooded seclusion to the rear of the house. The styles aesthetic characteristics, and its philosophic underpinnings which linked it to progressive political, social and artistic movements in the early twentieth century, made it popular with Carmel's academic, literary and creative residents. The abundance of shaped purlins, rafter-tails and knee bracing, paired with a sense of Swiss chalet influence present in the jerkin-headed gables and long, staggered wood shingles, moves the residence closer to popular bungalow types. Visually it is reminiscent of some of the house plans illustrated in Gustave Stickley's Craftsman *Magazine*. Its design may have come from such a source. No designer or builder has been identified. A small addition to the rear, constructed after 1924, is very sympathetic to the character of the house and would easily meet the Secretary of the Interior's Standards for the Treatment of Historic Properties. The residence retains a high degree of physical integrity as a representative example of the Craftsman-bungalow form found in Carmel from the turn of the twentieth century into the 1920s. It clearly reflects the finding of, and is consistent with the 1997 Carmel Historic Context Statement, under the theme of architectural development.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*
B12. References:
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Sanborn insurance maps of Carmel 1924, 1930, 1930-62

B13. Remarks: *Zoning R-1*
CHCS (AD)

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *3/26/2004*

(This space reserved for official comments.)



P3. There is a small, square room addition on the south side of the rear (east) elevation that is capped by a wide, open porch roof. The addition is quite in keeping with the character of the main house, employing a similar shingle type, but without the staggered butts. This feature is not dated, but may be from the late 1920s. Fenestration is irregular, except for the west facing facade with its glazed and wood panel central entry door, flanked by a pair of wide, tripartite wooden sliding windows. Otherwise the fenestration is composed of fixed and sliding wood windows in a variety of sizes and shapes. The house sits on a high bank above the roadway and is accessed by a dirt path along the east side of the road. it is embowered by mature oak trees in a natural landscape setting of native grasses and weeds. It is located in a wooded neighborhood of one-and-two story residences of varying ages and styles.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial

Attachment 11

NRHP Status Code 5S1

Other Listings
Review Code Reviewer Date

Page of

Resource Name or #: (Assigned by recorder) *Rudolph Ohm Hse.*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ Unrestricted a. County *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: City *Carmel-by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

SE corner of 5th Ave. & Monte Verde St. (Blk 54, Lot 2 of 1,2,3,4)

Parcel No. *010-212-016*

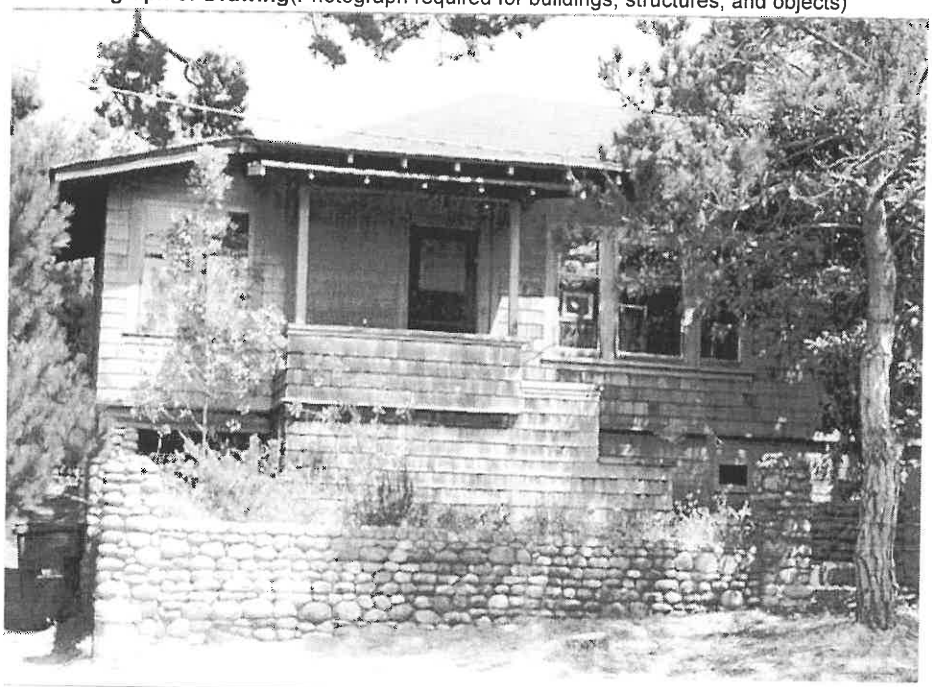
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story wood-framed Craftsman style residence irregular in plan, resting on a concrete and river rock foundation, over a full height basement/garage. The exterior wall cladding is wood shingle, with a watertable running around the perimeter of the building at the plate height of the basement. An interior brick chimney pierces the ridgeline at about the center of the building along the Monte Verde (west) elevation. This was originally an exterior eave wall chimney prior to an addition to the south in 1923. The roof is hipped, with a shed extension off the rear (east), and over a sun porch, added at the NW corner of the house in 1927. The wide overhanging eaves have exposed rafter tails, and all roof covering is in composition shingle. There is a modern skylight in the roof plane of the south side elevation. Fenestration is irregular with a combination of single, paired and banked wood windows, of fixed, hopper, casement and slider type. The main entry is toward the NW corner of the house, on the Monte Verde (west) elevation. It is reached by open side-approach cement stairs behind a closed wood shingled rail A narrow shed roofed porch hood extends from the building envelope over the porch landing, supported by two narrow square posts connected to the closed rail. Low, well crafted coursed river rock retaining walls with corner piers enclose the property along Monte Verde St. and 5th Avenue.

3b. Resource Attributes: (List attributes and codes)

P4. Resources Present ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 1077-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1907 E

P7. Owner and Address
Lillian May Hazdovac trust
P.O. Box 11
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey, Preservation Consultant, 310 Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: *10/20/2001*

P10. Survey Type: (Describe)
Carmel Historic Resource Inventory - 2001 (Intensive)

11. Report Citation: (Cite survey report and other sources, or enter "none")
City of Carmel-by-the-Sea Survey 1989-1996

Attachments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Attachment 11

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # **Primary #**

Page of

NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *Rudolph Ohm Hse.*

B1. Historic Name: *Rudolph Ohm Hse.*

B2. Common Name:

B3. Original Use: *residence* B4. Present Use: *residence*

B5. Architectural Style: *Craftsman*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed ca. 1907, room addition to the south, 1923 (CBP# 565; conversion of adjacent utility bldg to residential use 1924 (CBP #735); sun porch added 1927 (CBP #1922) garage undated.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:

B8. Related Features: *one-story wood frame cottage on lot line east of Ohm Hse., small wood frame garage in SE corner of property.*

B9a. Architect: b. Builder: *Rudolph Ohm/ Ben Turner*

B10. Significance: Theme: *Architectural Development* Area: *Carmel-by-the-Sea*

Period of Significance: *1900-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR 2,*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Ohm Hse. is significant under California Register criterion 3, as an excellent example of an evolving working class residence in Carmel during the its formative years. IRudolph "Rudy" Ohm and his wife Emma came to Carmel in 1907. They purchased property next door to Benjamin Turner, Emma's father, on Monte Verde St. & 5th Ave. Turner, Carmel's first master mason, assisted his son-in-law in building a small, Craftsman style hip-roofed cottage on a corner lot, building the foundation, retaining walls and chimney. A house painter by training, Ohm also found work as a relief gate keeper for the Pacific Improvement Co. ; as a substitute mailman; a driver for the Carmel Stageline, city poundmaster, and longtime volunteer fireman. He and his wife Emma raised three daughters in Carmel, the eldest becoming a teacher at Sunset School. The house remains in family ownership. In the1920s in response to a growing family Ohm expanded the house. Between 1923 & 1927 it took its current form, all work being executed by Ohm & his master mason father-in-law, Ben Turner.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

Carmel bldg, records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Hale, Sharron, *A Tribute to Yesterday* Valley Publishers: Santa Cruz, CA, 1980
Freedom of Speech, Vol. 4, Issue 1, p. 10-11
Sanborn Insurance Map of Carmel 1910, 1924, 1930, 1962

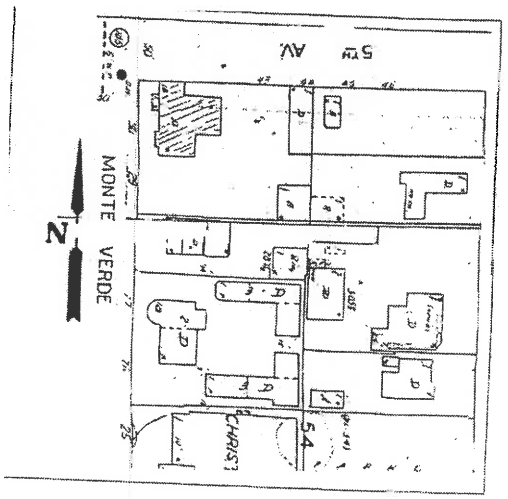
B13. Remarks: *Zoning R-1*
CHCS (AD)

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *10/20/2001*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



P3.These were built by Benjamin Turner, an early Carmel mason, and father-in-law of the builder of the house, Rudolph Ohm. The residence was originally constructed about 1907 by Ohm, with assistance from his father-in-law. The long axis of the original rectangular building was east/west, projecting downslope, over the raised basement space. In 1923 Ohm constructed a $300 addition to the south side elevation. The sun room, projecting over the garage entry under the house at the NW corner was added in 1927. An open cutaway porch originally on this corner was infilled at around this time.
There is a smaller residential unit at the rear (east) of the parcel, converted from a former stable that once housed Rudy Ohm's mule, when he was a driver for the Carmel stage line. It is one-story, rectangular in plan, and rests on a concrete foundation. The exterior wall cladding is wood shingle laid at about 30 inches to weather. the low pitched side-gabled roof is covered in composition shingle. Fenestration is irregular with single and paired fixed and sliding wood windows. Low river rock retaining walls similar to those along 5th Ave. and Monte Verde St. are present. There is also a square, shed roofed garage in the SE corner of the lot, constructed between 1910 & 1923 Wood-framed, its exterior wall cladding is corrugated sheet metal, with a pair of sliding wood doors on barn rails, facing Monte Verde. The property is sited on a medium slope rising from the corner of 5th and Monte Verde to the SE. it is covered with mature pine, oak and one redwood tree in a natural landscape setting behind the river rock retaining walls created by Ben Turner.

B10. The improvements were made respecting the original architectural character of the residence, and its natural landscape setting. No further exterior work on the house occurred, and it appears today as it did in 1927. While the majority of the historic resources identified in Carmel are representative of noted architects and builders, significant figures in the arts and sciences and period commercial building design, few represent the contribution of Carmel's working class, the service support people who kept Carmel functioning for the benefit of residents and visitors alike. The Ohm house and its dependencies do. Rudy Ohm and Ben Turner have left a record of the Craftsman aesthetic that prevaded all levels of society in Carmel in the first quarter of the twentieth century. The changes that were made to the original ca. 1907 cottage reflect the realities of an expanding working class family during the period and are significant for the information they may provide about the era. The property evokes a strong sense of time and place and retains to a marked degree its integrity of location, design, setting, materials, workmanship, feeling & association. The Rudolph Ohm Hse. is clearly reflective of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S1

Other Listings
Review Code Reviewer Date

Page 1 of 2 Resource Name or #: (Assigned by recorder) *William Muench Cottage*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: City *Carmel-by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

5 SE of 5th, w/side of Guadalupe (Blk 62, Lots 11, 13)

Parcel No. *010-035-006*

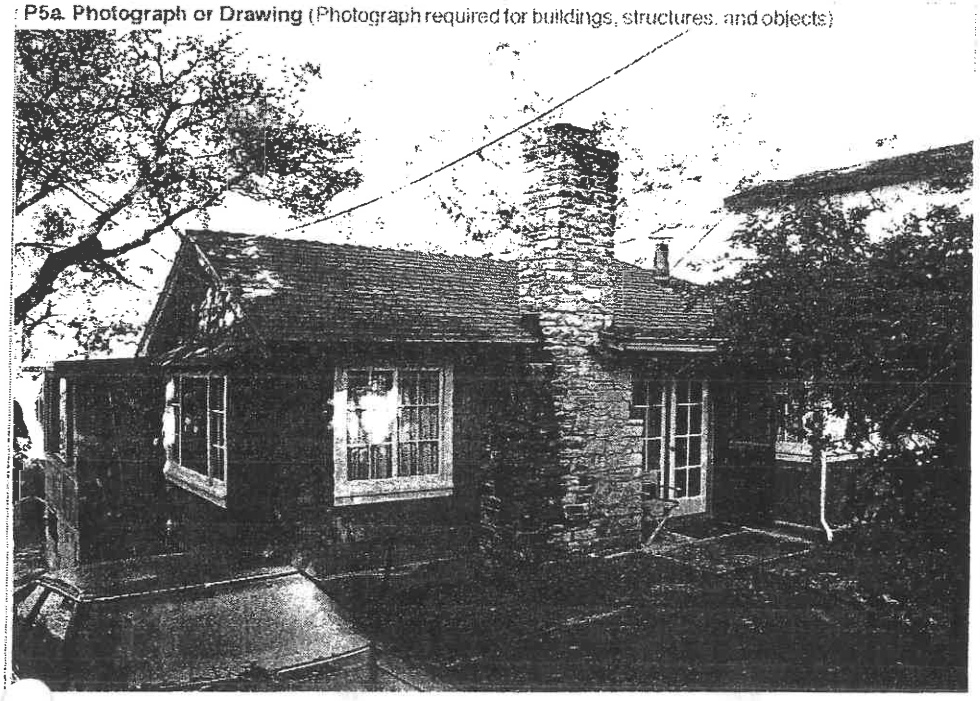
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story wood-framed Craftsman style cottage, irregular in plan with a raised basement, resting on a concrete foundation. the exterior wall cladding is wood shingle. The low-pitched hip and gable roof is covered in a composition shingle, and the wide, overhanging eaves have exposed rafter tails, with simple vergeboards at the gable ends. A massive, stepped exterior eave wall chimney is found along the front (east) elevation between the multi-paned wood French door entry on the north, and paired multi-paned wood sliding windows on the south. A small, lower projecting wing is found at the north corner of the front elevation, with small, paired multi-paned wood sliding windows wrapping around the SE corner. There is a slightly projecting bay in the south facing gable end, with a Chicago style window characterized by tall, narrow multi-paned lights, flanking a large fixed clear center light. A similar feature is found in the south facing bedroom wing to the west. The cottage sits back from the street on a westward sloping parcel behind a grape stake fence, in a natural landscape setting of mature oaks and one trees.

P3. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

P4. Resources Present Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
Looking NW at east facing facade & s/side elev., 2/16/01, #9180-7

P6. Date Constructed/Age and Sources
Prehistoric Historic Both
1929 Carmel bldg. records

P7. Owner and Address
William & Patricia Eggleston
P.O. Box 1412
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey
Preservation Consultant
310 Lighthouse Ave.
Pacific Grove, CA 93950

P9. Date Recorded: *4/1/2002*

P10. Survey Type: (Describe)
Carmel Historic Resource Inventory - 2001

P11. Report Citation: (Cite survey report and other sources, or enter "none")

Attachments NONE Continuation Sheet District Record Rock Art Record Other: (List)
Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
Sketch Map Archaeological Record Milling Station Record Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # Attachment 11

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *William Muench Cottage*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *residence* B4. Present Use: *residence*

B5. Architectural Style: *Craftsman*

B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1929 (Cbp #2070); partial basement added 1957 (Cbp #3109); reroofed 1992 (Cbp #92-197)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:

B8. Related Features: *single car garage to rear of bldg.*

B9a. Architect: *designer/Percy Parkes* b. Builder: *Percey Parkes*

B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Muench Cottage is significant under California Register criteria 3, in the area of architecture, as an unaltered example of a building design by noted early Carmel builder, Earl Percy Parkes (1884-1955).

Parkes was a native of Ohio who worked for the Rock Island Railroad Company until he relocated to Los Angeles to study law at UCLA. In 1911 he gave up his schooling to become a building contractor, working in Los Angeles until he moved to Carmel in 1919. He was one of the most active builders in the village during the 1920s, designing and constructing residential and commercial buildings in a variety of styles. Most of his residential work has been altered or replaced over time.

The Craftsman style was an expression of the Craftsman movement, the American adaption of the English Arts and Crafts Movement which had crystalized around William Morris in the second half of the nineteenth century. Craftsman homes were characterized by horizontality of proportions, seen in the spreading lines of low-pitched, overhanging gable roofs and informal building plans; reliance on the honest use of materials such as wood, brick and stone and undisguised architectural elements such as exposed beams, braces, and rafters for architectural beauty; and enjoyment of the natural setting through porches, outdoor spaces, and the clustering of windows in horizontal bands. Both the aesthetic characteristics of the Craftsman style, and its philosophic underpinings, which linked it to progressive political, social and artistic movements in the early twentieth century, made it popular with Carmel's academic, literary and artistic residents. The building mode was appropriate to and idealy suited for a village in the forest.

Based on its high level of physical integrity and the fact that it is one of the few remaining residential designs by the noted early Carmel designer/builder Earl Percy Parkes, the property is clearly consistant with the criteria for significance outlined in the 1997 Carmel Historic Context Statement under architectural development.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

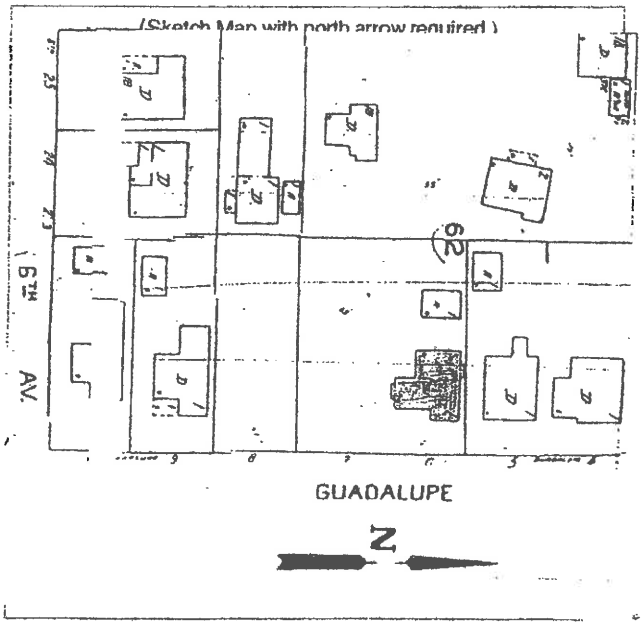
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Seavey, Kent, Monterey County Architects and Builders, unpublished manuscript
Sanborn fire insurance maps of Carmel 1930, 1930-62

B13. Remarks: *Zoning R-1*
CHCS (AD)

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *4/1/2002*

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code *Looking NE at the west facing facade,*

Attachment 11

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of

Resource Name or #: (Assigned by recorder) *Raymond Meeks House*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ Unrestricted **a. County** *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address: City *Carmel by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) ; **mE/** **mN**

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

4 N of 6th Ave., E/side Santa Rita (Blk 62, Lot 14)

Parcel No. *010-035-013*

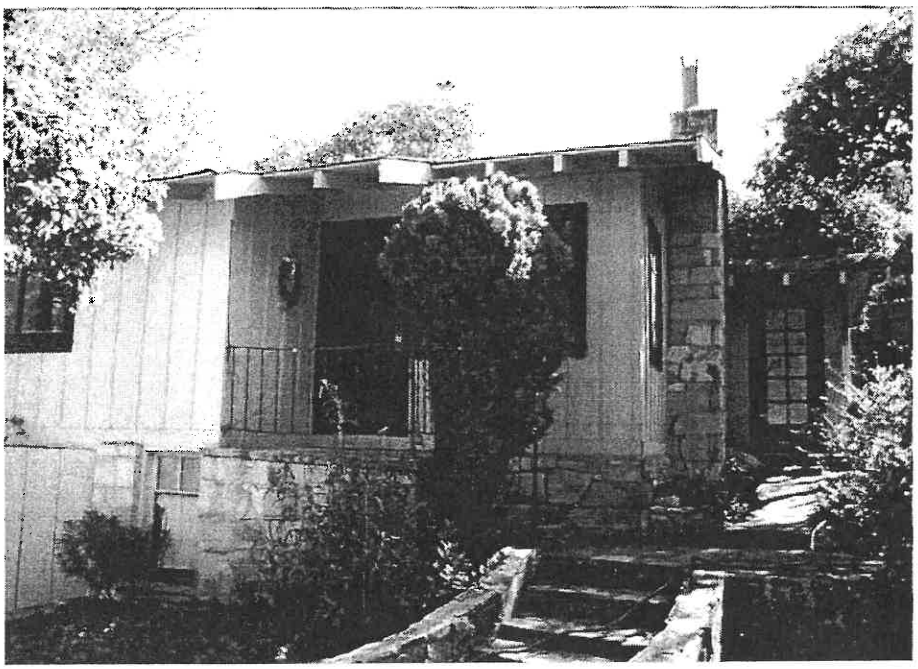
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Craftsman style residence, irregular in plan resting on a raised concrete foundation. The exterior wall cladding is a combination of vertical board-and-batten wood siding and a Carmel stone veneer, facing the raised foundation. The low-pitched side-gabled roof has wide overhanging eaves with exposed rafter tails. There is one exterior Carmel stone gable front chimney. It is found centered on the ridge line of the main building block, on the south side-elevation. The roof is covered in a roll-roofing Fenestration is irregular with a combination of single and paired Craftsman style wood casement windows in varying sizes. The house is cut into a slope of rising ground, on the east side of Santa Rita. It sits on top of a full height foundation with a one-car garage underneath, on the north side. The principal entry is off a raised open porch on the south side of the west facing facade. The Carmel stone faced porch has a simple wrought iron railing w/metal balusters. A second entry is visible on the 1936 SE addition, toward the rear of the residence, with a multi-paned glazed wood door facing west. The building sits will back from the street, on rising ground, behind Carmel stone retaining walls and steps in an informal landscape setting of oaks and low shrubbery. It is sited in a wooded neighborhood of one and two story residences of varying sizes and age.

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 5035-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☐ Historic ☐ Both
1927 Carmel bldg. records

P7. Owner and Address
Ms. Emily Leonardi
P.O. Box 3192
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey, Preservation Consultant, 310 Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: *9/7/2004*

P10. Survey Type: (Describe)
Intensive, Carmel Historic Resource inventory-ongoing

P11. Report Citation: (Cite survey report and other sources, or enter "none")
None

Attachments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # Primary # Attachment 11

NRHP Status Code

Page 2 of

Resource Name or #: (Assigned by recorder) *Raymond Meeks House*

B1. Historic Name:
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Craftsman*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1927 (CBP#1899); two room addition to SE cr. 1936 (CBP#165)

B7. Moved? | | No | | Yes | | Unknown Date : Original Location:
B8. Related Features:

B9a. Architect: b. Builder: *J.L. Meeks*
B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR 3*

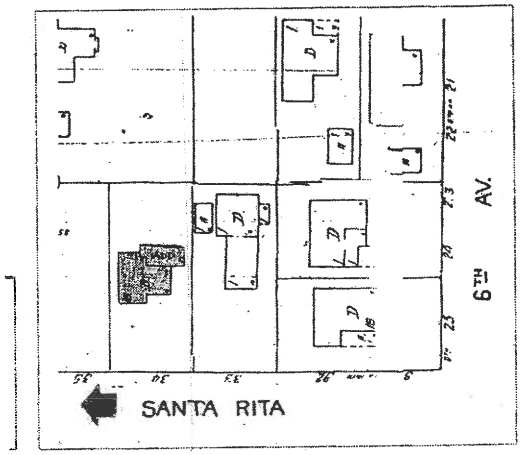
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Raymond Meeks House is significant under California Register criteria 3, in the area of architecture as a little altered example of the Craftsman style of architecture in Carmel. Neither Raymond Meeks, or the builder, J.L. Meeks appear in the regular Carmel business directories for the period (1927-1930), suggesting that this owner-built residence was one of the burgeoning collection of vacation homes constructed in Carmel during the 1920s. The Craftsman style of design had been popular in the village since the early days of its development, after 1903. Craftsman homes are characterized by horizontality of proportions, seen in the spreading lines of their low-pitched, overhanging gabled roofs and informal building plans; reliance on the honest use of materials such as wood, brick and stone; local redwood and Carmel stone in this instance, referencing their popular acceptance and appropriateness to Carmel's visual character. The architectural style emphasized enjoyment of the natural setting through porches, and outdoor spaces. The styles aesthetic characteristics, and its philosophic underpinnings which linked it to progressive political, social, and artistic movements in the early twentieth century, made it popular with Carmel's academic, literary, and creative residents. This owner-built version may have come from a one of the many pattern books which had been available since the mid-teens. The 1936 two-room addition to the rear, for then owner Leona Gleason, was executed in the original style of the building and is consistent with its architectural character. The residence retains a high degree of physical integrity as a representative example of the Craftsman form found in Carmel from the turn of the twentieth century well into the 1920s. It is a good representative example of the architectural mode, and clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement, under the theme of Architectural Development.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement, 1997

(Sketch Map with north arrow required.)



B13. Remarks: *Zoning R-1*
CHCS (AD)

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *9/7/2004*

(This space reserved for official comments.)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary #
HRI #
Trinomial

Attachment 11

Page of **Resource Name or #:** (Assigned by recorder) Raymond Meeks House

Recorded by: Kent L. Seavey **Date** 9/7/2004 ☐ Continuation ☐ Update

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # ~~Attachment 11~~
HRI #
Trinomial
NRHP Status Code *5S1*
Other Listings
Review Code ____ **Reviewer** ____ **Date** ____

Page **of** **Resource Name or #:** (Assigned by recorder) *Jacob F. Kreps Hse.*

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☐ **Unrestricted** **a. County** *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Date** **T** **; R** **;** **1/4 of** **1/4 of Sec** **;** **B.M.**

c. Address: City *Carmel by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) ; **mE/** **mN**

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

2 NE of 8th, E/side Torres (Blk 87, Lots 18, N 1/2 20)

Parcel No. *010-082-008*

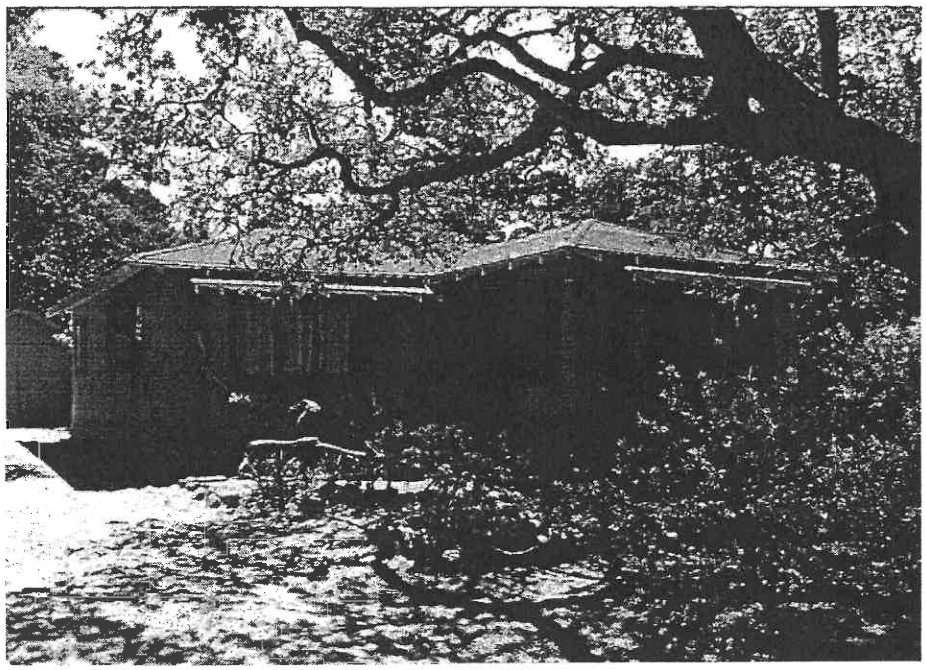
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Craftsman bungalow, basically ell shaped in plan resting on a concrete foundation. The exterior wall cladding is wood shingle, evenly coursed The intersecting hipped roof has wide overhangs w/exposed rafter-tails, and is covered in composition shingle. There is a Carmel stone exterior eave wall chimney found just forward of the main entry, along the south side elevation. The entry is reached by a set of open Carmel stone steps leading up to an enclosed porch. The original roof extension over the porch, as a door hood, has been extended somewhat, and is supported by wood posts. The rear (east) of this feature is glazed. There are two slightly projecting window bays on the west (front) elevation. Both have Chicago style sliding wood windows w/narrow shed roofs above. The leg of the ell projecting towards Torres, on the south side of the building, has very nicely detailed glazed French doors, w/ partial side-lights in its north side elevation. Fenestration is otherwise irregular, w/ a combination of wood sliders and casement type windows. The house sits a little back from the street surrounded by large oaks and pines in a natural landscape setting of native ground cover.

3b. Resource Attributes: (List attributes and codes)

4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 3043-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1926 Carmel bldg. records

P7. Owner and Address
Jeanne Weseloh Trust
1730 Poppy Ave.
Menlo park, CA 94025

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey, Preservation Consultant, 310 Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: *7/22/2002*

P10. Survey Type: (Describe)
Carmel Historic Resource Inventory - 2001

11. Report Citation: (Cite survey report and other sources, or enter "none")
one

Attachments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Attachment 11

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # **Primary #**

Page of **NRHP Status Code** 5S1

Resource Name or #: (Assigned by recorder) *Jacob F. Kreps Hse.*

B1. Historic Name: *Jacob F. Kreps Hse.*
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Craftsman bungalow*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1926 (Cbp# 1723)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:
B8. Related Features: *wood-framed one-car garage added to the rear of the residence on the NE side 1935 (Cbp# 36) Ernest Bixler/builder*

B9a. Architect: *designer/Percy Parkes* b. Builder: *Percy Parkes*
B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Jacob Kreps Hse. is significant under California Register criterion 3, in the area of architecture, as an unaltered example of a Craftsman bungalow designed and constructed by noted Carmel designer/builder Earl Percy Parkes. It is a good representative example of the type of vacation housing constructed in Carmel during the 1920s. Craftsman homes were characterized by horizontality of proportions, seen in the spreading lines of low-pitched, overhanging roofs and informal building plans; reliance on the honest use of materials, generally of local origin, like the Carmel stone used in the chimney and redwood shingles; with undisguised structural elements like exposed interior beams, bracing and rafters for architectural beauty; and the enjoyment of the natural setting through the use of porches, outdoor spaces and the clustering of windows into horizontal bands. The Kreps Hse. employs a hipped roof, popular in California, but representing only about ten percent of the Craftsman bungalows nationwide.

Earl Percy Parkes was born in Port Clinton, Ohio in 1884 where he was educated and began his business life as a traveling excursion agent for the Rock Island Railroad Company. His travels led him to California, where he took up residency in Los Angeles and entered UCLA seeking a degree in law. Parkes left college to join the building trade however, and in 1911 established himself as a contractor. In 1919 he moved to Carmel and continued his practice, building a number of homes and commercial properties in a wide variety of architectural styles. His smaller homes, like the Kreps Hse. personify the rustic and iconoclastic character of Carmel during the 1920s. Based on available Carmel building records the only change to the property occurred in 1935, when another well known builder, Ernest Bixler added a detached one-car garage behind the residence. That building is still in place, and also unaltered. The Kreps Hse. clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

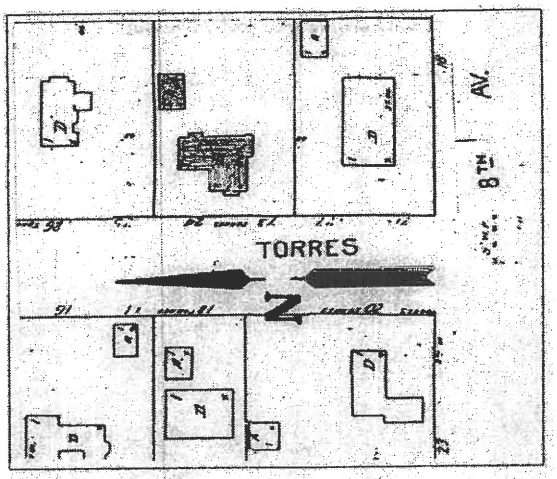
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Watkins, Rolin, *History of Monterey and Santa Cruz Counties, CA, Vol II*, Clarke Pub.:Chicago, 1925, p. 365.
Sanborn fire insurance maps of Carmel 1930, 1930-62

B13. Remarks: *Zoning R-1*
CHCS (AD)

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *7/22/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S1

Attachment 11

Other Listings
Review Code Reviewer Date

Page of Resource Name or #: (Assigned by recorder) *Elizabeth H. Sullivan Hse.*

P1. Other Identifier:

P2. Location: Not for Publication ☐ Unrestricted **a. County** *Monterey*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address: City *Carmel by-the-Sea* Zip *93921*
d. UTM: (Give more than one for large and/linear resources) ; mE/ mN
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
NW Cr. Santa Fe & 8th Ave. (Blk 87, Lot 23)

Parcel No. *010-082-006*

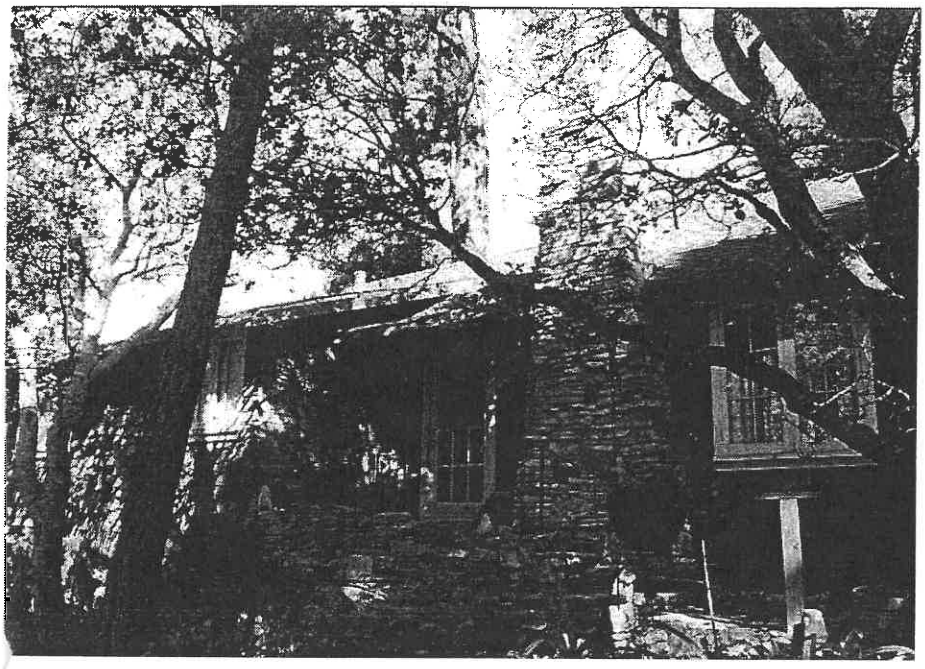
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Craftsman style residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a staggered-butt wood shingle, w/ horizontal wood shiplap siding below the water table toward the west end of the building, where the foundation framing is taller because of the westward slope of the parcel. The low-pitched, side-gabled roof is wider toward the west, beyond the battered, exterior eave wall Carmel stone chimney found about midway along the facade (south). The roof is covered w/composition shingle, w/rolled eaves. Between the chimney and the wider roof, is the glazed, wooden entry door, covered w/ a cantilevered shed roof. The raised entry is reached by a side approach set of open, Carmel stone steps, w/a low rail of the same material. An addition was done in 1973 on the NE cr. of the residence. There is a set of open, side approach wooden stairs, w/simple rail and baluster, leading up from the south to a small wooden deck associated with the adddition. Fenestration in the east facing gable apex, consisting of three vertical sheets of plate glass, separated by wide wood mullions, may have been added at that time. Fenestration is irregular, w/a combination of paired and banked multi-paned wood casement type windows. The house sits on a corner lot surrounded by mature oaks and pines, in a natural landscape setting w/some low shrubbery, contained by Carmel stone walkways.

3b. Resource Attributes: (List attributes and codes)

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 3044-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1927 Carmel bldg. records

P7. Owner and Address
Douglas & Janice Foster
P.O. Box 4423
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey, Preservation Consultant, 310 Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: *10/11/2002*

P10. Survey Type: (Describe)
Carmel Historic Resource Inventory - 2001

11. Report Citation: (Cite survey report and other sources, or enter "none")
one

Attachments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Attachment 11

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # **Primary #**

Page of **NRHP Status Code** 5S1

Resource Name or #: (Assigned by recorder) *Elizabeth H. Sullivan Hse.*

B1. Historic Name: *Elizabeth H. Sullivan Hse.*
B2. Common Name: *"Leetes Island West"*
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Craftsman*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1927 (Cbp#1813); sun room added 1928 (Cbp#201A); storage rm. and deck added to rear (NW cr.) 1973 (Cbp# 73-4, 73-118)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features: *Wooden carport added at SW cr. of the parcel in 1964 (Cbp# 4182)*

B9a. Architect: *designer/Percy Parkes (1927-28)* b. Builder: *Percy Parkes (1927-28)*
B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR 3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Elizabeth H. Sullivan Hse. is significant under California Register criterion 3, in the area of architecture as a good representative example of Craftsman design by noted Carmel designer-builder Earl Percy Parkes. The Craftsman style was an expression of the Craftsman movement, the American adaptation of the English Arts & Crafts movement which had crystalized around William Morris in the second half of the 19th century. Craftsman homes were characterized by horizontality of proportions, seen in the spreading lines of low-pitched, overhanging gable roofs and informal building plans; reliance on the honest use of materials such as wood, brick and stone and undisguised architectural elements such as exposed beams, braces and rafters for architectural beauty; and enjoyment of the natural setting through porches, outdoor spaces, and the clustering of windows in horizontal bands. Both the aesthetic characteristics of the Craftman style and its philosophic underpinnings, which linked it to progressive political, social and artistic movements in the early 20th century, made it popular w/Carmel's academic, literary & artistic residents. The building mode was appropriate to, and idealy suited to a village in the forest.

Earl Percy Parkes (1884-1955), was a native of Ohio who worked for the Rock Island Railroad Co. until he relocated to Los Angeles to study law at UCLA in 1911. He gave up his schooling to became a building contractor, working in the L.A. area, until moving to Carmel in 1919. He was one of the most active builders in the 1920s, doing both residential and commercial work, in a variety of period styles. Much of his residential work has been altered or replaced over time. The Sullivan Hse. has also been slightly altered, w/the addition of glazing in the east facing gable apex. The work, done in 1973, is sympathetic to the general character of the building, and is reversible. There are few remaining examples of Parkes residential design. The Sullivan Hse. is one of them. It reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

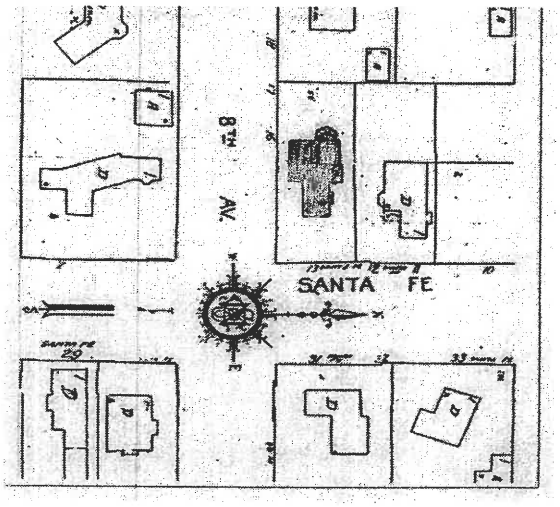
Carmel bldg. records, Carmel Planning Dept., City hall, Carmel
Carmel Historic Context Statement 1997
Paul, Linda L. *Cottages by the Sea,* Universe Pub.: Ney York, 2000
Sanborn fire insurance maps of Carmel, 1930, 1930-62

B13. Remarks: *Zoning R-1*
CHCS (AD)

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *10/11/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California ♭ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S2

Other Review Code | Reviewer | Date | Listings

Page 1 **of** 3 ***Resource Name or #:** (Assigned by recorder) Thomas B. Reardon House

P1. Other Identifier:

*P2. **Location:** ☐ **Not for Publication** ☑ **Unrestricted**

*a. **County** Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. **USGS 7.5' Quad** _____ **Date** _____ T ___; R ___; ☐of ☐of Sec ___; ___ B.M.

c. **Address** Monte Verde 3 NE of 9th Ave. City Carmel by-the-Sea Zip 93921

d. **UTM:** (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN

e. **Other Locational Data:** (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
Bkk 94 Lot 16 ; APN# 010-193-011

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-and-one-half story wood-framed Craftsman Style residence, basically rectangular in plan, resting on a concrete foundation. The exterior wall-cladding is a medium-width horizontal ship lap wood siding. The medium-pitched, side-gabled roof has wide overhanging eaves with exposed rafter-tails cut into decorative shapes, and triangular knee-bracing under the gables. There is a central shed-roofed dormer in the west facing roof plane, and a break in the roof slope on the rear (east) elevation where a partial-width kitchen extends beyond the main building block. It has undated corrugated plastic panels on either side of this feature. Slightly projecting window bays, with narrow shed roofs are located on the facade and north side-elevations. They also have exposed rafters-tails cut into decorative shapes, with brackets below. There are two chimneys present on the main building block.

*P3b. **Resource Attributes:** (List attributes and codes) HP2 Single Family Residence

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

*P4. **Resources Present:** ☐Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #)
Looking SE at the west facing facade & north side-elevation, Kent Seavey, 2-8-2018

*P6. **Date Constructed/Age and Source:**
c. 1924 Sanborn Map of Carmel

☑Historic ☐Prehistoric ☐Both

*P7. **Owner and Address:**
Mr. Lin Huang
686 Giannini Dr., Santa Clara, CA 95051

*P8. **Recorded by:** (Name, affiliation, and address)
Kent Seavey
310 Lighthouse Ave., Pacific Grove, CA 93950

*P9. **Date Recorded:** March 9, 2018

*P10. **Survey Type:** (Describe)
Required CEQA review

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.")
None

*Attachments: ☐NONE ☐Location Map ☑Continuation Sheet ☑Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐Other (List): _____

State of California ♳ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Thomas B. Reardon House *NRHP Status Code 5S2
Page 2 of 3

B1. Historic Name: B2. Common Name:
B3. Original Use: residence
B4. Present Use: residence *B5. Architectural Style: Craftsman
*B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed prior to 1924 (Sanborn Map of Carmel); window glazing changes and minor alterations c. 1965.

*B7. Moved? ☑No ☐Yes ☐Unknown Date: Original Location:
*B8. Related Features:
A small, undated wood-framed storage building in the SE corner of the parcel.

B9a. Architect: b. Builder: M. J. Murphy
*B10. Significance: Theme Carmel Arch. Development (1888-1965) Area Carmel-by-the-Sea
Period of Significance c. 1924 Property Type SFR Applicable Criteria CR 3 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

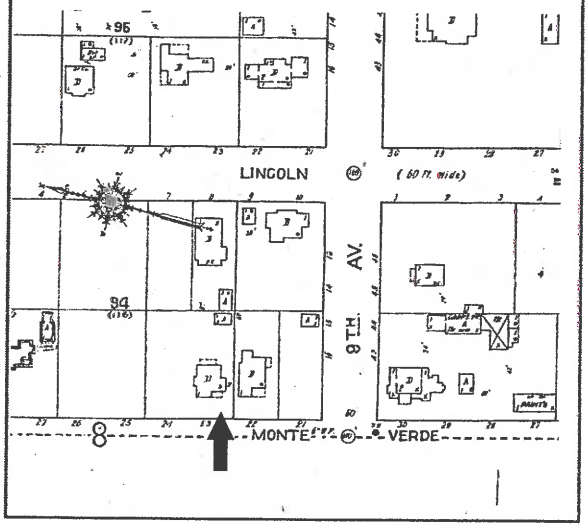
The Reardon House is significant under California Register Criterion 3, in the area of architecture, at the local level of significance, as a good and essentially intact example of the Craftsman Style of architecture, built by local master builder M. J. Murphy. The Craftsman Style originated in Southern California drawn from a variety of sources including the English Arts and Crafts movement, oriental wooden architecture, California's adobe dwellings, Swiss chalets and vernacular barn and log structures. Despite variations these buildings were generally informal in plan, elevation and detailing. They both answered a recognized need for simpler residences, especially for the working classes. The buildings had certain characteristics in spite of a multitude of forms.

B11. Additional Resource Attributes: (List attributes and codes)
*B12. References:
Carmel building records, Planning Dept., City Hall, Carmel
Carmel Historic Context Statement, ARG: San Francisco, 2008.

B13. Remarks:
Zoning R-1

*B14. Evaluator: Kent Seavey
*Date of Evaluation: March 9, 2018

(Sketch Map with north arrow required.)



(This space reserved for official comments.)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: Thomas B. Reardon House
Page 3 of 3

P3 (Cont.) There is an interior brick chimney located just south of center at the ridge line along the main building block. The second chimney is also an interior type and is of rubble stone. It is encased in a stepped gabled feature on the south side-elevation, just east of the primary entry porch. There is also one plexiglass skylight located in the rear roof plane of the main building block. All roof surfaces are covered in composition shingles.
Fenestration is irregular, with single, paired & banked aluminum windows, dating to c.1965 that are fixed, 1/1 double-hung, and sliding types, in a variety of sizes and shapes. The aluminum windows appear generally to be in the original wood window frames. The residence is sited a little off the east side of Monte Verde behind a vertical board-and-batten wood fence, with some vegetation in the front yard, and mature shrubbery and trees lining the sides of the parcel. It is located in a primarily residential neighborhood with homes of varying ages, sizes and styles, and across the street from the Golden Bough Theatre.

Character-defining features of the house include its basically rectangular shape; one-and-one-half story height; ship-lap wood siding; side-gabled roof with central shed-roofed dormer; tripartite window and rubble stone chimney. Inappropriate modern aluminum windows have replaced the original wood windows. However, the window voids seem to be original to the residence.

The builder, Michael J. Murphy (1885-1965) was a native of Utah who came to Carmel in 1902, In 1904, Carmel developer Frank Devendorf hired Murphy as contractor for the Carmel Development Company. In 1924 he established M.J. Murphy, Inc., which sold building supplies, did rock crushing and concrete work and operated a lumber mill and cabinet shop located between San Carlos and Mission. Murphy went on to become the most prolific designer-builder in the history of Carmel, with about 350 structures to his credit. The original owner, Thomas B. Reardon was a plumbing & electrical contractor in Carmel who was also socially active in the community as a founding member of the Forest Theater Society, and among other services helped organize the Manzanita club and served on the City Council from 1920-1924. He was also a partner with Fred Leidig in a number of local projects.

B10 (Cont.) They hugged the ground with low-pitched, wide projecting gabled roofs. The rafters were generally exposed ,often with decorative tails. They expressed the materials from which they were made and settled well into their environments by careful siting. Side-gabled subtypes, like the subject property made up about one-third of the Craftsman houses constructed. Most are one-and-one-half stories with centered shed or gabled roofs. As noted in the 2008 Carmel Historic Context Statement, "both the aesthetic characteristics of the Craftsman style, and its philosophic underpinnings, which linked which linked it to progressive political, social, and artistic movements in the early twentieth century, made it popular with Carmel's academic, literary, and artistic residents."
Eligibility for historic listing of buildings rests on the twin factors of historic significance and Integrity. Integrity is measured by the application of seven aspects defined by the National Register of Historic Places. The seven aspects as relates to this property are Setting; the house is in its original setting. Location: the house is in its original location. Design; the house retains sufficient character-defining features, based on the reversibility of the c. 1965 fenestration change, to retain a minimal amount of integrity. Workmanship; the house retains sufficient workmanship to retain its integrity. Materials; the house retains a sufficient amount of its original materials to retain its integrity. Feeling & Association; The house retains a strong sense of time and place and of feeling and association with its immediate residential neighborhood to evoke the sense of its c.1924 period of construction, as expressed in the 2008 Carmel Historic Context Statement under the theme of Architectural Development in Carmel (1888)-(1965).
Changes to the subject property over time have included the replacement of the original wood glazing to aluminum windows, c. 1965. The newer windows, primarily 1/1 double-hung and casement type, appear to be in the original wood window voids. Inappropriate louvered wooden shutters were added as applied decoration. An open wooden deck was added at the rear SE corner of the building envelope to access the kitchen space, and corrugated fiberglass sheets were appended as additional roof covering to each side of the partial-width rear kitchen space. All these changes are easily reversible.
In spite of the changes made to the residence over time, Thomas Reardon's Craftsman Style residence still retains sufficient integrity, and architectural significance as an essentially intact example of the Craftsman Style of architecture, constructed by M.J. Murphy, to qualify for listing in the Carmel Historic Resource Inventory at the local level of significance.

B12 (Cont.)
Monterey County Assessor's records, Mo. Co. Assessor's office, Salinas, CA.
Murphy, M.J., Monterey Area Architectural Resources Archive (MAARA), Monterey.
Reardon, Thomas B., (Obit.) Monterey Peninsula Herald, 4/20/1932, p. 1.
Polk business directory for Carmel. 1926;1941.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____ Attachment 11
Trinomial _____
NRHP Status Code 5S1

Other Listings
Review Code _____ Reviewer _____ Date _____

Page of Resource Name or #: (Assigned by recorder) *M. J. Murphy Hse.*

P1. Other Identifier:

P2. Location: Not for Publication ☐ Unrestricted **a. County** *Monterey*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**
c. Address: City *Carmel by-the-Sea* Zip *93921*
d. UTM: (Give more than one for large and/linear resources) ; **mE/** **mN**
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
SE cr. Monte Verde & 9th (Blk 113, Lot 2)

Parcel No. *010-181-022*

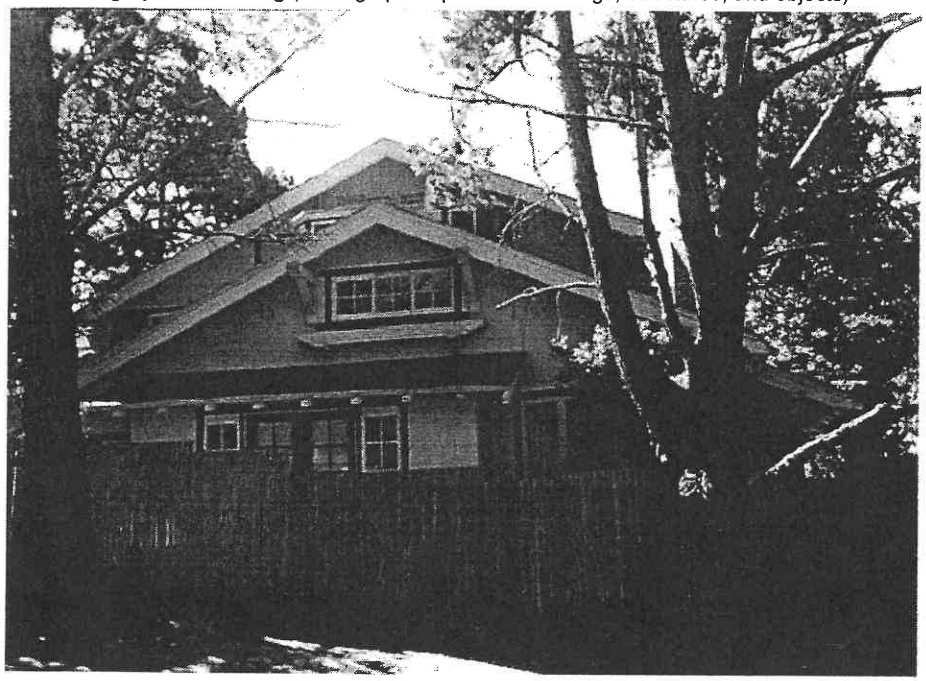
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A two-story, wood-framed Craftsman style residence, irregular in plan, resting on a concrete foundation, faced w/a Carmel stone veneer. The exterior wall cladding is wood shingle. The low-pitched side-gabled roof system has wide overhanging eaves, w/exposed rafter tails and triangular knee bracing, w/decorative birds-mouth detailing at the ends. This detailing is carried in decorative bracketing under some of the smaller windows in the upper floors. There are two brick chimneys. One is an exterior eave-wall type, and is found along the west facing facade, just south of the enclosed front porch. The second is an interior type and appears at the south end of the residence, toward the east, in the lower roof plane. It has an arched cap. There is a raised basement around the perimeter of the building, faced w/Carmel stone. The shed roofed front porch, w/heavy square wood posts, has been glazed w/large plate glass windows. Fenestration is irregular w/a combination of single, paired and banked multi-paned wood windows, including fixed, slider and casement type in a variety of shapes and sizes. This includes several small angled bays found in the upper floors on the north and south side-elevations. The corner property is partially enclosed by a tall wood grape-stake fence along 9th Ave. It sits on rising ground behind a rubble coursed stone retaining wall in an informal setting of mature pine trees, shrubbery and low groundcover.

b. Resource Attributes: (List attributes and codes)

4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 3066-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1904 Murphy family records

P7. Owner and Address
Charlotte P. Tolhurst, et al
P.O. Box 4652
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey, Preservation Consultant, 310 Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: *6/16/2002*

P10. Survey Type: (Describe)
Carmel Historic resource Inventory - 2001

1. Report Citation: (Cite survey report and other sources, or enter "none")
armel by-the-Sea Survey 1989-1996

tachments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Attachment 11

HRI # Primary #

ge of NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *M. J. Murphy Hse.*

B1. Historic Name: *M. J. Murphy Hse.*
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Craftsman*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1905; undocumented expansion to 1926. Cbp# 335 for Feb 1922 may be for this bldg. rather than the Murphy office on Lot 6. Reroof 2001 (Cbp# 01-186)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:
B8. Related Features:

B9a. Architect: *designer/M.J. Murphy* b. Builder: *M.J. Murphy*
B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR 2,*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The M.J. Murphy Hse. is significant under California Register criterion 2, for the contributions of Michael J. Murphy, whose building designs between 1902 and the early 1920s established much of the architectural character of Carmel, and whose generosity and public service to the community during his period of occupancy made him a leading figure in the community. It is significant under criterion 3, in the area of architecture as an excellent example of Murphy's early Craftsman designs, as well as an expression of the quality of his craftsmanship as a builder. As early as 1905 Murphy allowed the use of part of his lumber yard as a school site school in Carmel. He was a charter member of the civic minded Manzanita Club, and a member of the Carmel Building and Loan Society. From 1920-1922 Murphy served on the City Council, and was a major force in having trees planted along the median divider on Ocean Ave. Murphy made his horse teams and Fresno scrapers avilable each winter to cut away the sand closing the mouth of the Carmel River, preventing the annual flooding of the artichoke fields south of the river. He built the Boy Scout House, and alone or in concert with noted architects constructed many of Carmel's historically significant homes and businesses, including the Pine Inn, La Playa Hotel, Las Tiendas, The Harrison Memorial Library w/Bernard R. Maybeck, All Saints Church (current City Hall) w/Albert Cauldwell of S.F., and innumerable private residences.

The Murphy home, originally built in 1904 as a small residence for his new wife Edna, grew to 23 rooms by 1926. Considering the amount of growth over time, the large Craftsman residence is extremely cohesive in its design, with only a few suggestions of alteration. The most noticible being the infill of the original open porch with plate glass windows. The use of decorative rafter tails and bracketing along the eave lines, w/their birds-mouth detailing tie the building components togather visually. The principal change, of course, has been the application of paint to the original redwood exterior, but otherwise, the home appears much as it did in 1926, at the end of its major expansion.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

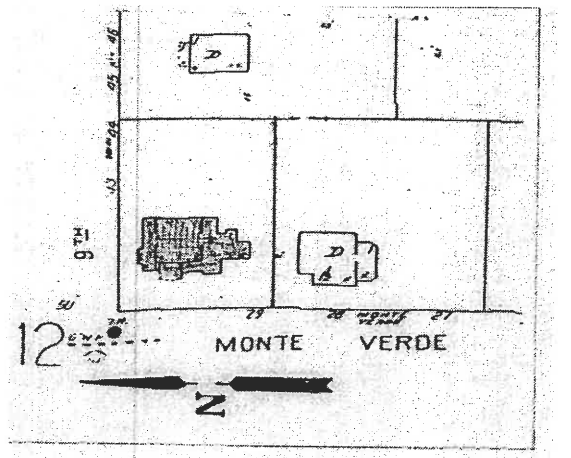
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Hale, Sharron, *A Tribute to Yesterday*, Valley Publishers:Santa Cruz, 1980
Rasmussan, lillian bio., M.J. Murphy, n/d
Weekly Sun, 10/3/91

B13. Remarks: *Zoning R-1*
CHCS (AD)

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *6/16/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



B10. Its proximity to the owner/builder's Tudor style office offers insight into the changing tastes in architectural style and building materials during the time of Murphy's occupancy. This pair of buildings, like Hugh Comstock's adjacent home and studio, afford considerable insight into both master-builders professional aesthetics.

Michael J. Murphy (1885-1949) first came to Carmel in 1902. Two years later Frank Devendorf hired him to be the builder for the Carmel Development Company. Murphy went on to become the most prolific designer-builder in Carmel's history, with as many as 350 structures to his credit. In 1914 Murphy established his own contracting firm, and in 1924 he opened M.J. Murphy, Inc., which sold building supplies, did rock crushing and concrete work and operated a lumber mill and cabinet shop, located between Mission and San Carlos Sts.

Murphy was the most active designer-builder in the area between 1902 and 1940, and did as much to give Carmel its basic architectural character than any other person. The Murphy Hse. clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Attachment 11

Looking SE at the b/side elev., & west facing

Other Listings
Review Code _____ Reviewer _____ Date

Page 1 of

Resource Name or #: (Assigned by recorder) *Anne Martin House*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted **a. County** *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Date** **T** **; R** **;** **1/4 of** **1/4 of Sec** **;** **B.M.**

c. Address: City *Carmel by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) ; **mE/** **mN**

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

3 NE of 11th, E/side Mission (Blk 118, S pt 14, N pt 16)

Parcel No. *010-075-023*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Bungalow, irregular in plan, resting on a raised concrete foundation. The exterior wall cladding is wood shingle, with about one foot to weather. The shingle is slightly flared at the water-table. The low-pitched intersecting hipped roof has wide, overhanging eaves with exposed rafter-tails It is covered in wood shake. There is one, exterior eave wall Carmel stone chimney present. It is located on the west (front) elevation just south of the entry porch. Fenestration is irregular with single and paired casement type Craftsman windows. Two windows on the south side-elevation project slightly from the building envelope.There is a more pronounced projecting bay window, carried on wooden brackets, on the north side-elevation, just to the rear (east) of an open, straight approach wood stair with closed rail, leading to an entry on the north side of the NW cr. of the residence, The principal entry is enclosed, and centered on the west facing facade. It is raised, and reached by an open Carmel stone stair with closed rail. The Craftsman style entry door has a four light glazed panel above three vertical wood panels below. There is a raised, open Carmel stone terrace at the SE cr. of the residence, reached by an open stair similar to the main entry. The house is sited well back from the street, faced with ivy, in an informal landscape setting, embowered by several mature oak trees.

b. Resource Attributes: (List attributes and codes)

P4. Resources Present ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 5016-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

1923, Monterey Co. Book of Deeds, Vol. 24, P. 464

P7. Owner and Address
Joseph M., & Barbara Barron
P.O. Box 1106
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey, Preservation Consultant, 310 Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: *9/7/2004*

P10. Survey Type: (Describe)
Intensive-Carmel Historic Resource Inventory-ongoing

11. Report Citation: (Cite survey report and other sources, or enter "none")
one

Attachments
☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Attachment 11

HRI # Primary #

NRHP Status Code

Resource Name or #: (Assigned by recorder) *Anne Martin House*

B1. Historic Name: *"The Chinquapins"*

B2. Common Name:

B3. Original Use: *residence* B4. Present Use: *residence*

B5. Architectural Style: *Craftsman bungalow*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1923 (Monterey Co. Book of Deeds); kitchen remodel 1961 (CBP#3713); small portion of building envelope removed along s/side elev., room added to rear along same elevation 1986 (CBP#86-20)

B7. Moved? ☐ No ☐ Yes ☐ Unknown Date: Original Location:

B8. Related Features:

B9a. Architect: *Designer: M. J. Murphy* b. Builder: *M.J. Murphy*

B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR 2*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Anne Martin bungalow is significant under California Register criteria 2, for the contributions of Dr. Anne Martin, pioneer champion of woman's rights in America. Born in Empire City, Nevada in 1875, Anne Henrietta Martin received her A.B. degree from the University of Nevada in 1894. She also earned an A.B. and M.A. in history from Stanford University and the Universities of Leipzig and London. She headed the History Department of the University of Nevada from 1897-1899. From 1906 to 1910 she was active in the British suffrage campaign, and was imprisoned for suffrage demonstrations. From 1911 to 1914 Ms. Martin was president of the Nevada Equal Franchise Society, and organized the women of Nevada. From 1915 to 1918 she was active in the National Women's Party, where she served as National Chairman, and was active in the National American Women's Suffrage Association. In 1918 she became the first woman to run for a senatorial seat in the United States. She campaigned for the Senate to fill the post vacated by the death of Senator Francis G. Newlands, of Nevada. Anne Martin chose to bypass the male-dominated political parties and took her case to the people as an independent. Her platforms merged concerns for women's economic and political equality with other progressive issues. She was defeated in the 1918 election and in that of 1920, when she ran again on an independent ticket.

Anne Martin moved to Carmel with her mother in 1921, buying the Mission St. property in the Spring of 1923, and having M.J. Murphy construct her residence in the Fall. From the village she wrote extensively for American and British magazines and became an active participant in the Women's International League for Peace and Freedom (WILPF). She served as Western Regional Director of the WILPF from 1926 to 1931. She was a delegate to the organizations World Congress in Dublin in 1926, and in Prague in 1929. She resigned from the WILPF in 1936 due to a disagreement with the management. She later became involved with the Peoples Mandate to Governments to End War.

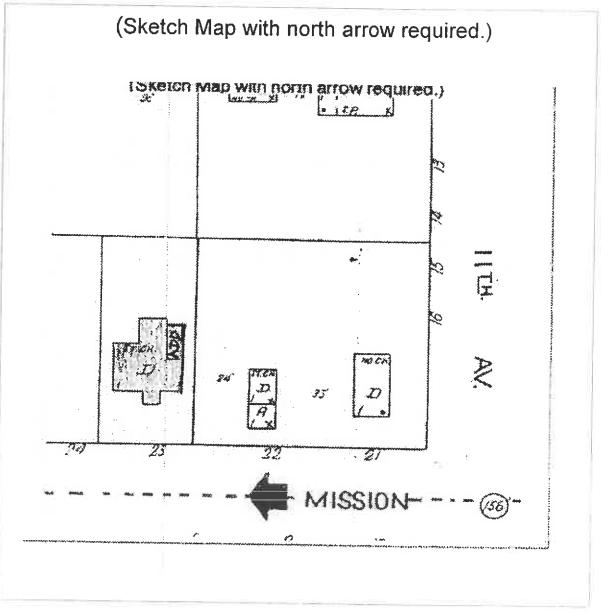
B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP38 - Women's property*

B12. References:

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Bancroft Library, Inventory of the Anne Henrietta Martin Papers 1892-1951, U.C. Berkeley: Berkeley, CA, 1997, BANC MSS P-G 282
Carmel Pine Cone, (Obit.) Anne Martin, 4/20/51

B13. Remarks: *Zoning R-1*
CHCS (AC)

(Sketch Map with north arrow required.)



B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *9/7/2004*

(This space reserved for official comments.)

P3. In 1986 a lot split required the removal of approximately three feet of the building envelope off the south side-elevation, to meet city setback requirements. A small addition was built at the NE cr. of the building to recapture the lost space. The work was executed by noted Carmel architect Thomas Elston. He respected the craftsmanship of the first designer, village master-builder M.J. Murphy, by maintaining the original shingle pattern and reusing the existing Craftsman style windows. If one was not aware of the alteration, it would not be recognizable as such.

B10. Martin was awarded an honorary doctoral degree from the University of Nevada in 1945. Her citation read in part: "Native daughter, distinguished alumna, student and scholar, inspiring teacher, disciple of world peace, pioneer in the triumphant struggle for women's rights, leader of woman kind..." In the aftermath of WWII Dr. Martin was appointed to be one of the three observers to the Post War World Council in San Francisco in 1945.
Dr. Anne Martin was a significant national and world figure in the international women's rights movement. Much of Martin's productive adult life was spent working from her small home, "The Cinquapins", on Mission Street in Carmel. She was one of the independent , academic, literary and creative residents that inhabited Carmel during the early years of its development. The Anne Martin House clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of arts and culture.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____ Attachment 11
HRI # _____
Trinomial _____
NRHP Status Code 5S1
Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource Name or #: (Assigned by recorder) *Celia Seymour Studio-House*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted a. County *Monterey*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address: City *Carmel-by-the-Sea* Zip *93921*
d. UTM: (Give more than one for large and/linear resources) ; mE/ mN
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
3 N of 12th, w/side Junipero (Blk 129, Lots 13,15, p17)

Parcel No. *010-074-002*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-and-one-half story wood-framed Craftsman style studio-home, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a combination of vertical board-and-batten (on the 1925 main building block) and wood shingle, in a staggered pattern on the original and unrecorded attached studio. The medium-pitched side-gabled roof of the main building block has a full-height shed roofed dormer that opens out onto a small wood deck on the north end of the front (east) elevation. The deck was enclosed by a low wooden rail, with pierced flatwork in an undulating geometric pattern. A Carmel stone exterior gable-wall chimney is found along the west (rear) elevation of the main building block towards the south. There is a large, angled bay affording views into the garden on the south side of the east (front) elevation. The earlier, unrecorded one-story studio, attached to the main building block along the north half of the front (east) elevation, has a low-pitched end gable roof, running parallel with that of the main building block. All roof surfaces are covered with wood shingle in a staggered pattern. Narrow brackets, or simple modillions are spaced out along the underside of the projecting roof deck of the main building block, maintaining the rhythm of the exposed rafter tails below the wide overhanging eaves of the main roof. The end-gabled facade of the earlier studio forms a south facing ell toward the north end of the main building. block.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP38 - Women's property*

P4. Resources Present ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photography may be required for districts)

P5b. Description of Photo: (View, date, accession #)
Looking NW at facade & n/addition, 4/27/01, #9082-7

P6. Date Constructed/Age and Sources
☐ Prehistoric ☒ Historic ☐ Both
1925, Carmel bldg. records

P7. Owner and Address
Sandra Benson
P.O. Box 223191
Carmel, CA 93922

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey
Preservation Consultant
310 Lighthpose Ave.
Pacific Grove, CA 93950

P9. Date Recorded: *2/24/2002*

P10. Survey Type: (Describe)
Carmel Historic Resource Inventory - 2001

P11. Report Citation: (Cite survey report and other sources, or enter "none")
None

Attachments ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other: (List)

NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *Celia Seymour Studio-House*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *studio-house* B4. Present Use: *residence*

B5. Architectural Style: *Craftsman*

B6. Construction History: (Construction date, alterations, and date of alterations)
Undocumented pre-1925 studio; Cottage constructed 1925 (Cbp # 1058); garage constructed 1926 (Cbp # 1099)); Studio addition at west end of garage 1931 (Cbp # 2376)); sun porch add to n/end of main hse. 1936 (Cbp # 92); Un dated upper floor addition at n/end of main hse. ca. 1960 : reroof garage 1993 (Cbp # 93-55)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:

B8. Related Features: *wooden board-and-batten one car garage, located at SE corner of parcel 1926. Small wooden studio with storage shed added in 1931. Small undated modern flat roofed tool shed on the north side of the parcel toward Junipero St.*

B9a. Architect: *designer.Celia Seymour* b. Builder: *day labor*

B10. Significance: Theme: *Architectural Development* Area: *Carmel-by-the-Sea*

Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR 2,3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Celia Seymour studio-house is significant under California Register criteria 2 as the home and studio of noted California woman artist Celia Burnham Seymour Kent (1869-1958). It is also significant under criteria 3, as an excellent and intact example of architectural design by a woman in the mid 1920s.

Celia Burnham Seymour was born in Buffalo, N.Y. Dec. 15, 1869. She studied painting and etching in New York at the Art Students League, and the Pratt Institute. She also studied for a time in Europe. In 1915 she moved to Oakland, California and began exhibiting her work at the San Francisco Art Association in 1916. Her work was exhibited at the Oakland Art Gallery in 1917. Seymour visited Carmel, owned property and constructed a small studio on her lots, prior to permanently relocating here in 1925, the year she designed and had the larger cottage constructed. She was an early and active member of the Carmel Art Asssociation, where she regularly exhibited landscapes, portraits and figure studies. She painted a portrait of famed actror Cornelius Otis Skinner, and created a religious triptych that was hung in the All Saints Church, before it became the Carmel City Hall. Her work was among that shown at the Golden Gate International Exposition at Treasure Island in 1939. She married in her sixties, to a titled Englishman, Sir Robert Kent, and occupied her studio-house until her passing in 1958.

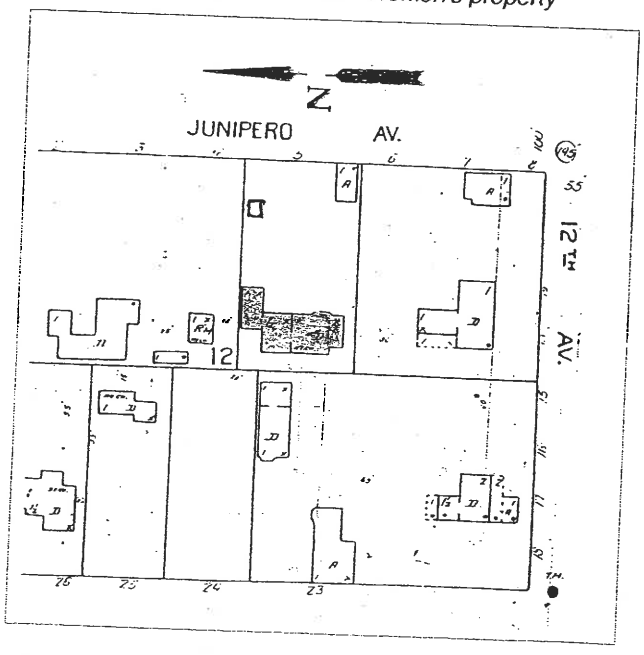
The studio-house is clearly that, the first actual studio being in the unrecorded pre-1925 wing to the east. After construction of the larger cottage in 1925, it is probable that the south half of the main building block, a large story-and-a half open space, was that in which Ms. Seymour produced her art. Kitchen. dining and living quarters were in the north half of the building, which she expanded in 1936 by adding a roof deck at the north end of the main building block. It is probable that she used the addition to the rear of the garage as a studio after her marriage, in the early 1930s.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP38 - Women's property*

B12. References:

Carmel bldg. records, Carmel Planning Dept. City Hall, Carmel.
Benson, Sandra, personal interview w/current owner, 4/27/01.
Hale, Sharron, *A Tribute to Yesterday,* Valley Publishers:Santa Cruz, 1980, p. 31.
Hughes, M.E., *Artists in California 1786-1940, Vol. II,*Hughes Pub. Co.:San Francisco. 1989. p. 506.

B13. Remarks: *Zoning R-1*



B14. Evaluator: *Kent Seavey*

Date of Evaluation: *2/24/2002*

(This space reserved for official comments.)

P3. Fenestration is irregular with a combination of single fixed lights, paired and banked multi-paned Craftsman style sliding wood windows, and French doors. The studio-house is sited at the rear of the parcel, facing Junipero St. from slightly rising ground in an extremely well maintained informal garden setting of mature oaks, low shrubbery and informal planting beds. There are Carmel stone paths meandering up to a patio of the same material fronting the studio. A flush board wooden fence, overgrown with ivy, along Junipero affords privacy. There is an end gabled wooden garage at the SE corner of the lot abutting Junipero, that was constructed in 1926. In 1931 a small wood shingled studio with storage room was added at the rear (west) of the garage and still remains.

B10. Her use of pierced flatwork on the railing of the exterior balcony, and rusticated carved balusters on an inner balcony, facing south into the studio from the upper bedroom, suggest medieval Austrian or Swiss country houses as design sources. Craftsmanship and attention to detail are the hallmarks of this very individualistic and personal design. The siting of the house and the placement of the garden create a sense of refuge from the world, even though Junipero, a main traveled artery in Carmel, is probably less than 75 feet away from the house. The property has been little altered from the period of occupancy by its artist designer, and retains a strong sense of time and place. It is one of the few residential designs by women in Carmel that still retain a high level of integrity as constructed. The Celia Seymour Studio-Hse. clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

B12.

Hughes, M.E., *Artists in California 1786-1940, Vol. II,* Hughes Pub. Co.:San Francisco, 1989, p. 506.
Sanborn insurance maps for Carmel, 1924, 1930, 1930-62.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # Attachment 11
HRI #
Trinomial
NRHP Status Code 5S1
Other Listings
Review Code Reviewer Date

Page 1 of 2 Resource Name or #: (Assigned by recorder) *William McPhillips Hse.*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted a. County *Monterey*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address: City *Carmel by-the-Sea* Zip *93921*
d. UTM: (Give more than one for large and/linear resources) ; mE/ mN
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
3 SE of 12th, E/side Casanova (Blk 134, Lot 6)

Parcel No. *010-175-018*

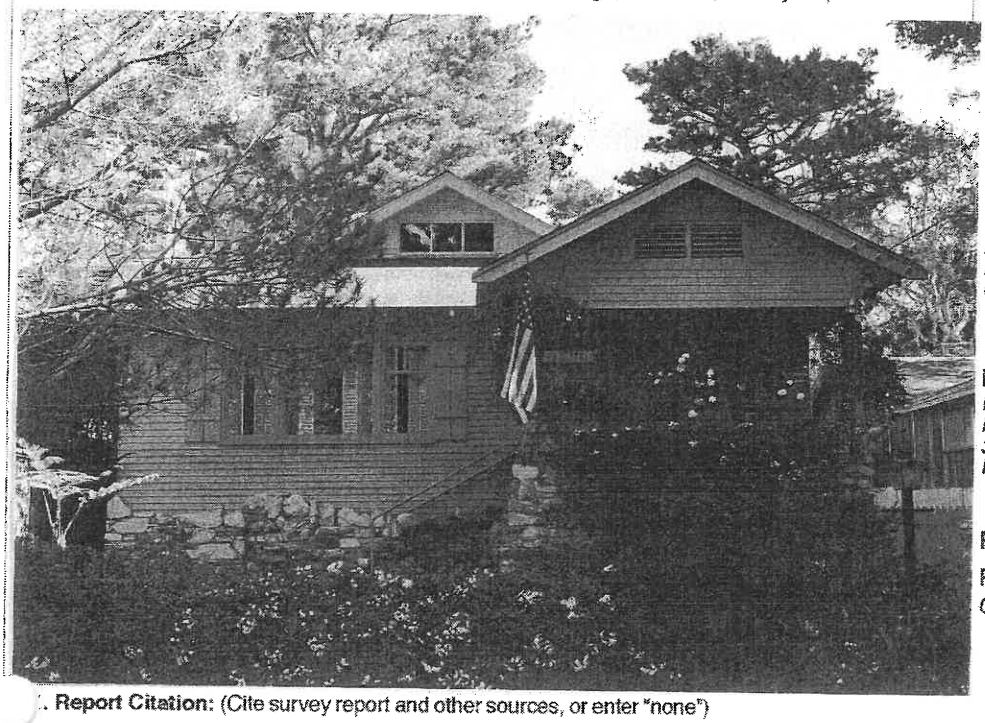
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Bungalow , basically rectangular in plan, resting on a concrete foundation. The exterior wall cladding is a combination of narrow, horizontal shiplap wood siding, w/a rustic Carmel stone veneer below the water table along the west facing facade. The low-pitched, cross-gable roof has a lower projecting porch roof on the SW side of the facade that covers a raised, Carmel stone faced landing. The porch roof is supported on two, large wood posts. The entry is reached by a side approach set of open concrete steps w/a simple tubular steel rail. The roof is covered in a composition shingle and has wide overhanging eaves, w/exposed rafter-tails. There is an exterior Carmel stone chimney found centered in the gable end of the north side-elevation. A second chimney pierces the lower portion of the roof-plane, well back along the north side-elevation. The cross-gable running the long axis of the residence, slightly overhangs the side-gabled ridge line of the facade, and has a band of three fixed lights in its apex. Fenestration is otherwise irregular w/a combination of paired multi-paned wood casement windows, and a nice Chcago style focal window on the front elevation, north of the entry, characterized by a large, fixed central light flanked by smaller Bungalow style wood casement windows. The house sits back from the street, behind a rail fence covered in flowering vines, that fronts an informal garden of low shrubbery and flowers. A grape-stake fence and gate runs from the south side of the house to the property line.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
Looking east at w/facing facade, 11/15/02, #33374-25

P6. Date Constructed/Age and Sources
☐ Prehistoric ☑ Historic ☐ Both
1927 Carmel bldg. records

P7. Owner and Address
Katherine J., & Barbara A. Little Trust
P.O. Box 4383
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey
Preservation Consultant
310 Lighthouse Ave.
Pacific Grove, CA 93950

P9. Date Recorded: *11/15/2002*

P10. Survey Type: (Describe)
Carmel Historic Resources Inventory - 2001

P11. Report Citation: (Cite survey report and other sources, or enter "none")
none

Attachments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Attachment 11

Primary # _____
HRI # _____

NRHP Status Code *5S1*

Resource Name or #: (Assigned by recorder) *William McPhillips Hse.*

B1. Historic Name:
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Bungalow*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1927 (Cbp# 1947); new bathroom NE cr. 1957 (Cbp# 3027); interior repair 1984 (Cbp# 84-31); reroof 1997 (Cbp# 97-64)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features: *wood-framed, flat-roofed garage rear (east) of parcel. n/d, possibly 1927*

B9a. Architect: b. Builder: *Wm. McPhillips*
B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The William McPhillips Hse. is significant under California Register criteria 3, in the area of architecture as an unaltered example of an owner built Bungalow from the 1920s in Carmel. We know little of Mr. McPhillips, except that his widow, Ida, was managing the McPhillips Apratments on San Carlos in 1939. Mr. McPhillips, the owner/builder was a carpenter as can be seen from his hand, clearly evident in the residence. The porch posts are simple four by six sticks, and the porch rail, tubular steel. McPhillips may have designed the building as well. It certainly does not appear to have come from a standard pattern book. it is a straight forward basic Bungalow, w/low-pitched wide, overhanging roof and exposed rafter-tails, wide and plentiful windows and an artistic undulating Carmel stone veneer along the facade. Few intact early residences can be found in Carmel. Collectively they afford an insight into the building aesthetics of their respective periods of construction, and maintain historic continuity to their neighborhoods. They also provide information important to the understanding of Carmel's architectural development over time. The Wm. McPhillips Hse. reflects the findings of, and is consistant with the 1997 Carmel Historic Context Statement under the theme of architectural development.

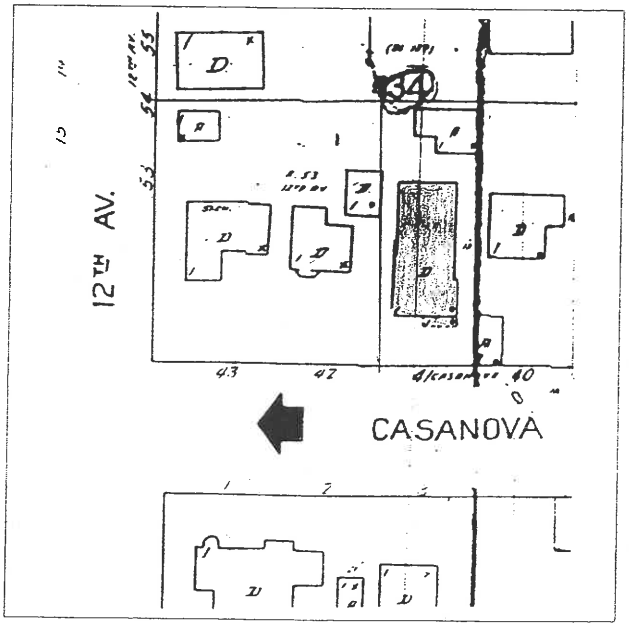
B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:
Carmel bldg. records, Carmel Planning dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Polk business directory for Carmel, 1939
Sanborn fire insurance maps of Carmel, 1930, 1930-62

B13. Remarks: *Zoning R-1*
CHCS (AD)

B14. Evaluator: *Kent Seavey*
Date of Evaluation: *11/15/2002*

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

IMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S1

Attachment 11

Other Listings
Review Code Reviewer Date

Page 1 of 3 **Resource Name or #:** (Assigned by recorder) *Perry Newberry Stone Hse.*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted **a. County** *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: City *Carmel by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

4 SW of 12th w/side Dolores (Blk 136, Lots 9, 11)

Parcel No. *010-171-005* 13

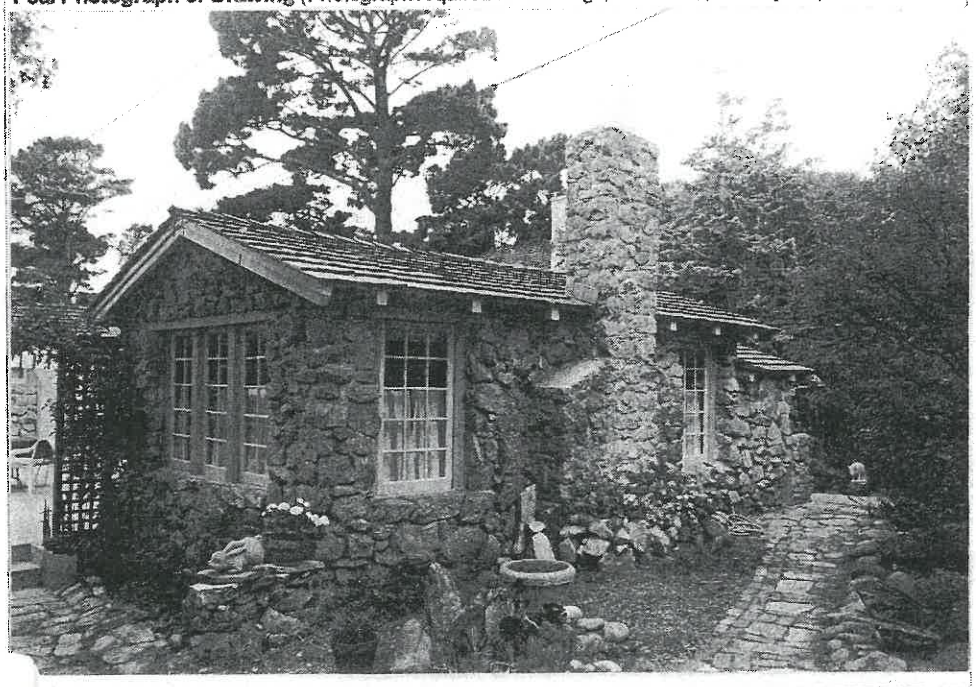
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story field stone residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is granite field stone in a rubble pattern. The low-pitched intersecting gable roof has simple vergeboards at the gable ends, and exposed rafter-tails. It is covered in wood shake. There is an exterior eave wall chimney, of the same material as the house, found along the east (front) elevation. It is capped w/a terra cotta flue. There is a second chimney, of similar materials in the west wing of the hse. The main entry is at the NE cr of the residence. Fenestration is irregular, w/single and banked multi-paned fixed & casement type wood windows, w/heavy wood lintels. There is a Carmel stone patio on the south side of the cottage, in a U, formed by the east and west wings. A series of small additions, constructed over time, have not compromised the historic integrity of the building. Anyone familiar w/the cottage at the time of its construction (1923) would easily recognize it today. The hse. sits just back from Dolores behind tall shubbery in a well maintained landscape setting of mature pines, oak & cypress, a grassed lawn and low planting beds.

5b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
Looking NW at the facade and s/side elev. 6/10/01, #6372-30

P6. Date Constructed/Age and Sources
☐ Prehistoric ☒ Historic ☐ Both

1923 Carmel bldg. records

P7. Owner and Address
Joseph C. & Louise Tanous
P.O. Box 6303
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey
Preservation Consultant
310 Lighthouse Ave.
Pacific Grove, CA 93950

P9. Date Recorded: *6/20/2002*

P10. Survey Type: (Describe)
Carmel Historic Resource Inventory - 2001

. Report Citation: (Cite survey report and other sources, or enter "none")
rmel by-the-Sea Survey 1989-1996

Attachments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *Perry Newberry Stone Hse.*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *residence* B4. Present Use: *residence*

B5. Architectural Style: *Craftsman cottage*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1923 (Cbp#618); small add 1931 (Cbp#2430); add bedroom s/end of w/wing 1936 (Cbp#68); small add NW cr. 1936 (Cbp#120); add utility rm. n/side elev. 1955 (Cbp#2840); add to NW cr. of bldg. 1976 (Cbp#76-54)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:

B8. Related Features: *one car garage SE cr of parcel 1926? (Cbp#1757), guest hse. SW cr parcel 197 (Cbp# 73-87)*

B9a. Architect: *designer/Perry Newberry* b. Builder: *Perry Newberry*

B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR 2,3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Perry Newberry Stone Hse. is significant under California Register criteria 2, as an early example of a Carmel residence designed by Perry Newberry, one of the most influential figures in Carmel's history. It is also significant under criteria 3, as an excellent example of the eclectic cottage architecture of Carmel that evolved as a product of the independent and creative character of the residents of the village over time.

Perry Newberry (1880 (?)-1938), was one of the most significant figures in the history of Carmel. He and his wife Bertha, a published poet, came to the village in 1910. A newspaperman on the staff of the *San Francisco Examiner*, Newberry first heard of Carmel through George Sterling and his circle of artist/writer friends who settled in the village about the time of the San Francisco earthquake. Newberry was an early president of the Forest Theater (1913-14), where he wrote, produced and acted in many of the productions. He became assistant editor of the newly established *Carmel Pine Cone* in 1915, and later purchased the paper and was editor until 1935. A political activist, Newberry championed the physical and cultural uniqueness of Carmel. He defined its "difference" from other places as originality. He was elected to the board of trustees in 1922, and served as mayor. Allen Griffen, publisher of the *Monterey Herald* called Newberry "the greatest force Carmel has ever had for the preservation of its beauty, its artistic identity, and fine community spirit." When not involved with various "causes" Newberry was busy designing and building small residential cottages around the village. Master-builder Hugh Comstock noted that "his little houses...have a distinct charm of their own." "So successful were his unusual houses. that almost as quickly as he built, ardent buyers appeared, and so he continued to build many unique and artistic houses in Carmel, living in one or the other for awhile and then moving on to build one more."

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

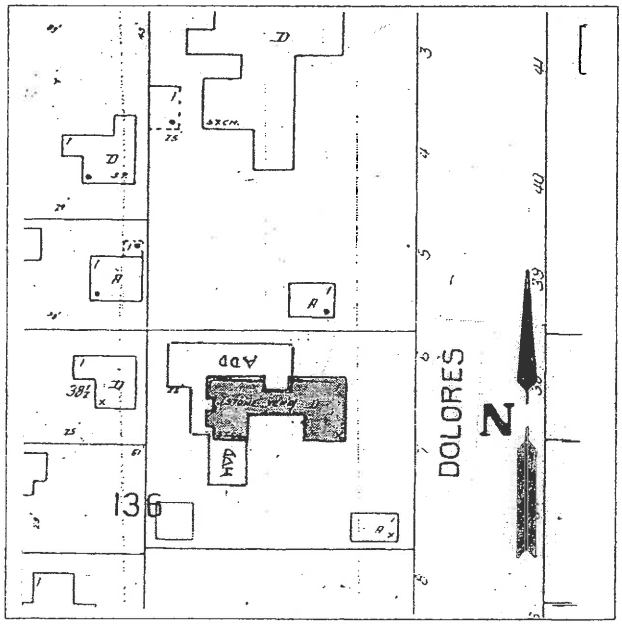
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Carmel pine Cone, Obit. 12/9/38
Hale, Sharron, *A Tribute to Yesterday*, 1980
Fink, Augusta, *Monterey The Presence of the Past*, Chronicle Books:San Francisco. 1972

B13. Remarks: *Zoning R-1*
CHCS (AD)
Designated historic property, (HD 97-02) 5/5/97

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *6/20/2002*

(This space reserved for official comments.)



B10. The house on Dolores was constructed from field stone acquired from a quarry near the Carmelite Monestary across from Pt. Lobos. Newberry favored masonry construction and did the work himself. His cottages tend to be U shaped, w/the open part of the U facing south to catch the afternoon sun, and protect against the weather. His small residential cottages are designed to fit naturally into the landscape, and to exhibit their rustic rough hewn masonry surfaces with the same originality he championed for the community. Perry Newberry's Stone House was designated a Carmel historic property by action of the City Council on May 5, 1997. It clearly reflects the findings of, and is consistant with the 1997 Carmel Historic Context Statement under the theme of architectural development.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____ Attachment 11
HRI # _____
Trinomial _____
NRHP Status Code 5S1
Other Listings
Review Code ____ Reviewer _____ Date _____

Page 1 of 3 **Resource Name or #:** (Assigned by recorder) *"Casa della Comedia"*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted **a. County** *Monterey*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**
c. Address: City *Carmel by-the-Sea* Zip *93921*
d. UTM: (Give more than one for large and/linear resources) ; **mE/** **mN**
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
2 NE of Santa Lucia, E/side San Carlos (Blk 142, Lots 26, 28)

Parcel No. *010-162-027*

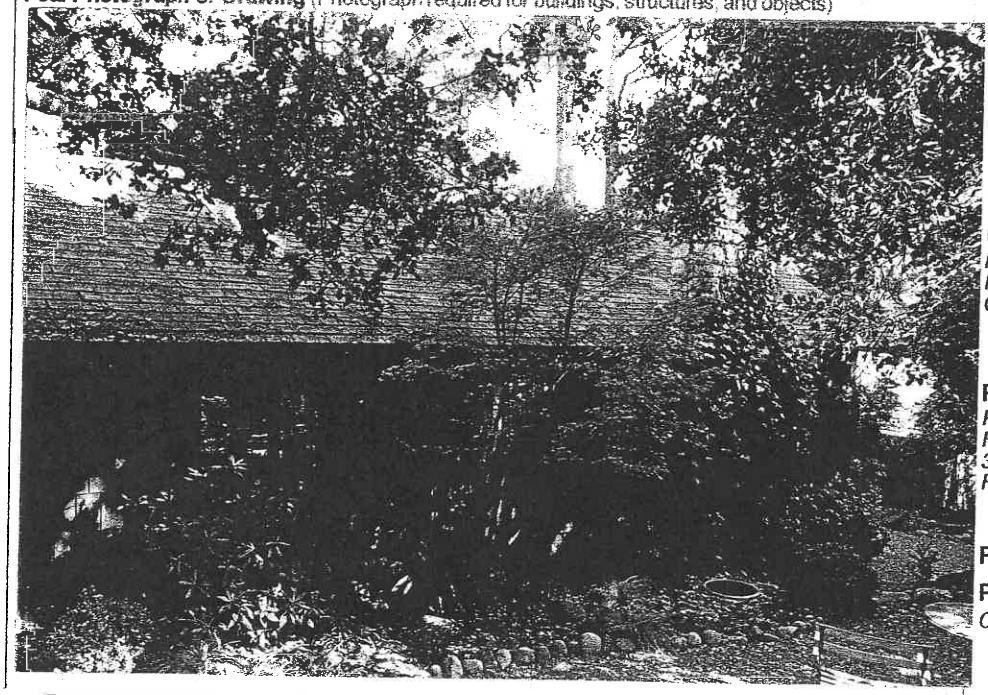
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Craftsman Style residence "L" shaped in plan, resting on a concrete foundation. The exterior wall cladding is a long (about 24' to weather) wood shingle, laid to read as horizontal lines. The short leg of the "L" screens the interior view of the lot from the street, while the long arm of the "L" steps down a gradually descending slope on the north side of the parcel in three increments, terminating in a hip roofed bedroom w/ an exterior eave wall brick chimney on its east end. According to Sanborn maps the hipped roof bedroom was once a detached guest unit. The combination intersecting, and stepped low-pitched gable-and-hip roof, has wide overhanging eaves w/exposed rafter-tails. It is covered in wood shingle. Fenestration is irregular w/ a combination of single, paired and banked multi-paned wood casement windows, and several glazed wooden doors, including French doors. Raised Carmel stone walkways front the inside of the "L" along the perimeter of the building, dropping off at odd angles to form steps into a beautiful informal garden of low shubbery and flowers. The long arm of the "L" was screened by a sympathetic glazed solarium in 1986, w/ a wooden deck on the inside of the short arm of the "L", that has not diminished the historic integrity of the property. The residence is framed to the west by a screen of mature trees and shrubs, and to the north by mature pines. There is a wood-framed, one-car garage just south of the main building, and a recent 1977 wood-framed studio, near the SE cr. of the parcel.

3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
Looking SE fm San Carlos St. at the W/side elev., 10/9/01, #9183-28A

P6. Date Constructed/Age and Sources
☐ Prehistoric ☒ Historic ☐ Both
1921 carmel bldg. records

P7. Owner and Address
Roger & Allene Fermier
P.O. Box 4376
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey
Preservation Consultant
310 lighthouse Ave.
Pacific Grove, CA 93950

P9. Date Recorded: *10/6/2002*

P10. Survey Type: (Describe)
Carmel Historic Resource Invetory - 2001

Report Citation: (Cite survey report and other sources, or enter "none")
Carmel by-the-Sea Survey 1989-1996

Attachments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # Attachment 11
HRI #

NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *"Casa della Comedia"*

B1. Historic Name: *Dr. Alfred E. Burton Hse.*
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Craftsman*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1921(Cbp# 241); solarium added along long arm of "L" 1986 (Cbp# 86-200)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features: *wood-framed, one-car garage just so. of residence at SW cr. of the parcel 1921 (?); wood-framed studio near SE cr. of the parcel 1977 (Cbp# 77-173)*

B9a. Architect: b. Builder:
B10. Significance: Theme: *Devel. of Arch., Arts & Crafts* Area: *Carmel by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR 2,3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The "Casa della Comedia" is significant under California Register criteria 2, for the contributions of both Dr. Alfred E. Burton, and his former wife Lena Yates Burton to the development and support of the arts & culture in Carmel. It is also significant under criteria 3, in the area of architecture as an excellent example of the eclectic Craftsman design in the village in the early 1920s. Before arriving in Carmel in 1920, Dr. Burton had been Dean of the Massachusetts Institute of Technology for twenty years, and had accompanied Commodore Matthew Perry on one of his Arctic explorations. His wife Lena, was a published poet who had been closely associated with "The Others", an iconoclastic group of Eastern poets and writers that included Marianne Moore, William Carlos Williams and WallaceStevens, The couple's artist friend, Marsden Hartley had suggested the move to Carmel. Both sought out and actively participated in the arts once in the village. Burton was a passable painter, who joined the Arts & Crafts Club, and as a leading member of their Civic Committee, helped establish an annual contest for garden beautification, initiated Christmas plays at the Forest Theater, and himself directed at least two plays at the Arts & Crafts Theater. Lena also involved herself in the literary and theatrical circles of the village, serving on the board of the Forest Theater, designing costumes, and producing commedia del arte plays. The name of their house was derived from her love of the theatrical form. "Inspired by Italian satirists from the Renaissance, commedia del arte relied on improvisation and whim, with the storyline developed as the play proceeded with participants creating their on narratives and personas."The couple often hosted parties where commedia was the mainstay of the evening. Within this artistic milieu Dr. Burton introduced his wife to a brilliant young engineer named Carl Cherry. Cherry and Lena soon became lovers and scandalized the village when she left Burton and her three teenage children to run off with Cherry, at least twenty years her junior. Because of the affair, Burton left Carmel with the children for the East in 1926.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

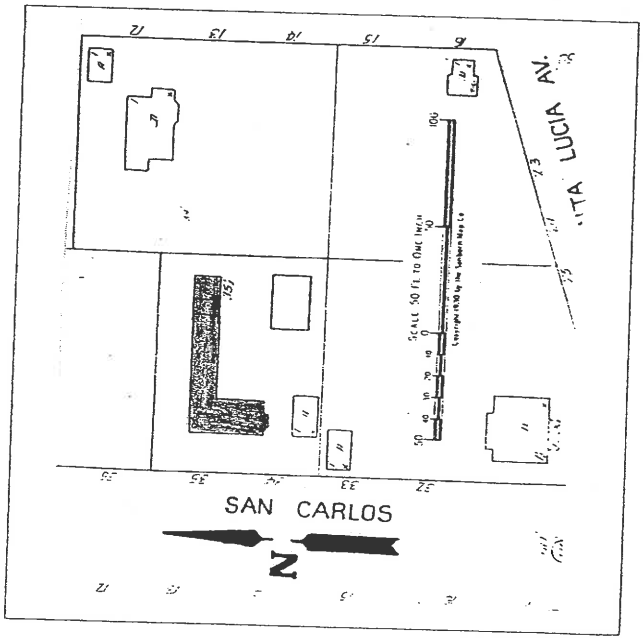
B12. References:

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
"Alta Vista Magazine", 11/15/92
Gilliam, H. & A., *Creating Carmel, the Enduring Vision*, Peregrine Smith: Salt lake City,1992

B13. Remarks: *Zoning R-1*
CHCS (AD/AC)
On Carmel historic resource candidate list

B14. Evaluator: *Kent Seavey*
Date of Evaluation: *10/6/2002*

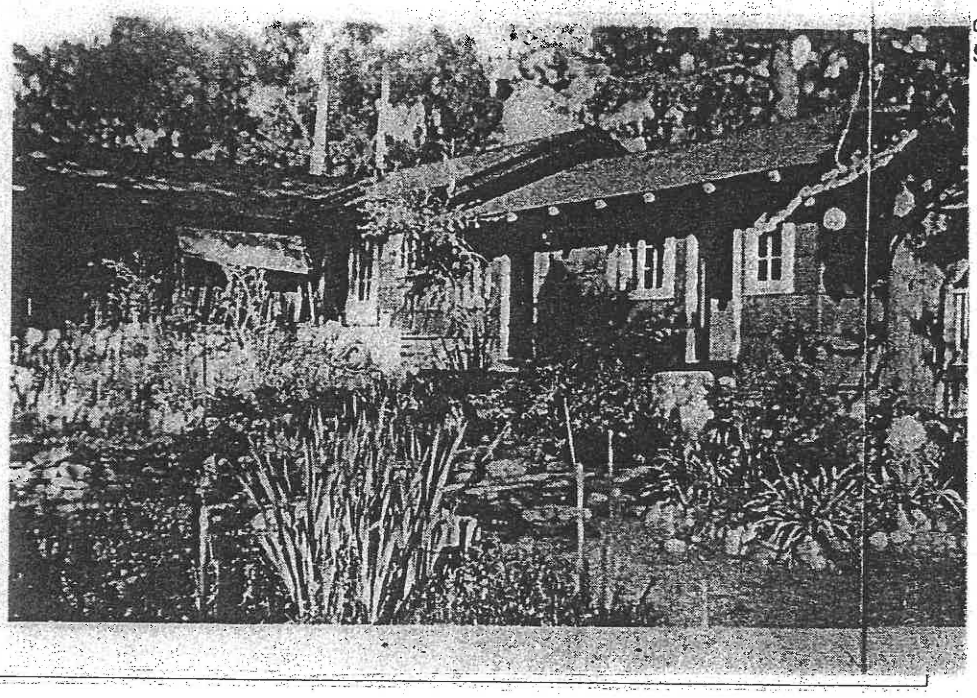
(This space reserved for official comments.)



B12. Hale, Sharron, *A Tribute to Yesterday*, Valley Publishers: Santa Cruz, 1980
Sanborn fire insurance maps of Carmel, 1930, 1930-62

B10. The Burton Hse. is a delightfully eclectic expression of the Craftsman mode of architecture. The short arm of the "L" shaped residence reads from the street like a Carmel beach shack, but once inside the planked wooden gate leading to the interior of the parcel, a long terraced garden comes into view, with the stepped north wing of the house assuring the privacy of the open space. The roof forms, with their wide, overhanging eaves and exposed rafter-tails, are reminicient of Japanese country inns, and before the hipped-roof guest unit was connected to the north wing, it must have had the appearance of a Japanese tea house. The naturally weathered wood of the long exterior shingles is a perfect compliment to the informal garden setting, and forest beyond. The 1986 solarium that was added is composed of clear sheets of plate glass, separated by simple, redwood posts, affording a transparency that does not significantly alter the appearance of the ensenble. The "Casa della Commedia" is a fine example of Carmel's early individual and creative architectural expression, it clearly reflects the findings of, and is consistant with the 1997 Carmel Historic Context Statement, as an already identified Carmel historic resource under the themes of architectural development, and development of the arts & culture.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
Looking NW at the so. facing facade, ca. 1946, Richard Anderson, Pacific Palisades

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S1

Attachment 11

Other Listings
Review Code ____ Reviewer ____ Date ____

Resource Name or #: (Assigned by recorder) *Rev. Gardner Hse.*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted a. County *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: City *Carmel by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

NE Cr. San Carleo & Santa Lucia (Blk 142, Lots 30,32,33)

Parcel No. *010-162-013*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-and-one-half story wood-framed Craftsman style residence, slightly cruciform in plan, resting on a concrete foundation. The exterior wall cladding is a combination of wood shingle, horizontal shiplap wood siding and vertical board-and-batten. The main body of the residence is covered in wood shingle w/about 12 inches to weather. The area below the water table employs the horizontal siding, and the skirt, or rail of a projecting partial-width porch along the south side-elevation has the board-and-batten siding. The low-pitched, side-gabled roof has wide, overhanging eaves w/exposed ratter-tails, and a central shed-roofed dormer, high in the roof plane of the south side-elevation. The roof on the south side extends over the partial width porch, and is supported by two large, square wood posts at each corner of this feature. The porch, which may have been originally open, now has fixed four-light wood windows, added at an early date. There are two brick chimneys. An exterior gable end wall type is located just south of the entry door on the west (facade) elevation. while the second appears to be an interior type, towards the NE in the building envelope. Fenestration is irregular, w/a combination of fixed and casement type multi-paned wood windows in various sizes. Those along the first floor are banded, w/typically small paned lights in the upper portion of the windows. The house is beautifully sited on a SE sloping lot in a natural landscape setting of mature pines, oaks and native groundcover. A grape stake fence fronts the property.

. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
Looking NE at w/facing facade & s/side elev., 8/26/01, #8467-23

P6. Date Constructed/Age and Sources
☐ Prehistoric ☒ Historic ☐ Both
ca 1904

P7. Owner and Address
Mary W. Ives Trust
26965 Orchard Hill Ln.
Los Altos Hills, CA 94022

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey
Preservation Consultant
310 Lighthouse Ave.
Pacific Grove, CA 93950

P9. Date Recorded: *6/18/2002*

P10. Survey Type: (Describe)
Carmel Historic Resource Inventory - 2001

...eport Citation: (Cite survey report and other sources, or enter "none")
...el by-the-Sea Survey 1989-1996

Attachments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____ Attachment 11

NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *Rev. Gardner Hse.*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *residence* B4. Present Use: *residence*

B5. Architectural Style: *Craftsman*

B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed ca. 1904 (family records); alteration/addition 1920 possibly porch window enclosure (Cbp#141)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:

B8. Related Features:

B9a. Architect: *designer/ M.J. Murphy* b. Builder: *M.J. Murphy*

B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Rev. Gardner Hse. is significant under California Register criteria 3, in the area of architecture, as perhaps the best remaining example of the Craftsman design phase of Carmel's master builder, Michael J. Murphy. While the disign of this side-gabled version of the Craftsman form is not unique in and of itself. The fact that it is intact as constructed about 1904, retains its original exterior appearance and maintains its natural landscape setting is the exception in Carmel. This appears to be the best of about a half-dozen or so unpainted Craftsman cottages still standing in the village, and one of the very few in its original landscape setting. The quality of craftsmanship is clearly evident in the residence, whose only changes appear to be a newer composition shingle roof, and the 1920 (?) glazing of the porch windows. Typical features of Murphy's Craftsmean design of the period include clean lines, well constructed masonary work, and the use of shiplap siding below the floor-plate on the sloping lots he had to deal with. He was also careful with the siting of his residencess, affording ready access to roadways while taking advantage of the best viewsheds, and retaining as much open space as possible on the parcels. His design sources for this period have never been studied. Turn of the century pattern books and periodicals like Gustav Stickley's *Craftsman Magazine* come to mind, but some must have come from the influx of San Francisco and East Bay clients familiar with the evolving work of bay area regionalist designers, influenced by Charles Keeler's recent publication of *The Simple House*. George Sterling and Arnold Genthe as owner/builders of Craftsman style homes were making examples available for the young contractor in the village. The house was a weekend place for Rev. Charles Gardner, Chaplin of Stanford University and his family. Upon his retirement in the early 1940s Dr. Gardner had a new home constructed on Mission. However, the original Gardner Hse. remains in the family. The residence clearly reflects the findings of, and is consistant with the 1997 Carmel Historic Context Statement under the theme of architectural development.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

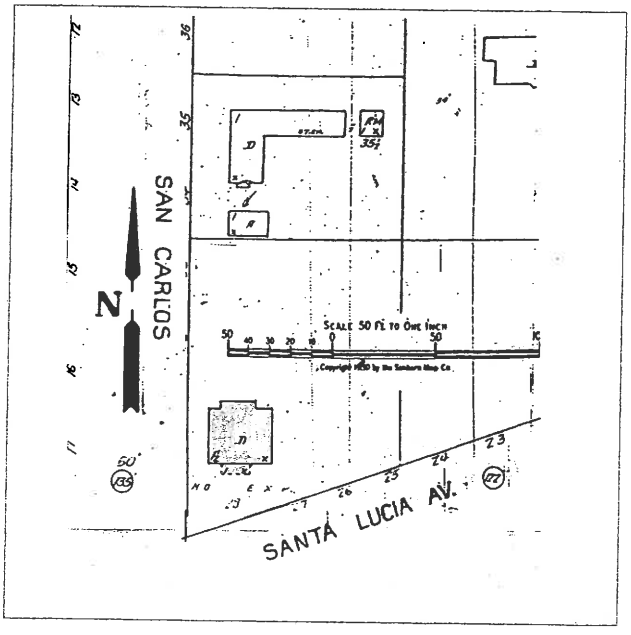
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Hale, Sharron, *A Tribute to Yesterday*, Valley Publishers, 1980
Sanborn fire insurance maps of Carmel, 1930, 1930-62

B13. Remarks: *Zoning R-1*
CHCS (AD)

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *6/18/2002*

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Attachment 11

Page 1 of 4 *Resource Name or #: (Assigned by recorder) Charles Sumner Greene Studio

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ■ Unrestricted *a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Date T ; R ; ¼ of ¼ of Sec ; B.M.

c. Address W. Side Lincoln 4th South of 13th City Carmel By The Sea Zip 93921

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Monterey County Assessor's Parcel #10-173-39 (Block 145 Lots 5½, 7, 9, 11)

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

See Continuaton Sheet.

*P3b. Resource Attributes: (List attributes and codes) HP-2 / Single Family Residence

*P4. Resources Present: ☐Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) East Facade 8/26/01 #8467-16

*P6. Date Constructed/Age and Sources: ■Historic ☐Prehistoric ☐Both 1923

*P7. Owner and Address: Thomas Gordon Greene & Elizabeth P. Greene PO Box 5923, Carmel, CA 93921

*P8. Recorded by: (Name, affiliation, and address) Richard N. Janick MARI

*P9. Date Recorded: 7/20/01

*P10. Survey Type: (Describe) Carmel HRI 2001

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Carmel By-The-Sea Survey 1989-1996

*Attachments: NONE ☐Location Map ☐Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List)

DPR 523A (1/95) *Required information

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Attachment 11

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder)

B1. Historic Name: Charles Sumner Greene Studio
B2. Common Name: Same
B3. Original Use: Single Family Residence B4. Present Use: Same
*B5. Architectural Style: Craftsman
*B6. Construction History: (Construction date, alterations, and date of alterations)

See Continuation Sheet.

*B7. Moved? ■No ☐Yes ☐Unknown Date: Original Location:
*B8. Related Features:
Many of the details in the studio are derived from the James House Project (1918-22).

B9a. Architect: Charles Sumner Greene b. Builder: Charles Sumner Greene
*B10. Significance: Theme Craftsman Area Carmel By The Sea
Period of Significance 1920s Property Type S.F.R. Applicable Criteria CR 3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

See Continuation Sheet.

B11. Additional Resource Attributes: (List attributes and codes) HP-2 Single Family Residence
*B12. References:

See Continuation Sheet.

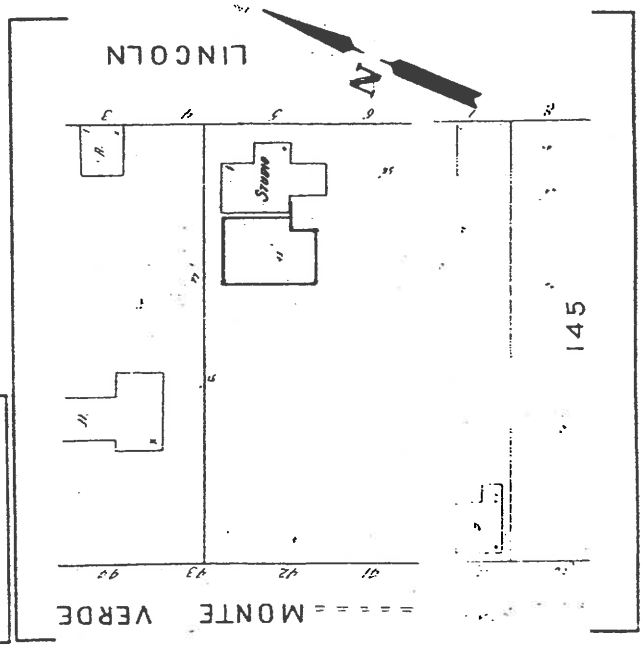
B13. Remarks:

Zoning R-1

*B14. Evaluator: Richard N. Janick, MARI

*Date of Evaluation: Summer 2001

(This space reserved for official comments.)



*Required information

DPR 523B (1/95)

P3a. Description:

A tall one-story gabled roof structure with a projecting gabled roof entrance featuring a setback carved teak arched door framed by patterned brick jambs supporting an arched brick overhang. The curved Spanish tiles of the roof and the random placed Islamic tiles set into the brick walls add a distinctive Mediterranean-Renaissance feel to the entire house. The main studio has a huge glass-wired skylight covering the north roof and carved redwood beams that rest on rough stone corbels projecting from plastered walls articulated by wooden cookie-cutter pattern blocks set into the wet plaster. Herringbone pattern oak floors run throughout the studio. A hipped roof wing extends to the south that originally was an office and sleeping area and a small bathroom with carved teak doors and trim is tucked into the south corner of the projecting entrance. Iron tie-rods are visible to the upper right of the main entrance and the heavy-wire bottle glass is used in the narrow arched windows flanking the main door. Design elements from the James House project are incorporated into the studio. A massive brick chimney rises to the rear of the entrance block and insets into the main studio area just to the right of the roof ridge line. An arcaded brick wall encloses the garden to the south and west of the studio and is entered through a herringbone patterned redwood gate designed by Charles' son Thomas Gordon Greene, who still resides in the studio.

B6. Construction History:

1. Permit #660 – 9/23 ($1,100) – studio built on Lincoln of used brick obtained from the demolition of the Hotel Del Carmelo located in Pacific Grove in 1919. This was added to an earlier U-shaped plan vertical board and batten cottage, based on the Bandini House of 1903 in Pasadena, that existed in the middle of the lot west of the studio. The cottage stood until 1966.

2. Permit #4418 – 2/24/66 – demolition permit of U-planned board and batten cottage, carport, and shed to west of studio building.

3. Permit #4438 – 4/1/66 – new residential addition to west of studio designed by Thomas Gordon Greene – son of Charles Sumner Greene - $31,500.

4. Permit #71-39 – 4/23/71 – carport designed by Thomas Gordon Greene - $1,000.

5. Permit #HD95-5 – 12/18/95 – Application for Historic Designation – Hearing 1/18/96. Approved 6/13/96.

6. Historic Preservation Easement record 9/3/96.

B10. Significance:

The building qualifies both as a State Historical Resource and a National Historical Resource as the working studio of Architect Charles Sumner Greene from 1923 until his death in 1957. The adjacent cottage was demolished and rebuilt by his son Thomas Gordon Greene and his wife Betty who still reside at the residence. Many of the details such as the doors, interior wooden beams and plaster work reflect Charles' artistic designs that acknowledge the earlier work of the Greene and Greene partnership in Pasadena, while the east façade, the south arcaded garden wall and general mass of the building reflect the direction of Charles' work in the Fleishacker house in Woodside, California (1911), the James House, Carmel Highlands (1918–22), and the Flavin House, Camel Highlands (1929–30). Ironically, the design of the John Langley Howard House in

B10. Significance (Continued):

Monterey (1929) reflects more of the U-shaped board and batten design of the original cottage that Charles built adjacent to the studio in 1920 and was demolished in 1966. Also, reflected in the studio detailing are Charles' interest in Medieval English Culture ("the Arthurian Legend – Tintagel Castle") as seen in the stone corbels supporting the massive wooden beams of the living room and references to the spiritual philosophy of Claude Fayette Branden with spiral carvings and vine motifs. Elements of Italian Romanesque details mix with Old Testament scenes carved on interior door panels. Complex symbolic representation became a primary preoccupation in Charles' later work and the studio was a laboratory for design ideas that were applied to other projects. The studio also differentiates the design philosophies of Charles and his brother Henry, who was the more practical, engineer personality in their earlier partnership.

The Charles Sumner Greene Studio personifies the theme of Independent and Eclectic Building design that is one of the chief features of Carmel's architectural history.

B12. References:

Greene and Greene by Edward R. Bosley, Phaidon Press, 2000.

"Historic Houses: Charles Greene," by Betty Patchin Greene, *Architectural Digest,* May 1989.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # Attachment 11
HRI #
Trinomial
NRHP Status Code 5S1
Other Listings
Review Code ____ Reviewer ____ Date ____

Page 1 of 3 **Resource Name or #:** (Assigned by recorder) *Leroy Babcock Hse.*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted **a. County** *Monterey*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**
c. Address: City *Carmel by-the-Sea* Zip *93921*
d. UTM: (Give more than one for large and/linear resources) ; **mE/** **mN**
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
2 SE of 12th, E/side Camino Real (Blk AA, Lot 6)

Parcel No. *010-281-018*

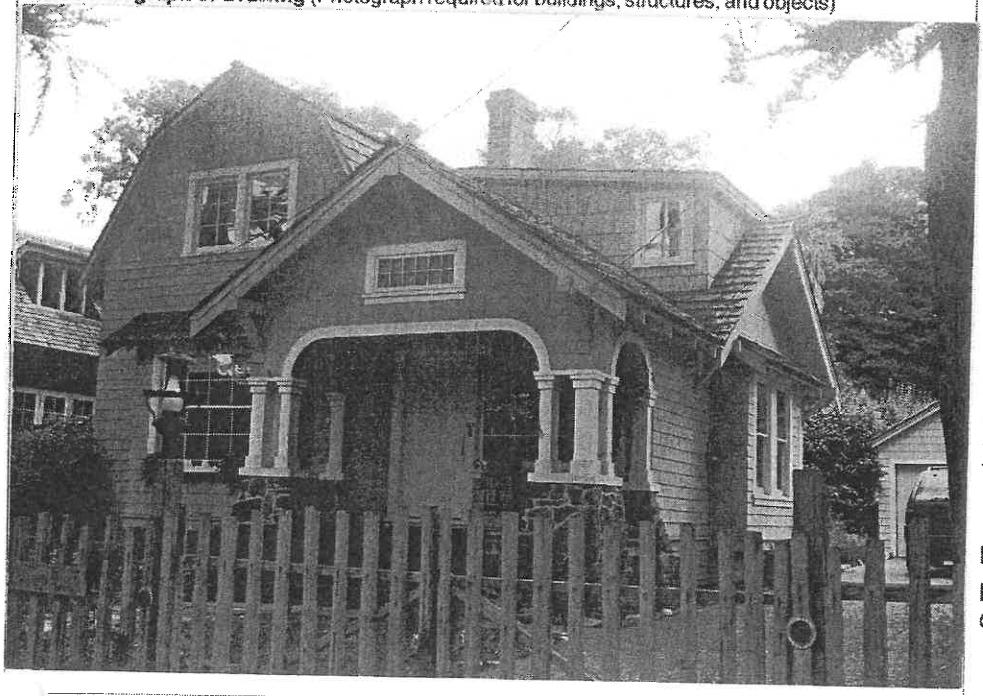
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-and-two-story, wood-framed Eclectic residence, irregular in plan, resting on a concrete foundation. The exterior wall claddding is wood shingle. The complex roof system combines a medium-pitched one-story cross-gabled roof, capped by a large shed-dormer, intersecting with a two-story gambrel roof. The gabled roof system has wide overhanging eaves w/exposed rafter-tails and decorative triangular knee brackets. The gambrel roof has a narrow facia. All roof covering is wood-shingle. There is a corbelled, interior brick chimney found toward the rear (east) of the building where the dormered portion of the gabled roof intersects w/the gambrel roof. The one-story portion of the building is on the south side and contains the principal entry, which is a large, raised open porch characterized by a projecting gabled hood supported on rock piers by two sets of three short, thick square wood columns on either side of a wide segmented arch, w/round-headed arches on the north and south sides meeting a single, engaged column of the same type against the front (west) wall of the building. A small shed-roofed window hood projects north of the porch, covering a large, fixed multi-paned focal window. The wood entry door is Victorian in style, having four polygonal raised panels. A small bay projects from the center of the south facing cross-gable w/ paired 1/1 double-hung wood sash. it also is covered by a shed-roofed hood.

3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
Looking NE at west facing facade & s/side elev., 8/22/01, #8332-19

P6. Date Constructed/Age and Sources
☐ Prehistoric ☒ Historic ☐ Both
ca.1918 Mo. Co. title records

P7. Owner and Address
Carl & Jan Cox
4431 Stoneridge Dr.
Pleasanton, CA 94588

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey
Preservation Consultant
310 Lighthouse Ave. Pacific Grove, CA 93950

P9. Date Recorded: *7/23/2002*

P10. Survey Type: (Describe)
Carmel Historic Resource Inventory - 2001

. Report Citation: (Cite survey report and other sources, or enter "none")
ne

Attachments ☐ NONE ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____ Attachment 11
HRI # _____

NRHP Status Code *5S1*

Resource Name or #: (Assigned by recorder) *Leroy Babcock Hse.*

B1. Historic Name:
B2. Common Name: *"Canary Cove"*
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Eclectic mix of shingle & Craftsman*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed ca 1918; interior remodel 1948 (cbp# 1590); kitchen/bath remodel 1963 (Cbp#3999)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features: *A front-gabled, wood-framed one-car garage to the rear (east) of the hse., appears to be same as on 1924 Sanborn map.*

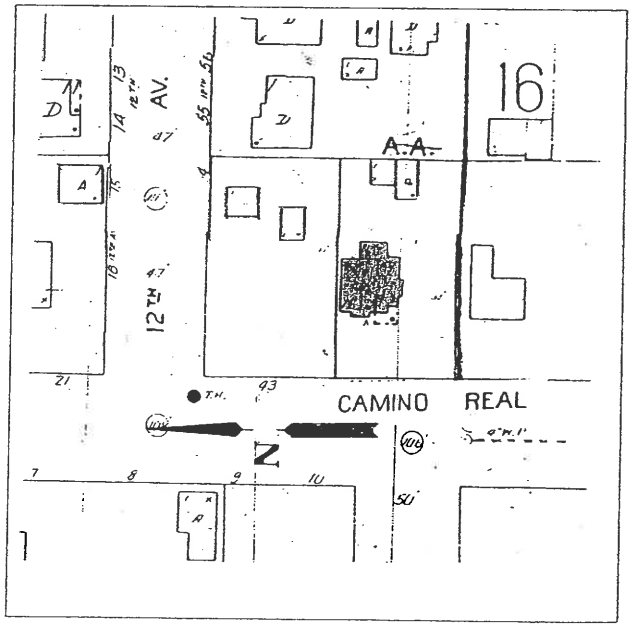
B9a. Architect: b. Builder: *Leroy Babcock*
B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Leroy Babcock Hse. is significant under California Register criteria 3, in the area of architecture as an excellent early (ca. 1918) example of the independent & eclectic nature of Carmel's residential housing design. Owner/builder Leroy Babcock was living at "The Carmel" (Carmel Hotel), in 1918 when he purchased the property from the Carmel Development Company. Babcock is listed in a 1917-18 local business directory as a builder. It is not known if Babcock used a designer to prepare the plans. It appears that two pattern book designs, a gambrel-roofed Shingle style plan and a Craftsman-bungalow one, were incorporated to create the large, two-story residence. The wood shingled exterior wall cladding successfully unifies the ensemble into the overall Arts & Crafts aesthetic, that was then in vogue in the village. Based on existing building records, the large dormer capping the Craftsman portion of the house was original to the building. The stone and brick masonry was probably by Ben & Harry Turner, Carmel's first master masons, as the choice of stone for the porch is similar to that found the Chris Jorgensen studio (1904), and Josephine Foster's Stonehouse (1906), and the brick chimney corbeling is typical of the Turners work. Of particular merit is the treatment of the entry porch with its multiple coulmns and varied arched openings, some of the best Craftsman style detailing in Carmel for the period. City building records for the house date from 1948, and indicate that the only change to the original building was the movement of an earlier front porch window to the plane of the front elevation. The Leroy Babcock Hse. clearly reflects the findings of, and is consistant with the 1997 Carmel Historic Context Statement under the theme of architectural development.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*
B12. References:
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Monterey County Recorders Office, Book 150 of Deeds, Page 73, 7/19/18
Polk Business Drectory for Carmel, 1917-18
Sanborn fire insurance maps of Carmel 1924. 1930. 1930-62
B13. Remarks: *Zoning R-1*
CHCS (AD)

B14. Evaluator: *Kent Seavey*
Date of Evaluation: *7/25/2002*

(This space reserved for official comments.)



P3. Fenestration is otherwise irregular w/a combination of single and multi-paned wood windows that are fixed, double-hung, casement, and hopper type. The residence sits a little back from the street, framed by mature cypress trees, behind a grapestake fence in an informal landscape setting of low ground cover.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S1
Other Listings
Review Code ____ Reviewer ____ Date ____

Page 1 of 2

Resource Name or #: (Assigned by recorder) *Effa Spencer House*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted **a. County** *Monterey*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address: City *Carmel by-the-Sea* Zip *93921*
d. UTM: (Give more than one for large and/linear resources) ; mE/ mN
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
2 SW of 7th, w/side of Monte Verde (Blk B, Lot 5)

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) Parcel No. *010-195-002*

A two-story, wood-framed Craftsman style residence, rectangular in plan, resting on a concrete (?) foundation. The exterior wall cladding is wood shingle with about twelve inches to weather. The low-pitched side-gabled roof has wide, overhanging eaves with exposed rafters There are large, wooden triangular brackets at the corners of the east and west side-elevations. There is one interior brick chimney present. It appears centered on the ridge line toward the west side of the residence. The roof is covered with a fiberglass shingle. The principal entry is raised, and centered on the ground floor of the south elevation. It is reached by a set of open, side-approach wooden steps, with a closed, shingled rail. The entry is capped by a shed-roofed door hood, supported by two cruck-shaped brackets. There is also a second floor entry, centered on the north (rear) elevation reached by a set of open, side-approach wood stairs, with a closed, shingled rail. Fenestration is irregular, with single, paired and banded wooden sliding windows. There is also a detached wood-framed one-car garage present at the NE cr. of the house. It is a board-and-batten type with a slightly pitched flat built-up roof. The double garage doors are segmentally arched and faced w/vertical t&g wood siding. it was constructed in 1930. The residence sits well back from Monte Verde on a moderately west-sloping parcel surrounded by mature trees in a natural landscape setting.

b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
Looking NW at the south facing facade & east side-elev., 9/11/01, #9219-13

P6. Date Constructed/Age and Sources
☐ Prehistoric ☒ Historic ☐ Both
1922 Carmel bldg. records

P7. Owner and Address
Frederick & Faith Duhring
13871 Robleda Road
Los Altos Hills, CA 94022

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey
Preservation Consultant
310 Lighthouse Ave.
Pacific Grove, CA 93950

P9. Date Recorded: *10/10/2003*

P10. Survey Type: (Describe)
Intensive-Carmel Historic Resource Inventory-ongoing

Report Citation: (Cite survey report and other sources, or enter "none")

Attachments ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other: (List)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *Effa Spencer House*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Craftsman*

B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1922 (CBP#368); re-roofed w/fiberglass shingle 1997 (CBP#97-173)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:

B8. Related Features: *A wood-framed, one-car detached garage was added near the NE cr. of the house in 1930 (CBP#2341)*

B9a. Architect:

b. Builder:

B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940* **Property Type:** *Single Family Residence* **Applicable Criteria:** *CR3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Effa Spencer House is significant under California Register criteria 3, in the area of architecture as a little altered two-story example of the Craftsman style of architecture, that characterized Carmel's residential housing during the early twentieth century. According to the Carmel Historic Context Statement, "The Craftsman style was an expression of the philosophy of the Craftsman Movement, the American adaption of the English Arts and Crafts Movement which crystallized around William Morris in the second half of the nineteenth century". It was popularized by the *Craftsman* magazine, published by furniture designer and manufacturer, Gustav Stickley. Like the Spencer House, Craftsman houses were characterized by horizontality of proportions, seen is the spreading lines of low-pitched, overhanging gable roofs, and informal building plans; reliance on the honest use of materials, like wood, brick and undisguised structural elements such as exposed beams, braces, and rafters for architectural beauty. They were also designed for the enjoyment of the natural setting, through porches, outdoor spaces, and the clustering of windows into horizontal bands. The only recorded change to the Spencer House was a re-roofing in 1997. This intact two-story example of the Craftsman form reinforces the evidence that there were a number of larger "cottages" in the village during the late teens and early twenties. Of particular interest is the somewhat romantic revival look of the 1930 detached garage, suggesting Mrs. Spencer was attempting to keep up with changing architectural fashion in the village. A native of Gloversville, N.Y., Effa H. Spencer came to Carmel in about 1922. During her active life in the village she was active in social work, especially through the Community Chest. The residence retains a high degree of physical integrity as constructed in 1922, and in its natural landscape setting, evokes a strong sense of time and place and of feeling and association with early Carmel. The Effa Spencer House clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

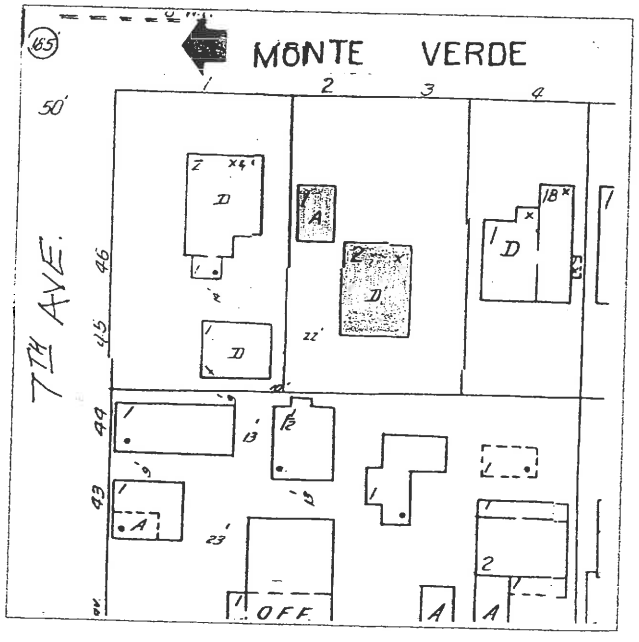
Carmel bldg. records, Carmel Planning Department, City Hall, Carmel
Carmel Historic Context Statement 1997
Carmel Pine Cone, 5/11/22
Monterey Peninsula Herald, (Obit.) Effa H. Spencer, 1/18/65
Polk business directory for Carmel, 1939

B13. Remarks: *Zoning R-1*
CHCS (AD)

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *10/10/2003*

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____ Attachment 11
HRI # _____
Trinomial _____
NRHP Status Code 5S2
Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource Name or #: (Assigned by recorder) *George Seideneck Studio Building*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted **a. County** *Monterey*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address: City *Carmel by-the-Sea* Zip *93921*
d. UTM: (Give more than one for large and/linear resources) ; mE/ mN
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
2W of Monte Verde Nside 8th (Blk B Lot SWpt 15)

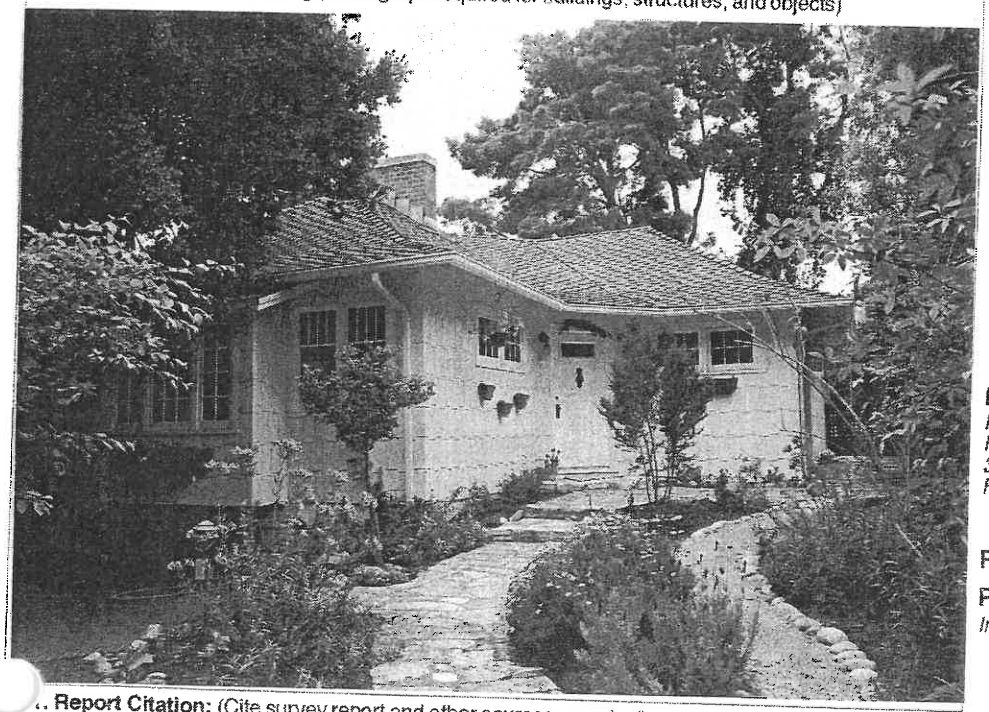
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) Parcel No. *010-195-016*

A one-story, wood-framed Craftsman style residence with raised basement, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a combination of staggerd-butt wood shingle, with wide, horizontal ship lap wood siding below the raised water table. The medium-pitch hipped roof is flared at the eaves, with exposed rafter-tails, covered by metal (?) rain gutters. There is one brick interior chimney, centered in the south side-elevation to the rear of a projecting bay. A small skylight is also present, added in 1997 high in the roof-plane at the SW cr of the south facing side- elevation. the roof is covered in composition shingle. Small bays project from under the eave line on the south side-elevation, and about midway along the west side-elevation. Fenestration is irregular, with varied types of paired, multi-paned Craftsman style wood casement windows. The principal entry faces SW at the inside corner of the south projecting main building block and its East wing. The vertically planked entry door has a narrow, rectangular window at its top. The house sits back from the street behind a tall ,flush natural wood fence, screened by mature oaks, with well maintained lawns and flower beds crossed by Carmel stone walkways. It is located in a wooded mixed-use neighborhood, with one and two-story residences and visitor-serving facilities of varying ages and styles.

3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
Looking NW at the SE facing facade, 5/24/04, # 07239-5

P6. Date Constructed/Age and Sources
☐ Prehistoric ☒ Historic ☐ Both
ca 1915, Sanborn insurance maps

P7. Owner and Address
Thomas McArdle
P.O. Box 223658
Carmel, CA 93922

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey
Preservation Consultant
310 Lighthouse Ave.
Pacific Grove, CA 93950

P9. Date Recorded: *5/25/2004*

P10. Survey Type: (Describe)
Intensive-Carmel Historic resource Inventory-ongoing

.. Report Citation: (Cite survey report and other sources, or enter "none")
ne

Attachments ☐ NONE ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

NRHP Status Code *5S2*

Resource Name or #: (Assigned by recorder) *George Seideneck Studio Building*

B1. Historic Name: *George Seideneck Studio Building*
B2. Common Name:
B3. Original Use: *residence/studio* B4. Present Use: *residence*
B5. Architectural Style: *Craftsman*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed ca. 1915; Add to NE cr. 1928 (CBP#2033); add studio space at SE cr 1930 (CBP#2312); Interior remodel 1958 (CBP# 3286); bay window Sside-elev extended slightly 1977 (CBP# 77-198); small window bay added at SW cr 1997 (CBP# 97-183); reroof 1997 (CBP# 97-183)
B7. Moved? ☒ No ☒ Yes ☐ Unknown Date : *1921* Original Location: *N/side 6th bet. Lincoln & Monte Verde*
B8. Related Features: *Detached garage off NE cr. relocated to adjacent lot 1979; second detached garage off SW cr demolished at unknown date*

B9a. Architect: *designer/George Seideneck* b. Builder:
B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR 2,3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The George Seideneck Studio Building is significant under California Register criterion 2 for the contributions to the arts and culture of Carmel by both George Seideneck and his wife, Catherine Comstock Seideneck. It may also be significant under criterion 3, in the area of architecture as an example of the Craftsman style design work of George Seideneck.
George Seideneck (1885-1972) was born in Chicago, into a family of architects. He studied art at the Chicago Art Institute. From 1911 to 1913 Seideneck traveled and studied in Europe, returning to a teaching post in portraiture at the Fine Arts Academy in Chicago, and the Academy of Design. In 1918 he visited Carmel, where he remained for the rest of his life. He met Catherine Comstock who taught jewelry making, leather work and sculpture at the Arts and Crafts Club. In 1920 the couple were married. The young couple continued their art work, and restored several older homes, raising enough money to move to Italy in 1925, where they spent 2 1/2 years before returning to Carmel.
Catherine Seideneck (1886-1967) was also a native of Illinois, and received her early art training through Elbert Hubbard's Roycroft Shop in New York, Further art training followed at the Chicago Art Institute. Catherine came to Santa Rosa, California with her family in 1915. That year she entered her leather work in the Panama Pacific International Exposition in San Francisco, where she won a gold medal. She also taught at U.C. Berkeley and at the Oakland College of Arts and Crafts. The family spent their summers in Carmel, where she taught at the School of Arts and Crafts. Her Mother was a patron of the Carmel Art Association, and her brother, Hugh Comstock, became one of the leading designer/builders in the community. The Seideneck Studio building was originally located next to the first library in Carmel, on the N/side of 6th between Lincoln and Monte Verde. It was moved to its present location in February of 1921, where George and Catherine remodeled it .

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

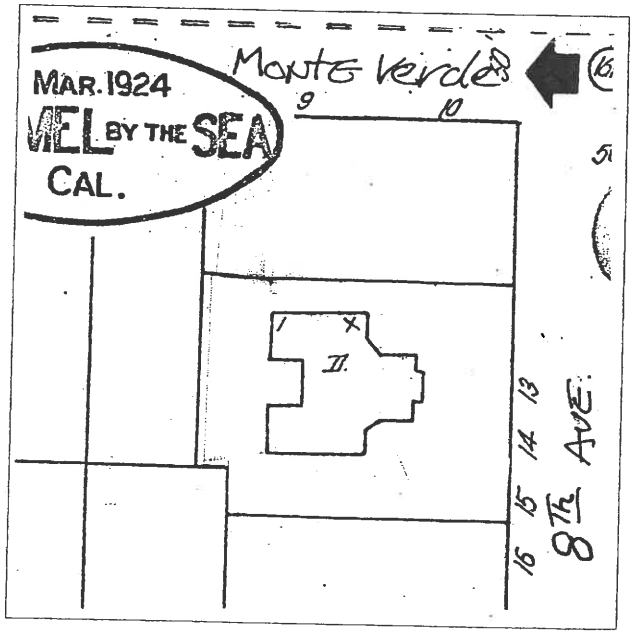
B12. References:

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Carmel Art Assoc., *Botke-McComas-Seideneck,* exhibition catalog, 1988
Carmel Pine Cone, 2/10/21; Obit. George Seideneck 3/9/72

B13. Remarks: *Zoning R-1*
CHCS (AD, AC, GCSI)

B14. Evaluator: *Kent Seavey*
Date of Evaluation: *5/5/2004*

(This space reserved for official comments.)



B10. The Irregular building plan forms a kind of truncated "Y", with the stem of the "Y" pointing south . The Seidenecks placed their entry door on the east side of the residence where the stem of the "Y" meets the east wing, facing into the afternoon light from the SE, and employing the two building elevations to reflect the collected light onto the garden, creating a sunny exterior enclave. The Shingled exterior, flared eaves of the roof and copious paired multi-paned wood casement windows are character-defining qualities of this Craftsman style residence. In 1979 a detached wooden garage NE of the residence, and an attached l930s studio at the SE cr. were moved to the east in a lot split. A second, attached wood garage at the SW cr. of the house was demolished. these removals returned the building to its basic 1921 appearance, less minor window changes over time.

The Craftsman style of design has been popular in Carmel since the early days of its development, after 1903. Craftsman homes are characterized by horizontality of proportions, seen in the spreading lines of their low-pitched, overhanging roofs and informal building plans; reliance on the honest use of materials such as wood, brick and stone, local redwood and Carmel stone in this instance, referencing their popular acceptance and appropriateness to Carmel's vernacular and eclectic character. The architectural style emphasized enjoyment of the natural setting through porches and outdoor spaces. The styles aesthetic characteristics, and its philosophic underpinnings which linked it to progressive political, social and artistic movements in the early twentieth century, made it popular with Carmel's academic, literary and creative residents, like the Seidenecks. The house, although moved from it original lot, is sited in almost the same location, with the same orientation in the block as its initial setting.

The Seidenecks were very active in the early village life of Carmel. The house was George's first studio and in 1920 became the couple's first home. During their occupancy both were working artists, and actively involved with the Forest Theater and Arts and Crafts Club, later on they would be instrumental in establishing the Carmel Art Association and the Carmel Music Society. George would help found the first camera club in Carmel. Much of the shape of present day Carmel shows George Seideneck's influence. The cypress trees along Scenic Drive were planted following his suggested layout, He designed the walks and corners of Devendorf Park in the early 1930s, and superintended the placing of cobblestone curbs in Carmel.

Of note, Eugene A. H. Watson, who purchased the home from the Seidenecks, was the president of the Carmel Press, Inc., which printed the Carmel *Pine Cone*, and the *Cymbal,* and served as a local art press. Watson and his wife Doris were also deeply involved with village ctivities, including the Forest Theater and Edward Kuster's Golden Bough Players. Doris Watson, a former librarian at Columbia niversity, was a leader in the League of Women Voters locally, and president of both the Sunset School Board and the newly stablished Carmel unified School District, where she led the fight for a new high school. Their collective contributions to the civic and social institutions of Carmel may qualify their productive time in the Seideneck Studio Building as significant under California Register criterion 2 as well.

The George Sideneck Studio building clearly reflects the findings of and is consistent with the 1997 Carmel Historic Context Statement under the themes of architectural development, the development of arts and culture, and the development of government, civic and social institutions. It retains a high degree of physical integrity and continues to evoke a strong sense of time and place, and of feeling and association.

B12.

Carmel Pine Cone, Obit. Doris Watson, 1/5/40
Monterey Peninsula Herald, Obit. Eugene A.H. Watson 11/18/68
Sanborn insurance maps of Carmel, 1924, 1930-62

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____ Attachment 11
Trinomial _____
NRHP Status Code 5S1
Other Listings
Review Code _____ Reviewer _____ Date _____

Page of **Resource Name or #:** (Assigned by recorder) *Stonehouse*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ Unrestricted **a. County** *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address: City *Carmel by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) ; **mE/** **mN**

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

S/side of 8th, btwn Monte Verde & Casanova (Blk C, Lots W 50' of 1, 3, N 20' of 5)

Parcel No. *010-194-018*

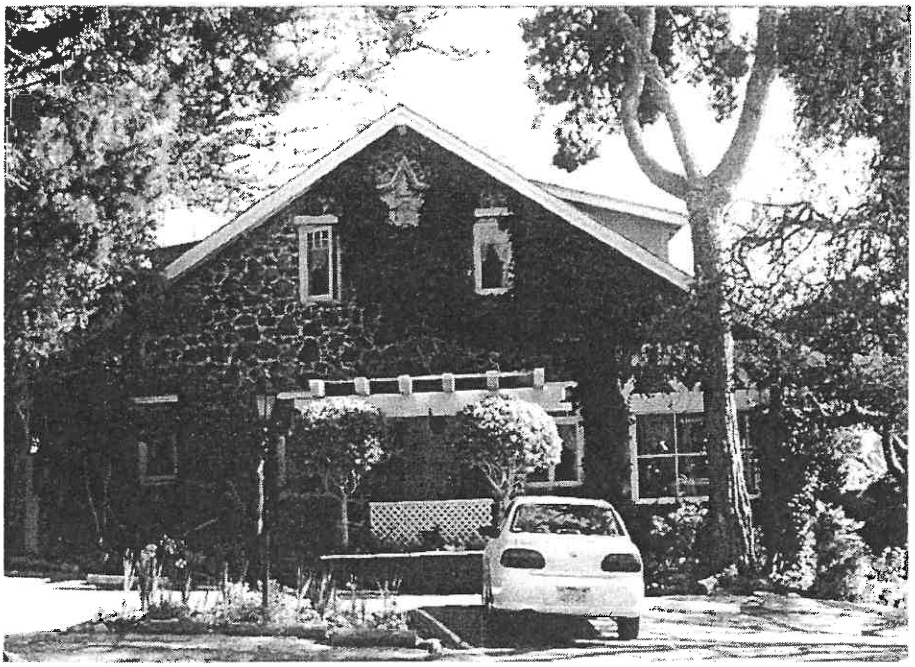
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-and-one-half story stone, Craftsman style building, basically rectangular in plan, resting on a concrete foundation. the exterior wall cladding is a rubble-coursed field stone. There are also wood shingles found on the sides of the partial-width shed roof dormer on the front (west) elevation, as well as on a smaller shed roof dormer on the rear (east) roof-plane. The building is side-gabled, w/a full-width raised porch contained under the main roof, that has been glazed. It runs the length of the west elevation. The original entry is centered on this elevation, in the form of a large, paneled Dutch-door , flanked by two 6/1 wood casement type side-lights. A glazed conservatory appears at the south end of the porch, that may be original, otherwise the remainder of the porch has neen glazed, between its stone porch-posts, over time. These posts carry a large, open wood truss supporting the wide, overhanging porch roof. A second, smaller stone porch is found centered on the north side-elevation of the building. Its stone supports carry a large, wooden pergola, over a second entry, w/a cross-paneled door. This entry is flanked by paired 12/1 wood casement windows. There is an interesting, and rather large star shaped feature piercing the stone wall in the apex of the north side-elevation, not dissimilar to the one found in the Chris Jorgensen stone studio of the same period, 1906.

‹b. Resource Attributes: (List attributes and codes)

4. Resources Present ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 4-8, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☐ Historic ☐ Both

1906 Carmel bldg. records

P7. Owner and Address
Stonehouse Limited Partnership
P.O. Box 2517
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey, Preservation Consultant, 310 Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: *10/2/2002*

P10. Survey Type: (Describe)
Carmel Historic Resource Inventory - 2001

. Report Citation: (Cite survey report and other sources, or enter "none")
armel by-the-Sea Survey 1989-1996

tachments ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other: (List)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Attachment 11

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # **Primary #**

ge of

NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *Stonehouse*

B1. Historic Name: *Josephine Foster Hse.*
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *hotel*
B5. Architectural Style: *Craftsman (side-gabled)*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1906; interior remodel w/sunporch 1923 (Cbp#510); storage shed to rear 1950 (Cbp# 1950)

B7. Moved? [ ] No [ ] Yes [ ] Unknown Date : Original Location:
B8. Related Features:

B9a. Architect: b. Builder: *W.E. Wood (1906); M.J. Murphy (1923)*
B10. Significance: Theme: *Development of Architecture, Art & Culture* Area: *Carmel by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *hotel* **Applicable Criteria:** *CR 2,3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

Stonehouse is significant under California Register criterion 2, for the contributions of its original owner/builder Josephine "Nana" Foster to the arts & culture in early Carmel thruough her support and patronage. She was one of the first presidents of the Carmel Club of Arts & Crafts (whose clubhouse was constructed just south of "Nana's" home on Monte Verde in 1908). Called Carmel's resident Bohemian, Foster often entertained the village's literati at her home. Writers Jack London & Mary Austin, poet George Sterling, and aspiring novelist Sinclair Lewis were among her guests. Even after "Nana's" departure, the Stonehouse continued to be a focal point for the arts. In 1923 prominent cartoonist Gene Byrnes, the first of many in his field to make Carmel home, acquired and remodeled the place for his home and studio. He was the creator of the *New York World's*, nationally syndicated strip *"Reg'lar Fellers"*, which entertained audiences for nearly thirty years. In 1946 the property came into the ownership of Harold & Miriam Brown, becoming a visitor accommodation. During the Brown's tenure, photographic classes from the San Francisco Art Institute came several times a year to the place for weeklong symposiums led by Edward Weston, who also led evening lectures on site. Dene Denny & Hazel Watrous put up the musicians of the Bach Festival at the Stonehouse for many years, and Ansel Adams was also a regular visitor. The guest rooms are named for many of the early artists who established Carmel as a significant art colony.
Stonehouse is also one of the best remaining examples of the early Craftsman style of architecture in Carmel.

B11. Additional Resource Attributes: (List attributes and codes) *HP5 - Hotel/Motel*

B12. References:

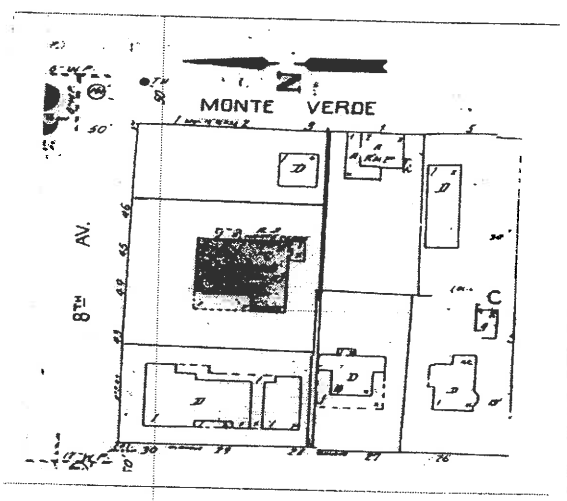
Carmel bldg. records, Carmel Planning dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Campbell, Alice, Niece of Josephine Foster, Santa Rosa
Hale, Sharron, *A Tribute to Yesterday*, Valley Publishers: Santa Cruz, 1980
Monterey Daily Herald, 2/6/23

B13. Remarks: *Zoning R-1*
CHCS (AD/AC)

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *10/2/2002*

(This space reserved for official comments.)

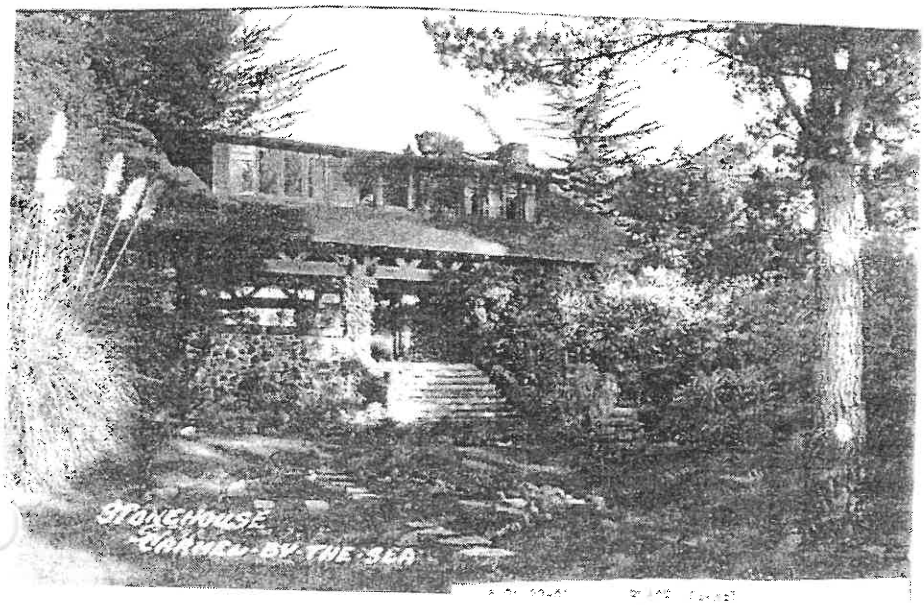
(Sketch Map with north arrow required.)



P3. There is an exterior end gable chimney, of the same stone as the building envelope, centered in the south side-elevation. A small, board-and-batten shed-roofed storage facility, constructed in 1950, is at the base of this feature. The side-gabled roof is covered in composition shingle. Fenestration consists of single, paired and banked 3/1 to 12/1 Craftsman style wood casement windows, and more modern large, multi-paned fixed wooden windows in the main porch openings. The hotel sits back from 8th Ave. behind mature pines and oaks in an informal landscape setting of low shrubbery and ground cover.

B10. Stonehouse, with its long association with the arts and culture in Carmel, especially during the ownership of Josephine "Nana" Foster, and its impressive stone masonry method of construction, clearly reflects the findings of, and is consistent with, the 1997 Carmel Historic Context Statement.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
(View toward). Photo No: 5-9, .

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S1

Attachment 11

Other Listings
Review Code Reviewer Date

Page 1 of 3 Resource Name or #: (Assigned by recorder) *Artie Bowen Hse.*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted a. County *Monterey*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address: City *Carmel by-the-Sea* Zip *93921*
d. UTM: (Give more than one for large and/linear resources) ; mE/ mN
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
4 SE of 9th, E/side Casanova (Blk D, Lot 12)

Parcel No. *010-186-013*

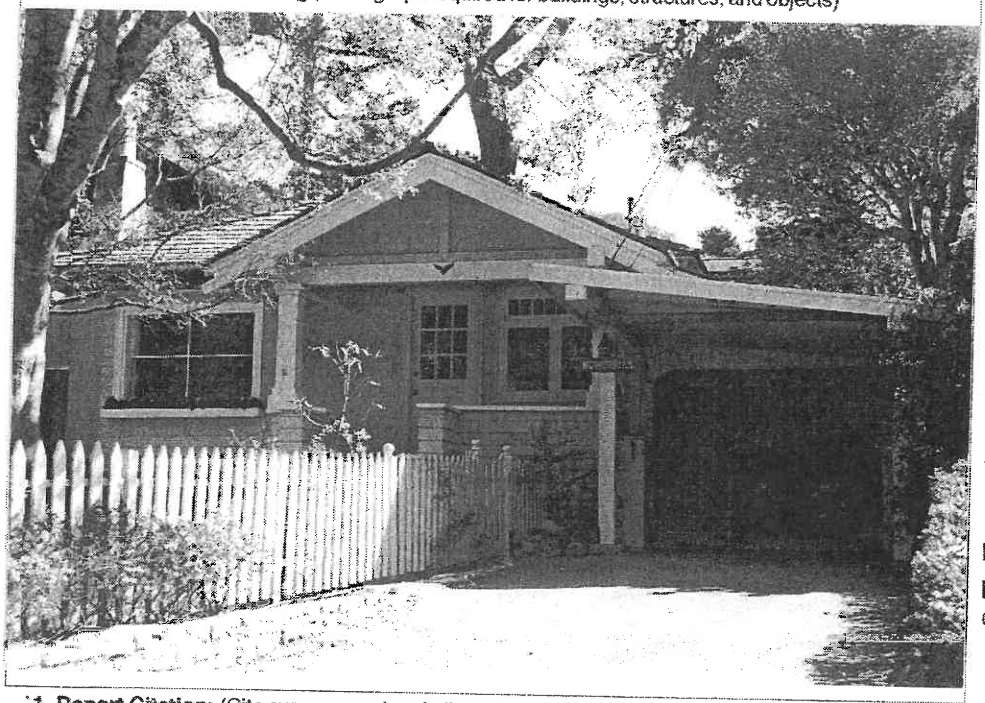
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Bungalow, irregular in plan, resting on a concrete foundation. The exterior wall cladding is wood shingle. The intersecting hip-and-gable roof is covered in a wood shake. An exterior brick eave-wall chimney is located along the north side-elevation, toward the west. The main entry is on the south side of the west facing facade, under a gable-roofed open porch. The porch is characterized by a birds-mouth facia board on false purlins, supported by square wood posts resting on a closed porch rail faced w/wood shingle. Fenestration is irregular w/a large 4 light focal window in a slightly projecting window bay on the north side of the facade (west), and paired wood casement type windows, w/a multi-paned transom above on the porch, next to the glazed and wood panel entry door. An attached garage to the south is a later addition. The house sits well back on its lot behind a Carmel stone retaining wall w/a low wood picket fence, in an informal landscape setting of mature oaks, and other non-native trees.

3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
Looking east at west facing facade, 2/10/01, #6196-12

P6. Date Constructed/Age and Sources
☐ Prehistoric ☒ Historic ☐ Both
1906 Sharron Hale

P7. Owner and Address
Carl & Jan Cox
4431 Stoneridge Dr.
Pleasanton, CA 94588

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey
Preservation Consultant
310 Lighthouse Ave.
Pacific Grove, CA 93950

P9. Date Recorded: *8/8/2002*

P10. Survey Type: (Describe)
Carmel Historic Resource Inventory - 2001

11. Report Citation: (Cite survey report and other sources, or enter "none")
Carmel by-the-Sea Survey 1989-1996

Attachments ☐ NONE ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

NRHP Status Code *5S1*

Resource Name or #: (Assigned by recorder) *Artie Bowen Hse.*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *residence* B4. Present Use: *residence*

B5. Architectural Style: *Bungalow*

B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1906; front porch added prior to 1924 (Sanborn map); foundation added 1940s (Cbp#1315) room addition to rear 1977 (Cbp#77-152); rear bedroom/bath addition 1987 (Cbp# 87-235)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:

B8. Related Features: *attached garage to south 1935 (Cbp #2646); new garage roof 1977 (Cbp# 77-152); flat-roofed carport ext. of garage 1987 (Cbp# 87-235)*

B9a. Architect: b. Builder: *Arthur Bowen*

B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Artie Bowen Hse. is significant under California Register criteria 3, in the area of architecture, as the first home constructed by Arthur 'Artie' Bowen, one of Carmel's early carpenter/builders, who worked in construction in Carmel from 1906 to 1955. It may also be significant under criteria 2, for the many contributions made by Bowen to the upbuilding of the village.

Arthur 'Artie' Bowen was born in Sotoville, near Salinas in 1887. Later, the family moved to San Jose where young Bowen attended public school, completing the eighth grade at Lowell Grammer School prior to becoming an apprentice carpenter. In 1905 Bowen visited the Monterey peninsula and determined to settle here. He met Frank Devendorf in Carmel, and acquired the Casanova Street parcel. During his early years in the village he worked for Devendorf and various contractors, including M.J. Murphy. He noted in an interview that the building materials in those days had to be hauled by horse team from the Monterey wharf over Carmel hill to the job sites. He stated that a crew of two or three carpenters could complete a small cottage in a weeks work. Some of Bowen's projects included the Carmel Bakery (1908), Forest Theater (1910), the Mary Austin Hse, (1911) and the Las Tiendas building (1929), on Ocean Ave., He noted that "perfection was my constant goal in building". Perhaps Bowen's most significant contribution to the trades, along with the many homes and commercial buildings he helped construct, was his committment to train young workmen " to become sound builders and conscientious craftsmen in their specialized fields."

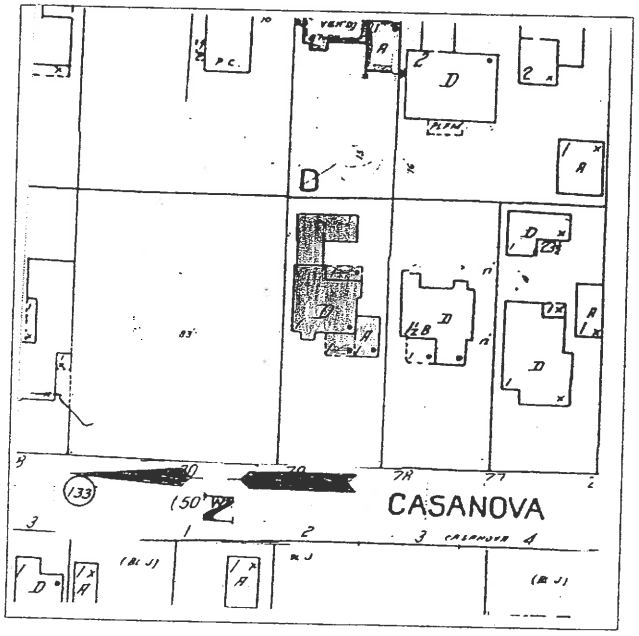
Artie's first carmel house, as owner/builder was a simple wood shingled hipped roof cottage. The Bungalow style front porch now present, was added before 1924. It enhanced the cottage's character and kept it in vogue with the Arts & Crafts aesthetic then popular in the village. Except for the attached garage, constructed in 1935, and extended in 1979, all further additions were to the rear of the house, and are not visible from the street.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Hale, Sharron, *A Tribute to Yesterday*, Valley publishers:Santa Cruz, 1980
Planer, Harold, "Artie Bowen Left His Mark on Carmel", *Monterey Peninsula Herald* . n/d

B13. Remarks: *Zoning R-1*
CHCS (AD)



B14. Evaluator: *Kent Seavey*

Date of Evaluation: *8/8/2002*

(This space reserved for official comments.)

B10. Artie Bowen only lived briefly in the cottage he constructed, however it was the first of his buildings in Carmel and remains basically intact. The porch addition to the facade reflects the popular building styles of the day and is a change that has acquired historic significance in its own right. The Artie Bowen Hse. clearly reflects the findings of, and is consistant with the 1997 Carmel Historic Context Statement under the theme of architectural development.

B12. Sanborn fire insurance maps of Carmel 1910, 1924, 1930, 1930-62

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____ Attachment 11
Trinomial _____
NRHP Status Code _____
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 01 **of** 2 ***Resource name or #** (Assigned by recorder) Guest house Blk D Lot 19; APN 010-186-008

P1. Other identifier

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County** Monterey **and** (P2c. P2e. amd P2b pr P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.**

c. Address Tenth between Monte Verde and Casanova City Carmel-by-the-Sea Zip 93921

d. UTM (Give more than one for large or linear resources) Zone , mE/ mN

e. Other Locational Data; (e.g. parcel #, directions to resource, elevation, etc. as appropriate)
Blk D Lot 19; APN 010-186-008

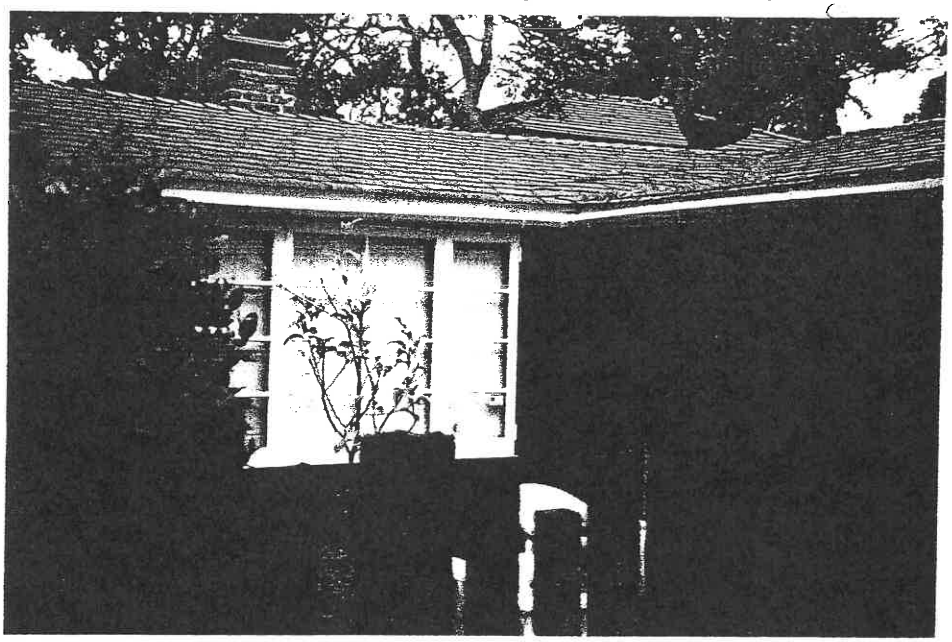
***P3a. Description:** (Decribe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A built as a guest house in the Craftsman cottage style with a modest scale, low massing and unassuming detail that is incorporated into the surrounding landscape. . The single-story guesthouse has an L-plan with corner entrance and a "Dutch" door; intersecting gable low pitched asphalt shingle roof, board and batten siding, and a brick chimney on the south elevation. The cottage features a large tri-part front window with a fixed center window and two side casement windows. The cottage is nearly exactly to the original existing plans an retains it's original materials, features, character, modest scale and massing. The cottage is sited on a lot bordered by a rustic wood fence and is surrounded by mature trees and plantings. The one-story unaltered cottage is characteristic of other Carmel cottages built in the same period and contributes to the overall character of Carmel.

The property includes a free standing garage and a 1936 residence (see Main residence Blk D Lot 19; APN 010-186-008)

***P3b. Resource Attributes:** (List attributes and codes) HP2-Single family dwelling

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other...



P5b. Description of Photo (view, date, accession #)
angled view of front

***P6. Date Constructed/Age and Source** ☒ Historic ☐ Prehistoric ☐ Both
1938

***P7. Owner and Address**

***P8. Recorded by** (Name, affiliation, and address)
Sheila McElroy
Circa: Historic Property Development
One Sutter St., #910
San Francisco, CA 94104

***P9. Date Recorded**
August 21, 2002

***P10 Survey Type:** (Describe)
Reconaissance

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Building records, Carmel Planning Dept, Carmel, CA; Sanborn fire insurance map 1930 updated 1958; City Directories 1935-47

***Attachments:**
☐ NONE ☐ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

NRHP Status Code 7

 ***Resource name or #** (Assigned by recorder) Blk D Lot 19; APN 010-186-008

B1. Historic Name:
B2. Common Name:
B3. Orignial Use: Guest house
B4. Present Use same
***B5. Architectural Style** traditional Carmel Craftsman style cottage
***B6 Construction History:** (Construction date, alterations, and date of alterations)
1938

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** **Orignial Location:**
*B8. Related Features:
The property includes a free standing garage and a 1936 main residence (see Main residence Blk D Lot 19; APN 010-186-008)

B9a. Architect B9b. Builder Miles Bain
***B10 Significance: Theme** Carmel housing development **Area:**
Period of Significance: 1936-41 **Property Type:** Dwelling **Applicable Criteria:** CR3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geopgrahic scope. Also address integrity.

The guest house was constructed for Mary and George Cummings in 1938 by contractor Miles Bain in a traditional Carmel cottage Craftsm style. The cottage is nearly exactly to the original existing plans and retains it's original materials, features, character, modest scale and massing. The cottage was constructed on the foundation of the original garage which was relocated. Although constructed as a guest house the cottage is a full-size dwelling and is referenced as a dwelling, not as an ancillary building, on the Sanborn Maps. The dwelling is representative of a remaining Carmel cottage constructed in the early 20th century and contributes to the character of the village of Carmel The property also includes a free standing garage and a 1936 residence. Significance: The property is eligible under California Register Criteria 3 for architectural design as an intact Craftsman cottage and contributes to the over-all character of the community. The Craftsman-style structure also contributes to Carmel's historical development as discussed in the city's adopted historic context statement

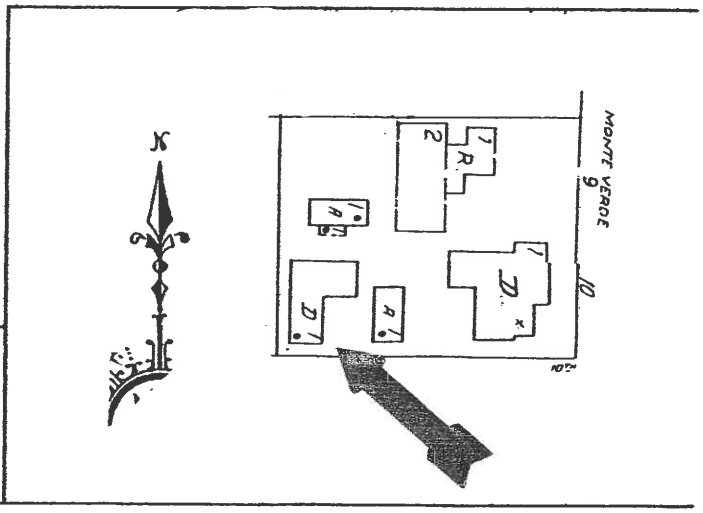
B11 Additional Resource Attributes: (List attributes and codes)
HP2-Single family dwelling

*B12. References:
Building records, Carmel Planning Dept, Carmel, CA; Sanborn fire insurance map 1930 updated 1958; City Directories 1935-47; *A Field Guide to American Houses* by Virginia and Lee McAlester

B13 Remarks:

*B14 Evaluator:
Sheila McElroy
Circa: Historic Property Development
One Sutter St., #910, San Francisco, CA 94104
Date of Evaluation August 21, 2002

(This space reserved for official comments)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____ Attachment 11
Trinomial _____
NRHP Status Code 5S1

Other Listings
Review Code _____ Reviewer _____ Date _____

Page of Resource Name or #: (Assigned by recorder) *Abbie McDow Hse.*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ Unrestricted **a. County** *Monterey*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**
c. Address: City *Carmel by-the-Sea* Zip *93921*
d. UTM: (Give more than one for large and/linear resources) ; **mE/** **mN**
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
4 N of Ocean, W/side Monte Verde (Blk EE, Lot 15)

Parcel No. *010-214-010*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Craftsman style residence, irregular in plan, resting on a raised foundation. The exterior wall cladding is wood shingle. The low- pitched, side-gabled roof has wide overhanging eaves w/exposed rafter tails There is an interior brick chimney centered in the building envelope, piercing the roof plane to the west (rear) just back from the ridge line. A slightly raised, partial-width shed-roofed porch covering projects from the front (east) elevation over the principal entry, slightly offset to the south from the center of the building mass. this feature is supported by a pair of decorated, cruck-shaped 1" x 6" brackets, springing from the junction of the wall, and the top of a low, open porch-rail, at the building envelope. The porch is also a slightly raised foot-bridge, as the steep slope of the parcel falls rapidly to the west. Fenestration is irregular, w/a combination of single fixed, and single and banked Craftsman style wood casement windows. The only change apparent from the 1923 date of construction, is a wooden deck at the rear (west) of the building, added in 1991. There is a 1928 wood-framed, one-car garage fronting the street at the SE cr. of the parcel. The residence sits well below the street grade, behind an ivy covered wood fence, in a natural landscape setting, w/several oaks and pines.

b. Resource Attributes: (List attributes and codes)

4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 29-30, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1923 Carmel bldg. records

P7. Owner and Address
Charlene O. Mathews Trust
3040 Sunset Hill Rd.
Rocklin, CA 95677

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey, Preservation Consultant, 310 Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: *1/23/2003*

P10. Survey Type: (Describe)
Carmel Historic Resource Inventory - 2001

. Report Citation: (Cite survey report and other sources, or enter "none")
one

Attachments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # Primary # Attachment 11

Page of NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *Abbie McDow Hse.*

B1. Historic Name: *Abbie McDow Hse.*
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Vernactular with Craftsman style features*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1923 (CBP# 712); reroofed n/d; deck added to rear 1991 (topo map in file)

B7. Moved? [ ] No [ ] Yes [ ] Unknown Date : Original Location:
B8. Related Features: *Wood-framed, one-car garage added 1928 (CBP# 2023) at SE cr. of parcel*

B9a. Architect: b. Builder:
B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR 3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Abbie McDow Hse. is significant under California Register criterion 3, in the area of architecture, as an essentially unaltered example of early (1923) vernacular cottage with distinctive Craftsman style features. The Arts and Crafts Movement was prevalent in California between 1900 and 1930, and brought a burst of individualism and creativity in Carmel during the 1920s. Like the Anson House, its neighbor to the south, the Abbie McDow House is an excellent representation of a simple, vernacular dwelling with Craftsman style influences. Its wood shingled exterior wall cladding, low pitched, side gabled roof, wide overhanging eaves with exposed rafter tails, irregular fenestration and shed-roofed front porch, supported by a pair of cruck-shaped brackets, exemplify some of the defining features of the Craftsman style, although in this case, they are modestly interpreted in the cottage's simple design. The Anson House retains a strong sense of time, place, feeling and association with Carmel in the 1920s.
Mrs. Abbie McDow was one of the earliest residents of the community. In 1910, when services for All Saints Church were being held in the basement of the Pine Inn, McDow was in attendance. She also served as an original member of the church guild that was formed to organize fundraising events to pay for a new building.
The McDow House reflects the findings of, and is consistent with, the 1997 Carmel Historic Context Statement under the theme of architectural development.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

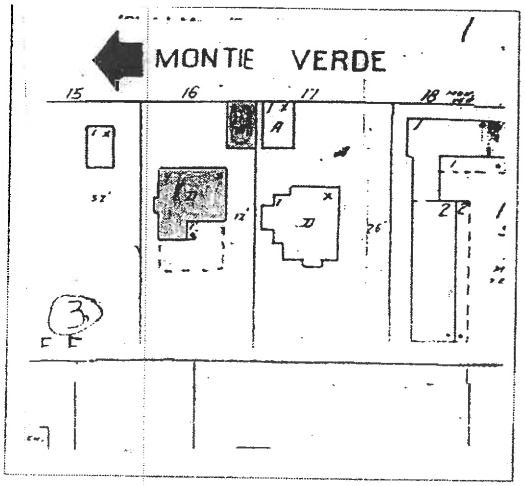
B12. References:
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Polk business directory for Carmel, 1926-27
Sanborn insurance maps of Carmel, 1924, 1930-69

B13. Remarks: *Zoning R-1*
CHCS (AD)

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *1/23/2003*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary #
HRI #
Trinomial

Attachment 11

Page of **Resource Name or #:** (Assigned by recorder) Abbie McDow Hse.

Recorded by: Kent L. Seavey **Date** 1/23/2003 ☐ Continuation ☐ Update

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S1

Attachment 11

Other Listings
Review Code Reviewer Date

Page of

Resource Name or #: (Assigned by recorder) *Meade Hse.*

P1. Other Identifier:

P2. Location: Not for Publication ☐ Unrestricted **a. County** *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: City *Carmel by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

2SW of 5th, w/side Monte Verde (Blk EE, Lot 27)

Parcel No. *010-214-006*

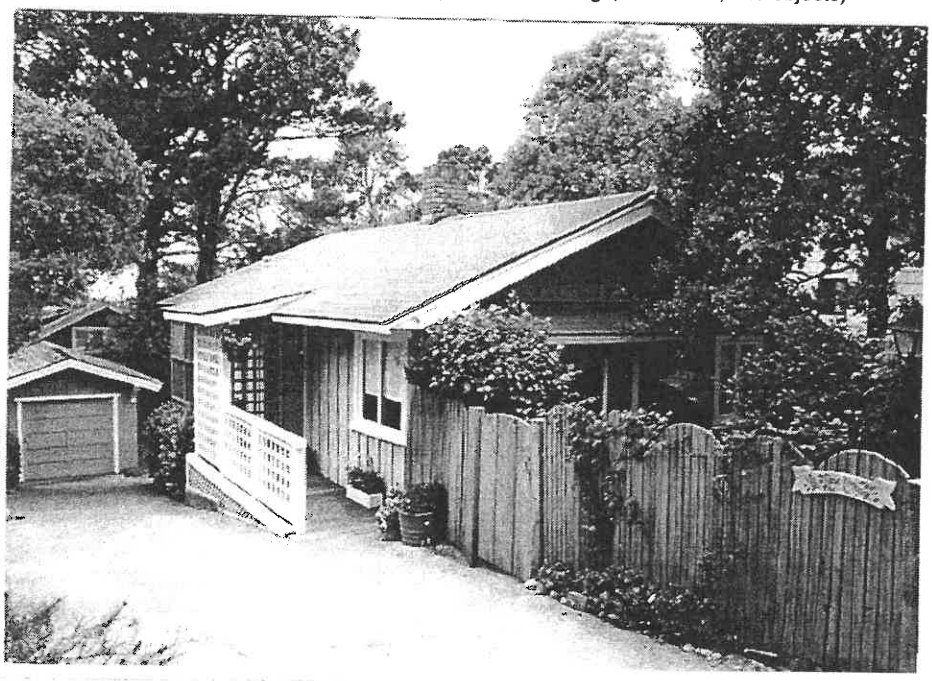
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story wood-framed Craftsman style residence w/raised basement, irregular in plan, resting on a concrete foundation. The exterior wall cladding is vertical board-and-batten. The medium pitch end-gable roof is covered in a composition shingle, and has wide overhanging eaves with simple vergeboards and facia. A small, shed-roofed door hood projects south from the main roof about halfway along the s/side elevation, covering the principal entry. There is a slightly projecting bay at the s/side of the east facing gable end, capped with a narrow shed roof, also covered in composition shingle. An interior brick chimney pierces the ridge line midway along the building. Fenestration is irregular, with a series of paired wood sliding windows of different sizes throughout the building. The original 1930 one car garage at the SW corner of the parcel was replaced with a similar feature in 1986. A very small laundry room addition is found at the NE corner of the house, fully in keeping with its architectural character.
The residence sits back from the street, behind a scalloped grape stake fence on a steeply sloping lot, with an asphalt drive to the south. The informal landscaping consists of mature oaks and pines, tall shrubbery and some small flower beds.

b. Resource Attributes: (List attributes and codes)

4. Resources Present ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 31-32, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☐ Historic ☐ Both

1923 Carmel bldg. records

P7. Owner and Address
Edward & Patricia Cogan
P.O. Box 4414
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey, Preservation Consultant, 310 Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: *4/9/2002*

P10. Survey Type: (Describe)
Carmel Historic Resource Inventory - 2001

1. Report Citation: (Cite survey report and other sources, or enter "none")
one

Attachments
NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # Primary # Attachment 11

,e of

NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *Meade Hse.*

B1. Historic Name: *Meade Hse.*
B2. Common Name: *Rose Cottage*
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Craftsman*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1923 (Cbp #531); garage added in SW cr of parcel 1930 (Cbp #2248); new garage, and rear deck added 1986 (Cbp #86-222); laundry room added 1995 (Cbp #99-95)

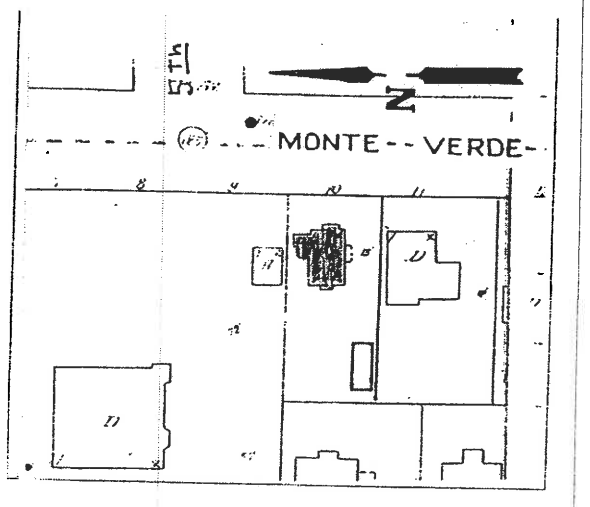
B7. Moved? | No | Yes | Unknown Date : Original Location:
B8. Related Features: *one car board-and-batten garage, SW corner of parcel, constructed 1986*

B9a. Architect: b. Builder: *unknown*
B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR 3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Meade Hse. is significant under California Register criterion 3, in the area of architecture, as a good example of a basically unaltered cottage from the heyday of Craftsman building in Carmel, between 1905 and the 1920s. The Craftsman style was an expression of the Craftsman movement, the American adaptation of the English Arts and Crafts Movement which had crystallized around William Morris in the second half of the nineteenth century. Craftsman homes were characterized by horizontality of proportions, seen in the spreading lines of low-pitched, overhanging gable roofs and informal building plans; reliance on the honest use of materials such as wood, brick and stone and undisguised architectural elements such as exposed beams, braces, and rafters for architectural beauty; and enjoyment of the natural setting through porches, outdoor spaces, and the clustering of windows into horizontal bands. Both the aesthetic characteristics of the Craftsman style, and its philosophic underpinings, which linked it to progressive political, social and artistic movements in the early twentieth century, made it popular with Carmel's academic, literary and artistic residents.
The Meade House is an excellent example of early Carmel housing stock. Even with the modest changes to its appearance, it continues to retain its integrity and significance outlined in the 1997 Carmel Historic Context Statement under Architectural Development.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*
B12. References:
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Sanborn fire insurance map for Carmel, 1924, 1930-1962

(Sketch Map with north arrow required.)



B13. Remarks: *Zoning R-1*
CHCS (AD)

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *4/9/2002*

(This space reserved for official comments.)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary #
HRI #
Trinomial

Attachment 11

Page of **Resource Name or #:** (Assigned by recorder) Meade Hse.

Recorded by: Kent L. Seavey **Date** 4/9/2002 ☐ Continuation ☐ Update

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____ Attachment 11
HRI # _____
Trinomial _____
NRHP Status Code _____
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 01 **of** 2 ***Resource name or #** (Assigned by recorder) Block F Lots 7 & 9 north part 11 APN 010-184-4

P1. Other identifier

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County** Monterey **and** (P2c. P2e. amd P2b pr P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address West side (2 N) Monte Verde bet 11 & 12 City Carmel-by-the-Sea Zip 93921

d. UTM (Give more than one for large or linear resources) Zone , mE/ mN

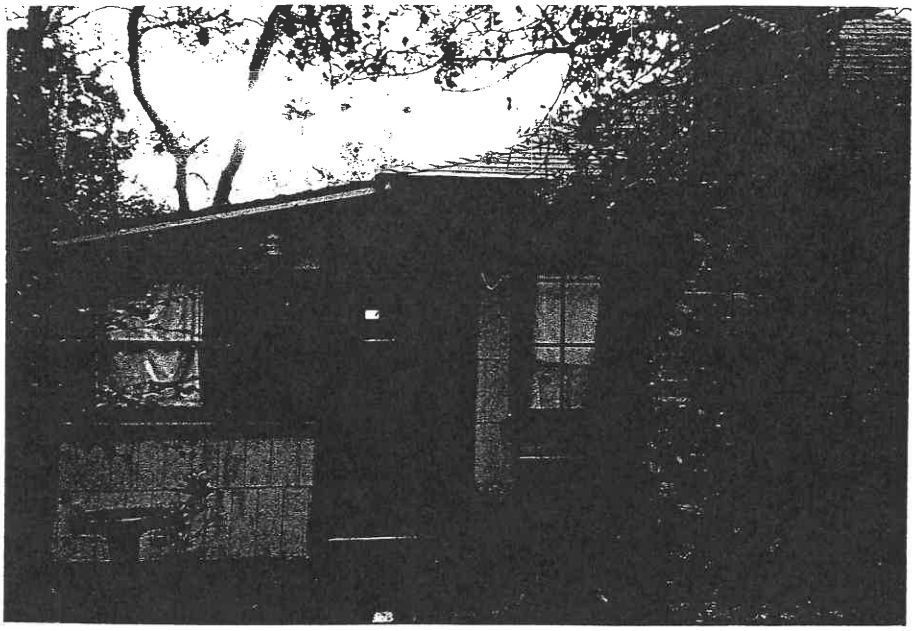
e. Other Locational Data; (e.g. parcel #, directions to resource, elevation, etc. as appropriate)
Block F Lots 7 & 9 north part 11 APN 010-184-4

***P3a. Description:** (Decribe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The dwelling is rectilinear in plan with an extended hipped roof, cedar shingle siding, wood frame stationary and casement windows (with shutters), an offset wood panel Dutch entry door, brick chimney sited at grade with the street, surrounded by mature trees and plantings and is integrated into the naturalistic setting that defines Carmel. Although it appears that there may have been alterations prior to 1924, the foot print of the structure remains nearly as shown on the 1924 Sanborn Map. A map of Carmel shown in a 1913 promotional brochure shows a dwelling on this site. The earliest permit on file is dated 1933. There are no original plans however the residence is consistent with early 20th century design in Carmel and retains the original materials, features, character, scale and massing from 1940 or earlier. The dwelling has been in the Hinds family since 1940.

***P3b. Resource Attributes:** (List attributes and codes) HP2-Single family dwelling

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☒ Site ☐ District ☐ Element of District ☐ Other...



P5b. Description of Photo (view, date, accession #)
entrance / front view

***P6. Date Constructed/Age and Source** ☒ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address**
Henry Hinds
Monte Verde, 2NW of 12th
Carmel CA 93921

***P8. Recorded by**
(Name, affiliation, and address)
Sheila McElroy
Circa: Historic Property Development
One Sutter St., #910
San Francisco, CA 94104

***P9. Date Recorded**
December 12, 2003

***P10 Survey Type:** (Describe)
Reconaissance

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Building records, Carmel Planning Dept, Carmel, CA; Sanborn fire insurance map 1924,1930, 1958; City Directories 1933-1958

***Attachments:**

☐ NONE	☐ Location Map	☐ Continuation Sheet	☒ Building, Structure, and Object Record
☐ Archaeological Record	☐ District Record	☐ Linear Feature Record	☐ Milling Station Record
☐ Rock Art Record	☐ Artifact Record	☐ Photograph Record	☐ Other (List)

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

NRHP Status Code 5S1

Page 02 of 2 *Resource name or # (Assigned by recorder) Block F Lots 7 & 9 north part 11 APN

B1. Historic Name: Hinds cottage
B2. Common Name: Hinds cottage
B3. Orignial Use: Single family dwelling
B4. Present Use same
*B5. Architectural Style Craftsman
*B6 Construction History: (Construction date, alterations, and date of alterations)
Pre- 1933, minor modifications 1940, garage and shed dated post 1958

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Orignial Location:
*B8. Related Features:
Free standing garage and shed post 1958 [not a resource]

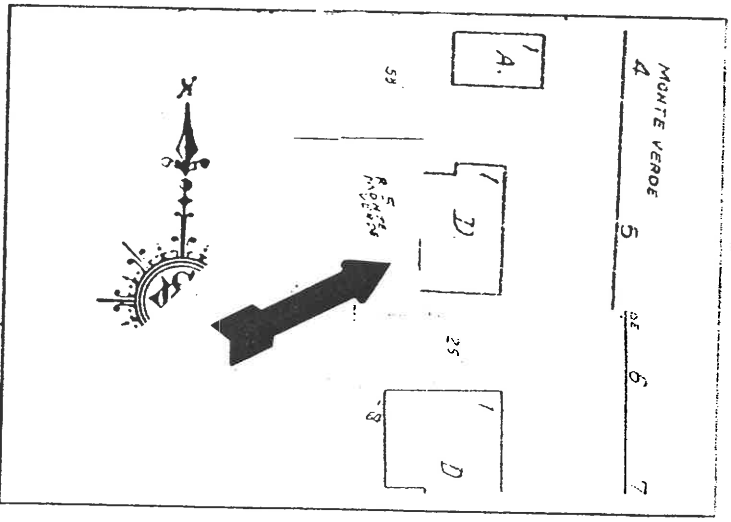
B9a. Architect B9b. Builder G.M. Whitcomb, 1933; P.G. Stolte 1940
*B10 Significance: Theme Carmel housing development Area: Carmel
Period of Significance: 1913-1940 Property Type: Dwelling Applicable Criteria: CR3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geopgrahic scope. Also address integrity.

A 1913 map shows a dwelling on this site and a 1924 Sanborn map shows the footprint of this structure nearly as is existing. The building file dates a permit from 1933, for Mrs. Geo. Morrison and contractor G.M. Whitcomb. Whitcomb is described in the Carmel Context Statement as one of the builders who shaped early Carmel. In 1940 John Hinds contracted PG Stolte to remodel 3 interior rooms, move the fireplace, and construct a garage. A 1940 plan by GF Osborn shows the foot print as is existing. The 1956 Sanborn map shows that the property line changed, a rear bay and the garage removed. Oral history documents that no changes have been made to the dwelling since 194(The property retains a high level of integrity and is unaltered since 1940. Significance: The property is eligible under California Register Criteria 3 as an excellent example of early 20th century design and craftsmanship, and contributes to Carmel's historical development as discussed in the city's adopted historic context statement.

B11 Additional Resource Attributes: (List attributes and codes)
HP2-Single family dwelling

*B12. References:
Carmel building records; Sanborn fire insurance maps 1910, 1924, 1930, 1958; City Directories 1930-1958; *Historic Context Statement Carmel-be-the-Sea* by Teresa Grimes & Leslie Heumann.

B13 Remarks:



*B14 Evaluator:
Sheila McElroy
Circa: Historic Property Development
One Sutter St., #910, San Francisco, CA 94104
Date of Evaluation December 15, 2003

(This space reserved for official comments)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____ Attachment 11
Trinomial _____
NRHP Status Code 5S1

Other Listings
Review Code _____ Reviewer _____ Date _____

Page of **Resource Name or #:** (Assigned by recorder) *Prof. Karl Rendtorff Hse.*

P1. Other Identifier:

P2. Location: Not for Publication ☐ Unrestricted **a. County** *Monterey*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address: City *Carmel by-the-Sea* Zip *93921*
d. UTM: (Give more than one for large and/linear resources) ; mE/ mN
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
7 NE of Ocean, E/side Camino Real (Blk FF, Lots 20, 22)

Parcel No. *010-251-027*

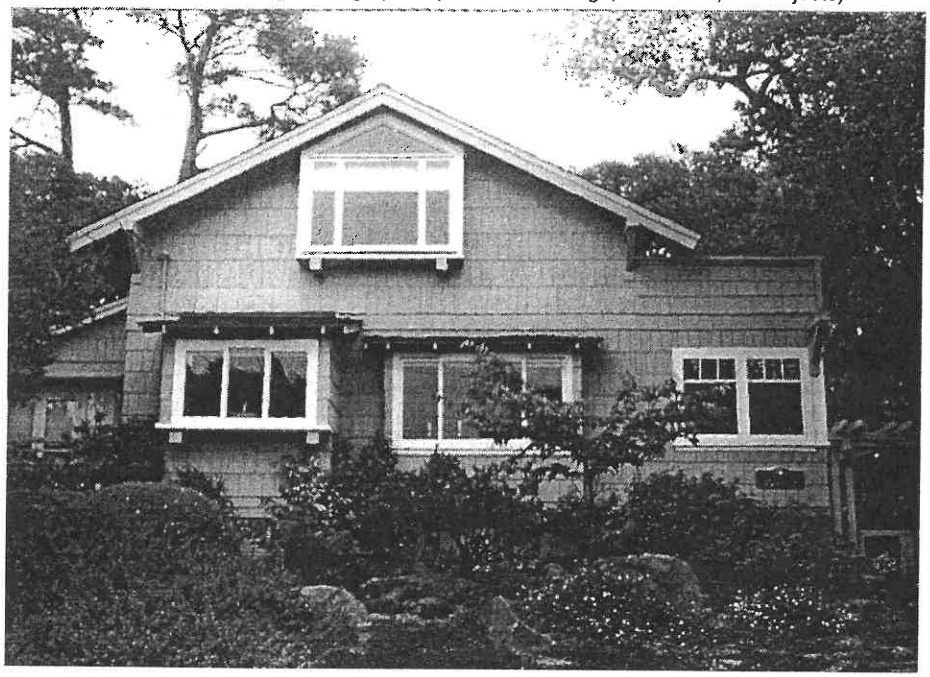
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-and-one-half-story wood-framed Craftsman style residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a combination of wood shingle and horizontal shiplap wood siding, below the water table on the partial raised basement. The front-gabled main roof is covered in composition shingle. There is a lower, one-story shed-roofed addition of 1929 set back along the north side-elevation. It too is covered in composition shingle. There is an open deck off the upper floor at the SW corner of the building, screened by a closed rail covered in wood shingle to match the exterior wall cladding. The main roof has wide, overhanging eaves w/exposed rafter-tails, and triangular knee bracing at both corners of the front gable. There is a long, shed roofed dormer in the roof plane of the south-side elevation. Two small bays project from the ground floor of the west facing facade. The one on the north side projects slightly further than its neighbor to the south. Both are capped by narrow shed-roofs w/exposed rafter -tails, and feature tripartate wood sliding windows. Paired Craftsman style windows appear just below the upper deck at the SW corner of this elevation. There is a large, tripartate window in the apex of the west facing gable. It was added in the 1976 remodel. Its form and scale are consistent with the historic character of the building, while the fixed pedimented light above it clearly differentiates the newer element from the old. It does not significantly alter the historic character of the building.

b. Resource Attributes: (List attributes and codes)

4. Resources Present ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 806-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☐ Historic ☐ Both
1913 Rendtorff family records

P7. Owner and Address
Philbrick & Suzanne Bowhay
P.O. Box 5727
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey, Preservation Consultant, 310 Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: *5/31/2002*

P10. Survey Type: (Describe)
Carmel Historic Resource Inventory - 2001

1. Report Citation: (Cite survey report and other sources, or enter "none")
rmel by-the-Sea Survey 1989-1996

Attachments ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other: (List)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # **Primary #** Attachment 11

Page of **NRHP Status Code** 5S1

Resource Name or #: (Assigned by recorder) *Prof. Karl Rendtorff Hse.*

B1. Historic Name: *Prof. Karl Rendtorff Hse.*
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Craftsman*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1913; one-story north wing add 1923 (Cbp#610); remodel w/skylights added 1976 (Cbp# 76-112); foundation repair 1978 (Cbp# 78-62)

B7. Moved? No Yes Unknown Date : Original Location:
B8. Related Features: *Garage added to SE of residence 1994 (Cbp# 94-171)*

B9a. Architect: *designer/M.J. Murphy* b. Builder: *M.J. Murphy*
B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*
Period of Significance: *1904-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR 3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

Prof. Karl Rendtorff's Hse. is significant under California Register criterion 3, in the area of architecture as an early example of the Craftsman style of architecture in Carmel, designed by master-builder Michael J. Murphy. It is also significant as a remainder of the early collection of Arts & Crafts influenced residences along the first two blocks of Camino Real, once known as "Professors Row". As there were no trees to speak of below Camino Real in the early days of Carmel, these houses all had uninterrupted views of Carmel Bay and the ocean beyond. That view is evidenced by the banded window treatment along the ground floor of the Rendtorff Hse. As is the newer focal window on the upper floor, added in 1976 and still capable of obtaining ocean views. Most of the professors along the row were from Stanford University, which was affiliated with the Carnigie Institute coastal laboratory, established in Carmel in 1910. Only a few of the professors' houses remain.
Dr. Karl Rendtorff was a professor of Germanic language at Stanford, and spent his summers at Carmel with his wife & daughter. When he retired in 1929 the family moved permanently to the village and became actively involved in the community. His daughter, Gertrude continued to live in the family home after the passing of her parents, and became Dean of Girls at the Monterey High School, being voted Woman of the Year by the peninsula Quota Club in 1965.
Michael J. Murphy (1885-1949) the designer/builder of the Rendtorff Hse. first came to Carmel in 1902 as a painter, with little training as a carpenter. Two years later Franklin Devendorf hired him to be the builder for the Carmel Development Company. Murphy went on to become the most prolific designer-builder in Carmel's history, with as many as 350 structures to his credit.. In 1914 Murphy established his own contracting firm, and in 1924 he opened M.J. Murphy, Inc., which sold building supplies, did rock crushing and concrete work and operated a lumber mill and cabinet shop between San Carlos and Mission Sts.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

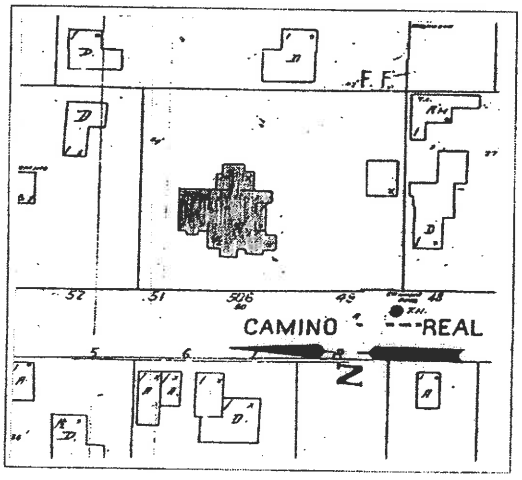
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Carmel Pine Cone, 5/11/45
Hale, Sharron, *A Tribute to Yesterday*, Valley Publishers:Santa Cruz, 1980
Sanborn fire insurance map of Carmel 1924, 1930-62

B13. Remarks: *Zoning R-1*
CHCS (AD)

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *5/31/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



P3 There is a central glazed door w/a pair of side-lights on the west elevation of the 1929 addition to the north. The main entry is on the south side-elevation, behind the porch feature. A one story wing projecting from the center of the rear (east) elevation is original to the building. fenestration is otherwise irregular w/ paired wood Craftsman style casement windows, and wood sliders. The house sits above the street behind a mass of low shubbery, and is framed by mature oaks and pines in a natural landscape setting. There is a modern garage in the SE cr. of the parcel.

B10. Murphy was the most active designer-builder in the area between 1902 and 1940, and did as much to give Carmel its basic architectural character than any other single person. The Rendtorff Hse. is characteristic of Murphy's excellent craftsmanship, and innate sense of placement within the natural landscape. Its low-pitched gable roof w/exposed rafter-tails and decorative knee-bracing express the internal structure of the residence, as the wood shingle wall cladding does its use of natural materials. The employment of wide bands of windows to bring the outside in is also typical of the form. Prof. Rendtorff's Hse. clearly reflects the findings of, and is consistant with the 1997 Carmel Historic Context Statement under the theme of architectural development.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S1
Other Listings
Review Code Reviewer Date

Attachment 11

Resource Name or #: (Assigned by recorder) *Collis Hse.*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted a. County *Monterey*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address: City *Carmel by-the-Sea* Zip *93921*
d. UTM: (Give more than one for large and/linear resources) ; mE/ mN
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
3 SW of 4th, w/side Casanova (Blk FF Lot 29)

Parcel No. *010-251-024*

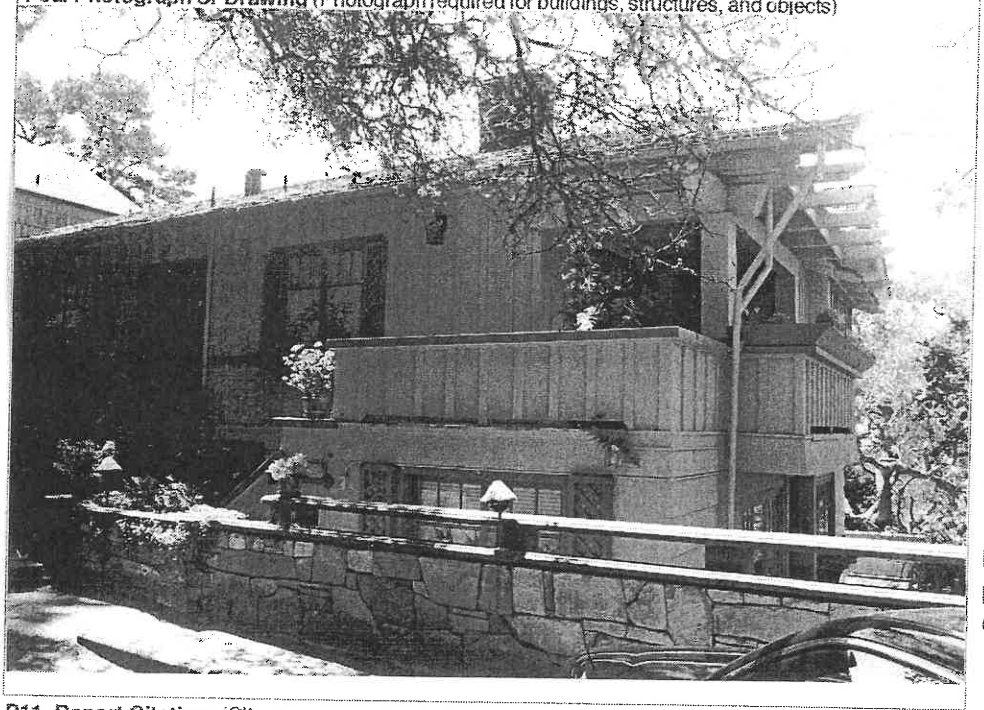
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A two-story, wood-framed Bungalow, basically rectangular in plan, resting on a concrete foundation. The exterior wall cladding is a combination of wide, horizontal shiplap siding on the first floor, and vertical board-and-batten on the second. The low-pitched front gabled roof is covered in wood shingle and is characterized by a series of elongated shaped purlins, including those that make up a flat roofed pergola, all on the north (front) elevation. There are three slightly projecting window bays, one on the facade (north) and two on the w/side elevation. Yhey are capped by narrow shed roofs, w/wood shingle.The pergola is on the east side of the facade, and is carried by massive square posts and beams. The low porch rail, under the pergola, is closed w/the same board-and-batten pattern as found on the building envelope. There is a brick, interior chimney, centered on the ridge line, towards the north end of the house. Fenestration is irregular, with a combination of muti-paned fixed and wood casement type windows, all in Craftsman style. A retaining wall was constructed along the Casanova elevation for parking in 1974. it is faced w/a Carmel stone veneer.
The bungalow duplex is built into a steeply rising slope on the south side of 4th Ave. The first floor is accessed from 4th, while the second story is accessed from Casanova. The parcel has several mature oak trees in its naturally landscaped setting.

b. Resource Attributes: (List attributes and codes) *HP3 - Multiple Family Property*

. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
Looking SW at e/side elev., & n/facing facade, 8/15/01, #1887-13

P6. Date Constructed/Age and Sources
☐ Prehistoric ☒ Historic ☐ Both
1913E Gertrude E. Rendtorff

P7. Owner and Address
Clarence J. Bennett Trust
P.O. Box 1183
Douglas, AZ85608

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey
Preservation Consultant
310 Lighthouse Ave.
Pacific Grove, CA 93950

P9. Date Recorded: *5/7/2002*

P10. Survey Type: (Describe)
Carmel Historic Resource Inventory - 2001

P11. Report Citation: (Cite survey report and other sources, or enter "none")

ichments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *Collis Hse.*

B1. Historic Name:
B2. Common Name:
B3. Original Use: *duplex residence* B4. Present Use: *residence*
B5. Architectural Style: *Bungalow*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed ca. 1913; foundation work 1949 (Cbp# 1898); deck replacement, in kind, 1966 (Cbp# 4505);retaining wall added for parking along Casanova 1974 (Cbp# 74-60); deck repair and add. 1985 (Cbp#85-128)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features:

B9a. Architect: *designer/M.J. Murphy* b. Builder: *M.J. Murphy*
B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *multiple family residence* **Applicable Criteria:** *CR3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

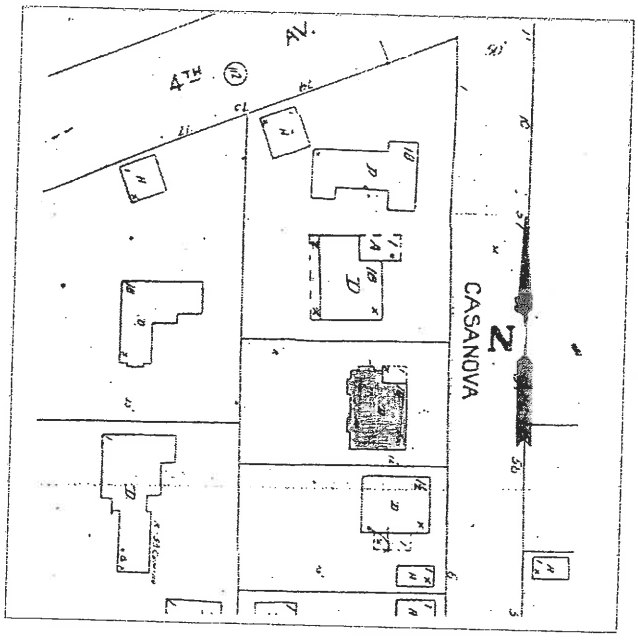
The Collis Hse. is significant under California Register criteria 3, in the area of architecture as the earliest identified duplex type family residence in Carmel. It is also significant as an early example of building design by Carmel master-builder, Michael J. Murphy. According to a deposition made on 9/14/70, by Gertrude E. Rendtorff, a Carmel resident since 1909, The Collis hse. was constructed between 1913 and 1915, by M.J. Murphy, and was very unusual for its time, as there were no duplex houses in Carmel. She noted that Collis was a jewler from Pasadena who spent the summers in carmel with his family. The residence has been little altered since its time of construction, and that work has been limited to deck repair and replacement, with some deck addition. Murphy clearly separated the floors by his use of differing exterior wall cladding, and his symmetrical treatment of the 4th Ave. entry, a central doorway flanked by similar multi-paned windows. It is covered by the base of the second floor porch. The upper floor, reached off Casanova, is typical of the Bungalow form in that it has a partial-width open porch, covered w/a pergola w/exposed, decorative beams and purlins, and Craftsman style windows. Murphy's siting of the duplex on a steep slope allowed for entrances from dirffering directions, north and east. The west elevations of both floor enjoyed ocean views. This well designed vacation duplex is a precursor to vacation homes that became more prevelant in the 1920s.
Michael J. Murphy (1885-1949), its designer-builder , came to Carmel in 1902. Two years later Frank Devendorf hired him to be the builder for the Carmel Development Company. Murphy went on to become the most prolific builder in carmel's history, with as many as 350 structures to his credit. In 1914 he opened his own contracting firm, and in 1924 began a building supply business. Murphy did as much to give Carmel its basic architectural character than any other person. The Collis hse. clearly reflects the findings of, and is consistant with the 1997 Carmel Historic Context Statement, under the theme of architectural development.

B11. Additional Resource Attributes: (List attributes and codes) *HP3 - Multiple Family Property*
B12. References:
Carmel bldg. records, Carmel Planning Dept. City Hall, Carmel
Carmel Historic Context Statement 1997
Rendtorff, Gertrude, deposition on origin & ownership of the Collis Hse. 9/14/70
Sanborn fire insurance map of Carmel , 1924

B13. Remarks: *Zoning R-1*
CHCS (AD)

B14. Evaluator: *Kent Seavey*
Date of Evaluation: *5/7/2002*

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S1

Attachment 11

Other Listings
Review Code Reviewer Date

Page of Resource Name or #: (Assigned by recorder) *Emma Williams Hse.*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ Unrestricted a. County *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: City *Carmel-by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

NW corner 8th Ave. & Casanova St.

Parcel No. *010-261-006*

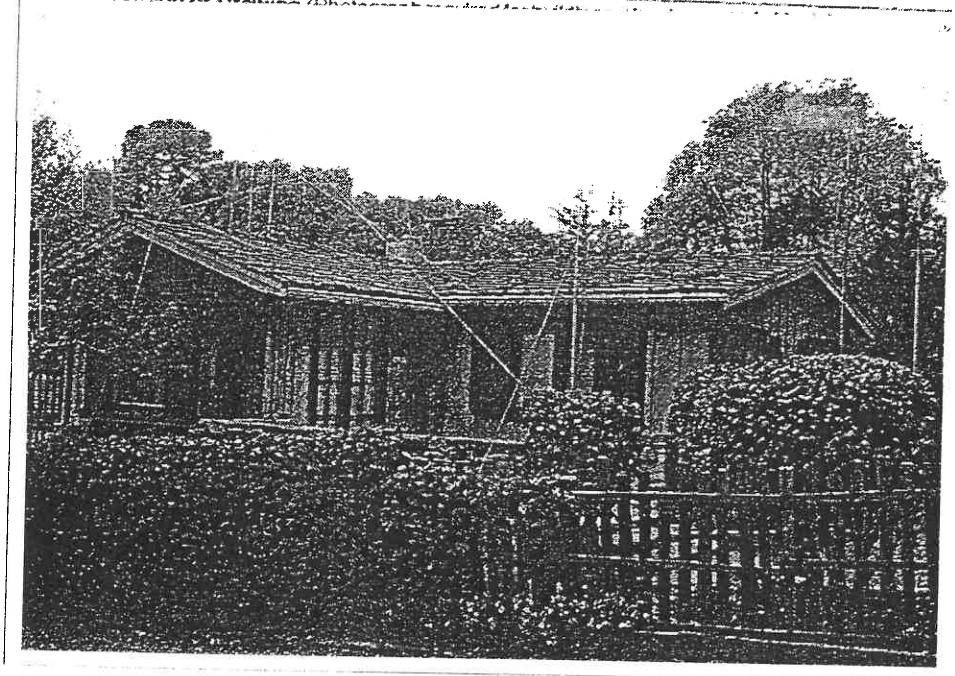
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story wood-framed Craftsman style cottage, irregular in plan, resting on a concrete foundation. The exterior wall cladding is wooden vertical board-and-batten, w/ a horizontal skirt board below the watertable. The low pitched cross-gabled roof has wide overhanging eaves w/shaped rafter tails. These features are covered by metal rain gutters, except on a slightly projecting square bay on the gable end of the south elevation, which is capped with a narrow shed roof. All roof surfaces are covered in wood shake. An interior brick chimney pierces the roofline at the junction of the cross-gabled roofs. Fenestration is irregular with a combination fixed and casement type wooden windows, some with exterior screening. The simple main entry, on the east side of the cross-gable to the south, consists of multi-paneled glazed wooden French doors opening onto a raised open Carmel stone porch with low, closed Carmel stone rails, and open straight run steps of the same material. Planked wood shutters with a pierced tomato design, found on the principal windows of the east facing bay, are recent additions as is a large wooden deck attached to the rear (west) of the house. The deck has a simple open wood rail w/small, square balusters. It is reached through a bank of three glazed panel wooden doors on the west (rear) side of the south evevation. A small, attached shed roofed utility room is found near the NW corner of the house.

b. Resource Attributes: (List attributes and codes)

4. Resources Present ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 808-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☐ Historic ☐ Both
1921 Carmel Building Records

P7. Owner and Address
Chris & Cindy Sedan
7676 North Briarwood Ave.
Fresno, CA 93711

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey, Preservation Consultant, 310 Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: *10/20/2001*

P10. Survey Type: (Describe)
Carmel Historic Resource Inventory - 2001

11. Report Citation: (Cite survey report and other sources, or enter "none")
City of Carmel-by-the-Sea Survey 1989-1996

Attachments ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other: (List)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # Primary # Attachment 11

Page of NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *Emma Williams Hse.*

B1. Historic Name: *Miss Emma L. Williams House*
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Craftsman cottage*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed Oct.,1921 (Carmel Bldg. Permit #302); undated wooden rear deck, possibly 1998.

B7. Moved? | | No | | Yes | | Unknown Date : Original Location:
B8. Related Features: *wood-frame one car garage, NW corner of the property*

B9a. Architect: b. Builder: *M.J. Murphy (?)*
B10. Significance: Theme: *Civic & Social Institutions* Area: *Carmel-by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR 2*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Williams Hse. is significant under California Register criterion 2 for the contributions made by Miss Emma L. Williams to the development & advancement of education in Carmel through the establishment & operation of the city's first private school, which bore her name. Miss Williams conducted her school in at least two other locations. The first was Vizcaino in the "80 Acres", and the second was just north of her home, along the west side of Casanova Street. While both properties are still present, they lack the necessary integrity to qualify for listing in the California Register. The Williams Hse. is basically unchanged from its original 1921 construction. Rosalie Gladney, a daughter of noted Carmel builder M.J. Murphy, attended Miss Williams School when it was held in the Williams home. Because of its high degree of physical integrity, and its actual use as classroom space, the Williams Hse. best represents the educational contributions of Miss Williams during her productive years in Carmel.

Miss Emma L. Williams was born in Connecticut in 1859. Little is known of her early life except that she became a teacher, and loved teaching. In 1906 she became one of the colonists who joined writer Upton Sinclair to establish the experimental co-operative Helicon Hall Home Colony.

With some of the earnings from his book "*The Jungle,*" Mr. Sinclair helped organize the Helicon Home Colony, an experiment in high-minded communal living that derived its name from the legendary home of the Greek Muses. The college professors, writers, poets and critics established their Parnassian colony on the Palisades, near Ft. Lee, New Jersey. The experiment lasted from November, 1906 to March 7, 1907 when the facility was destroyed in a fire. Often described as a Bohemian colony, it was in fact an exercise in the austere life.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

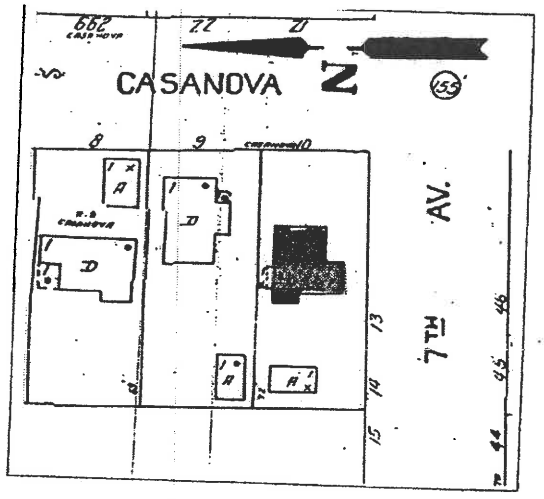
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Carmel Pine Cone, Emma L. Williams (Obituary), 7/25/47
Hale, Sharron. *A Tribute to Yesterday,* Valley Publishers:Santa Cruz, CA, 1980

B13. Remarks: *Zoning R-1*
CHCS (AD)

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *10/20/2001*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



P3. A wood framed board-and-batten single car garage is located at the NW corner of the parcel, facing 7th Avenue. Its planked double-doors are braced in a chevron pattern, and appears to be original to the property. According to available building documents, the house has not been altered except for the wood shutters and the rear deck. Its is sited on a westward sloping corner lot, well back from Casanova St. in a landscape setting of mature oaks and well maintained shrubbery, behind an ivy covered redwood stake fence.

B10. Writing in his autobiography of the short lived experiment, Sinclair noted that "the most obvious success was with the children." Under the supervision of one full-time employee, the fourteen children of the colony flourished. The children were attended to in facilities separate from the adults, in a good-sized theater in the building, where they lived a social life, and learned to respect the rights of others. Mothers were expected to assist on a volunteer basis. They did most of their own work, and had their meals together, and on occasion participated in a children's parliament to discuss their problems, deciding what was right or wrong for them.
About a dozen of the Helicon Hall colonists went on to become noted writers. Among them were Alice McGowan, Grace McGowan Cooke, Michael Williams, who became editor of the Catholic weekly *Commonweal*and Sinclair Lewis, one of the most successful novelists of his era.
These writers came to Carmel soon after the fire. In 1908 Miss Emma Williams came with Michael Williams and his wife Margaret. While there was no family relationship, Emma and Margaret had once taught school together. Miss Williams built a small house in the "80 Acres" & opened the first private school in Carmel. It was an institution that would last for many years, gaining a high reputation for its quality of education in its time.
Miss Williams, while a very shy, quiet person did much to contribute to the educational and cultural improvement of the community. She was an early director of the Carmel Free Library, and a member of the Citizens Fire Protection Committee. In her obituary in July of 1947 the Carmel Pine Cone called her "an institution in Carmel, doing more service than the majority."
The Emma L. Williams Hse. with its high degree of physical integrity evokes a strong sense of time and place, of feeling and association. It was used as a schoolhouse during Miss Williams teaching career, and best represents her many contrbutions to Carmel during her highly productive life in the village. It qualifies for listing in the California Register of Historical Resources at the local level of significance. The Emma Williams Hse. clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of govt., civic & soc. institutions.

Sinclair, Upton, *The Autobiography of Upton Sinclair*, Harcourt, Brace & World, Inc., NY 1962
Polk Business Directory for Carmel, 1926-27, 1928
Sanborn Insurance Map of Carmel, 1930

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____ Attachment 11
Trinomial _____
NRHP Status Code 5S1

Other Listings
Review Code _____ Reviewer _____ Date _____

Page of Resource Name or #: (Assigned by recorder) *Alfred P. Fraser Hse.*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ Unrestricted **a. County** *Monterey*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**
c. Address: City *Carmel by-the-Sea* Zip *93921*
d. UTM: (Give more than one for large and/linear resources) ; **mE/** **mN**
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
NW Cr. Camino Real & Ocean (Blk GG, Lots 1, 3, 5)

Parcel No. *010-252-011*

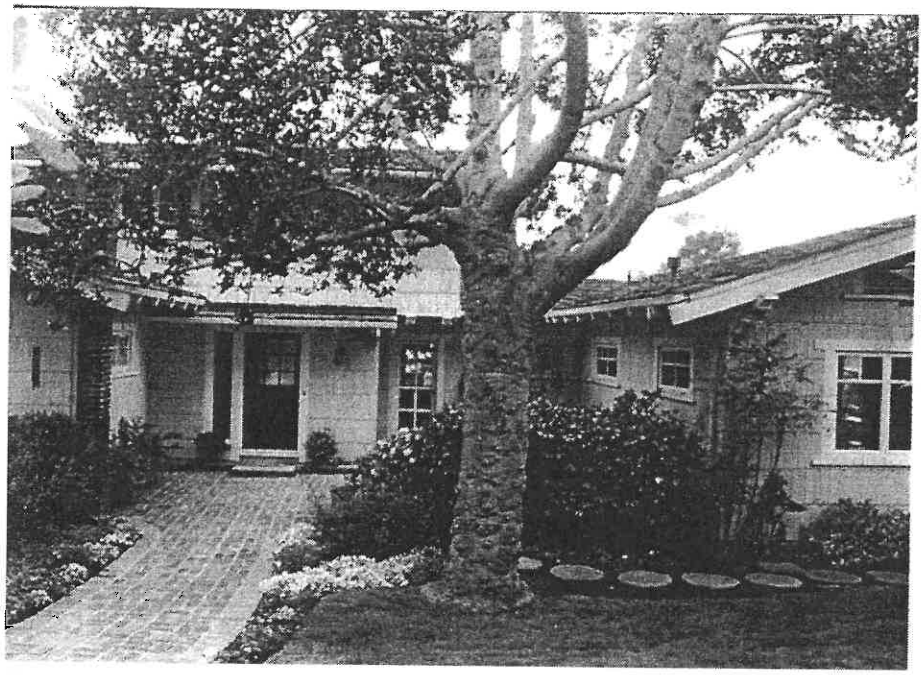
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-and-two-story wood-framed Craftsman style residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is wood shingle, laid about 14" to weather. The low-pitched intersecting gable roof system has wide overhanging eaves w/exposed rafter tails, decorative brackets under overhanging elements, and triangular knee bracing at the gable ends. All roof covering is wood shake. A large, brick exterior eave wall chimney is located on the west (rear) elevation about midway along the building envelope, where it pierces the eave overhangs of both the first and second floors. A second brick exterior eave wall chimney stack is found on the east (front) elevation at the SE cr of the wing projecting from the front entry. It too pierces the eave overhang. There is a slightly projecting bay window on the south side-elevation of the main building block. This feature is capped by a narrow shed roof w/exposed rafter tails, and has decorative brackets under the apron. The house is characterized by a central two-story main building block, w/lower wings on the east side. One wing projects toward the south, and the second, on the NE cr of the main bldg. block, projects toward the east. Fenestration is irregular w/ large fixed multi-paned wood focal windows, toward the west and south, and a combination of single, paired and banked 2/1 Craftsman style wood casement and awning type windows. There are some multi-paned glazed wood doors as well.

b. Resource Attributes: (List attributes and codes)

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 823-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1918 est. Mo Co Assessors records

P7. Owner and Address
Joan & Thomas Mertens
15502 N.W. Par Court
Portland, OR 97229

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey, Preservation Consultant, 310 Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: *11/2/2002*

P10. Survey Type: (Describe)
Carmel Historic Resource Inventory - 2001

. Report Citation: (Cite survey report and other sources, or enter "none")
rmel by-the-Sea Survey 1989-1996

Attachments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Attachment 11

HRI # Primary #

Page of

NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *Alfred P. Fraser Hse.*

B1. Historic Name: *Alfred P. Fraser Hse.*
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Craftsman*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed ca. 1913; termite repair 1976 (Cbp# 76-76); interior remodel w/minor change to entry 1976 (Cbp# 76-153)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features: *enlarge door on wood-frame, one-car garage at NE cr. of parcel 1980 (Cbp# 80-56); extend existing board fence along perimeter, on Ocean Ave. side, toward the west 1976 (Cbp# 76-153)*

B9a. Architect: b. Builder:
B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR 2,3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The A.P. Fraser Hse. is significant under California Register criterion 2, for the contributions of Alfred P. Fraser as an early civic leader, and Carmel's first mayor. It is also significant under criterion 3, in the area of architecture as an excellent example of early (ca. 1913) Craftsman style residential design in Carmel. This is a large, side-gabled example of the Craftsman form, built across three lots, that takes full advantage of Carmel Bay views. It possesses most of the decorative features characteristic of the style, including a low-pitched intersecting gabled roof system, w/wide overhanging eaves and exposed rafter-tails, triangular knee bracing in the gable ends, and decorative modillions below overhanging components. The wood windows are uniformly two small square lights above a larger single pane, in a variety of shapes and combinations, including single, paired and banked configurations throughout the house. The original exterior wood shingle was probably natural, but has been painted several times since construction in the teens. The Fraser Hse. is one of the best larger examples of early Craftsman design in Carmel that has been little altered over time. It expresses the strong Arts & Crafts aesthetic present in Carmel during the period.

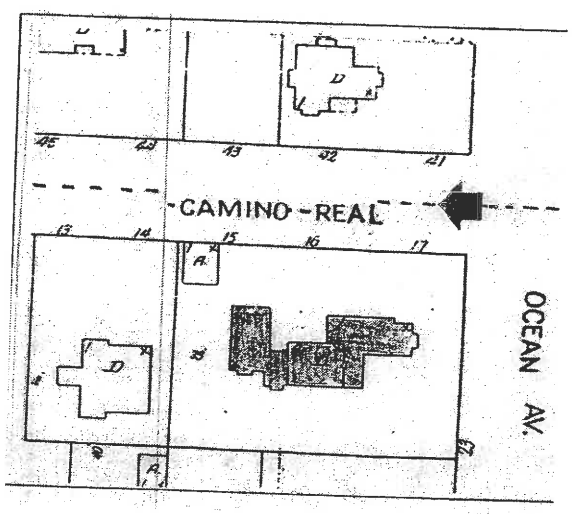
Alfred P. Fraser was the first president of Carmel's Board of Trustees, making him the first mayor of Carmel. Elected in 1916, he served until 1920 during the formative period of city government. Fraser served as Carmel's police court judge, and superintendent of streets. In the mid 1920s, he and his wife Bernice, operated Fraser Looms, a hand woven fabrics shop in the Seven Arts Building at the cr. of Ocean & Lincoln. The Alfred P. Fraser Hse. clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*
B12. References:

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Carmel Pine Cone, 9/26/30
Hale, Sharron, *A Tribute to Yesterday*, Valley Publishers:Santa Cruz, 1980
Sanborn fire insurance maps of Carmel 1924, 1930,1930-62

B13. Remarks: *Zoning R-1*
CHCS (AD)

(Sketch Map with north arrow required.)



B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *11/2/2002*

(This space reserved for official comments.)

P3. The only visible change to the original building, aside from painting, is a vestibule, enclosing the front entry, added in the 1976 remodel. It is in keeping with the original character of the house, and would meet the Secretary of the Interior's Standards for Rehabilitation. The property is surrounded by a high, flush board wood fence w/latticed top, along Camino Real and part of Ocean. Further west along Ocean this fencing turns to a grapestake type. The house is further screened from both streets by mature trees. It has well maintained grounds, w/a front lawn and low shrubbery.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____ Attachment 11
Trinomial _____
NRHP Status Code 5S2
Other Listings
Review Code _____ Reviewer _____ Date _____

Resource Name or #: (Assigned by recorder) *Dr. Kellogg Hse. & E. Wright Cottage*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ Unrestricted a. County *Monterey*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address: City *Carmel by-the-Sea* Zip *93921*
d. UTM: (Give more than one for large and/linear resources) ; mE/ mN
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
3 SE of 7th, E/side Camino Real (Blk H, Lot 8)

Parcel No. *010-262-010*

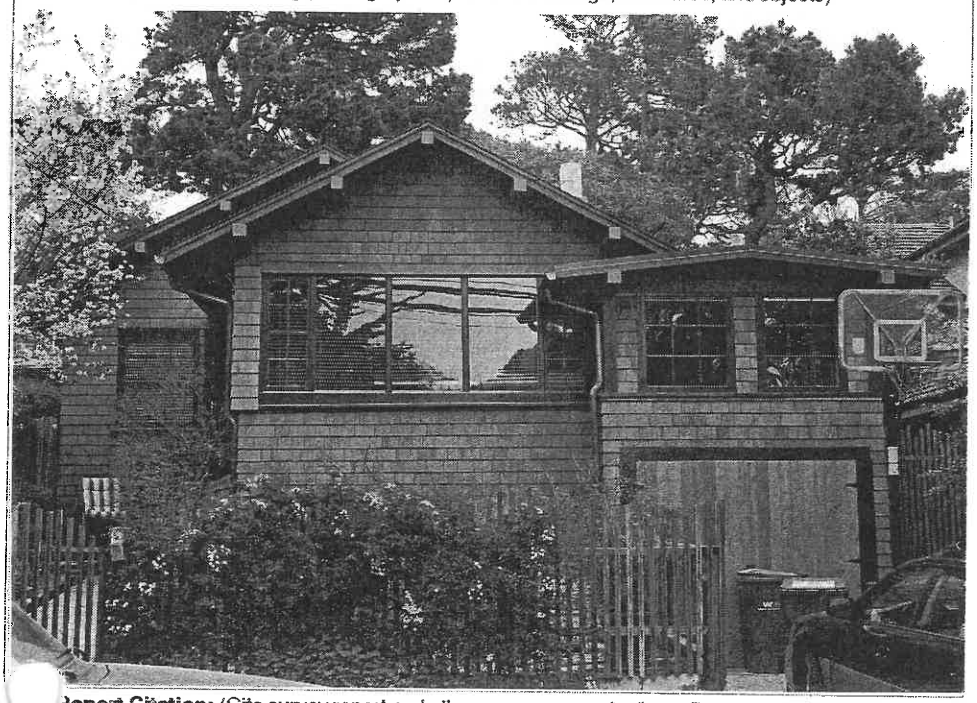
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story wood-framed Craftsman style residence with raised basement, irregular in plan, resting on a concrete foundation. The exterior wall cladding is wood shingle. The low-pitched front-gabled building has a lower projecting bay on the south side, with a much lower pitch to its gable. The roof system has wide overhanging eaves with exposed rafter-tails, behind copper gutters, and decorative purlins. A single stucco-clad interior chimney is found toward the rear of the house (east) in the roof-plane of the south side-elevation. Fenestration is irregular, with a combination of 6/1 double-hung wood sash, large banded fixed wood windows, multi-paned fixed windows, and multi-paned wood casement type. There is a wooden double garage door below the windows on the lower projecting bay to the south. The entry is on the north side-elevation just back from the west facing facade. There is a small, wood-framed guest house to the rear of the main building, probably constructed in 1921. Its exterior wall cladding is board-and-batten, with a low-pitched side-gabled roof, and shed- roofed bays at the north and south ends of the building. it has 6/6 fixed and casement type wood windows, and five-panel wood doors on the inside walls of its "U" shaped plan. it is in a deteriorated condition. The main house sits just back from the street behind a wood picket fence in an informal landscape setting of shrubs and flowering fruit trees. The house is located in a residential neighborhood of one and two-story homes of varying sizes and age.

. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
Looking east at west facing facade, 2/15/04, #48482-7

P6. Date Constructed/Age and Sources
☐ Prehistoric ☒ Historic ☐ Both
ca. 1906, Mo. Co. Book of Deeds/Sanborn insurance map

P7. Owner and Address
Bud Smith & Chris Campbell
P.O. Box 1175
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey
Preservation Consultant
310 Lighthouse Ave.
Pacific Grove, CA 93950

P9. Date Recorded: *2/29/2004*

P10. Survey Type: (Describe)
Intensive-Carmel Historic Context Statement-ongoing

...Report Citation: (Cite survey report and other sources, or enter "none")

Attachments ☐ NONE ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☒ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # Attachment 11

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

NRHP Status Code *5S2*

Resource Name or #: (Assigned by recorder) *Dr. Kellogg Hse. & E. Wright Cottage*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *residence* B4. Present Use: *residence*

B5. Architectural Style: *Craftsman*

B6. Construction History: (Construction date, alterations, and date of alterations)

Pre 1910 (Sanborn map); interior remodel 1968 (CBP# 4837); kitchen remodel 1971 (CBP# 71-176); interior remodel 1992 (CBP# 92-205); re-roof w/wood shingle 2003 (CBP# 03-103)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:

B8. Related Features: *small, wood-frame guest cottage to rear (east) 1921 (CBP# 267) undated addition to south side of guest cottage.*

B9a. Architect: b. Builder:

B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR 2,3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Dr. Vernon Kellogg Hse. is significant under California Register criterion 2, for the contributions made by Dr. Kellogg & his wife Charlotte to science & Carmel's cultural history. It is also significant under criterion 3, in the area of architecture as an excellent and well maintained example of of early Craftsman residential design in Carmel by-the-Sea. The Kellogg House is one of the few remaining survivors of Carmel's early

"Professor's Row" along Camino Real. Distinguished university scientists from the San Francisco bay area, principally Stanford, and staff members of the Carnegie Institute's Coastal Laboratory owned and worked out of a group of "redwood cottages" along Camino Real between about 1904 and 1920. Dr. Kellogg, a world-class zoologist, first came to Carmel in 1878 with Stanford's David Star Jordan. Kellogg and Jordan collaborated on a number of scientific works. According to available title records, Dr. Kellogg purchased the Camino Real property in March of 1906 (Mo. Co. Book of Deeds, Book 91, P. 227), two years before he married Charlotte Hoffman, head of the English Department of Miss Head's School in Berkeley. In 1908 the couple settled in Carmel, where Dr. Kellogg did much of his writing, as did Charlotte who was also an author. The married couple fully participated in the cultural life of the community, particularly in the circle connected with the Forest Theater. Kellogg once described George Sterling, who was close to the couple as, "...the proton around which the rest of us revolved as electrons". Dr. Kellogg was the stage manager for the 1913 production of Mary Austin's "Fire", in which he and Charlotte also performed. During WWI the couple went to Belgium, where Dr. Kellogg was the first Director of the American Relief Commission, and later as first asst. to Herbert Hoover, food administrator for the program. Charlotte also participated in these efforts throughout the was, in Belgium, France and Poland, giving many speeches in this country in support of the U.S. Food Commission.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Gilliam, H & A, *Creating Carmel The Enduring Vision,* Salt Lake City: Peregrine Smith Books, 1992
Map of Carmel-By-The-Sea, Carmel Development Co., 1913
Sanborn fire insurance maps of Carmel 1910. 1924. 1930-62

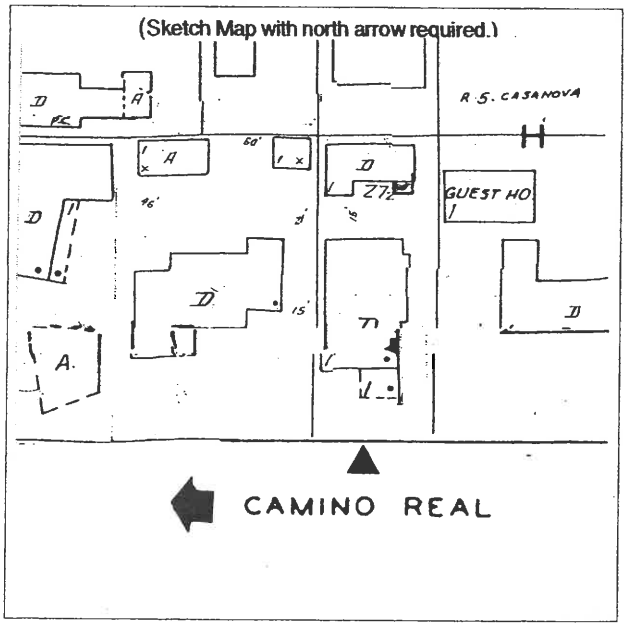
B13. Remarks: *Zoning R-1*
CHCS (AD, AC)

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *2/20/2004*

(This space reserved for official comments.)

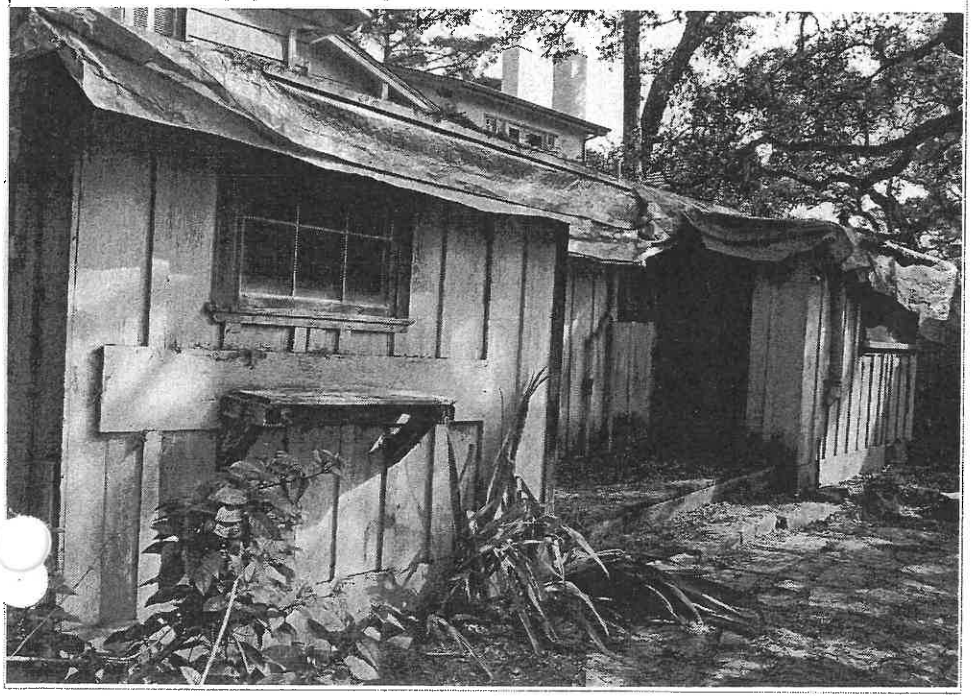
(Sketch Map with north arrow required.)



B10. During this period the Kellogg's spent time in Washington D.C. and abroad, as well as in Carmel. In 1919 they sold the Carmel house and relocated to the Carmel Highlands. The Camino Real property was purchased by a Mr. Ernest N. Wright, who constructed the small guest cottage to the rear of the main residence in 1921.
The Craftsman style of architecture was popular during the early development of Carmel, after 1903. Craftsman homes are characterized by horizontality of proportions, seen in the spreading lines of their low-pitched, overhanging gabled roofs and informal building plans; reliance on the honest use of materials such as wood, brick and stone, local redwood and brick in this instance, with Carmel stone in the garden walkways and patios, referencing their popular acceptance and appropriateness to Carmel's visual character. The architectural style emphasized enjoyment of the natural setting through porches and outdoor spaces. The lower projecting bay, to the south on the building's facade was originally an open porch. The style's aesthetic characteristics, and its philosophical underpinnings which linked it to progressive political, social, and artistic movements in the early twentieth century, made it popular with Carmel's academic, literary, and creative residents. The Kellogg house has been carefully maintained over time, with few changes to the original design. New wood shingles were recently added, maintaining the original patterns to weather, and the original paint trim matched. This work was done in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.
Based on available Sanborn maps, the small guest cottage to the rear had the current bay on the south side of its west facing facade added sometime after 1930. Otherwise the building appears to be unaltered from its 1921 date of construction.
The Dr. Vernon L. Kellogg Hse. & Ernest Wright Cottage retain to a high degree their integrity as constructed in the first quarter of the twentieth century. Dr. Kellogg and his wife Charlotte were significant figures in Carmel's early cultural life, and became internationally known for their humanitarian work during WWI. Their home is one of the few remaining survivors of the old "Professor's Row" redwood cottages along Camino Real.The Kelloggs and their home reflect the findings of, and are consistent with the 1997 Carmel Historic Context Statement under the themes of architectural development, and development of the arts and culture in Carmel.

B12.
Carmel Pine Cone, Obit., Dr. Vernon L. Kellogg, 9/24/37
Monterey Peninsula Herald, Obit., Charlotte Kellogg, 5/9/60

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
looking SE at the west facing facade of the Ernest Wright Cottage, 2/28/04, #49186-14A

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #
PRIMARY RECORD
Trinomial
NRHP Status Code

Other Review Code Reviewer Listings Date

—

Page 1 of **Resource Name or #:** (Assigned by recorder) William Posey Silva House

P1. Other Identifier:

*P2. **Location:** **Not for Publication** x **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** **Date** **T** ; **R** ; **3 of** **3 of Sec** ; **B.M.**

c. Address Carmelo 4 NW of Ocean City Carmel by the Sea Zip 93921

d. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 10-253-21, Lots N1/2 9; 11, EPTS 10 & 12; Block HH

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

See Continuation Sheet.

***P3b. Resource Attributes:** (List attributes and codes) HP2 Single Family Residence

***P4. Resources Present:** X Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #)
Front elevation 03/20

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

***P6. Date Constructed/Age and Source:** X Historic Prehistoric Both
1914; Historic Records

***P7. Owner and Address:**
Paul & Cheryl Sallomi
POB 4531
Carmel, CA 93921

***P8. Recorded by:** (Name, affiliation, and address): Meg Clovis
14024 Reservation Rd
Salinas, CA

***P9. Date Recorded:** 08/2020

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:**
None

***Attachments:** Location Map X Continuation Sheet X Building, Structure, and Object Record
Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
Artifact Record Photograph Record Other (List):

B1. Historic Name: William Posey Silva House
B2. Common Name: William Posey Silva House
B3. Original Use: Single family residence
B4. Present Use: Single family residence
***B5. Architectural Style:** Craftsman
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed 1914; kitchen remodeled 1948; front and rear addition 1973; remodel garage into sub-unit 1993

Moved? X ☐**No** ☐**Yes** ☐**Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** Japanese Garden

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** Architectural Development; Development of Arts & Culture
Area Carmel by the Sea
Period of Significance 1914-1948 **Property Type** Building
Applicable Criteria CR 2,3 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

See Continuation Sheet.

B11. Additional Resource Attributes: (List attributes and codes) HP2

***B12. References:**
Building File, Carmel Planning Department
Carmel Context Statement & Historic Preservation Ordinance
Carmel Pine Cone (numerous articles)
William Silva Biography File, Harrison Memorial Library
Sanborn Maps and Carmel Development Company Book of Deeds
National Register Bulletin 15

B13. Remarks:

See attached Sketch Map & Historic Photograph

***B14. Evaluator:** Meg Clovis
Date of Evaluation: 08/2020

P3a Description

The William Posey Silva House is located on a large, sloping lot on Carmelo, 4 NW of Ocean. The Craftsman style residence is H-shape in plan and rests on a concrete slab foundation. The original portion of the house fronts Carmelo and is U-shaped, with two wings flanking a central brick patio. The wings are topped by hipped roofs, with a shed dormer in the south wing. Wide overhanging eaves are supported by knee braces. The central section is punctuated by the etched glass front door.[1] An unusual low-slung, segmented gable roof tops the central section. Tucked directly beneath the gable are two multi-paned windows, with a decidedly Japanese character. These windows are a direct reference to the Oriental influences that profoundly influenced the Craftsman design vocabulary. The window pattern is repeated in the fence that fronts the property. A chimney is offset from the front door and bisects the roof. Exterior siding of the original house is board and batten while additions have horizontal wood siding. Wood shakes cover the roof.

A bedroom (1973) was added to the rear elevation to create the current H-shape plan and a sub-unit (1993) has been constructed in the former garage and storage area underneath the house. The upstairs deck overlooks a landscaped garden and covers the patio below. A spiral staircase descends to the patio and French doors open out from the basement level bedrooms into the garden. Fenestration throughout the house is mixed, ranging from the unique multi-paned windows on the front elevation, to French doors, to plate glass, to horizontal multi-paned windows. There are many windows throughout the house which fills the interior with light, creating an ideal environment for a painter.

In the summer of 1913 William and Caroline Silva bought lot 11 and portions of lots 9, 10, and 12 in Block HH on Carmelo Street as well as lots 8 and 10 on San Antonio Street. Combined they formed a large, seaside estate. By the following year they had constructed "an attractive redwood home with the little Carmelita Gallery facing San Antonio below."[2] There is no information in the historical record regarding the original builder or contractor. When Silva purchased the property the Carmelita Gallery lot was specially zoned commercial. It has since reverted to residential zoning. The 1924 Sanborn Map pictures a U-shaped building facing Carmelo Street with a small sunporch extending from the southwest corner of the rear elevation. A photo of Silva standing in front of the house reveals a section of the singular Oriental style windows under the front gable (see attached). An overhang, now removed, once extended the width of the windows just above the front door.

The house has been remodeled several times over the years. The first remodel was in 1948 when Abbott Silva, William's son, remodeled the kitchen. In 1964 Gladys Silva subdivided lots 7 and 8 on Carmelo and lots 8 and 10 on San Antonio to create two 40'x100' building lots. This required the removal of Silva's original studio. Mrs. Walter S. Lysle carried out the most extensive remodel in 1973. She added a long, narrow extension of 292 square feet to the south elevation which enlarged the kitchen, dining room, and den. A 320 square foot bedroom was added to the rear elevation on the northwest corner which changed the footprint of the house to an H-shape plan. A spiral staircase was added from the upper deck down to the garage and storage area. There were many interior changes made to the house which focused on removing walls to open up the space. In 1993 the garage and basement storage area were converted into a 1553 square foot sub-unit with two bedrooms, a kitchenette, and sitting area. Richard Rhodes was the architect on this project.

---

[1] The Carmel Building file indicates that the original front door was a hobnail door built by William Silva.

[2] Daughter-in-law Gladys Silva remembers honeymooning in the home in 1914. *Carmel Pine Cone,* June 6, 1957, p. 6.

Character-Defining Features of the Silva House include:

- Board and Batten siding
- Knee braces
- Wide, overhanging eaves
- Low pitched hipped and gable roofs
- All original fenestration (1914 – 1948)
- U-shaped, front elevation plan with enclosed patio
- Shed dormer

B10 Significance

History

William Posey Silva was born in Savannah, Georgia on October 23, 1859. He was educated at Chatham Academy and briefly studied engineering at the University of Virginia. In 1887 he joined his parents in their china business in Chattanooga. Silva started to paint recreationally and spent his summers studying composition with Arthur Wesley Dow in Ipswich, MA. He painted in the Impressionist style and did many panoramic views of Chattanooga and Savannah's pine forests.

Encouraged by his wife Caroline, Silva retired from the china business in 1906 to pursue a career as an artist. He was 47 when he enrolled in the Academy Julian in Paris as a student of Jean Paul Laurens. He also painted with American artist Chauncey Ryder. His work was quickly recognized and he had his first solo exhibition in 1909 in Paris at the famed Georges Petit Gallery. That same year he returned to Chattanooga and won the silver prize at the Appalachian Exposition in Knoxville. He continued to work in New Orleans, Washington, D.C. and other southern cities.

On the advice of a friend, the Silvas moved to Carmel in 1912 and bought property in 1913. Upon seeing Carmel for the first time Silva exclaimed that it was "a land of promise." The following year they built their Craftsman style home on a large sloping lot that extended towards the beach through to San Antonio Street. Their Carmelita Gallery, the first art gallery in Carmel, faced the sand dunes off of San Antonio. Silva won silver medals at the Panama-Pacific International Exposition in 1915. Between 1914 and the 1930s his work frequently appeared in major museums and galleries across the country. He was an exhibiting member of the Carmel Arts and Crafts Club from 1913 to 1923 and exhibited at the Carmel Art Association between 1939 and 1947.

William and Caroline Silva were active in the Carmel community. Silva helped paint sets for the Forest Theatre. They belonged to the Christian Science Church, served on the Fire Commission, took legal action to preserve the town's old growth trees, joined the Carmel Pistol Club, vocally supported Prohibition, and sought to ban the local chapter of the John Reed Club. Silva died on February 10, 1948 at the age of 88. His work can be seen in the Johnson Collection (South Carolina), the Houston Museum (Texas), the Luxembourg Gallery (France), the Ross Memorial Museum (Canada), among others.

Significance

Historians use National Register Bulletin 15[3] to evaluate properties for eligibility for the National Register of Historic Places, the California Register of Historic Resources, and the Carmel Historic Inventory. The William Posey Silva House is eligible for listing in the Carmel Historic Inventory under Criterion Two (people) because the building is associated with the life of renowned artist William Posey Silva, known in his lifetime as "Carmel's grand old man of brush and easel." He is listed as a significant artist in Carmel's Context Statement.

[3] *How to Apply the National Register Criteria for Evaluation.* National Park Service. 1998.

The William Posey Silva House is also eligible for listing in the Carmel Historic Inventory under Criterion Three (architecture). Carmel's Context Statement states that, "Significant single-family residences are those that are related to Carmel's architectural chronology." The Context Statement includes the Craftsman style in Carmel's architectural chronology, and points out that Carmel's Craftsman homes were often U-shaped plans that enclosed a patio, as seen in the Silva house.

To be eligible for the Carmel Inventory a resource must represent a theme in the Context Statement, retain substantial integrity, and be at least 50 years old. The Silva House represents two themes: **Architectural Development** and the **Development of Arts and Culture.** It retains substantial integrity and is over 50 years old. The period of significance is 1914 to 1948, representing the year Silva constructed the house to his passing in 1948.

Integrity is defined as the ability of a property to convey its significance. There are seven aspects of integrity: Location, Design, Setting, Materials, Workmanship, Feeling, and Association. To retain historic integrity a property must retain several, if not most of the aspects. This is the case for the William Posey Silva House. Although changes have been made to the house throughout the years, most of the remodeling has focused on the interior spaces. The additions to the south and rear elevations are not visible from Carmelo Street and have not impacted the integrity of the front elevation save for the removal of the original front door and overhang.

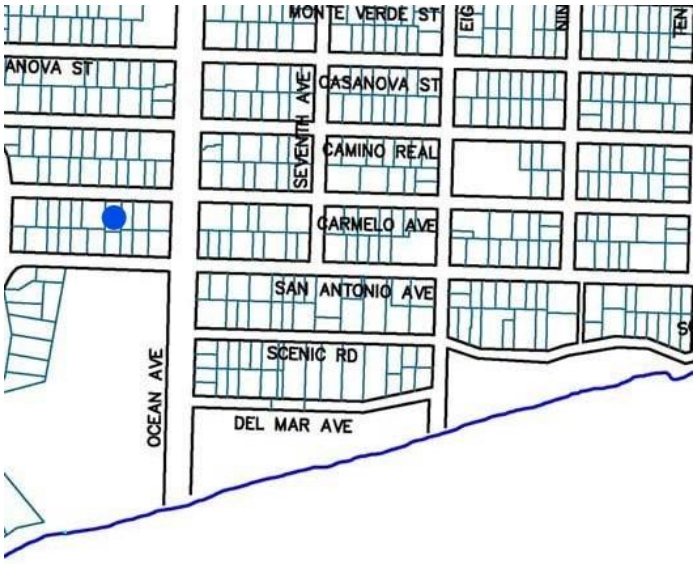
Carmel's Historic Preservation Ordinance states that a potential historic resource should meet at least one of the four criteria for listing in the California Register. The William Posey Silva House meets Criteria Two and Three on the local level because it:

- Is associated with the life of a person important to local, California, or national history; and
- Embodies the distinctive characteristics of a type, period, region, or method of construction.

The Carmel Historic Preservation Ordinance cites additional eligibility requirements for Criterion Three. CMC17.32.040(D)3 states that a resource can be eligible under this criterion if it is a good example of an architectural style or type of construction recognized as significant in the Historic Context Statement. The William Posey Silva House meets this requirement.

In summary, the Carmel Context Statement, the Carmel Preservation Ordinance, and the historical record support the eligibility of the William Posey Silva House for the Carmel Historic Inventory under Criteria Two and Three.

Location Map



William Silva standing in front of his home.
Courtesy of the Henry Meade Williams Local History Room
Harrison Memorial Library, Carmel, CA.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____ Attachment 11
Trinomial _____
NRHP Status Code 5S1

Other Listings
Review Code _____ Reviewer _____ Date _____

Page of **Resource Name or #:** (Assigned by recorder) *George F. Beardsley Hse.*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ Unrestricted **a. County** *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address: City *Carmel by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) ; **mE/** **mN**

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

SW cr. 8th & Casanova (Blk I, Lots 1 & 3)

Parcel No. *010-263-19*

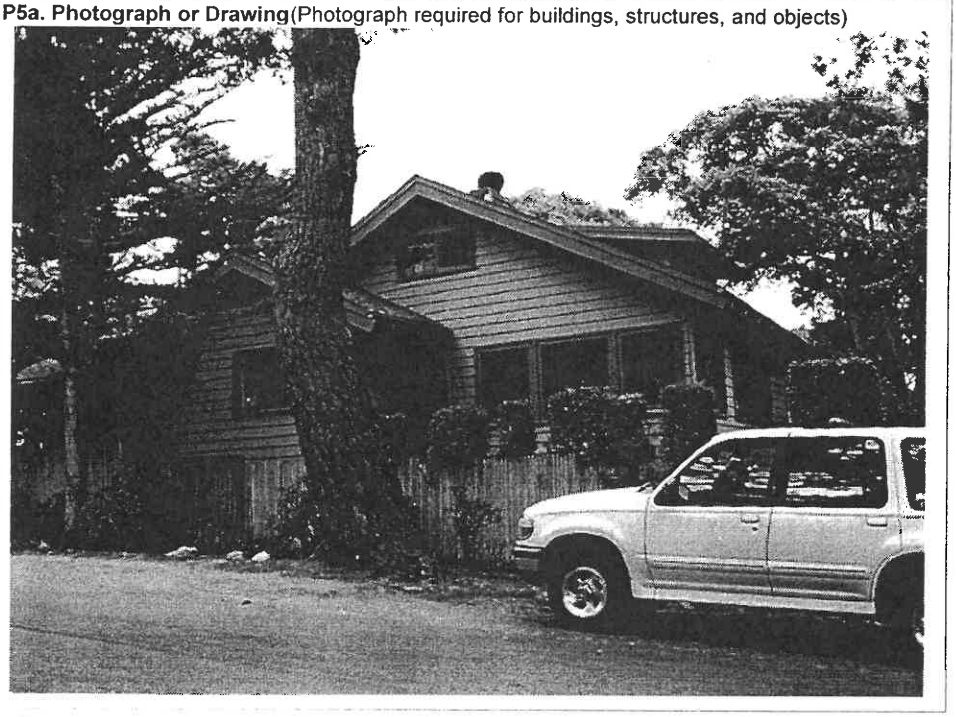
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A large, one-and-one-half story wood-framed Craftsman/ Bungalow style residence, basically rectangular in plan, with a raised basement, resting on a concrete foundation. The exterior wall cladding is a medium-width shiplap wood siding. The low-pitched side-gable roof is covered in a composition shingle. The wide, overhanging eaves have exposed rafter tails, with simple vergeboards at the gable ends. A shed-roofed roof dormer is found centered in the plane of the rear (west) elevation. There is an interior brick chimney piercing the ridge line a little north of the center of the building. A 1928 addition added a bedroom & bath at the NE cr. of the house. Fenestration is irregular, with a combination of single, paired and banked fixed, and sliding wood windows, & some fixed and sliding multi-paned wood windows. The ground floor on the west (rear) elevation is characterized by an almost continuous band of windows, single-paned to the north, and multi-paned to ward the south. Wood French doors are found on the east (front) elevation, just north of the original, recessed main entry. The main entry and the French doors open onto the 1962 raised wood deck, which has a side-approach open wood stair, with simple railing, leading up from a Carmel stone patio. The house is sited close to the SW cr. of 8th & Casanova on a large, westward sloping lot, behind a grape stake fence. It is surrounded by mature oak, pine and cypress trees in a relatively informal landscape setting of tall shubbery and lower planting beds.

›b. Resource Attributes: (List attributes and codes)

4. Resources Present ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 830-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☐ Historic ☐ Both

1909 Carmel bldg records

P7. Owner and Address
Ken & Jeanette White
P.O. Box 293
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey, Preservation Consultant, 310 Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: *4/11/2002*

P10. Survey Type: (Describe)
Carmel Historic Resource Inventory - 2001

. Report Citation: (Cite survey report and other sources, or enter "none")
armel by-the-Sea Survey 1989-1996

.tachments ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other: (List)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # Primary # Attachment 11

Page of NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *George F. Beardsley Hse.*

B1. Historic Name: *George F. Beardsley Hse.*
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Craftsman /Bungalow*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1909; add. at NE corner 1928 (Cbp #2032); bathroom add. at SE cr 1947; (Cbp #1465); front deck add. 1962 (Cbp #3812); patio added 1968; interior remodel 1980 (Cbp #80-21)

B7. Moved? No Yes Unknown Date: Original Location:
B8. Related Features: *wood-frame garage to rear (west) of hse.,facing 8th*

B9a. Architect: *designer/M.J. Murphy* b. Builder: *M.J. Murphy*
B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR 2,*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Beardsley Hse is significant under California Register criteria 2, and the home of George F. & Alice K. Beardsley, early Carmel residents who were deeply involved in the development of civic and social institutions in the village. It is also significant as an early and excellent example of the building design of Michael J. Murphy, Carmel's first and most prolific master builder.
The Beardsleys were early and important Carmel settlers. George Fisher Beardsley (1857-1932), a mining engineer & geologist, was on the original Carmel Board of Trustees in 1916, serving until 1918. He was active with the Carmel Library, and Forest Theater. Alice Kate Wellman Beardsley (1863-1944), was equally active in community affairs, especially with the Community Church, which later became the Church of the Wayfarer. Mrs. Beardsley started the biblical garden which still flourishes at the NW cr. of Lincoln and 7th. Togather the couple made significant contributions to the community. They funded the Beardsley Gallery of the Carmel Art Association (George was an early and avid photographer), and donated the parcel now holding the First Murphy Hse., to the Carmel Girl Scouts for their club house.
The Beardsley's large Craftsman bungalow has had little alteration since its construction in 1909. The Craftsman style was an expression of the philosophy of the Craftsman movement, the American adaption of the English Arts & Crafts Movement which had crystallized around William Morris in the second half of the nineteenth century. The Craftsman ideal is characterized in the Beardsley home by the horizontality of proportions, seen in the spreading lines of its low-pitched, overhanging gable roofs and its informal building plan. The building clearly expresses its use of native materials, such as wood, brick and stone in its undisguised structural components, and its enjoyment of the natural setting, through porches, patios and the clustering of windows into horizontal bands.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

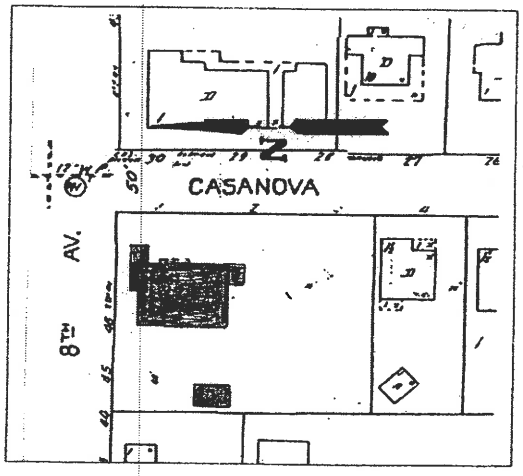
B12. References:
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement1997
Hale, Sharron, *A Tribute to Yesterday,* Valley Pub.:Santa Cruz, 1980
White, Jeannette, Beardsley family research info.
Sanborn fire insurance maps of Carmel, 1910, 1924, 1930-62

B13. Remarks: *Zoning R-1*
CHCS (AD, GCS)

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *4/11/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



B10. Michael J. Murphy (1885-1949), its designer/builder, first came to Carmel in 1902. Two years later Frank Devendorf hired him to be the builder for the Carmel Development Company. Murphy went on to become the most prolific designer/builder in Carmel's history, with as many as 350 structures to his credit. In 1914 Murphy established his own contracting firm, and in 1924 he opened M.J. Murphy, Inc., which sold building supplies, did rock crushing and concrete work and operated a lumber mill and cabinet shop, located between San Carlos and Mission Streets. Murphy was the most active designer-builder in the area between 1902 and 1940, and did as much to give Carmel its basic architectural character than any other person.

The Beardsley Hse., and the contributions of its owners and builder to the architecture, civic and social life of the village is consistant with findings and policies of the 1997 Carmel Historic Context Statement under the themes of architectural development, and government, civic & social institutions.

It should be noted that Kennedy White, Carmel Mayor from 1992 to 2000, with his wife Jean, are only the third owners of the home since the Beardsley occupation.

Attachment 11

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 4 *Resource Name or #: (Assigned by recorder) Helen Brown Studio/Home

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ■ Unrestricted *a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Date T ; R ; ¼ of ¼ of Sec ; B.M.

c. Address W/S Casanova Bet. 10th & 11th City Carmel Zip 93921

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

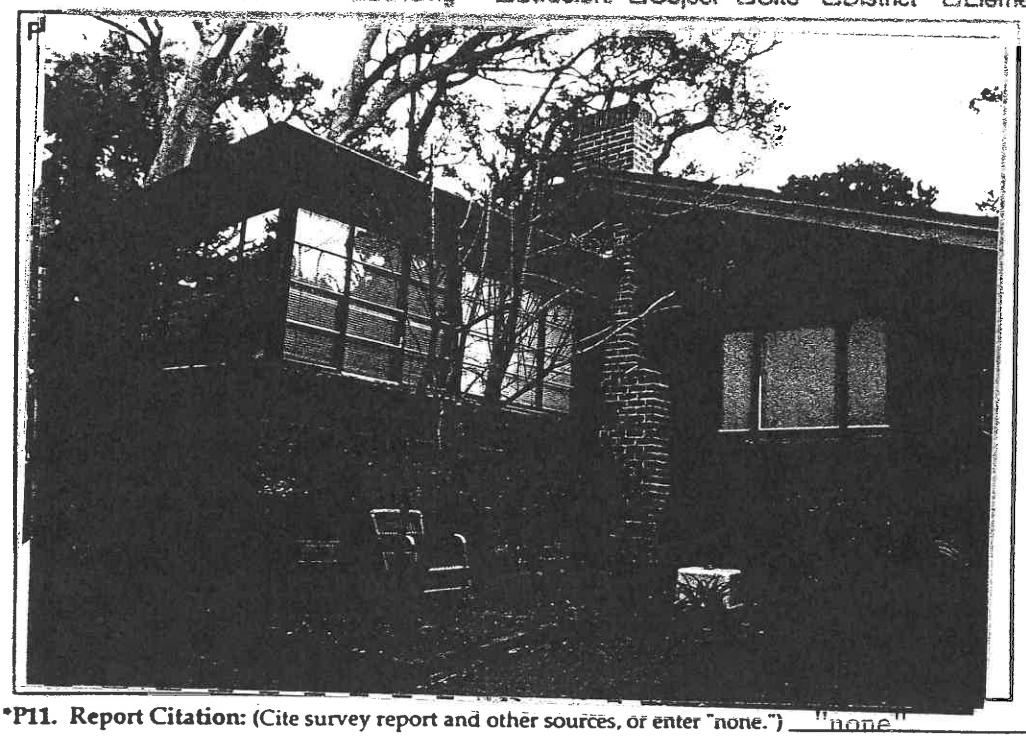
Monterey County Assessor's Parcel #010-272-002 (Blk. K, Lot 5)

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

See Continuation Sheet.

*P3b. Resource Attributes: (List attributes and codes) "HP-2" Single Family Residence

*P4. Resources Present: ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #) Looking SW at Facade from Casanova 2/5/2000 #6478

*P6. Date Constructed/Age and Sources: ■Historic ☐Prehistoric ☐Both Carmel Building Records 1925

*P7. Owner and Address: Diane Garcia & Tracy Anselmi - W/S Casanova be 10th & 11th, Carmel, CA 93921

*P8. Recorded by: (Name, affiliation, and address) Kent Seave Preservation Consultant 310 Lighthouse Ave. Pacific Grove, CA 93950

*P9. Date Recorded: 2/15/2000

*P10. Survey Type: (Describe) Required CEQA Review

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") "none"

*Attachments: NONE ☐Location Map ☐Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List)

DPR 523A (1/95) *Required Information

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI#

Attachment 11

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 5S1

*Resource Name or # (Assigned by recorder) Helen Brown Studio/Home

B1. Historic Name: Helen C. Brown House
B2. Common Name:
B3. Original Use: Residential B4. Present Use: Residential
*B5. Architectural Style: Craftsman Bungalow
*B6. Construction History: (Construction date, alterations, and date of alterations) Original construction, 1925 (CBP #1061) Bedroom/Bathroom addition to facade, 1940 (CBP #644); wood frame garage, 1940 (CBP #683); Bedroom/Bathroom addition to rear, 1948 (CBP #1719).

*B7. Moved? ■No □Yes □Unknown Date: Original Location:
*B8. Related Features:
Wood Frame Garage, SW corner of parcel.

B9a. Architect: b. Builder: M. J. Murphy 1940 Add. Hugh Comstock 1948 Add.
*B10. Significance: Theme Residential Development Area Carmel
Period of Significance 1904-1940 Property Type Single Family Res. Applicable Criteria AC
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

See Continuation Sheet.

B11. Additional Resource Attributes: (List attributes and codes) "HP-2" Single Family Residence
*B12. References:

See Continuation Sheet.

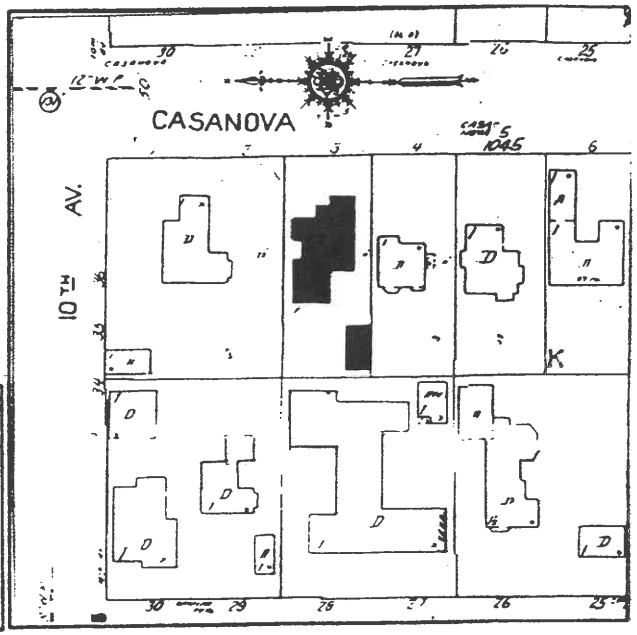
B13. Remarks:

Zoning R-1

*B14. Evaluator: Kent Seavey

*Date of Evaluation: 2/5/2000

(This space reserved for official comments.)



*Required information

P3a. Description:

This is a one-story wood-framed Craftsman bungalow, constructed in 1925. It is irregular in plan, resting on a concrete foundation. The exterior wall cladding is a combination of wood shingle and wide horizontal wood lap siding.

The low pitched end gable roof has two lower partial width bays, stepping out from the south side of the east facing façade. These features were added in a 1940 expansion that matches the original building in design and materials. The wide overhanging eaves are carried on exposed rafters, with knee bracing in the gable ends. The rafter tails and bracket ends are finished in a birds mouth detail. The roof is covered in a composition shingle, laid over the original wood shingle. An exterior eave wall red brick chimney is centered in the rear (west) elevation.

This chimney is partially enclosed by a one-story rear addition that was constructed in 1948. This rectangular feature has wide horizontal wood lap siding below a continuous band of industrial steel casement windows along the south side elevation, that wrap around the rear (west) of the addition, terminating in a glazed and wood panel door whose horizontal window muntins meet those of the steel window framing to form streamline "speed lines." The rear door is reached by a simple wood side approach open staircase, located at the SW corner of the rear (west) elevation. The addition has a very low hipped roof, covered in composition shingle.

Fenestration in the main building block is irregular, with a combination of single fixed lights, paired sliders, ribbon banded and tripartite casement type wooden windows. The principal entry to the main building block is recessed in about halfway along the south side elevation.

An end gable board-and-batten single car garage, constructed in 1940, is found in the SW corner of the parcel.

The residence is faced with low shrubs behind a lawn, fronted by a hedged picket fence along Casanova Street. The lot sides are framed by higher hedging, and a stand of mature oaks is found on the north side of the building. It sits in an older residential neighborhood that has been identified as a potential historic district.

B10. Significance:

The Helen C. Brown studio/home is significant in the areas of cultural history and architecture under criterion established by the California Environmental Quality Act (PRC Sec. 15064.5 (1), the California Register for Historical Resources (PRC 5024.1(e) 2, 4 & 5031.(a)3), and under Carmel's Historic Preservation Ordinance (PC Chapter 17.41.040, 1, 3, 5, 6, 8).

The property was the home and studio of its original owner, Helen Cheney Brown (1854–1935). Ms. Brown was a painter who was active in Carmel's art colony for at least two decades prior to her passing in 1935. She was an artist member of the Carmel Arts and Crafts Club, and a charter member of the Carmel Art Association.

Under Sec. 6.5.2 of the 1997 Carmel By-The-Sea Historic Context Statement, studios and other types of work spaces associated with artists are considered important resources associated in the context of the development of art and culture in Carmel between 1904–1940.

Of particular architectural interest are the two additions to the original 1925 studio/home, designed in 1940 and in 1948 by Carmel master builders Michael J. Murphy and Hugh Comstock, respectively.

B10. Significance (continued):

While no records have been located on the original designer of the 1925 studio/home of Helen Brown (speculation suggests Murphy), the 1940 façade addition by Carmel's most noted master craftsman, M. J. Murphy is fully documented in a set of original blueprints on file with the City Planning Department.

Murphy and/or his client, 1940 owner Helen Palmtag, elected to maintain the original Craftsman bungalow character of the house in a bedroom/bathroom expansion that saw the retention of form, materials and specific detailing from the earlier architectural styling. The original lines of the building were repeated in two stepped bays projecting forward of the main block, exhibiting Murphy's skilled craftsmanship and attention to detail, particularly in the birds mouth treatment of the new rafter tails and brackets. Unless one was aware of the building's construction history you would be hard pressed to discern the new work from the old.

However, this was not the case in the 1948 bedroom/bathroom addition to the rear (west) of the house, executed by M. J. Murphy's principal design competitor and equally renowned local master builder, Hugh Comstock, for new owner Ross Hoffman. This work is also fully documented in the building files of the Carmel Planning Department.

While Murphy chose the past for his point of departure in the 1940 expansion, Comstock took a decidedly modern approach to his work. But did so without compromising the original design. He borrowed the wide horizontal lap siding found as a skirt board at the rear of the 1925 house, where the foundation was raised to compensate for a sloping lot, and used it for his exterior wall cladding. By so doing he was able to accomplish two things. The first was to emphasize the horizontality of his basically streamline treatment of the addition, with its ribbon band of industrial steel window sash, and the second was to relate the new work to the old through the use of like materials.

Both design solutions have worked equally well over time. The Helen Brown residence reads from the street as a direct reference to the cultural contribution of the Arts and Crafts movement in the community, and the back bedroom speaks to the capacity of good design to afford the successful integration of new construction with old without compromising the historical character of a property. From a recent physical inspection, it appears that there have been no further changes to the exterior of the building since 1948.

B12. References:

Carmel Building Records, on file at Carmel Planning Dept., Carmel, Calif.
Grimes, T. Heumann, L. & Laffey G., Historic Context Statement Carmel By-The-Sea, City of Carmel: Carmel, CA, 1997.
Hoag, Betty M., Carmel Art Association: A History, Carmel Art Association: Carmel, CA, 1987, p. 55.
Hughes, E. M., Artists in California 1786–1994, Vol. 2, Hughes Pub. Co.: San Francisco, CA, 1989, p. 74.
Polk Business Directory for Carmel, 1926–27, 1930, 1941, 1949.
Sanborn Fire Insurance Maps of Carmel, 1930, 1930–62.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S1

Attachment 11

Other Listings
Review Code Reviewer Date

Page of

Resource Name or #: (Assigned by recorder) *Goetz Cottage*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ Unrestricted **a. County** *Monterey*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address: City *Carmel by-the-Sea* Zip *93921*
d. UTM: (Give more than one for large and/linear resources) ; mE/ mN
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
4 SW of 10th, W/side Casanova (Blk K, Lot 9)

Parcel No. *010-272-004*

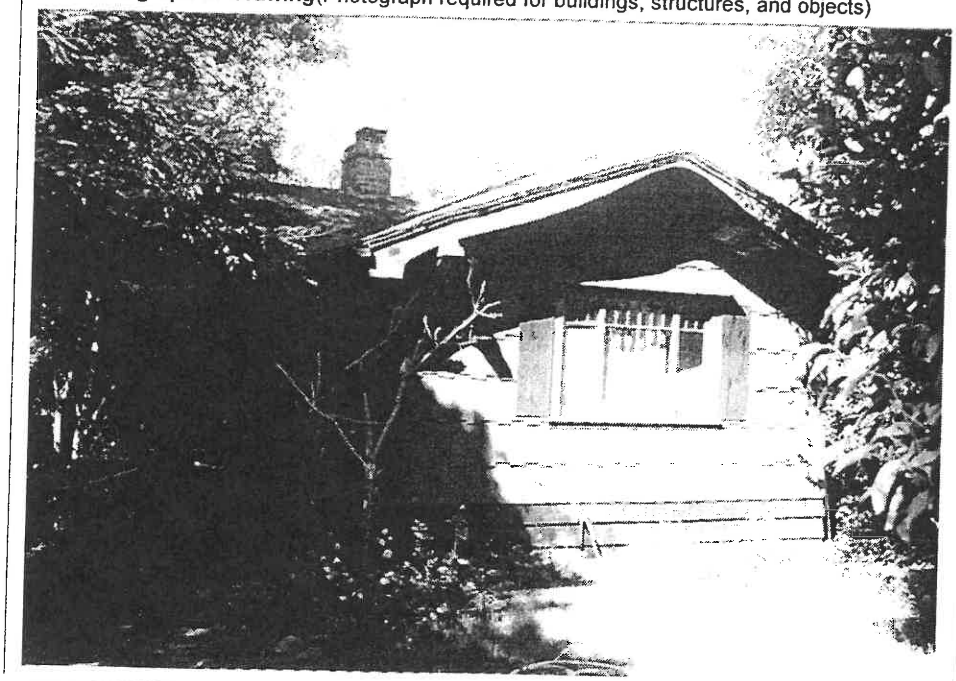
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Craftsman style cottage, ell shaped in plan, resting on a concrete foundation. The exterior wall cladding is a slightly staggared wood shingle, w/horizontal shiplap skirt boards. The low-pitched cross-gable roof extends well over the front (east) facing gable. This elevation is characterized by a shaped vergeboard, carried on two triangular knee braces. The wooden vent in the gable apex is in a sunburst pattern. Below tis one finds a tripartate wood sliding focal window of Craftsman design. Single plank wood shutters flank the window, and it is covered by a narrow, wood-shingled shed roof, supported on shaped brackets. An interior brick chimney appears in the ridge line of the rear cross-gable toward the north. The entry is found on the front (east) elevation, just south of the ell forming the front facing gable. It is a multi-paned glazed wood door, flanked by similar side-lights. The residence sits back from the street behind a lawn, in an informal landscape setting of tall shrubbery, w/two mature redwood trees along the southern lot line.

b. Resource Attributes: (List attributes and codes)

4. Resources Present ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 833-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☐ Historic ☐ Both
1921 Carmel bldg. records

P7. Owner and Address
Jeannette B. Rustad Trust
P.O. Box 4905
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey, Preservation Consultant, 310 Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: *5/8/2002*

P10. Survey Type: (Describe)
Carmel Historic Resource Inventory - 2001

. Report Citation: (Cite survey report and other sources, or enter "none")
one

tachments ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other: (List)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Attachment 11

Page of

NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *Goetz Cottage*

B1. Historic Name: *Goetz Cottage*

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Craftsman cottage*

B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1921 (Cbp# 285); add bath (Cbp# 4683)

B7. Moved? ☐ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features:

B9a. Architect:

b. Builder: *Unknown*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Goetz cottage is significant under California Register criteria 3, in the area of architecture, as an early example of Carmel's eclectic and indiviualistic residential building design. According to long time artist/ resident Jane Gorham, the only change to the building, inside and out was a 1967 kitched and bedroom remodel. She noted that both she and her mother, also an artist, had used the building for their studio/home. The architectural value of the building is in the fact that there appears to be no exterior change. The front facing gable of this tiny Craftsman cottage is one of the most expressive of this mode in Carmel, with its shaped vergeboard accentuating the exuberant sunburst patterned apex vent, and the rhythm of the slightly staggered long wood shingles further articulating the building's surface. The cottage is a delightful example of the ecclectic self-expression that characterized the heyday of Craftsman building in Carmel, which lasted from about 1905 into the early 1920s. No builder is sited in the record. The redwood trees should be looked at by the city forester for possible listing as heritage trees. The Goetz Cottage clearly reflects the findings of, and is consistant with the 1997 Carmel Historic Context Statement under the theme of architectural development.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Gorham, Jane W., correspondence w/ two generation resident of hse. 7/25/01.
Sanborn fire insurance maps of Carmel 1924. 1930-62

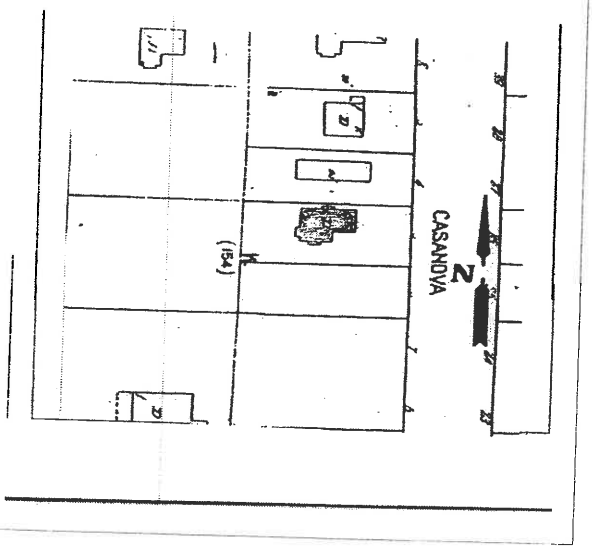
B13. Remarks: *Zoning R-1*
CHCS (AD)

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *5/8/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



DPR 523B (1/95) HistoryMaker 4

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary #
HRI #
Trinomial

Attachment 11

e of **Resource Name or #:** (Assigned by recorder) Goetz Cottage

orded by: Kent L. Seavey **Date** 5/8/2002 ☐ Continuation ☐ Update

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial

Attachment 11

NRHP Status Code 5S1

Other Listings
Review Code Reviewer Date

Page of **Resource Name or #:** (Assigned by recorder) *Adelaide J. Trethaway Hse.*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ Unrestricted **a. County** *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Date** **T** **; R** **;** **1/4 of** **1/4 of Sec** **;** **B.M.**

c. Address: City *Carmel by-the-Sea* Zip *93950*

d. UTM: (Give more than one for large and/linear resources) ; **mE/** **mN**

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

NE side of Lopez at the cr. of 4th (Blk KK Lots p2, 3)

Parcel No. *010-231-012*

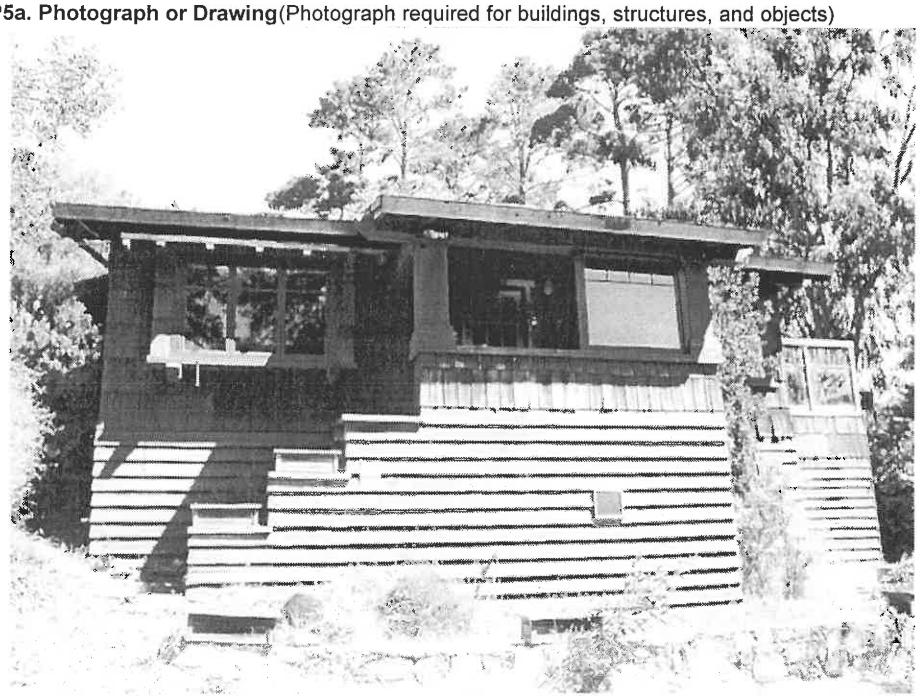
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Craftsman bungalow, irregular in plan, resting on a wood post-and-pier & mud-sill foundation. The exterior wall cladding is a combination of wood shingle and horizontal shiplap wood siding. The main roof is side-gabled, w/a partial-width projection of the roof-plane over the central open porch and entry. The wide, overhanging eaves have a simple facia board all round the building. All roof covering is composition shingle. The roof extention over the partially enclosed porch is supported by two short , square columns capped w/a wood lintel that is shaped at its ends. The columns sit on a closed rail, faced w/wood shingle The side-approach open staircase that leads up from west to east, has a stepped closed rail, faced w/the horizontal shiplap wood siding. This siding faces that portion of the residence that is raised on posts & pier framing from the steeply sloping building site. The wood shingle begins at the floor-plate. A brick interior chimney is found just to the rear (north) of the ridge line about midway along the building. A second porch projects off the SE end of the house. It is an open wooden deck w/ a glazed screen wall above a low closed rail on the south side, and an open rail w/simple wood balusters along the SE side. This feature connects the main building block w/ a smaller rectangular front-gabled wing at the NE cr. of the residence. This feature is similar in every way to the main house and was part of the original construction in 1914. Its siting suggests a connected guest room or rental.

3b. Resource Attributes: (List attributes and codes)

P4. Resources Present ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 834-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

1914 Monterey Herald, 4/17/77

P7. Owner and Address
Marian F. Binkley
2714 Divisadero Street
San Francisco, CA 94118

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey, Preservation Consultant, 310 Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: *9/6/2002*

P10. Survey Type: (Describe)
Carmel Historic Resource Inventory - 2001

11. Report Citation: (Cite survey report and other sources, or enter "none")
None

Attachments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # Primary # Attachment 11

,e of NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *Adelaide J. Trethaway Hse.*

B1. Historic Name: *Adelaide J. Trethaway Hse.*
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Craftsman bungalow*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1914; repairs 1921; interior repairs and minor alt. 1967 (Cbp# 4638)

B7. Moved? No Yes Unknown Date : Original Location:
B8. Related Features: *Wood-framed one-car garage adjacent to N. Casanova. may be 1921 (?)*

B9a. Architect: b. Builder:
B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR 1*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Adelaide J. Trethaway Hse. is significant under California Register criterion 3, in the area of architecture as one of the very few remaining unaltered examples of Carmel's earliest Crfatsman bungalow style residences. These Craftsman homes were characterized by their horizontality of proportions, seen clearly in the Trethaway Hse. w/its extensive use of horizontal shiplap siding, and the spreading lines of its low-pitched, overhanging gable roof. It employs an informal building plan and relies on the honest use of available materials, including brick, and local redwood. The siting of the house at the top of its steeply sloping lot affords views of Carmel Bay and the Pacific from its open porch and deck, and through the bands of interior windows, that make the outside and inside of the building seem one living space. As noted in a 1919 article on Carmel by the writer Evelyn Wells for the *San Francisco Call & Post,* "These homes were usually of rustic simplicity, brown wood walls were relieved only by brilliant sketches in oil, or a highlight of a Japanese print. Plain, but never severe, always comfortable and beautiful. Only one thing was never missing, the great stone chimney." While most of the surviving early Craftsmen bungalows in Carmel have been altered over time, particularly through the use of inappropriate paint colors, the Trethaway still maintains its original reddish stain and gray-green window trim throughout. In March of 1917 Robinson Jeffers, his wife and their new twin boys moved into the Tretheway cottage and remained there until Tor House was completed in the Fall of 1919. The Trethaway Hse. clearly reflects the findings of and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

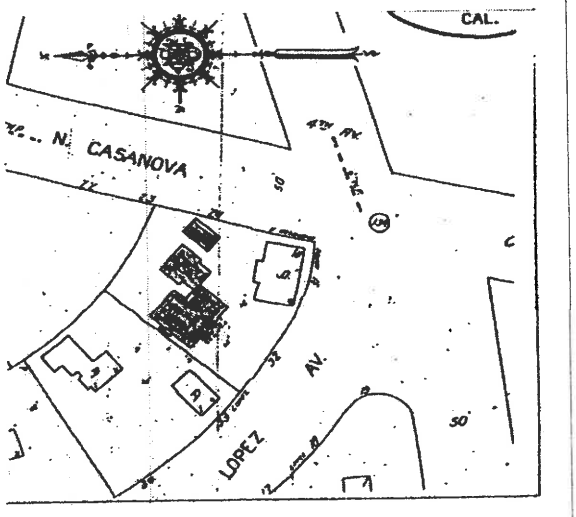
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Bennett, Melba, *The Stone Mason of Tor House* Ward Ritchie Press:San Francisco, 1966.
Lagorio, Elena, "There's a Bit of Carmel Left in Professor's Cottages", *The Herald Weekend Magazine,* 4/17/77

B13. Remarks: *Zoning R-1*
CHCS (AD)

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *9/6/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



P3. Fenestration is irregular w/ single and paired bungalow style casement windows, and paired and banked wood sliders. Some of these appear in slightly projecting bays, capped by narrow shed roofs w/exposed rafter tails, and carried on decorative brackets. There are also multi-paned glazed wood French Doors. The house is sited high on a steeply SW sloping lot at the south end of N. Casanova. The grounds are overgrown, and there are mature trees and shrubbery masking the house along Lopez Street. Except for a utility box on the NE wing, there appear to be no exterior changes since its 1914 construction.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____ Attachment 11
Trinomial _____
NRHP Status Code 5S1

Other Listings
Review Code _____ Reviewer _____ Date _____

Page of **Resource Name or #:** (Assigned by recorder) *"Cave of the Winds"*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ Unrestricted **a. County** *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address: City *Carmel by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) ; **mE/** **mN**

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

2 SE of Ocean E/side Carmelo (Blk M, Lots 6, 8)

Parcel No. *010-266-012*

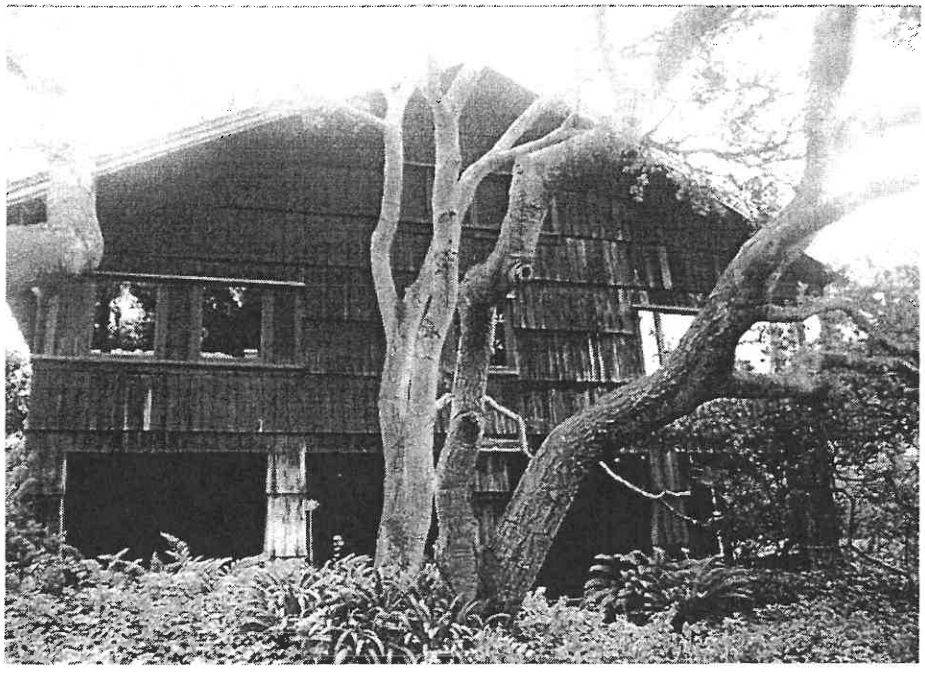
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-and-one-half story wood-framed Craftsman style residence, basically rectangular in plan w/a raised basement, resting on a concrete foundation. The exterior wall cladding is wood shingle w/about 30" to weather. The low-pitched side-gabled roof has wide, overhanging eaves w/exposed rafters, and is covered in a composition shingle. An interior brick chimney is located in the ridge line about midway along the long axis of the building. The main entry is on the south side in the form of a partial-width projecting open porch w/a shed roofed hood, supported on simple square posts w/a closed rail. The building was constructed on ground rising to the east. An interesting feature of that construction is an open bay below the ground floor along the west side of the house. The residence overhangs this open storage space and is supported by four large posts, sheathed in the same wood shingle found throughout the building envelope. Fenestration is irregular w/single, paired and banded fixed and casement type wood windows. The house sits a little back from Carmelo St. behind mature oak trees in an informal landscape setting of ferns and natural ground cover.

b. Resource Attributes: (List attributes and codes)

4. Resources Present ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 841-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☐ Historic ☐ Both

1908 Monterey Herald 4/17/77

P7. Owner and Address
C.J. Buckminster Trust
P.O. Box 4443
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey, Preservation Consultant, 310 Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: *9/14/2002*

P10. Survey Type: (Describe)
Carmel Historic Resource Inventory - 2001

1. Report Citation: (Cite survey report and other sources, or enter "none")
armel by-the-Sea Survey 1989-1996

Attachments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Attachment 11

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # **Primary #**

Page of **NRHP Status Code** 5S1

Resource Name or #: (Assigned by recorder) *"Cave of the Winds"*

B1. Historic Name: *Ruth Rice Hse.*

B2. Common Name: *George & Carrie Blackman Hse.*

B3. Original Use: *residence* B4. Present Use: *residence*

B5. Architectural Style: *Craftsman*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1908; some interior alterations 1922 (Cbp# 439); interior alterations 1950 (Cbp # 1944); interior alterations 1966 (Cbp# 4514)

B7. Moved? | | No | | Yes | | Unknown Date : Original Location:

B8. Related Features: *Wood-framed garage located at the SW cr. of the parcel*

B9a. Architect: b. Builder:

B10. Significance: Theme: *Development of Art, Architecture & Culture* Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR 2,*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Ruth Rice House is significant under California Register criterion 2, for the contributions to the arts & culture in Carmel of George & Carrie Blackman, and of their son-in-law Orrick Johns, an early editor of Carmel's short lived leftist newspaper *The Carmelite.* It is also significant under criterion 3, in the area of architecture as a basically unaltered example of very early Craftsman design in Carmel.

George Blackman was from St. Louis, MO., where he had worked w/the Board of Education for many years, while maintaining a deep and abiding interest in the arts & culture. He was a founder of the St. Louis Artists Guild, the Art League, the Little Theatre, and The Players. He and his artist wife, Carrie conducted an important "salon" in their family home where writers, artists and intellectuals met for many years, Carl Sandburg, Sarah Teasdale & Kate Chopin among them. Carrie Blackman, a successful portrait painter, discovered Carmel on a visit to California in 1920. Characteristically impulsive, she purchased the Carmelo property on the spot, and the Blackmans moved to Carmel where they remained for the rest of their productive lives. Carrie was a poet and fine musician as well as a painter. George purchased a number of cottages which he rented out. They bought property in Big Sur, and were members of the Trails Club there. Both participated in the Forest Theater, and were founders of the Carmel Music Society. The couple reinstituted their "salon" in the "Cave of the Winds" and drew a wide variety of Carmel's creative and intellectual community through their doors. Among them was poet Orrick Johns, who as a young man had attended the Blackman salons in St. Louis. Johns met, and found a mentor in the Blackman's neighbor, Lincoln Steffens. Steffens introduced him to the black poet Langston Hughes, who also lived in Carmel and wrote his *Tales of White Folk* here. In 1930 Orrick Johns married the Blackman's daughter, Caroline, and in 1932 both he and Robinson Jeffers were listed in the Carmel Hall of Fame. In 1933, at the behest of his friend Lincoln Steffens, Johns became editor of the village's leftist newspaper, *The Carmelite*

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Lagorio, Elena, "There's a Bit of Old Carmel Left in Professor's Cottages." *The Herald Weekend Magazine,* 4/17/77
Sanborn fire insurance maps of Carmel 1924, 1930, 1930-62

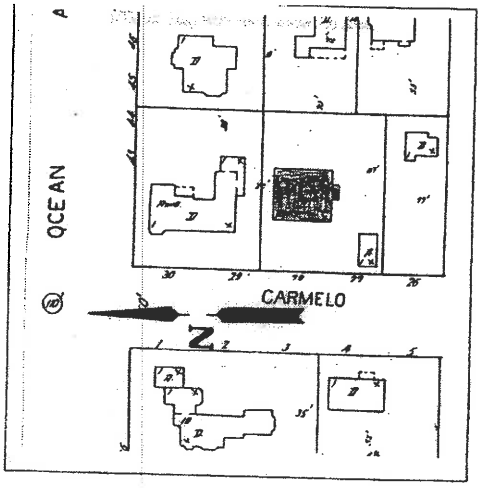
B13. Remarks: *Zoning R-1*
CHCS (AD/AC)

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *9/14/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



B10. Upon the passage of the elder Blackmans, the house went to Caroline and Orrick Johns, and has continued in the family until the present.
The house is an early example of Craftsman design in Carmel. While it employs natural materials that express the structural make-up of the building, the house is anything but horizontal, a principal characteristic of the mode. Its building envelope harkens back to earlier vernacular barn-like forms, and lacks the sophistication of the redwood houses coming out of the San Francisco bay region.
Because of its early date of construction (1908) and the exterior's unaltered state, the house provides an excellent opportunity for the study of the development of the Arts & Crafts aesthetic in Carmel during an important architectural character defining period of its growth.
The Ruth Rice House clearly meets the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the themes of Development of architecture, and of the arts & culture.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Attachment 11

Looking west at the north facing facade &

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of

Resource Name or #: (Assigned by recorder) *Blanche M. Ayles House*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ Unrestricted **a. County** *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Date** **T** **; R** **;** **1/4 of** **1/4 of Sec** **;** **B.M.**

c. Address: City *Carmel by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

5 NW of 4th, W/side Camino Real (Blk MM Lot 19)

Parcel No. *010-241-007*

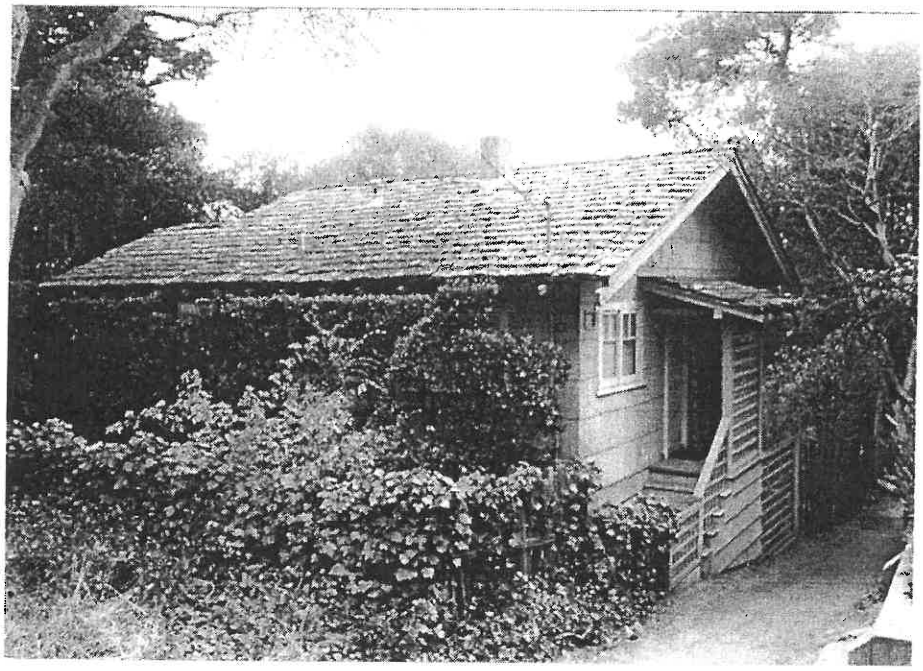
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Craftsman style residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a combination of wood shingle, with about 16 inches to weather, and wide, horizontal wood ship lap siding below the water table. As the house is on a steeply westward sloping hill, the ship lap siding is more pronounced on the downhill side. The low-pitched front gabled roof has wide, overhanging eaves and exposed rafter tails. there is a small, projecting bay on the SE side of the south elevation, suggesting that this may have been the principal entry. This elevation also has a shed roof overhanging a raised open porch. The roof is supported by a square column and is reached by a set of open, wood stairs, The stairs were modified in 1994 for easier access from both the south and west side of the building, but are in keeping with the design character of the residence. There is also a set of side approach wood stairs on the north (rear) elevation, adjacent to Jane Powers Walk. A shed-roofed door hood covers the raised landing for the stairs and is supported by wood posts with wood lattice screens on the north and west sides. There is one exterior brick eave wall chimney present. It is found about midway along the west side- elevation. The roof covering is composition shingle. Fenestration is irregular with a combination of single light and Craftsman style wood sliders in varying sizes, that are paired, and banked in groups of three.

b. Resource Attributes: (List attributes and codes)

4. Resources Present ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 5019-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☐ Historic ☐ Both

Ca. 1920 Mo. Co. Recorder's Off.

P7. Owner and Address
Donald Cooley
140 Peckham Road
Watsonville, CA 95076

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey, Preservation Consultant, 310 Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: *9/7/2004*

P10. Survey Type: (Describe)
Intensive-Carmel Historic Resource Inventory-ongoing

Report Citation: (Cite survey report and other sources, or enter "none")
one

Attachments NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # Primary # Attachment 11

Page 2 of

NRHP Status Code

Resource Name or #: (Assigned by recorder) *Blanche M. Ayles House*

B1. Historic Name:

B2. Common Name: *"Sunshine Cottage"*

B3. Original Use: *residence* B4. Present Use: *residence*

B5. Architectural Style: *Craftsman*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed ca.1920 (Mo. Co. Recorder's Off.); repair & replace wood stairs at the SW cr. of the building 1994 (CBP# 94-150)

B7. Moved? No Yes Unknown Date: Original Location:

B8. Related Features:

B9a. Architect: b. Builder:

B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Blanche Ayles House is significant under California Register criteria 3, in the area of architecture as a basically intact example of an early Craftsman style residence, still in its original landscape setting in Carmel. As noted in the 1997 Carmel Historic Context Statement, "The Craftsman style was an expression of the philosophy of the Craftsman movement, the American adaption of the English Arts & Crafts Movement which had crystallized around William Morris in the second half of the nineteenth century. Popularized in this country by Gustav Stickley and his Craftsman magazine, and in California by the work of architects Greene & Greene. Craftsman homes were characterized by horizontality of proportions, seen in the spreading lines of low-pitched, overhanging gable roofs and in informal building plans; reliance on the honest use of materials such as wood, brick and stone and undisguised structural elements such as exposed beams, braces and rafters for architectural beauty; and enjoyment of the natural setting through porches, outdoor spaces, and the clustering of windows into horizontal bands."

Blanche M. Ayles was born in Kent, England in 1869, The 1920 Census for Carmel identifies her as a proprietor and teacher. As a member of the International New Thought Alliance she had made a presentation before an Alliance conference at the 1915 fair in San Francisco. She appears in a 1922 Carmel directory at the Camino Real location.

Of particular interest with the Ayles House is its siting adjacent to the Mary Austin Walkway, close to Camino Real, leaving the bulk of the parcel in its natural landscape setting. This is a rare instance in Carmel where the historic setting of a residence is still intact as it might have appeared at its ca. 1920 date of construction. The Blanche M. Ayles House retains both its historic character and landscape setting to a remarkable degree. It evokes a strong sense of time and place, and of feeling and association. It clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Monterey County Deeds, Book 160 at Page 460, 12/8/19
Sanborn fire insurance map of Carmel, 1924
U.S. Census records for Carmel, 1920

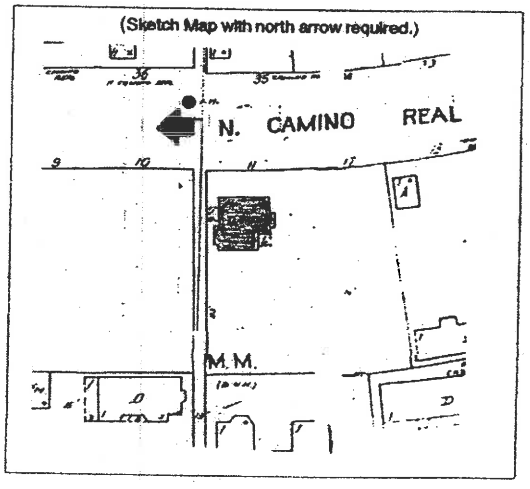
B13. Remarks: *Zoning R-1*
CHCS (AD)

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *9/7/2004*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



P3. The house sits below the street, fronting Jane Powers Walk on the north , on a large undeveloped parcel in a natural landscape setting. It is located in a wooded neighborhood of one and two-story residences of varying sizes and age.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S1

Attachment 11

Other Listings
Review Code Reviewer Date

Page of **Resource Name or #:** (Assigned by recorder) *Gunnar Norberg hse.*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ Unrestricted **a. County** *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: City *Carmel by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

SE Cr. Carmelo & 10th (Blk Q, Lot 2)

Parcel No. *010-275-016*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-and-one-half story, wood-framed Craftsman bungalow, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a combination of wood shingle & vertical board-and-batten. An interesting feature of the wood shingle is that it is used with different exposures to weather; shorter in the gable apexes, and longer on the building envelope. The board-and-batten is employed along the raised foundation as a skirt-board. The medium pitched front-gable roof has a lower projecting bay to the east. The roof has wide overhanging eaves, w/exposed rafter -tails. The rafter-tails have a modified decorative birds-mouth detailing. A raised, open partial-width entry porch, centered on the north facing facade, balances the roof composition. The porch is capped by a wooden pergola, supported by large, square wood columns. The porch rail is closed and faced w/wood shingle, below a plain, wide frieze The recessed entry door has a glazed panel above, and is flanked by multi-paned side-lights. There is a shed, roof-dormer centered on the west side-elevation, and below that, a small, angled bay projecting off the ground floor. It too is shed-roofed, w/exposed rafter-tails. There are exposed joists below this feature. A second, lower projecting gable is found on the SW cr. of the building, although it reads as part of the west side-elevation. A 1974 one-story kitchen addition is found projecting off the SE cr. at the rear of the house. Fenestration is irregular, w/ single, paired and banked 6/1 double-hung Craftsman style wood sash.

3b. Resource Attributes: (List attributes and codes)

. 4. Resources Present ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 850-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☐ Historic ☐ Both

CA. 1909 Barbara Norberg (widow)

P7. Owner and Address
Sueila A. Maze Trust
P.O. Box S
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey, Preservation Consultant, 310 Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: *9/14/1902*

P10. Survey Type: (Describe)
Carmel Historic Resource Inventory - 2001

. Report Citation: (Cite survey report and other sources, or enter "none")
armel by-the-Sea Survey 1989-1996

.ttachments
☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Attachment 11

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # **Primary #**

ge of **NRHP Status Code** 5S1

Resource Name or #: (Assigned by recorder) *Gunnar Norberg hse.*

B1. Historic Name: *Gunnar Norberg hse.*

B2. Common Name:

B3. Original Use: *residence* B4. Present Use: *residence*

B5. Architectural Style: *Craftsman bungalow*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed ca. 1909 (Barbara Norberg); foundations added, and kitchen addition to SE cr. of hse in 1974 (Cbp# 74-191); reroofed 1992 (Cbp# 92-165)

B7. Moved? | | No | | Yes | | Unknown Date : Original Location:

B8. Related Features: *Wood-framed one-car garage along lot line east of main hse.*

B9a. Architect: b. Builder:

B10. Significance: Theme: *Architecture, Govt., Civic & Soc. Instit.* Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR 2,*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Gunnar Norberg Hse. is significant under California Register criterion 2, for the contributions made to the protection and preservation of Carmel by Gunnar Norberg during the productive period of his life. it is also significant under criterion 3, as an excellent example of early Craftsman style residential design in Carmel.

Gunnar Norberg (1907-1988) was a native of Ontario, Canada. He soon moved to Minnesota where he was naturalized as an American citizen. Prior to coming to Carmel Norberg, a 1931 graduate of Stanford University, was a writer and editor, who contributed a number of stories and articles to popular magazines of the day. He worked in New York & Chicago for the Hearst interests, and was editor of *Radio Guide* magazine. He came to Carmel in 1940 on a vacation, and stayed the rest of his life. In 1941 he opened Norberg Travel Service, which he operated when not producing Shakesperean plays at the village's Forest Theater. As an active politician, he served as a City Councilman from 1958-62 and 1964-68, as vice-mayor from 1972-76, then as mayor from 1976-80. In the tradition of Perry Newberry, Norberg refered to himself as "the conscience of Carmel," and practiced what he preached. He did his uppermost to maintain the village character of Carmel and protect its natural setting. He fought the original Hatton Canyon Freeway proposal, initiated the movement to freeze hotel and motel development, saved the Forest Theater from becoming a city corporation yard, and even attempted to have the village zoned a "heritage city", in the same manner wildlife santuaries were designated. As mayor he was responsible for the creation of the Arts and Forestry Commissions. A Carmel "original", Norberg was a driving force who fought continually to preserve the special spirit and beauty of the area.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Carmel Pine Cone, 8/18/88
Gilliam, Harold & Ann, *Creating Carmel; The Enduring Vision,* Gibbs-Smith Pub.: Salt Lake City, 1992
Monterey Herald , 8/18/88

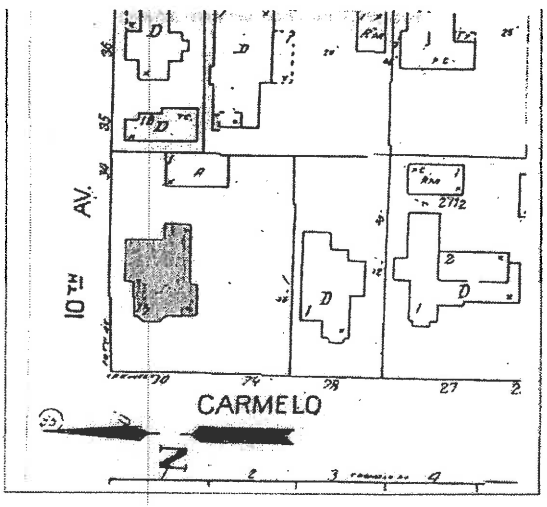
B13. Remarks: *Zoning R-1*
CHCS (GCSI/AD)

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *9/14/1902*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



P3. The band of four lights in the west facing roof-dormer appear to have aluminum frames, and one or two rear windows may have been changed to aluminum sliders. However, these changes do not significantly alter the historic integrity of the residence. Not previously noted is an interior, rough stone chimney, centered in the ridge line of the building. The house sits a little back from the SE cr. of Carmelo & 10th behind a low, flat-topped picket fence faced w/hedging along 10th, and mature eucalyptus trees along the Carmelo elevation.

B10. According to Norberg's widow, Barbara Collins Norberg, Her parents, Dr. & Mrs. Collins purchased the house from Maude DeYoe in 1940 as a wedding gift for Gunnar & Barbara. Mrs. Norberg had a photograph of the house dated 1909, establishing a base date for its construction. The wood shingled building's low-to-medium-pitched roof with wide, overhanging eaves and decorative exposed rafter-tails is typical of the form, as is its partial-width open porch w/the pergola supported by square, Craftsman columns. The 6/1 bungalow windows w/the upper lights much smaller than the lower, are also common elements of the mode, as is the shed-roof dormer on the west side-elevation. Except for the minor window changes noted in P3. above, and a painted, rather than natural wood exterior, the Norberg Carftsman bungalow is one of the few remaining basically intact examples of this early Carmel residential type. It clearly reflects the findings of the 1997 Carmel Historic Context statement under the theme of architectural development, as does Gunnar Norberg's long association with the building reflect the theme of government, civic & social institutions.

B12. Sanborn fire insurance maps of Carmel, 1924, 1930, 1930-62

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____ Attachment 11
HRI # _____
Trinomial _____
NRHP Status Code _____
Other Listings _____
Review Code _____ Reviewer _____ Date _____

 ***Resource Name or #:** (Assigned by recorder) Rockwell House

P1. Other Identifier: Rockwell House

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary)

***b. USGS 7.5′ Quad** Monterey **Date** 2012 **T** ; **R** ; **¼ of** **¼ of Sec** ; Mount Diablo **B.M.**

c. Address NE Corner San Antonio & 12th Ave. City Carmel by the Sea Zip 93921

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN 010-279-008, Block X; Lots 18, 20

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

Constructed in 1923, the Craftsman style Rockwell House has a rear-facing U-shaped plan and is set back on a large lot that slopes down towards San Antonio Avenue. The roof is covered with composite shingles and has wide over-hanging eaves with decorative notched rafters. The exterior walls of the principle living area are covered with staggered shingles while the finished basement is faced with horizontal shiplap siding. This was a common treatment used by Murphy to visually separate the foundation framing from the main living areas of his house designs. Fenestration varies and includes square bays with multipaned windows, casement windows, French doors on the front and rear elevations, and one canted bay window on the south elevation (added in 1989). Most of the windows have extended lintels and sills, a Craftsman design trait. A tripartite window, composed of a central multipaned window flanked by two narrow windows, is located on the front elevation. The windows in the finished basement area are four-paned casement windows. (continued on page 3)

***P3b. Resource Attributes:** (List attributes and codes) HP2, Single family residence

***P4. Resources Present:** ☒Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Front Elevation, 06/2022

***P6. Date Constructed/Age and Sources:** 1923 ☒Historic ☐Prehistoric ☐Both
Building Permit

***P7. Owner and Address:**
Frances McKeon
14230 Warnerville Rd.
Oakdale, CA. 95361

***P8. Recorded by:** (Name, affiliation, and address)
Meg Clovis
14024 Reservation Rd.
Salinas, CA 93908

***P9. Date Recorded:** 06/2022

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (cite survey report and other sources, or enter "none.") None

***Attachments:** ☐**NONE** ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐Other (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code**

***Resource Name or #** (Assigned by recorder) Rockwell House

B1. Historic Name: Rockwell House
B2. Common Name: Rockwell House
B3. Original Use: Residence B4. Present Use: Residence
***B5. Architectural Style:** Craftsman
***B6. Construction History:** (Construction date, alteration, and date of alterations) Constructed in 1923, Enlarge kitchen (1950);Alter bathroom, construct new deck & steps, replace garage doors (1960); Add bay window (1989); Reroof (1994); Replace front deck (2002)

***B7. Moved?** x☐No ☐Yes ☐Unknown **Date:** **Original Location:**
***B8. Related Features:** None
B9a. Architect: M.J. Murphy (Designer) b. Builder: M.J. Murphy
***B10. Significance: Theme** Architectural Development **Area** Carmel by the Sea
Period of Significance 1923 **Property Type** Building **Applicable Criteria** CR 3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Address integrity.)

In 1923 an article in the April 28th edition of the *Carmel Pine Cone* announced that contractor M.J. Murphy was constructing a residence for the Rockwells on the corner of 12th and San Antonio Avenues. This was a second home for the family as their principal home was in Pasadena. Frederick Clark Rockwell (1855-1928) had made his fortune as a pioneer wooden box manufacturer in Hartford, CN. He was also involved with real estate development in Hartford and served in the State legislature. Frederick and his wife Jennie retired to Pasadena in 1908 and are first recorded as visitors to Carmel in 1920. The following year Jennie purchased lots 17-20 in Block X from the Carmel Development Company, but they did not start construction of their new home until 1923. They split their time between Pasadena and Carmel until Frederick's death. Then Jennie made Carmel her permanent home, living in the house with her daughter and two grandchildren. She passed away in 1931.

The Rockwell's house was designed and constructed by Michael J. Murphy (1885-1959). Murphy first

(continued on pg. 3)

B11. Additional Resource Attributes (List attributes and codes): HP2
***B12. References:**
Carmel Context Statement & Historic Preservation Ordinance
Carmel Pine Cone: 2/5/1920, 1/27/1921, 4/28/1923
Building File, Carmel Planning Dept.
National Register Bulletin 15
Polk's City Directories, Harrison Memorial Library
U.S. Census & Voter Registration Records
F.C. Rockwell Obit., Hartford Courant, 12/13/1928, pg. 9
Seavey, Ken. Carmel: A History in Architecture
B13. Remarks
***B14. Evaluator:** Meg Clovis
***Date of Evaluation:** 06/2022

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

*Required Information

State of California -- The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI#
CONTINUATION SHEET	Trinomial

P3a. Description:

The French doors on the front elevation open out to a TimberTech deck with a railing of vertical balusters. The deck railing transitions to a decorative metal railing that borders the curved stairway to the driveway. The deck is located over the garage which has a non-historic overhead door. A doorway that leads into the finished basement is located next to the garage door.

A brick patio is located on the rear elevation, between the two wings of the U plan. A brick step leads to the front door which is located at an angle within the junction of the living room and bedroom wings. Two French doors flank the chimney. The large chimney, constructed of rough-cut rubble masonry, a is a dominant feature of the patio. The kitchen is accessed through another French door which was installed as part of the kitchen remodel in 1950.

The house is located on a large, sloping lot on the northeast corner of San Antonio and 12th Avenues. A wood stake fence surrounds the perimeter of the property. The front yard appears recently landscaped but some mature bushes and abundant ferns are present. A brick path along the 12th Avenue elevation leads to the rear patio. In 2018 damaged stone and brick pathways were removed and replaced with sand-set brick pathways.

No original plans are in the building file. Following is a description of the permitted changes to the property:

- **BP# 2058 (9/18/1950):** Hugh Comstock enlarged the kitchen wing towards the rear lot line. A new window was installed in the rear wall and the original Dutch doors were reinstalled in the new wall. French doors were installed that opened out to the patio.
- **BP# 3488 (2/15/1960):** The bathroom was remodeled which included closing the original bathroom window and creating a new louvred window with obscure glass (since removed). Plans indicate that the original 3' wide porch (termed "lookout") on the front elevation was removed and replaced with a wider deck. Steps were constructed which connected the deck and the driveway.
- **BP# 89-205 (10/3/1989):** In 1989 two rotten windows on the south elevation were removed. One was replaced with a similar sash window (the bathroom window) and the other with a canted bay window.
- **BP# 94-130 (7/11/1994):** Reroof with composite shingles
- **BP# 02-150 (9/6/2002**): The 1960s deck was replaced with a TimberTech deck and railing. The stone wall and steps to the driveway were retained.

The owners of the property applied for a rooming house permit in 1984 and the basement was one of the rented spaces. There is no record of when the basement was converted into livable space. The small windows that light the basement were presumably installed when the basement was remodeled.

<u>Character Defining Features</u>
Character refers to all the visual aspects and physical features that comprise the appearance of a historic building. Character-defining features include the overall shape of the building, its materials, craftsmanship, decorative details, and the various aspects of its site and environment. The Rockwell House exhibits many of the design traits that characterize Carmel's Craftsman style homes, as described in Carmel's Historic Context Statement. Character-defining features include:

- Shingle and shiplap siding
- Original square bay windows
- French doors and original fenestration
- Chimney
- Roof system and U-shaped plan with interior patio
- Exposed rafters
- Extended lintels and sills

Integrity

Integrity is defined as the ability of a property to convey its significance. There are seven aspects of integrity and to retain integrity, a property must retain several, if not most aspects. Despite some changes over time, the Rockwell House still retains integrity:

- Location: the Rockwell House is still in its original location.
- Design: the Rockwell House has retained its U-shaped plan and original roof configuration.
- Setting: the Rockwell House is still located in a residential setting.
- Materials: the Rockwell House retains the majority of its materials.
- Workmanship: the Rockwell House still displays Murphy's workmanship, such as the notched rafters.
- Feeling: the Rockwell House retains the physical features that convey its historic character, i.e., an early Craftsman house in Carmel.
- Association: association is only applicable for properties eligible under Criterion 2 and 3.

Since the Rockwell House possess the defined characteristics required to strongly represent its context, it is not necessary to compare it against other examples of Murphy-designed Craftsman homes.

B10. Significance:

came to Carmel in 1902. Two years later Frank Devendorf hired him to do the building for the Carmel Development Company. Murphy went on to become the most prolific builder in the history of Carmel, with the Pine Inn, Highlands Inn, La Playa Hotel, Sundial Court, Tor House, Harrison Memorial Library, and numerous houses to his credit. In 1914 Murphy established his own contracting company and in 1924 he opened the M.J. Murphy Company which sold building supplies, did rock crushing and concrete work, and operated a lumber mill and cabinet shop located between San Carlos and Mission.

Evaluation for Significance

Historians use National Register Bulletin 15[1] as a guide when evaluating a property's significance whether on a local, state, or national level. As a first step, to determine whether or not a property is significant, it must be evaluated within its historic context and the City of Carmel's Historic Context Statement[2] provides this context. The City of Carmel's Historic Preservation Ordinance (Section 17.32.040) reiterates the role of *National Register Bulletin 15* in the evaluation of historic resources. Adopted eligibility criteria is modeled on the California Register's four criteria with the addition of specific qualifications for criterion 3 (Section 17.32.040.D).

[1] National Register Bulletin 15. *How to Apply the National Register Criteria for Evaluation.* National Park Service. 1998.

[2] *Historic Context Statement: Carmel-by-the-Sea (updated).* Adopted by the City Council September 9, 2008.

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI# _____
Trinomial _____

The Rockwell House is not eligible under **Criterion One (Event)** as no specific event led to the construction of this building and no important event took place in the building.

The Rockwell House is not eligible under **Criterion Two (Person**) as Mr. and Mrs. Rockwell are not individually significant within Carmel's historic context. Mr. Rockwell was a successful business man, real estate developer and member of the Connecticut legislature, however these accomplishments during his productive life would be best represented by his former home or factory in Hartford.

The Rockwell House is eligible for listing in the Carmel Inventory under **Criterion Three (Architecture**) because it was designed and built by Michael J. Murphy, a builder-designer who is recognized as significant in Carmel's Historic Context Statement (Carmel Historic Preservation Ordinance Section 17.32.040.D(1)). In addition, it is a good example of the Craftsman style which characterizes Carmel's architectural legacy during the town's formative years. Murphy himself is credited with laying the foundation of Carmel's early Arts and Crafts aesthetic with his Craftsman houses. The Craftsman style is recognized as significant in the Historic Context Statement (Carmel Historic Preservation Ordinance Section 17.32.040.D(3)).

To be eligible for the Carmel Inventory a resource must represent a theme in the Context Statement, retain substantial integrity, be at least 50 years old, and meet at least one of the four criteria for listing in the California Register. The Rockwell House represents the theme of Architectural Development, it retains substantial integrity, and it is over 50 years old. It meets Criterion Three of the California Register on the local level because it is representative of Carmel's architectural chronology, specifically the Craftsman style, as described in the Context Statement.

In summary, the Carmel Context Statement, the Carmel Historic Preservation Ordinance, and the historical record support the eligibility of the Rockwell House for the Carmel Historic Inventory.

Figure 1: View of back patio

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI# _____
Trinomial _____

 ***Resource Name or #** Rockwell House
***Recorded by** Meg Clovis ***Date** 06/2022 ☒ Continuation ☐ Update

Figure 2: View of south elevation with added bay window

Figure 3: View from corner of San Antonio and 12th

CARMEL INVENTORY OF HISTORIC RESOURCES DATABASE
Attachment 11

	Block	Lot	APN	Resource Name	Criteria	Designer	Style	Year	Conservation District
15	AA	6	010281018000	Leroy Babcock Hse.	3	Babcock	Craftsman	1918	No
17	B	5	010195002000	Effa Spencer House	3		Craftsman	1922	No
19	B	SWpt. 15	010195016000	George Seideneck Studio Building	3	Seideneck	Craftsman	1915	No
23	C	W 50' of 1, 3 N 20' of 5	010194018000	Stonehouse	2,3	Turner	Craftsman	1906	No
28	D	19	010186008000	Guest house	3	Bain	Craftsman	1938	No
29	D	12	010186013000	Artie Bowen Hse.	3	Bowen	Craftsman	1906	No
32	EE	27	010214006000	Meade Hse.	3		Craftsman	1923	No
33	EE	15	010214010000	Abbie McDow Hse.	3		Craftsman	1923	No
35	F	7 &9 north part 11	010184004000	Hinds Cottage	3		Craftsman	1913	No
38	FF	29	010251024000	Collis Hse.	3	Murphy	Craftsman	1913	No
39	FF	20, 22	010251027000	Prof. Karl Rendorff Hse.	3	Murphy	Craftsman	1913	No
40	G	19	010261006000	Emma Williams Hse.	2	Murphy	Craftsman	1921	No
42	GG	1, 3, 5	010252011000	Alfred P. Fraser Hse.	2,3		Craftsman	1913	No
43	H	8	010262010000	Dr. Kellogg Hse. & E. Wright Cottage	2,3		Craftsman	1910	No
44	HH	N 1/2 9, 11, E pts 10, 12	010253021000	William Posey Silva House	2, 3		Craftsman	1914	No
48	I	1 & 3	010263019000	George F. Beardsley Hse.	2, 3	Murphy	Craftsman	1909	No
51	K	5	010272002000	Helen Brown Studio/Home	1,3	Murphy/Comstock	Craftsman	1925	No
52	K	9	010272004000	Goetz Cottage	3		Craftsman	1921	No
55	KK	2, 3	010231011000	Adelaide J.Trethaway Hse.	3		Craftsman	1914	No
66	M	6, 8	010266012000	"Cave of the Winds"	2, 3		Craftsman	1908	No
67	MM	19	010241007000	Blanche M. Ayles House	3		Craftsman	1920	No
74	Q	2	010275016000	Gunnar Norbert Hse.	2, 3		Craftsman	1909	No
85	X	18, 20	010279008000	Rockwell House	3	Murphy	Craftsman	1923	No
94	4 1/2	W 1/2 17 & 19	010115006000	Francis Whitaker Cottage	2,3	Murphy	Craftsman	1928	No
95	5.5	E1/2 18, 20	010111008000	Perry Newberry Cottage	2,3	Newberry	Craftsman	1937	No
96	5 1/2	1 & N1/2 3	010111020000	Ann Nash-Dorothy Bassett House	3	Nash	Craftsman	1921	No
101	10	10	010126015000	Denny-Watrous Studio	2	Watrous	Craftsman	1922	No
102	10	5	010126020000	Jo Mora Hse.	2,3	Mora	Craftsman	1921	No
114	25	5	010102003000	G.H. Philips House	3		Craftsman	1925	No
118	32	13	010222019000	Mary Austin Hse.	3	Austin	Craftsman	1911	No
122	45	W pts 15, 17	010036015000	Frank Smith Hse. & Fence	3	Murphy	Craftsman	1926	No
127	53	S1/2 of 16 & N1/2of 18	010211007000	Gertrude McCaslin House	3		Craftsman	1922	No
133	54	2 of 1, 2, 3, 4	010212016000	Rudolph Ohm Hse.	3	Turner	Craftsman	1922	No
142	62	11 & 13	010035006000	William Muench Cottage	3	Parkes	Craftsman	1929	No
143	62	14	010035013000	Raymond Meeks House	3	Meeks	Craftsman	1927	No
160	72	E1/2 of 1	010139001000	Wilson Building	3		Craftsman	1905	Yes
163	73	All	010213003000	Pine Inn	1	Murphy	Craftsman/Tudor/Spanish	1889	Yes
181	75	9	010147018000	Mary Dummage Shop	3	Parkes	Craftsman	1926	Yes
187	76	18 (southwest corner)	010146008000	The Garden Shop Addition	3	Comstock	Craftsman	1931	Yes
209	87	23	010082006000	Elizabeth H. Sullivan Hse.	3	Parkes	Craftsman	1927	No
210	87	18, N1/2 of 20	010082008000	Jacob F. Kreps Hse.	3	Parkes	Craftsman	1926	No
215	94	16	010193011000	Thomas B. Reardon Hse.	3	Murphy	Craftsman	1924	No
234	113	2	010181022000	M.J. Murphy Hse.	2,3	Murphy	Craftsman	1905	No
244	118	Spt 14, Npt 16	010075023000	Anne Martin House	2	Murphy	Craftsman	1923	No

	Block	Lot	APN	Resource Name	Criteria	Designer	Style	Year	Conservation District
247	129	13, 15, p 17	010074002000	Celia Seymour Studio-House	2,3	Seymour	Craftsman	1925	No
254	134	6	010175018000	William McPhillips Hse.	3	McPHillips	Craftsman	1927	No
256	136	9, 11	010171003000	Perry Newberry Stone Hse.	2,3	Newberry	Craftsman	1923	No
260	142	30, 32, 33	010162013000	Rev. Gardner Hse.	3	Murphy	Craftsman	1904	No
262	142	26. 28	010162027000	"Casa della Comedia"	2,3		Craftsman	1921	No
269	145	5-1/2, 7, 9, 11	010173039000	Charles Sumner Greene Studio	3	S. Greene	Craftsman	1923	No
	Historic Objects								
285			Ocean & San Carlos	World War I Memorial Arch	1,3	Greene	Mission Revival	1921	Yes
286	EE	1/2 of 16	010214020000	Milk Shrine	3			1920s	No
287	102	N18	010331022000	Mission Model - Miss Williams School	3		Folk Art	1915	No

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S1
Other Listings
Review Code Reviewer Date

Attachment 12

Page 1 of 3 **Resource Name or #:** (Assigned by recorder) *Sinclair Lewis Hse.*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted **a. County** *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: City *Carmel by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

2 North of 9th, W/side Monte Verde (Blk C, lot 17)

Parcel No. *010-194-007*

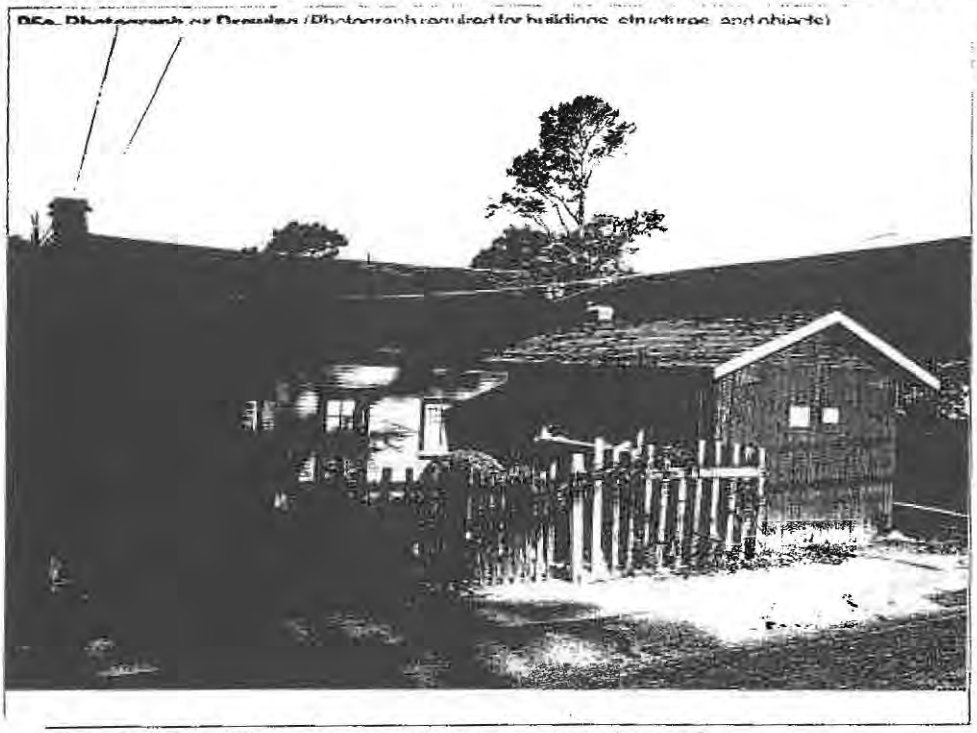
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed vernacular residence, rectangular in plan, resting on a concrete foundation. The exterior wall cladding is a narrow horizontal clapboard. The medium-pitched side-gable saltbox roof is covered in composition shingle. There is a partial width shed-roofed dormer in the roof plane of the rear (west) elevation. There is an exterior stone end-gable chimney, centered on the south side-elevation. It is flanked by paired, Craftsman style wood casement windows. As originally constructed in 1905, there was a small open shed-roofed porch fronting the central glazed Dutch-door entry. This feature is no longer present, nor is the detached log pergola that led from the house to Monte Verde Street. The east facing facade is symetrical in composition, w/banks of three Craftsman style casement type windows flanking the central entry. Other fenestration includes single & paired 1/1 double-hung wood sash along the north side-elevation. There is a wood-framed detached one-car garage facing Monte Verde at the NE cr. of the parcel. It may date from 1923. The house sits slightly below the road-grade behind a grape stake picket fence, in an informal landscape setting of high shrubbery and lower ground cover.

3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
Looking NW at the east facing facade & detached garage, 8/29/01, #8720-11

P6. Date Constructed/Age and Sources
☐ Prehistoric ☒ Historic ☐ Both
1905 Carmel bldg. records

P7. Owner and Address
Carl & Marian Iverson
2560 Hamilton Ave.
Concord, CA 94519

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey
Preservation Consultant
310 Lighthouse Ave.
Pacific Grove, CA 93950

P9. Date Recorded: *10/1/2002*

P10. Survey Type: (Describe)
Carmel Historic resource Inventory - 2001

. Report Citation: (Cite survey report and other sources, or enter "none")
mel by-the-Sea Survey 1989-1996

Attachments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

Resource Name or #: (Assigned by recorder) *Sinclair Lewis Hse.*

B1. Historic Name: *Josephine Foster Hse.*
B2. Common Name: *"Brownie". or "The Shack"*
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *vernacular*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1905; interior remodel 1969 (Cbp# 69-6); minor remodel 1982 (Cbp# 82-1); add foundation 1988 (Cbp#88-123); general repairs 1989 (Cbp# 89-23)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features: *Detached wood-framed, one-car garage at NE cr. of parcel, may have been constructed in 1923 (Cbp# 589)*

B9a. Architect: b. Builder: *Delos Goldsmith*
B10. Significance: Theme: *Development of Architecture, Arts & Culture* Area: *Carmel by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR 2,3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Sinclair Lewis hse. is significant under California Register criteria 2 for its association with Sinclair Lewis, well-known American novelist, short story writer, journalist, dramatist and poet who rented the cottage in 1909-1910. Lewis occupied the property while he worked as the secretary for writers Alice MacGowan, and her sister Grace MacGowan Cook, both successful feminist authors who lived in Carmel at the time. Through his association with the MacGowan sisters, the young writer was able to be an active participant in the important writers colony that developed in Carmel after the 1906 earthquake in San Francisco. Lewis would go on to gain international fame for his novels attacking the weakness of American society. In 1926 he declined the Pulitzer Prize for his novel *Arrowsmith*. In 1930, he was the first American to be awarded the Nobel Prize for literature.

The vernacular cottage was built in 1905 for Mrs. Josephine Foster, possibly by contractor Ben Turner. Sinclair Lewis rented it for five dollars a month during his stay in Carmel. Its saltbox form, use of narrow, horizontal clapboard siding and visual symmetry relate it to the coastal vernacular architecture of New England, while its Craftsman windows are expressions of the emerging San Francisco Bay Area regionalist style. It is an excellent example of transitional residential design in Carmel during an important period of growth in the village. The garage may have been added in 1923 by a later owner. The residence appears to retain most of its historic integrity as constructed in 1905. it clearly reflects the findings of, and is consistant with the 1997 Carmel Historic Context Statement under the themes of development of architecture and of the arts & culture in Carmel. The property was accorded historic status by the City of Carmel in 1997.

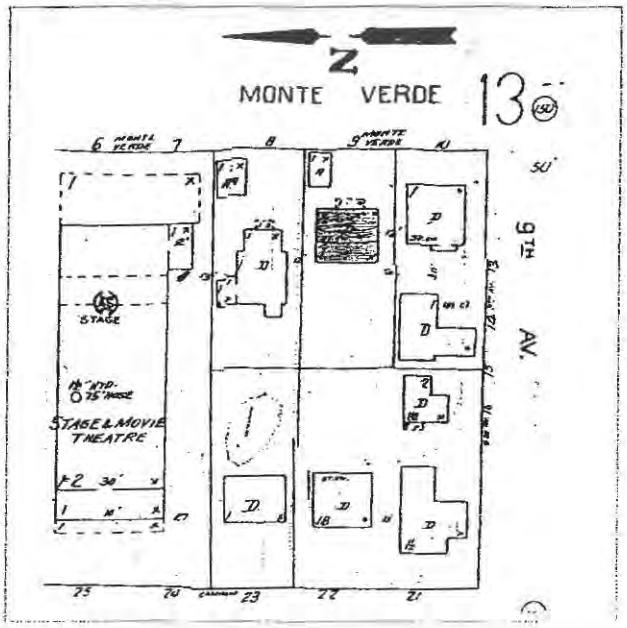
B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:
Carmel bldg records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Campbell,Alice, Niece of Josephine Foster, Santa Rosa, CA
Walker, Franklin, *The Seacoast of Bohemia*, Peregrine Smith: Santa Barbara, 1973
Sanborn fire insurance maps of Carmel 1924. 1930. 1930-62

B13. Remarks: *Zoning R-1*
CHCS (AD/AC)
designated city historic resource 8/19/97

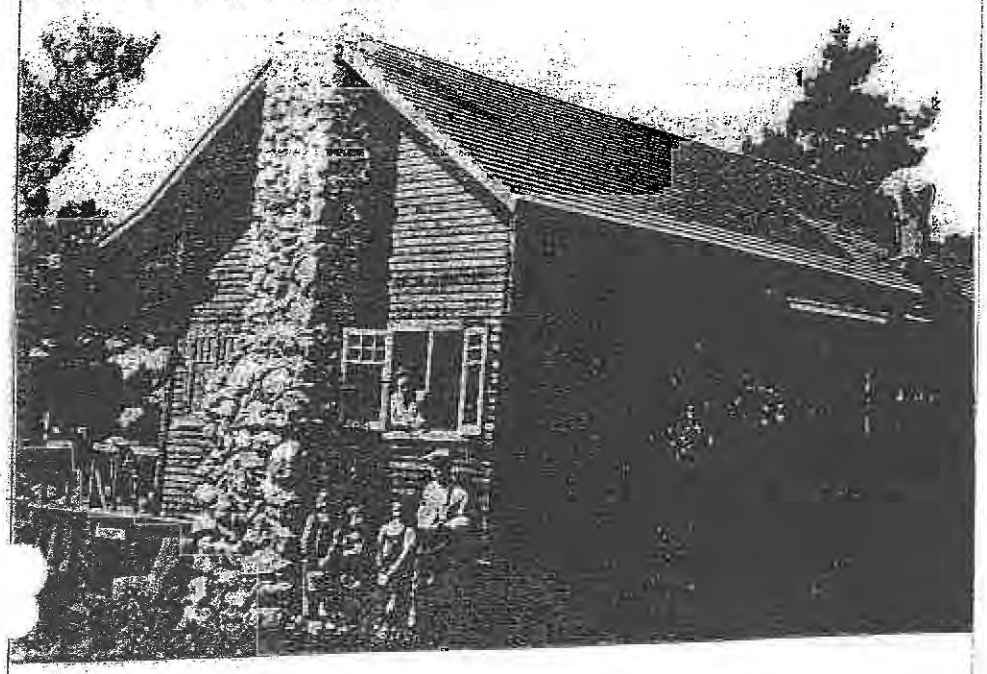
B14. Evaluator: *Kent Seavey*
Date of Evaluation: *10/1/2002*

(This space reserved for official comments.)



B10. Delos Goldsmith was the relative of Abbie Jane Hunter who constructed some of the earliest buidlings in Carmel City (1888-1903), including the Santiago J. Ducksworth Hse., Hunter & Robinson Houses, El Carmelo Hotel and the old Carmel bathouse.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
Looking NW at S/side elev & E/facing facade, 1905, Carmel bldg. files.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____ Attachment 12
Trinomial _____
NRHP Status Code *5S1*

Other Listings
Review Code _____ **Reviewer** _____ **Date** _____

Page of **Resource Name or #:** (Assigned by recorder) *Anson Hse.*

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☐ **Unrestricted** **a. County** *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address: City *Carmel by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

3 N of Ocean, W/side Monte Verde (Blk EE, Lot 13)

Parcel No. *010-214-011*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Craftsman style residence, irregular in plan, resting on a raised foundation. The exterior wall cladding is wood shingle. The low-pitched, side-gabled roof has wide-overhanging eaves w/exposed rafter-tails, and is covered in composition shingle. There is a brick interior chimney piercing the roof-plane on the south (front) about midway along the elevation, and near the roof line. A slightly raised, partial-width shed-roofed extension of the main roof covers the open front (south) porch, and is supported by a single, cruck-shaped wood bracket, mounted on the wall of the building. The slightly raised open porch w/low closed rail, has side-approach wood steps. There appear to be a series of small, lower square bays, capped by narrow shed roofs, on the east, north (rear) and west elevations Fenestration is irregular, w/a combination of fixed multi-paned wood windows, single and paired multi-paned wood sliders, and casement type. The house has a raised foundation on the west . The only changes from its 1920 appearance seem to be the undated composition roof covering, and a 1974 wood deck addition to the rear. The residence sits well below the street grade on a steeply falling slope toward the west. It is sited in a natural landscape setting, w/mature pines and oaks, behind a tall grapestake fence.

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 27-28, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1920 Carmel bldg. records

P7. Owner and Address
William & Elizabeth Harrington
66 Cleary Ct.
Apt 1310
San Francisco, CA 94109

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey, Preservation Consultant, 310 Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: *1/23/2002*

P10. Survey Type: (Describe)
Carmel Historic Resource Inventory - 2001

P11. Report Citation: (Cite survey report and other sources, or enter "none")
none

Attachments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # Primary # Attachment 12

Page of NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *Anson Hse.*

B1. Historic Name: *Anson Hse.*
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Vernacular with Craftsman style features*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1920 (CBP# 136): reroofed n/d; wood deck on west side-elev. 1974 (CBP# 74-228)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features: *Wood-framed, one-car garage at NE cr. of the parcel, 1920 (?)*

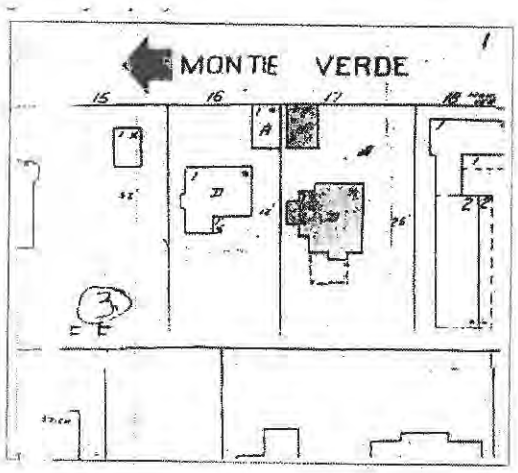
B9a. Architect: b. Builder:
B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR 3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Anson Hse. is significant under California Register criterion 3, in the area of architecture, as an essentially unaltered example of early (1920) vernacular cottage with distinctive Craftsman style features. The Arts and Crafts Movement was prevalent in California between 1900 and 1930, and brought a burst of individualism and creativity in Carmel during the 1920s. Like the McDow house, its neighbor to the north, the Anson House is an excellent representation of a simple, vernacular dwelling with Craftsman style influences. Its informal floor plan, wood shingled wall cladding, low pitched, side gabled roof, wide overhanging eaves with exposed rafter tails, irregular fenestration and open porch, supported by a cruck-shaped wood bracket, exemplify some of the defining features of the Craftsman style, although in this case, they are modestly interpreted in the cottage's simple design. Sited in a naturally landscaped setting, the Anson House continues to retain its sense of time, place, feeling and association with Carmel in the 1920s. It reflects the findings of, and is consistent with, the 1997 Carmel Historic Context Statement under the theme of architectural development.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Sanborn insurance maps of Carmel 1924, 1930-69

(Sketch Map with north arrow required.)



B13. Remarks: *Zoning R-1*
CHCS (AD)

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *1/23/2002*

(This space reserved for official comments.)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Attachment 12

Page 1 of 4 *Resource Name or #: (Assigned by recorder) C. Halstead Yates Cottages

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ■ Unrestricted *a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Date T ; R ; ¼ of ¼ of Sec ; B.M.

c. Address NW Cr. Casanova & Ocean City Carmel Zip 93921

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

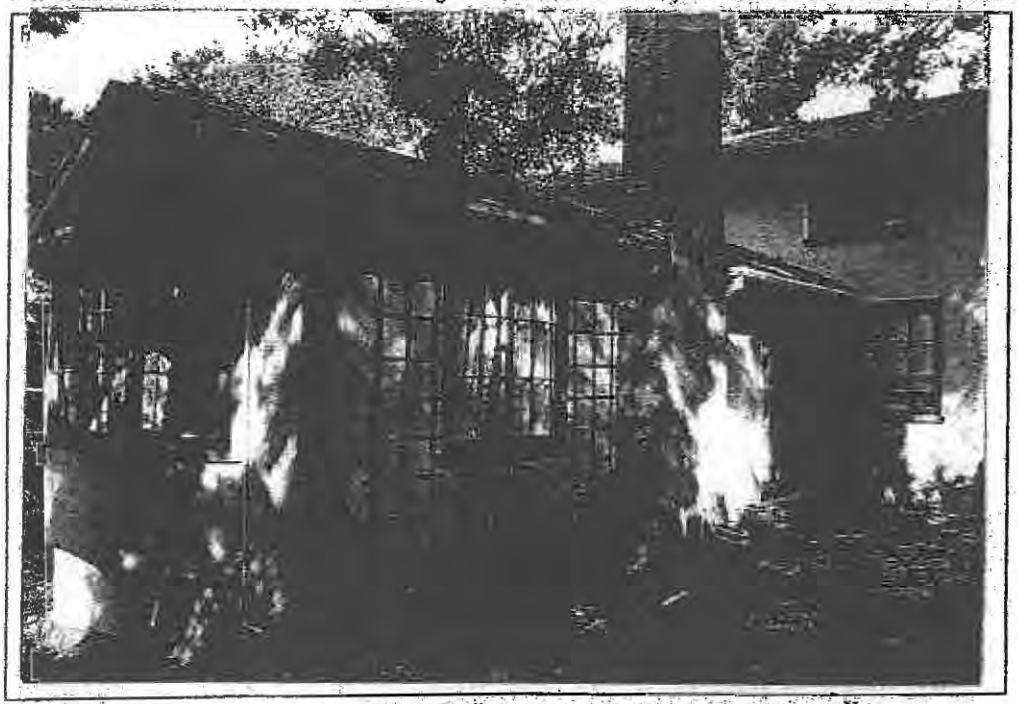
Monterey Co. Assessor's Parcel #10-251-009 (Blk. FF, Lots 1 & 3)

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

See Continuation Sheet.

*P3b. Resource Attributes: (List attributes and codes) (HP-2) Single Family Residence

*P4. Resources Present: ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #) Looking NW at facade of Casanova #1 10/11/99 #7096

*P6. Date Constructed/Age and Sources: ■Historic ☐Prehistoric ☐Both
1925, Carmel Bldg. Permit #903

*P7. Owner and Address:
Robt. Laurie Rossi, et. a
1323 Mill Street
San Luis Obispo, CA 93401

*P8. Recorded by: (Name, affiliation, and address) Kent Seavey
Preservation Consultant
310 Lighthouse Ave.
Pacific Grove, CA 93950

*P9. Date Recorded: 9/15/00

*P10. Survey Type: (Describe)
Required CEQA Review

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE ☐Location Map ☐Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List)

DPR 523A (1/95) *Required information

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Attachment 12

Page 2 of 4

*NRHP Status Code 5S1

*Resource Name or # (Assigned by recorder)

B1. Historic Name: C. Halstead Yates Cottages
B2. Common Name: Casanova No. 1 / Ocean House
B3. Original Use: Residential B4. Present Use: Residential
*B5. Architectural Style: Carmel Cottage Vernacular
*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1925; rear addition to Casanova No. 1 1927.

*B7. Moved? ☒No ☐Yes ☐Unknown Date: Original Location:
*B8. Related Features:

Double garage at rear of property, 1925.

B9a. Architect: b. Builder: Designer/ Michael J. Murphy
*B10. Significance: Theme Residential Development Area Carmel
Period of Significance 1916-1928 Property Type Single Family Res. Applicable Criteria C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

See Continuation Sheet.

B11. Additional Resource Attributes: (List attributes and codes) (HP-2) Single Family Residence
*B12. References:

See Continuation Sheet.

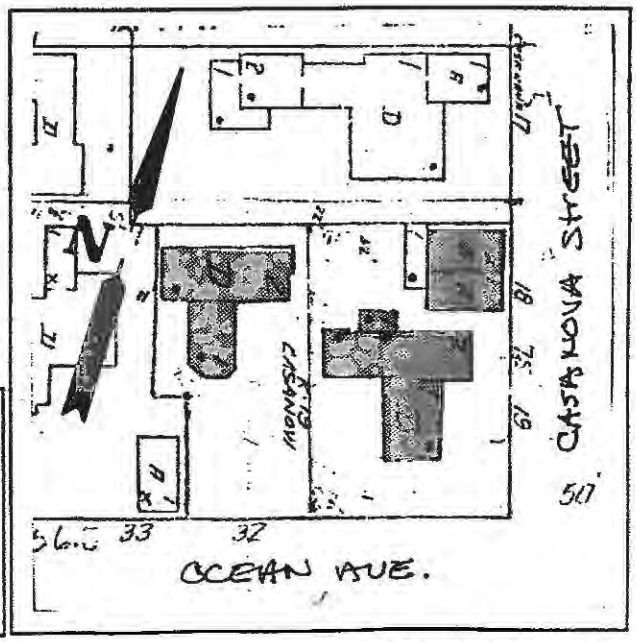
B13. Remarks:

Zoning R-1

*B14. Evaluator: Kent Seavey

*Date of Evaluation:

(This space reserved for official comments.)



DPR 523B (1/95)

*Required information

P3a. Description:

Two one-and-two-story wood-framed Carmel cottages, "T" shaped in plan, resting on concrete foundations with partial basements. Both properties are similar in plan, the principal exception being that the base, or leg of the "T" on the property nearest the corner of Casanova ("Casanova No. 1") is offset to the east, while the same feature on the building facing Ocean Ave. ("Ocean House") is offset to the west. The two story elevations on both cottages run east to west, and are found at the north (rear). The exterior wall cladding on both is a smooth cement stucco. A wood framed double garage is located at the NE corner of the property, behind "Casanova No. 1," facing Casanova Street.

The medium pitch gable roof of "Casanova No. 1," is covered in composition shingle. The roof covering for "Ocean House" is wood shake. Both residences have wide overhanging eaves with exposed rafter tails, typical of this cottage form.

Tall, slightly battered matching exterior eave wall brick chimneys, covered in rough cement stucco, with arched brick caps, are found centered along the east side elevations of the one story wings of each cottage. The entry doors to both cottages are located in the one story wings at the inside angle of the "T" on this (east) elevation.

The design of the south facing end gables differ slightly on each cottage. "Casanova No. 1" has a slightly raised projecting bay, capped by a shed roof, while the same feature on "Ocean House" is a full three sided bay, capped with a hipped roof.

Fenestration is irregular on both cottages, which employ the same multi-paned sliding wood windows of various size, in different arrangements. There are one or two hopper type wood windows as well.

The interiors of both of these single-walled cottages are basically intact as M. J. Murphy constructed them in 1925. With their mitered joints, clean lines, and solid workmanship, they continue to express the quality of craftsmanship that established Murphy as Carmel's first and foremost master-builder. Unfortunately, many of the rooms have been painted or stained over time, destroying the original natural redwood finish.

The cottages are sited at the NE corner of Casanova St. and Ocean Ave. with "Ocean House" stepping back on the lot towards the NW. The siting allows for a maximum use of the open space around the cottages for patios and terraces of varying sizes. These features have been overlain with a combination of Carmel Stone and concrete paving. The buildings are well back on the lot in an informal landscape setting of low shrubbery and mature trees. A modern board fence fronts the property along Ocean Ave.

B10. Significance:

The two cottages at the NW corner of Casanova St. and Ocean Ave. in Carmel are significant in the area of architecture under criterion established by the California Register of Historical Resources, PRC Sec. 5031. (3) as excellent and intact examples of the building craftsmanship of noted Carmel master builder Michael J. Murphy. Their unusual "T" plan, and careful and imaginative placement on a large wooded corner parcel shows Murphy's understanding of site planning as well his building skills. Both are excellent examples of the Carmel cottage vernacular, and the mature work of a recognized master builder.

B10. Significance (Continued):

Michael J. Murphy's (1884-1949) building designs and the quality of workmanship displayed by his craftsmen defined the residential character of Carmel during its formative years from around 1906 to the mid 1920s.

Trained as a carpenter and painter, Murphy's first Carmel residence was designed and constructed for his mother in 1901. "Mike" Murphy settled permanently in the village in 1904 with his new wife Edna. His personal integrity and commitment to excellence in building made him a favorite of real estate developer J. Frank Devendorf, often called the father of Carmel.

In 1906 Devendorf helped establish the young builder in business, to meet the needs of the rapidly expanding community. By 1914 Murphy was well established with his own contracting firm, as well as a lumber yard and building supply business.

His own aesthetic was in keeping with the evolving San Francisco Bay Area tradition, espoused through Charles Keeler's seminal text, *The Simple House,* and the building designs of Bernard Ralph Maybeck, Ernest Coxhead and others.

Quality of construction was Murphy's first consideration in all of his designs. He worked with local materials, from kiln dried first growth redwood to sand for his cement from the Carmel River. He employed stone from the ocean shore as well as the beautiful buff colored native Carmel Stone for his chimneys and other exterior finishes. His own designs were as individual as the clients he built for.

The heyday of Carmel cottage vernacular design, a local expression of the Arts & Crafts movement in Architecture, lasted from about 1905 to the 1920s. This mature example shows the quality of craftsmanship required by Murphy from his carpenters, as well as the master builder's understanding of site planning in design.

The cottages were constructed for Charles Halstead Yates, and his wife Eleanor. She was a partner in The Game Cock, a women's apparel shop in the Seven Arts Building.

Carmel building records show an earlier building on the property, constructed in 1920. The only exterior changes made to the 1925 cottages was the addition of a closed entry at the rear of "Casanova No. I," executed by Murphy in 1927.

The property has changed very little over time. It retains a high degree of integrity as constructed and a strong sense of time and place.

B12. References:

Carmel Building Records, located in the Planning Committee Development Dept., Carmel City Hall.

Polk Business Directories for Carmel, 1926–27, 1930, 1937.

Rasmussen, Lillian & Pavick, J., M. J. Murphy, pioneer builder, contractor, undated and unpublished Monograph on file with the Monterey Area Architectural Resource Inventory, Monterey Peninsula College.

Sanforn Fire Insurance Map for Carmel, 1930.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____ Attachment 12
NRHP Status Code *Looking NW at the east facing facade,*

Other Listings
Review Code _____ **Reviewer** _____ **Date** _____

Page 1 **of** **Resource Name or #:** (Assigned by recorder) *Jennie Coleman House*

P1. Other Identifier:

P2. Location: **Not for Publication** ☐ **Unrestricted** **a. County** *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address: City *Carmel by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) ; **mE/** **mN**

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

3 NW of N. Casanova, W/side of Palou (Blk KK Lot 13)

Parcel No. *010-231-007*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed vernacular residence, ell shaped in plan, resting on a concrete foundation. The exterior wall cladding is vertical board-and-batten. The medium-pitched intersecting gable roof has wide overhanging eaves with exposed rafter-tails. There is a projecting bay window in the south side-elevation, with a narrow shed roof. There is one brick exterior eave wall chimney present. It appears along the east facing facade, just south of the entry door. The chimney breast is neatly stepped towards the top. The roof is covered in a composition shingle. Fenestration is irregular, with a combination of single and paired multi-paned wood sliders, and paired single pane sliders. The principal entry, found on the east elevation at the inside of the ell, is a four panel wood type, glazed in the top panel. There is also a multi-paned glazed door at the inside corner of the ell, on the south facing wing. The house is set bay from the street in a landscape setting of mature trees and natural ground cover. It is located in wooded neighborhood of one and two story residences of varying sizes and age. The house is on the north side of, and adjacent to the Mary Austin Walk.

b. Resource Attributes: (List attributes and codes)

P4. Resources Present ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 5029-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☐ Historic ☐ Both
1921 Carmel bldg. records

P7. Owner and Address
J. Breck Tostevin
P.O.Box 2389
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey, Preservation Consultant, 310 Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: *9/7/2004*

P10. Survey Type: (Describe)
Intensive-Carmel Historic Resource Inventory-ongoing

11. Report Citation: (Cite survey report and other sources, or enter "none")
one

Attachments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

Resource Name or #: (Assigned by recorder) *Jennie Coleman House*

B1. Historic Name:
B2. Common Name: *"Sunny House"*
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Vernacular (gable & wing)*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1921 (CBP# 278); Add to rear & foundation 1947 (Mo. Co. Assessor's files)

B7. Moved? | No | Yes | Unknown Date Original Location:
B8. Related Features:

B9a. Architect: b. Builder:
B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR 3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Jennie Coleman House is significant under California Register criteria 3, in the area of architecture as a good representative example of working class housing in Carmel in the early 1920s. The small vernacular gable & wing house with its board-and-batten redwood siding and multi-paned wood windows is drawn from folk Victorian forms, but also displays the wide overhanging eaves and exposed rafter tails and handsomely designed brick chimney typical of the Craftsman tradition. The only change from the original footprint is an addition along the rear (west) elevation, added in 1947, which is very much in keeping with the character of the building.
Jennie Coleman, a native of New York, came as a widow to Carmel in 1907, where she became the managing owner of the Candy Kitchen on Ocean Avenue. She later went into real estate, being associated for some time with John D. Holt's Carmel Investment Company. She was one of the original signers of the petition to incorporate Carmel in 1916. Mrs. Coleman was one of the strong, independent women who made their individual marks to an unusual degree in the village during its formative years. The Coleman House clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP38 - Women's property*

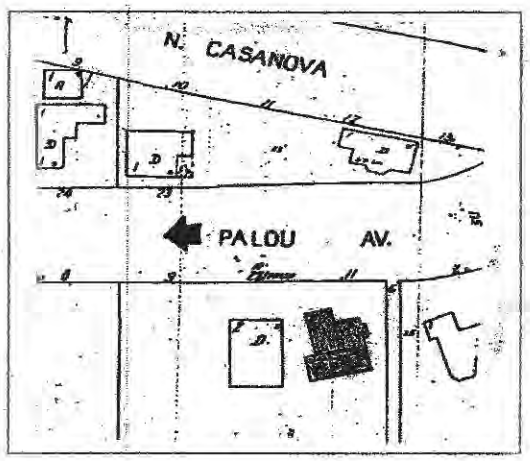
B12. References:
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Carmel Pine Cone (Obit. Jennie Coleman) 7/31/42
Hale, Sharron, *A Tribute to Yesterday,* Valley Publishers: Santa Cruz, 1980
Polk business directory for Carmel, 1926-27

B13. Remarks: *Zoning R-1*
CHCS (AD)

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *9/7/2004*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S2

Attachment 12

Other Listings
Review Code Reviewer Date

Page 1 of 2 Resource Name or #: (Assigned by recorder) *Mrs. M. V. Phillips Cottage*

P1. Other Identifier:

P2. Location: Not for Publication ☒ Unrestricted a. County *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: City *Carmel by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

2 West of Casanova N/side of 12th (Blk L Lots Wpt 11 & 13)

Parcel No. *010-273-013*

P3. **Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed vernacular cottage, "U" shaped in plan, resting on a concrete foundation. The exterior wall cladding is a wide, horizontal wood shiplap siding. The low-pitched intersecting gable roof has overhanging eaves with exposed rafter-tails. The roof overhangs a partial-width raised open brick porch, and is supported by square wood posts. There is a single exterior eave wall type brick chimney. It is located in the rear (north) of the building at the inside corner of the "U" shape and its east wing. The roof is covered in wood shake. Fenestration is irregular, with a combination of paired and banked multi-paned wood casement windows, in various sizes and shapes. The principal entry, centered on the south facing facade, is a planked wood door with shaped strap metal hinges. Planked wood shutters flank the paired casement windows on the west side of the facade. The cottage is a literal reverse image of the original plans (see photo continuation sheet), indicating that the change was made at the time of construction. There is a 1995 bedroom & bath addition at the north end of the east wing, that is consistent with the historic character of the cottage. The residence is set back from 12th Ave. behind an ivy covered fence, in a landscape setting of mature trees, grassed lawns and low shrubbery. The cottage is located in a wooded residential neighborhood of one and two-story homes of varying ages and styles.

3b. **Resource Attributes:** (List attributes and codes) *HP2 - Single Family Property*

P4. **Resources Present** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. **Photograph or Drawing** (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
Looking NW at the south facing facade, 5/5/04, # 79683-3

P6. **Date Constructed/Age and Sources**
☐ Prehistoric ☒ Historic ☐ Both
1937 Carmel bldg. records

P7. **Owner and Address**
Charles E. & Rita M. Stitt Trust
P.O. Box 542
Carmel, CA 93921

P8. **Recorded by:** (Name, affiliation, and address)
Kent L. Seavey
Preservation Consultant
310 Lighthouse Ave.
Pacific Grove, CA 93950

P9. **Date Recorded:** *5/5/2004*

P10. **Survey Type:** (Describe)
Intensive-Carmel Historic Resource Inventory-ongoing

11. **Report Citation:** (Cite survey report and other sources, or enter "none")
none

Attachments ☐ NONE ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

NRHP Status Code *5S2*

Resource Name or #: (Assigned by recorder) *Mrs. M. V. Phillips Cottage*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *residence* B4. Present Use: *residence*

B5. Architectural Style: *Vernacular*

B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1937 (CBP# 246); bedroom & bath added to east rear wing 1995 (CBP# 95-173)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:

B8. Related Features:

B9a. Architect: *designer/M.J. Murphy* b. Builder: *M.J. Murphy*

B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

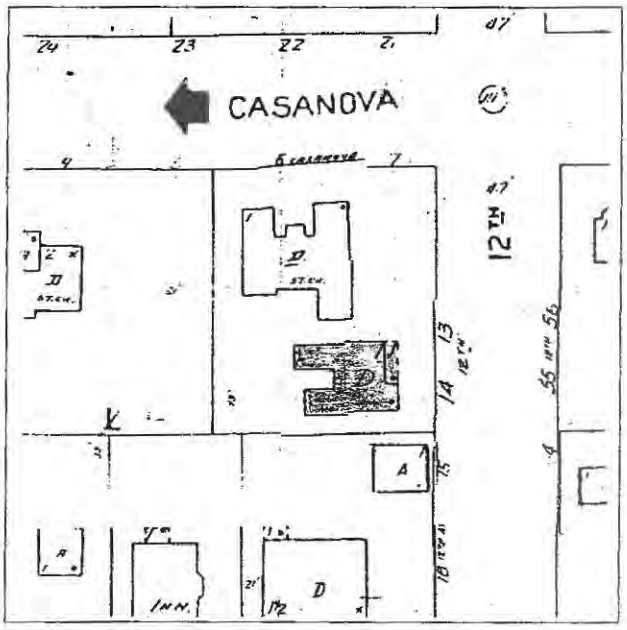
The Phillips Cottage is significant under California Register criterion 3, in the area of architecture, as a basically unaltered representative example of the later work of noted Carmel master-builder Michael J. Murphy. It is also significant as an expression of the continuing Carmel cottage design tradition. The Phillips Cottage fits neatly into the 1997 Carmel Historic Context Statement description of architectural styles found in the village in that it reflects, "a taste for simplicity...(that) transcends the divisions of time and architectural fashions." Murphy employs his signature horizontal shiplap wood siding as the envelope for the building, in a side-gabled facade echoing early American vernacular building forms that evolved into the California Ranch House style. His use of exposed rafter-tails, multi-paned paired and banked wood casement windows and the planked entry door are drawn from Murphy's many Craftsman designs throughout Carmel, that basically established the village's early architectural character. A high level of craftsmanship is clear throughout the building. The "U" shaped floor plan makes optimum use of available open space to the rear of the residence. Constructed in 1937, the cottage expresses the best of both an earlier and emerging regional design aesthetic, and affords an important link in the overall understanding of M.J. Murphy's contributions to the development of Carmel's architectural heritage. Michael J. Murphy (1885-1949) came to Carmel in 1902 and built a home for his mother. Two years later Franklin Devendorf hired him to be the builder for the Carmel Development Company. Murphy went on the become the most prolific designer-builder in Carmel's history, with as many as 350 structures to his credit. In 1914 Murphy established his own contracting firm, and in 1924 he opened M.J. Murphy, Inc. which sold building supplies and operated a lumber mill and cabinet shop. Murphy was the most active designer-builder in Carmel between 1902 and 1940 and did as much to give Carmel its basic architectural character as any other single person. The Phillips Cottage clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

Carmel building records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Hall, Stan, "M.J. Murphy Succeeded with Hard Work...", *Carmel Pine Cone*, 10/3/91
Sanborn insurance map of Carmel, 1930-62

B13. Remarks: *Zoning R-1*
CHCS (AD)

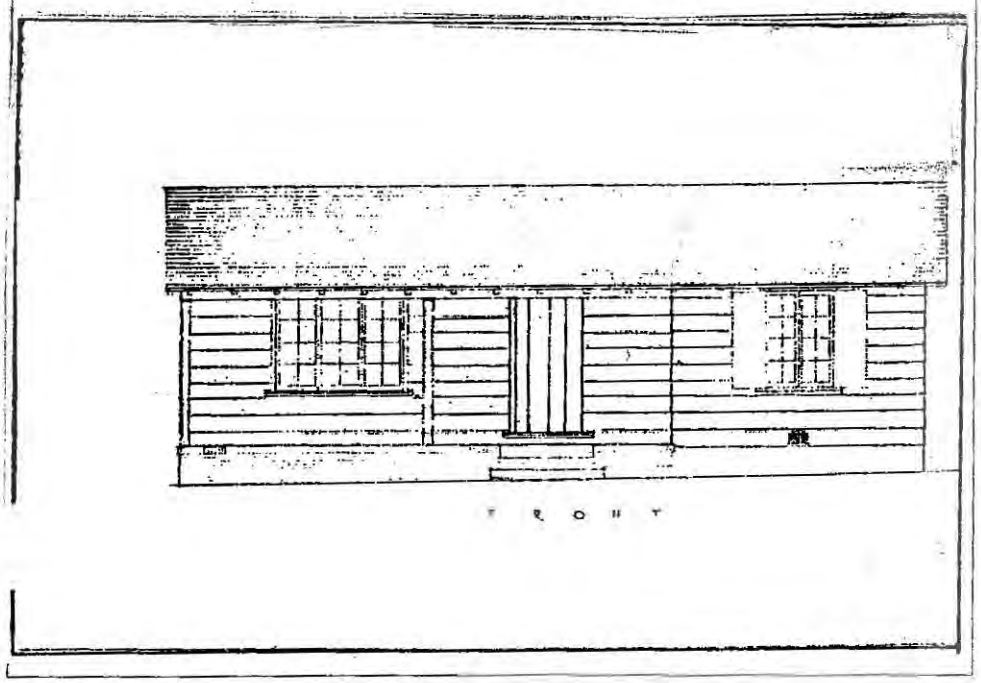


B14. Evaluator: *Kent Seavey*

Date of Evaluation: *5/5/2004*

(This space reserved for official comments.)

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
Original drawing of the Phillips Cottage facade , M.J. Murphy, 1937, on file with the Carmel Planning Dept., City Hall, Carmel

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____ Attachment 12
Trinomial _____
NRHP Status Code 5S1
Other Listings
Review Code _____ Reviewer _____ Date _____

Page of Resource Name or #: (Assigned by recorder) *Sea View Inn*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Monterey*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address: City *Carmel by-the-Sea* Zip *93921*
d. UTM: (Give more than one for large and/linear resources) ; mE/ mN
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
2 NE of 12th, E/side Camino Real (Blk L, Lots 10, n 10' of 12)

Parcel No. *010-273-014*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A two-and-one-half story, wood-framed hotel, basically rectangular in plan, resting on a concrete foundation. The exterior wall cladding is a combination of wood shingle, and narrow, horizontal clapboard siding, which is found along the first floor. The medium-pitched front gable roof is covered in composition shingle, and has wide overhanging eaves w/closed soffits. The gable apex on the front (west) elevation is pedimented, w/ a simple lower cornice that caps a second floor angled bay on the south, and a recent (1985), and much smaller oriel window of similar design, on the north side of the facade. The second floor itself covers a full-width recessed open porch, reached by a set of straight run wooden steps at the NW corner of the building. The porch is supported by a series of slightly battered square wood posts, resting on top of a low closed rail, faced w/clapboard siding. There are two slightly angled bays along the south side-elevation, w/ a 1973 steel spiral staircase between, as a fire exit. There is an open railed wood porch, of the same date, at the second floor for emergency egress. The spiral staircase terminates at a wall dormer in the roof plane of the south side-elevation. There is a second dormer directly across from the one described, on the north roof plane. Fenestration is irregular, w/ a combination of single, fixed wood lights, single & paired 1/1 double-hung wood sash, in a Colonial Revival style of modified diamond panes in the upper lights that was almost universally employed in the village prior to 1910.

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 837-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☐ Historic ☐ Both
ca 1907 Monterey Co. Recorder's Office

P7. Owner and Address
Marshall & Diane Hydorn
P.O. Box 4138
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey, Preservation Consultant, 310 Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: *8/12/2002*

P10. Survey Type: (Describe)
Carmel Historic Resource Inventory - 2001

P11. Report Citation: (Cite survey report and other sources, or enter "none")
Carmel by-the-Sea Survey 1989-1996

Attachments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # Primary # Attachment 12

Page of NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *Sea View Inn*

B1. Historic Name: *McDow-Jones Hse.*
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *hotel*
B5. Architectural Style: *vernacular suburban cottage*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed ca. 1907; 1924 first hotel use; spiral steel fire escape constructed 1973 (Cbp# 73-85); window change on facade 1985 (Cbp# 85-39); deck repair 1989 (Cbp# 89-243)

B7. Moved? | No | Yes Unknown Date: Original Location:
B8. Related Features:

B9a. Architect: b. Builder:
B10. Significance: Theme: *Architectural & Economic Development* Area: *Carmel by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *hotel* **Applicable Criteria:** *CR 3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Sea View Inn is significant under California Register criterion 3, in the area of architecture as an early example of residential/hotel design in Carmel. The Monterey County Book of Deeds, Book 96, pp. 383-85 shows that Abbie McDow and Aimee M. Jones purchased Lot 10 of Blk L from the Carmel Development Co. an June 25, 1907. McDow purchased the northerly 10' of Lot 12 on Nov. 18, l910. As no building records are available on this property until 1973, it is assumed that the house was constructed shortly after purchase. Abbie McDow was one of the founding members of the All Saints Church missionary society, formed in 1910. The first record of hotel use is in 1924 when sisters, Olive G., and Pearl H. Stout purchased the property and named it the Sea View Inn. the Misses Stout offered reasonable rates, breakfast & dinner, and a home atmosphere prevailed. They operated the Inn until 1944. There have been five owner/operators since that time..
The vernacular suburban cottage design of the Sea View Inn was derived from the transference of narrow, front gabled eastern rowhouses of the 1880s to wider, stand alone examples in railroad suburbs during the 1890s. Where the rowhouses tended to reflect vestiges of Queen Anne styling, the suburban examples drew their decorative volcabulary from the then popular Colonial Revival. The Sea View Inn combines elements of both the Queen Anne, with its two kinds of wall cladding and slightly projecting angled bay, and the Colonial Revival, with the closed pediment and diamond pattern windows. Ms. McDow & Ms. Jones either brought pattern book plans with them, or selected the design from a pattern book reflective of the styles in their location of origin. So too the residential design, that ranged from board-and-batten tent houses and Queen Anne cottages to the emerging arts and crafts inspired bay area regionalist designs, brought to the village by San Francisco's artists & writers.

B11. Additional Resource Attributes: (List attributes and codes) *HP5 - Hotel/Motel*

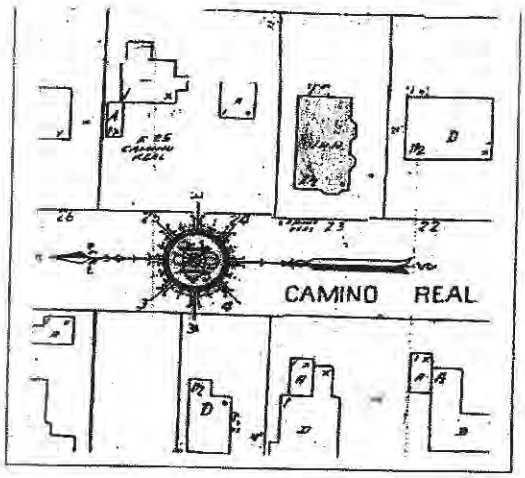
B12. References:
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Hale, Sharron, *A Tribute to Yesterday*, Valley Publishers:Santa Cruz, 1980
Sanborn fire insurance maps of Carmel, 1924, 1930-62

B13. Remarks: *Zoning R-1*
CHCS (AD/ED)

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *8/12/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



P3. The hotel is set back from the street behind a low, Carmel stone retaining wall w/informal hedging. It is framed by mature oak and redwood trees.

B10. The Sea View Inn is an important survivor of that period, and one of the first bed & breakfast style visitor accomodations in the city. The only known change to its original facade was the removal of a 1/1 double-hung window on the north side and its replacement w/ a small oriel window, sympathetic to the original building design. The Sea View Inn clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the themes of architectural and economic development.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____ Attachment 12
NRHP Status Code 5S1
Other Listings
Review Code _____ Reviewer _____ Date _____

Page of Resource Name or #: (Assigned by recorder) *Dr. Amelia Gates Cottage*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ Unrestricted **a. County** *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: City *Carmel-by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

3 south of 7th, w/side Camino Real (Blk N, Lot 11)

Parcel No. *010-265-004*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story vernacular board-and-batten cottage, originally square in plan, resting on a cement foundation. The exterior wall cladding is vertical redwood board-and-batten. The side gabled, jerkin-headed roof is covered in wood shake, and originally had small wood finials at the apex of the north and south facing clipped gables. A massive exterior eave wall chimney of uncoursed rubblework is centered on the east elevation. The original entry, on the north end elevation is in place, but closed off from the interior. It is capped by a later shed roofed door hood. The current entry is at the SE corner of the east elevation, replacing an original six-light wood window. A matching window, north of the chimney, has also been replaced by a larger muti-paned fixed wood window. A one room board-and-batten room addition appears off the NW corner of the cottage, employing what appears to be the original east elevation windows. A small projecting bay, with window seat was added to the south elevation on the SW side. All alterations and additions appear to have been made prior to 1930. The cottage sits well back on its lot behind the carriage house, with a Carmel stone patio and pond in an informal garden setting of mature trees and shubbery.

5b. Resource Attributes: (List attributes and codes)

4. Resources Present ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 842-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1922 Carmel bldg. records

P7. Owner and Address
Eldana Eggleston
P.O. Box 977
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey, Preservation Consultant, 310 Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: *10/14/2001*

P10. Survey Type: (Describe)
Carmel Historic Resource Inventory - 2001

. Report Citation: (Cite survey report and other sources, or enter "none")
ty of Carmel-by-the-Sea Survey 1989-1996

ttachments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # Primary # Attachment 12

Page of NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *Dr. Amelia Gates Cottage*

B1. Historic Name: *Dr. Amelia Gates Cottage*

B2. Common Name:

B3. Original Use: *residence* B4. Present Use: *residence*

B5. Architectural Style: *Vernacular cottage*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 2/1922 (Cbp #343); undated room addition to the NW cr, and small addition to SW cr.; undated window and door changes on east facing facade

B7. Moved? | |No | |Yes | |Unknown Date : Original Location:

B8. Related Features: *square board & batten carriage hse. at street in front (east) of cottage (suggested date of 1908 not reflected on 1910 Sanborn map).*

B9a. Architect: *designer/Dr. Amelia Gates* b. Builder: *M.J. Murphy (?)*

B10. Significance: Theme: *Architectural Development* Area: *Carmel-by-the-Sea*

Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR 2,3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Amelia Gates Cottage is significant under California Register criterion 2, for its primary association with Dr.Gates, one of a number of educated & independent women who designed buildings in Carmel during the formative years of its development. It also is significant as an example of early vernacular architecture.

Dr. Howard Gates and his pediatrician wife, Dr. Amelia Levinson Gates constructed one or two small cabins on their Camino Real parcel about 1910, for vacationing between their medical practices in San Jose and Los Angeles, and frequent trips abroad for advanced study in Europe. They had met as students at Johns Hopkins University and both had distinguished professional careers. Dr. Howard Gates died in Rome in 1913, where he was chief surgeon of a large hospital. Amelia returned to San Francisco, where she pioneered in preventative care for children, and helped establish the Florence Ward Hospital. She retired to Carmel, replacing her earlier cabin with a cottage of her own design in 1922. The jerkin-headed, or clipped gables of the cottage reflect features found on Bavarian farmhouses, with which she was familiar from her european travel. All changes to the cottage prior to 1947 are of her making. She would later (1927) design and supervise construction on a two-story commercial block at the SE corner of Ocean Ave. and Monte Verde, that drew its inspiration from the same architectural sources. Dr. Gates continued to practice pediatrics in Carmel until her death in 1947. Her home on Camino Real became a meeting place for professional and creative people, including local suffragettes, labor leaders, financiers and creative artists in many fields. She was active in community affairs, including the preservation of Devendorf Plaza for public use. A brilliant scientist, intellectual and committed community activist, Dr. Gates was also one of a number of educated, independent women who designed and constructed buildings during a productive period of her life in the formative years of the village. The Gates Cottage clearly reflects the findings of, and is consistant with the 1997 Carmel Historic Context Statement under the theme of architectural development.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP38 - Women's property*

B12. References:

Carmel building permits, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Hale, Sharron, *A Tribute to Yesterday*, Valley Press:Santa Cruz, 1980 p. 15.
Monterey Herald, Fore Obituary, 6/2/47
_____, Gates Obituary, 6/2/47

B13. Remarks: *Zoning R-1*
CHCS (AD)

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *10/14/2001*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary #
HRI #
Trinomial

Attachment 12

Page of **Resource Name or #:** (Assigned by recorder) Dr. Amelia Gates Cottage

Recorded by: Kent L. Seavey **Date** 10/14/2001 ☐ Continuation ☐ Update

Supplemental Photograph or Drawing

Description of Photo: (View, date, accession #)
(View toward). Photo No: 843-, .

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S1

Attachment 12

Other Listings
Review Code Reviewer Date

Page 1 of 3 Resource Name or #: (Assigned by recorder) *John Bathen House*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted a. County *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: City *Carmel by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Santa Lucia 2 NE of San Antonio (Blk. Z, Lots 14, 16 & pt. Blk. 149)

Parcel No. *010-287-006*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-and-two-story vernacular residence, slightly ell-shaped in plan, resting on a stone foundation. The exterior wall cladding is a combination of vertical board-and-batten and Carmel stone on the one-story section, and wood shingle and Carmel stone on the two-story portion, to the north. The low-pitched cross-gabled roof system is covered in composition shingle. There is one Carmel stone interior chimney. It is located toward the east, on the north side-elevation of the two-story section of the house. An exterior wooden staircase with simple horizontal railing, recently rebuilt, rises from West to East along the North side-elevation accessing the second floor. Fenestration is irregular with a combination of fixed, plate-glass, wood casement type and sliding wood windows in varying sizes. Some of the wood casement type form a band along the West side of the one-story wing. There is a narrow, fixed stained-glass window, flanking the principal entry, which faces south on the slightly projecting two-story ell. The gable end of the one-story wing has large, multi-paned glazed sliding doors centered in the wall, which is covered in coursed ashlar Carmel stone. The North end of the detached, 1939 flat-roofed Carmel stone garage creates an interior garden wall for the property which has extensive Carmel stone patios, as well as an outdoor stone fireplace in the NW cr. of the parcel. The house is sited in an informal landscape setting of mature pines and cypress with vine-covered walls and fences and several flower beds.

b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
Looking NE at west side-elev., 8/20/2003, #51271-3A

P6. Date Constructed/Age and Sources
☐ Prehistoric ☒ Historic ☐ Both
1921/1929/1939, Carmel bldg. records

P7. Owner and Address
Richard & Stella Fenton
25 Hyde Park Gardens, Flat#10
London W22LZ, England

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey
Preservation Consultant
310 Lighthouse Ave.
Pacific Grove, CA 93950

P9. Date Recorded: *8/21/2003*

P10. Survey Type: (Describe)
Intensive/required CEQA review

11. Report Citation: (Cite survey report and other sources, or enter "none").
ne

Attachments ☐ NONE ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

B1. Historic Name: *John Bathen House*
B2. Common Name: *"Finestre"*
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *vernacular*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1921 (CBP# 249); two story stone addition 1927 (CBP # 1934)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features: *Detached flat-roofed Carmel stone one-car garage, 1939 (CBP# 475)*

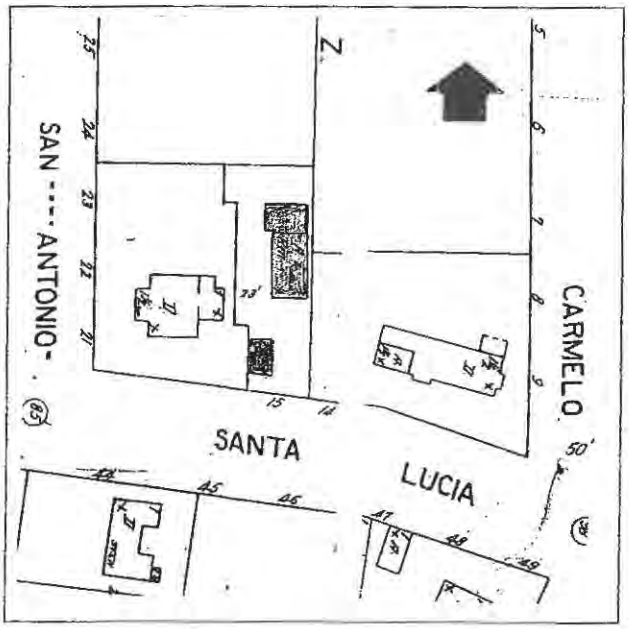
B9a. Architect: b. Builder: *John Bathen (1927/1939)*
B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The John Bathen House is significant under California Register criteria 3, under architecture, as an excellent example of Bathen's building skills as a stonemason. The property exhibits several styles of Carmel stone masonry, including patios, and may have been used as an example of the craft for potential clients. John Bathen was a native of Norway, where he had been a fisherman. He came to Carmel in the early 1920s with his English wife Lita, and purchased a portion of the Emily Bell property containing a one-story, rectangular board-and-batten servants quarters. He added a two-story wing to the north end of the existing building that year, employing Carmel stone, and some wood framing for the second floor. He built a Carmel stone garage, fronting on Santa Lucia in 1939 that is part of the historic resource. Bathen acquired a quarry in Carmel Valley and established the Santa Lucia Quarries LTD, on Dolores St. between Ocean & 7th Ave., providing "building stone for all purposes, Art Tile and Patio." He is known to have constructed several small stone houses on the West side of Mission between 4th and 5th Aves, that may be the current Stonehouse Court, as well as instructing builder Frank Lloyd in the craft of stone masonry between 1940-1942. According to a *Carmel Pine Cone* tribute, written at the time of Bathen's death in June of 1945, well known Carmelite Dora Hagemeyer noted that Bathen and his wife Lita had become an integral part of Carmel, "Everything concerning the welfare of the village or its residents concerned them. They took an active part in the preservation of the true Carmel tradition...". His wife Lita, who worked in the realty office of Elizabeth McClung White, was well known as a costume designer for the Forest Theater and for her close association with Sunset School and its activities. The John Bathen house retains its historic integrity to a high degree and clearly reflects the the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*
B12. References:
Carmel bldg. records, Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Carmel Pine Cone, 6/15/45,8/3/45
Hale, Sharron, *A Tribute to Yesterday*, Valley Publishers: Santa Cruz, 1980, p. 45
Harrison Memorial Library. Historv Files
B13. Remarks: *Zoning R-1*
CHCS (AD)

B14. Evaluator: *Kent Seavey*
Date of Evaluation: *8/21/2003*

(This space reserved for official comments.)



Supplemental Photograph or Drawing

Description of Photo: (View, date, accession #)
Looking SE at the North (rear) elevation and West side-elevation. 8/20/2003, #51271-8A

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code *5S1* Attachment 12

Other Listings
Review Code _____ **Reviewer** _____ **Date** _____

Page of **Resource Name or #:** (Assigned by recorder) *Adele C. Wainright Hse.*

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☐ **Unrestricted** **a. County** *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address: City *Carmel by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

2 W of Torres N side 1st Ave. (Blk 7, Lot 10)

Parcel No. *090-132-005*

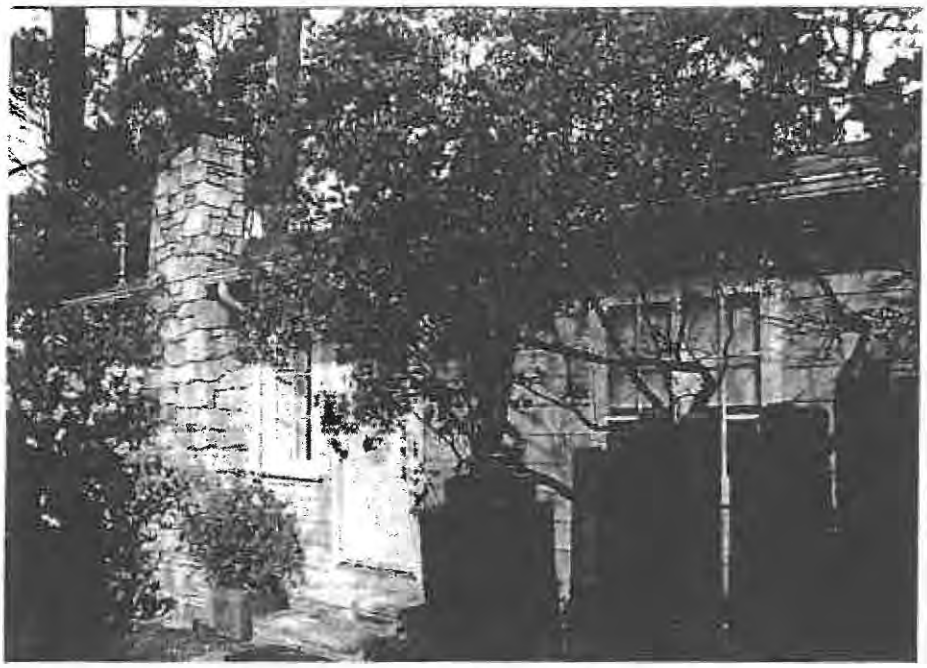
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed residence, ell shaped in plan, resting on a concrete foundation. The exterior wall cladding is wood shingle. The low-pitched cross-gabled roof is covered in composition shingle, and slightly overhangs the eaves. There is a Carmel stone exterior eave-wall chimney located on the south facing facade, toward the west side. It is flanked by two multi-paned wood casement windows. The main entry is slightly to the east of this, and consists of a raised flush door w/glazed panels above, and is capped by a small, gabled door hood. It is reached by a short run of open Carmel stone steps. To the east of this feature are a pair of large, multi-paned wood casement windows.There is a small, projecting bay window, capped by a narrow shed roof on the east side elevation, w/paired multi-paned wood casement windows. There is a similar feature on the west side-elevation. Fenestration is otherwise irregular, w/single and paired multi-paned wood casement windows. A 1935 bedroom addition at the NE cr. of the house forms the short arm of the ell. This feature has a pair of multi-paned wood French doors on the east side-elevation, added in 1971. The residence sits just back from 1st Ave. behind a tall grape stake fence in a natural landscape setting of tall shrubbery, and is framed by mature pines. It is sited on a high bluff above, and just east of Camino del Monte.

b. Resource Attributes: (List attributes and codes)

1. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 1011-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1932 Carmel bldg. records

P7. Owner and Address
Philip & Sharon Marson
1020 Grand Isle Terrace
Palm Beach Gardens, FL 33418

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey, Preservation Consultant, 310 Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: *9/12/1902*

P10. Survey Type: (Describe)
Carmel Historic Resource Inventory - 2001

1. Report Citation: (Cite survey report and other sources, or enter "none")
ne

tachments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # **Primary #** Attachment 12

Page of **NRHP Status Code** 5S1

Resource Name or #: (Assigned by recorder) *Adele C. Wainright Hse.*

B1. Historic Name: *Adele C. Wainright Hse.*

B2. Common Name:

B3. Original Use: *residence* B4. Present Use: *residence*

B5. Architectural Style: *Vernacular*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1932 (Cbp# 2519); bedroom add to rear NE cr. 1935 (Cbp# 2659); redwood deck to rear (NW) 1963 (Cbp# 3991); add French doors to NE addition 1971 (Cbp# 71-53)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:

B8. Related Features: *A board-and-batten one-car garage at the SE cr. of the parcel from the original date of construction 1932.*

B9a. Architect: b. Builder:

B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

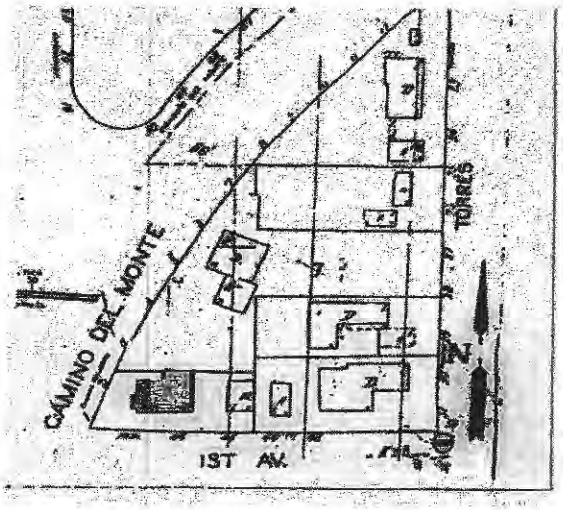
The Adele C. Wainright Hse. is significant under California Register criterion 3, in the area of architecture as a nearly unaltered example of residential design in Carmel in the early 1930s, reflecting the evolving use of traditional forms and materials derived from earlier building styles found in the village. The small vacation house employs the wood shingles, multi-paned wood casement windows and Carmel stone chimney and walkways that characterize many of Carmel's early Craftsman/Bungalow homes. The 1935 ell addition a the NE cr. is typical of earlier local treatments of new construction, i.e. expanding to the rear of the existing bldg. envelope. The French door that was added to the east elevation of the 1935 ell, is in keeping with the vernacular building form, as are the continuing Craftsman design concepts of horizontality of proportions, honest use of native materials, and enjoyment of the natural setting by bringing the outside inside through the use of easily accessed open porches, patios and terraces. Although a modest example of a one story vernacular cottage, thishouse is part of the continuing evolution of building in Carmel. The c. 1935 bedroom addition and1971 French doors that lead out from it appear to be away from public view of the front elevation facing First Avenue. The Wainright House reflects the findings of, and is consistent with, the Carmel Historic Context Statement under the theme of architectural development.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

Carmel bldg Records, Carmel Planning Dept, City Hall, Carmel
Carmel Historic Context Statement 1997
Sanborn fire insurance map of Carmel 1930-62

(Sketch Map with north arrow required.)



B13. Remarks: *Zoning R-1*
CHCS (AD)

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *9/12/1902*

(This space reserved for official comments.)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S1

Attachment 12

Other Listings
Review Code ____ Reviewer ____ Date ____

Page of Resource Name or #: (Assigned by recorder) *Santiago Duckworth Hse.*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ Unrestricted **a. County** *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Date** T ; R ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address: City *Carmel by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

3 S of 2nd, w/side Carpenter (Blk 22, Lot 9)

Parcel No. *010-022-022*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed vernacular residence, irregular in plan, resting on a cancrete foundation. The exterior wall cladding is a vertical board-and-batten. The medium-pitched side gable roof is covered with composition shingle. The original building envelope was rectangular, but has had at least two additions to the rear. The first addition (undated) included a bathroom, kitchen and bedroom, and the second addition expanded the size of the kitchen in 1952. The roof slope changed to a saltbox form in the 1952 expansion. There is a gable-wall fireplace, located at the NE cr. of the original building envelope. A small, square shed roofed door-hood projects from the east side of the main roof plane over the principal entry, somewhat offset to the south of center. The roof hood is carried on three vertical wood posts, w/simple decorative brackets. The three fixed, multi-paned wood windows (one to the south and two to the north of the entry door), along the facade are capped with slightly pedimented crown moldings. The upper panels of what appears to be the original four panel wood door are glazed, a possible later alteration. The entry porch is raised, and reached by a straight run of wooden steps. The house sits just back from the street, behind a low, horizontal rail fence in an informal landscape setting of mature cypress and pines and low shubbery.

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

1888 Sharron Hale

P7. Owner and Address
Ann M. Peek
P.O. Box 22062
Carmel, CA 93922

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey, Preservation Consultant, 310 Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: *5/12/2002*

P10. Survey Type: (Describe)
Carmel Historic Resource Inventory - 2001

P11. Report Citation: (Cite survey report and other sources, or enter "none")
Carmel by-the-Sea Survey 1989-1996

Attachments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # **Primary #** Attachment 12

Page **of** **NRHP Status Code** 5S1

Resource Name or #: (Assigned by recorder) *Santiago Duckworth Hse.*

B1. Historic Name: *Santiago Duckworth Hse.*

B2. Common Name:

B3. Original Use: *residence* B4. Present Use: *residence*

B5. Architectural Style: *vernacular*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1888; kitchen wing added to rear 1952 (Cbp#2319)

B7. Moved? ☐ No ☐ Yes ☐ Unknown Date : Original Location:

B8. Related Features: *storage shed added at rear (west) of lot 1959 (Cbp#3301)*

B9a. Architect: b. Builder: *Delos Goldsmith*

B10. Significance: Theme: *Architectural/Economic Development* Area: *Carmel City*

Period of Significance: *1888-1903* **Property Type:** *single family residence* **Applicable Criteria:** *1-3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Duckworth Hse. is significant under California Register criteria 1, in the area of history as one of the first homes constructed in the newly established community of Carmel City in 1888. It is significant under criteria 2 for its association w/Santiago J. Duckworth, founder and original developer of Carmel City, and Delos Goldsmith, arguably the first professional builder in Carmel City. It is also significant under criteria 3 as one of the few remaining examples of residential architecture in Carmel City at the time of its formation in the late 1880s.

In 1888 Monterey real estate agent Santiago J. Duckworth, and his brother Belisario entered into an agreement w/Honre Escolle, to purchase 324 acres of Escolle's Las Manzanitas Rancho. The original subdivision is known as the Carmel City Tract and constitutes the section of the village generally north of Ocean and east of Junipero. With an understanding that the Southern Pacific RR was going to extend their tracks to the Carmel River, Duckworth intended to establish a Catholic summer colony, along the lines of the Pacific Grove Retreat. Duckworth sold corner lots for $25, inside lots for $20, and commercial lots for $50. While the development met with some initial success the RR extention never occurred and Carmel City remained largely a paper town. As the prospect for success diminished, Duckworth was able to unload his project on Abbie Jane Hunter, and her San Francisco Women's Real Estate and Investment Co. in 1892. Duckworth went on to serve one term in the California State Assembly, then worked at appointive governmental positions. Delos Goldsmith, builder of the Duckworth Hse. was the uncle of Wesley Hunter, Abbie Jane Hunter's husband. He was also resposible for the construction of the Hotel Carmelo, Carmel Bathhouse, several carmel City residences, including those of the Robertsons and Hunters, and the original Farm center bldg. in Carmel Valley.

B11. Additional Resource Attributes: (List attributes and codes)

B12. References:

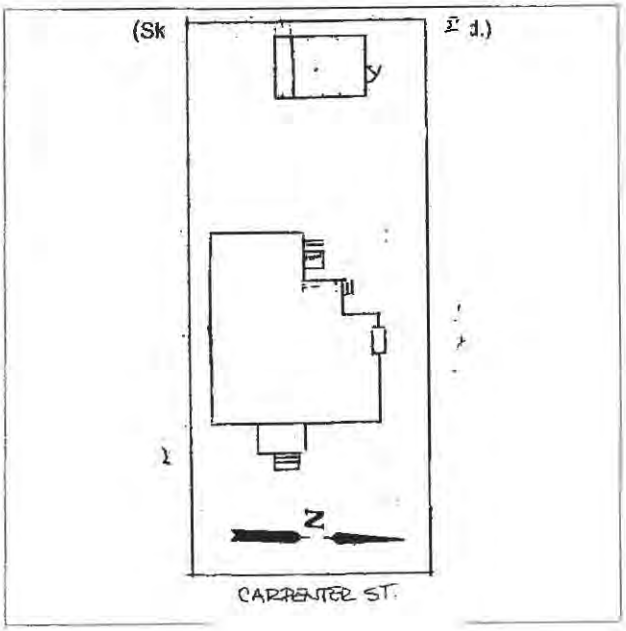
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement, 1997
Fink, Agusta, *Monterey, The Presence of the Past*, Chronicle Books:San Francisco, 1972
Hale, Sharron, *A Tribute to Yesterday*, Valley Publishers:Santa Cruz, 1980

B13. Remarks: *Zoning R-1*
CHCS (AD/ED)

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *5/12/2002*

(This space reserved for official comments.)



B10. Santiago Duckworth's residence employed the vertical board-and-batten look, popular at the time in Pacific Grove. The shaped battens match those widely used in the Methodist Retreat. Goldsmith employed slightly pedimented window casings, found on some of Monterey's earlier adobes, and derived from the Greek Revival style, to add character to the otherwise simple vernacular hse. The traditional New England saltbox roof form of the residence is the product of a 1952 addition. The original roof slope may be present, under the addition. The asymmetry of the facade asserts the eclectic nature of the building. According to Hale, Davenport Bromfield an asst. to Walter Colton Little, the surveyor of the Carmel City subdivision, was assigned the field work, and built himself a small cabin across Carpenter St. from the subject property, sometime before May of 1888, making the Duckworth hse. the second constructed in Carmel City. It is also the first known work in Carmel, by Delos Goldsmith, the first professional builder in Carmel. In spite of additions to the rear, the building appears to be be otherwise unaltered .Its visual appearance evokes a strong sense of time and place, and of feeling and association with the founding of Carmel. The Duckworth hse. clearly reflects the findings of, and is consistant with the 1997 Carmel Historic Context Statement under the themes of architectural development, and economic development.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____ Attachment 12
Trinomial _____
NRHP Status Code 5S1

Other Listings
Review Code _____ Reviewer _____ Date _____

Page of Resource Name or #: (Assigned by recorder) *Alfonso Ramirez Cabin*

P1. Other Identifier:

P2. Location: Not for Publication ☐ Unrestricted a. County *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: City *Carmel by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

3NE of 2nd, e/side of Santa Rita (Blk 23, Lot 16)

Parcel No. *010-025-012*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story wood-framed vernacular cabin, irregular in plan, resting on a concrete block foundation. The exterior wall cladding is vertical board-and-batten. The side- gabled roof is covered in wood shingle, as is the shed roof of the 1941 kitchen addition at the NE cr. of the buildiung. The four panel wood entry door, on the west facing facade, is slightly raised, and reached by two or three open, straight-run masonry steps. The door is offset to the south, between two 6/6 double-hung wood windows. Single windows of similar design are found in the north and south side elevations. The entry is covered by a simple shed roofed door-hood, carried on wood brackets. The kitchen wing has paired 3 light wood casement windows. The tiny cabin is set back from the street, somewhat below grade, in an informal landscape setting of massive conifers and a tangle of large succulent plants and bushes.

3b. Resource Attributes: (List attributes and codes)

4. Resources Present ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 1063-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☐ Historic ☐ Both
1888E dated historic photo

P7. Owner and Address
Alice L. Meyers
2933 Linden Ave.
Berkeley, CA 94705

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey, Preservation Consultant, 310 Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: *4/30/2001*

P10. Survey Type: (Describe)
Carmel Historic Resource Inventory - 2001

11. Report Citation: (Cite survey report and other sources, or enter "none")
Carmel by-the-Sea Survey 1989-1996

Attachments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # Primary # Attachment 12

Page of NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *Alfonso Ramirez Cabin*

B1. Historic Name: *Alfonso Ramirez Cabin*
B2. Common Name: *Little Barn*
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *vernacular*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed ca. 1888; kitchen added to NE cr. 1941 (Cbp # 790); foundation added, kitchen reduced in size to meet lot line requirements; interior remodel 1972 (Cbp# 72-90)

B7. Moved? | No Yes Unknown Date : Original Location:
B8. Related Features:

B9a. Architect: b. Builder: *Alfonso Ramirez*
B10. Significance: Theme: *Arch. Develop.* Area: *Carmel City*
Period of Significance: *1888-1903* **Property Type:** *single family residence* **Applicable Criteria:** *CR 1,3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Ramirez Cabin is significant under California Register criterion 1, in the area of history, as one of the few known dwelling houses remaining in Carmel, constructed and occupied by direct descendents of Carmel Mission Indian groups. It is also significant as the home of one of the early Carmel stage drivers. It is significant under criterion 3, in the area of architecture as one of the very few remaining intact examples of late nineteenth residential dwellings houses in Carmel.
Alfonso Ramierez, owner/builder of the cabin, was a driver with the Monterey-Carmel stage line, and drove the south coast as well. He was related to Manuel ("Panocha") Onesimo, a well known Native American storyteller, whose father had been baptized by Junipero Serra in 1774. Other family connections included the Meadows and Hitchcocks of Carmel Valley, and the Posts at Big Sur. "Panocha'" children were reputed to be the last of the full-blooded Rumsen Indians. Meadows family members also lived in the vicinity of the Ramirez cabin.
The building itself is little changed, except for the 1941 kitchen addition, from its period of occupancy by Ramirez, and a corral that existed to the rear of the building in which Ramirez kept his horses. It is an excellent example of the early working class housing associated with transportation activities found at the time of the development of Carmel City in the late 1880s.
The Ramirez cabin clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP36 - Ethnic minority property*

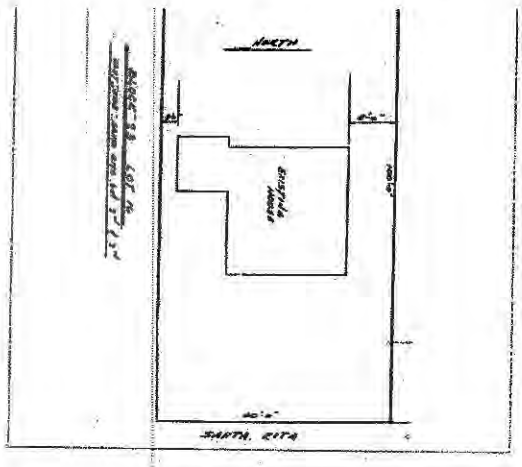
B12. References:
Carmel bldg records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Hale, Sharron, *A Tribute to Yesterday*, Valley Publishers: Santa Cruz, 1980
Logan, John "Carmel's Tortilla Flats", unpublished manuscript , 1998

B13. Remarks: *Zoning R-1*
CHCS (PS/AD)

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *4/30/2001*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____ Attachment 12
NRHP Status Code *5S1*

Other Listings
Review Code _____ **Reviewer** _____ **Date** _____

Page of **Resource Name or #:** (Assigned by recorder) *Bertha C. Cole Hse.*

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☐ **Unrestricted** **a. County** *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address: City *Carmel by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

NE Cr. Santa Fe & 5th Ave. (Blk 46, Lot 20)

Parcel No. *010-037-007*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed vernacular style residence, slightly irregular in plan, resting on a concrete foundation. The exterior wall cladding is vertical board-and-batten, w/ horizontal shiplap wood siding below the water table The low-pitched hipped roof has a short projecting bay on the NW cr. of the rear (west) elevation. The eaves slightly overhang the building envelope, and there is a closed soffit. The roof is covered in wood shingle. An interior brick chimney pierces the plane of the roof on the north side, just below the roof peak. The main entry is centered on the east (front) elevation. The multi-paned glazed door is slightly raised above a wood stoop. It is covered by a narrow, shed-roof extension of the main roof, which is supported on either side by shaped, decorative wood brackects. Fenestration is irregular, w/a large fixed multi-paned wood focal window on the south side-elevation, and a few single & paired multi-paned wood windows. The building is sited on the NE cr. of Santa Fe & 5th Ave., in an informal landscape setting of low shubbery, screened by several mature oaks and pines.

.b. Resource Attributes: (List attributes and codes)

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 1070-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1932 Carmel bldg. records

P7. Owner and Address
Eleonore S. Page Trust
P.O. Box 3906
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey, Preservation Consultant, 310 Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: *10/28/2002*

P10. Survey Type: (Describe)
Carmel Historic Resource Inventory - 2001

11. Report Citation: (Cite survey report and other sources, or enter "none")
one

Attachments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # **Primary #** Attachment 12

Page **of** **NRHP Status Code** 5S1

Resource Name or #: (Assigned by recorder) *Bertha C. Cole Hse.*

B1. Historic Name: *Bertha C. Cole Hse.*
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Vernacular*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1932 (Cbp#2503); new foundation early 1940s (No permit #); repair fire damage 1972 (Cbp# 72-200)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features: *Wood-framed one-car garage SE cr of parcel 1937 (Cbp#200); garage moved back from street (5th Ave.) to allow for off street parking 1988 (Cbp# 88-281)*

B9a. Architect: *designer/Hugh Comstock* b. Builder: *Hugh Comstock*
B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR 3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Bertha C. Cole Hse. is significant under California Register criterion 3, in the area of architecture as an unaltered example of a vernacular board-and-batten design by noted Carmel master-builder Hugh Comstock.
Outside of M. J. Murphy, Hugh Comstock (1893-1950), was the most influential building designer in the residential development of Carmel. Beginning in 1924 with his "fairy tale" cottages, and later w/his own local version of the California Ranch House style, called Post-Adobe, Comstock helped set an architectural tone for Carmel that is still present today. The Bertha Cole Hse. is an interesting example of a transitional design, in the early 1930s, that harkens back to the earlier Craftsman aesthetic that characterized Carmel prior to the mid 1920s. By 1934-35 Comstock was beginning to experiment with "the everyday modernism" introduced by William W. Wurster in his early Western vernacular derived California Ranch House designs in the Monterey Bay area (the Cole Hse, and at least one other of similar appearance, on the east side of Santa Fe just south of 9th Ave. were appear to have been vacation houses, as the original owners of record could not be found in any local directories of the period.) Comstock's simple plan, and use of local building materials in a traditional "Carmel cottage" format connect him, for a short time at least, to the earlier Arts & Crafts aesthetic that initially created "the village in a forest." The Cole Hse. reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

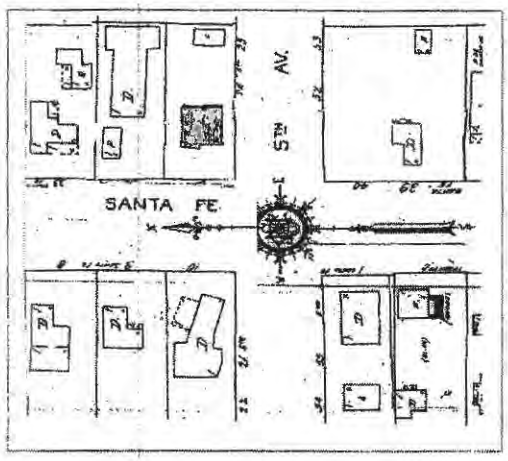
B12. References:
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Rasmussen, Lillian, brief biography of Hugh White Comstock, undated, MARI
Sanborn fire insurance map of Carmel, 1930-62

B13. Remarks: *Zoning R-1*
CHCS (AD)

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *10/28/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____ Attachment 12
Trinomial _____
NRHP Status Code *Looking SE at the west facing facade &*

Other Listings
Review Code _____ **Reviewer** _____ **Date** _____

Page 1 **of** **Resource Name or #:** (Assigned by recorder) *Frank Lloyd Stone Cottage*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ Unrestricted **a. County** *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address: City *Carmel by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

4 NE of 5th Ave., E/side Mission (Blk 49, Lot 12)

Parcel No. *010-097-011*

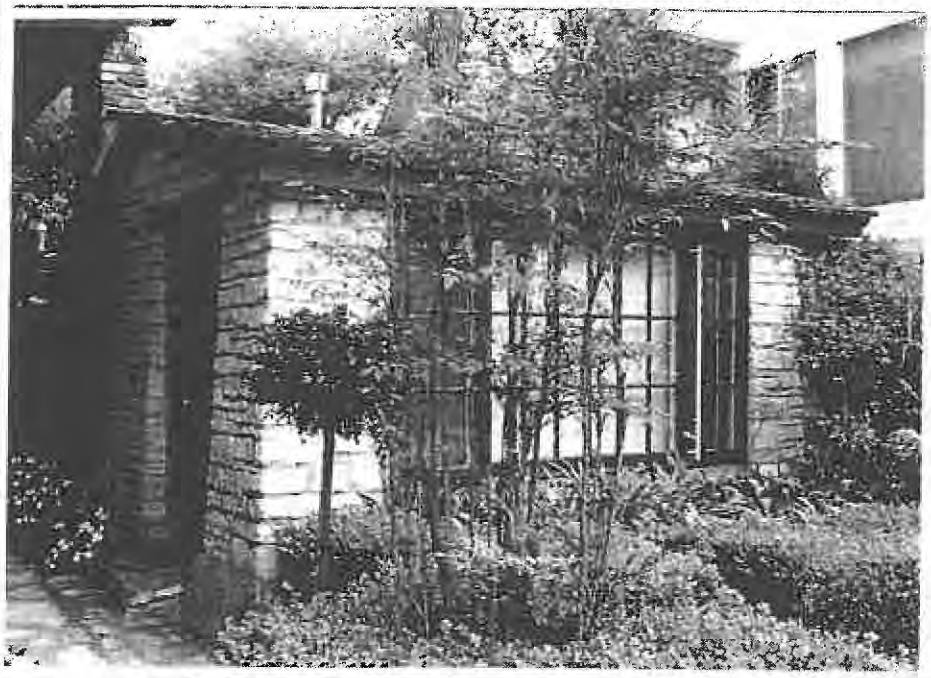
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, stone masonry residence, rectangular in plan, resting on a concrete foundation. The exterior wall cladding is coursed Carmel stone. The low-pitched intersecting gable roof has slightly overhanging eaves and a closed soffit. The side-gabled portion of the roof, facing Mission Street is covered in wood shake, while all other roof surfaces are covered in roll roofing. There is one exterior eave wall brick chimney. It is located along the north side-elevation, where the side-gabled portion of the roof system (front) intersects with the end gabled section (rear). New masonry was added to the chimney top in 1977 to allow it to draw more efficiently. There is one skylight, located in the north side roof plane, just east of the chimney. Fenestration is irregular, with a combination of single louvered-glass windows, and a large Chicago style front (west) focal window, characterized by tall, narrow multi-paned windows, with the panels on either end, casement type. The principal entry is the NW cr. of the north side-elevation. It consists of a slightly recessed wood Dutch door with an opaque glazed panel above. The doorway has a wooden lintel, and a slightly raised Carmel stone stoop. Carmel stone walkways abound, and frame low hedging and ornamental shrubbery along the front (west) of the building. The small stone house is framed by two story apartment buildings in a mixed use commercial neighborhood of offices and apartment buildings.

3b. Resource Attributes: (List attributes and codes)

4. Resources Present ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 5025-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1940, Carmel bldg. records

P7. Owner and Address
David S. Baker Trust
P.O. Box 10605
Portland, OR 97296

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey, Preservation Consultant, 310 Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: *9/7/2004*

P10. Survey Type: (Describe)
Intensive-Carmel Historic Resources Inventory-ongoing

.. Report Citation: (Cite survey report and other sources, or enter "none")
one

..tachments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # **Primary #** Attachment 12

NRHP Status Code

Resource Name or #: (Assigned by recorder) *Frank Lloyd Stone Cottage*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *residential* B4. Present Use: *residential*

B5. Architectural Style: *vernacular*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1940 (CBP# 577); minor addition to chimney height 1977 (CBP# 77-194)

B7. Moved? [ ] No [ ] Yes [ ] Unknown Date : Original Location:

B8. Related Features: *Two-story wood-frame and stucco apt. bldg. (to rear of cottage), 1949 (CBP# 958); two-story concrete block & wood apt bldg. (just north of cottage), 1949 (CBP#1828). These are not part of resource nomination.*

B9a. Architect: *designer : Frank Lloyd* b. Builder: *Frank Lloyd w/John Bathen*

B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR 2,3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Frank Lloyd Stone Cottage is significant under California Register criteria 3, in the area of architecture as an excellent example of Carmel vernacular building design. It is also the first example of the stonemasonry work of well known local builder, Francis "Frank" Lloyd. The neat little cottage was the first of four apartment units to be designed and built by Lloyd on his Mission Street parcel in 1940 (the others were replaced by larger apartment units over time). Lloyd was trained on the job by Carmel master-mason, John Bathen. The cross-gabled design takes full advantage of its small lot by making the side-gabled front (west) elevation the living room, and providing a large focal window to make up for the lack of interior space in the building. The wooden lintel over the entry on the north side-elevation, as well as the Dutch entry door draw from local Carmel building traditions dating back to Spanish-Mexican times, as well as referencing the strong Arts & Crafts aesthetic that characterized the early American developmet of the village. Frank Lloyd was the son of Dr. F.E. Lloyd, world-renowned botanist and one of the early (1910) scientists associated with the establishment of the Carnegie Institute in Carmel. Son Frank was raised as a child in the village, before he attended college at McGill University, in Montreal, Canada. Lloyd became a newspaper sportswriter upon graduation in 1929, and remained in Canada until 1933, when he and his new wife, the former Marjory Twyner, came to Carmel for the summer, and stayed on. Frank Lloyd built his first home on family property along San Carlos Street that year. To support the family through the Depression Lloyd worked variously as a commercial fisherman, newspaper editor and writer for the *Pine Cone, the Carmel Cymbal & Santa Cruz Sentinal* , and as a real estate developer. He designed several homes prior to WWII and at least 12 in the aftermath of the conflict. They were generally small, affordable units for returning veterans. Some were of his design, and some designed by the younger builders he hired, including William Cranston and Thomas Elston, who did a series of houses along Torres St. for Lloyd in the early post-war years.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Carmel Pine Cone, John Bathen (Obit.) 6/15/45
_____, Frank Lloyd (Obit.) 10/6/83
Harrison Memorial Library, Local History Coll., H42, Bx.7, Fol.1,#13

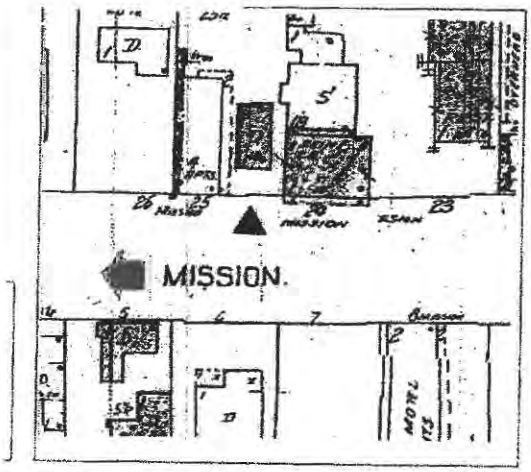
B13. Remarks: *Zoning R-4*
CHCS (AD)

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *9/7/2004*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



B10. According to documentation on file at the Harrison Memorial library History Room, Lloyd hired well known Carmel stonemason John Bathen, who had just finished two small Carmel stone buildings across Mission Street from the site of the Lloyd Cottage in 1939, to teach him the craft.
John Bathen was a native of Norway. He also had been a commercial fisherman in his native country prior to coming to the Carmel in the early 1920s. Bathen purchased a Carmel stone quarry in the Carmel Valley and operated it as the Santa Lucia Quarries, LTD, providing "building stone for all purposes, Art Tile and Patio." from his yards on Dolores Street, between Ocean & 7th Avenue. Bathen specialized in Carmel stone patios, but constructed several stone houses as well, including his own home on Santa Lucia, near San Antonio.
Based on the visual quality of contraction and exterior finishes of Lloyd's building, Frank must have been an apt student. The Frank Lloyd Cottage is one of a very few remaining examples of Carmel stone-masonry residential construction in Carmel. The building retains its physical integrity to a high degree, as constructed in 1940 . It clearly reflects the findings of and is consistent with the 1997 Carmel Historic Context Statement , under the theme of Architectural Development.

Supplemental Photograph or Drawing

Description of Photo: (View, date, accession #)
(View toward). Photo No: 5024-, .

Resource Name or #: (Assigned by recorder) *Stonehouse Court*

B1. Historic Name: *John & Lillian Bathen Cottages*
B2. Common Name: *Stonehouse Court*
B3. Original Use: *residential* B4. Present Use: *residential-commercial*
B5. Architectural Style: *Vernacular*
B6. Construction History: (Construction date, alterations, and date of alterations)
Bldg. #1, prior to 1939, not dated; Bldg #2, 5/39 (CBP# 493); Bldg. #3, 9/39 (CBP# 513); Bldg. #4, 3/40 (CBP# 568); Bldg #4 bedroom add. to east 9/41 (CBP# 921); converted fm. res. to com. use 3/75; com. reroof 1989 (CBP# 89-127)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:
B8. Related Features:

B9a. Architect: *designer, John Bathen* b. Builder: *John Bathen*
B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *single family res., commercial* **Applicable Criteria:** *CR3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Stonehouse Court is significant under California Register criteria 3, in the area of architecture as excellent and intact examples of the building design and craft of stone masonry as practiced by Carmel Master-mason, John Bathen.
John Bathen was a native of Norway, where he had been a commercial fisherman. He came to Carmel in the early 1920s with his English wife, Lillian. They purchased a portion of the Emily Bell property on Santa Lucia, between San Antonio and Carmelo and expanded a small wood frame servants quarters into a two-story Carmel stone residence. John purchased a stone quarry in the Carmel Valley, and operated it as the Santa Lucia Quarries, Ltd. He opened a shop and yard on Dolores Street, between Ocean & 7th Ave., providing "building stone for all purposes, Art Tile and Patio." John also worked as a master-mason, constructing small stone houses in the village. Stonehouse Court is perhaps the best remaining example of his craft, outside of his own home on Santa Lucia. The two vernacular stone cottages and two stone-veneered wood frame houses on the parcel are a tribute to Mr. Bathen, not only as a fine stone mason, but as a building designer. His skill in the placement of these small buildings on the parcel is evidenced by the extent of open space still present, in the form of gardens and patios . His use of stone garden walls as an aesthetic shield for privacy, and frame for outdoor living is commendable, as was his attention to detail throughout the complex. Bathen relates each unit to its neighbor through the use of imaginative architectural components, particularly in window treatment, while allowing them their own individual character. The overall design of Stonehouse Court court creates a unique and eclectic whole, very much in keeping with the village's traditional penchant for individualism, creativity and whimsy in architectural expression, that began with its early embracing of the Arts & Crafts Movement.

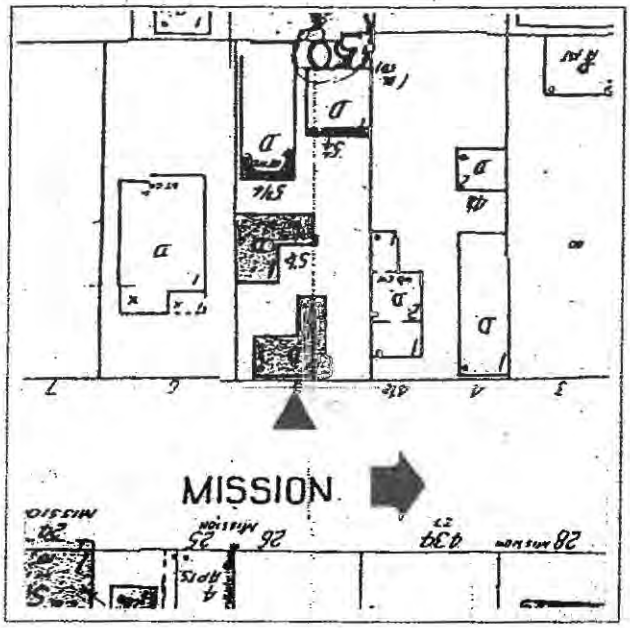
B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP6 - 1-3 story Commercial*

B12. References:
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Carmel Pine Cone, John Bathen (Obit.), 6/15/45
Harrison Memorial Library, History Coll., H42, Bx.7, Fol. 1, #13.

B13. Remarks: *Zoning RC*
CHCS (AD)

B14. Evaluator: *Kent Seavey*
Date of Evaluation: *9/26/2003*

(This space reserved for official comments.)



P#. Bldg. #2 is a one-story, Carmel stone and concrete masonry bldg., Ell-shaped in plan, resting on a concrete foundation. The exterior wall cladding is coursed Carmel stone. The low-pitched intersecting hip-and-gable roof has slightly overhanging eaves, with closed soffits. The original drawings called for an all gabled roof, however, based on design, condition of materials and method of construction the existing roof appears to be original, suggesting a change at the time of construction that was not noted on the plans. There is one exterior Carmel stone chimney present. It forms the SW cr. of the building and is capped with a terra cotta flue pipe. Fenestration is irregular with large, fixed multi-paned wood windows wrapping around the SE and NE crs. of the building. The NE cr. window projects slightly from the building envelope, supported by built-up Carmel stone corbels. The windows are framed by large 4" x 4" posts. The corner window at the SE has a small, Carmel stone capital detail that is typical of the high level of craftsmanship found in the complex. Other fenestration includes single and paired multi-paned wood sliders. The principal entry on the north facing facade is just behind the large, slightly projecting bay. It is a Dutch-door, glazed in the upper panel. A second entry is located at the inside corner of the Ell, on the west side-elevation. It is a wood planked door. This Ell, and the Ell formed by Bldg. #3 form an enclosed patio space between the two structures.

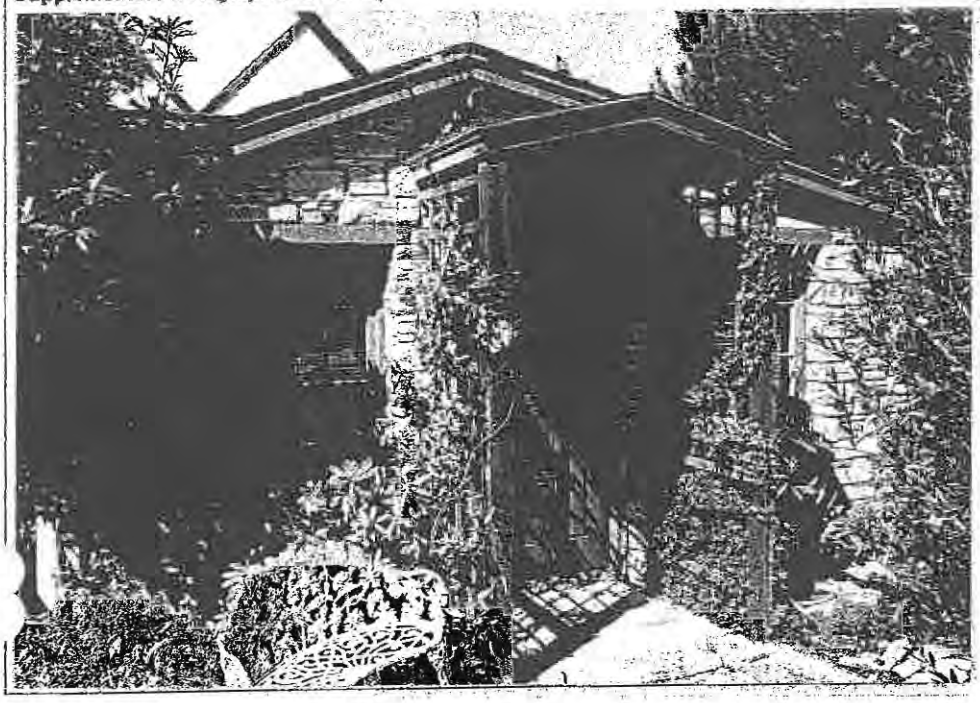
Bldg. #3 is a one-story, Carmel stone and concrete masonry bldg., Ell-shaped in plan, resting on a concrete foundation. The exterior wall cladding is coursed Carmel stone. The low-pitched hip-and-gable roof has slightly overhanging eaves, with closed soffits on the east, north and west elevations There is one exterior eave wall Carmel stone chimney present. It is located about midway along the south (rear) elevation and is capped with a terra cotta flue pipe. The roof covering is composition shingle. This building is similar in feeling to Bldg. #2. It's Ell plan is reversed, so as to create an open square between the two buildings, with the patio described above at its center. This placement also allows for open space in front of Bldg. #3. The large, fixed multi-paned corner windows that are seen on bldg. # 2 are present on Bldg. #3, but placed on the SE cr. of the long axis of the Ell, and the NE cr. of the short axis. The NE window feature projects on Carmel stone corbeling similar to the same feature on the NE cr. of Bldg. #2. There are two entry doors on Bldg. #3, both on the north (front) elevation. One appears at the inside cr. of the Ell, facing north, and the second is centered on the north end of the short axis. Both have multi-paned glazed wood doors. The door on the north side of the Ell has a flat roofed version of the latticed door hood, found on Bldgs. #1 & 4. A Carmel stone patio walls extend east & west from the building envelope along the south (rear) elevation, partially enclosing the patio between Bldg. #2 & 3, and a small garden feature to the west, between Bldg. #3 & 4. Fenestration, other than that described, includes single and paired multi-paned wood sliders of varying sizes.

Bldg. #4 is a one-story wood-frame building, rectangular in plan, resting on a concrete foundation, constructed in 1940. A bedroom was added to the east end of the building in 1941. The exterior wall cladding is a combination of smooth cement stucco, and a partial Carmel stone veneer. This veneer is found on the east (front) elevation and wrapped partially around the north and south side-elevations. The low-pitched, cross-gabled roof has slightly overhanging eaves, and is covered in composition shingle. The same large corner window treatment found on Bldgs. #2 & 3 appears on the NE cr. of this structure, tying the three units together by design. A wooden door hood with latticed sides, similar to that found on Bldg. #1 is centered on the east facing ridge line. Fenestration, other that the large cr. window, is made up of multi-paned wood sliders in varying sizes.The four buildings are further tied together by a series of Carmel stone pathways and patios, along the south side and west end of the parcel. A wide asphalt driveway on the north side of the lot runs west from Mission St. to a high grape stake picket fence that separates Bldgs. #1 & 4 from Bldgs. #2 & 3.

The complex is located in a mixed residential and commercial neighborhood, with single family residences, apartment buildings & commercial offices of varying ages, size and styles. Bldg. #3 is partially masked along Mission Street by a large Bougainvillea bush, and other plantings. The Carmel stone wall, along the south side property line is covered in ivy, and there are extensive informal plantings throughout the complex. A massive oak tree is found in front (north) of Bldg. #3.

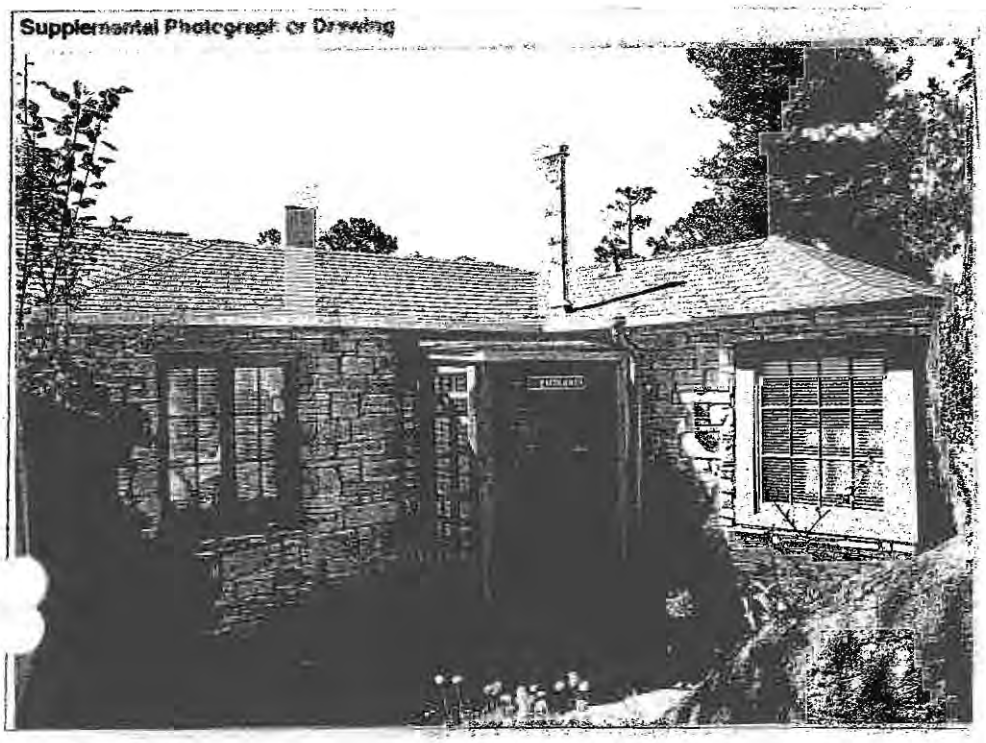
B10. The four unit complex retains its integrity as constructed between 1939 & 1940 to a remarkable degree, considering its conversion from residential to commercial use after 1975. John Bathen's Stonehouse Court clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement, under the theme of Architectural Development in Carmel.

Supplemental Photograph or Drawing



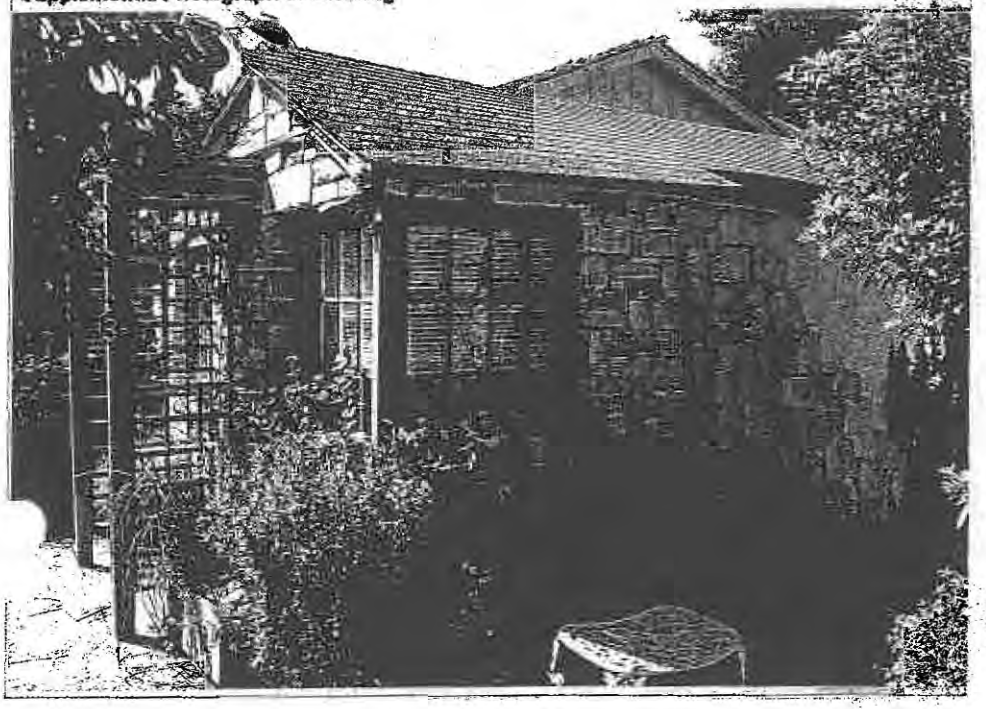
Description of Photo: (View, date, accession #)
Bldg #1, looking NW at east facing facade, 9/18/03, #53742-8

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
Bldg #3, looking SW at the north facing facade, 9/18/03, #53742-6

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
Bldg #4, looking SW at the east facing facade & north side elev., 9/18/03, #53742-7

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S1

Attachment 12

Other Listings
Review Code Reviewer Date

Page of Resource Name or #: (Assigned by recorder) *Mabel Gray Young Hse.*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ Unrestricted a. County *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: City Zip

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

4 SW 4th, w/side Lincoln (Blk 53, Lots 9, 11 , N1/2 13)

Parcel No. *010-211-027*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed vernacular residence w/raised basement, resting on a mud-sill foundation. The exterior wall cladding is a combination of horizontal "V" wood siding, with vertical board-and-batten below the water table, where the building framework rises above the steeply westward sloping lot. The medium-pitched side-gabled main roof has overhanging eaves, with exposed rafter-tails. The roof slope on the west side of the south (front) elevation extends over the building envelope to cover a porch. Once open, the porch has been enclosed, with the principal entry door on its east side. It is reached by a straight run of open wood steps, w/a simple hand-rail. A lower, shed-roofed partial-width bathroom bay extends east from the south side of the east side-elevation. All roof surfaces are covered in a composition shingle.There is a small brick fireplace in the living room. Fenestration is irregular w/a combination of single, and banded Queen Anne style wooden windows, w/partial diamond pattern muntins in the upper portion of the lights. These are casement and hopper type. There are two fixed multi-paned windows in the enclosed porch, one w/wood muntins, one w/steel. A second building, in the form of a board-and-batten, front-gabled tent cottage, is found in the SW corner of the parcel. Its steeply pitched roof is covered in asphalt roll roofing. Fenestration consists of three, single light wood windows, two square, one rectangular. The cottage may have been constructed in 1918.

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 1074-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☐ Historic ☐ Both
1905 carmel bldg. records

P7. Owner and Address
Linda L. Smith Trust
P.O. Box 422
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey, Preservation Consultant, 310 Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: *5/15/2002*

P10. Survey Type: (Describe)
Carmel Historic Resource Inventory - 2001

P11. Report Citation: (Cite survey report and other sources, or enter "none")
Carmel by-the-Sea Survey 1989-1996

Attachments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

'UILDING, STRUCTURE, AND OBJECT RECORD

HRI # Primary #

Attachment 12

ge of NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *Mabel Gray Young Hse.*

B1. Historic Name: *Lachmund*
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *vernacular*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1905; possible porch enclosure/bathroom add. 1921 (Cbp#165);

B7. Moved? | | No | | Yes | | Unknown Date : Original Location:
B8. Related Features: *one-story, wood-framed front-gable tent hse. at SW cr. of parcel, const. 1918 (?); wood-framed one-car garage at SE cr. of parcel n/d.*

B9a. Architect: *designer/M.J. Murphy* b. Builder: *M.J. Murphy*
B10. Significance: Theme: *Arts & Culture/ Arch. Devl.* Area: *Carmel by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR 2,3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Mabel Gray Young hse. is significant under California Register criterion2, for the cultural contributions of Ms. Young to the early cultural development of Carmel. It is also significant as a largely unaltered example of the earliest design work of Carmel master-builder, Michael J. Murphy. Mabel Gray Young was an accomplished concert pianist and vocalist who helped organize Carmel's first orchestra, and was the first music teacher in the village.The well educated Ms. Gray studied keyboard w/Mdme. Schumann in Europe, before marrying noted cellist Earnest Lachmund. A highly cultured and progressive woman, she left Lachmund in 1899, and with with her two children settled in Berkeley, to seek "a more intellectual and personally creative life." She met and mingled w/Bay Area musicians, writers and artists, and became a close friend of Jack London. Through London she met George Sterling, who convinced her to establish a home in Carmel, which she did, purchasing two lots for $25 apiece in 1902. She bought a third lot, adjacent to the original property, in 1918. The house she had built by M.J. Murphy became a regular meeting place for members of the Carmel artists group, to share meals, music and poetry. It was Mabel Gray Young who introduced Robinson Jeffers to Una Kuster. The house and its adjacent tent cottage are still owned by the family.
The house was one of M. J. Murphy's early residential commissions. While the roof form anticipates his later Craftsman houses, the horizontal wood siding, and Queen Anne type windows are more related to the simple vercacular cottage he built for his mother in 1902, (the city owned First Murphy hse.). The modified diamond pane windows of the Young Hse. will appear in other Murphy designs up to about 1910, when he began employing Craftsman/Bungalow window styles in his residential design. It is possible, based on an existing 1921 building permit for $200 (Cbp#165) that the shed-roofed, bathroom, along the east side elevation, may have been added at that time, and the open porch enclosed.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

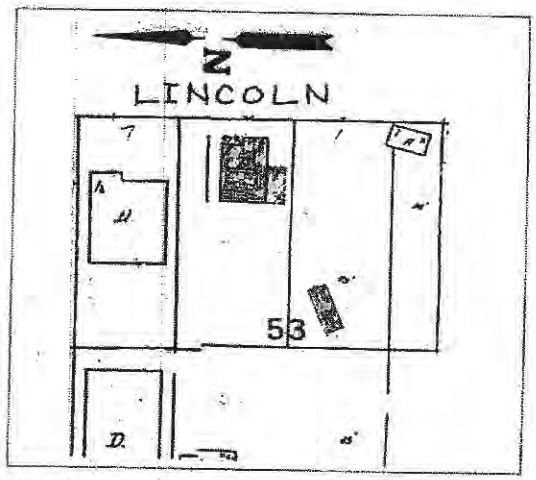
B12. References:
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Hale, Sharron,*A Tribute to Yesterday* Valley Publishers:Santa Cruz, 1980, p. 18
Thompson, John, "The Poppy Fields of London", *Freedom of Speech*, 1992

B13. Remarks: *Zoning R-1*
CHCS (AC/AD)

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *5/15/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



P3. The main house is set below the roadway, behind a tall vertical grape stake fence, on a steeply sloping hillside, in a natural landscape setting of oaks, pine, bracken and manzanita.

B10. Of particular interest is the small tent cottage to the rear of the Mabel Gray Young hse. In her book, Sharron Hale suggests that one of the buildings on the Young property was one of four portable houses, moved by Frank Devendorf's Carmel Development Company from San Francisco to Carmel in 1904, and therefore possibly the first board-and-batten hse. in Carmel by-the-Sea (the Duckworth hse. on Carpenter, not eligible due to loss of integrity, being the first known example in Carmel City, 1888). Young family members note the tent cottage dates to 1918, the year Mabel Gray Young purchased her third lot. There is no record of a building permit for that date in the city records. The Mabel Gray Young hse. of 1905 is significant both as an example of early Carmel residential architecture, and as a location of importance in the cultural development of the village, because of its association with Ms. Young during the productive period of her life in Carmel. It clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code *5S1*

Attachment 12

Other Listings
Review Code **Reviewer** **Date**

Page of **Resource Name or #:** (Assigned by recorder) *Benjamin Turner Hse.*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ Unrestricted **a. County** *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Date** **T** **; R** **;** **1/4 of** **1/4 of Sec** **;** **B.M.**

c. Address: City *Carmel by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

2 SE of 5th Ave., E/side of Monte Verde St. (Blk. 54, Lot 6)

Parcel No. *010-212-013*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story vernacular front-gable-and-wing brick house, irregular in plan, resting on a brick and concrete slab foundation. The exterior wall cladding is brick, in a running bond. As originally constructed in 1898 by Benjamin Turner, the brick was red except for all the corners, window & door casings and chimney, which were quoined in a lighter colored fire brick. A diamond shaped corbeled brick decoration is found in the apex of the front (west) gable. One interior chimney pierces the roof where of the front gable intersects with the main roof on the north side of the house. A second, later exterior gable-wall brick chimney is found centered on the south side elevation. The medium pitch gable roof is covered in composition shingle. A narrow facia covers the slightly overhanging closed soffit of the eaves . There was an open raised porch at the inside Ell of the gable & wing, with the main entry in the south wall of the west facing front gable. At some point, yet undated, a shed roof was added, covering the open porch, carried on four chamfered wood posts with sawn-work trim above, and a pierced, flatwork railing below. The door was moved to the long axis of the wing, and the original door opening infilled as a window. The porch rail flanks a straight run set of open steps that lead to the porch from the west . Again, at some unspecified time a full-width shed roofed addition was added along the rear (east) of the building, with an exterior wall cladding of horizontal "V" or drop wood siding.

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 1078-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1898, family archives

P7. Owner and Address
Richard Stewart
P.O. Box 6495
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey, Preservation Consultant, 310 Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: *10/25/2001*

P10. Survey Type: (Describe)
Carmel Historic Resource Inventory - 2001 (Intensive)

P11. Report Citation: (Cite survey report and other sources, or enter "none")
City of Carmel-by-the-Sea Survey 1889-1996

Attachments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Attachment 12

'UILDING, STRUCTURE, AND OBJECT RECORD

HRI # **Primary #**

ge of **NRHP Status Code** 5S1

Resource Name or #: (Assigned by recorder) *Benjamin Turner Hse.*

B1. Historic Name: *Benjamin Turner Hse.*
B2. Common Name: *First Brick Hse.*
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Vernacular (gable-front-and-wing)*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1898; undated possible one bay expansion to the south and porch roof adddition; undated full width shed roofed addition along the rear (east elevation) possibly in the late 1940s or early 1950s. Carmel bldg. records are mute.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features: *One story wood framed dependency at SE corner of the property. Appears on 1924 Sanborn map as a shed, converted to residential use ca 1988.*

B9a. Architect: *Benjamin Turner* b. Builder: *Benjamin Turner*
B10. Significance: Theme: *Architectural Development* Area: *Carmel City*
Period of Significance: *1888-1903* **Property Type:** *single family residence* **Applicable Criteria:** *CR 2,3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)
The Benjamin Turner Hse. is significant under California Register criterion 3, in the area of architecture as the first brick house constructed in Carmel City (1898). Benjamin Turner was a native of England who came to San Francisco in the 1860s and worked on the first Palace Hotel, and many other pre-earthquake commercial buildings. He came to Carmel ca. 1898 and constructed his home on Monte Verde St. The little gable-front-and-wing vernacular cottage is a testament to Turner's skill as a mason. With all its corners quoined in a light colored brick (now covered by paint), and its corbeling and brick window casings, fronted on the property by a coursed natural river rock wall, it was an excellent advertisement for the craftsman. Ben's son Harry, also a skilled mason, joined his father in 1915 to help with an expanding business. The builders were famous for their walk-in fireplaces. Ben Turner did the stonework for artist Christian Jorgensen's studio tower (1904), which became the nucleus for the La Playa Hotel. He worked on Josephine Foster's Stonehouse (1906). The father & son team worked on the Highlands Inn (1915) and the Crocker-Fagan mansion at Pebble Beach in the 1920s. Harry Turner's sons, George & Harry, became a third generation of local builders.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

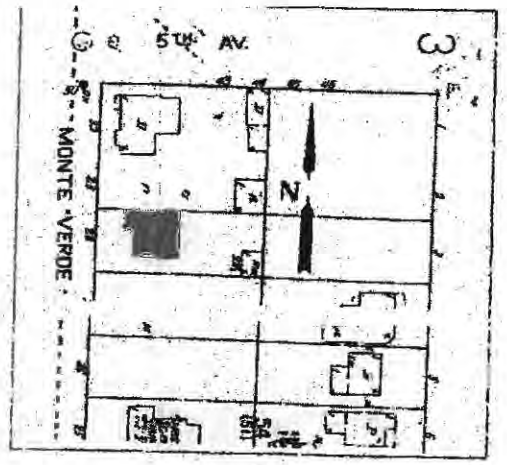
B12. References:
City of carmel-by-the-Sea Historic Survey 1989-1996
Carmel Historic Context Statement 1997
Watkins, Rolin C., *Monterey & Santa Cruz Counties, California*, S.J. Clarke Pub. Co.:Chicago, 1925, p.8.
Sanborn Insurance Map of Carmel, 1910, 1924, 1930-62

B13. Remarks: *Zoning R-1*
CHCS (AD)

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *10/25/2001*

(This space reserved for official comments.)

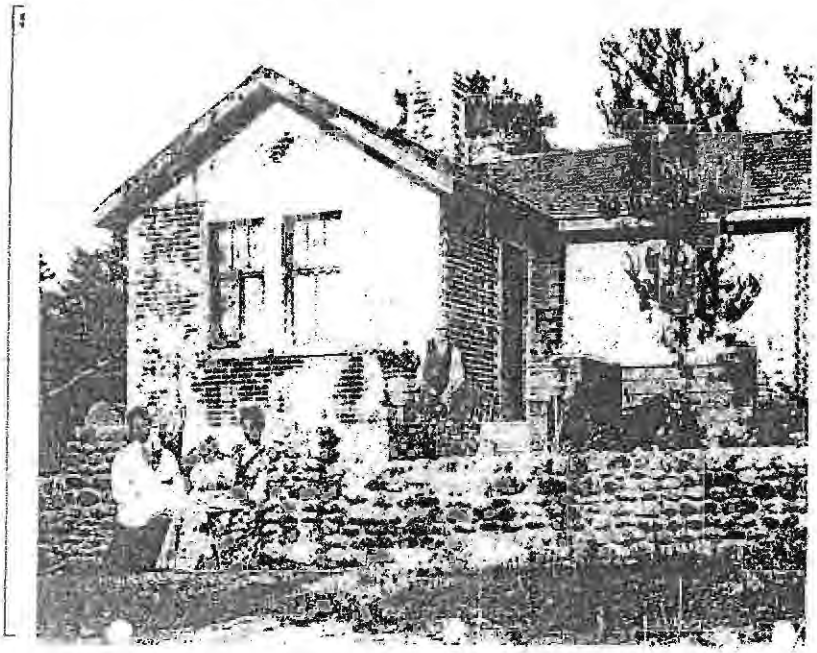
(Sketch Map with north arrow required.)



P3. Fenestration is irregular with single lights, and paired 6/2 double-hung wood sash, paired 6/6 wood casement on the west facing wing, and more wood casement type at the rear of the house. The building may have been expanded by one bay to the south, either with, or prior to the rear addition. The gable-wall chimney is similar in style to the original, however lacks the corner quoining. A low river rock fence, constructed by Ben Turner, runs along the western edge of the property, tieing it visually with his son-in-law Rudy Ohm's property to the north. There is a small dependency at the SE corner of the property that was converted from a shed to living quarters in 1988. The house sits high on a bench well above Monte Verde St. in an informal landscape setting of mature trees, flowers and low shrubbery.

B10. The Benjamin Turner Hse. is one of the very few survivors of the Carmel City (1888-1903) period of Carmel's development, and the first brick house to be constructed in the community. What changes have occured over time to the building were the product of the Turner family, as is plainly evidenced in the gable-wall chimney on the south side elevation of the house. In spite of a coat of white paint, Ben Turner's original brickwork is still there and in excellent condition. The property continues to evoke a strong sense of time and place and of feeling and association There is no better evidence of Ben Turner's skill and craftsmanship as Carmel's first master mason than the home he constructed and occupied during the productive period of his life in tCarmel. The Turner Hse. reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
(View toward). Photo No: 1079-, .

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S1

Attachment 12

Other Listings
Review Code Reviewer Date

Page of Resource Name or #: (Assigned by recorder) *First Murphy Hse.*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: City *Carmel by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

W/side of Lincoln bet. 5th & 6th (Blk 54, Lot 15 17)

Parcel No. *010-212-019 008*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story wood-framed vernacular residence, basically rectangular in plan, resting on a concrete foundation. The exterior wall cladding is a narrow, horizontal clapboard wood siding, w/a wide, plain wood frieze at the roof-wall junction. The low-pitched intersecting hip-and-gable roof is covered in wood shingle. The hipped portion of the roof is at the front (east) of the building, and has wide overhanging eaves that are flared and have closed soffits. There is a used brick exterior eave wall chimney, located toward the front of the building along the south side-elevation. It pierces roof-plane. Just west of this feature is a slightly projecting square bay, that is flush with the roof overhang. The facade of the residence is symmetrical, w/a central raised front entry, reached by a straight run of open wood stairs, and simple horizontal wood rail. The entry door is five panel, w/the top panel being glazed. The door is flanked on each side by double-hung wood sash. The upper lights having a modified diamond pattern. To the rear of the hipped portion of the main roof there is a smaller gabled roof, on the north side of the building envelope, w/a shed roof sloping to the south. fenestration is irregular w/a combination of 1/1 double-hung wood sash, wood sliders. There is a handicapped ramp along the n/side-elevation, and a raised , open wood porch at the SW cr. of the house. The First Murphy Hse. occupies part of a well landscaped public park at the NW cr. of Lincoln and 6th w/a low hedge around its perimeter.

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 1080-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1902 Carmel bldg. records

P7. Owner and Address
City of Carmel by-the-Sea
City Hall
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey, Preservation Consultant, 310 Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: *11/7/2002*

P10. Survey Type: (Describe)
Carmel Historic Resource Inventory - 2001

P11. Report Citation: (Cite survey report and other sources, or enter "none")
Carmel by-the-Sea Survey 1989-1996

Attachments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Attachment 12

UILDING, STRUCTURE, AND OBJECT RECORD

HRI # **Primary #**

ıe of **NRHP Status Code** 5S1

Resource Name or #: (Assigned by recorder) *First Murphy Hse.*

B1. Historic Name: *Emma Murphy Hse.*
B2. Common Name: *First Murphy*
B3. Original Use: *residence* B4. Present Use: *community center*
B5. Architectural Style: *vernacular cottage*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1902 (Mo. Co. Recorders Off.); 1920 alt. (Cbp# 115); moved from Lots 15, 17, Blk 75 to Lot 13, Blk 57 1922 (Cbp# 481); small add. 1926 (Mo. Co. Recorders Off.); remodel kitchen & bath n/d (Cbp# 3168)

B7. Moved? ☐ No ☒ Yes ☐ Unknown Date : *1922/1990* Original Location: *Blk 75, Lots 15, 17/ Blk 57, Lot 13*
B8. Related Features:

B9a. Architect: *Designer/M.J. Murphy* b. Builder: *M.J. Murphy*
B10. Significance: Theme: *Architectural Development* Area: *Carmel City*
Period of Significance: *1888-1903* **Property Type:** *single family residence* **Applicable Criteria:** *CR 2*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The First Murphy Hse. is significant under California Register criterion 2, for the contributions of Carmel master-builder Michael J. Murphy in establishing the early residential character of the village between 1902 and the early 1920s, and as one of its most active & influential contractor/builders between 1902 and 1940. Michael J. Murphy (1885-1949) first came to Carmel in 1900, from Los Angeles, where he had been trained as a house painter. His mother, Emma, a widow, brought 15 year old Michael and his 10 year old sister Myrtle to the village and settled down. In 1902 he constructed his first residence, for his mother. According to family members the design was Murphy's, who was 17 at the time of construction, which may explain its lack of a discernible style. The young man caught the attention of Carmel realtor/developer Franklin Devendorf who soon put him to work constructing cottages for Devendorf & Frank Powers' Carmel Development Company, to entice potential buyers to settle in the village. Murphy would go on to become the most prolific designer-builder in Carmel's history, with as many as 350 structures to his credit. In 1914 Murphy established his own contracting firm, and in 1924 he opened M.J. Murphy, Inc., which sold building supplies, did rock crushing and concrete work and operated a lumber mill and cabinet shop located between San Carlos and Mission Sts. M.J. Murphy did as much to give Carmel its basic architectural character than any other single person, during his productive life in Carmel. His mother's house was rescued from demolition by a group of local preservationists in 1990, and moved, for a third time in its life, to its present location, as part of a city park. The original building had several additions and alterations, and was returned, to the extent feasible, to its original appearance. The City Council designated it a Carmel historic resource in April of 1990, and it now functions as a small community center, operated by the Carmel Heritage organization. The First Murphy Hse. reflects the findings of, and is consistant with the 1997 Carmel Historic Context Statement for the contributions of Michael J. Murphy to the building of Carmel.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP13 - Community*

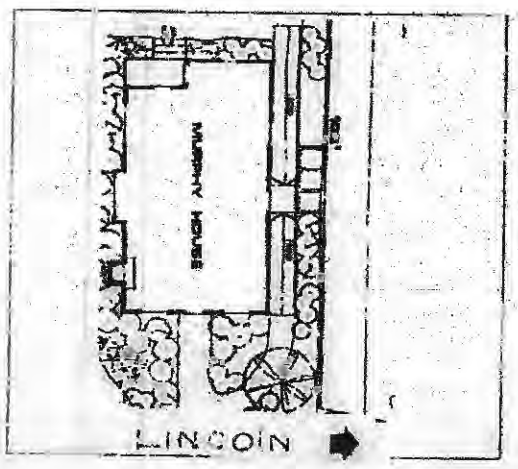
B12. References:
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Hale, Sharron, *A Tribute to Yesterday*, Valley Publishers: Santa Cruz, 1980
Rasmussen, Lillian, brief bio. of M.J. Murphy, n/d

B13. Remarks: *Zoning R-1*
CHCS (AD)
designated a historic resource by City Council 4/3/90

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *11/7/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S1

Attachment 12

Other Listings
Review Code Reviewer Date

Page 1 of 2 Resource Name or #: (Assigned by recorder) *Talbert Josselyn Hse.*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted a. County *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: City *Carmel by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

3NE of Mt. View, e/side Santa Rita (Blk 82, Lots 16, 18)

Parcel No. *010-043-010*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A two-story, wood-framed residence, ell shaped in plan, resting on a concrete foundation. The exterior wall cladding is a textured cement stucco. The low-pitched intersecting cross-gabled roof is covered in a composition shingle. There is a brick, exterior eave-wall chimney, centered on the south leg of the ell, along the rear (east) elevation. The raised, principal entry is centered on the two-story portion of the west facing facade. It is characterized by a slightly projecting portico, capped by a shed roof, carried on a simple post and beam frame. It is reached by a side-approach set of open brick steps onto an brick landing. The one-story living room wing, to the south, is stepped back a little from the two-story main building block. fenestration is irregular, with a combination of fixed single lights, Chicago style bay windows, and wood casement type. A canvas awning covers a side door at the NE corner of the north side-elevation. The only changes noted from the 1935 blueprints for the house appear to be the replacement of some of the one-story south wing windows w/single fixed lights. The residence is sited well back from Santa Rita on a high bench, masked from the road by numerous mature oaks in a natural landscape setting, well behind a redwood grape-stake fence.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession#)
Looking SE at w/facing facade & n/side elev., 9/22/01, #9762-21

P6. Date Constructed/Age and Sources
☐ Prehistoric ☒ Historic ☐ Both
1935 Carmel bldg. records

P7. Owner and Address
Florence Josselyn Trust
P.O. Box AH
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey
Preservation Consultant
310 Lighthouse Ave.
Pacific Grove, CA 93921

P9. Date Recorded: *5/2/2002*

P10. Survey Type: (Describe)
Carmel Historic Resource Inventory - 2001

P11. Report Citation: (Cite survey report and other sources, or enter "none")
...nel by-the-Sea Survey 1989-1996

Attachments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

B1. Historic Name:
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *no style*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1935 (Cbp #52)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:
B8. Related Features: *wood-shingled two car garage in NE corner of parcel. May date to original construction.*

B9a. Architect: b. Builder: *A. Carlyle Stoney*
B10. Significance: Theme: *Arts & Culture* Area: *Carmel by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR2*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Talbert Josselyn Hse. is significant under California Register criteria 2, for its association with local novelist and writer Talbert Josselyn (1886-1961). "Tal" Josselyn came to Carmel with his family in 1914 and became part of the writers colony here. His brother Lewis became an important local photographer, Josselyn found time between his fiction pieces for the "pulp" magazines to become active in local theatrics, taking parts in Forest Theater productions; at the original Theater of the Golden Bough, and at the Arts and Crafts Hall. He and his brothers were instrumental in founding the Abalone League, the first softball league in the West, and an important Carmel tradition, for which he wrote the rules. His western novel, "Golden City" was published by the Chicago Tribune. One of his short stories, "Second Wind" based on the life of fighter Stanley Kitchel, appeared in the *Saturday Evening Post*, with the movie rights picked up by Warner Bros. Studio in 1940.

The record is fairly mute on contractor A. Carlyle Stoney. He came to Carmel with his family in the early 1920s, who built a home at Carmel Point. He and his brothers worked togather in the local building trades. The house he designed for Talbert Josselyn hints at eastern Colonial precedents, but appears to lack the architectural distinction for separate listing under criteria 3, architecture. The contributions of Talbert Josselyn to the arts and culture of Carmel, while he occupied the home, clearly reflect the findings, and are consistant with the 1997 Carmel Historic Context Statement. The property has already had deed restrictions placed on it by the owners.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

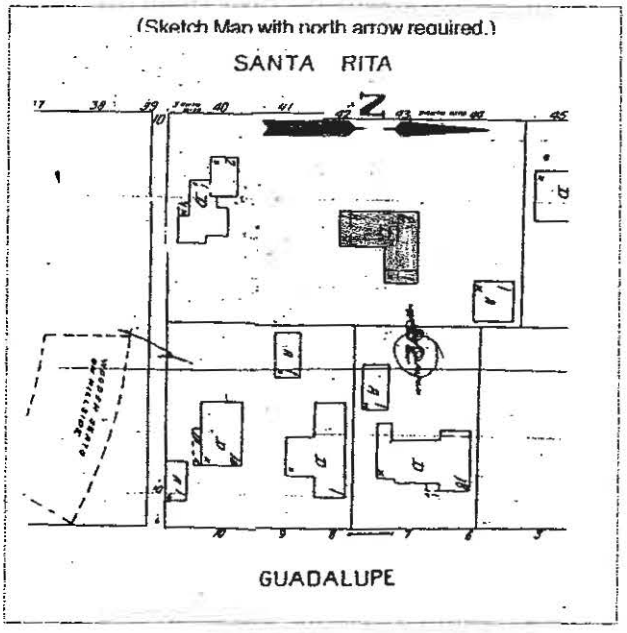
B12. References:
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Carmel Cymbal, 5/13/49
Sanborn fire insurance map of Carmel 1930-62

B13. Remarks: *Zoning R-1*
CHCS (AC)

B14. Evaluator: *Kent Seavey*
Date of Evaluation: *5/2/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

Other Listings
Review Code _____ Reviewer _____ Date _____

Page of Resource Name or #: (Assigned by recorder) *Enoch A. Lewis Hse.*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ Unrestricted a. County *Monterey*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: City *Carmel by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

2 NE of 9th, E/side Monte Verde (Blk 94, Lot 18)

Parcel No. *010-193-010*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed vernacular hipped cottage, w/a full lower story, basically rectangular in plan, resting on a concrete foundation. The exterior wall cladding is a narrow horizontal clapboard wood siding. The steep-pitched hipped roof has overhanging eaves w/a closed soffit. It is covered in a composition shingle. A new, exterior brick chimney, located along the rear (east) elevation, was added in a 1978 remodeling that saw some repair and in kind replacement, as well as the addition of an angled bay about midway along the south side-elevation, and a slight extension of the building envelope to the rear. A remodeling in 1994 saw the addition of an inappropriate annodized sliding glass door at the SW cr. on the lower floor. The residence has a raised cutaway porch entry at the SW cr., reached by a straight run of open wood steps w/an open rail and balusters. Fenestration is irregular, w/a combination of Colonial revival style 1/1 double hung wood sash and 1/1 double-hung wood sash along the side and rear elevations. The property is sited high above the street on ground rising to the east, in an informal landscape setting of mature pine trees and low ground cover.

b. Resource Attributes: (List attributes and codes)

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 3053-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
Ca 1905, Mo. Co. title records

P7. Owner and Address
Lawrence & Chloe Rubenstein
1641 Arboles Dr.
Glendale, CA 91207

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey, Preservation Consultant, 310 Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: *12/19/2002*

P10. Survey Type: (Describe)
Carmel Historic Resource Inventory -2001

11. Report Citation: (Cite survey report and other sources, or enter "none")
one

Attachments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Attachment 12

JILDING, STRUCTURE, AND OBJECT RECORD

HRI # **Primary #**

ge of **NRHP Status Code** 5S1

Resource Name or #: (Assigned by recorder) *Enoch A. Lewis Hse.*

B1. Historic Name: *Enoch A. Lewis Hse.*
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Vernacular (hipped cottage)*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed ca. 1906; Lower floor remodeled for occupancy 1978 (Cbp# 78-230); remodeled 1994 (Cbp# 94-18)

B7. Moved? ☒ No ☐ Yes Unknown Date: Original Location:
B8. Related Features:

B9a. Architect: b. Builder:
B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR 3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Enoch A. Lewis Hse. is significant under California Register criterion 3, in the area of architecture as one of the few homes from the early 20th century conveying a strong sense of time and place, and of feeling and association with early Carmel.

The property has been remodeled at least twice since its construction in 1906. A 1978 remodel by Pacific Grove architect Ted Larson was sympathetic to the historic character of the building, repairing damaged material and matching the historic fabric of the residence in a small bay addition on the south side-elevation and in a slight extension of the building to the rear (east). In a less sympathetic remodel in 1994, an anodized sliding glass door was added to the ground floor at the SW cr. of the bldg. This feature is somewhat visible from the street. This is work that can be reversed. The real significance of this early vernacular residence is in its siting near the NE cr. of 9th & Monte Verde, where there is a vacant lot between the early house and the corner, retaining the same view from that intersection that has been in place since about 1906. This significant setting reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development. In spite of the minor distraction of the sliding door, the property continues to evoke a particularly strong sense of time and place, and feeling and association for early Carmel.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

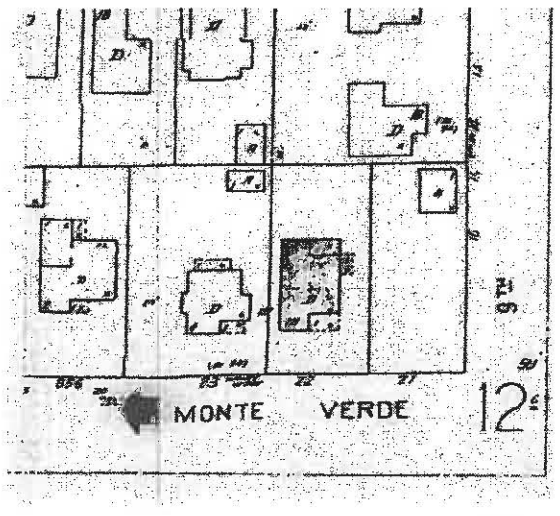
B12. References:
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Monterey County Book of Deeds, Vol. 82, p. 46
Sanborn fire insurance maps of Carmel 1910, 1924, 1930, 1930-62

B13. Remarks: *Zoning R-1*
CHCS (AD)

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *12/19/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

NTINUATION SHEET

Primary #
HRI #
Trinomial

Attachment 12

,e of **Resource Name or #:** (Assigned by recorder) Enoch A. Lewis Hse.

Recorded by: Kent L. Seavey **Date** 12/19/2002 ☐ Continuation ☐ Update

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code *Looking East at the West side-elev.,*

Attachment 12

Other Listings
Review Code _____ Reviewer _____ Date

Page 1 of

Resource Name or #: (Assigned by recorder) *Mr. & Mrs. R. A. Coote Cottage*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ Unrestricted **a. County** *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address: City *Carmel by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

2 SE of 8th, E/side Santa Fe (Blk 101, Lot 7)

Parcel No. *010-055-002*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed vernacular residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a vertical board-and-batten with wide, horizontal shiplap wood siding below the water table. The low-pitched hipped roof has wide, overhanging eaves with a closed soffit. There is one brick chimney present. It is an exterior eave wall type and is centered on the west side-elevation. It is decorated with an abstract ceramic cartouche, that may or may not be original to the feature. The roof is covered in composition shingle. The 1954 bedroom addition on the east side -elevation is gabled . Fenestration is irregular, with a combination of single and paired multi-paned industrial steel casement windows, and a large, fixed multi-paned window in a square bay projecting off the center of the south (rear) elevation. The windows flanking the central chimney on the west side-elevation have flat wood paneled shutters. Multi-paned steel framed French doors appear on the north (front) and south (rear) elevations. The principal entry, a wood paneled door with multi-paned lights above, is centered on the north elevation and has a Carmel stone stoop. The house sits back from the street behind a grape stake picket fence in an informal landscape setting of mature trees and natural ground cover. It is sited in a wooded neighborhood with one and two story residential dwellings of varying styles and age.

)b. Resource Attributes: (List attributes and codes)

P4. Resources Present ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 5012-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

1940 Carmel bldg. records

P7. Owner and Address
Pamela C. Crabtree
P.O. Box 3485
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey, Preservation Consultant, 310 Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: *9/7/2004*

P10. Survey Type: (Describe)
Intensive-Carmel Historic Resource Inventory-ongoing

)1. Report Citation: (Cite survey report and other sources, or enter "none")
)ne

Attachments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

'JILDING, STRUCTURE, AND OBJECT RECORD **HRI #** **Primary #** Attachment 12

ge 2 of **NRHP Status Code**

Resource Name or #: (Assigned by recorder) *Mr. & Mrs. R. A. Coote Cottage*

B1. Historic Name:
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Vernacular (hipped roof cottage)*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1940 (CBP#567); bedroom addition to rear 1954 (CBP#2688)

B7. Moved? No Yes Unknown Date : Original Location:
B8. Related Features:

B9a. Architect: *Designer/Hugh Comstock* b. Builder: *Hugh Comstock (1940); Warren Crabtree (1954)*
B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR 3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Coote Cottage is significant under California Register criteria 3, in the area of architecture as an example of the lesser work of noted Carmel master-builder Hugh Comstock, and as a late example of vernacular residential building design in Carmel. Many of the earliest homes built in Carmel by-the-Sea were one-story cottages typical of turn of the 20th century housing elsewhere in the country. A hipped roof and box-like proportions were hallmarks of the genre. They were sided with medium width clapboard, wood shingles, or vertical redwood board-and-batten. Typical features included bay windows with fixed sash. Details on these cottages related them to the Victorian era Queen Anne or Colonial Revival styles or to the Craftsman building tradition. These forms reflected a taste for simplicity that transcended the divisions of time and architectural fashion. The Coote Cottage is a little altered expression of this continuing vernacular tradition in Carmel.

Hugh White Comstock (1893-1950), outside of M.J. Murphy is the most important early builder in the village. With no architectural training and only basic carpentry skills, Comstock designed, and constructed Carmel's first "fairy-tale" cottage in 1924, as a showroom for his doll maker wife. The whimsical storybook cottage was so well received by Carmel's creative and independent residents that Comstock soon found himself in the construction business, creating thirty or so of his individual designs between 1924 and 1930. By then he was a fully established contractor with a bent for developing new materials and methods of construction. His later residences moved in the direction of the California Ranch House style, employing Post-Adobe building techniques that he developed in the late 1930s. The Coote Cottage is clearly an homage by Comstock to the traditional building forms found in Carmel, and as such is of great interest for comparison with its predecessors.

Maj. Ralph A. Coote, a titled Englishman, was an artist, and a patron of the Carmel Art Association who had a building compound next door (south) to the cottage, also designed by Comstock.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

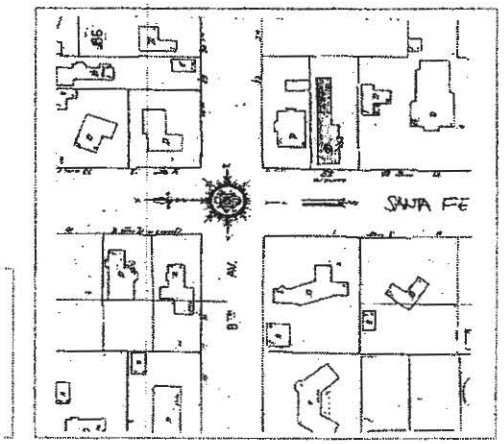
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Hale, Sharron, *A Tribute to Yesterday*, Valley Publishers: Santa Cruz, 1980
Sanborn fire insurance map of Carmel, 1930-1962

B13. Remarks: *Zoning R-1*
CHCS (AD)

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *9/7/2004*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



DPR 523B (1/95) HistoryMaker 4

P3. The 1954 bedroom addition on the east side-elevation of the Coote Cottage was designed and executed by then owner Warren Crabtree. Its use of a gable end rather than a hipped roof shape is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties for differentiating newer construction from the old, and should be viewed as a change that has acquired historic significance in its own right, as specified in the Secretary of the Interiors Standard #4.

B10. The Coote Cottage clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____ Attachment 12
NRHP Status Code *5S1*

Other Listings
Review Code _____ **Reviewer** _____ **Date** _____

Page **of** **Resource Name or #:** (Assigned by recorder) *C.H. Gordinier Hse.*

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☐ **Unrestricted** **a. County** *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Date** **T** **; R** **;** **1/4 of** **1/4 of Sec** **;** **B.M.**

c. Address: City *Carmel by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

4 N of 10th, E/side Dolores (Blk 111, Lot 12)

Parcel No. *010-156-012*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed hipped Cottage, basically rectangular inplan, resting on a concrete foundation. The exterior wall cladding is wood shingle. The medium-pitched hipped roof has a slight flare, toward the eaves. The wide, overhanging eaves have exposed rafter-tails. The roof is covered in a composition shingle. A small, hipped roof dormer is centered in the front (west) roof plane, and has paired two-light fixed windows. An interior brick chimney, w/decorative corbeling, pierces the roof plane of the north side-elevation a little east of the NW cr. of the house. The principal entry is located in a cutaway porch at the SW cr. of the residence. It is accessed by an open, side approach wood stair w/closed and shingled rail. There is a slightly angled bay along the north side of the west (front) elevation, w/exposed decorative joists below, and a shallow, square bay projecting from the north side-elevation, about halfway along the wall. Both bays remain under the eave line. Fenestration is irregular, w/single & banked 1/1 double-hung wood sash. The narrow upper lights of the sash have decorative modified diamond shape muntins. An open porch was enclosed at the NE cr. (rear) of the house in 1962. The residence is sited on ground rising slightly to the east, in an natural landscape setting of mature pine trees and low ground cover.

b. Resource Attributes: (List attributes and codes)

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 3065-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
ca. 1907 Sanborn insurance maps

P7. Owner and Address
Joseph & Linda Di Nucci (Trustees)
20367 Ljepava Dr.
Saratoga, CA 95070

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey, Preservation Consultant, 310 Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: *1/21/2002*

P10. Survey Type: (Describe)
Carmel Historic resource Inventory - 2001

I. Report Citation: (Cite survey report and other sources, or enter "none")
one

Attachments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # Primary # Attachment 12

Type of NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *C.H. Gordinier Hse.*

B1. Historic Name: *C.H. Gordinier Hse.*
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Vernacular (hipped cottage)*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed ca.1905 (Mo. Co. Recorder's Off.); Rear porch enclosed 1962 (CBP# 3756); termite repair 1972 (CBP# 72-197)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features:

B9a. Architect: b. Builder: *M.J. Murphy (?)*
B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR 3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The C.H. Gordinier Hse. is significant under California Register criterion 3, in the area of architecture as a little altered example of one of the earliest residential dwelling house types (hipped cottage) found in Carmel by-the-Sea. It is also significant as an example of the early work of designer/master-builder M. J. Murphy. Gordinier purchased Lot 12 Blk 111 from the Carmel Development Co. on Aug. 6, 1905 and the house was constructed thereafter. The vernacular hipped cottage form is sometimes referred to as a neoclassic rowhouse, in urban settings. Generally designed for long, narrow neighborhood lots, designers were forced to capitalize on the front and rear elevations of the house to access natural light. Bays are flattened and elongated, and almost always within the eave lines of roof overhangs. This example clearly draws from the emerging Craftsman style with its use of natural materials expressing the structure of the building, including the decorative corbeling of the brick chimney. The flared roof, modified diamond-shaped upper window lights and treatment of the bays is reminiscent of the house designed and constructed by M.J. Murphy for his mother in 1902, and several other early Murphy designs, now only known from historic photos. M.J. Murphy was hired as Frank Devendorf's builder for the Carmel Development Co., about 1904, continuing in that capacity until forming his own contracting firm in 1914. The C.H. Gordinier Hse. is little altered, and a good representative example of Carmel by-the-Sea's early residential architecture. It clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

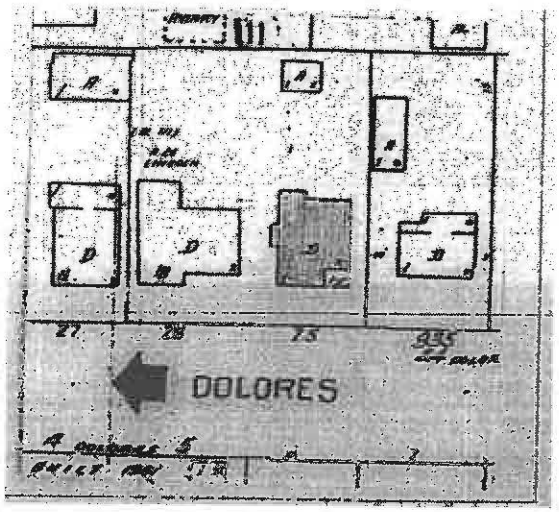
B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*
B12. References:
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Book 87 of Deeds, p. 231, Monterey Co. Recorder's Office, Salinas
Sanborn insurance maps of Carmel 1910, 1924, 1930-69

B13. Remarks: *Zoning R-1*
CHCS (AD)

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *1/21/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary #
HRI #
Trinomial

Attachment 12

e of **Resource Name or #:** (Assigned by recorder) C.H. Gordinier Hse.

Recorded by: Kent L. Seavey **Date** 1/21/2002 ☐ Continuation ☐ Update

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
Attachment 12
NRHP Status Code *Looking NW at the east facing facade,*

Other Listings
Review Code **Reviewer** **Date**

Page 1 **of** **Resource Name or #:** (Assigned by recorder) *J.W. Stough Cottage*

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☐ **Unrestricted** **a. County** *Monterey*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Date** T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: City *Carmel by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

2 East of Monte Verde N/side 11th (Blk 114 E pt. 18 & 20)

Parcel No. *010-182-008*

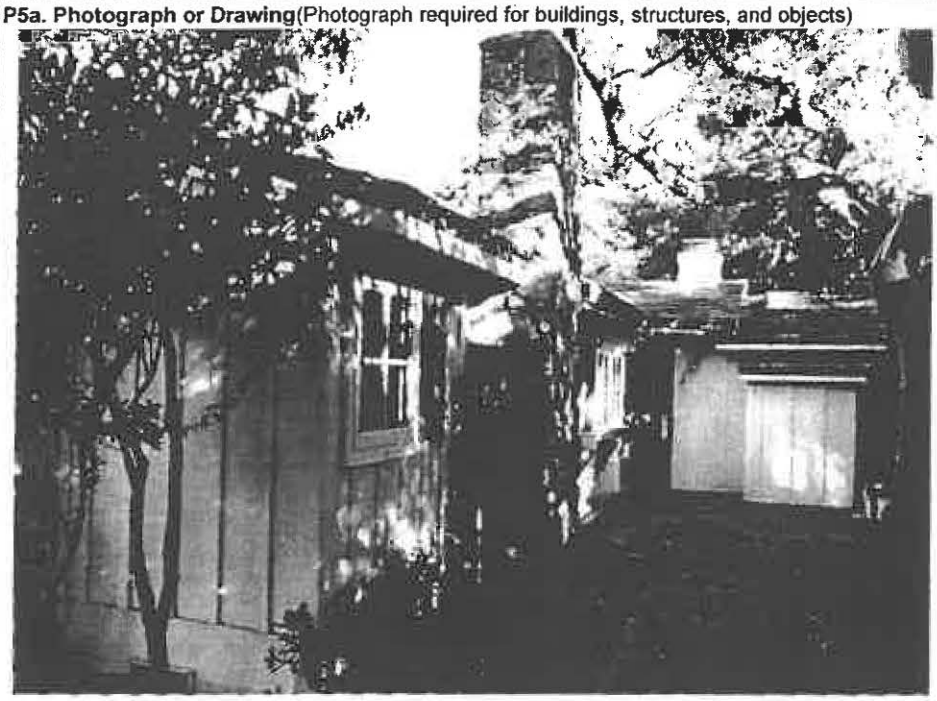
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed vernacular residence, slightly ell shaped in plan. The exterior wall cladding is a vertical board-and-batten with wide, horizontal flush wood siding below the water table. The low-pitched intersecting side-gabled roof has slightly overhanging eaves, with a facia. There are two chimneys present, one is a rough stone exterior eave-wall type, located on the east facing facade, just north of the SE cr. of the south side-elevation. The second is a brick interior type, located in the ridge line of the 1937 addition, just east of the inside junction of the ell. Smaller shed roofs appear over a slightly projecting bay centered in the south side-elevation, and a second bay projecting south from the SE cr. of the 1937 addition. All roof surfaces are covered in wood shingle. There is a slightly projecting window on the east facing facade between the main entry, at the inside angle of the ell, and the stone chimney to the south. The entry has is a wood panel Dutch-door, glazed above. There are two sets of glazed multi-paned wood French doors. One is found on the west (rear) elevation at the SW cr. leading out onto a raised, open brick porch. The second is located on the north side-elevation, toward the west. Fenestration is irregular with some fixed, multi-paned wood windows, four light wood casement type, and some multi-paned wood casement type. There are wood plank shutters on some of the windows. There are two skylights present, one on each side of the ridge line of the 1937 addition.

b. Resource Attributes: (List attributes and codes)

P4. Resources Present ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 5028-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☐ Historic ☐ Both

ca 1906, Mo Co Book of Deeds

P7. Owner and Address
Jeanne Wesloh Trust
1730 Poppy Drive
Menlo Park, CA 94025

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey, Preservation Consultant, 310 Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: *9/7/2004*

P10. Survey Type: (Describe)
Intensive-Carmel Historic Resource Inventory-ongoing

. Report Citation: (Cite survey report and other sources, or enter "none")
one

Attachments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # **Primary #**

Attachment 12

NRHP Status Code

Resource Name or #: (Assigned by recorder) *J.W. Stough Cottage*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *residence* B4. Present Use: *residence*

B5. Architectural Style: *Vernacular*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed ca. 1906 (Mo Co Book of Deeds); alterations and additions, NE cr. 1937 (CBP# 226); repair termite damage 1991(CBP# 91-109); add to rear, NW cr. 1991 (CBP# 91-138); add bath NW cr. 1992 (CBP# 92-111)

B7. Moved? | | No | | Yes | | Unknown Date : Original Location:

B8. Related Features: *A wood-framed, flat-roofed, board-and-batten detached one-car garage at SW cr. of parcel, designed by M.J. Murphy 1939 (CBP# 539)*

B9a. Architect: b. Builder: *Miles Bain (1937 add)*

B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The J.W. Stough House is significant under California Register criteria 3, in the area of architecture as one of the few remaining examples of relatively unaltered residential housing from the first decade of development in the village. As noted in the 1997 Carmel Historic Context Statement, " Many of the earliest homes built in Devendorfs and Powers' Carmel by-the-Sea were one story cottages typical of turn of the century housing elsewhere in the country". The Context Statement further notes that, "A taste for simplicity, often articulated by the use of shingles or board-and-batten siding, trancends the divisions of time and architectural fashion. Other features which regularly appear regardless of architectural style include "Dutch" doors, which can be opened on the top and left closed on the bottom, and the use of local chalkrock or Carmel stone for chimneys, paving, garden walls and exteriors". In this case the side-gabled vernacular cottage, while including the typical board-and-batten siding and "Dutch" door , preceeds the introduction of Carmel stone to general use as a building material, and has a rough field stone chimney, probably constructed by Carmel's earliest master-stonemason, Ben Turner. The employment of four-light wood casement windows also preceeds the introduction of the more commonly used Craftsman style windows, with small upper lights over a single lower pane. The Stough Cottage is an effective transitional example of the movement towards the Arts & Crafts aesthetic in the village.

Carmel contractor Miles Bain's sympathetic 1937 ell addition to the NE cr. of the cottage fully respects the character defining features of the original, except for his use of a brick interior chimney, which effectively differentiates the newer addition from the earlier portion of the house. The same care was employed in the 1991-92 addition at the NW cr. of the house, which is not apparent from the street.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Monterey County Book of Deeds, Bk. 96, p.3, Monterey County Recorder's Office, Salinas

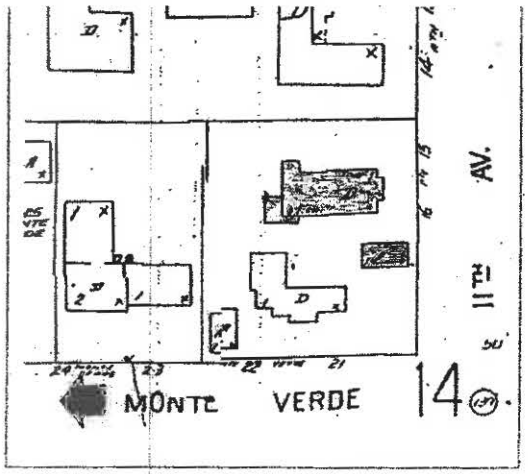
B13. Remarks: *Zoning R-1*
CHCS (AD)

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *9/7/2004*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



P3. The house is sited back from the street behind a low grape stake fence with a gated arbor entry. A serpentine brick walkway with an adjacent retaining wall of the same material leads to the entry. Tall shrubbery appears around the perimeter of the residence, but no ground cover per se. There is an ivy covered wood fence on the east side of the property and some low planting on the street side of the fence. The 1939 garage , by M.J. Murphy , is still present at the SW cr. of the parcel. The house is located in a built up neighborhood of one and two-story single family dwellings of varying styles and ages.

B10. Although Mr. Stough has not been found in any of the available research sources, his cottage survives him as a good example of Carmel by-the-Sea's earliest residential housing. It exhibits both the simplicity of design and elements of a decorative vocabulary that have evolved down to the present time in single family dwellings in the village. The Stough Cottage evokes a strong sense of time and place, and of feeling and association with old Carmel. It clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____ Attachment 12
NRHP Status Code *5S1*

Other Listings
Review Code ____ **Reviewer** _____ **Date** _____

Page of **Resource Name or #:** (Assigned by recorder) *M.J. Murphy Spec. Hse.*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ Unrestricted **a. County** *Monterey*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**
c. Address: City *Carmel by-the-Sea* Zip *93921*
d. UTM: (Give more than one for large and/linear resources) ; mE/ mN
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
2 E of Mission, N/side of 11th (Blk 117, Lots W 1/2 17, 19)

Parcel No. *010-152-009*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed vernacular residence, basically square in plan, resting on a concrete foundation. The exterior wall cladding is vertical-board-and-batten. The low-pitched cross-gable roof is covered in composition shingle and slightly overhangs the eaves, w/exposed rafter-tails. There is a lower projecting bay at the west side of the south facing facade. A partial width extension of the main roof slightly overhangs the entry door forming a hood, The entry is located just east of the inside of the ell formed by the bay. Fenestration is irregular paired banked and banded multi-paned wood windows, some fixed, some sliders and some casement type. A band of six lights wraps around the SE cr. of the residence as a focal window. There is a brick, exterior eave wall chimney between the main entry and the six light band of windows. It does not appear on the original plans, and there is no later permit for its construction in the bldg. file. It appears to have been a change in the original design. A small, board-and-batten one-car garage, of earlier construction is located facing the street at the SW cr. of the parcel. The house sits well back on its lot, mostly covered w/flowering vines behind a wide, unkept lawn, and framed by mature trees to the north.

b. Resource Attributes: (List attributes and codes)

. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 3072-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1939 Carmel bldg. records

P7. Owner and Address
K. Jeffrey Johnson
11 Deer Pass
Holmdel, NJ 07733

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey, Preservation Consultant, 310 Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: *9/9/2002*

P10. Survey Type: (Describe)
Carmel Historic resource Inventory - 2001

. Report Citation: (Cite survey report and other sources, or enter "none")
one

tachments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # Primary # Attachment 12

Page of NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *M.J. Murphy Spec. Hse.*

B1. Historic Name: *M.J. Murphy Spec. Hse.*
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *vernacular*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1939 (Cbp# 490)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features: *Board-and-batten one-car garage, SW cr. of parcel, constructed prior to the residence, possibly as early as 1923.*

B9a. Architect: *designer/M.J. Murphy* b. Builder: *M.J. Murphy*
B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR 3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

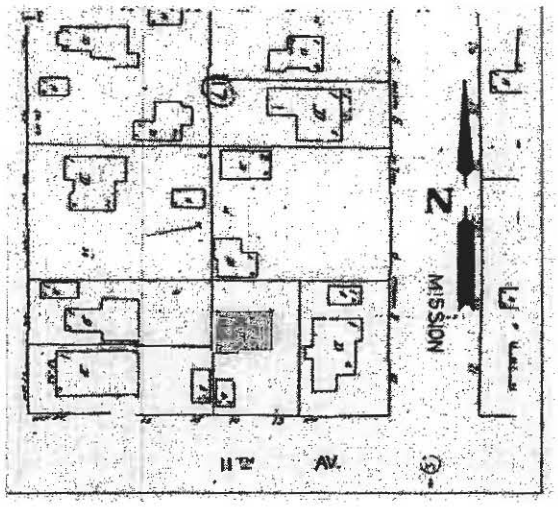
The M.J. Murphy Spec. Hse. is significant under California Register criterion 3, in the area of architecture as an unaltered example of the later work of Carmel master builder, Michael J. Murphy. The little spec. hse. is a greatly simplified version of Murphy's early Craftsman residences in the village and was probably constructed as a potential vacation hse. By 1939 Murphy was one of the most successful builders in Carmel. He not only designed and built residential and commercial buildings, but supplied most of the materials for them as well. His M.J. Murphy, Inc., established in 1924 sold building supplies, did rock crushing and concrete work and operated a lumber mill and cabinet shop. Murphy could well afford to develop his own properties, and did so. His credo had always been based on quality of materials and of craftsmanship, and although he could build in any style desired, his affinity for the use of natural materials in regional styles was well known. The mass and shape of the building envelope of the spec. hse. are close to the Minimal Traditional form of his immediate neighbor, Adrian McEntire's house, constructed in the same year, 1939. However, Murphy choose to continue with Carmel's traditional board-and-batten look. The only other concession to modernity on Murphy's part was the banked wrap-around window on the SE cr. of the small house. In this he employed the tall, multi-paned banked windows of the Craftsman era. The success of the design is in its continued unaltered existence as a vacation home.

Michael J. Murphy (1885-1949) first came to Carmel in 1902, as a house painter, with little training as a carpenter. Two years later Frank Devendorf hired him to be the builder for the Carmel Development Company. Murphy went on to become the most prolific designer-builder in Carmel's history, with as many as 350 structures to his credit. In 1924 Murphy established his own contracting firm, and in 1924, as noted above, M.J.Murphy, Inc. came into existance. He was the most active designer-builder in the area between 1902 and 1940, and did as much to give Carmel its basic architectural character than any other single person.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Sanborn fire insurance map of Carmel, 1930-62

(Sketch Map with north arrow required.)



B13. Remarks: *Zoning R-1*
CHCS (AD)

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *9/9/2002*

(This space reserved for official comments.)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

`ONTINUATION SHEET

Primary #
HRI #
Trinomial

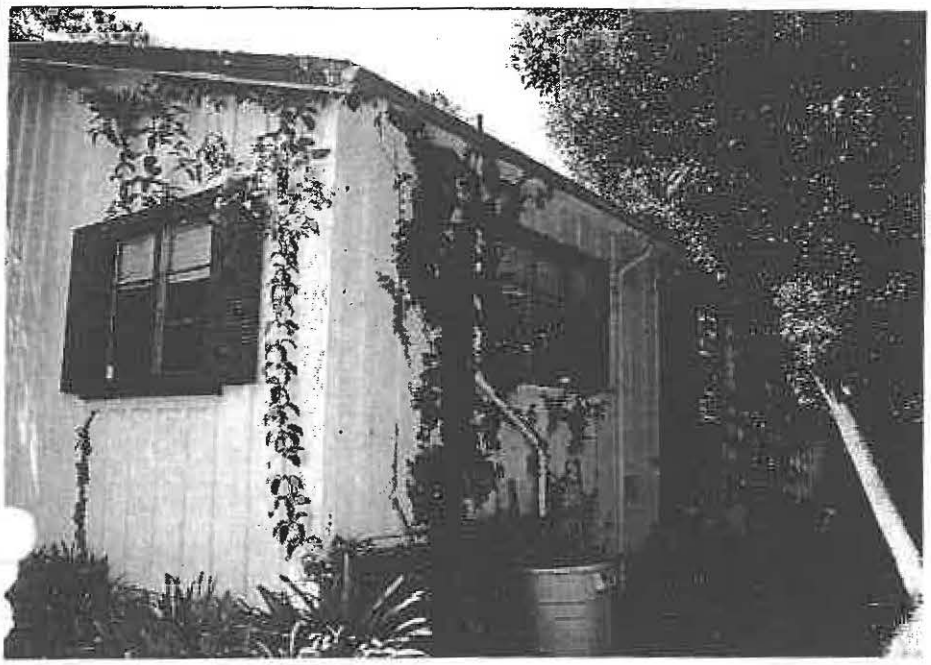
Attachment 12

ge of **Resource Name or #:** (Assigned by recorder) M.J. Murphy Spec. Hse.

corded by: Kent L. Seavey **Date** 9/9/2002 ☒ Continuation ☐ Update

B10. His 11th Ave. spec. hse. is an excellent reflection of Murphy's basic design aesthetic realized in a modest vacation cottage. The M.J. Murphy Spec. Hse. is bound to provide information important to the understanding of M.J. Murphy's architectural contributions to the character of the Village. It reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
(View toward). Photo No: 3073-, .

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S1

Attachment 12

Other Listings
Review Code Reviewer Date

Page 1 of 2 Resource Name or #: (Assigned by recorder) *Bliss-Hubbell Hse.*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted a. County *Monterey*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address: City *Carmel by-the-Sea* Zip *93921*
d. UTM: (Give more than one for large and/linear resources) ; mE/ mN
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
2NE of 12th E/side Dolores (Blk 131, Lot 12)

Parcel No. *010-154-006*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed residence w/garage below, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a veneer of uncoursed granite. The slightly overhanging low-pitched cross-gable roof has exposed rafter tails, and is covered in composition shingle. There are two granite rock chimneys. One is an exterior gable end type, found centered at the west end of the north (rear) elevation. The other is an interior type, found at the SE corner of the house. The original facade faced south, along the long axis of the building, and is slightly recessed into the building envelope. It was partially enclosed in a fairly sympathetic bedroom addition that enclosed an open porch in 1967. There is a slightly projecting bank of four fixed, steel windows, set between heavy mullions above a wooden wainscoat w/decorative panels, on the west side-elevation. This feature rests on small, curved brackets. The roof plane projects over the focal windows as a shed roof. The garage, under the house on the north side of the west elevation, is capped by a large wood lintel, carried on curved brackets. The door is vertical wood plank. Fenestration is irregular w/ a combination of single, paired and banked, fixed and casement type steel sash. The house is set back from the street, dug into the rising ground of its lot, behind a retaining wall of the granite rock used for its veneer. The hse. sits in an informal landscape setting of mature oak trees and low vegitation

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☒ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession#)
Looking east at west side elev., 8/26/01, #8467-21

P6. Date Constructed/Age and Sources
☐ Prehistoric ☒ Historic ☐ Both
1928 Carmel bldg. records

P7. Owner and Address
George Hynes Trust
18 La Vuelta
Orinda, CA 94563

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey
Preservation Consultant
310 Lighthouse Ave.
Pacific Grove, CA 93950

P9. Date Recorded: *6/18/2002*

P10. Survey Type: (Describe)
Carmel Historic Resource Inventory - 2001

1. Report Citation: (Cite survey report and other sources, or enter "none")
armel-by-the-Sea Survey 1989-1996

Attachments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

NRHP Status Code *5S1*

Resource Name or #: (Assigned by recorder) *Bliss-Hubbell Hse.*

B1. Historic Name: *"Stone House."*
B2. Common Name: *"Graystone"*
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *vernacular*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1928 (Cbp#2061; add family room s/side elev. 1967 (Cbp#4574); reroofed n/d

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features:

B9a. Architect: *designer/G.M. Whitcomb* b. Builder: *Whitcomb & Bain*
B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Hubbell-Bliss Hse. is significant under California Register criteria 3 as an excellent example of the residential design work of Carmel master Carpenter, George Mark Whitcomb. Whitcomb designed and constructed this little vernacular residence for Miss M.C. Hubbell and Miss Grace V. Bliss, two retired school teachers from Stockton. Mr. Whitcomb made it a practice to get to know his clients and their needs. It is probable that the "Stone House" drew some of its inspiration from earlier cottages designed by Perry Newberry. Both the use of a granite stone veneer, and modified "H " plan suggest this. Whitcomb noted in an interview, "Show me a photograph, an art drawing or a painting of what you think your new house should look like, then I will build it for you." He would spend considerable time with clients determining what they really wanted before construction began. A self-described "mechanic", Whitcomb was meticulous in his selection of materials and workmanship. Raised in a family of contractors and carpenters in Minnesota, his structures were well fitted and tight. An unusual feature of the Hubbell-Bliss Hse. is the fact that the granite veneer is free-standing, resting on its own foundation, and not physically attached to the wood frame envelope. The steel window frames are mounted in the rock veneer. George Whitcomb came to Carmel in 1921, after service in the U.S. Navy in WWI. In the late 1920s he brought Miles Bain, a former Navy buddy into the business. Bain handled the paper work until he struck out on his own in the early 1930s. Whitcomb's ease with the eclectic tastes of his clients, paired with his consumate skill as a craftsman produced some of the most interesting residences in the village, the Hubbell-Bliss House being on of his favorites. The residence clearly reflects the findings of, and is consistant with the 1997 Carmel Historic Context Statement under the theme of architectural development.

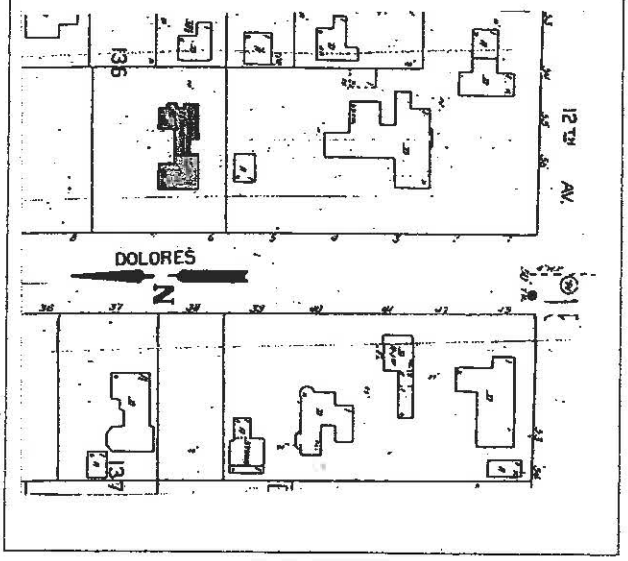
B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*
B12. References:
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Metz, David, brief bio. of George Mark Whitcomb, 1978
Sanborn fire insurance map of Carmel ,1930

B13. Remarks: *Zoning R-1*
CHCS (AD)

B14. Evaluator: *Kent Seavey*
Date of Evaluation: *6/18/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S1

Attachment 12

Other Listings
Review Code Reviewer Date

Page 1 of 3 Resource Name or #: (Assigned by recorder) *La Von Gottfried Hse.*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted a. County *Monterey*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address: City *Carmel-by-the-Sea* Zip *93921*
d. UTM: (Give more than one for large and/linear resources) ; mE/ mN
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
6 SE of 13th e/side Dolores (Blk 143, Lots 18,20)

Parcel No. *010-165-042*

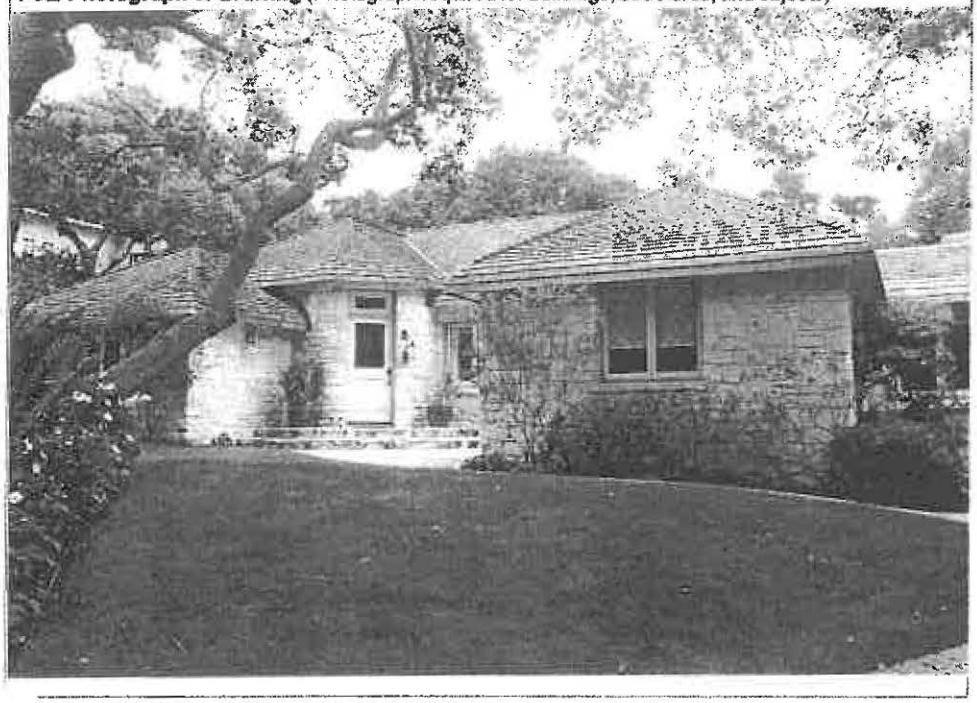
P3. **Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story masonry residence, constructed in 1921, "H" shaped in plan, resting on a concrete foundation. The exterior wall cladding is an uncoursed Carmel stone. The low pitched intersecting hipped roof is covered in wood shingle, rolled over the eave edges to appear as thatching. Fenestration is irregular with single and paired wood casement windows w/diamond pattern leaded glass, added in 1939. Additions have occured primarily along the south side elevation and to the rear of the house. Lee Gotfried, the original owner/builder made unspecified alterations in 1923, and again in 1928, possibly extending the angled SE wing. Monterey architect A.B. Coats expanded this same wing one bay to the south in a 1939 remodel that also included moving the front door to the south side of the NW wing, and adding the leaded glass windows. The most recent changes occurred in 1996 with further expansion to the rear of the SE wing and along the south side elevation, and a reconfiguration of the front entry into a vestibule, projecting from the inside corner of the main building block and NW wing. In spite of these changes over time there has been consistant respect for the original vernacular character of the building, including retention and maintenance of the Carmel stone wall cladding and the buildings roof forms and sheathing. The house sits well back from the street on a slightly raised grassed slope. It is framed by mature oaks, and low shrubbery.

3b. **Resource Attributes:** (List attributes and codes) *HP2 - Single Family Property*

P4. **Resources Present** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. **Photograph or Drawing** (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
Looking NE frn Dolores at west facing facade. 8/26/01, #8467-17

P6. **Date Constructed/Age and Sources**
☐ Prehistoric ☒ Historic ☐ Both
1921 Carmel bldg. records

P7. **Owner and Address**
Mr. Richard Stewart
P.O. Box 6495
Carmel, CA 93921

P8. **Recorded by:** (Name, affiliation, and address)
Kent L. Seavey
Preservation Consultant
310 Lighthouse Ave.
Pacific Grove, CA 93950

P9. **Date Recorded:** *9/12/2001*

P10. **Survey Type:** (Describe)
Carmel Historic resource inventory - 2001 (Intensive)

. **Report Citation:** (Cite survey report and other sources, or enter "none")
City of Carmel-by-the-Sea Survey 1989-1996

Attachments ☐ NONE ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

NRHP Status Code *5S1*

Resource Name or #: (Assigned by recorder) *La Von Gottfried Hse.*

B1. Historic Name:

B2. Common Name: *Lee Gottfried Hse.*

B3. Original Use: *residence* B4. Present Use: *residence*

B5. Architectural Style: *Vernacular (reed thached English or Norman cottages)*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1921 (Cbp #216); 1923, alteration (Cbp #993); 1928, alteration (Cbp #1992); 1939, addition: enlarge back bedroom, move front door, add leaded glass windows (Cbp #550); 1951 cover rear porch w/plastic panels (Cbp #2156); 1996, room additions. entry alteration (Cbp #95-176)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:

B8. Related Features:

B9a. Architect: *designer/La Von Gottfried* b. Builder: *La Von Gottfried*

B10. Significance: Theme: *Architectural Development* Area: *Carmel-by-the-Sea*

Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR2*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Gottfried Hse. is significant under California Register criteria 2 for its association with its owner/builder, noted Carmel building designer & contrator La Von E. "Lee" Gottfried. Between 1920 and 1924 Gottfried, in concert with theatrical entreprenuer Edward Kuster began the transformation of the Ocean Avenue business district from a Western false front vernacular look to the Old World European appearance that characterizes the commercial core of the village today. Working for and with Kuster, Gottfried constructed the first of the inventive European medieval storybook style shops in Kuster,s Court of the Golden Bough at the SE corner of Monte Verde & Ocean Avenue. While legendary *Pine Cone* editor and politician Perry Newberry nominated Edward Kuster to Carmel's "Hall of Fame" as "the one man responsible for the building of unique and different shops in Carmel", Lee Gottfried deserves credit as well. His knowledge of early European building forms is clear from the design of his own house, constructed in 1921. He employed Carmel stone, laid in an uncoursed bond, under a hipped roof with rolled eaves, giving the residence the general appearance of a rural medieval reed thached cob cottage, that could be found in England or France. Gottfried served as an Army Signal Corps officer in France during WWI, where he had the opportunity to observe such building types. His use of Carmel stone on his house as a full exterior wall cladding may have been a first in Carmel.

Born in Ohio in 1896, La Von Gottfried attended both grammer and high school before venturing into the business world. Prior to his WWI service he worked in construction and for the Pacific Telephone Company. leaving the service in 1919 he returned to California, and his telephone work in Los Angeles. He moved to Carmel in the Spring of 1920 where he went into general contracting.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

Carmel building records, Carmel Planning Dept., City Hall, Carmel
Carmel Pine Cone, 1/18/68
Hale, Sharron,*A Tribute to Yesterday,* Valley Pub.:Santa Cruz, 1980
Temple, Sydney,*Carmel By-The-Sea, from Aboriginies to Coastal Commission,* Angel Press:Monterey, 1987, p.137-138

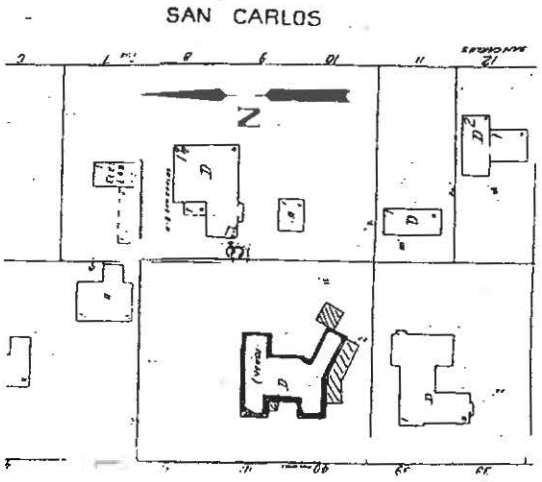
B13. Remarks: *Zoning R-1*

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *9/12/2001*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



B10. One of his first jobs was building a stone house for Edward Kuster at Carmel Point in 1920. Kuster designed the rambling granite edifice inspired by castles he had known as a youth in Germany. Gottfried designed and constructed a number of fine residences and commercial buildings including the Charles Van Ripper , Rhoda Long, and Joseph Schoeninger houses on Carmel Point. The P.K. Gordon House on San Antonio, and residences for the Ritchie and Kenney families at Pebble Beach along with many others. In 1923-24 Gottfried was the contractor for the Court, and Theater of the Golden Bough with Edward Kuster. He had designed and built a small weaving shop for Kuster's wife, the former Ruth St. Denis, on the Dunmage property along Dolores St. in 1922. That building was later moved to the Court of the Golden Bough where it continues to serve as a candy store. Gottfried married Bonnie Hale, step-daughter of noted Carmel writer Fred Bechdolt, for whom he constructed the Dolores St. residence. He brought his brother-in-law Donald Hale into his practice in 1922. Gottfried and his wife resided in and worked from the home during the most productive period of his life as a designer and building contractor in Carmel. Although the alterations and additions to the building over time may not qualify it for listing in the California Register in the area of architecture, it still conveys a strong sense of time and place. Lee Gottfried, its designer/builder was a key figure in the context of architectural development in Carmel, especially in the changing architectural expression of the Ocean Ave. business district in the early 1920s. His work with Edward Kuster, introducing the Storybook subset of the Tudor architectural style to commercial building in Carmel opened the door for residential designers like Hugh Comstock and George Mark Whitcomb to create their fairytale residential cottages in the mid 1920s. His home on Dolores St. best represents Gottfried as both designer and builder during his long association with the construction trade in Carmel.

NOTE: The house built for Alan McEwen in 1925, located 5 north of Ocean on the west side of Carmelo (Blk HH, Lots 13, 15), may very well be the work of Lee Gottfried. It not only has the same Carmel stone wall cladding, and hipped roof with rolled eaves, but employs a footprint very similar to that found on the Dolores St. hse. Of interest is the fact that although the designer of the Carmelo St. hse. has not been identified, the stone mason who did the Carmel stone work has. It was Edward Mestres, a nephew of the noted Carmel Mission cleric Monsignor Ramon Mestres. It is possible that Edward Mestres was also responsible for the stonework on the Gottfried hse. on Dolores.

12. Watkins, R. G., *Monterey and Santa Cruz Counties California, Vol.II,* S.J. Clarke Pub.:Chicago, 1925, p.55

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code *5S1*

Attachment 12

Other Listings
Review Code _____ **Reviewer** _____ **Date** _____

Page of **Resource Name or #:** (Assigned by recorder) *Violet Campbell Hse.*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ Unrestricted **a. County** *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address: City *Carmel by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

2 E of Lincoln s/side 13th (Blk 144, Lots p1, 3, p2, 4)

Parcel No. *010-172-012*

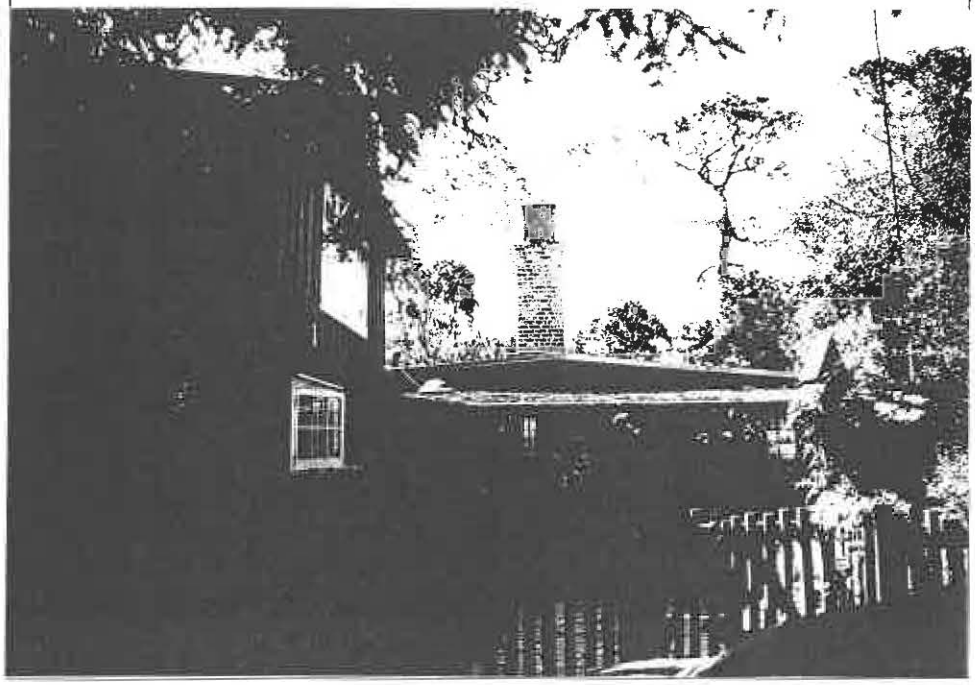
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-and-two story vernacular building, irregular in plan resting on a concrete foundation. The exterior wall cladding is a vertical-board-and-batten. The residence was created from an existing pre-1916 two-story buggy shed, with a series of one-story additions completed by the late 1920s. Both the two-story buggy-shed and the one-story addition have very low-pitched front front roofs covered w/ttar & gravel. The one story addition has a partial width shed-roofed porch along the front (north) elevation, w/a recessed entry beneath it. There is a tall, brick, interior chimney piercing the ridge line of the one-story addition at about the center of the building envelope. Fenestration is irregular with a combination of single, paired and banked multi-paned wood windows, some fixed, some casement type. They appear to have been acquired from various sources and simply applied to the building. The house sits well back on the parcel w/ the two-story buggy-shed closer to 13th St. There is off street parking on a gravel pad in front of the residence, which sits behind a grape stake fence in an informal landscape setting of tall conifers, oaks and low ground cover.

3b. Resource Attributes: (List attributes and codes)

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

pre 1916 CPF records

P7. Owner and Address
John & June Armstrong
P.O. Box 213
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey, Preservation Consultant, 310 Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: *5/10/2002*

P10. Survey Type: (Describe)
Carmel Historic Resource Inventory - 2001

P11. Report Citation: (Cite survey report and other sources, or enter "none")
Carmel by-the-Sea Survey 1989-1996

Attachments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # **Primary #**

Page of **NRHP Status Code** 5S1

Resource Name or #: (Assigned by recorder) *Violet Campbell Hse.*

B1. Historic Name: *Alice MacGowan Hse.*
B2. Common Name:
B3. Original Use: *stable* B4. Present Use: *residence*
B5. Architectural Style: *vernacular*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed prior to 1916; repairs & addition 1926 (Cbp# 1801); remodeling 1927 (Cbp# 1860); interior remodel 1949 (Cbp# 1736); foundations 1995 (Cbp# 95-82); repair from fallen tree 1998 (Cbp# 98-96)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features:

B9a. Architect: *great room design/Chas. S. Greene (1926)* b. Builder: *Gottfried & Hale (1926); Samuel Miller (1927)*
B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR 3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Violet Campbell Hse. is significant under California Register criterion 3, in the area of architecture for its interior Great Room, designed in 1926 by California master-architect Charles Sumner Greene. The Great Room addition is the only portion of the house that qualifies as historic, as shown on the attached site map. Charles S. and Henry M. Greene are considered the masters of the Arts & Crafts movement in America during the first two decades of the twentieth century. Both studied at the Manual Arts High School in St. Louis, MO, and at M.I.T. before coming to Pasadena, Calif.in 1893. By 1902 they had developed an individual style that culminated in the American Bungalow form. Their master works from the first decade of the century included the David B. Gamble Hse., the Robert R. Blacker Hse., both in Pasadena, and the Charles M. Pratt Hse. in Ojai. Working with local wood craftsmen in Pasadena, the Greenes also designed furniture and other fittings for each commission. In 1916 Charles left the partnership and moved to Carmel. Business was slowing because of the onslaught of WWI, the proliferation of builders' versions of Greene-inspired designs for the popular market, and Charles' desire to write , and study eastern philosophy. During the twenties Charles architectural output was minimal, with its most outstanding success being the Daniel James House in Carmel Highlands, a commission that lasted form 1918 to 1922. in the mid-twenties Charles did several smaller works, including the Great Room on 13th St. for a family friend, Violet Campbell. The Great Room is medieval in tone, with a low coffered ceiling of dark wood, the coffers rounded at the edges, which was typical of Greene's treatment of large, visible wood members, and a central fireplace, w/stuccoed breast, decorated w/ pressed pattern across the top, facing south into the room, which was lined with multi-paned windows looking out into the side and rear gardens. Charles designed and built the room , with contractors Gottfried & Hale. Outside of the War Memorial along Ocean Ave., and Charles Greene's own studio home around the corner along Lincoln, this is the only known remaining example of this master's work in Carmel. It clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

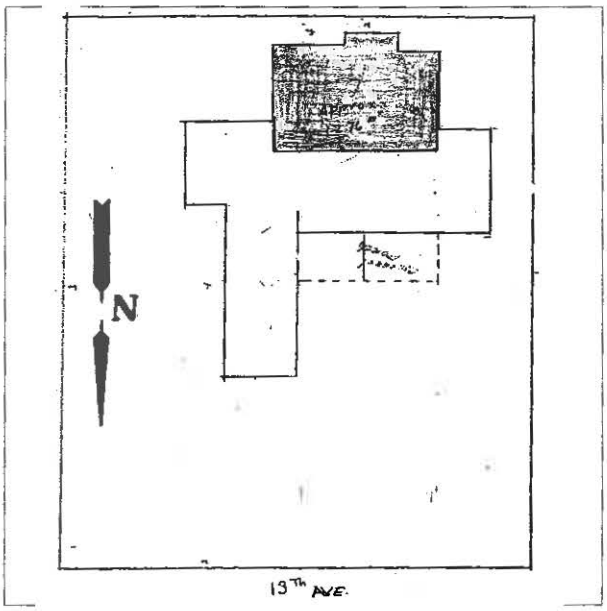
B12. References:

Carmel bldg. records, Carmel Planning Dept. , City Hall, Carmel
Carmel Historic Context Statement 1997
Armstrong, John, personal interview w/current owner, 6/12/01
Bosley, E.R., *Greene & Greene*, Phaidon:London, 2000
Makinson, R.,*Greene & Greene Architecture as a Fine Art*, Peregrine Smith:Santa Barbara, 1977

B13. Remarks: *Zoning R-1*
CHCS (AD)

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *5/10/2002*

(This space reserved for official comments.)



B10 The room was damaged along the west side by a tree fall, as a result of El Nino storms in 1998. It was repaired, employing the remaining original materials, preserving to the greatest extent possible the historic integrity of the space.

Supplemental Photograph or Drawing

Description of Photo: (View, date, accession #)
Looking NE at the interior of the Greene Great Room, 5/21/02, #17156-2

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S1

Attachment 12

Other Listings
Review Code Reviewer Date

Page 1 of 3 **Resource Name or #:** (Assigned by recorder) *Mary D. Crile House*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted **a. County** *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address: City *Carmel by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

6 SW of 13th W/side Lincoln (Blk 145, Lots 15 Ept. 17)

Parcel No. *010-173-017*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

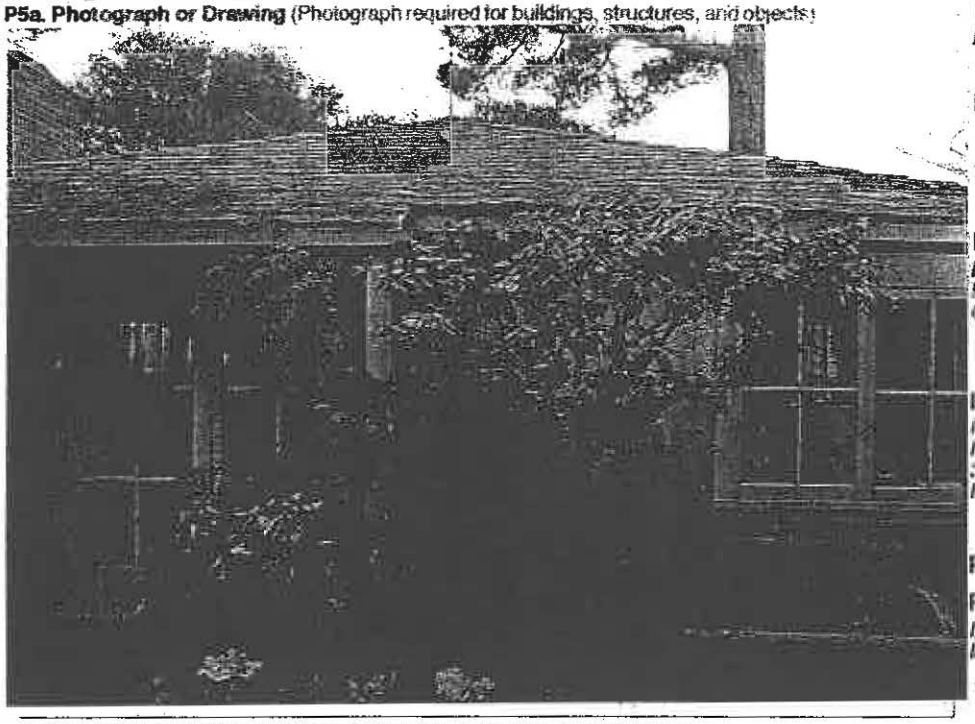
A one-story, wood-framed vernacular hipped cottage, rectangular in plan resting on a concrete foundation. The exterior wall cladding is vertical board-on-board wood siding, with wide, horizontal shiplap wood siding below the water table. The low-pitched hipped roof has overhanging eaves with a closed soffit. There is a slight, partial-width projection of the roof over the three banked French doors at the SE cr. of the residence. There is one brick chimney present. It is an exterior eave wall type and is located on the south side-elevation, near the SE cr. of the house. Fenestration is irregular, with a combination of paired four-light wood casement windows, banked multi-paned wood French doors and a small, horizontal wood slider. The principal entry is located on the north side-elevation at the NE cr. of the building. It has a wooden door, glazed above.

The house is sited close to the street, behind a high, ivy covered wooden fence protecting a small courtyard with an informal landscape of shrubbery, ferns and flowers. It is located in a wooded neighborhood of one and two-story single family residences of varying size and age.

3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
Looking west at east facing facade, 12/11/03, #56175-12

P6. Date Constructed/Age and Sources
☐ Prehistoric ☒ Historic ☐ Both
1950 Carmel bldg. records

P7. Owner and Address
Edward Lohmann & Lynn Lupetti
P.O. Box 5776
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey
Preservation Consultant
310 Lighthouse Ave.
Pacific Grove, CA 93950

P9. Date Recorded: *12/12/2003*

P10. Survey Type: (Describe)
Intensive-Carmel Historic Resource Inventory-ongoing

11. Report Citation: (Cite survey report and other sources, or enter "none")
one

Attachments ☐ NONE ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

NRHP Status Code *5S1*

Resource Name or #: (Assigned by recorder) *Mary D. Crile House*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *residence* B4. Present Use: *residence*

B5. Architectural Style: *Vernacular (hipped cottage)*

B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1950 (CBP#2007); repair garage & guest room 1950 (2023) termite repair 1965 (CBP# 4261)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:

B8. Related Features: *Wood-frame one-car garage, SE cr. of parcel 1950 (CBP#2007)*

B9a. Architect: *designer/Miles Bain* b. Builder: *Miles Bain*

B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*

Period of Significance: *1940-1960* **Property Type:** *single family residence* **Applicable Criteria:** *CR3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Mary D. Crile House is significant under California Register Criterion 3, in the area of architecture, as an unaltered example of the late residential design work of noted Carmel contractor, Miles Bain. It is also significant as a representative example of a continuing Carmel vernacular building tradition in the post WWII era. The house itself is an updated version of the turn of the twentieth century vernacular hipped cottage. The principal design differences from its prototypes are the use of double wall construction, shake, rather than wood shingles, and board-on-board rather than board-and-batten exterior wall siding. Its brick chimney also differs from earlier examples of rough laid stone or clinker brick, in its rectangular shape and use of a horizontally oriented running bond.

Miles Bain, its designer/builder was best known in Carmel for his work on the Frank Lloyd Wright House and Nathaniel Owings "Wild Bird" in Big Sur. Bain came to Carmel in in the 1920s at the suggestion of contractor George Mark Whitcomb, to work as Whitcomb's estimator. In the early 1930s Bain became a licensed contractor and went off on his own, designing and building a number of Carmel residences. Just after WWII Bain rejoined his friend Whitcomb and went to Saudi Arabia with the Bechtel Corporation to build oil pumping stations. After his return he worked on building projects for F.L. Wright, Nat Owings, Ansel Adams and Neil Weston.

This simple cottage for Ms. Crile continues Carmel's well established building tradition of rustic simplicity, often articulated by the use of wood shingles or board-and-batten for exterior wall cladding, and other locally derived building details that transcended the divisions of time and architectural fashion to give the village its architectural character. The 1950 Crile House continues the theme of architectural development, established in the 1997 Carmel Historic Context Statement, in that it contributes to the understanding of the overall design character of the community.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

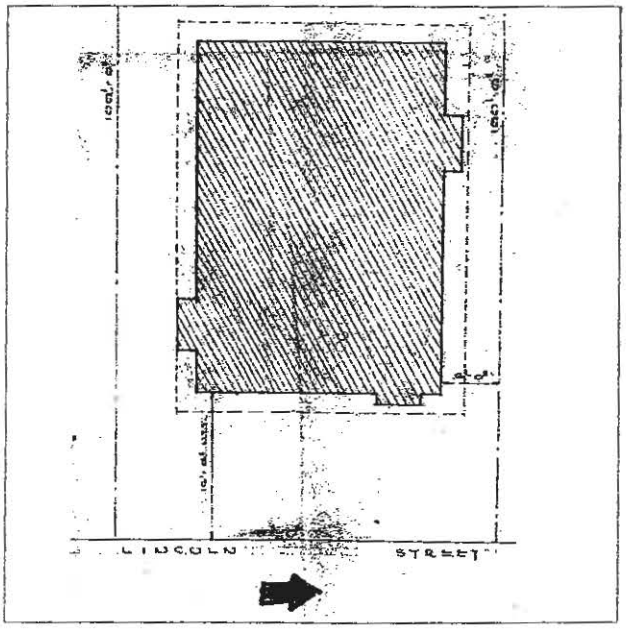
Carmel bldg. records, Carmel Planning Dept.,City Hall, Carmel Seavey, Kent, unpublished biogrphical notes on Miles Bain, undated.

B13. Remarks: *Zoning R-1*

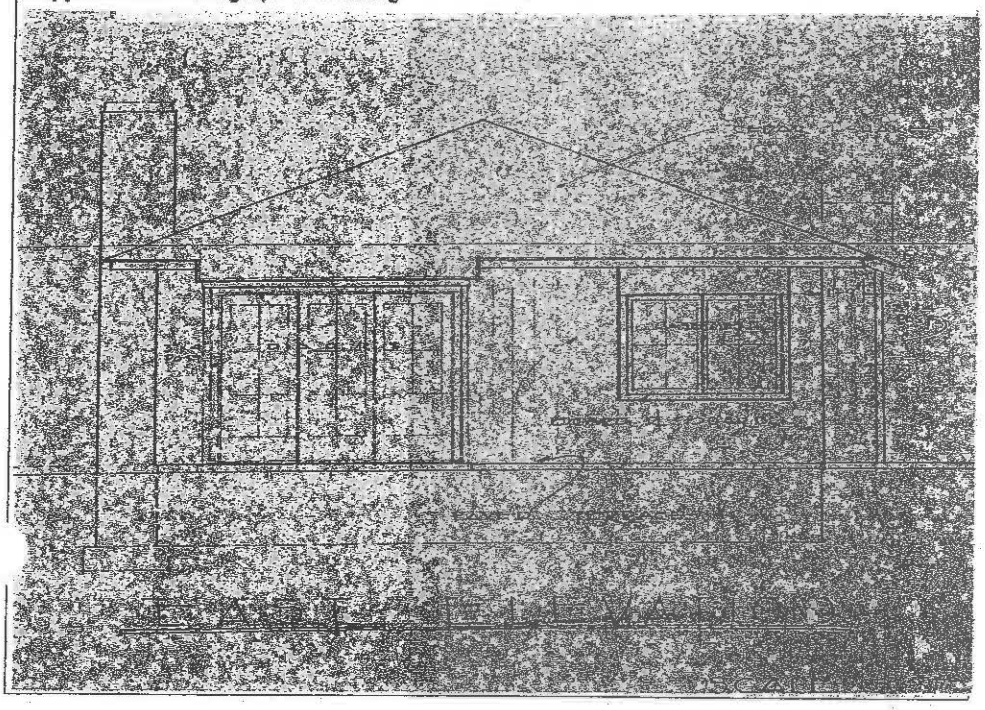
B14. Evaluator: *Kent Seavey*

Date of Evaluation: *12/12/2003*

(This space reserved for official comments.)



Supplemental Photograph or Drawing



Description of Photo: (View, date, accession#)
Original drawing of the East (front) elevation of the Crile House, 1950, #56175-24

TOBIN M. SCHNEIDER, M.D.

General Surgery

Historic Resources Board
City of Carmel-by-the-Sea, CA 93921

January 16, 2023

Re: HE 22-294 (Schneider)
Southwest corner of Mission Street and 12th Avenue
Block 138, Lot 1
APN 010-163-001

Dear Members of the HRB:

Thank you for the opportunity to make the case that my home, referenced above, is not worthy of being included on Carmel's inventory of historic places. I would have preferred my architect, Erik Dyar, be able to address the board. He declined because he has submitted an application to rejoin the Historic Resources board as a member.

Carmel-by-the-Sea is a charming place and I value the older homes, which is one of the reasons I purchased this one. I have tried to make mine cozy and charming. Joan and I would like to retire to Carmel but the home is really too small for us to live in full time. I am anticipating closing my surgical practice in San Mateo in a few years and moving full time to Carmel, maybe working part-time at CHOMP. Joan is a writer and needs a secluded room where she can work undisturbed. Between us, we have four adult children, one getting married this year and two more in the near future. In a home of about 900 square feet, there is simply not enough room for us to accommodate ourselves, our children, and the grandchildren to come. I love the home and do not want to tear it down, preferring to keep the charm and character. Instead, I asked Erik Dyar to design an addition that gives us another bedroom, a dining area, a larger kitchen, and a study. He advised me that the declaration of historic ineligibility was a necessary first step. The reason I bring up all these personal details is that your decision whether to include my home on the historic inventory is not some academic exercise, but one that has real world consequences for people who would like to join the ranks of full time residents in Carmel. If my property truly does not belong on the inventory, listing it as historic will have a negative impact on both my family and the city of Carmel-by-the-Sea.

The report by the historian Meg Clovis, completed September 2022, recommended inclusion of my home on the inventory. Three other historians have reached the opposite conclusion. In

2008, the historian Kathryn Gualtieri concluded the home was not eligible for the historic inventory, and that the windows were not original. The report by the historian Anthony Kirk, in January 2023, not only concluded the windows were not original, but also that the home was such a poor example of the Craftsman style that it was not eligible for listing. He cited examples of worthy Craftsman homes, including the one on the corner of Carmelo and 10th, which happens to be my favorite home in all of Carmel. A third historian, Kent Seavey, concurred with Mr. Kirk's opinion. Though I have tried to make my home charming as possible, compared to the homes listed on the inventory, my place is a little more than a shack.

Throughout this process I have learned a great deal about architecture and historic integrity. The windows and doors play an important role and alterations to same affect the integrity that is required to include my home on the historic inventory. Three of the four historians have concluded that the windows and doors are not original. I concur. The Residential Building record of the Monterey County Assessor's office, a copy of which has been provided to the Planning Department, dated as best as I can tell in 1956, states the construction is substandard and the windows are casement.

It is my contention that the original windows were casement and most have been changed to sliders at a date subsequent to 1956. The documentary evidence of the Residential Building record is the only evidence we have, above and beyond the expert opinions of the four historians, and should be given great weight. In addition, there are three remaining casement windows in my home, two facing 12th Avenue and one facing west. These three are much older and in poorer shape than the sliders. The casements fit the frames poorly, they have been painted many times, and the strike plates for the locks have all pulled loose. I believe the three casements were not changed out when the sliders were installed as they were smaller than the other windows. The sliders are constructed using Torx wood screws which were not invented when the house was built. The front doors are also not original. In short, the written and physical evidence supports dating the installation of the windows and front doors to 1956 or later.

Respectfully yours,

Tobin Schneider

DYAR ARCHITECTURE

January 16, 2023

Historic Resources Board
City of Carmel-by-the-Sea

RE: HE 22-294 (Schneider Residence)
Southwest corner Mission Street and 12th Avenue
APN: 101-163-001

Dear Chair Chroman and Members of the Historic Resources Board,

Dr. Schneider retained us to see how we could address his family's needs to enlarge his small 900 square foot house in Carmel, while keeping its undeniable character. We immediately recommended applying for an historical determination by the City, since the conclusion of that determination would make clear the design options available. As professionals, we had to inform our client of his options depending upon this outcome. We certainly, let him know that if the house was determined to be ineligible for the historic inventory, that he would be allowed to demolish it and build a new home. Dr. Schneider immediately made VERY clear, he did NOT want nor would he demolish his home. He reiterated to us many times his love for this house---its charm, character, and materials. He also explained how much he wanted him and his wife to move permanently here and how the existing house was just too small and rundown to accommodate their needs. For our design, we propose to keep the front façade facing 12th street intact and will be keeping the additions to the rear and the garage area. The existing, significantly altered garage will be reconstructed to provide more functional spaces for the Schneiders while staying complimentary and in the style of the original home. We feel that our design will do exactly as Dr. Schneider requested: Keep all the character and charm for him and the community, while creating the functionality they need. An historic designation for the main house and the garage, especially since this is on a corner lot with public views from two sides not just one, would be prohibitive in making the required modifications for the Schneiders to meet their needs as full-time residents. While much of our work in Carmel is with historically significant structures and new more modern homes, we have pride that many of our projects here take more humble, charming, but not historically significant homes and creating additions and remodels that maintain their character, style and only enhance it for the City and our clients.

When we first visited the home, its charm was clear, but also obvious was that it is basically a single-wall shack. There are no real distinguishing marks of quality which would signal this as a good example of the Craftsman-style. Arts and Crafts style of architecture and the movement itself was based on seeing, in form and detail, the hand of the craftsman and the quality of the craftsmanship. We think it can be simply said that a good example of craftsman style architecture must, by definition, display good craftsmanship. This house just does not. As we reviewed Meg Clovis' report, she does list elements of this house which can be considered in determining whether it is OF the Craftsman-style, but there is nothing discussed of why

it is a good example of that style. The reason the quality (whether it's a good example) was not discussed is probably because there are no elements of the structure that can be characterized as of good quality.

With this in mind, it's important to understand and have a grasp of the breadth of the Craftsman-style in Carmel. It is, without question, one of the most important architectural styles in Carmel-by-the-sea, with at least 30 homes on the City's historic inventory designated as Craftsman. This makes this style one of the best represented of any. What is also significant about these 30 homes is the variety of scales, from the grand to the modest, and what unites them is the Craft exhibited. They include from the house of the former Mayor, Gunnar Norberg (Exhibit A, on the Southeast Corner of Carmelo and 10th.), which is a large, magnificent, quintessential craftsman-style home, to much more modest examples that reflect the simplicity and smaller scale for which Carmel is known.

Exhibit A: Gunnar Norberg House

There are so many marvelous, excellent examples of the Craftsman-style on the inventory that show exactly what a good example is and how the Schneider Residence doesn't really compare. Take the Goetz Cottage (Exhibit B, Casanova (4) SW of 10th). Very modest in size, but you see the quality and craftsmanship clearly in the corbels and beautifully shaped fascia boards and shingle design.

Exhibit B: Goetz Cottage

Exhibit C: Anson House

Another is the Anson House (Exhibit C, Monte Verde (3) NW of Ocean). This very small, wonderful, home shows its quality with the unique corbel and roof eave of the entry, the expressive redwood fascias and well-composed bay window facing the street.

Exhibit D: McDow House

The McDow House (Exhibit D, next door) is yet another modest, good example of the Craftsman-style in Carmel, with its exuberant entry overhang and fine details exhibiting craftsmanship.

We hope through showing these examples that a reasonable basis can be established for what actually IS a good example of this style in Carmel and what can just be categorized as 'OF' the style.

We respectfully request the board, after reviewing the evidence and our reasoning, issue a determination of ineligibility of this residence for the City's Historic Inventory and allow us to continue to work with the Schneiders to enhance and make functional their Carmel home.

Sincerely,

Matthew Porges
Senior Designer
DYAR Architecture

CARMEL-BY-THE-SEA

NOTICE OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On January 23, 2023 the Historic Resources Board 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: 010-163-001
Current Owner: Tobin M. Schneider Trust
Block/Lot: 138/1
Street Location: Southwest corner of Mission Street and 12th Avenue
Lot size: 4,635
Original Date of Construction: c.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 preliminary determination will be circulated for a 10 calendar day public review period beginning on January 24, 2023, and ending at 5:00 P.M. on February 2, 2023. 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

DRAFT

RECORDING REQUESTED BY
CITY OF CARMEL-BY-THE-SEA

AND WHEN RECORDED MAIL TO

Carmel City Hall
Post Office Drawer CC
Carmel, CA 93921
Attn: Evan Kort

This space reserved for the Recorder's use only

RESOLUTION OF HISTORICAL RESOURCE DESIGNATION

The City of Carmel-by-the-Sea Historic Resources Board has completed intensive survey work, and has made a determination that the property identified below meets the criteria for a historic resource as established in the City's General Plan, the Municipal Code and the Local Coastal Program for Carmel-by-the-Sea.

Based on this determination, effective January 23, 2023, the Historic Resources Board hereby resolves to designate the property described below as a local resource on the Carmel Inventory of Historic Resources.

This Resolution is being recorded pursuant to section 5029(b) of the California Public Resources Code that requires the City to record all historic resource determinations. This action also is taken in furtherance of the Local Coastal Program certified by the California Coastal Commission and implemented by the City of Carmel-by-the-Sea Ordinances No. 2004-01 and 2004-02.

Assessor's Parcel Number: 010-163-001
Block/Lot: 138/1
Current Owner: Tobin M. Schneider Trust
Street Location: Southwest corner of Mission Street and 12th Avenue

It is the purpose of this Resolution to alert the owner, successors and assigns to the existence of a historic resource on the property. This historic resource is protected under the laws of the State of California and of the City of Carmel-by-the-Sea including the California Coastal Act, the California Public Resources Code, the Carmel-by-the-Sea Municipal Code and the Local Coastal Program. Specific regulations affecting remodels, alterations, additions and demolitions can be found in the City of Carmel-by-the-Sea planning documents referenced above.

Date:

Certified by:

Katherine Wallace, Associate Planner
City of Carmel-by-the-Sea

DRAFT

CITY OF CARMEL-BY-THE-SEA
HISTORIC RESOURCES BOARD
Staff Report

February 27, 2023
ADJOURNMENT

TO:	Historic Resources Board Commissioners
SUBMITTED BY:	Leah Young, Administrative Coordinator
SUBJECT:	PUBLIC CORRESPONDENCE: Additional items not associated with Public Hearings

RECOMMENDATION:

BACKGROUND/SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:

CITY OF CARMEL-BY-THE-SEA
HISTORIC RESOURCES BOARD
Staff Report

February 27, 2023
ADJOURNMENT

TO:	Historic Resources Board Commissioners
SUBMITTED BY:	Leah Young, Administrative Coordinator
SUBJECT:	PUBLIC CORRESPONDENCE: Regarding Public Hearings on Agenda

RECOMMENDATION:

BACKGROUND/SUMMARY:

FISCAL IMPACT:

ATTACHMENTS: