CARMEL INVENTORY OF HISTORIC RESOURCES DATABASE

	Block #	Lot #	APN #	Resource Name
1	A	1	010-196-001	Normandy Inn
2	A-1	4, 5	010-301-025	George Graft Hse
3	A-1	W 145' of 9	010-301-010	E.H. Cox Hse.
4	A	18, 20	010-196-009	D.W.W. Johnson Hse.
5	A-2	E pts 7, 8, 9	010-302-013	Philip & Marie Gordon Hse.
6	A-3	S.W. Part 5, W Part 6	010-303-011	Nelson Nowell House
7	A-3	S.W. Part 10, West part 11	010-303-017	Merchant House
8	A-4	S1/2 8	010-291-005	Shellooe Hse
9	A-6	Spt 3, Ept 5, Npt 7	010-293-003	Agnes C. Montgomery Hse.
10	A-5	S part of Lot 5	010-292-008	Helen I. Proctor House
11	A-6	Wpts. Lots 12 & 14	010-293-014	Esther M. Hill House
12	AA	6	010-281-018	Leroy Babcock Hse.
13	AA	19	010-281-009	Ethel England Hse.
14	B	5	010-195-002	Effa Spencer House
15	B	14	010-195-010	Daniel T. Fisk House
16	B	SWpt. 15	010-195-016	George Seideneck Studio Building
17	B	18	009-423-001	Mrs.Clinton Walker House
18	BB	18 & 20	010-282-014	Laura Fenner Hse
19	C	W 50' of 1, 3 N 20' of 5	010-194-018	Stonehouse
20	C	S 7-8 through 14	010-194-016	Golden Bough Theater
21	C-1	7 & 8	010-311-009	Chazen Residence
22	C-1	E 1/2 11	010-311-013	Alfred Matthews Hse.
23	C-1	Wpt. 11	010-311-014	"Lanakai"
24	C-2	NW pt 10	010-312-018	Henry L. Tusler Cottage
25	C	17	010-194-007	Sinclair Lewis Hse.
26	D	4, 6	010-186-021	Clara Kellogg Hse.
27	D	12	010-186-013	Artie Bowen Hse.
28	D	19	010-186-008	Guest house
29	EE	13	010-214-011	Anson Hse.
30	EE	15	010-214-010	Abbie McDow Hse.

	Block #	Lot #	APN #	Resource Name
31	EE	27	010-214-006	Meade Hse.
32	F	7 &9 north part 11	010-184-004	Hinds Cottage
33	FF	1& 2	010-251-009	C. Halstead Yates Cottages
34	FF	12, S14	010-251-022	J. Kluegel Hse.
35	FF	20, 22	010-251-027	Prof. Karl Rendorff Hse.
36	FF	29	010-251-024	Collis Hse.
37	G	19	010-261-006	Emma Williams Hse.
38	G	2 & 4	010-261-014	Peter Pan Court
39	GG	1, 3, 5	010-252-011	Alfred P. Fraser Hse.
40	H	8	010-262-010	Dr. Kellogg Hse. & E. Wright Cottage
41	HH	24, 26	010-253-017	Ten Winkel Spanish Hse.
42	HH	28	010-253-018	F. Ten Winkel Hse.
43	I	1 & 3	010-263-019	George F. Beardsley Hse.
44	II	S 1/2 of 15, N 1/2 of 13	010-223-041	Robert A. Norton Hse.
45	JJ	1	010-224-016	Elspeth Rose Cottage
46	K	5	010-272-002	Helen Brown Studio/Home
47	K	9	010-272-004	Goetz Cottage
48	K	10	010-272-013	Dr. H.R. Green House
49	KK	2, 3	010-231-011	Adelaide J.Trethaway Hse.
50	KK	p 2, 3, 4	010-231-012	Thomas V. Cator Hse.
51	KK	13	010-231-007	Jennie Coleman House
52	KK	17	010-231-027	Warren Saltzman House
53	L	1, Npt 3	010-273-001	Reginald Markham Hse.
54	L	10, n 10' of 12	010-273-014	Sea View Inn
55	L	Wpt 11 & 13	010-273-013	Mrs. M.V. Phillips Cottage
56	LL	1/4 N of 7 & 9	010-232-030	Albert Henry Hill House
57	L	14	010-273-006	Louise P. Murphy Hse.
58	LL	Npt 9 Spt 12	010-232-029	Mr. and Mrs. Irving Fisk House
59	LL	pt 25, 27, 29	010-232-046/047	Dr. G.E. Wood Hse.
60	M	6, 8	010-266-012	"Cave of the Winds"
61	MM	19	010-241-007	Blanche M. Ayles House
62	N	11	010-265-004	Dr. Amelia Gates Cottage

	Block #	Lot #	APN #	Resource Name
63	O	1 through 12 (all)	010-264-007	La Playa Hotel
64	P	8, 10	010-276-012	Adam Darling Hse.
65	Q	2	010-275-016	Gunnar Norbert Hse.
66	Q	S1/2 of 9, N 30' of 11	010-275-005	LaFrenz Garage/Studio
67	Q	12, 14	010-275-012	Alice Elder Hse. & Guest Hse.
68	S	13 & 15	010-267-004	John B. Adams House
69	S	17, 19	010-267-005	"La Canzone del Mar"
70	T	pt 3 & 5	010-268-002	Garfield D. Merner Hse.
71	T	12	010-268-009	LaFrenz Hse.
72	T	E 1/2 18, 20	010-268-008	Dr. Levi C. Lane's Log Hse.
73	U	1,2,5 & 7	010-269-002	Fred C. Holmes Hse.
73	V	7, 9 & N1/2 of 11	010-277-004	Samuel M. Haskins House
74	V	1/2 of 11, 13 & 15	010-277-005	Roussel Residence
75	W	1	010-278-001	Bowman House
76	X	1	010-279-001	Ethel P. Young Hse.
77	Y	7, 9, 10, 12, 14, 16	010-286-015	Colonial Terrace Inn
78	Y	W 17 & 19, E 18 & 20	010-286-011	Grace McGowan Cook Hse.
79	Z	1, 3	010-287-001	John Palache Hse.
80	Z	5, 7, 9	010-287-002	Eliza Palache Hse.
81	Z	6, N8	010-287-009	Mary Orrick Hse.
82	Z	S8, 10, 12	010-287-008	Edgemere Cottages
83	Z	14, 16 & pt. Blk. 149	010-287-006	John Bathen House
84	1 (PP)	3	009-201-003	Gardner A. Dailey House
85	1W (Mission)	17	009-353-012	Mills House
86	1W (Mission)	19	009-353-011	Walker Spec House

	Block #	Lot #	APN #	Resource Name
87	2A	14	009-164-008	
88	2W	14	009-352-006	Wilkinson Hse.
89	PP3	11	009-202-015	Robert A. Stephenson House
90	3A	5	009-163-003	Frances C. Johnson House
91	4	1	009-146-014	John T. Black House
92	4 1/2	W 1/2 17 & 19	010-115-006	Francis Whitaker Cottage
93	5 1/2	1 & N1/2 3	010-111-020	Ann Nash-Dorothy Bassett House
94	5 1/2	E1/2 18, 20	010-111-008	Perry Newberry Cottage
95	7	10	090-132-005	Adele C. Wainright Hse.
96	7 1/2	1 & 3	010-114-001	Sylvia Jordan Hse.
97	7 1/2	17	010-114-015	James Franklin Murphy Hse
98	9M	8	009-382-004	McCloud Hse.
99	9M	14	009-382-010	Dr. Emma W. Pope Hse.
100	9M	S 15	009-382-011	Keith Evans House
101	10	5	010-126-020	Jo Mora Hse.
102	10	10	010-126-015	Denny-Watrous Studio
103	11	1, 3	010-121-011	Forest Hill School
104	13	17, N 25' of 19	010-106-006	F.A. Watson Hse.
105	13	24, wp 26	010-106-008	Coast Valleys Gas & Electric Sub-station
106	16	10, 11	010-026-015	Ben Figuroa Hse.
107	21	6, 8, 10	010-015-015	Eric Berne House
108	22	9	010-022-022	Santiago Duckworth Hse.
109	22	10	010-022-015	Helen T. Warren House
110	22	12	010-022-014	Paul Stoney House
111	23	19	010-025-009	Samuel Wood Hse.
112	23	16	010-025-012	Alfonso Ramirez Cabin
113	25	5	010-102-003	G.H. Philips House
114	27	p. 13-16	010-108-012	Curtain Call
115	27	Wpt. 17 & 19, Ept. 18 & 20	010-108-007	Agnes Shorting House
116	32	12 & 14	010-222-008	Edward Fristrom Cottage
117	32	13	010-222-019	Mary Austin Hse.
118	40	15,17,18,19,20	010-024-013	Carl Cherry Center for the Arts

	Block #	Lot #	APN #	Resource Name
119	41	9	010-023-004	L.L. Spillers Guest Cottage
120	41	18 & 20	010-023-019	Abbie Jane Hunter Hse.
121	45	W pts 15, 17	010-036-015	Frank Smith Hse. & Fence
122	46	20	010-037-003	Bertha C. Cole Hse.
123	47	15	010-091-005	Helen Coolidge Cottage
124	49	12	010-097-011	Frank Lloyd Stone Cottage
125	50	9	010-131-004	Stonehouse Court
126	53	SE pts. 1 & 3	010-211-015	Norman Rial House
127	53	5	010-211-019	Howard Nieman House
128	53	9, 11, N1/2 of 13	010-211-027	Mabel GrayYoung Hse.
129	53	10	010-211-012	Richardson Log Cabin
130	53	S1/2 of 16 & N1/2of 18	010-211-007	Gertrude McCaslin House
131	54	2 of 1, 2, 3, 4	010-212-016	Rudolph Ohm Hse.
132	54	6	010-212-013	Benjamin Turner Hse.
133	54	15	010-212-019	First Murphy House
134	55	9, 11	010-138-004	Carmel Art Assoc.
135	59	3	010-095-001	Frederick Bigland Apts.
136	60	10 Npt. 12	010-092-010	Hansel & Gretel
137	60	11	010-092-005	Elizabeth F. Armstrong Hse.
138	60	17, 19	010-092-007	Comstock Studio
139	60	18	010-092-018	Hugh Comstock Hse.
140	62	11 & 13	010-035-006	William Muench Cottage
141	62	14	010-035-013	Raymond Meeks House
142	63	16	010-032-011	Ship House
143	66	pts 1, 2, 3, 4	010-039-005	Birthday House
144	66	Wpt. 1	010-039-003	Yellow Bird
145	66	Spts 2, 3, 4	010-039-007	Doll's House
146	66	pts. 2, 3, 4	010-039-006	Fables
147	66	spt. 4, 5	010-039-008	Ocean House
148	67	8, 9	010-093-003	MaryYoung Hunter Hse.
149	67	10	010-093-013	Grant Wallace Cottage
150	69	All	010-099-001	Devendorf Park

	Block #	Lot #	APN #	Resource Name
151	70	Wpt 11 & Ept 10	010-133-006	Carmel Fire Station
152	70	2	010-133-001	Reardon Bldg.
153	70	8 & 9 & Wpt 10	010-133-005	Goold Building
154	71	2, 3 & pt of 1	010-134-011	Carmel Development Co. Bldg.
155	71	6	010-134-006	Bernard Wetzel Building
156	71	Spts 8 & 9	010-134-009	Bank of Carmel
157	72	E1/2 of 1	010-139-001	Wilson Building
158	72	Spt 6	010-139-008	Fee Building
159	72	7, 8, 9, 10	010-139-007	Harrison Memorial Library
160	73	All	010-213-003	Pine Inn

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7	A-3	S.W. Part 10, West part 11	010-303-017	Merchant House
8	A-4	S1/2 8	010-291-005	Shellooe Hse
9	A-6	Spt 3, Ept 5, Npt 7	010-293-003	Agnes C. Montgomery Hse.
10	A-5	S part of Lot 5	010-292-008	Helen I. Proctor House
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37	G	19	010-261-006	Emma Williams Hse.
38	G	2 & 4	010-261-014	Peter Pan Court
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48	K	10	010-272-013	Dr. H.R. Green House
49	KK	2, 3	010-231-011	Adelaide J.Trethaway Hse.
50	KK	p 2, 3, 4	010-231-012	Thomas V. Cator Hse.
51	KK	13	010-231-007	Jennie Coleman House
52	KK	17	010-231-027	Warren Saltzman House
53	L	1, Npt 3	010-273-001	Reginald Markham Hse.
54	L	10, n 10' of 12	010-273-014	Sea View Inn
55	L	Wpt 11 & 13	010-273-013	Mrs. M.V. Phillips Cottage
56	LL	1/4 N of 7 & 9	010-232-030	Albert Henry Hill House
57	L	14	010-273-006	Louise P. Murphy Hse.
58	LL	Npt 9 Spt 12	010-232-029	Mr. and Mrs. Irving Fisk House
59	LL	pt 25, 27, 29	010-232-046/047	Dr. G.E. Wood Hse.
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70	T	pt 3 & 5	010-268-002	Garfield D. Merner Hse.
71	T	12	010-268-009	LaFrenz Hse.
72	T	E 1/2 18, 20	010-268-008	Dr. Levi C. Lane's Log Hse.
73	U	1,2,5 & 7	010-269-002	Fred C. Holmes Hse.
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79	Z	1, 3	010-287-001	John Palache Hse.
80	Z	5, 7, 9	010-287-002	Eliza Palache Hse.
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107	21	6, 8, 10	010-015-015	Eric Berne House
108	22	9	010-022-022	Santiago Duckworth Hse.
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112	23	16	010-025-012	Alfonso Ramirez Cabin
113	25	5	010-102-003	G.H. Philips House
114	27	p. 13-16	010-108-012	Curtain Call
115	27	Wpt. 17 & 19, Ept. 18 & 20	010-108-007	Agnes Shorting House
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124	49	12	010-097-011	Frank Lloyd Stone Cottage
125	50	9	010-131-004	Stonehouse Court
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137	60	11	010-092-005	Elizabeth F. Armstrong Hse.
138	60	17, 19	010-092-007	Comstock Studio
139	60	18	010-092-018	Hugh Comstock Hse.
140	62	11 & 13	010-035-006	William Muench Cottage
141	62	14	010-035-013	Raymond Meeks House
142	63	16	010-032-011	Ship House
143	66	pts 1, 2, 3, 4	010-039-005	Birthday House
144	66	Wpt. 1	010-039-003	Yellow Bird
145	66	Spts 2, 3, 4	010-039-007	Doll's House
146	66	pts. 2, 3, 4	010-039-006	Fables
147	66	spt. 4, 5	010-039-008	Ocean House
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149	67	10	010-093-013	Grant Wallace Cottage
150	69	All	010-099-001	Devendorf Park

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152	70	2	010-133-001	Reardon Bldg.
153	70	8 & 9 & Wpt 10	010-133-005	Goold Building
154	71	2, 3 & pt of 1	010-134-011	Carmel Development Co. Bldg.
155	71	6	010-134-006	Bernard Wetzel Building
156	71	Spts 8 & 9	010-134-009	Bank of Carmel
157	72	E1/2 of 1	010-139-001	Wilson Building
158	72	Spt 6	010-139-008	Fee Building
159	72	7, 8, 9, 10	010-139-007	Harrison Memorial Library
160	73	All	010-213-003	Pine Inn

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) *Normandy 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)
SW Cr. Ocean & Monte Verde (Blk A, Lot 1)

Parcel No. *010-196-001*

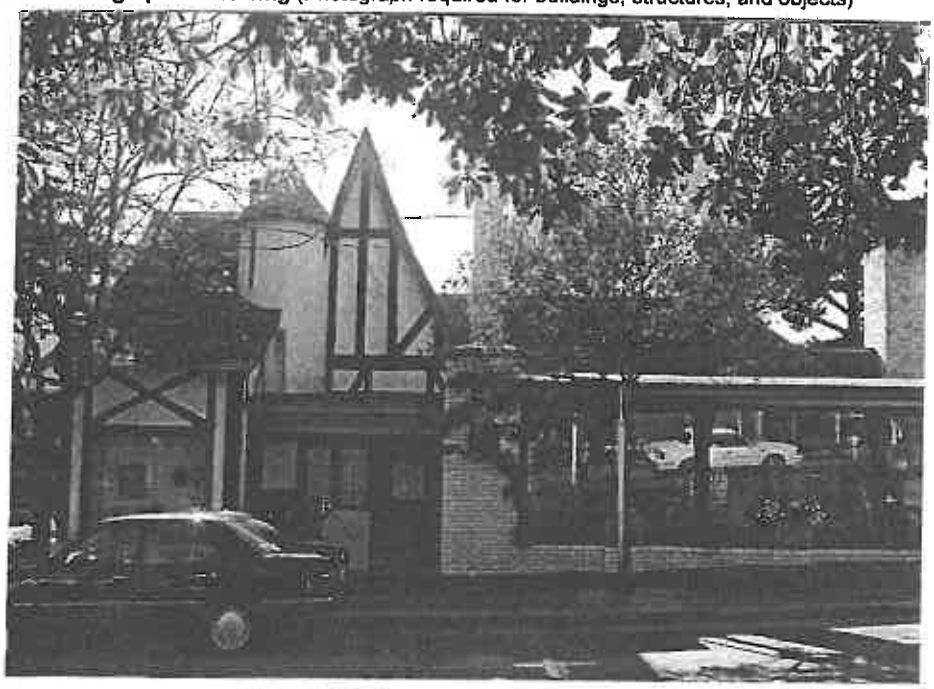
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The first component of the Normandy Inn complex was the 1925 office of Robert A. Stanton, on the west side of Monte Verde St. It is a one-and-one-half story wood-framed French Revival style commercial building, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a textured cement stucco, w/false half timbering. The steeply-pitched cross-gabled roof is covered in wood shingle, laid to resemble thatching. There is a tall interior stucco-clad chimney. It pierces the roof-plane on the north, slightly set back from the street. It is connected to a flared shed-roofed one-story store-front on the south by a tall, circular tower, capped by a polygogonal tower, w/a conical roof having exposed rafter-tails. The face of the end gable office, the store-front, and the entry to the office side, has a wood-planked Dutch door on the north, w/a pair of small, fixed leaded-glass windows immediately south of the door. The upper portion of the entry door is glazed, and faced w/a wrought iron grille. A second door, leading into the shop on the south, is found on the north side-elevation of the shop where it projects forward of the main building envelope. There are two tall narrow windows in the circular tower, and several single and paired wood casementwindows, asymmetrically placed on thesouth side-elevationof the building.

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: 605-2, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1921-1936 Carmel bldg. records

P7. Owner and Address
Max H. Hoseit, et. al.
700 University Ave.
Sacramento, CA 95825

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

P9. Date Recorded: *11/10/2002*

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

. Report Citation: (Cite survey report and other sources, or enter "none")
ırmel Significant Building Survey 1979

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) *Normandy Inn*

B1. Historic Name: *Normandy Inn*

B2. Common Name:

B3. Original Use: *hotel/offices* B4. Present Use: *hotel*

B5. Architectural Style: *French Revival*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1925 (office); hotel 1936 (Cbp# 134); add restaurant 1951 (Cbp# 2171); alt rest to commercial shops 1953 (Cbp# 2427); reroof shops 1956 (Cbp# 2901); add office wing 1958 (Cbp# 3313); interior remodel 1961 (Cbp# 3643); add to 1958 wing, 1962 (Cbp# 3806) reroof 1994 (Cbp# 94-9)

B7. Moved? [X] No [ ] Yes [ ] Unknown Date : Original Location:

B8. Related Features: *expansion of the Normandy Inn to the west as far as Casanova 1958.*

B9a. Architect: *Robert A. Stanton* b. Builder: *Ruhl & Dowsett*

B10. Significance: Theme: *Economic & Archictectural Development* Area: *Carmel by-the-Sea*

Period of Significance: *1903-1930* **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 Normandy Inn is significant under California Register criterion 3, in the area of architecture as the best example in Carmel of the French Revival style of architecture, and as the best remaining example of the early architectural design work of Robert A. Stanton, one of the city's most noted architects. The evolution of the complex of buildings that came to be known as the Normandy Inn started w/what is known as the El Monte Verde Apartments as early as 1915 or as late as 1921, according to available documentation. Carmel bldg. records show that a person named Hamlin constructed two buildings on Lots 1 & 3 of Blk A in 1921. Sanborn fire insurance maps show the El Monte Verde Apts. on the site in 1924, w/at least two bldgs. The 1926-27 Polk directory for Carmel shows Mrs. Virginia Stanton as the manager. Mrs. Stanton was the wife of Robert Stanton, and daughter of Ethel P. Young, the property owner of the El Monte Verde in 1924. Robert Stanton, at the time an aspiring contractor, designed and constructed an office bldg. next to the El Monte Verde in 1925. The *Monterey Daily Herald*, for 2/6/26, praised the French-Norman style structure for its authenticity and attention to detail in design. Stanton used Fred Ruhl of Pebble Beach as his builder. Stanton left the Monterey peninsula in 1926 for Los Angeles, where he worked for Wallace Neff for several years, returning to the Monterey area after receiving his architectural license in 1934. It was following Stanton's return to Carmel that the Normandy Inn became a tourist destination. In 1936 Stanton designed and had Rhul & Dowsett construct the Normandy Inn proper, just west of his first office. It is probable that the El Monte Verde Apt. bldg. was moved south of the Stanton office at this time. Mrs. Ethel P. Young was the Inn's owner. The Inn was designed as a French country manor hse & grounds, w/historically correct detailing, but modern materials, including industrial steel windows. Later additions, especially his office extentions along Ocean Ave. maintain the French feel, but are personal expressions of the form by Stanton, the architect.

B11. Additional Resource Attributes: (List attributes and codes) *HP5 - Hotel/Motel* *HP6 - 1-3 story Commercial*

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.
Monterey Daily Herald, 2/9/26
Sanborn fire insurance maps of Carmel, 1924, 1930, 1930-62

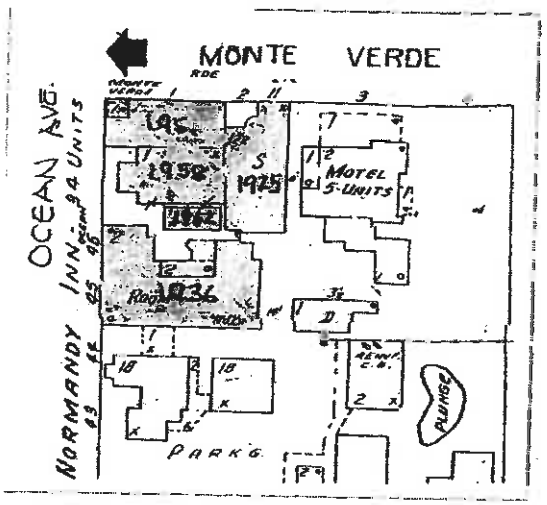
B13. Remarks: *Zoning RC*
CHCS (AD/ED)

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *11/10/2002*

(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

Page of **Resource Name or #:** (Assigned by recorder) Normandy Inn
Recorded by: Kent L. Seavey **Date** 11/10/2002 ☒ Continuation ☐ Update

P3. In 1936 Stanton designed the second copnent, a two-two story hotel to the west of his office building. It was "U" shaped in plan, w/the open portion of the "U" facing east, forming an interior court w/a towered, timber-framed staircase leading to an open balcony on the second floor. Heavy wood joists w/decorative ends carried the open balcony, which was capped by the overhang of the flared hipped roof of the main building block. The two story hotel design is characteized by the use of brick and cement stucco on the tall, first floor sections of the building block. The NE cr. section is square, and suggesting a medieval French grainery, replete w/ a wood dovecote capping its hipped roof. It has a narrow band of false half-timbering near the roof-wall junction, where the wall has a coved shape as it meets the overhanging roof eaves. The roof system is covered w/wood shingle, and has three large, stucco-clad chimneys, two towards the east and one at the west.The larger section of the building is toward the west, and set back a little from Ocean Ave. It has a slightly overhanging second floor, w/short decorative brackets below its half-timbering, which uses diagonal members to highlight large wall dormers on the north and west elevations, also w/dovecotes in their gable ends. Fenestration is irregular and consists of single, paired and banked multi-paned, steel casement windows, some w/flase wood lintels above.

The third component, a 1951 addition by Stanton, was flat roofed, running from the north corner of the 1925 office, to the corner of Monte Verde & Ocean Ave. Stanton visually separated the addition from the earlier period revival building w/a large brick pier, framing the south corner of the older building while supporting the large plate-glass show windows of the new element.The windows are separated by heavy vertical wood posts, w/decorative medeival bracing at their tops, to suggest period wood-framing techniques. The addition formed a "U" between the 1925 office building and the 1936 two-story hotel to the west, creating an open interior court. A low, brick retaining wall along the street in front of the 1925 office building was probably added in the 1951 restaurant addition to the north, to visually and physically tie the two buildings components together. Also, a narrow, shed roofed door hood, between the shop front and the south side-of the restaurant wing likely dates from the 1951 component. In 1953, the city changed its zoning rules, requiring a change in use of the1951 addition from a restaurant to commercial shops.

In 1958 Stanton designed a fourth component, a second wing, again off the west side of the 1925 building. It was attached to, and running parallel with the 1951 addition. This wing has a steeply pitched hipped-roof w/thick wood shingles, terminating is a detailed Carmel stone end wall facing Ocean Ave. This elevation is characterized by a massive exterior Carmel stone chimney, flanked by a pair ulls eye windows w/a surround of narrow Carmel stone voissoirs, and bottle-glass glazing.

e fifth component, a much smaller, connected wing to the west wall of his office, was constructed in 1962. Lower, and set farther ck from the street, it too was covered in Carmel stone. It served as Stanton's last architectural office space.

The Normandy Inn complex is framed by mature pines and set behind herringbone paved brick sidewalks and Carmel stone walkways. Low shrubbery and climbing vines soften the building forms from the street.

(Note: a 1958 section of the hotel, to the west, which is located on Ocean Avenue to the west of the 1936 portion, is not part of this listing.)

B10. Even his 1951 flat roofed restaurant addition evokes specific references to medieval methods of construction, in the bracing

Supplemental Photograph or Drawing

Description of Photo: (View, date, accession #)
(View toward). Photo No: 610-2,

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) George Graft 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___; ___ ¼ of ___ ¼ of Sec___; _____ B.M.

c. Address E/Side Scenic, 2 SE of 8th 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 #010-301-025

*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.)

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

EAST ELEVATION

P5b. Description of Photo: (View, date, accession #) Looking West at front (East) Elevatic 1999 (Drawing)

*P6. Date Constructed/Age and Sources: ■Historic ☐Prehistoric ☐Both 1929, Carmel Building Records

*P7. Owner and Address: The Whiting Trust 1001 SW Fifth Ave., Suit Portland, OR 97204 11C

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

*P9. Date Recorded: 8/30/99

*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)

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code

*Resource Name or # (Assigned by recorder) George Graft House

B1. Historic Name: George Graft House
B2. Common Name: "Norwester"
B3. Original Use: Residential B4. Present Use: Residential
*B5. Architectural Style: Spanish Eclectic
*B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1929; lot subdivided 1972; major remodeling 1991.

*B7. Moved? ■No ☐Yes ☐Unknown Date: Original Location:
*B8. Related Features:
Detached Garage

B9a. Architect: b. Builder: Designer/ M.J. Murphy
*B10. Significance: Theme Residential Development Area Carmel
Period of Significance 1900-1940 Property Type Residential 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.

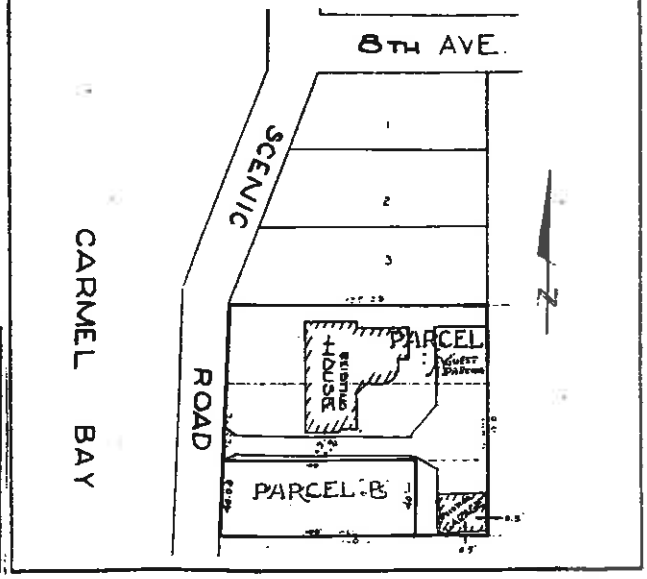
B11. Additional Resource Attributes: (List attributes and codes) (HP-2) Single Family Residence
*B12. References:
See Continuation Sheet.

B13. Remarks:
Zoning R-1

*B14. Evaluator: Kent Seavey
*Date of Evaluation: 8/30/99

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



*Required information

P3a. Description:

The 1929 Spanish Eclectic style Graft House is a two story wood framed residence, basically ell shaped in plan, resting on a full concrete basement. The exterior wall cladding is a smooth stucco. The roof system is a complex intersecting hip and gable type, with a one story shed roofed study forming the terminus of the short leg of the ell. All roof surfaces are covered in a red straight barrel Mission tile.

The main side gabled building block is anchored midway along the east (front) elevation by a two story polygonal tower which acts as the main entry, and access to the second floor. Three rooms, the kitchen, breakfast room and study, step down from the main building block to the east, as in a Spanish hill town, forming the short leg of the ell. Exterior eave wall chimneys appear on the north side elevation, and toward the south along the rear (west) elevation. The chimney on the rear elevation was faced with Carmel Stone in a 1991 remodel. The second floor of the main building block has a slight overhang on the south side elevation. This is carried on simple decorative wood corbels.

Two roofed balconies appear on the second floor at the south end of the main building block. A large balcony, carried on first floor arches forming an open arcade, appears on the front (east) elevation to the south of the tower entry. It has a wooden rail with turned balusters. The second balcony, at the SW corner of the rear (west) elevation is carried on two wood brackets added in the 1991 remodel. Other decorative features of the Spanish Eclectic Revival style found on the building are minor wrought iron balconies and window grilles, stucco vents and colored Spanish tiles.

Fenestration is irregular with fixed plate glass windows, Wood casement type windows and glazed French doors. Many of the original industrial steel casement windows were removed in 1991 and replaced with vinyl. These are scheduled to be returned to the steel casement type in a proposed rehabilitation of the residence that will also see removal of the Carmel Stone veneer from the chimney on the rear (west) elevation and other improvements in accordance with the Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings.

Originally oriented towards San Antonio Street to the east, subsequent development has obscured visual access from this direction. The principal elevation now visible from a public thoroughfare is the rear (west), from Scenic Road.

The residence is sited behind a row of mature Cypress trees on a sloping and landscaped lot. Carmel Stone retaining walls flank a wide hardscape driveway to the south. In spite of the 180 degree change in visual orientation, because of street changes over time, the property still retains to a large extent the historic character defining features that make it an established and familiar visual feature in the neighborhood.

B10. Significance:

The 1929 Graft House, designed in the Spanish Eclectic style by Michael J. Murphy, is significant under Carmel Historic Preservation Ordinance criterion in the area of architecture for its value as part of the development and heritage of the community, as an important design by master builder M.J. Murphy, whose work has influenced the development of the community, and because of its unique location and singular physical characteristics that make it an established and familiar visual feature of Scenic Road.

B10. Significance (continued):

The residence is a combined hipped-and-gabled roof substyle of the Spanish Eclectic mode, with a rambling compound plan in which different units have separate roof forms of varying heights arranged in an irregular and informal pattern. This combination mimics the varied roof shapes of Spanish villages. The style employs decorative details borrowed from the entire history of Spanish architecture including ceramic roof tiles, wrought iron rails and window grilles, cantilevered balconies in a variety of shapes, arcaded walkways and round or square towers.

The form gained popularity after its introduction by architect Bertram Grosvenor Goodhue at the Panama-California Exposition held in San Diego in 1915. The Spanish Eclectic mode was the style of choice, and requirement, in the early development of S.F.B. Morse's Pebble Beach resort community. The initial development of Pebble Beach influenced the use of the style on the Monterey Peninsula, and especially in its immediate neighbor Carmel.

Designer and master builder M.J. Murphy readily adapted to the new architectural form, borrowing freely from a variety of sources including the designs of architects working at Pebble Beach.

The Graft House was one of his most ambitious undertakings. (The closest comparable work in quality by M.J. Murphy is the Lillian Remillard House in Carmel Woods.) As originally designed, it was to be seen from San Antonio Street, well set back on its landscaped lot against a background of white sand beach and ocean. In time, however, residential development along San Antonio began to obscure the original view shed. Today the property can be best viewed from Scenic Road, which was cut through after the Graft House was constructed. While the rear of the building is now the dominant elevation, the original intent of the designer/builder is clearly evident.

The original building mass, shape and materials are still in place, in spite of a number of minor changes that occurred in a 1991 remodeling. Chief among these changes was the replacement of earlier steel casement windows with wooden sash. Most of these window changes kept the original openings, and are scheduled for a return to the steel casement type in a proposed rehabilitation, that will be executed in conformance with the Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings. The projected work will restore a number of the original character defining details of this classic example of the Spanish Eclectic style.

Even with the minor loss of integrity associated with the 1991 modifications, the property still retails a strong sense of time and place, and should be readily recognizable to anyone who knew it in the 1930s and 1940s.

B12. References:

Carmel Building Records.

Murphy, M.J., "Structures of the Period," Promotional Brochure, ca 1940.

Polk Business Directory for Carmel 1930, 1933, 1937.

Sanborn Fire Insurance Maps 1930, 1962.

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

Primary #
HRI #
Trinomial
NRHP Status Code 5S1

Other Listings
Review Code Reviewer Date

 Resource Name or #: (Assigned by recorder) *E. H. Cox 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)
E/side Scenic Drive btwn. 8th & 9th (Blk A-1, Lot W 145' of 9)

Parcel No. *010-301-010*

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

A three-story, wood-framed Spanish Eclectic residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a textured cement stucco. The low-pitched roof appears to be cross-gabled towards the rear (east) of the building. It extends to the west (front) to cover a full-width cantilevered wood balcony fronting the upper floor, and is supported by square wood posts w/a simple wood railing w/balusters. A secong balcony is found on the NW side of the second floor. It projects over a garage entry leading under the house, and is supported by two massive square concrete posts. There are three chimneys present, but all the flues are contained in a single chimney stack. This feature is a key design component of the facade. It is an exterior eave wall type which rises from the ground, and pierces the balcony roof just south of center on the building. The base of the chimney forms the arched entry to the house. and ties the composition of the facade togather. There is a slightly projecting square bay on the south side elevation w/a large, multi-paned focal window. The bay is capped by a narrow shed roof, covered in Mission tile. The house plan steps back toward the NE in three increments along the south side-elevation. The rear increment has a partial-width balcony on the south side, similar to that found on the facade. Fenestration is irregular, w/single, paired and banked multi-paned wood casement windows, and French doors, in a variety of sizes.

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 the west facing facade, 10/9/01, #9183-11A

P6. Date Constructed/Age and Sources
☐ Prehistoric ☒ Historic ☐ Both
1930 Carmel bldg. records

P7. Owner and Address
William & Nancy Hallman
201 Main Street
Suite 2500
Fort Worth, TX 76102

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

P9. Date Recorded: *10/21/2002*

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

Resource Name or #: (Assigned by recorder) *E. H. Cox Hse.*

B1. Historic Name:
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Spanish Eclectic (Monterey Colonial substyle)*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1930 (Cbp# 2260); interior remodel, add deck to rear 1988 (Cbp# 88-252)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:
B8. Related Features:

B9a. Architect: *Guy O. Koepp* b. Builder: *Meese & Briggs*
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 E.H. Cox Hse. is significant under California Register criteria 3, in the area of architecture as an unaltered and imaginative treatment of the Spanish Eclectic mode by Carmel designer Guy O. Koepp. Koepp raises the traditional two story Monterey Colonial substyle of the Spanish Eclectic form by a full story, firmly connecting the soaring edifice to the ground with a beautifully designed and massive three-flue brick chimney, that also acts as the main entry into the house, through a round-arched recess, capped w/Mission tile. The rhythm of openings along the west facing facade, though asymmetrically placed, form a perfectly balanced composition in concert with the chimney. His stepping of the south side-elevation of the building plan toward the NE greatly enhanced the southern exposure of the rear yard and patio This individual and creative treatment of the popular Monterey Colonial substyle of the Spanish Eclectic form is the best modern (1930) adaption of the style in Carmel, and may be designer Koepp's finest remaining residential design.

Guy O. Koepp was an unlicenced architect who worked out of the Court of the Golden Bough in the 1920 and 1930s. His commercial work included the new Manzanita Clubhouse1926, the Carmel Dairy 1932, and other downtown buildings as well as a number of residential commissions, including the Allen Knight Hse, the Webb hse. his own home in Carmel Woods, and the subject property. Little information is available on Koepp's life and career. He left Carmel at the outset of WWII and moved to Southern California, where he continued his practice, and died in Beverly Hills in 1959.

The construction firm of Gilbert H. Meese and Samuel E. Briggs was formed in Burlingame, Calif. about 1927. They established an office in the Giralda Bldg. in Carmel in the Spring of 1929. Their known work included the Lincoln Inn (La Ribera) and the Grace Deere Meiabolic Clinic bldg. The Cox Hse. is their only identified residential project. They went out of business shortly after the onset of the depression.

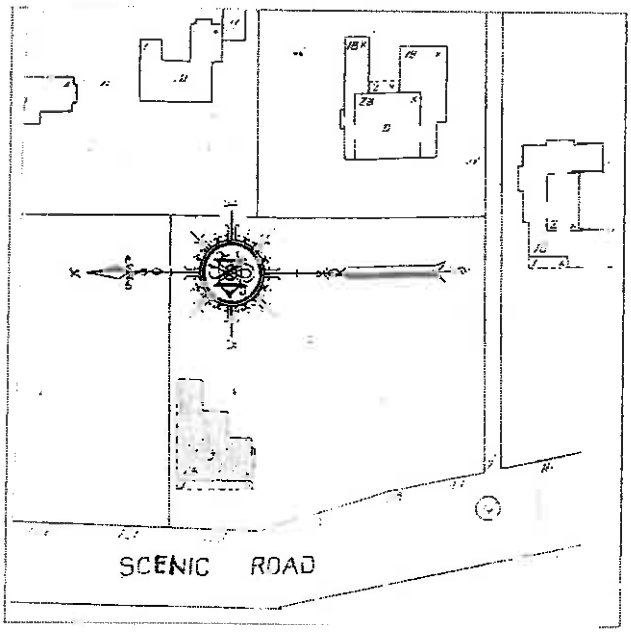
B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Monterey Daily Herald, 4/9/29
Monterey Peninsula Herald, 8/4/59
Sanborn fire insurance maps of Carmel, 1930, 1930-62

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

B14. Evaluator: *Kent Seavey*
Date of Evaluation: *10/21/2002*

(This space reserved for official comments.)



P3. The property sits close to the street, behind a low stucco wall in an informal landscape setting of low shrubbery and flowers, flanked by well maintained larger shrubs.

B10. Elmer Cox was a decorated veteran of WWI, and his wife Ruth, was a silent film actress. Their son, Richard Cox was better known to TV fans by his stage name, Dick Sargent, the male principal in "Bewitched". The Cox Hse. is an excellent example of the creative and imaginative treatment of residential housing in Carmel prior to the Great Depression. it may also be the best remaining dwelling house design of well known Carmel designer Guy O. Koepp. It is currently the only identified residential work of the contrating firm of Meese & Briggs. 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 # _____
HRI # _____
Trinomial _____
NRHP Status Code *5S1*

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

Page of **Resource Name or #:** (Assigned by recorder) *D.W. Johnson 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. Casanova & 7th (Blk A Lots 18, 20)

Parcel No. *010-196-009*

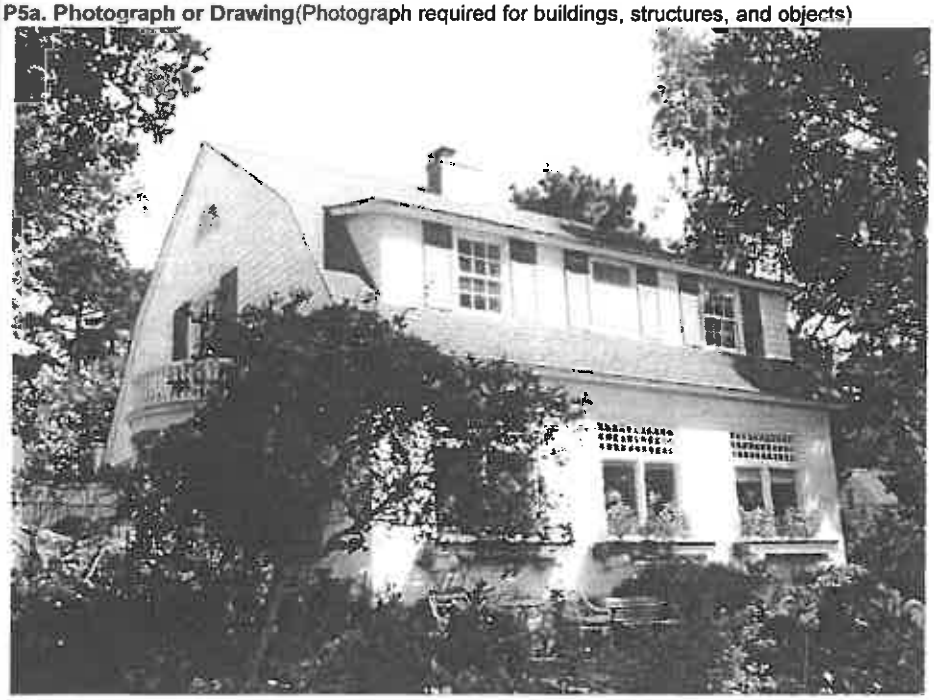
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A two-story wood-framed Colonial Revival style residence w/gambrel roof, irregular in plan, resting on a concrete foundation w/stone veneer. The exterior wall cladding is a combination of smooth cement stucco, with wood shingle in the gable ends of the second floor. The gambrel roof is characteized by partial width shed dormers on both the east and west side elevations and is covered in composition shingle. A brick interior chimney pierces the roof line just forward of the ridge line on the west side elevation about the middle of the roof. A flat roofed pie-shaped conservatory or pavilion connects the main building block to a two-story dependency to the NE that has a two car garage below, and living space above. The upper floor is reached by a straight run open wood staircase along the north side of the feature It is also roofed in composition shingle. Fenestration is irregular, with a combination of various sized double-hung 6/6 wood sash in the roof dormers and paired, fixed windows capped with fixed small multi-paned transom-like windows along the first floor of the east and west side elevations. Paired versions of the first floor window types flank the semi-circular central entry porch with an open balcony on the north-facing facade. The open balcony rail is carried on slender, turned wood balusters and is accessed by a wooden French window. With architectural features reminiscent of the Adam style made popular in this country during the Federal Period, the overall porch design on the north facade creates a light, delicate, and airy effect.

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: 804-, .

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

1903, 1925-26 Carmel bldg. records; M.J. Murphy bldg records

P7. Owner and Address
Clyde Freedman
P.O. Box 221217
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: *1/10/2002*

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

1. 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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # **Primary #**

Page of **NRHP Status Code** 5S1

Resource Name or #: (Assigned by recorder) *D.W. Johnson Hse.*

B1. Historic Name: *Site of Homes Best Cottage*
B2. Common Name: *Johnson Hse.*
B3. Original Use: *residential* B4. Present Use: *residential*
B5. Architectural Style: *Colonial Revival (gambrel roof)*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1903; repair or addition 1907; extensive remodel 1925-26 (Cbp #965)

B7. Moved? | | No | | Yes | | Unknown Date : Original Location:
B8. Related Features: *Attached garage and living quaters at NE corner, 1925-26 remodel*

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 2,3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The D.W.W. Johnson Hse. is significant under California Register criteria 3 in the area of architecture as perhaps the best remaining example of the gambrel roofed substyle of the Colonial Revival style of architecture in Carmel. It is also be significant under criterion 2, for the contributions of DeWitt Wallace Johnson to the development of Carmel.
A Monterey bookkeeper before entering the real estate business in Carmel, D. W. Johnson, with his mother, built the Hotel Carmel in 1895 at the northeast corner of Ocean and San Carlos. Following his election to office in 1916, he headed the lights and water committee. In 1918 he became Carmel's first fire and police commissioner. Johnson was also a signatory to a petition opposing the paving of Ocean Avenue, which proved to be a major controversy in 1922.
The original Homes Best Cottage on this site is known only by its floor lan shown on the 1910 and 1924 Sanborn fire insurance maps. The well designed Colonial Revivial house that replaced it in 1925-26, designed by prominent local master builder M. J. Murphy, has had little exterior alteration. About ten percent of Colonial Revival style houses were constructed with gambrel roofs. Those that are front-facing, like the Johnson house, tended to date from about 1895 to 1915, and were influenced by the earlier Shingle style.

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

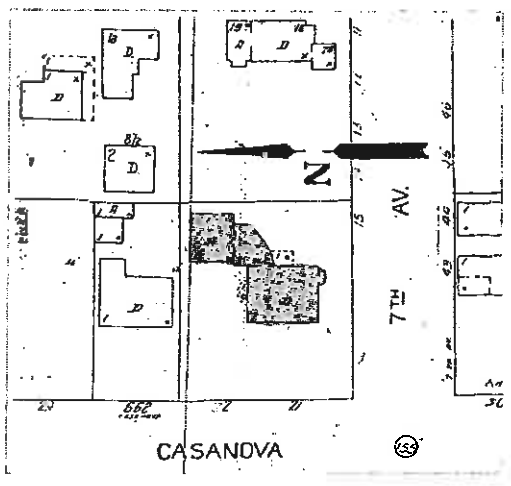
B12. References:
Carmel building records, Carmel Planning Dept. Carmel City Hall
Carmel Historic Context Statement 1997
City of Carmel-by-the-Sea Survey 1989-96
Foley, Betty, grandniece of Cathrine Johnson, personal interview 8/28/01

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

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *1/10/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

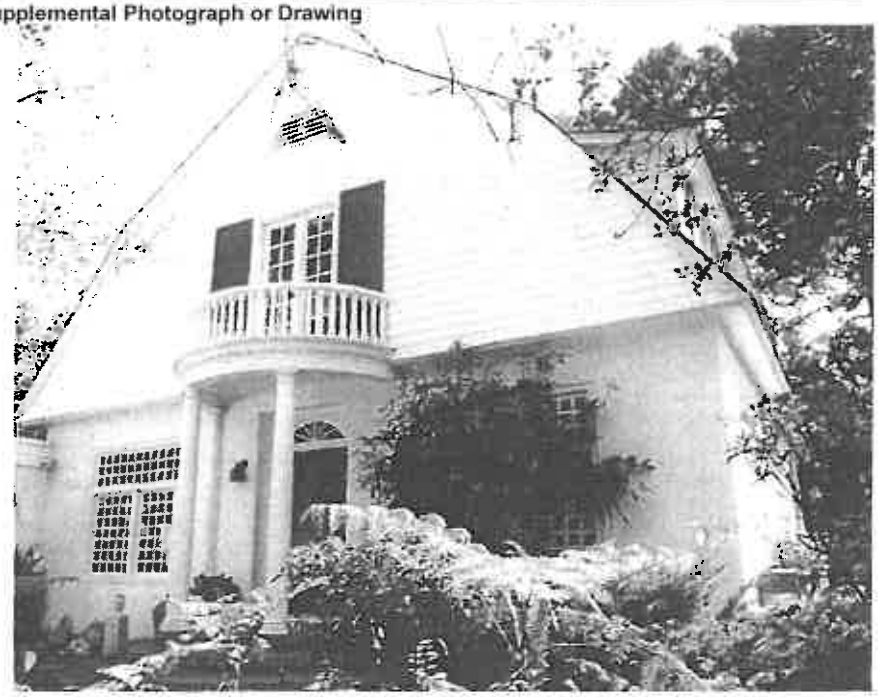


P3. There is a fan light shaped vent in the gable apex on this elevation. The south elevation has a small, one story angled bay projecting off the SE corner of the main building block, flanked to the west by paired small, multi-paned windows. The gable apex fanlight vent appears on the south elevation as well. There are two 6/6 double-hung wood sash windows in the second story of the south elevation. The house and its dependency are set back on a rising corner lot behind low Carmel stone walls, capped w/red brick. A tall Carmel stone wall enclosed the rear yard at the SE corner of the house behind large mature trees in an informal landscaped setting. The residence has been little changed since the 1925-26 remodel and evokes a strong sense of time and place, as well as feeling and association.

B10. The Johnson house is remarkably intact. Of particular note isits raised front entry on the north elevation. The recessed wood-paneled entry door is capped by a spoke fanlight, flanked by paired windows with small, multi-paned lights and a Craftsman-like transom above the entry. The roof of the semi-circular portico acts as a balcony, supported by free standing and engaged wood Tuscan columns. The frieze is decorated with a denticular course and the balcony railing is carried on slender turned balusters. It is reached from the second floor by a pair of glazed multi-paned French windows, flanked by full height wood paneled shutters. A feature of the house is the pie-shaped conservatory that appears to connect the main building block to the two-story dependency at the northeast portion of the lot. The conservatory is reached through an arched doorway, projecting as a wing-wall at the northeast corner of the main structure. Its tall glazed windows look out upon the rear yard. the house's signature gambrel roof slightly overhangs the building envelope witha closed soffit. Murphy designed several gambrel-roofed residences on the Monterey Peninsula during the 1920s. Some were eclectic compositions connecting either Craftsman or Pueblo regionalist elements with main building blocks that carried the distinctive Colonial Revival roof form. The Johnson house is the most successful of Murpny's attempts using the architectural style and is one of the outstanding examples of period residential design in Carmel.

B12. Sanborn fire insurance maps of Carmel, 1910, 1924, 1930

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
(View toward). Photo No: 805-, .

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) *Philip & Marie Gordon 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 South of 9th, W/side San Antonio (Blk A-2, Lots E pts 7,8,9)

Parcel No. *010-302-013*

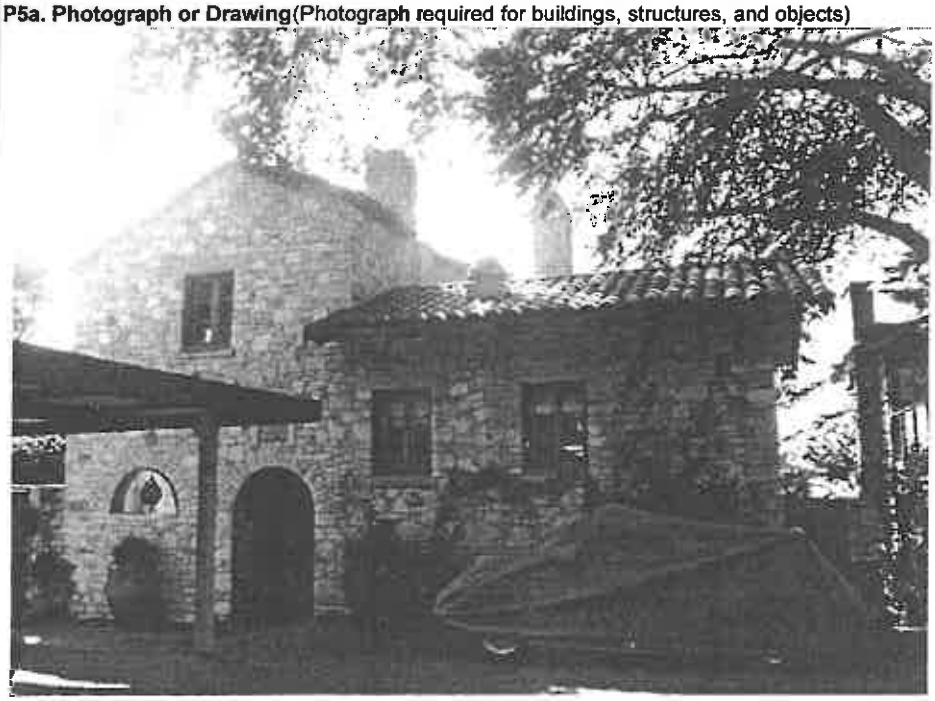
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-and-two-story Carmel stone Spanish Eclectic style residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is Carmel stone in a coursed rubble pattern. Antique tiles from El Greco's home in Toledo, and from the Alhambra are found randomly placed in the wall surfaces. The roof system employs both medium-pitched gables, covered in Spanish tile, and flat roof surfaces, covered in tar & gravel. There are several exterior eave wall chimneys, all clad in Carmel stone, having either round or arched stone caps. Three are found on the two-story north wing, two along the north side-elevation, and one on the south side where the two-story gabled bay joins the lower one-story main building block. Paired Carmel stone chimneys are also found on the south wing, west of the 1979 studio addition. An arched colonnade, running along the south wall of the north wing, connects the arched wood-plank outer entry door to the patio and the living room, which serves as the connecting link between the north and south wings. There is a wrought iron balcony, centered above the colonnade, accessed by glazed wooden French doors. There is a partial-width open terrace along the west side of the living room. Fenestration is irregular w/ a combination of multi-paned wood casement and slider types, as well as wooden French doors. There is a large, vertical floor to ceiling fixed glass window in the north end of the 1979 studio addition. A small bulls-eye window appears close to the eave line along the n/side-elevation.

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: 2-4, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☐ Historic ☐ Both
1921-22 carmel bldg. records

P7. Owner and Address
Chris & Cindy W. Sedan
P.O. Box 3728
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: *7/15/2002*

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

I. Report Citation: (Cite survey report and other sources, or enter "none")
armel 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 #**

,e of **NRHP Status Code** 5S1

Resource Name or #: (Assigned by recorder) *Philip & Marie Gordon Hse.*

B1. Historic Name: *"Casa del Mar Azul"*

B2. Common Name: *"Seastone"*

B3. Original Use: *residence* B4. Present Use: *residence*

B5. Architectural Style: *Spanish Eclectic*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1921-22 (Cbp# 304); remodel & studio addition at SE cr. 1979 (Cbp# 79-119); masonry wall along front (east) 1980 (Cbp# 80-41); construct retaining wall 1982 (Cbp# 82-31); minor roof change on kitchen 1996 (Cbp# 96-32)

B7. Moved? | No | Yes | Unknown Date : Original Location:

B8. Related Features: *flat-roofed carport n/side parcel, behind the masonry wall at the street , n/d*

B9a. Architect: *George Frederick Ashley* b. Builder: *LaVon E. Gottfried*

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 Gordon Hse. is significant under California Register 2, for the contributions of Marie Gordon to the upbuilding of the theater and music in early Carmel, and under criteria 3, as one of the first major residential designs done in Carmel stone in the village. Marie Gordon was a native of Charlston, South Carolina who married Southern Pacific Railroad executive, Philip Kearney Gordon. The couple settled in San Francisco in 1914, initiating regular summer visits to Carmel. Mrs. Gordon had trained for the stage at the Royal Academy of Dramatic Arts in London, and was a well known actress who resumed her stage activities at Carmel's Forest Theater and at the Golden Bough in the early 1920s, when she and her husband moved permanently to Carmel. Mrs. Gordon also organized Carmel's first "Sir-Cuss" celebration in 1923, as a fund raiser for the Arts & Crafts Club. Her principal contribution to the arts & culture of Carmel was the initiation of summer music festvals in the village. In 1929 Marie invited her friend Lea Luboshutz, considered the finest woman violinist of her day, to play in the inagural presentation of Carmel's Wednesday Morning Recitals at the Hotel La Ribera. The success of this event and others that followed over the next four years, were the prelude to the Carmel Bach Festival, organized by Dene Denny and Hazel Watrous in the mid 1930s.

The Gordon's house, Casa del Mar Azul was designed by San Francisco architect George F. Ashley, with considerable input from Marie. World travelers, the Gordon's had collected a number of artifacts from Spain for incorporation into their new Carmel home. Small tiles from El Greco's house in Toledo, and ceramic fragments from the Alhambra at Granada. Newly arrived contractor Lee Gottfried employed local Carmel stone as his building material, using stone mason Juan Rubell to lay the coursed rubble walls. The eclectic form of the residence w/its rambling one-and-two-story layout owes as much to Morocco as it does to Andalucia as its source of inspiration.

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, 12/5/25, 11/18/71
Hale, Sharron, *A Tribute to Yesterday*, Valley Publishers:Santa Cruz, 1980
Sanborn fire insurance map of Carmel 1930-62

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

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *7/15/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

P3. The property sits behind a high masonary wall along San Antonio, added in 1980, in an informal landscape setting of mature pines w/ hedging, climbing vines and low planting beds.

B10. Carmel artist/interior decorator couple George and Cathrine Seideneck worked w/the Gordons to furnish the home, employing wrought iron grilles, railings and lighting fixtures fabricated by local craftsmen to do the job. The local press noted that the Carmel stone exterior created a " mellowness of time and the broken, irregular line which make it a thing of beauty." Aside from the use of Carmel stone as an exterior finish on Lee Gottfried's own house, also constructed in 1921, this may be the first example of the local building material being employed extensively in a major residential design on the Monterey peninsula. minor changes over time, and the addition of the 1978 studio have been executed with great respect for the original building, including scale, massing and materials. The differentiation between the old and new is evident in the fenestration of the studio, which does not compromise the overall ensemble, and is in keeping with the Secretary of the Interior's Standards for the Treatment of Historic Buildings. The Gordon Hse. clearly reflects the findings of, and is consistant with the, 1997 Carmel Historic Context Statement under the dual themes of architectural development and development of the arts & culture.

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3S
Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: (Assigned by Recorder) APN 010-311-009

P1. Other Identifier: Chazen Residence

*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 1948 T ; R ; ¼ of ¼ of Sec ; B.M.

c. Address East side of Scenic between Ocean and 8th City Carmel-by-the-Sea Zip

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)

Block C-1, Lots 7 & 8

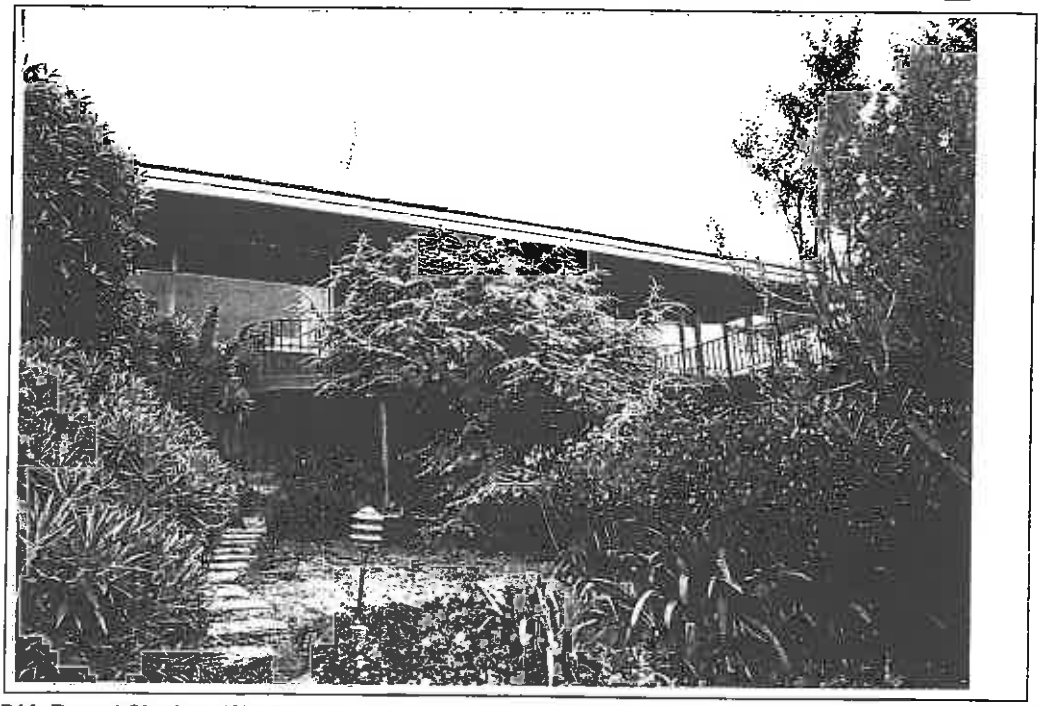
*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This property is located on the east side of Scenic Road, between Ocean Avenue and Eighth Avenue. This block of Scenic Road consists of larger houses located at the highest points on the lots. This results in houses on the east side of the street set far back on the westward sloping lots, while the houses on the west side of the street are located close to the street. Since many of the lots on the east side of the street have retaining walls along the right-of-way and the lots on the west side have fences, walls, or buildings on the right-of-way, there is a strong boundary between the private and public spaces that is not typical of Carmel's residential areas.

The house is characterized by a unique combination of typical Carmel residential building materials employed in an early interpretation of Modern Style design. The irregular plan of the house is essentially C-shaped, with a rectangular, north-south oriented, gable-end wing facing the ocean, an east-west segment extending to the east from the north end of the main wing, and a trapezoidal wing angling to the south from the east end of the center segment. A semi-detached carport sits to the east of the east wing, but this structure reads as a connected part of the house since the flat roof is continuous from the east wing to the carport. The house and carport are built of wood frame construction on a concrete wall foundation. (See continuation sheet)

*3b. Resource Attributes: (List attributes and codes) HPS2. Single Family property

*4. Resources present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



P5b. Description of Photo: (View, date, accession #)
View of west elevation
7/21/99

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐ Both
1948

*P7. Owner and Address:
Lawrence Chazen
P.O. Box 3758
Carmel, CA 93921-3758

*P8. Recorded by: (Name, affiliation, and address) S. Lassell
Jones & Stokes Associates, Inc.
2600 V Street, Ste. 100
Sacramento, CA 95816

*P9. Date Recorded:

*P10. Survey Type: (Describe)
Site specific inventory and evaluation

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Jones & Stokes Associates, Inc. 1999. Evaluation report for the Chazen residence, Carmel-by-the-Sea, Monterey County, CA. Prepared for City of Carmel-by-the-Sea, Community Planning and Building.

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

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) APN 010-311-009

B1. Historic Name:

B2. Common Name: Chazen Residence

B3. Original Use: Single family residence

B4. Present Use: single family residence

*B5. Architectural Style:

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed in 1948 at an estimated cost of $25,000 (building permit #1680); bathroom installed in the basement in 1954 at an estimated cost of $750 (building permit #2629); bedroom added in 1957 at an estimated cost of $500 (building permit #2244; blueprint, no date); addition built in 1983 at an estimated cost of $21,000 (building permit #83-146); (see continuation sheet)

*B7. Moved? [X] No [ ] Yes [ ] Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: Henry Hill b. Builder: Taylor and Wheeler

*B10. Significance: Theme: California Architects Area: Carmel-by-the-Sea, CA

Period of Significance: 1948-1950s Property Type: Residence Applicable Criteria: CRHR 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is eligible for listing in the CRHR under the third criterion as a representation of the work of architect Henry Hill. Hill was a prominent California architect whose work contributed to the emergence of the Bay Area Style. This style combined the spatial theories of the Modern Style with typical California notions of integration with the local setting, use of local and traditional materials, and experimentation with artistic expression in residential design. Hill worked on a number of commissions in the Monterey Peninsula area, where his approach to artistic expression and integration of the natural environment coincided harmoniously with the building traditions of earlier decades. The Chazen residence represents Hill's work through its highly geometric plan, the integration of the house with the natural surroundings, incorporation of local traditions through the use of board and batten, chalkrock, and wood shake materials, and its artistic use of wood framing and window walls. While other properties, such as the three houses on Palou Street and the single residence on North San Antonio Street, represent high-style examples of Hill's work, this residence conveys the more modest commissions that comprised the body of Hill's work. The house retains excellent integrity of design, workmanship, feeling, association, location, setting, and materials. Although several additions have occurred over time, including one by Hill, these additions have been entirely consistent with the original design and can hardly be discerned as later components of the house. The house does not appear to be associated with any persons or events that are important in local or state history, and thus is not considered eligible under the first and second criterion of the CRHR.

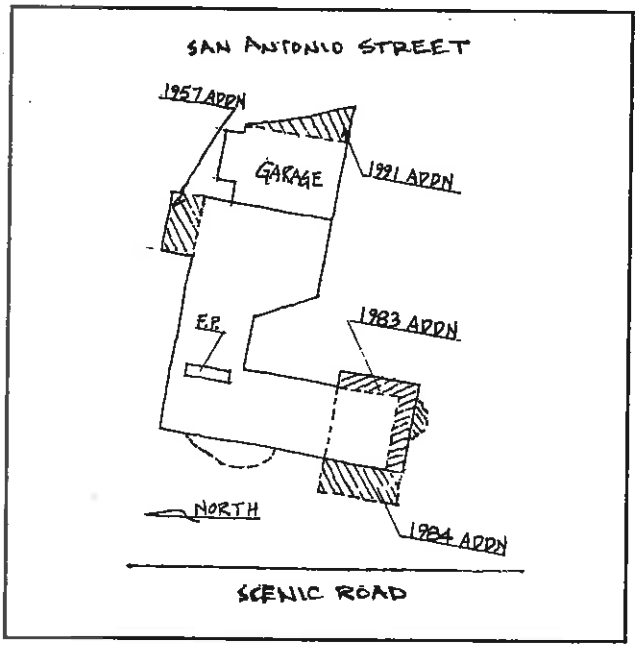
(See continuation sheet)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

see references section of the inventory and evaluation report, Jones & Stokes Associates. 1999. Evaluation Report for the Chazen Residence, Carmel-by-the-Sea, Monterey County, California.

B13. Remarks:



*B14.Evaluato S. Lassell Jones & Stokes Associates, Inc.

2600 V Street Sacramento, CA 95818

*Date of 8/11/99

(This space reserved for official comments.)

*Required Information

P3a. Description.

The framing is clad with a distinctive board and batten, where the battens are beveled to a triangular profile and appear to float 1/4 inch away from the boards. The board and batten are painted a burgundy red color.

The low-pitched gable roof on the west wing is covered with wood shakes, while the remainder of the house has a flat, built-up roof. The roof has deep, open eaves throughout, and the eaves on the west elevation have widely spaced but prominent exposed rafters with horizontal brackets. This elevation is characterized by the full-width window walls, two cantilevered decks with iron railings, and a chalkrock accent wall that covers the south two-thirds of the full-height foundation wall. The east side of the house is characterized by the enclosed patio created by the crook of the house plan and a wood slat fence along the east and south edges of the heavy-aggregate concrete paving. The east elevation of the west wing creates the west wall of this patio. The board-and-batten texture of this wall is interrupted only by the large wood double-door entry at the northern end, which is painted a brighter red than the siding and has two applied squares of intricate wood cuttings around the door knobs. The walls of the remaining wings facing the patio are full-height window walls. Another distinctive visual feature from this viewpoint is the wide chalkrock chimney that rises from the juncture between the east slope of the gable roof of the main wing and the flat roof of the central element. Fenestration on the east elevation of the east wing, the south elevation of the main wing, and the continuous north elevation of all three wings consists of wood framed casement and fixed plate-glass ribbons of windows and simple wood or partially glazed doors. Throughout the house the fenestration has been painted with the same color scheme, using a pale blue on the framing and a pale green on the lintels and sills of the surrounds. As an added accent color, the cornice boards and gutters are painted a pale yellow.

Vehicle access to the carport is gained via a narrow driveway from San Antonio Street on the east. Pedestrian access from Scenic Road on the west is gained via a small wood gate that leads to a series of wooden staircases that lead to the small garden area at the lower level of the house, then via a brick path and staircase along the north edge of the house. The garden consists mainly of an assortment of trees and bushes along the front slope of the lot and a sandy level area that has been planted with a variety of shrubs including juniper, holly, mesquite, and other exotic plants. Unlike neighboring homes, the dense foliage in front of the house creates an obscured view of the house from Scenic Road.

36. Construction History.

deck and rails replaced in 1991 at an estimated cost of $7,100 (building permit #84-67); bathroom and carport added in 1991 at an estimated total cost of $45,000; carport enclosed in 1991 at an estimated cost of $2,500.

B10. Significance

Character defining features of the house include: the geometric plan; the use of natural materials such as board and batten, chalkrock, and wood shakes; the use of window walls to facilitate the close relationship between interior and exterior; the wide, narrow chalkrock fireplace and chimney; the flowing, open floor plan of the primary areas of the interior; the sculpted, cantilevered porches on the west elevation; the patio on the east that creates a transition between outdoor and indoor living; the diversity and density of trees in the west garden that helps integrate the building into the hillside landscape, and; the continuous flat roof of the eastern portion of the house that ties in the carport as an integrated portion of the building.

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) Merchant House

P1. Other Identifier: Dr. Albert K. Merchant 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 ____ Date ____ T___; R___; ___ ¼ of ___ ¼ of Sec___; _____ B.M.

c. Address 1 North of 11th on Scenic 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 #10-303-17 (Block A-3 Lots S.W. part 10, West part 11

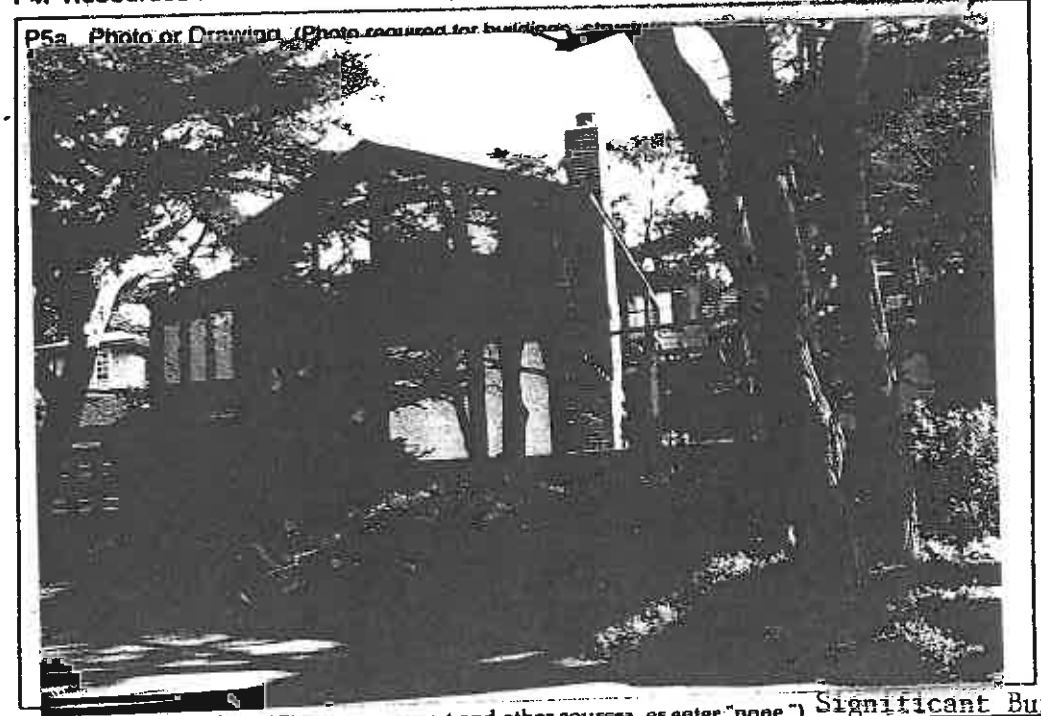
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

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.)

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



P5b. Description of Photo: (View, date, accession #) West Elevatic 2/2/01 #8678-17

*P6. Date Constructed/Age and Sources: ■Historic ☐Prehistoric ☐Both
1961-62 Carmel Building Files

*P7. Owner and Address:
Gerald and Dorothy Smith
P.O. Box 131405
Houston, TX 77219

*P8. Recorded by: (Name, affiliation, and address)
Richard N. Janick
Monterey Architecture Resource Inventory

*P9. Date Recorded: 7/10/01

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

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Significant Building Survey for the City of Carmel-By-The-Sea, 1979

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

*Required Informati

DPR 523A (1/95)

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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 5S1

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

B1. Historic Name: Dr. Albert K. Merchant House
B2. Common Name: Same
B3. Original Use: Single Family Residence B4. Present Use: Single Family Residence
*B5. Architectural Style: Bay Area Style
*B6. Construction History: (Construction date, alterations, and date of alterations)

See Continuation Sheet.

*B7. Moved? ■No ☐Yes ☐Unknown Date: Original Location:
*B8. Related Features:

B9a. Architect: Wurster, Bernardi & Emmons b. Builder: Roy K. Hubbard
*B10. Significance: Theme Bay Area Style Area Carmel-By-The-Sea
Period of Significance Post WWII Property Type Single Family Res. Applicable Criteria CRHR #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:

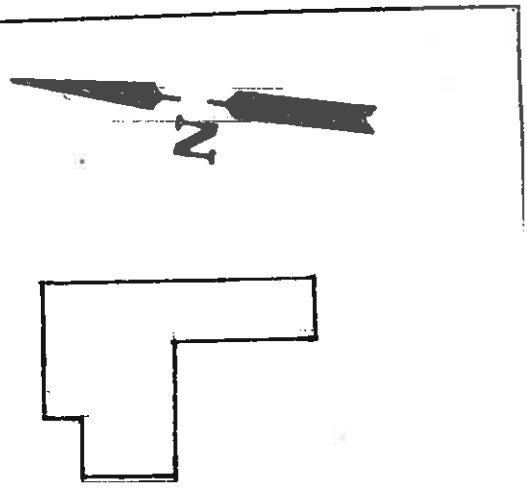
See Continuation Sheet.

B13. Remarks:

See Continuation Sheet. Zoning R-1.

*B14. Evaluator: Richard N. Janick
Monterey Architecture Resource Inventory
*Date of Evaluation: Summer 2001

(This space reserved for official comments.)



*Required information

P3a. Description:

The Merchant House is a two-story wood-framed residence with a below grade garage, irregular in plan, constructed in 1961–62, resting on a concrete foundation. The exterior wall cladding is a combination of wood shingle and plate glass. The roof forms include a low pitched end gable roof covering the two-story projecting front (west) bay, a flat roofed wing extending south from the rear (east) of the building, and a shed roofed north wing, somewhat forward of the south wing, along the north side elevation. There is an exterior eave wall brick chimney about midway along the south side elevation of the principal (west) bay. All roof surfaces are covered in a composition shingle. Fenestration is irregular with a combination of fixed and wood casement type window walls, smaller single and banded fixed windows, and French doors. The building is characterized by the angled gable-end of the principal bay, whose glazed walls provide excellent views along the full length of Carmel Bay, while affording some protection from prevailing winds by its ship's prow shape. Wurster's laminated prefab redwood "Arch Rib" trusses support the main roof structure. The flat-roofed south wing opens onto an open patio-garden enclosed behind a wood and glass windscreen of the same materials and design found in the building envelope. A wooden trellis projects from the south wing over the patio, a sympathetic 1998 extension of an original element. An interesting feature of the patio is the exposed aggregate concrete deck slab that extends into the first floor living space, connecting the outside with the inside, an important component of the Bay Area Regionalist Style. The residence sits slightly back from, and above Scenic Ave., behind a screen of mature Cypress trees and low shrubbery, facing Carmel Bay. Aside from minor changes to the original trellis and reroofing, the Merchant House is essentially intact as designed and constructed by the firm of Wurster, Bernardi & Emmons in 1961–62.

B6. Construction History:

1. Two-story house constructed March 1962 (Permit #3784), cost $40,000, original plans and specs in file (1961).
2. Two-story garage rental unit added to rear of lots – extending to San Antonio Street, April 1964 (Permit #4097), cost $4,500, Architects Wurster, Bernardi & Emmons, Contractor Roy K. Hubbard (original plans and specs in file).
3. 1974 – kitchen remodel (Permit #74-62), cost $2,700. Roy Hubbard, Contractor.
4. New roof – Permit # 94-1, January 1994 ($6,060), Lambert Roofing.
5. Construction of trellis/balcony extension to main house over patio (Permit #98-40), April 1998. Cost $4,500. Contractor: Jim Dunn, Carmel.
6. Application to replace west patio windscreen denied in 1999 – integral to original design.

B10. Significance:

This property is eligible for listing in the CRHR under Criteria #3 as a representation of the work of the firm of Wurster, Bernardi & Emmons. They were leaders in the Bay Area Style and this house clearly represents the refinement of the style within the context of modern materials being applied to simple gabled roofed houses that consciously relate to the environment. Aggregate concrete floors flow from inside to the glassed-in outdoor patio. Simple shingle siding plays off the large bowed windows of the west façade, framing the panorama of Carmel Beach. The ceiling trusses are derived from Wurster's "Arch-Rib" laminated prefab techniques developed during World War II. This house was extensively photographed by Morley Baer for publication in *House Beautiful* and other architectural trade magazines. Original landscape details suggest the influence of Thomas Church.

B10. Significance (Continued):

The Merchant House is essentially intact and original. An attempt to alter the glass wind-screened patio was denied in 1999. The kitchen remodel in 1974 fit the original plans. The trellis extension in 1998 does not deter from the overall conception of the house. The principal contractor for the house, Roy Hubbard, was also the owner/contractor for two early houses designed by Charles Willard Moore in Monterey and Corral Del Tierra on Highway 68 near Salinas.

Note: See attached sheets, article by Lewis Mumford: *Bay Area Tradition Cataloger,* 1949.

DONN EMMONS
Born in 1910, Emmons received the degree of Bachelor of Architecture from Cornell University in 1935. After a few years of working in Southern California architectural offices, he came to San Francisco, where he worked from 1938 to 1942 for William W. Wurster. In 1945, after serving in the Navy, he became a partner in the firm of Wurster, Bernardi & Emmons.

THOMAS D. CHURCH
Church was born in 1902 and graduated from the University of California, Berkeley, in 1921. In 1925, he received the degree of Master of Arts in Landscape Architecture from Harvard University. Since 1928, he has practiced in the San Francisco Bay Area and has made a major contribution to the field of modern landscape design, principally in the decades 1930–1960.

THEODORE C. BERNARDI
He was born in 1903 and received the degree of Bachelor of Architecture from the University of California, Berkeley, in 1924. After working as a designer for William W. Wurster from 1934 to 1942, he practiced independently from 1942 to 1944 before becoming a partner in the firm of Wurster, Bernardi & Emmons in 1945.

WILLIAM W. WURSTER
The architect was born in 1895 in Stockton, California. He studied architecture at the University of California, Berkeley, under John Galen Howard, and graduated in 1919. He then worked in the New York office of Delano and Aldrich, and in the San Francisco office of John Reid. He established his own practice in 1926; in 1944 Theodore C. Bernardi became a partner, and in 1945 Donn Emmons became a third partner. Wurster taught at MIT in the early 1940s and became Dean of its School of Architecture in 1944. In 1951 he returned to the West to be Dean of the School of Architecture of the University of California, Berkeley (later the College of Environmental Design). His most provocative work was accomplished during the 1930s and early 1940s. He died in 1973.

B12. References:

"Building Design as Social Art," by Greg Hise, *An Everyday Modernism: The Houses of William Wurster,* San Francisco Museum of Modern Art, U.C. Berkeley Press, 1995.

Morley Baer Archive: Monterey Museum of Art, 1995, Box 18, File #82184 (9 photos).

B13. Remarks:

Rear Garage – Rental Units were part of original design. These units were separated and sold as a single-family house in 1997 and completely remodeled and altered by Architect John Mandurrago.

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) Nelson Nowell House

P1. Other Identifier: Nelson Nowell 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 Date T; R; ¼ of ¼ of Sec; B.M.

c. Address Scenic between 10th and 11th 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)

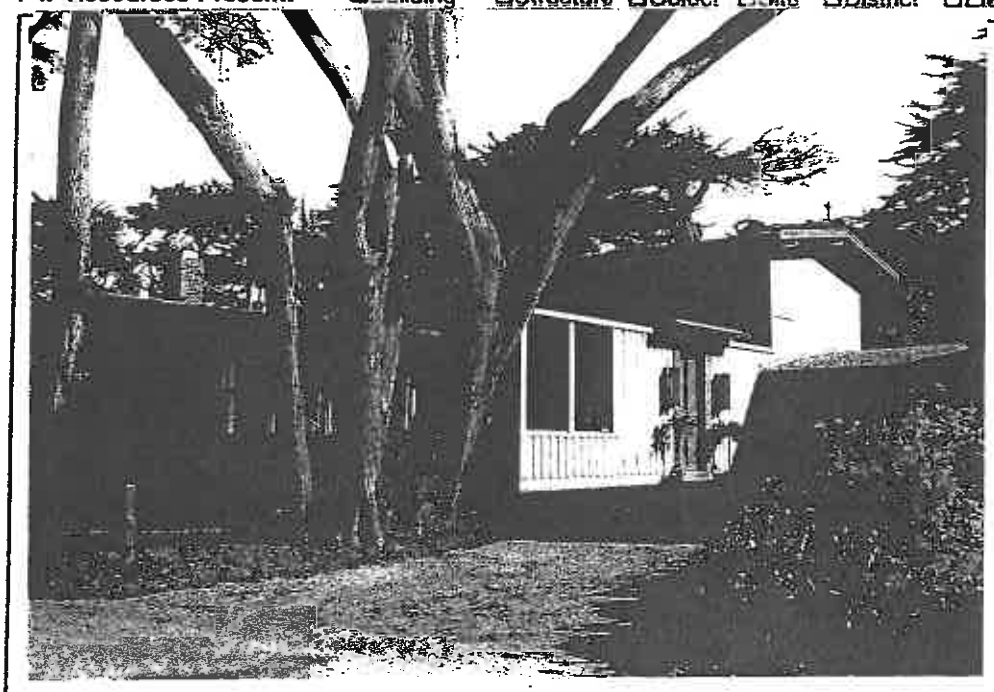
Monterey County Assessor's Parcel #10-303-11 (Block A-3 Lots S.W. Part 5, W Part 6)

*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 #) South & West Elevations - 2/2/01 #8678-16

*P6. Date Constructed/Age and Sources: ■Historic ☐Prehistoric ☐Both
1947-48 Carmel Building Files

*P7. Owner and Address:
Kenneth Rawlings
55 Seaview Ave.
Piedmont, CA 94611

*P8. Recorded by: (Name, affiliation, and address)
Richard N. Janick
Monterey Architectural Resource Inventory

*P9. Date Recorded: 7/2/01

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

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Significant Bldg. Survey for the City of Carmel-By-The-Sea, 1979.

*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

Primary #
HRI#

BUILDING. STRUCTURE. AND OBJECT RECORD

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) Nelson Nowell House

B1. Historic Name: Nelson Nowell House
B2. Common Name: Same
B3. Original Use: Single Family Residence B4. Present Use: Single Family Residence
*B5. Architectural Style: Bay Area Style
*B6. Construction History: (Construction date, alterations, and date of alterations)

See Continuation Sheet.

*B7. Moved? ■No ☐Yes ☐Unknown Date: Original Location:
*B8. Related Features:

B9a. Architect: Wurster, Bernardi & Emmons b. Builder: Ross Trewhut
*B10. Significance: Theme California Architects Area Carmel By The Sea
Period of Significance Post WWII Property Type Single Family Res. Applicable Criteria CR HR3
(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:

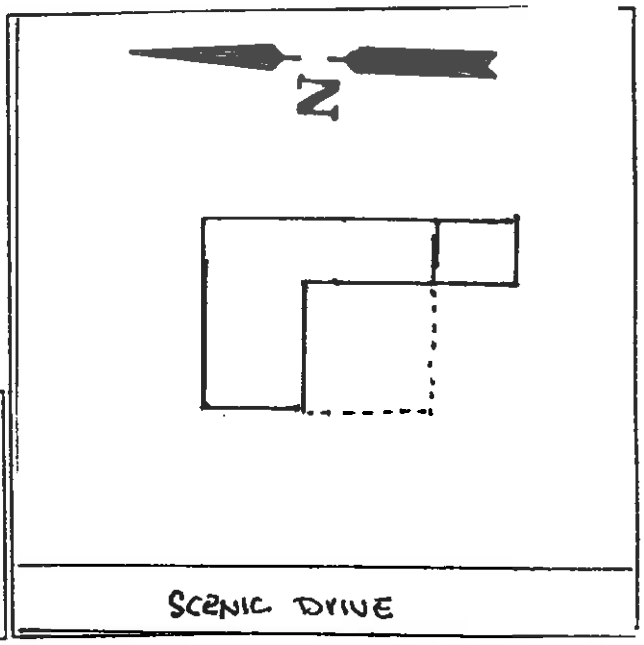
See Continuation Sheet.

B13. Remarks:

See Continuation Sheet. Zoning R-1.

*B14. Evaluator: Richard N. Janick
Monterey Architectural Resource Inventory
*Date of Evaluation: Summer 2001

(This space reserved for official comments.)



*Required information

P3a. Description:

The Nelson Nowell House is a one- and two-story wood framed residence, Ell shaped in plan, constructed in 1947–48, resting on a concrete slab foundation. The exterior wall cladding is a combination of vertical board-and-batten and plate-glass window walls. The low pitched, wide overhanging gabled roof system is covered in tar and gravel, with exposed purlins. The interior "arch-rib" roof trusses in the one-story projecting front (west) window-wall bay are exposed, and are laminated 1" x 12" redwood, a method of construction developed by Wurster. An exterior eave-wall brick chimney appears along the north side elevation of this bay. The rear, two-story portion of the building, the long axis of the Ell, contains the service areas on the first floor and bedrooms on the second. It is characterized by a series of Chicago style fixed and wood casement windows. The principal entry is found at the inside junction of the Ell on the west elevation. It is enclosed in an open patio-garden, behind a wood and glass windscreen of the same materials and design found in the building envelope. Access is gained through a garden gate on the south side of the patio. The garden was designed by noted San Francisco Bay Area landscape architect Thomas Church. The residence sits back from Scenic Drive behind a screen of large Cypress trees, facing Carmel Bay.

B6. Construction History:

1. Designed 1947 – constructed in 1948 (Permit #1495) at a cost of $20,000. Contractor Ross Trewhut – original plans and specs in file. One-story with two-story garage-apartment to rear.

2. New Garage 1976 (Permit #76-202) – cost $5,000. Added to South side of rear unit. Add to windscreen.

3. New roof (Permit #99-118), 1999–2000.

B10. Significance:

This property is eligible for listing in the CRHR under Criteria #3 as a representation of the work of the firm of Wurster, Bernardi & Emmons. They were leaders in the Bay Area Style and this house was featured in the exhibition at the San Francisco Museum of Art in 1949 as one of the definitive examples of the style. The indoor-outdoor living is expressed by large glass walls enclosing the west façade facing Carmel Beach and glass doors leading to a glassed-in winds-screened patio-garden to the south designed by Bay Area Landscape Architect Thomas Church. The 1947 San Francisco Museum Exhibition Cataloger features an essay by *New Yorker* Magazine critic Lewis Mumford who is credited with originating the term "Bay Area Style" that characterized modern building techniques and materials within the framework of earlier craftsman traditions.

See attached sheets: Article by William Wurster, *Bay Area Houses Cataloger,* 1949.

WILLIAM W. WURSTER
The architect was born in 1895 in Stockton, California. He studied architecture at the University of California, Berkeley, under John Galen Howard, and graduated in 1919. He then worked in the New York office of Delano and Aldrich, and in the San Francisco office of John Reid. He established his own practice in 1926; in 1944 Theodore C. Bernardi became a partner, and in 1945 Donn Emmons became a third partner. Wurster taught at MIT in the early 1940s and became Dean of its School of Architecture in 1944. In 1951 he returned to the West to be Dean of the School of Architecture of the University of California, Berkeley (later the

B10. Significance (Continued):

College of Environmental Design). His most provocative work was accomplished during the 1930s and early 1940s. He died in 1973.

William Wurster was the Father of "Everyday Modernism," employing the vernacular forms indigenous to California's history in new and interesting ways. Mixing natural materials and new technologies he became a major figure in defining the look of residential architecture in the state from the 1930s to the 1950s. The Nelson Nowell House is a significant expression of Wurster's design aesthetic, evidenced by its inclusion in the First Museum Exhibition of Domestic Architecture of the San Francisco Bay region in 1949. The Nelson Nowell House extends the theme of independent design, and the Bay Area building tradition so prevalent in Carmel's architectural history to more modern times.

THOMAS D. CHURCH
Church was born in 1902 and graduated from the University of California, Berkeley, in 1921. In 1925, he received the degree of Master of Arts in Landscape Architecture from Harvard University. Since 1928, he has practiced in the San Francisco Bay Area and has made a major contribution to the field of modern landscape design, principally in the decades 1930–1960.

DONN EMMONS
Born in 1910, Emmons received the degree of Bachelor of Architecture from Cornell University in 1935. After a few years of working in Southern California architectural offices, he came to San Francisco, where he worked from 1938 to 1942 for William W. Wurster. In 1945, after serving in the Navy, he became a partner in the firm of Wurster, Bernardi & Emmons.

THEODORE C. BERNARDI
He was born in 1903 and received the degree of Bachelor of Architecture from the University of California, Berkeley, in 1924. After working as a designer for William W. Wurster from 1934 to 1942, he practiced independently from 1942 to 1944 before becoming a partner in the firm of Wurster, Bernardi & Emmons in 1945.

B12. References:

Domestic Architecture of the San Francisco Bay Region, San Francisco Museum of Art, Civic Center, San Francisco, September 16 – October 30, 1946, Plate 51 and Contemporary Section.

B13. Remarks:

Wurster, Bernard & Emmons built a 1951 house for same client in Stockton, California, featuring "Japanese Umbrella Style" roof trusses and glass walls. Featured in 1995 Exhibition: William Wurster at San Francisco Museum of Modern Art.

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 3 *Resource Name or #: (Assigned by Recorder) Periwinkle-Sea Urchin Residence

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 Monterey Date T ; R ; ¼ of ¼ of Sec ; B.M.

c. Address Scenic Drive, third house north of 12th Avenue 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)

Block A-4, Lot 9
Assessors parcel number: 010-291-005

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

The Periwinkle-Sea Urchin residence sits on one parcel situated between Scenic Road and San Antonio Avenue just north of 12th Avenue. The house named Periwinkle is on the north half of the lot, and Sea Urchin is on the south half of the lot. The houses are a nearly identical pair of rectangular, one story, gable front buildings adorned in Mediterranean Revival style architectural details. The neighboring houses, by contrast, are typically two story 1960s to 1980s era beach houses with wooden siding and a predominance of plate-glass picture windows. The view from Periwinkle-Sea Urchin includes a short segment of Scenic Road (before it curves out of view) and a relatively unobstructed view of Carmel Beach and the Pacific Ocean. The view from Scenic Road to the houses includes the low stucco and tile capped wall with the massive wooden doors fronting the road. The twin houses seem to float above the top of the wall, and a tangle of mature cypress and pine serve as a backdrop above the tile roofs.

The houses are both wood frame structures that have been covered with a thick layer of stucco. The foundations have been upgraded from the original, and now consist of wood posts and concrete footings. (See continuation sheet)

*P3b. Resource Attributes: (List attributes and codes) HP2

*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 of west (front) facade looking northeast

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐ Both
1915

*P7. Owner and Address:
Mr. & Mrs. William Shellooe

*P8. Recorded by: (Name, affiliation, and address) S. Lassell
Jones & Stokes Associates
2600 V Street
Sacramento, CA 95818

*P9. Date Recorded: 5/10/99

*P10. Survey Type: (Describe)
Site specific intensive survey and historical research for evaluation per CRHR and local criteria

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Evaluation Report for the Periwinkle-Sea Urchin Residence, Scenic Drive, 34d North of 12th, Carmel-by-the-Sea, Monterey County, California. Jones & Stokes Associates, Sacramento, June 1999

*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 Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #
BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 5S1

*Resource Name or # (Assigned by recorder) Periwinkle-Sea Urchin Residence

B1. Historic Name:

B2. Common Name: Periwinkle-Sea Urchin

B3. Original Use: Residence B4. Present Use: Residential

*B5. Architectural Style: Mediterranean Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)

The houses were constructed in 1915. Building permits indicate that modifications were made in 1930 (#2324, $125 unspecified); 1948 (#1652 and 1664 $575 and $600 for foundation work); 1964 (#4127, $2,600 porch repairs); 1966 (permit # 4425. $4,000 new garage and driveway); 1977 (#77-48, $31,950 remodel & repair); 1981 (#81-242, $27,000 remodel & additions).

*B7. Moved? [X] No [ ] Yes [ ] Unknown Date: Original Location:

*B8. Related Features:

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Theme: N/A Area: N/A

Period of Significance: N/A Property Type: N/A Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Periwinkle-Sea Urchin residence is not eligible for listing in the CRHR because it fails to meet any of the four criteria for significance. Although a finding of significance under local criteria often leads to a finding of significance under the CRHR, in this case the local significance is under two of Carmel"s significance criteria that are not consistent with the CRHR criteria. The statements below are based in large part upon the analysis presented on the continuation sheet regarding application of the local criteria for significance.

Criterion 1. There are no indications that any events that have made a significant contribution to the broad patterns of California"s history and cultural heritage have taken place at the house, thus it is not eligible under the first criterion.

Criterion 2. The house is not associated with the lives of persons important in our past, therefore it is not eligible under the second criterion.

Criterion 3. The house does not embody the distinctive characteristics of a type, period, region, or method of construction, nor does it represent the work of an important creative individual, or possess high artistic values.

Criterion 4. Finally, the house has not and is not likely to yield information important in prehistory or history, so it is not eligible under the fourth criterion.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

See continuation sheet

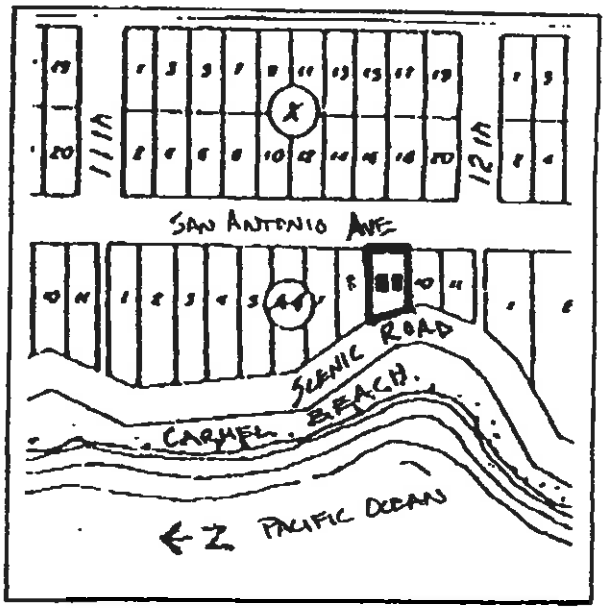
B13. Remarks:

The house was also evaluated according to the City of Carmel-by-the-Sea's criteria for the determination of significance and was determined eligible at the local level. See continuation sheet.

*B14. Evaluator: Susan E. Lassell

*Date of Evaluation: June 1999

(This space reserved for official comments.)



State of California -- The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #
CONTINUATION SHEET Trinomial

Page 3 of 3 *Resource Name or # (Assigned by recorder) Periwinkle-Sea Urchin Residence

*Recorded by Susan Lassell *Date 5/10/99 [X] Continuation [ ] Update

P3a. The gable roofs are light wooden frames covered with red clay tiles, and appear to be in good condition. Fenestration on the west facade of both houses consists of two multi-pane arched windows flanking the main entry door which consists of a multi-pane door set in a shallow projecting entry surround that is capped with a single row of red clay roof tiles. The south facade of Periwinkle and the north facade of Sea Urchin face each other across a tile patio, and each facade consists of a stuccoed fireplace chimney, a secondary entry door, and various multi-pane casement windows. Sea Urchin has several of the original windows stuccoed over, indicating the more extensive remodeling that has occurred inside. The east facade of Sea Urchin continues this trend of altered windows, with two small opaque stained glass casement windows and a projecting entry bay that has been altered to serve as a closet on the interior. The east facade of Periwinkle remains largely unaltered, with a door in the projecting entry bay and a continuation of the multi-pane, paired casement windows. The outside facades, on the north for Periwinkle and on the south for Sea Urchin, are largely unadorned by fenestration or architectural detail. However, when the buildings were raised a lower level room was configured for Sea Urchin and there is a stairway leading down from both the west and east sides of the house to an entry door for the lower level room.

The landscaping in the front (west) yard continues the feeling of the Mediterranean style, with the abundance of tile paving and the multiple levels of courtyards. A wide staircase with wrought iron railings and colorful tiles in the risers, reminiscent of Italian stairways, rises from the small patio just inside the street wall to the broad tile patio in front of and between the two houses. A third level at the rear of the houses is created by a low, adobe brick retaining wall that separates the patio from the driveway. On this third level there is a small gable roof garage that mimics the houses and a small garden to the south of the concrete driveway, and a large, mature cypress to the northeast of the driveway. The backyard is separate from San Antonio Avenue by a white wooden fence with two large wooden doors for vehicle access.

B10. The Periwinkle-Sea Urchin house is eligible for listing as significant under the City of Carmel-by-the-Sea's criteria because it 1) conveys the cultural heritage of Carmel and 8) embodies unique site conditions that make it a familiar and cherished visual feature to Carmel's citizens. The house is not eligible under the remaining criteria because it 2) is not the site of an important event, 3) does not convey the significance of an important person, and 4-7) is not architecturally significant within the context of the Historic Context Statement for Carmel-by-the-Sea.

Criterion #1. Though much of the early history of the house remains unconfirmed, the community generally associates it with the early fishing industry, believing that it was built as a "fisherman's shack" as one of the earliest structures along the coast of Carmel Bay. It is further associated with the Bohemian artist lifestyle of Carmel through the progression of resident artists and aesthetic quality of the the architectural features added by the most recent owners, such as the imported tiles incorporated throughout the patios, the iron gates imported from Scotland, the stained glass window created by the Saso's daughter, and the low stucco and tile wall built between the patio and the road. As the house has changed over time from the board and batten shacks isolated on the beach to the Mediterranean Revival cottages nestled among the Scenic Road homes, the community continues to associate this house with it's rich cultural heritage. Thus, the Periwinkle-Sea Urchin house meets the City's first criterion for significance.

Criterion #2. There is no indication in the historic record of any significant events taking place at the house on Mission Street. Therefor, the house is not significant under Carmel's second criterion.

Criterion #3. The house is not directly associated with persons who significantly contributed to the development of the community. Therefor, the house is not significant under Carmel's third criterion.

Criteria #4-7. Carmel's fourth through seventh criteria for designation relate to the architectural significance of a resource. Overall, the Hitchcock house does not stand out as one of the architecturally significant residences of Carmel. Although an argument has been made previously that the conversion from the original board and batten structures to the adobe/stucco cladding rendered the houses architecturally innovative, this is not a supportable argument. The addition of different exterior materials on residential structures is a standard and unremarkable practice, and can not be considered architecturally or structurally innovative. The house is not significant under Carmel's criteria 4 through 7.

Criterion #8. As discussed under the first criterion, the Periwinkle-Sea Urchin residence is a familiar and cherished visual resource for residents of Carmel. Both the siting and the general configuration of the complex of small cottages and tiered, landscaped patios evoke a strong sentiment of heritage and of the uniqueness of Carmel's association with the Pacific Ocean, the beach, and the coastal landscape. Surrounded by relatively modern residences, the Periwinkle-Sea Urchin houses provide a visual reminder of the simplicity of style that characterized the earliest development of the community. Therefore, the Periwinkle-Sea Urchin house meets the City's eighth criterion for significance.

Character Defining Elements. Features of the houses and site that convey its significance include: the small size of the cottages and the fact that they are a matching pair; the gable-front tiled roofs and other tile accents; the multi-paned, fixed and casement wooden windows; the courtyard between the two houses; the imported tiles used in the courtyard paving; the color tiles used in the stair risers that can be viewed from Scenic Road; other artistic features such as the iron gate and stained glass windows; the Mediterranean Revival architectural touches such as the tile roof, the low stucco and tile wall at the front of the property, and the stucco finish on the houses; the view through the lot from San Antonio to the ocean; the low lot coverage by buildings on the combined lot; the simplicity and openness of the floor plan of each house (1 bedroom, kitchen, living room, and bath).

B12. References

Carmel Preservation Foundation. 1994. Research files on Periwinkle-Sea Urchin from the Historic Resources Survey. On file at the City of Carmel-by-the-Sea Community Planning and Building Department.

City of Carmel-by-the-Sea. 1993. Carmel Zoning Code, Chapter 17.41, "Historic Preservation." February 5, 1993.

Grimes, Teresa, and Leslie Heumann. 1994. Historic Context Statement, Carmel-by-the-Sea. Revised by Glory Anne Laffey, May 31, 1996. Carmel-by-the-Sea, California. Prepared for the City of Carmel-by-the-Sea.

Saso, Bernice. 1995. Oral history conducted by C. Van Vleet, March 1995. Handwritten notes on file at the City of Carmel-by-the-Sea Community Planning and Building Department.

Sales, Enid. Director, Carmel Preservation Foundation. Informal meeting held at the CPF offices in Carmel, CA, with Susan Lassell, Jones & Stokes Associates. May 11, 1999.

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) *Agnes C. Montgomery 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 13th W/side San Antonio (Blk A-6, Lots Spt 3, Ept 5, Npt 7)

Parcel No. *010-293-003*

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 Tudor influenced English Cottage style residence, "U" shaped in plan, resting on a concrete foundation. The exterior wall cladding is a textured stucco. The medium-pitched, hipped roof system is covered in a composition shingle, w/rolled edges along the eave line suggestive of thatching. There is a partial-width shed dormer, generally centered in the roof-plane of the north (rear) elevation. There is one stucco-clad exterior eave-wall chimney present. It is located toward the west, on the north (rear) elevation. There are three angled bays. Two are located on the south facing facade, and the third is found toward the north along the west side-elevation. The only visible entrance is located on the rear (north) elevation, toward the west. it is raised, and reached by a side-approach open wooden staircase, w/simple rail and balusters, rising from the east to west along the building envelope. Fenestration is irregular w/a combination of single, paired and banked multi-paned wood casement windows, There are also multi-paned fixed windows. Two, tiny round-arched windows appear on the east side elevation, w/ planked and pierced wood shutters. A wood-framed two-car garage is located in the SE cr of the parcel. The house is sited on a westward sloping lot, in an informal landscape setting of mature oaks, tall shubbery and low ground cover. There are Carmel stone pathways leading around the building and a patio fronting the angled bay between the two arms of the "U" on the south.

4b. 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: 5003-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☐ Historic ☐ Both

1926 Carmel bldg. records

P7. Owner and Address
Stanley E. Lubeck Trust
4068 Westminster Place
Danville, CA 94506

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

P9. Date Recorded: *9/17/1902*

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 #**

ge of **NRHP Status Code** 5S1

Resource Name or #: (Assigned by recorder) *Agnes C. Montgomery Hse.*

B1. Historic Name: *Agnes C. Montgomery Hse.*
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Tudor influenced English cottage style*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1926 (Cbp# 1755); interior remodel and repair 1969 (Cbp#69-79)

B7. Moved? ☐ No ☐ Yes ☐ Unknown Date: Original Location:
B8. Related Features: *Wood-framed two-car garage in SE cr. of parcel. Original 1926 garage expanded by one bay in 1952. Addition matched the original & is very sympathetic to the main hse. (Cbp# 2298)*

B9a. Architect: *designer/La Von Gottfried* b. Builder: *Gottfried & Hale*
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 Agnes C. Mongomery Hse. is significant under California Register criterion 3, in the area of architecture, as a representative example of the English Cottage style withTudor influences. Designed and built by La Von (Lee) Gottfried, who came to Carmel from Southern California in 1920, the house is one of the few identified in the inventory of Gottfried & Hale. At this time in America, European design forms were gaining popularity, due to a developing interest in period revival architecture. Inspired by the form of a medieval reed thatched cob cottage, Gottfried constructed a small, half-timbered shop on Ocean Avenue for a local weaver, Ruth Kuster, then built the Court of the Golden Bough for her husband Edward, a theatrical entrepreneur. Gottfried's designs contributed to the development of an enclave of English and continental medieval structures in Carmel, both commercial and residential. His 1926 project for Agnes Montgomery featured textured stucco on exterior walls, wood framing, and a hipped roof system that was covered in composition shingle. With rolled edges along its eave lines, the residence captured the designer's emerging signature roof form. From San Antonio Street, the house appears as it did when completed for Agnes Montgomery, a widow, and her two daughters, Eleanor and Elizabeth.

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

B12. References:

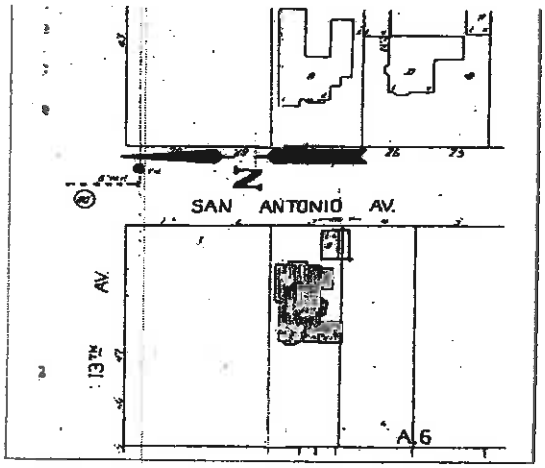
Carmel bldg. records. Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement
Hale, Alice H., Obituary, *Monterey Herald,* 12/22/98
Hale, Sharron, *A Tribute to Yesterday,* Valley Publishers: Santa Cruz, 1980
Sanborn fire insurance maps of Carmel 1930, 1930-62

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

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *9/17/1902*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



B10. The residence is one of the few identified in the inventory by Gottfried & Hale, a well known and important contracting firm in Carmel in the 1920s. The Agnes C. Montgomery Hse. 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 _____

Page 1 of 2 **Resource Name or #:** (Assigned by recorder) *Helen I. Proctor 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 ;

City *Carmel-by-the-Sea* Zip *93921*

c. Address:

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 13th on West side San Antonio, Carmel-by-the Sea 93921
(Block A-5, s part of Lot 5)

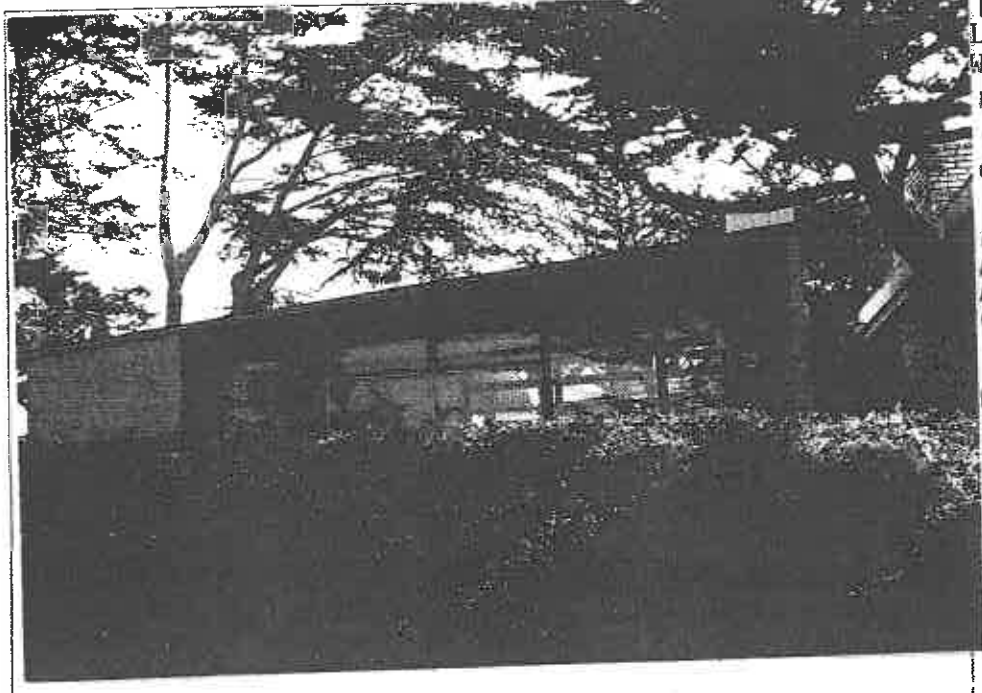
Parcel No. *10-292-08*

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

A U planned split-story redwood framed house built around an open atrium-style garden courtyard with a very low pitched shed overhanging tar and gravel roof. The west elevation features vertical 1" x 6" redwood shiplap siding concealing bathrooms in both the lower basement bedrooms and upstairs living room. Two sets of redwood and glass French doors lead out to a concrete slab patio concealed by extensive shrubs from Scenic Avenue. A glass wall with sliding glass doors opens from the living room which has the same window treatment leading to the central courtyard. The south elevation features vertical shiplapsiding enclosing the living room and the projecting chimney mass. The courtyard has sliding glass doors leading to the kitchen-stair hall and the master bedroom is stepped up to the right with sliding ribbon windows defining the bedroom and bathroom areas. The east facade on San Antonio features the master bedroom on the south, a recessed entrance in the center, and a garage with a diagonal braced overhead door all faced with 1"x8" redwood shiplap siding on the north.

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 East fm Scenic Dr. at W/facing elev. 2/2/01 #8687-1

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

6/29/53 Carmel Building Files

P7. Owner and Address
Elizabeth Stimson Trust
P.O. Box 5775
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)
Richard N. Janick, P.O. Box 223408, Carmel, CA 93921

P9. Date Recorded: *8/29/2001*

P10. Survey Type: (Describe)
HRI Carmel 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 #

NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *Helen I. Proctor House*

B1. Historic Name: *Helen I. Proctor House*
B2. Common Name: *Same*
B3. Original Use: *Single Family Residence* B4. Present Use: *Single Family Residence*
B5. Architectural Style: *Bay Area Tradition*
B6. Construction History: (Construction date, alterations, and date of alterations)
1. Permit #2487, June 29, 1953, Architect: Clarence Mayhew, $22,350 Contractor: Karl Peterson Original plans and permit in file. House intact.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features:

B9a. Architect: *Clarence Mayhew* b. Builder: *Karl Peterson*
B10. Significance: Theme: *Architectural Development in Carmel* Area: *Carmel-by-the-Sea*
Period of Significance: *Post WW II* **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.)

This house qualifies under CPHR Criteria #3 as the only known house designed by significant Bay Area architect Clarence Mayhew in Carmel. The house is typical of synthesis of the craftsman tradition with modern architectural materials and Japanese landscape concepts that were defined in an exhibition and catalogue entitled "Domestic Architecture of the San Francisco Bay Region" held Sept. 16-Oct. 30, 1949 at the San Francisco Museum of Art, Civic Center. Clarence Mayhew wrote an article in the catalogue entitled "The Japanese Influence." Lewis Mumford, Wiliam Wurster, and Gardner Dailey also contributed to the catalogue. This house, in its original condition, is a testimony to the Bay Area Tradition which features open plans that integrate gardens and living spaces with sliding glass doors breaking down the barrier of interior and exterior. New building materials, pre-fabricated stock structural elements and low maintenance appliances were also part of the tradition. The 1949 catalogue examines in detail all of these characteristics.

(See Attached Sheets)

CLARENCE W. W. MAYHEW
He was born in 1907 and was educated at the University of California, Berkeley. He worked in the San Francisco office of Miller and Pflueger before opening his own private practice in 1934. He continued to practice architecture until his retirement in 1955. His most significant designs were accomplished between 1934 and 1942.

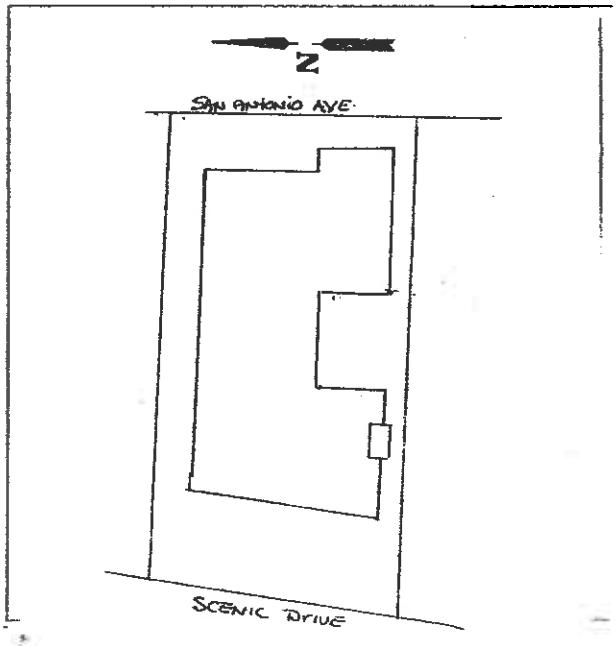
B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:
"Domestic Architecture of the San Francisco Bay Region, San Francisco Museum of Art Sept. 16-Oct. 30, 1949" (See attached sheets)

B13. Remarks: *Architecture and landscape design are integral in this house as well as modular construction units in the Japanese tradition. (Zoning R-1)*

B14. Evaluator: *Richard N. Janick*
Date of Evaluation: *8/29/2001*

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

Page 1 **of** 3 **Resource Name or #:** (Assigned by recorder) *Esther M. Hill 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**

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 Lucia on Scenic
(Block A6 Wpts. Lots 12 and 14) Parcel No. *10-293-14*

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

A two-story 3-module house on an east-west axis of a 40' x 100' lot overlooking Carmel Bay on Scenic Drive. Each module, which has a specific function, is defined by the unique diamond cross gabled roof with a pyramid skylight at the roof peak. Fixed pane glass windows extend down from the overhanging roofline to concrete walls faced with Carmel stone. A tall vertical Carmel stone chimney extends outside the South elevation of the front (west) module of the living room. The kitchen-dining area occupies the center module with the bedroom and baths in the third east module. Perimeter walls defining the gardens and deck area have sloping cornices that emulate the pattern of the house roof.

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 at west elevation (View toward northeast).
Photo No: 8678-19, 2/2/2003

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1964 Carmel Building Files

P7. Owner and Address
Ruthanne Kallay
P.O. Box 2018
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)
Richard N. Janick, P.O. Box 223408, Carmel, CA 93921

P9. Date Recorded: *4/10/2002*

P10. Survey Type: (Describe)
HRI Carmel 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 #

NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *Esther M. Hill House*

B1. Historic Name: *Esther M. Hill House*

B2. Common Name:

B3. Original Use: *Single Family Residence* B4. Present Use: *Single Family Residence*

B5. Architectural Style: *Third Bay Region Style*

B6. Construction History: (Construction date, alterations, and date of alterations)

1. Permit #4189 (October 8, 1964) Build two-story house ($44,500) Architect: Marcel Sedletsky Contractor: Taylor Wheeler Builders, Fresno. Original plans and permit are in the building files *(See Continuation Sheet)*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:

B8. Related Features: *A Carmel stone fence emulates the ridge lines of the unusual diamond shaped gabled roof of the house.*

B9a. Architect: *Marcel Sedletsky* b. Builder: *Taylor Wheeler (Fresno)*

B10. Significance: Theme: *Architectural Development in Carmel* Area: *Carmel-by-the-Sea*

Period of Significance: *1960s* **Property Type:** *R-1* **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 as the only house designed by Architect Marcel Sedletsky in Carmel-by-the-Sea still intact on Scenic Drive in the 1960s. The design is a synthesis of open plan and natural materials prevalent in the Third Bay Region Style and the use of unique geometric forms and structural devices characteristic of mid-20th century modern architecture. The dominant design features are the diamond-shaped cross-gabled roofs that articulate three connected modular living units allowing innovative interior spaces.

Sedletsky's career reflected his Modernist European training and the effect of the Natural Environment that characterizes the Craftsman and Bay Area Traditions. His life's work is currently being documented in a book underwritten by Edward Penhoet, one of his early clients, and written by aurthor Bill Staggs. Marcel Sedletsky taught extensively at Cal-Poly, San Luis Obispo, and helped establish its reputation as a top architectural school on the West Coast.

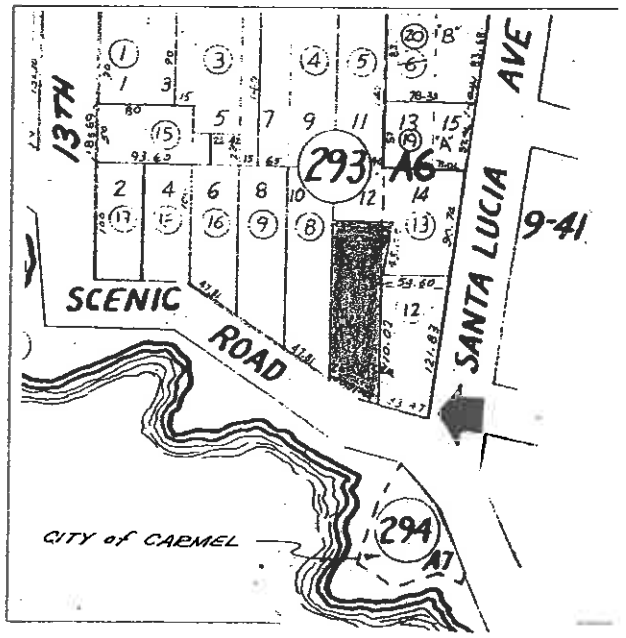
B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

1. Architecture of the Monterey Peninsula 1976. Marcel Sedletsky, p. 99 by Bonnie Weston, Monterey Peninsula Museum of Art.
2. "Distinctive Designers," Marcel Sedletsky, Art 202, Summer 1997, Monterey Peninsula College.

(See Continuation Sheet)

B13. Remarks: *Zoning R-1*



B14. Evaluator: *Richard N. Janick*

Date of Evaluation: *4/10/2002*

(This space reserved for official comments.)

B 6. Construction History (Continued from Page 2)

2. Permit #76-22 (February 13, 1976) Add new bedroom and 2-bath suite to east end of house ($51,000). Architect: Marcel Sedletsky Contractor: Comstock Owner: Alex Kallay

3. Permit #93-165 (September 13, 1993) New roof ($20,000) Contractor: Peninsula Roof Owner: Ruthanne Kallay

B 12. References (Continued from Page 2)

3. "Marcel Sedletsky Archive," Compiled by Bill Scaggs (Berkeley, CA)
4. Bay Area Houses (1989) by Sally Woodbridge, p. 194

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 ____

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 cladddding 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

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.*

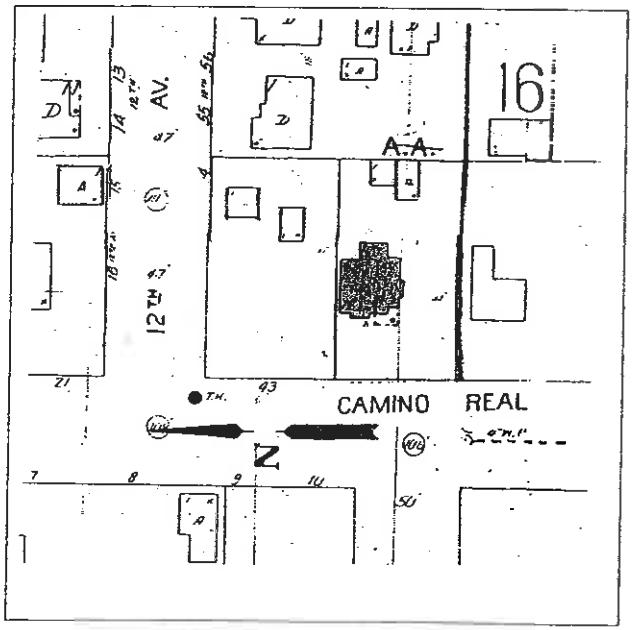
B9a. Architect: b. Builder: *Leroy Babcock*
B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR3*
(Discuss importance in terms of historical or architectural context 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 Directory 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** ____

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)

Parcel No. *010-195-002*

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, 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 ☐ Continuation Sheet ☐ Location Map ☐ Building, Structure, and Object Record ☐ Sketch Map ☐ 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*

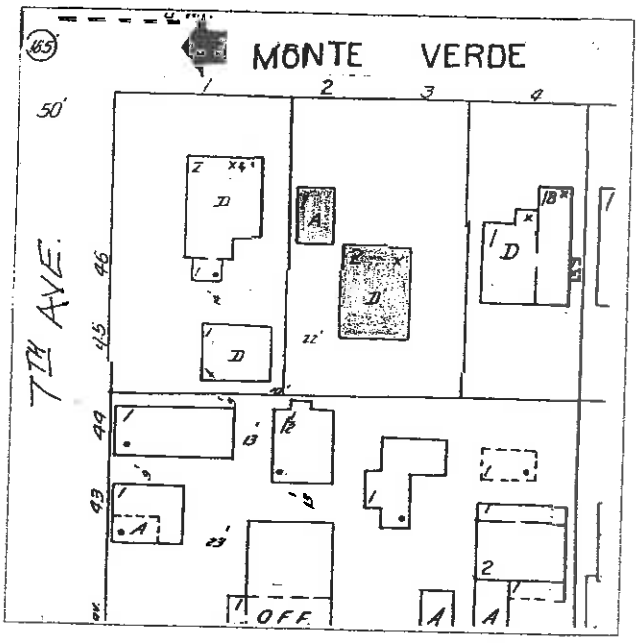
B12. References:

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 #
HRI #
Trinomial
NRHP Status Code 5S1
Other Listings
Review Code Reviewer Date

 Resource Name or #: (Assigned by recorder) *Ethel England 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 NW of 13th, W/side Casanova (Blk AA, Lot 19)

Parcel No. *010-281-009*

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

A one-and-two story, wood-framed French Eclecting residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a wide, horizontal wood shiplap siding. The cross-gabled roof system has a small, square pyramidal second story roof. Roof planes are steeply pitched and have overhanging eaves w/exposed rafter-tails, including the pyramidal second story. Some are jerkin headed. All roof surfaces are covered in wood shingle. There is a brick, exterior eave wall chimney on the east facing facade. It is located at the inside of an ell fromed by the enclosed main entry, and a southward projecting gabled bay. The enclosed entry is roofed by a hipped extention off an eastward projecting wing on the north side of the building, that steeps down to the east to form the attached one-car garage. The main entry has a round-headed plank type Dutch door, w/stained glass panel in the upper half. The segmentally arched double garage doors have wood panels in a herringbone pattern. A pair of wood French doors appear on the south side of the brick chimney. A polygonal bay, w/a steeply pitched hipped roof was added to the end of the southward projecting bay in 1987, but is in keeping with the original character of the building, and meets the Secretary of the Interior's Standards. There is a small, wood deck at the rear (west) added in 1970. Fenestration is otherwise irregular, w/single, paired and banked multi-paned wood casement type windows.

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 facade & s/side elev., 9/17/01, #9480-8A

P6. Date Constructed/Age and Sources
☐ Prehistoric ☒ Historic ☐ Both

1931 Carmel bldg. records

P7. Owner and Address
John D'Attilio Trust
P.O. Box 3196
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: *10/29/2002*

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

11. 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

Primary # _____
HRI # _____

NRHP Status Code *5S1*

Resource Name or #: (Assigned by recorder) *Ethel England Hse.*

B1. Historic Name:
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *French Eclectic*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1931 (Cbp# 2373); wood deck & French door added to rear 1970 (Cbp#70-104); add angled bay to s/side elev. 1987 (Cbp# 87-45)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:
B8. Related Features:

B9a. Architect: *designer/Guy O. Koepp* 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:** *CR3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Ethel England Hse. is significant under California Register criteria 3, in the area of architecture, as one of the few good examples of the French Eclectic style in Carmel, by two noted local designers, architect Guy O. Koepp, and master-builder Hugh Comstock.The French Eclectic style is based on precedents established by many centuries of French domestic architecture, and shows a wide variety in form and detailing but is united by a characteristic roof shape that is tall, steeply pitched and hipped. The England residence is in the asymetrical substyle of the mode, based on pictuesque rambling French farmhouses. In this instance, on 18th century building types found in Burgundy. French Eclectic houses normally lack the dominent front-facing gables characteristic of the Tudor style, as is evidenced by the secondary NE wing, stepping down from the two story square tower, to form an attached garage.
Little is known of the background of Guy O. Koepp, however, based on the quality of his design it is suggested he was personally familiar with French country architecture. It is probable that he served in France in WWI as did many of Carmel's early builders. What is known of Koepp is that he was an unlicenced architect who worked out of the Court of the Golden Bough during the 1920s and 1930s. His commercial work included the new Manzanita Clubhouse in 1926, the Carmel Dairy in 1932, the Goold Bldg., and others. His residential work included the Alan Knight Hse., the Webb Hse., the Elmer Cox Hse. his own home in Carmel Woods, and the England Hse. He worked with imagination and ease in the popular pictorial revival styles of the period. During the 1930s he seems to have worked with a variety of Carmel's best contractors. He left Carmel at the outset of WWII for Southern California, where he continued his practice. He died in Beverly Hills in 1959.

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

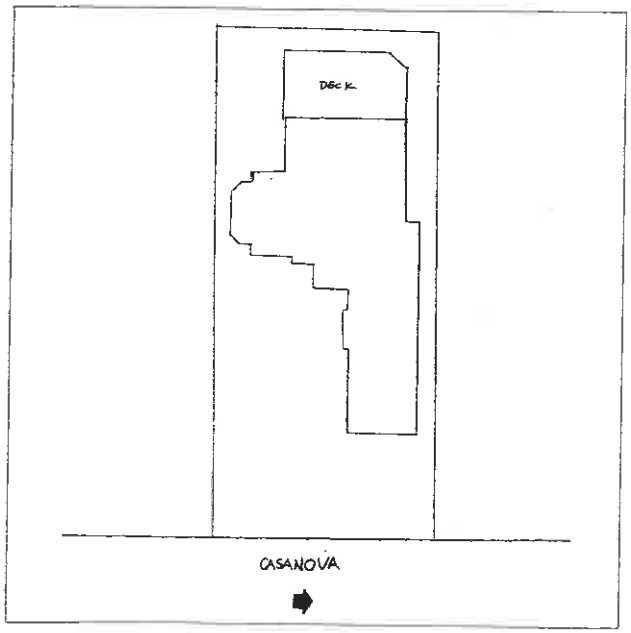
B12. References:

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Monterey Peninsula Herald, 8/5/59
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 Seavey*
Date of Evaluation: *10/29/2002*

(This space reserved for official comments.)



P3. The property sits back from the street, behind a white, wood picket fence w/arched arbor entry, in a well maintained informal garden of thick shubbery and mature oaks, w/ red brick walkways.

B10. Hugh White Comstock (1893-1950), came to Carmel in 1924, where he met and married Mayotta Brown, a doll maker. They were married, and Comstock tried to help his wife in her marketing efforts by constructing a tiny "doll house" in which to display Mayotta's wares. He had no architectural training and only basic carpentry skills, however, the "fairy tale" cottage he created was so popular among the artistic and creative residents of the village, that he was soon in the contracting business, designing and building over twenty individual residences in the "fairy tale" format between 1924 and 1930. By that time he had branched out into designing and building larger period revival homes, and working for licenced architects on commercial designs. The England Hse. is an example of his ability to work well with another local designer, Guy Koepp. Comstock's hand can be seen in the treatment of the roof ridge detailing on the house, where the gable peaks seem to sag slightly, as if worn by age. The Ethel England Hse. is an imaginative and independent expression of the French Eclectic style of architecture in Carmel, and the product of a collaboration between two of the village's best designers of the period. It clearly reflects the findings of, and is consistant with the 1997 Carmel Historic Context Statement under the theme of architectural development.

B12. Walshe, paul, *French Farmhouses And Cottages,*, Weidenfeld & Nicholson: London, 1992

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 ____

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.

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 (Photo 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
13671 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

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 # _____

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*

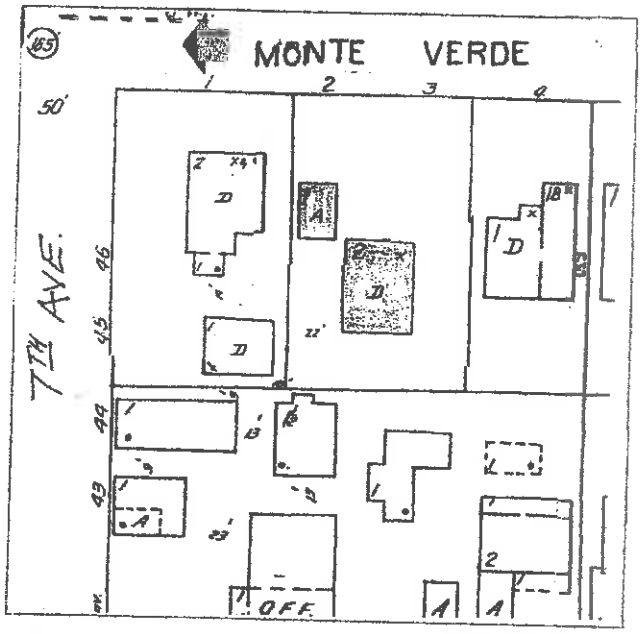
B12. References:

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 #
HRI #
Trinomial
NRHP Status Code 5S2
Other Listings
Review Code Reviewer Date

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)

Parcel No. *010-195-016*

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 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

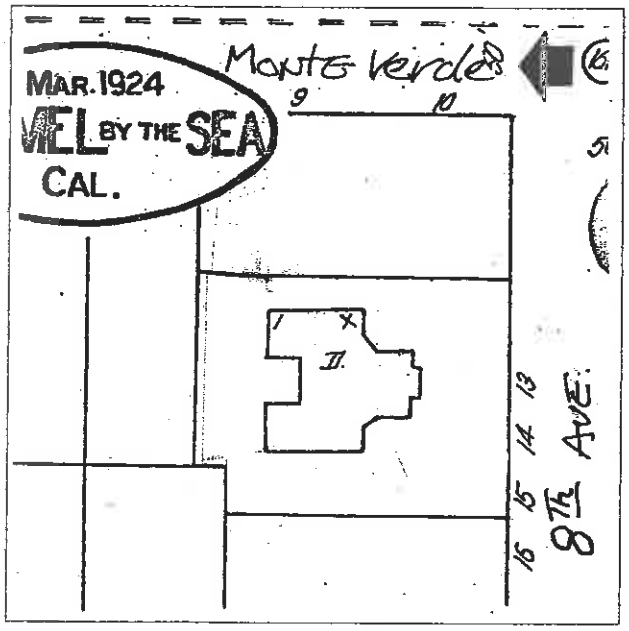
B1. Historic Name: *George Seideneck Studio Building*
B2. Common Name:
B3. Original Use: *residence/studio* B4. Present Use: *residence*
B5. Architectural Style: *Craftsman*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed ca. 1915; Add to NE cr. 1928 (CBP#2033); 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 #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 5 *Resource Name or #: (Assigned by recorder) Mrs. Clinton Walker House

P1. Other Identifier: Cabin on the Rocks

*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 N.S.Santa Lucia bet. Martin Way & Bay 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 #9-423-1 (Block B, Lot 18)

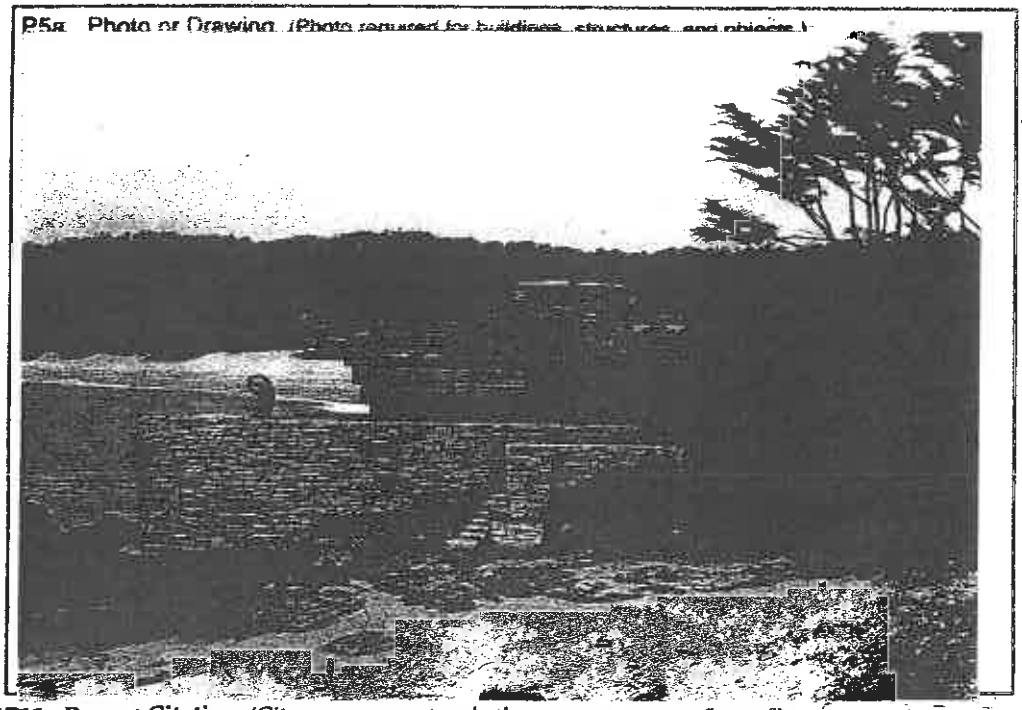
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

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.)

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



P5b. Description of Photo: (View, date, accession #) West Facade 8/14/01 #1857-18

*P6. Date Constructed/Age and Sources: ■Historic ☐Prehistoric ☐Both
1951-52 "The Cabin on the Rocks" (1994)

*P7. Owner and Address:
Henderson Family Trust
77 New Place Road
Hillsborough, CA 94010

*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) _____

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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) Mrs. Clinton Walker House

B1. Historic Name: Mrs. Clinton Walker House
B2. Common Name:
B3. Original Use: Single Family Residence B4. Present Use: Vacation House
*B5. Architectural Style: Frank Lloyd Wright - Organic Architecture
*B6. Construction History: (Construction date, alterations, and date of alterations)

See Continuation Sheet.

*B7. Moved? ☒No ☐Yes ☐Unknown Date: Original Location:
*B8. Related Features:

1. The stone work was done by the DeMaria Bros. and was Mrs. Walker's contribution to the design when the"Desert Masonry" proved ineffective. 2. A kitchen door was also fabricated by Mrs. Walker's insistance against Wright's plan.

B9a. Architect: Frank Lloyd Wright b. Builder: Miles Bain (Local) and Walter Olds (Bay Area)
*B10. Significance: Theme "Organic Architecture" Area
Period of Significance Post WW II Property Type S.F.R. Applicable Criteria CR3
(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.

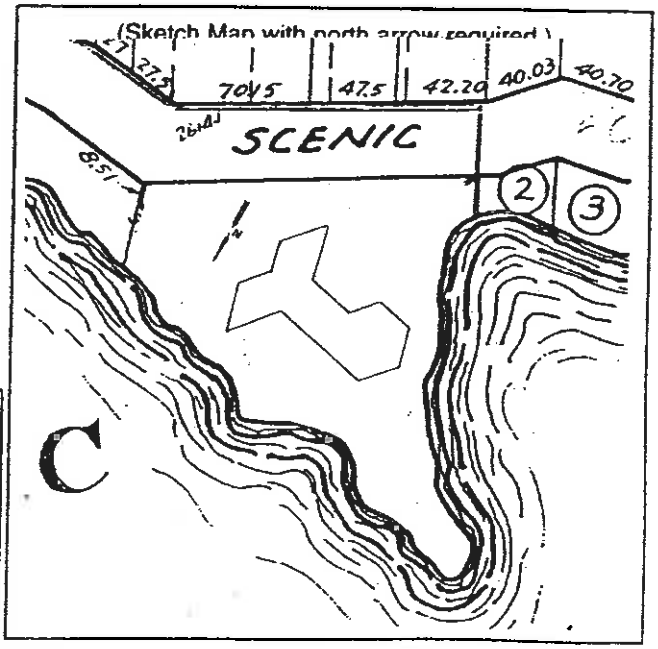
B13. Remarks:

Zoning R-1

*B14. Evaluator: Richard N. Janick, MARI

*Date of Evaluation: Carmel HRI, Summer 2001

(This space reserved for official comments.)



*Required information

P3a. Description:

A low one-story concrete and "Carmel Stone" house that projects out on a granite outcropping into Carmel Bay. The plan features a hexagonal living room covered by a hexagonal low hipped roof sheathed in weathered copper. The gabled roof bedroom wing extends into a hipped roof carport that features an open window to a Thomas Church-landscaped garden and the ocean. The waves of Carmel Bay break against a triangular ship-like prow of concrete and "Carmel Stone" forming a terrace beyond the panoramic glazed living room. Inverse stepped windows framed in Cherokee-red painted steel enclose and surround the living room. The bedroom wing features a loggia of redwood French doors that open out into the garden and diagonal redwood screens that shield the wind. The master bedroom, the studio addition of 1960–61, features a fireplace and extends at an angle opposite the carport giving the plan a footprint of a "fish" form when seen from above. The stepped in window treatment is used in the master bedroom and two smaller guest bedrooms. A glass and steel screen shields a private patio off the master bedroom accessible through redwood and glass French doors. A long redwood fence and overgrown cypress trees shield the property from Scenic Road and a trapezoidal shaped redwood gate extends from the fence to a concrete and "Carmel Stone" triangular support post that originally contained a circular planter filled with blue-green tinted glass spheres illuminated by recessed lighting. The house sits on a concrete slab foundation and red-tinted concrete floor inscribed by hexagonal patterns and containing copper tubes for radiant heating. From the west, the terrace and living room form a distinct ship cutting through the waves. From the east, the terrace disappears and the long-low roof line and ribboned windows of the guest bedrooms form a natural extension of the rock outcrop that anchors the house to the site.

B6. Construction History:

1. First Rendering and Plans – 1948 – Carport facing southwest copper roof.
2. Revised Rendering and Plans – 1949 – Carport facing southeast copper roof.
3. Working Drawings – Specifications – 1950 – Based on Revised 1949 Plan.
4. Monterey County Zoning Permit Application #C-46, 4/24/50. Architect: Frank Lloyd Wright. Contractor: Miles Bain. Building 2,000 sq. ft. – 9,170 sq. ft. lot. Initial Projected Cost: $35,000.
5. Construction Period (April 1951 to November 1952):

a. "Desert Masonry" changed to "Carmel Stone." Supervising Architects: Aaron Green and Walter Olds.

b. Concrete floor instead of "Green Slate."

c. "Kitchen door" added – against Wright's scheme.

d. Fireplace in bedroom – main fireplace problems (Pole wood).

e. Loggia doors and screens on west versus east.

f. Copper roof changed to "Ludowichi-Celadon" roof. Triangular ceramic glazed interlocking metal panels in blue-green color pattern. Architectural porcelain construction – Oakland – Roos Roofing Co. Final cost $55,000.

g. Tommy Church Landscape.

B6. Construction History (Continued):

h. Roof leaks (May 1956). Replaced with copper panels of original design – P.M.C. Roofing Co., Pacheco, California

i. Studio Addition design to bedroom – November 1956 – later carried out in 1960–61 by Sandy Walker, A.I.A., nephew of Mrs. Walker (Wright died in April 1959. Became Master Bedroom.

j. Mermaid Sculpture on deck – Mrs. Walker acquisition.

k. Permit #97-102 – May 1997 – new copper roof by P.M.C. Roofing, Pacheco, California - $50,000 – original contractors in 1956.

l. New Gate – 1999 – Built to original specifications.

m. Permit # R.E. 00-41 – New fence built to exact specifications of old fence – October 2000 (completed 2001) (horizontal redwood board and batten – 5 ft. high).

6. 1996 – "Frank Lloyd Wright Conservancy" – detailed "as-is" analysis of the house, identifying future maintenance.

B10. Significance:

This house qualifies as both a State Historical Resource and National Historic Resource under Criteria #3 as the only house designed and constructed by Frank Lloyd Wright in Carmel that also relates directly to its seaside location and environment. It has been internationally photographed and published and was even featured in the 1960 motion picture "A Summer Place." The house, originally designed as a vacation home, has been willed to the Henderson Family Trust (Harriet Henderson is Mrs. Clinton Walker's daughter), and continues to be utilized with its original intent. Wright also designed three other houses on coastal sites in the Carmel-Pebble Beach area

1. The John Nesbitt House – "Sea Garden" 1941 – Pebble Beach.
2. The Stuart Haldorn House – "The Wave" 1945 – Carmel Point.
3. The George Clark House – "Sunbonnet" 1952 – Carmel Beach.

that were not built.

The Clark House was adapted to the Arizona Desert for Georgine Boomer in 1955–1956. The Nesbitt and the Haldorn Houses were featured in a color portfolio of Wright's renderings published in the 1960s.

The Walker House fully embodies Wright's concept of "organic" architecture. The *hexagonal plan* derives from the Paul Hanna House. At Stanford University (1937) and the stepped recessed window pattern is seen in the Haldorn House of 1945 and was also utilized at "Kentuck-Nob," S.W. Pennsylvania in the mid-1950s. The walls of native "Carmel Stone" and the natural redwood and Douglas fir trim speak to Wright's use of "natural" materials. Radiant heating and the steel-framed inverse pyramid windows express Wright's innovative use of new technology. The unique siting, it's the only house in complete public view within Carmel City limits on the ocean side, is a masterpiece, as each façade emphasizes its harmony with nature. This house is one of the trademarks within Wright's vast architectural spectrum and universally recognized throughout the world.

B10. Significance (Continued):

THOMAS D. CHURCH
Church was born in 1902 and graduated from the University of California, Berkeley, in 1921. In 1925, he received the degree of Master of Arts in Landscape Architecture from Harvard University. Since 1928, he has practiced in the San Francisco Bay Area and has made a major contribution to the field of modern landscape design, principally in the decades 1930–1960.

The Walker family are descended from the Walker Art Center in Minneapolis, Minnesota, and the Henderson Family Trust also owns houses designed by William Wilson Wurster in Hillsborough, California, and Joseph Frederick in Lake Tahoe, California.

B12. References:

"The Cabin on the Rocks," Chronology of Mrs. Clinton Walker's House, correspondence from Tahesin Archives, compiled by Richard N. Janick, Carmel, California, 1994.

Homes Illustrated: Carmel By The Sea, Home for Mrs. Clinton Walker. Photography by George Seidenech. List of Contractors.

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 5 *Resource Name or #: (Assigned by recorder) Laura Fenner 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 ; ¼ of ¼ of Sec ; B.M.

c. Address NE corner of Fraser & Camino Real City Carmel Zip 93921

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

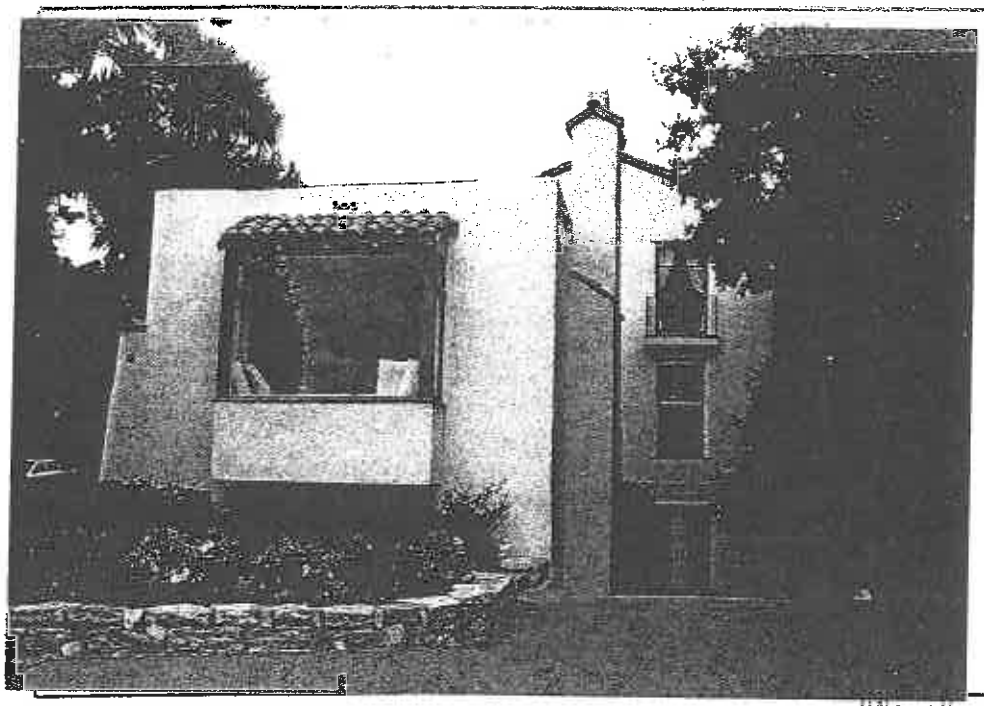
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Monterey County Assessor' Parcel #10-282-14 (Blk. BB Lot's W 1/2 18, 20)

*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 Nor at South Facing Facade 2/10/2000, #6478

*P6. Date Constructed/Age and Sources: ■Historic ☐Prehistoric ☐Both
1923, Carmel Building Records

*P7. Owner and Address:
Karl & Tricia Gregorius
2350 Pheasant Run Circle
Stockton, CA 95207

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

*P9. Date Recorded: 2/25/200

*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 Recor
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Recor
☐Artifact Record ☐Photograph Record ☐ Other (List)

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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code

*Resource Name or # (Assigned by recorder) Laura Fenner House

B1. Historic Name:
B2. Common Name:
B3. Original Use: Residential B4. Present Use: Residential
*B5. Architectural Style: Spanish Eclectic
*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1923 (CBP #676); interior remodel, kitchen and bath, 1963 (CBP #3900); Modification to west side enclosed garden, 1990 (CBP #90-165).

*B7. Moved? ■No ☐Yes ☐Unknown Date: Original Location:
*B8. Related Features:

B9a. Architect: Designer/ b. Builder: L. A. Lang & Sons
*B10. Significance: Theme Residential Development Area Carmel
Period of Significance 1916-1940 Property Type Single Family Residence 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.

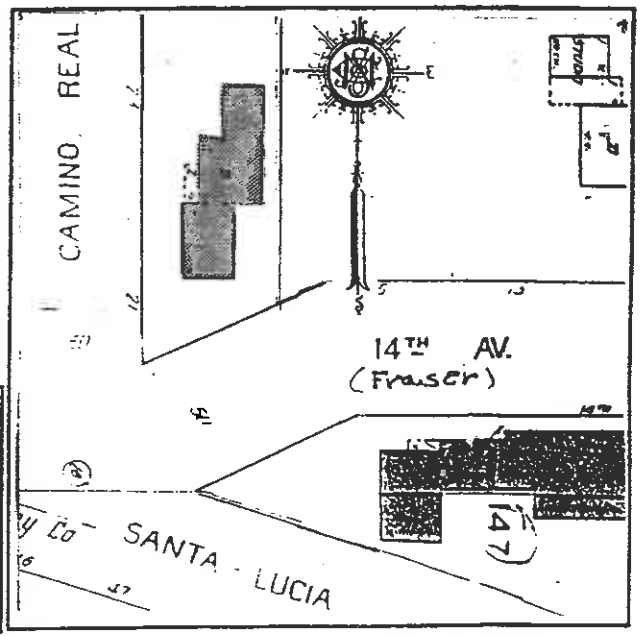
B13. Remarks:

Zoned R-1

*B14. Evaluator: Kent Seavey

*Date of Evaluation: 2/25/2000

(This space reserved for official comments.)



*Required Information

P3a. Description:

The Laura Fenner House is a two and three story wood framed residence in the Spanish Eclectic style, irregular in plan resting on a concrete foundation. The exterior wall cladding is a smooth cement stucco. The residence steps back to the east on its south facing corner lot in a series of three offset wings, with a walled garden to the west.

The southernmost wing has a single large room, a full two stories in height, with a flat parapeted roof, covered in tar and gravel. Canales, in the form of small tile pipes arranged in threes appear at the base of the parapet on the east and south elevations. A tall exterior eave wall chimney with a tiled roof and shoulders is found on the east side of this feature, as is a small open railed wood balcony, accessed by a pair of glazed multi-paned wood French windows, just north of the chimney.

The south (front) elevation of this feature has a projecting square bay window, capped by a small Mission tile covered shed roof. The west side elevation is characterized by a false buttress at the SW corner capped by a small tiled roof. A single pair of glazed arched multi-paned wood French windows, opening on a small bowed wood balcony, is found set well back (north) along this elevation, adjacent to the arcaded wing wall entry to the enclosed garden space. The garden is reached through a pair of arched planked wood doors, above raised tile steps, added in a 1990 landscape renovation of the enclosed garden. The wood frame for a canvas awning projects from the wall above the French window on this elevation. A period ornamental metal lamp, high in the wall at the NW corner of this wing, lights the path to the garden gate, as well as the garden itself.

The low pitched Mission tile covered gable roof of the three story main building block extends to cover a cantilevered Monterey style balcony, overlooking the enclosed garden to the west. The porch roof is carried on two square posts at each end of a wide lintel, with a simple wood rail like those found on the other balconies of the house. The balcony is accessed by a pair of glazed multi-paned wood French windows. There is a planked wood shuttered door below this feature. A tall, arched glazed multi-paned window appears in the wall just north of the balcony.

The end gable of this main block faces south, over the flat roofed wing. A tier of three openings appear on the eastern side of the elevation. From top to bottom they appear as; a set of glazed multi-paned wood French windows, opening onto the only metal railed balcony on the house; a single fixed window, and at the ground floor, well below grade in what was prior to 1974 the entry to a single car garage, a pair of glazed front doors.

The rear wing of the house steps down from the main building block, but with the same low pitched tiled gable roof. The west elevation of this wing exhibits a second exterior eave wall chimney at the inside corner of the main building block. This feature is capped with a tiled chimney top in the form of a tiny house, with arches and windows. An open, cantilevered balcony with simple wood rail, runs north from the chimney stack and wraps partially around the rear (north) elevation. It should be noted that this feature does not appear on the 1930 or the updated 1962 Sanborn maps, and may suggest a later addition. There are two sets of fixed, glazed multi-paned wood windows behind the balcony. One close to the chimney stack, overlooking the enclosed garden, and the second at the NW corner of the rear (north) elevation. The exposed wood joists carrying the balcony are shaped at the ends, as are those of the covered balcony to the south. A single, glazed multi-paned wood door leads to the garden from under the open balcony, near the chimney. It has a more modern louvered glass side light adjacent to the north. A fixed single light wood window is found just north of this opening. Modern aluminum sliding glass doors appear on the first floor near the NW corner of the rear (north) elevation. The east side of the building is inaccessible, but appears to have several windows on each floor along the elevation.

P3a. Description (continued):

General landscaping and a renovation of the enclosed garden took place in the summer of 1990, executed by Stephen Wilmoth, and in keeping with the Spanish Eclectic style of the building. Mexican tiles and a tiered stone fountain were employed, with new Carmel stone walkways around perimeter of the property, especially on the south (front) and west sides.

The property sits at the NE corner of Camino Real and Fraser behind a low retaining wall of Carmel stone with ground cover, and a screen of varied mature trees. The foliage tends to mask the house from the street, and deny it some spectacular views of Pt. Lobos.

B10. Significance:

The Laura Fenner House is significant in the area of architecture under criterion 1 and 4 of Carmel's Historic Preservation Ordinance, Sec. 17.41.040. Its character reflects the cultural heritage of Carmel's eclecticism in residential design in the 1920s. It also embodies the distinguishing characteristics of the Spanish Eclectic architectural style, with little apparent exterior alteration from its 1923 date of construction by the contracting firm of L. A. Lang & Sons.

In Carmel in the 1920s the Spanish Eclectic architectural form competed with variants of the Tudor revival for dominance in residential as well as commercial design. The form gained popularity as an expression of regional identity after its introduction by architect Bertram Grosvenor Goodhue at the Panama California Exposition, held in San Diego in 1915. The Spanish Eclectic mode was the look of choice, and of requirement, in the early development of S.F. B. Morse's Pebble Beach resort community. The initial development of Pebble Beach influenced the use of the style on the Monterey Peninsula, and especially in its immediate neighbor, Carmel.

The Fenner House was sited on its parcel to take full advantage of the view towards Pt. Lobos. The flat, parapet roof of the living room made it possible to enjoy the view shed from the upper bedroom floor of the main building block, while the high walled enclosed garden secured privacy for the owners. Contractor Lang's judicious placement of openings in the broad planar surfaces of the building suggests his ready familiarity with the style. Maturing trees and off site planting have eroded the original view shed, as well as cloaking the residence in foliage, making it difficult to see from the street.

While the property has had several interesting occupants, Dr. Hugh W. Fenner, an early experimenter with vitamins; Mary Steinbeck Deckker, younger sister of John Steinbeck, and Joseph Danysh, an important administrator for the New Deal's Federal Art Project in the West, it may not meet Carmel's determination of significance criteria #3, for important individuals.

According to National Register Bulletin #15, which deals with the application of criteria for significance, for a person to be recognized for their association with a particular property, they must have occupied the property during the productive period of their life. This means the time period when he or she achieved significance within their profession or group.

In the instance of Dr. Fenner, his accomplishments appear to have preceded his Carmel residency. In point of fact Dr. Fenner's name does not come up on any reference to the residence. His wife, Laura Fenner is listed as owner in Carmel Building Records, and she is also listed as owner in the building contract information uncovered. Polk business directories for Carmel show the Fenner residency through 1930, when Laura Fenner is listed as widow.

B10. Significance (continued):

Mary Steinbeck Deckker's association with the property began about 1941 when she and her husband William N. Deckker appear as owners in the Polk directories. William Deckker, an Army Air Corps pilot, was killed in WWII by friendly fire during the invasion of Sicily. Mary and her children continued to occupy the family house until about 1962. While the younger sister of a Nobel and Pullitzer Prize winning author, Mary was herself a housewife.

Joseph Danysh and his wife Elizabeth occupied the house from about 1964 to the early 1980s. Joe Danysh was a native of San Antonio, Texas. He came to California in 1933 where he operated the Adams-Danysh Gallery in San Francisco with photographer Ansel Adams. From 1935 to 1939 he was Western Regional Director of the WPA/FAP. In 1940 he directed the "American Art Today" exhibit at the New York World's Fair. From 1941 to 1956 he worked in private industry as a labor relations executive. In 1956 he became president and chief administrator of the Oakland College of Arts and Crafts, where he remained until 1960. During the 1960s and 70s Danysh and his wife operated an interior design store, Casa Manana, in Monterey.

While each figure is certainly interesting, the major achievements of Dr. Fenner and Joseph Danysh occurred out of context with their occupancy of the Fenner House. Mary Steinbeck Deckker's family association with writer John Steinbeck does not constitute a significant contribution to the community, county, state or country, as required under Carmel criteria #3. Of all the names mentioned above, only Dr. Fenner's appears in the Carmel-By-The-Sea Historic Context Statement, in Sec. 6-3 under Academia and Science as having a permanent vacation home in Carmel.

B12. References:

Carmel Building Records, on file with the Carmel Planning & Community Development Dept., Carmel, CA.

Grimes T., Heumann, L. & Laffey G., Historic Context Statement Carmel By-The-Sea, City of Carmel: Carmel, CA, 1997.

McAlester, V. & L., *A Field Guide to American Houses,* Alfred A. Knopf: New York, 1984.

Monterey Peninsula Daily Herald, 10/15/23.

National Parks Service, National Register Bulletin #15, *How to Apply the National Register Criteria for Evaluation,* U.S. Dept. of the Interior: Washington, D.C., 1991.

O'Connor, F. V., *WPA Art for the Millions,* New York Graphic Soc.: Boston, 1973.

Personal Interview with Richard Lee Hayman, noted Steinbeck scholar, on Mary Steinbeck, 2/20/2000.

Personal Interview with Thomas Steinbeck, John Steinbeck's son, on his aunt, Mary Steinbeck, 2/22/2000.

Polk Business Directories for Carmel, 1926–27, 1930, 1937, 1939, 1941, 1947, 1949, 1951, 1953, 1955, 1957, 1960, 1962, 1963, 1964.

Sanborn Fire Insurance Maps for Carmel, 1924, 1930, 1930–62.

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) *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.

4b. 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

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 #**

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:

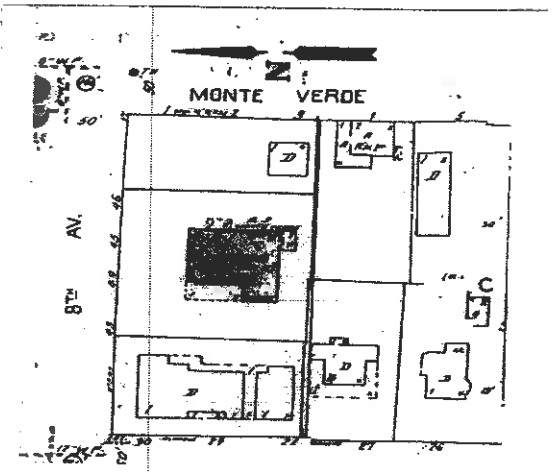
Carmel bldg. records, Carmel Planning dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Campbell, Alice, Niece of Josephine Foster, Santa Rosa
Hale, Sharron, *A Tribute to Yesterday* Valley Publishers: Santa Cruz, 1980
Monterey Daily Herald 2/6/23

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.)



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

CONTINUATION SHEET

Primary #
HRI #
Trinomial

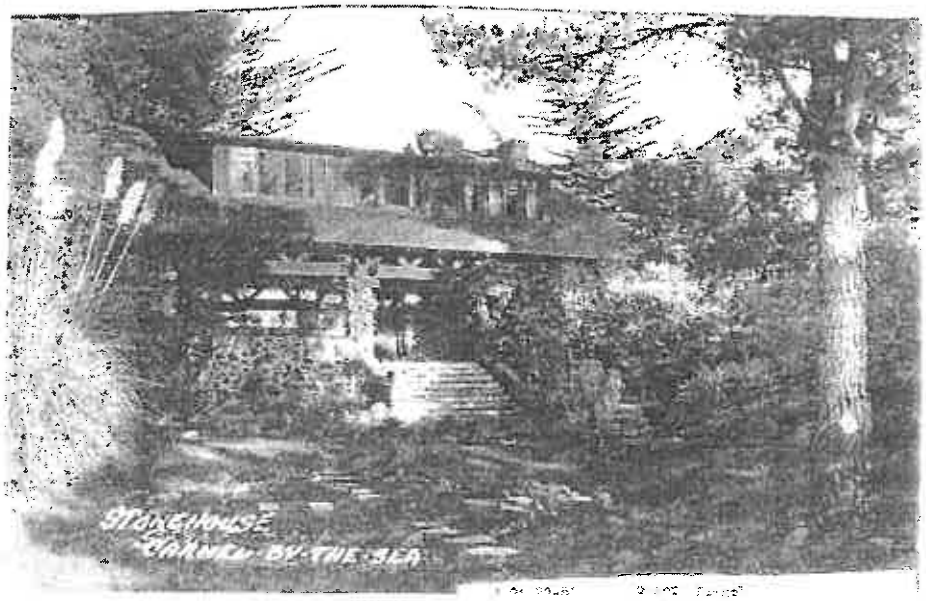
ge of **Resource Name or #:** (Assigned by recorder) Stonehouse

Recorded by: Kent L. Seavey **Date** 10/2/2002 ☐ Continuation ☐ Update

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

Other Listings
Review Code _____ Reviewer _____ Date _____

Page of Resource Name or #: (Assigned by recorder) *Golden Bough Theater*

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 NW of 9th. W/side Monte Verde (Blk C, Lots S 7-8 through 14)

Parcel No. *010-194-016*

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

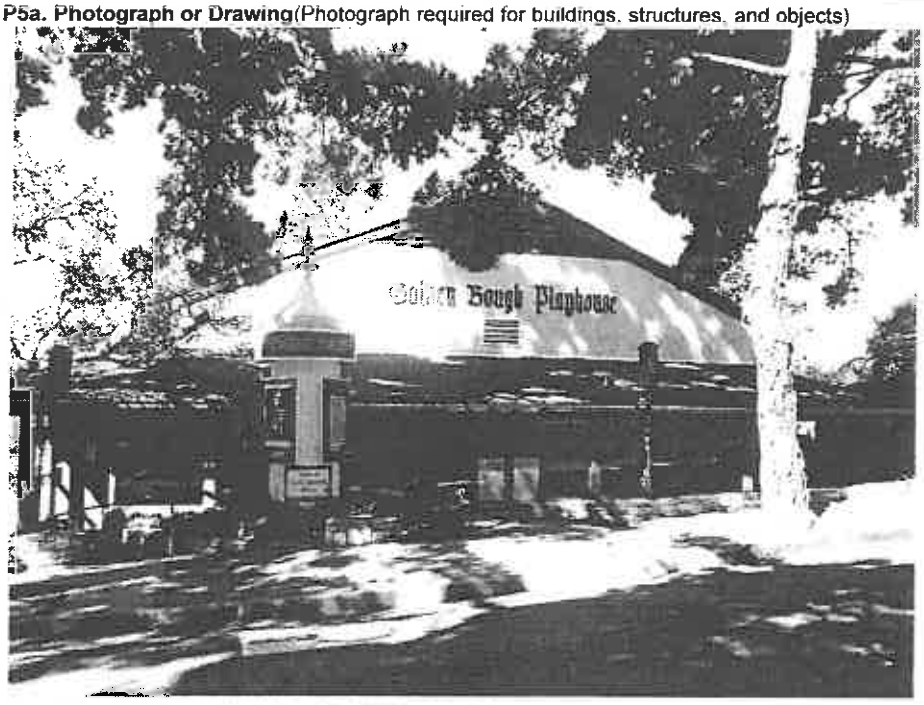
A large, two-story, wood-framed stage & film theater, basically rectangular in plan, resting on a concrete foundation. The exterior wall cladding is a textured cement stucco There is a horizontal wood venting detail in the gable apex of the east facing facade. The front gabled building w/its wide, low-pitched roof runs through the block from Monte Verde to Casanova on a westward sloping lot, so that the largest portion of the building mass is seen from Casanova, while the Monte Verde facade appears as about a story, or story-and-a-half. The main stage (live performance & film), is on the upper floor, while a smaller theater, The Circle, is on the ground floor toward the rear (west) of the building. There is a glazed, shed-roofed lobby projecting off the east facing facade, and wrapping around the SE cr. of the building, covering an exit ramp from the theater.

There is a one-story, full-width shed roofed open porch over the entrance to the Circle Theater on Casanova St. supported by large, wood posts. All roof surfaces are covered w/composition shingle. There is a large, wooden sliding barn door on the second floor level on the S/side of the building envelope near the SW cr. of the building. A circular wooden advertising kiosk is located between Monte Verde St. and the theater near the SE cr. of the building. Fenestration is irregular w/a variety of large & small modern windows. The building is framed on both street elevations by mature pine trees.

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: 10-11, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☐ Historic ☐ Both

1951 carmel bldg. records

P7. Owner and Address
Pacific Reperatory Theatre, Inc.
P.O. Box 222035
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: *10/3/2002*

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # **Primary #**

ge of **NRHP Status Code** 5S1

Resource Name or #: (Assigned by recorder) *Golden Bough Theater*

B1. Historic Name: *Golden Bough Theater*

B2. Common Name:

B3. Original Use: *theater* B4. Present Use: *theater*

B5. Architectural Style: *None*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1951 (Cbp#2186); add storage rm. (Cbp#2251); glaze breezeway 1956 (Cbp# 2868); install exit 1956 (Cbp# 2930); build snack bar 1966 (Cbp# 4483); add kiosk sign board 1967 (Cbp# 4581); remodel lobby 1994 (Cbp# 94-205); remodel lower theater 1995 (Cbp# 95-35); repair/replace exit stairs/decks/ramps 1996 (Cbp# 96-219)

B7. Moved? No Yes Unknown Date: Original Location:

B8. Related Features:

B9a. Architect: *James Pruitt (1951)* b. Builder: *Comstock Associates (1951)*

B10. Significance: Theme: *Development of Art & Culture* Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940* **Property Type:** *theater* **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 Golden Bough Theater is significant under California Register criterion 1, in the area of history as it is located on the original site of one of the oldest performing arts venues in Carmel. In 1922 the Arts and Crafts Theater was constructed on this location. It was an outgrowth of the Arts & Crafts Club of Carmel, established seventeen years earlier in 1905, whose clubhouse, built in July 1907, was the first building on the parcel. In 1910 the Arts & Crafts Club initiated a summer school of art in Carmel which drew such names as William Merritt Chase and George Bellows as instructors. As noted, the Arts and Crafts Theater operated on site from 1924 to 1927, when it was sold to the Abalone League. In 1930 the League in turn sold the property to theatrical entrepreneur Edward G. Kuster, owner of the Theater of the Golden Bough. The building acted as an auxiliary to the Golden Bough, becoming known as the "Green Room". After a fire destroyed the original Golden Bough theater at Ocean & Monte Verde in 1935, Kuster used the insurance money to reconstruct the Arts and Crafts Theater into a "state of the art" film theater, alternating art and foreign films w/plays. It was renamed the Golden Bough Playhouse. In May of 1949 Kuster produced the play "By Candlelight", the same production that had been running when the original Golden Bough was burned in 1935. The play produced the same result, a devastating fire closed the house. Marcia Kuster Rider sold several lots on Carmel Point to finance the rebuilding of the playhouse, selling shares in the theater to locals and businesses at twenty-five dollars a share to finish the work. The new Golden Bough Cinema was constructed in its current location in a design by James Pruitt, principal architect of the Comstock Associates in 1951. A small theater, called the Circle, was included in the design, on the Casanova St. elevation. The theater opened in October 1952. Kuster managed the theater until 1956, when his son-in-law, Fred Rider took over operation. Several operators kept the theater open intermittently , primarily as a film house, until the Pacific Reperatory Theatre purchased the property in 1993, and continues to run it as the Golden Bough Playhouse.

B11. Additional Resource Attributes: (List attributes and codes) *HP10 - Theater*

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 1930-62

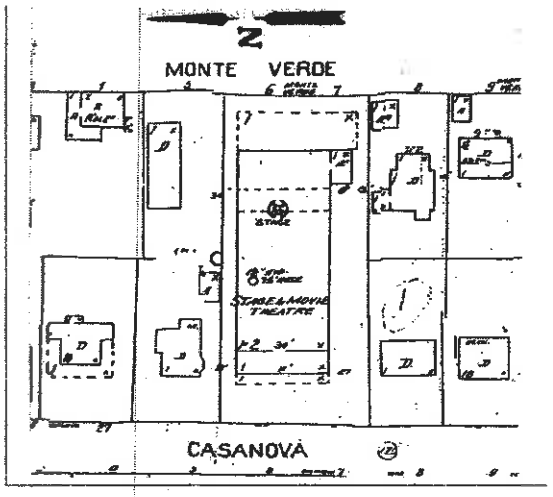
B13. Remarks: *Zoning A-1*
CHCS (AC/ED)

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *10/3/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



B10. From its beginnings as the Arts & Crafts Theater until the present, the site of the Golden Bough Playhouse has been in almost continuous use as a venue for the performing arts and film in Carmel. It has provided a vehicle for the training of generations of young performers, especially during the tenure of Edward Kuster, and made legitimate theater available to Carmelites and their visitors for over eighty years. It clearly reflects the findings of, and is consistent with, the 1997 Carmel Historic Context Statement under the theme of development of art and culture.

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) *Alfred Matthews 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. San Antonio & 8th (Blk C-1, Lot E 1/2 11)

Parcel No. *010-311-013*

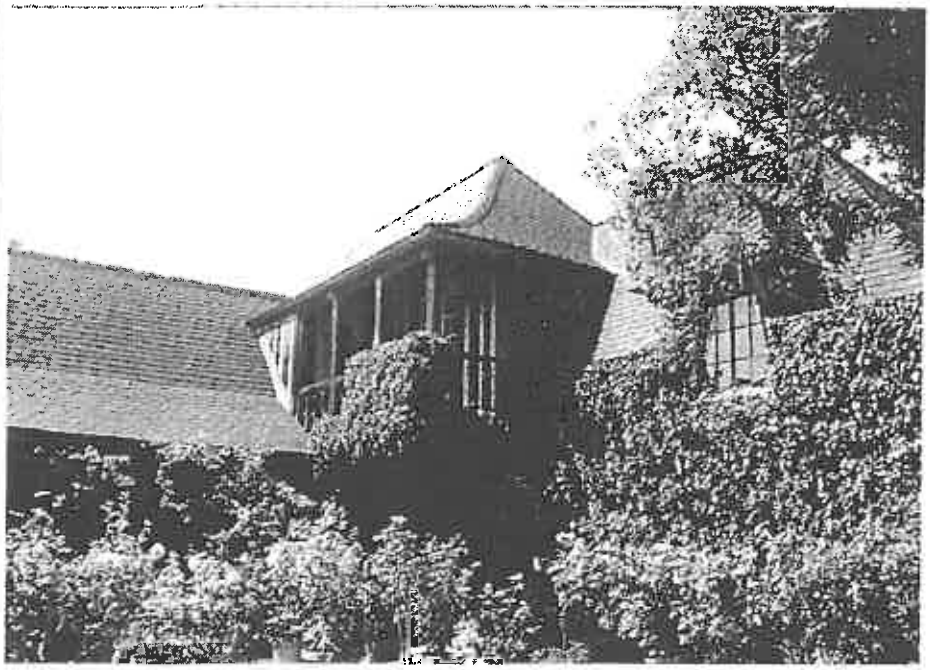
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A two-story, wood-framed Tudor style residence "U" shaped in plan, resting on a concrete foundation. The exterior wall cladding is textured stucco w/wood half-timbering. The steeply pitched intersecting hipped roof is unusual for the Tudor form, which usually exhibits a dominant front gable. It is covered in composition shingle, and flares out over the eaves. The flare along the inside (east) of the base of the "U" creates a covered porch, supported by large wood posts, w/flattened arch sprandrals. The two-story north wing is characterized by an open balcony, capped by the flared roof, carried on hand-hewn square wood posts w. turned wood balusters. The roof system steps down from north to south, w/a master bedroom in the two-story portion, a great room in the story-and-a-half wing, and a guest bedroom in the one story wing, at the south. There are three granite chimneys. All are exterior eave wall type. One appears about half-way along the terraced west side-elevation, opening into the great room, and the other two are joined, to form inside and outside hearths along the north elevation of the south wing. Fenestration is irregular, w/a combination of single, paired and banked multi-paned fixed and casement type steel windows, and several single and paired diamond-paned leaded-glass windows, as well as some multi-paned wooden French doors. There are two hip-roofed wall dormers, found in the south side and east side of the north wing. The open end of the "U" plan faces an enclosed patio, covered in Carmel stone.

›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: 18-19, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1935 Carmel bldg. records

P7. Owner and Address
Elizabeth B. Magee
P.O. Box 1501
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: *7/3/2002*

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

. Report Citation: (Cite survey report and other sources, or enter "none")
ırmel 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 #**

.e of **NRHP Status Code** 5S1

Resource Name or #: (Assigned by recorder) *Alfred Matthews Hse.*

B1. Historic Name: *Alfred Matthews Hse.*
B2. Common Name: *"Chimneys"*
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Tudor*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1935 (Cbp# 14)

B7. Moved? | No | Yes | Unknown Date : Original Location:
B8. Related Features:

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 Alfred Matthews Hse. is significant under California Register criterion 3, in the area of architecture, as a late, unaltered example of a Tudor revival residence by Carmel master-builder Hugh Comstock. Comstock was commissioned to design the house by Alfred and Mabel Matthews of Stockton, who occupied it until the mid-1940. His unusual hipped roof treatment for a Tudor Revival hse. was similar to an earlier 1934 design that Comstock had created for Maj. Ralph A. Coote's residence on Santa Fe near 8th Ave. The Coote design was derived from an existing ancestral home in England. Other similarities between the two homes are the balcony treatment, the type of wall dormers, and the use of half-timbering. The Matthews residence clearly evidences Comstock's mastery of the Tudor form in what may have been his last commission in the English Medieval mode.

Hugh White Comstock (1893-1950) is listed as a master builder in the Carmel Historic Context Statement. With no architectural training and only basic carpentry skills, Comstock designed, and built Carmel's first "fairy-tale" cottage in 1924, as a showroom for his doll-maker wife. It was a whimsical caricature of the popular Tudor style with no straight bulding lines, including the Carmel-stone chimneys. As he developed his business in the 1930s, Comstock expanded into other popular forms, including the Spanish Eclectic mode and California Ranch style residences. He developed new building materials and methods of construction, including his own Post Adobe style.

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

B12. References:

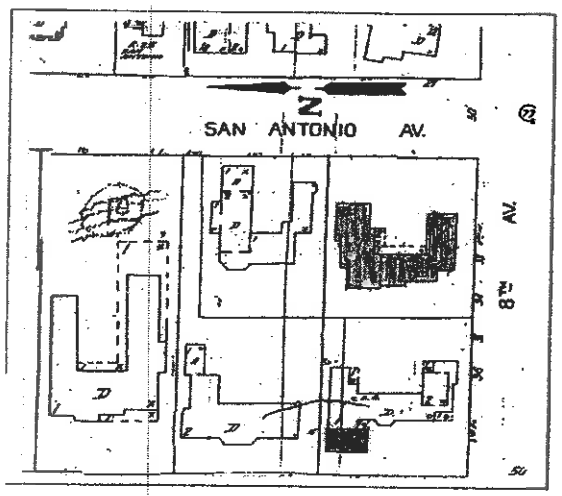
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Bostick, Daisy, *Carmel Today and Yesterday* Seven Arts:Carmel, 1945.
Polk business directories for Carmel, 1939, 1941, 1947
Sanborn fire insurance map of Carmel, 1930-62

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

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *7/3/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



P3. A high fence, covered in shubbery and vines, screens the property along San Antonio and 8th Ave. The attached two-car garage is accessed off San Antonio, at the NE corner of the parcel, its segmentally arched double doors are wood paneled w/diagonally patterned insets. Alfred Matthews and his wife Mabel came to Carmel from Stockton, California. They occupied their home until sometime prior to 1947, when they are listed as living at a different address.

B10. His last known romantic revival work came in the mid 1930s with the Coote and Matthews commissions. The Matthews 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 *5S1*

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

Page of **Resource Name or #:** (Assigned by recorder) *"Lanakai"*

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. Scenic & 8th (Blk C-1, Lot w/pt 11)

Parcel No. *010-311-014*

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

A one-and-two-story wood-framed Spanish Eclectic style residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a combination of textured cement stucco, and Carmel stone. The intersecting low-pitched gable roof system is covered w/Mission tiles, and has slightly overhanging eaves w/exposed rafter tails as decorative details. The roof toward the SW cr. of the residence, on the west side, extends beyond the building envelope to form the covering for an open verandah. It is supported by a post and lintel framework of large, square wood posts. There are two short wings at either end of the east (rear) elevation. The one on the south is two story, with the south side elevation of the second story room projecting slightly beyond the building envelope w/a series of scalloped corbels at its base. Wood brackets are found at the base of each scalloped arch as a decorative feature. The Carmel stone component is found at the NW corner of the building along Scenic Drive. It is a rectangular two-car garage w/ a one story room above. The segmentally arched double garage doors are vertically planked wood. The parking apron is also Carmel stone, as is an open staircase that rises from the street at the north side of the apron to the room above the garage. This feature projects forward of the main building block. An angled bay w/focal window is just south of the garage on the west elevation of the main building block.

o. 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: 16-17, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☐ Historic ☐ Both
1933 Carmel bldg. records

P7. Owner and Address
Arthur Albrecht
1000 Lombard St.
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: *7/31/2002*

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

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 #**

e of **NRHP Status Code** 5S1

Resource Name or #: (Assigned by recorder) *"Lanakai"*

B1. Historic Name: *George E. Butler Hse.*
B2. Common Name: *"Lanakai"*
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Spanish Eclectic*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1933 (Cbp# 2549); small add 1935 (Cbp# 2669); balcony added 1938 (Cbp# 354); remodel 1954 (Cbp# 2583); porch added 1956 (Cbp #2965); minor window changes in kitchen 1959 (Cbp# 3420); repair work, 1964-65 (Cbp# 4219/4223); repair retaining wall 1974 (Cbp# 74-222)
B7. Moved? No Yes Unknown Date Original Location:
B8. Related Features:

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

"Lanakai" is significant under California Register criterion 3, in the area of architecture as an excellent example of the Spanish Eclectic style, designed by one of Carmel's master contractors, Ernest Bixler. The rambling stucco-clad residence with its red tile multi-level roof system is reminicient of the Spanish hill towns from which it drew its inspiration. Decorative detailing, including heavy wooden brackets, scalloped corbeling, and tile pipe vents are typical of the Spanish Eclectic mode. Over time, the few exterior changes to the house are in keeping with its architectural character. A 1956 addition of a shed roofed verandah, at the SW cr. , as well as the Carmel stone treatment of the garage and entry along Scenic Drive are expressive uses of local native materials and have not significantly altered the house's historic integrity. It remains as an important visual anchor in its neighborhood and a reminder of the lasting popularity of the Spanish Eclectic style in Carmel's residential architecture.
Ernest Bixler (1898-1978) is listed as a master builder in the Carmel Historic Context Statement. He came to California from his native Arkansas just prior to WWI. After serving in the conflict, he rejoined his father in the contracting trade in Oakland. Arriving on the Monterey peninsula in 1930, Bixler began constructing houses in Carmel and Pebble Beach until 1940, when he became Carmel's Postmaster. He served in this capacity until 1951, except for a second period of active duty during WWII. He returned to contracting until retirement in 1966. The George E. Butler House is one of several large Spanish Revival style homes that Bixler built during the early 1930s.

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

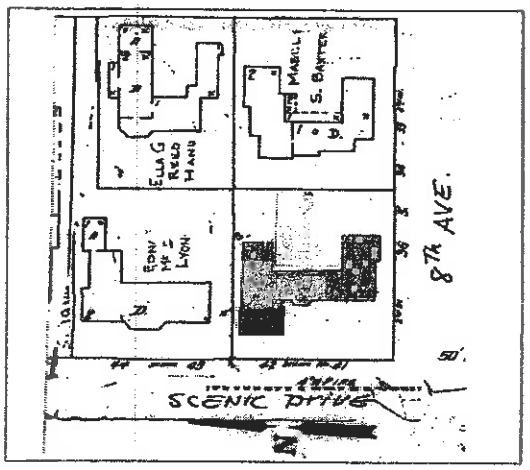
B12. References:
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Carmel Pine Cone, 4/13/78, Ernest Bixler
Carmel Pine Cone, 2/3/82, Paco Ferro Obit.
Sanborn fire insurance map of Carmel 1930-62

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

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *7/31/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



P3. Fenestration along the rambling structure consists of single 1/1 double-hung wood sash, single, paired & banded multi-paned steel casement windows, and single & banded large fixed single wood-framed lights. The building sits high on a corner lot surrounded by a handsome buttressed Carmel stone retaining wall, behind a mature cypress tree w/well maintained hedges and shubbery, with an informal landscape setting in the rear.

B10. While not being recognized for its association within the context of Arts and Culture, two of "Lanakai's" former owners contributed to recent creative activities in Carmel. From 1952 to 1958, the noted photographer Horace Lyon occupied the house and served a term as Carmel mayor. Following him, artist and member of theCarmel Art Association Francisco "Paco" Ferro occupied the house until his death in 1982. The George E. Butler House 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 5S1
Other Listings
Review Code Reviewer Date

Page 1 of 3 Resource Name or #: (Assigned by recorder) *Henry L. Tusler 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 NW of 8th on Via Del Mar (Blk C2, Lot NW pt 10)

Parcel No. *010-312-018*

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

A one-and-one-half-story timber-framed residence, ell shaped in plan, resting on a concrete foundation. The exterior wall cladding is a combination of Carmel stone in a coursed rubblework pattern on the original recyangular cottage, and vertical board-and-batten on the 1985 wing addition. The steep-pitched cross-gabled roof system is covered in wood shake, with an interior end-gable chimney, centered in the ridge line of the south side elevation. The principal entry in on the east facing facade, on the south side of the ell formed by the recent addition. Fenestration is irregular with a combination of single and banked fixed multi-paned wooden windows. A one story angled bay is found at the north end of the west (rear) elevation, w/a hipped roof whose eave line parallels the line of the main roof. There is a small, eyebrow window above this feature, opening into the interior half-story sleeping area along the west wall. An historically correct oriel window projects from the upper floor of the north side elevation, w/ diamond paned leaded glass windows. There is a planked wooden door below this feature, w/a single, small fixed window to its east. Similar windows flank the chimney on the south side elevation. The cottage is sited in the sand dunes at the north end of Vista Del Mar, surrounded by mature cypress, w/low plant life around the perimeter of the residence.

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 SE at west facing rear elev., 2/2/01, #8678-14

P6. Date Constructed/Age and Sources
☐ Prehistoric ☒ Historic ☐ Both
1934 Carmel bldg. records

P7. Owner and Address
James E. Coleman Trust
P.O. Box 1130
Modesto, CA 95353

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

Report Citation: (Cite survey report and other sources, or enter "none")
ificant Building Survey of Carmel 1979

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 #

NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *Henry L. Tusler Cottage*

B1. Historic Name:
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *English Cotswald Cottage*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1934; room addition at NE corner 1985 (Cbp #85-186)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:
B8. Related Features:

B9a. Architect: *C.J. Ryland & W.O. Raiguel* 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 Henry Tusler Hse. is significant under california Register criteria 3, in the area of architecture, as an excellent example of a picturesque English Cotwald cottage, translated into a Carmel beach hse. through the use of local indigenous materials by one of the best revival architects in Carmel in the 1930s, Columbous Jose Ryland (1892-1980).

Born in San Jose, Ryland recieved his early art/design training at the California School of Arts And Crafts. He later studied in Europe, at the University of Toulouse in France. From 1919 to 1931 he was a principal in the partnership of Swartz & Ryland, in Fresno. In 1925-26 Ryland became the official architect for the Roman Catholic Diocese of Pacific Grove, and did some restoration work at the Carmel Mission. In 1930, with Swartz, he designed the Art Moderne Salinas National bank, The same year he designed the Spanish Eclectic T. A. Work commercial block in Pacific Grove. in 1931 Ryland designed the Tudor influenced Sunset School in Carmel. The Tusler Hse. may have been Ryland's first Carmel residential commission. He had an associate for the project, architect William Otis Raiguel, who studied at the Univ. of Pensylvania under Paul Cret. At the time of the Tusler commission Raiguel was the principal plan checker for S.F. B. Morse, at Pebble Beach. Both men had distinguished design careers.

Ryland wrote about his beach cottage in the *Monterey peninsula Herald* in 1935, describing it as "an example of architecture in its simplest form, being of Carmel stone walls, with the stone exposed on its interior, and of hand hewn redwood timbers and shakes cut from our local forests of the Carmel Valley. It is truely an indigenous structure". The only change to the original building was a 1985 bedroom addition off the NE corner of the cottage, by Monterey architect Gene Takigawa. The one-story board-and-batten wing respects the scale, form and massing of the original, while differentiating the new work from the old through the use of a wooden exterior wall cladding.

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

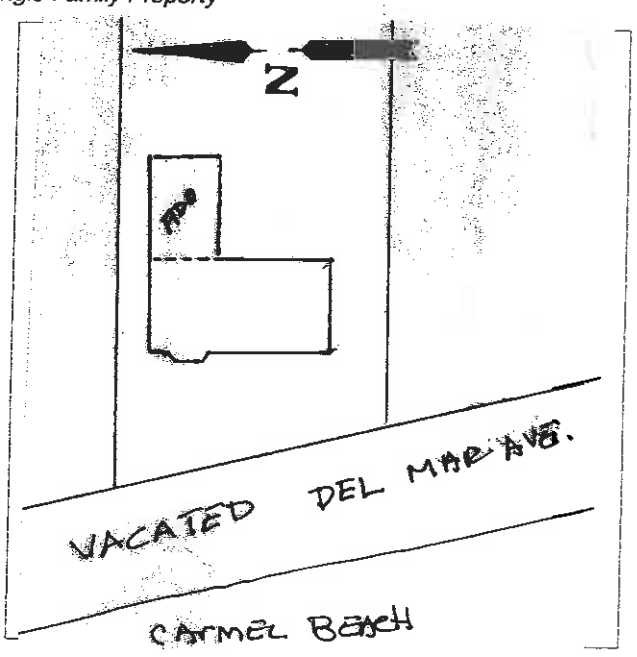
B12. References:

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Monterey Peninsula Herald, 3/20/35, p. 7

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

B14. Evaluator: *Kent Seavey*
Date of Evaluation: *4/28/2002*

(This space reserved for official comments.)



B10. The addition is consistant with the Secretary of the Interior's Standards for the Treatment of Historic Buildings. The newer work is not visible from the beach, which affords the only public view of the cottage. The design of the Tusler Cottage reflects the continuing interest in Carmel with the building forms popularized through the English Arts & Crafts movement, and its American Craftsman counterpart. The cottage clearly reflects the findings of, and is consistant with the 1997 Carmel Historic Context Statement under the theme of architectural development.

B10. The addition is consistant with the Secretary of the Interior's Standards for the Treatment of Historic Buildings. The newer work is not visible from the beach, which affords the only public view of the cottage. The design of the Tusler Cottage reflects the continuing interest in Carmel with the building forms popularized through the English Arts & Crafts movement, and its American Craftsman counterpart. The cottage 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 ____

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

NRHP Status Code 5S1

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)*

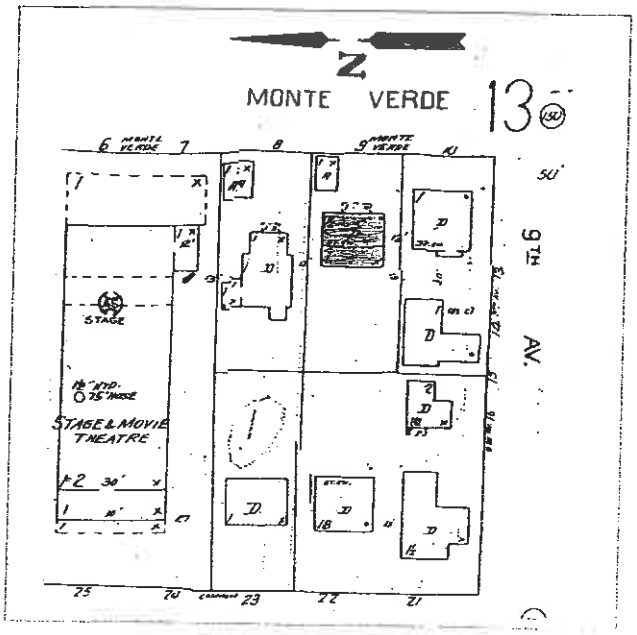
B9a. Architect: b. Builder: *Delos Goldsmith*
B10. Significance: Theme: *Development of Architecture, Arts & Culture* Area: *Carmel by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR 2,3*
(Discuss importance in terms of historical 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 # _____
Trinomial _____
NRHP Status Code 5S1
Other Listings
Review Code _____ Reviewer _____ Date _____

Page of Resource Name or #: (Assigned by recorder) *Clara Kellogg 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 South of 9th, E/side Casanova (Blk D, Lots 4, 6)

Parcel No. *010-186-021*

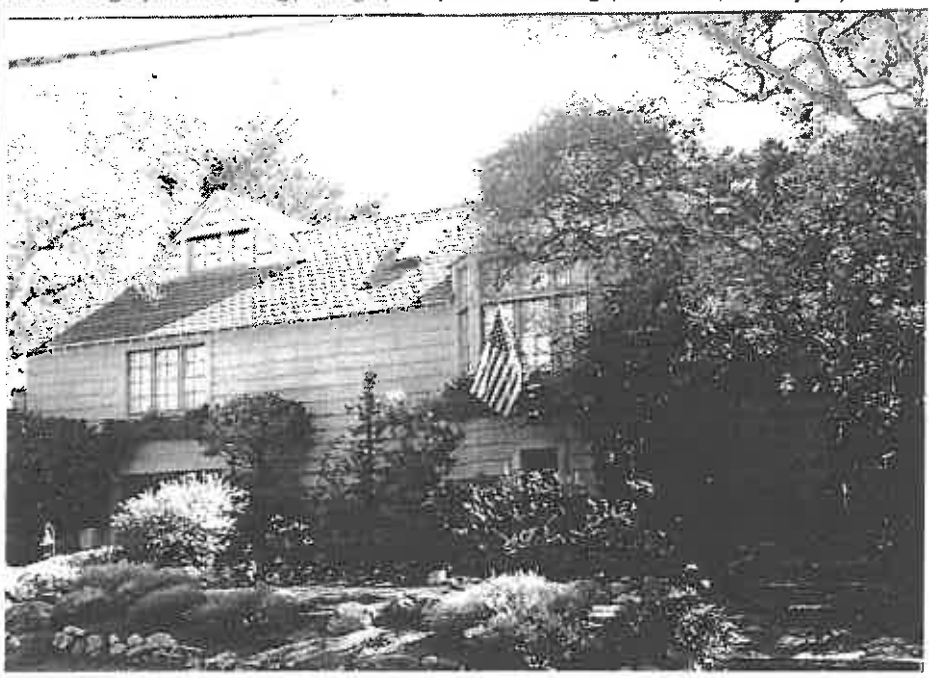
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A two-story, wood-framed residence, in a style based on English Medieval precedents, irregular in plan, resting on a concrete foundation, w/below grade garage and full basement. The exterior wall cladding is a horizontal wood shiplap siding. The medium-pitched intersecting gable roof has a slight overhang w/exposed rafter-tails, and is covered in a fishscale composition shingle. There is a single flat skylight in the front (west) roof-plane. The gable apex of the north wing overhangs the side-gabled main roof as a kind of glazed dormer. It caps a visual composition centered on the below-grade garage entry and the band of multi-paned casement type windows above it, balancing a two-story bay to the south. There is a two story semi-hexagonal glazed bay w/flat roof projecting from the south side of the west facing facade. The south wing is slightly offset from the main building block, providing space for the main entry at the SW cr. of the house, in the form of a shed-roofed porch. This feature is raised, and reached by a straight-run of wooden steps. There are two chimneys present. A large, stone exterior eave-wall type is located on the rear (east) of the main building block, at the inside cr. of the south wing, opposite the two-story front bay. The second, a wood-cased interior type, is found just north of the dormer, in the roof-plane on the east side. There is a slightly projecting one-story bay on the north side-elevation that was part of a 1993 bedroom addition.

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: 21-22, .

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

P7. Owner and Address
Gloria M. Wathen Trust
2555 West Bluff, #169
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: *8/8/2002*

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 ☐ 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) *Clara Kellogg Hse.*

B1. Historic Name: *Ella M. Kellogg & Clara N. Kellogg Hse.*

B2. Common Name:

B3. Original Use: *residence* B4. Present Use: *residence*

B5. Architectural Style: *English Medieval*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1928 (Cbp# 2004); bedroom addition to north side 1963 (Cbp# 3974); add to bedroom & enclose porch, SE cr. 1976 (Cbp# 76-76); add to dining and garden rooms 1983 (Cbp 83-76) reroof residence 2000 (Cbp# 00-236)

B7. Moved? [ ] No [ ] Yes [ ] Unknown Date: Original Location:

B8. Related Features:

B9a. Architect: *George E. McCrea* b. Builder: *Whitcomb & Bain*

B10. Significance: Theme: *Arch. Devel./ Govt., Civic & Social Inst.* 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 Clara Kellogg Hse. is significant under California Register criterion 2 in the area of Government, Civic and Social Institutions, due to the contributions to the community by longtime political and civic activist Clara N. Kellogg. A retired school teacher from St. Paul, Minnesota, Clara Kellogg came to Carmel w/her sister Ella M. Kellogg in 1920. A progressive educator, she soon became interested in local and national government, education, and the preservation of Carmel's natural beauty, especially its trees. She served two terms on the Carmel City Council, in 1930 and again in 1936, and was commissioner of streets. Kellogg was instrumental in developing Devendorf Park on Block 69. Recalled to public service in 1947, she became a member of the Carmel Planning Commission. She also served as president of the P.T.A., trustee of the Board of Education, and the Carmel Library. For over 30 years, Kellogg was one of Carmel's outstanding civic leaders.

The Kellogg House is also significant under California Register criterion 3 in the area of architecture, as an interpretation of English Medieval design by noted San Francisco Bay Area architect George E. McCrea. Born in 1871 in Ontario, Canada, McCrea arrived in San Francisco in the early 1890s, worked as a furniture designer for W. and J. Sloane, then traveled to Europe to study architecture. On his return in 1901, he entered into partnership with the architect Albert Farr. Six years later he moved to Oakland. Throughout the1920s, McCrea specialized in designing churches, but also took commissions for houses in Pebble Beach, Watsonville, Santa Cruz and Capitola. He preferred using reinforced concrete for his residential work and was published regularly in *Architect & Engineer of California.*

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
Monterey Peninsula Herald, 4/25/48
Sanborn fire insurance maps of Carmel 1930, 1930-62

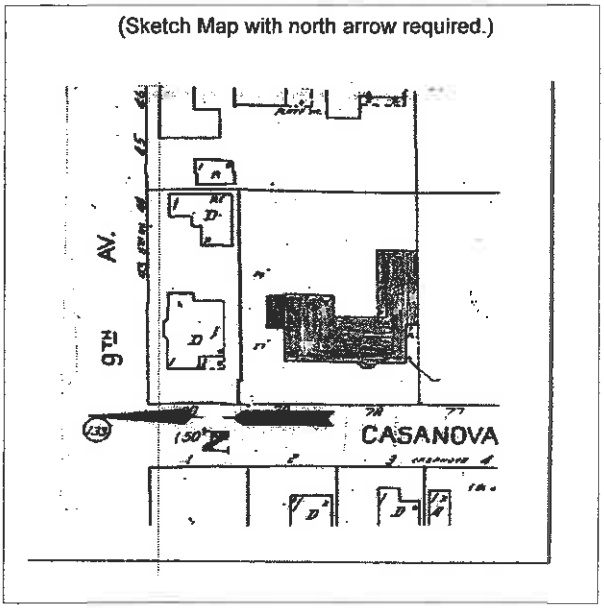
B13. Remarks: *Zoning R-1*
CHCS (AD/GCSI)

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *8/8/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



P3. The rear of the building forms a staggard U w/a paved terrace in the middle. Fenestration is irregular, with a combination single, paired and banked multi-paned wood windows some casement type, and some fixed. The house sits slightly back from the street behind a raised berm of low plantings that somewhat masks the garage entry. The house is framed by mature oaks.

B10. The Kellogg Hse. is a spare, modern interpretation of a medieval English manor house. The wooden wall cladding is unusual, but appropriate for its Carmel setting. The semi-hexagonal two-story flat roofed bay opens into a baronial hall w/beamed ceiling, and when first constructed in 1928, likely afforded ocean views. To balance the house's lengthy facade, McCrea created a vertical composition of fenestration on the north side of the residence, capping the below grade garage entry w/ a band of multi-paned windows, then bringing the gable apex of the north wing over the main roof as a dormer, glazed to balance the ensemble of openings. The U-shaped terraced court to the rear (east) assured privacy in an intimate garden setting.
The only visible changes over time to the exterior of the residence are a small, one story bay projection on the north side elevation as part of a bedroom addition in 1963, that matches the form, massing and materials of the original, and the undated skylight in the front roof plane. All other changes are to the rear of the building, primarily on the south wing, and stay in the original building envelope.
The builders, George Mark Whitcomb, and Miles Bain were master builder and job estimator, respectively. Whitcomb, a native of Minnesota had come to Carmel in 1919 after service in the Navy during WWI as a carpenter. Most of his work was residential. However, he was involved with building the kindergarten at Sunset School. When he got his contracting licence, he invited Miles Bain, who he had known earlier in Berkeley, to join him in Carmel as his job estimator. They worked togather into the 1930s, when Bain went out on his own as a contractor. Whitcomb was well known for the high quality and craftsmanship of his work. Both pursued successful careers in the Carmel area into the 1950s. Bain may be best known as the contractor for Frank Lloyd Wright's Walker House on Carmel point.
The Clara Kellogg Hse. clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the themes of government, civic & social institutions and 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 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")
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

Resource Name or #: (Assigned by recorder) *Artie Bowen Hse.*

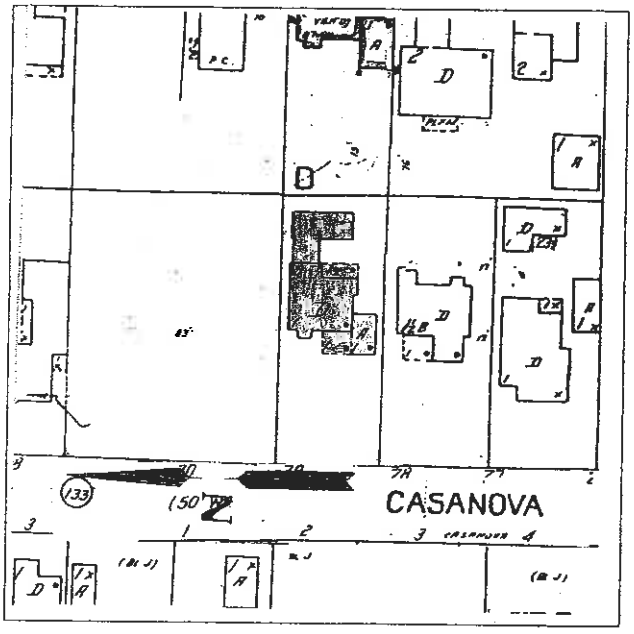
B1. Historic Name:
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Bungalow*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1906; front porch added prior to 1924 (Sanborn map); foundation added 1940s (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 #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 *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

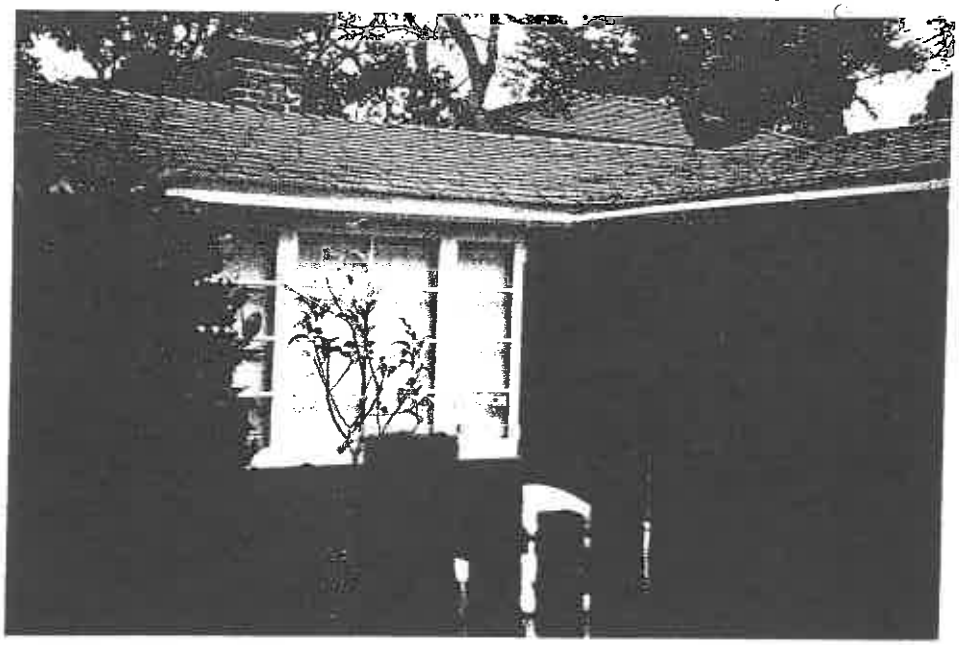
*P3a. Description: (Decribe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

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
PRIMARY RECORD

Primary #
HRI #
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

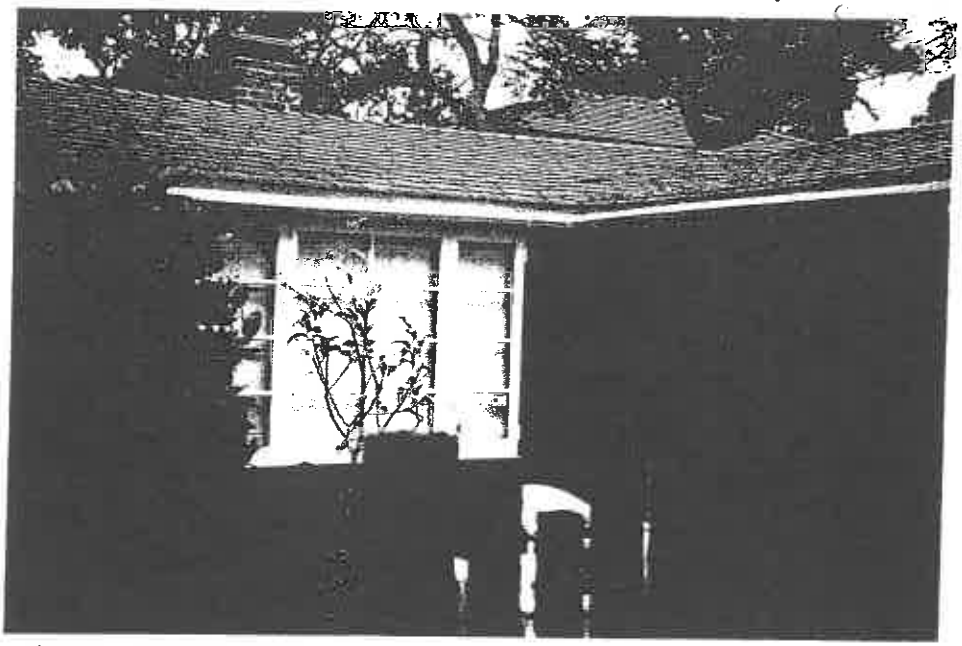
***P3a. Description:** (Decribe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

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)

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

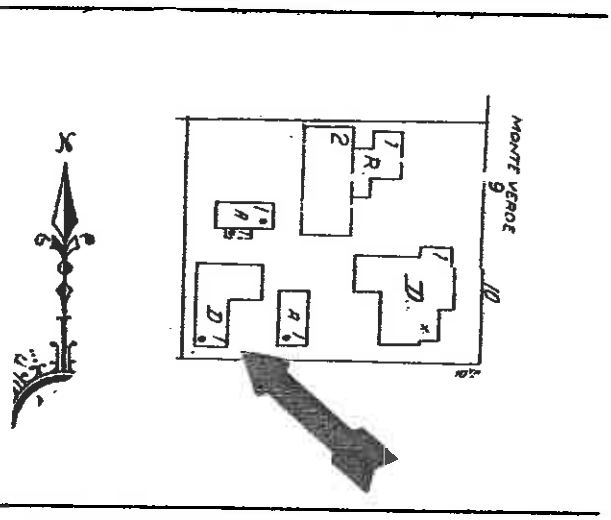
B11 Additional Resource Attributes: (List attributes and codes)
HP2-Single family dwelling

*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 # _____
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 #**

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*

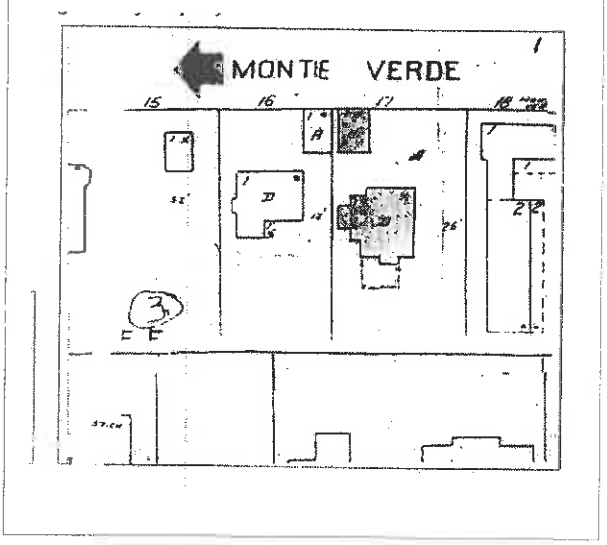
B12. References:
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Sanborn insurance maps of Carmel 1924, 1930-69

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

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *1/23/2002*

(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) *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 #**

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:

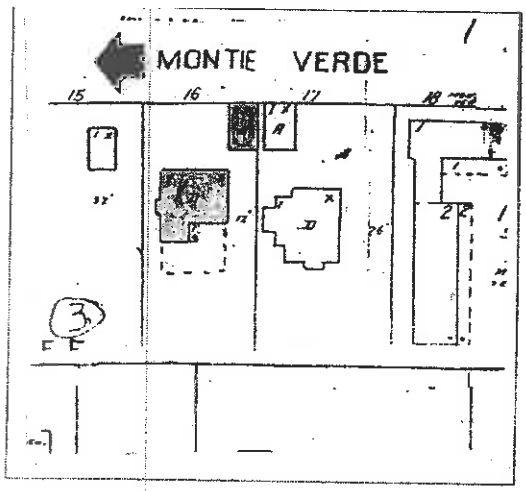
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Polk business directory for Carmel, 1926-27
Sanborn insurance maps of Carmel, 1924, 1930-69

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

,e of **Resource Name or #:** (Assigned by recorder) Abbie McDow Hse.

:orded by: Kent L. Seavey **Date** 1/23/2003 ☐ Continuation ☐ Update

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

CONTINUATION SHEET

Primary #
HRI #
Trinomial

,e of **Resource Name or #:** (Assigned by recorder) Abbie McDow Hse.

corded 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

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 #**

,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*

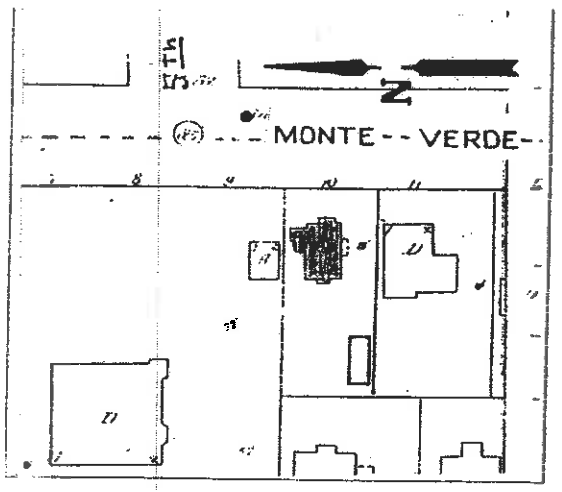
B12. References:
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Sanborn fire insurance map for Carmel, 1924, 1930-1962

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

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *4/9/2002*

(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

e of **Resource Name or #:** (Assigned by recorder) Meade Hse.

:orded by: Kent L. Seavey **Date** 4/9/2002 ☐ Continuation ☐ Update

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 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

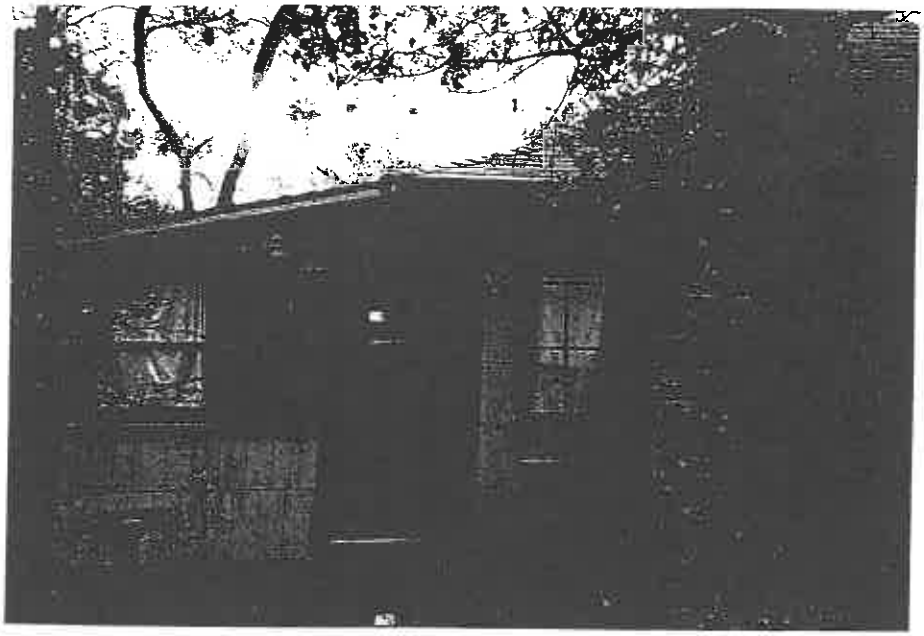
e. Other Locational Data; (e.g. parcel #, directions to resource, elevation, etc. as appropriate)
Block F Lots 7 & 9 north part 11 APN 010-184-4

***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

 ***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]

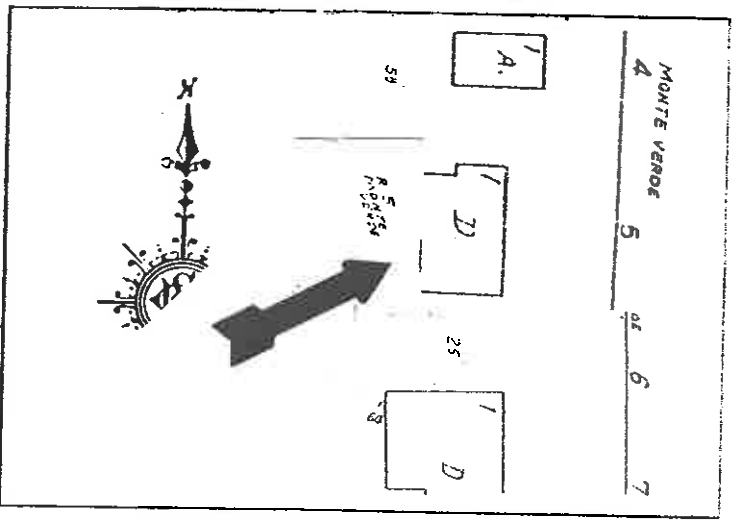
B9a. Architect B9b. Builder G.M. Whitcomb, 1933; P.G. Stolte 1940
***B10 Significance: Theme** Carmel housing development **Area:** Carmel
Period of Significance: 1913-1940 **Property Type:** Dwelling **Applicable Criteria:** CR3
(Discuss importance in terms of historical or architectural context as 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 #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

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)

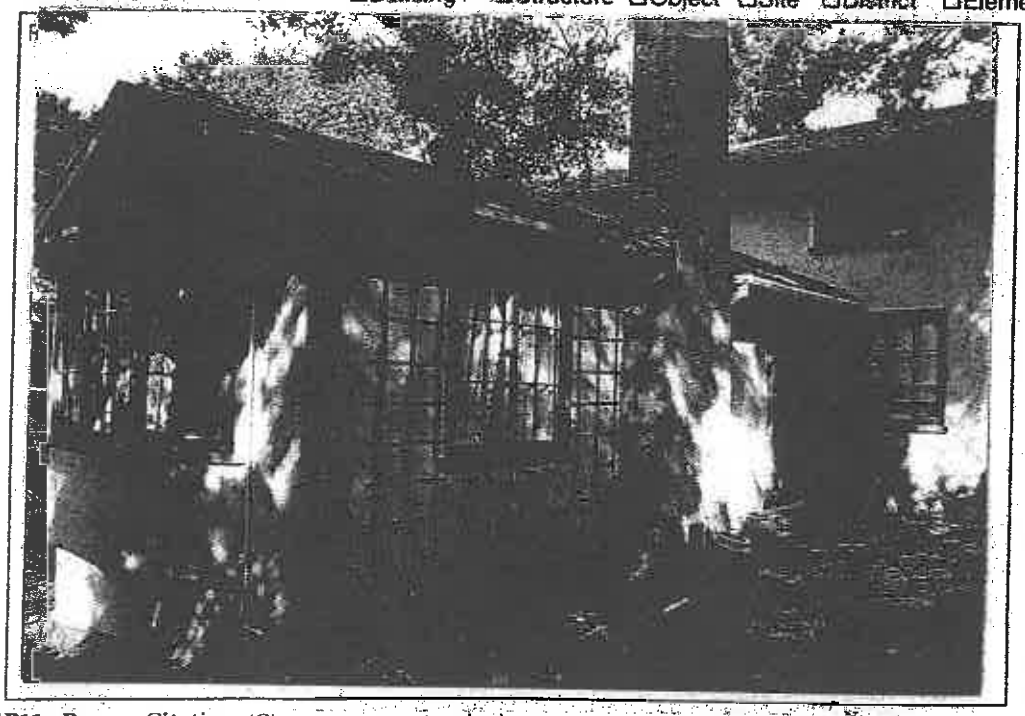
Monterey Co. Assessor's Parcel #10-251-009 (Blk. FF, Lots 1 & 3)

*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

Primary # _____
HRI# _____

*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: _____ Designer/ b. Builder: 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.

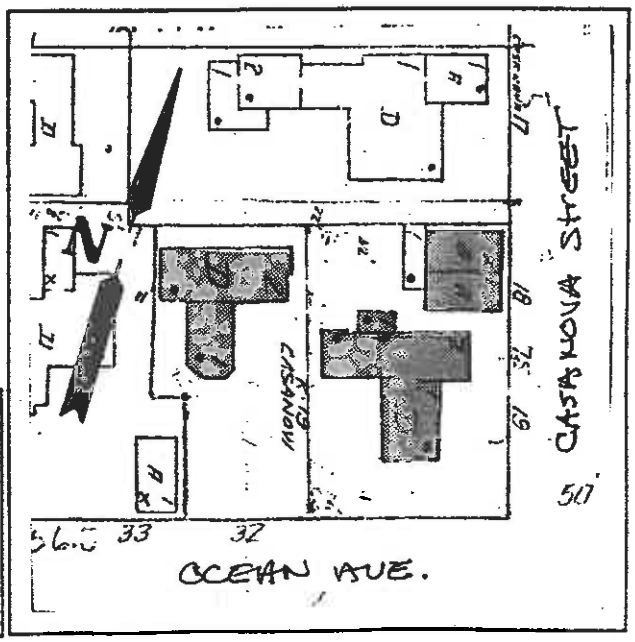
B13. Remarks:

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 (cast) 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 _____
NRHP Status Code 5S1
Other Listings
Review Code _____ Reviewer _____ Date _____

Page of Resource Name or #: (Assigned by recorder) *J. Kluegel 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)
5 NE of Ocean, e/side of Camino Real (Blk FF Lots 12, S14)
Parcel No. *010-251-022*

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

A two story wood-framed Monterey Colonial style residence, slightly U shaped in plan, resting on a concrete foundation. The exterior wall cladding is a smooth cement stucco. A full-width cantilevered second story balcony projects over the west facing entry. It is covered by the principal side gabled wood shingle roof, supported by five square posts, with a simple open rail w/small, square balusters. The north end of the porch is infilled by fixed multi-paned glass windows, resting on a closed rail of tongue and groove boards. The balcony is reached through glazed French doors at the north and south sides of this elevation. There is a 6/6 double-hung wood sash window centered on this elevation. The main entry is offset to the south, flanked by two 6/6 double-hung wood sash windows to the north, and one of the same type to the south. The entry itself is an eight-light glazed wood door. A flat roofed one story wing projects off the south side-elevation of the residence, with a second entry, which is a glazed and wood panel door, set under a small shed roofed door hood with simple brackets. A shed roofed garage, with double wood doors is attached to the north side-elevation. The garage doors have fixed six-light windows. The residence sits well back on its parcel of rising ground, behind a screen of oak trees in a natural landscape setting. It appears to be little altered from its original 1922 design.

5. 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: 50002-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☐ Historic ☐ Both
1922 Carmel bldg. records

P7. Owner and Address
James L. O'neil Trust
1220 Mount Lowe Dr.
Bakersfield, CA 93309

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

P9. Date Recorded: *11/26/2001*

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

11. Report Citation: (Cite survey report and other sources, or enter "none")
y 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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # **Primary #**

'e of **NRHP Status Code** 5S1

Resource Name or #: (Assigned by recorder) *J. Kluegel Hse.*

B1. Historic Name: *J. Kluegel Hse.*
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Monterey*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1922 (Cbp #328); addition 1924 (Cbp #839); attached garage added 1930 (Cbp #2349)

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 3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Kleugel Hse. is significant under California Register criterion 3 in the area of architecture as one of the best and earliest Monterey Colonial revival designs in Carmel. The work of M. J. Murphy, Carmel's first master-builder, the handsome and well sited residence exhibits the character defining features of the style with its two stories, low pitched side-gabled roof, cantilevered second-floor balcony, covered by the principal roof and its particular attention to period detailing in the wide, molded window and door casings, and 6/6 double-hung wood sash. Murphy's treatment of the residence was drawn directly from available examples of Monterey style homes in Monterey. His ability to adapt the mode to modern use, i.e. the attached garage, without detracting from the academic treatment of the building is to his credit. It was constructed for J. Kleugel, an early building tradesman in Carmel. The Kleugel Hse. is a rare and excellent example of the Monterey style in Carmel, retaining its integrity as constructed in 1922 to a remarkable degree. M.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 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, did rock crushing and concrete work and operated a lumber mill and cabinet shop located between San Carlos and Mission 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.

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

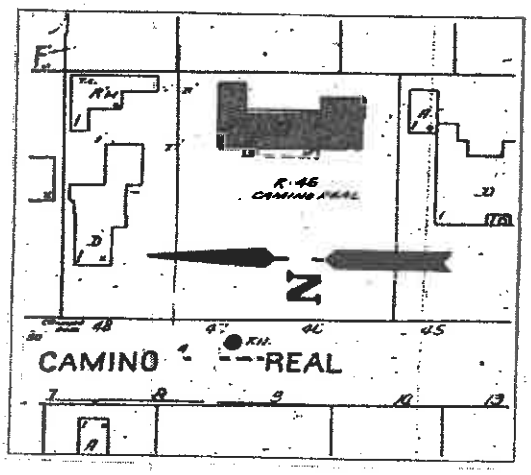
B12. References:
Carmel Bldg. records, Carmel Planning Dept., Carmel City Hall
Carmel Historic Context Statement 1997
Carmel-by-the-Sea Survey 1989-1996
Sanborn insurance maps of Carmel, 1924, 1930-62

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

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *11/26/2001*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



B10. Significance

B10 The Kleugel 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 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")
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) *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

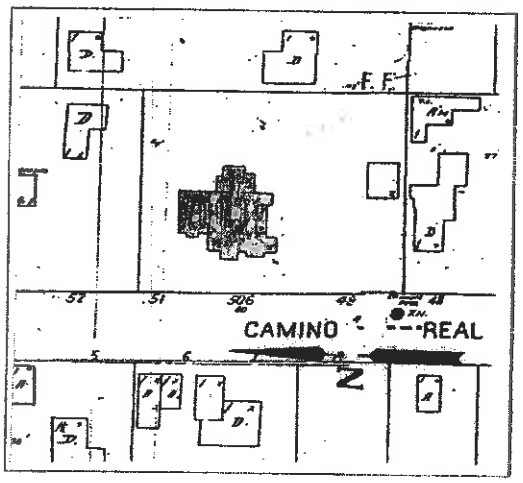
B13. Remarks: *Zoning R-1*
CHCS (AD)

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 6S1
Other Listings
Review Code Reviewer Date

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*

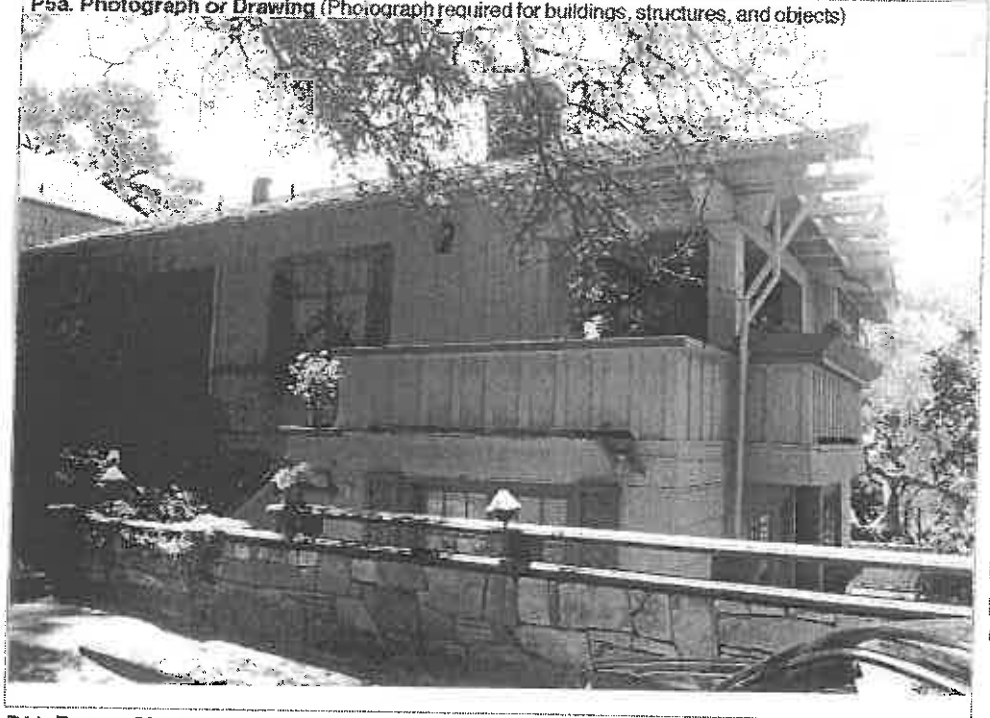
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

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 massiva 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")

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

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:

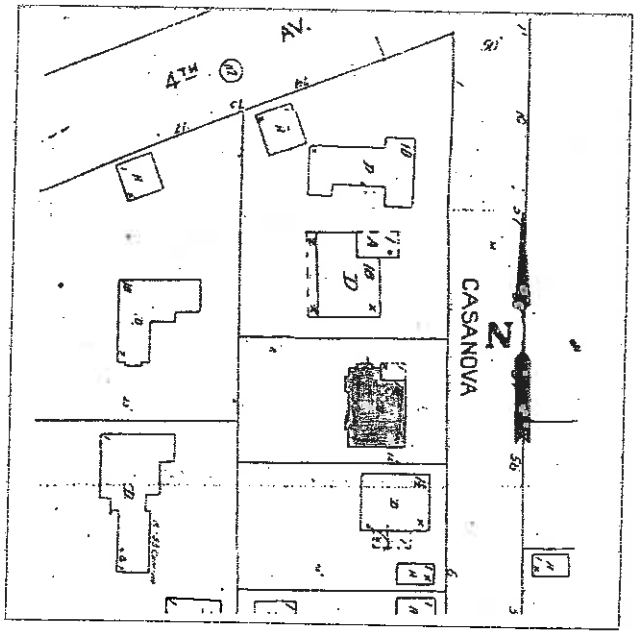
Carmel bldg. records, Carmel Planning Dept. City Hall, Carmel
Carmel Historic Context Statement 1997
Rendtorff, Gertrude, deposition on origin & ownership of the Collis Hse. 9/14/70
Sanborn fire insurance map of Carmel , 1924

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

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*

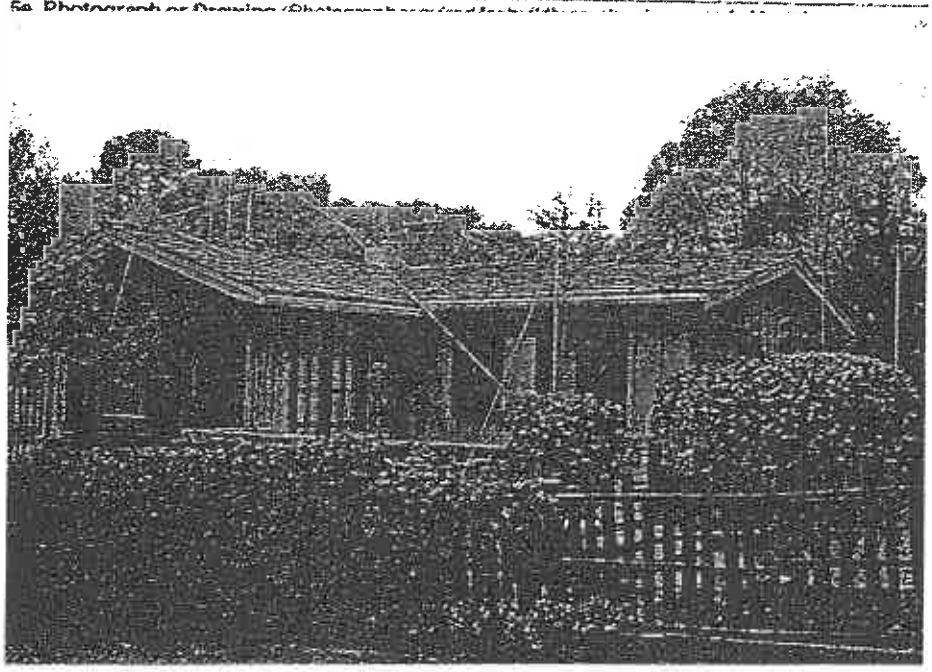
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

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

1. Report Citation: (Cite survey report and other sources, or enter "none")
y 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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # **Primary #**

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

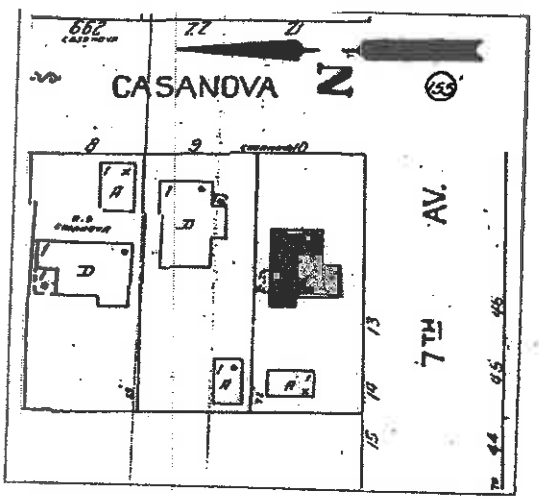
B13. Remarks: *Zoning R-1*
CHCS (AD)

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 # _____
Trinomial _____
NRHP Status Code *5S1*

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

Page **of** **Resource Name or #:** (Assigned by recorder) *Peter Pan Court*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ Unrestricted **a. County** *Montery*
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)
E/side Camino Real btwn. Ocean & 7th (Blk G, Lots 2, 4)

Parcel No. *010-261-014*

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

Three small, one story, wood-framed, Tudor style guest units, irregular in plan, resting on concrete foundations. The exterior wall cladding on all three is vertical board-and-batten. Two of the units, facing Ocean Ave, have steep-pitched side-gable roofs, w/rolled eaves, and have shed roofed dormers on their north elevations. All roofs are covered in composition shingle.The unit to the west, has an exterior brick gable wall chimney, added ca. 1952, that is in keeping w/the character of the building. Both units have a central entry located on the north elevation, w/ three part, multi-paned wood casement windows to the west of the doorway. The west side-elevations of both are characterized by a tall bank of fixed, nulti-paned wood windows, running up to the gable apex. There are decorative, balcony rails below these windows. The eastern unit has a lower, attached one-story gabled wing projecting south from the east end of the building, with its own westward projecting bay at its southern terminus. There is a third, detached one-story guest unit along Camino Real. It is side-gabled, w/its rear elevation facing the street. It is designed in a Craftsnman style, w/wide overhanging eaves, exposed rafter tails, and triangular knee braces in the gable ends. Its fenestration is also Craftsman w/paired and banked multi-paned wood casement windows, and wood sliders. A fourth building, at the SE cr. of the parcel was a garage converted to storage in 1952, and is not part of this listing.

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: 921-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
ca. 1916

P7. Owner and Address
Family Heritage, Inc.
P.O. Box AF
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

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 #**

.ge of **NRHP Status Code** 5S1

Resource Name or #: (Assigned by recorder) *Peter Pan Court*

B1. Historic Name: *Peter Pan Court*
B2. Common Name: *Lamp Lighter Inn*
B3. Original Use: *Inn* B4. Present Use: *Inn*
B5. Architectural Style: *Craftsman, Tudor (English cottage substyle)*
B6. Construction History: (Construction date, alterations, and date of alterations)
Construct bldg. May, 1923 (Cbp# 569); two bldgs. const. Apr.,1926 (Cbp# 1128, 1129); alt. to guest hse./convert garage to storage 1952 (Cbp# 2383); repair guest hse. 1952 (Cbp# 2390); build fireplace n/d (Cbp# 2555); reroof 1994 (Cbp# 94-229)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features:

B9a. Architect: b. Builder: *Owner: Maude Arndt*
B10. Significance: Theme: *Architectural & Economic Devel.* Area: *Carmel by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *Inn* **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 Lamp Lighter Inn is significant under California Register criterion1, in the area of history, as one of the oldest visitor accomodating inns in Carmel, and criterion 3, as an early example of the Craftsman style designed for a visitor serving facility in Carmel. Sanborn fire insurance maps for 1924 show the Craftsman style cottage on Camino Real, a small residence at the NE cr. of the parcel, and the storage unit in the SE cr. By 1930 the two Tudor guest units are in place, suggesting their construction in 1926. The eclectic mix of popular period styles with local building materials and traditions is typical of the creative and independent bent of the community in the 1920s. Maude Arndt, the owner/builder apparently selected the Medieval English cottage form for her guest units because of her intense interest in the character of Peter Pan, for whom the Inn, or Court was originally named. The Inn was extremely popular, with guests returning generationally to the present. The Inn has maintained its original appearance over time, except for the addition of a fireplace, and alteration of the garage to storage, and boasts the longest continuous ownership of any Carmel hostelry. The Peter Pan Court is the personification of Carmel's village character to the visiting public, and as such clearly reflects the findings of, and is consistent with the 1997 carmel Historic Context Statement under the themes of architectural and economic development.

B11. Additional Resource Attributes: (List attributes and codes) *HP5 - Hotel/Motel*

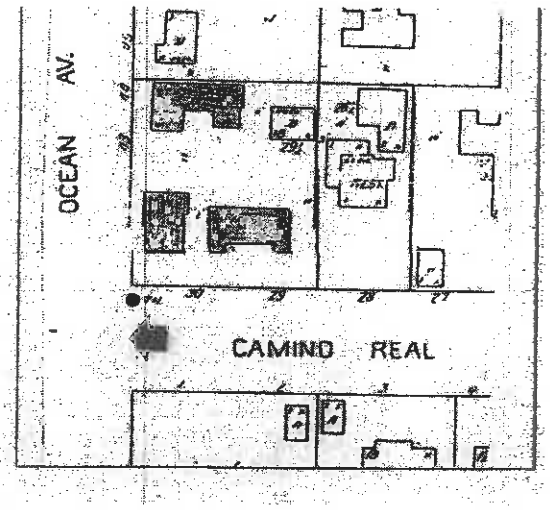
B12. References:
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Polk business directories for Carmel 1926-27, 1930, 1939
Sanborn fire insurance maps of Carmel 1924, 1930, 1930-62

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

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *11/8/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



P3. The Lamp Lighter Inn is sited on a large corner lot, framed by mature mature pine trees and low planting beds, w/a richly planted informal garden throughout the grounds.

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) *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

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:

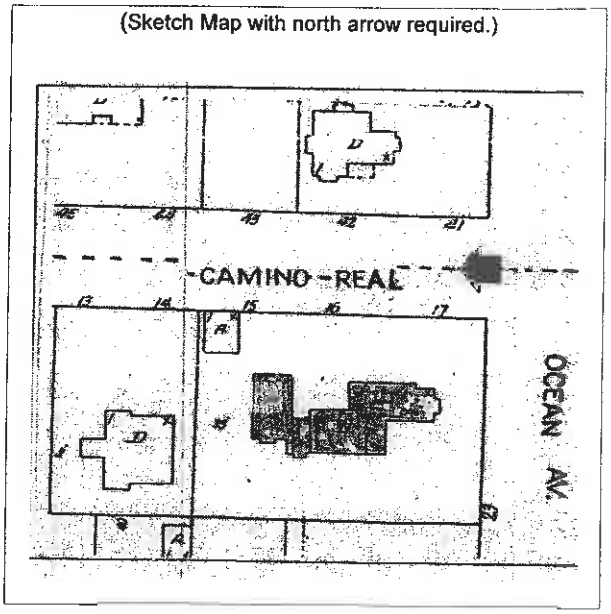
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Carmel Pine Cone, 9/26/30
Hale, Sharron, *A Tribute to Yesterday*, Valley Publishers:Santa Cruz, 1980
Sanborn fire insurance maps of Carmel 1924, 1930,1930-62

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

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *11/2/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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 #
Trinomial
NRHP Status Code 5S2
Other Listings
Review Code Reviewer Date

Page 1 of 3 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

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

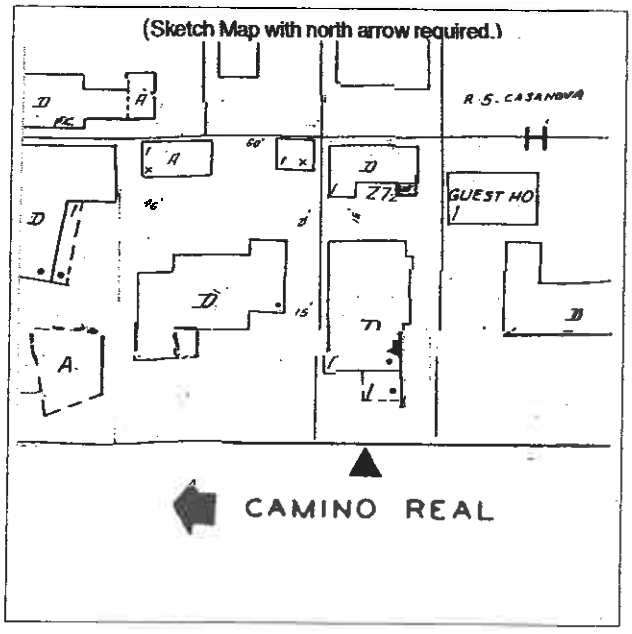
B13. Remarks: *Zoning R-1*
CHCS (AD, AC)

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
nterey 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 — 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) *Ten Winkel Spanish 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 4th E/side of San Antonio (Blk HH Lots 24, 26)

Parcel No. *010-253-017*

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

A one-and-two-story wood-framed Spanish Eclectic style residence, ell shaped in plan, resting on a concrete foundation. The exterior wall cladding is a smooth cement stucco. The cross-gabled roof system is covered w/Mission tile, rolled over the gable ends. The two-story front-gabled main building block is to the north, w/its long axis running west to east. It has a shed roofed bay at the rear (east) projecting slightly to the south. There is a wide, one-story wing on the west, running south off the base of the main building block. The principal entry is at the intersection of the south wing and the main building block, on the west side. It is slightly recessed behind an open, shed-roofed porch, carried on heavy square posts, and capped with mission tile. The front of the two story main building block is characterized by a full width wood balcony across the second floor, with sawn flatwork balusters. The balcony is supported by a series wood modillions, rounded at the ends. Paired wood French doors, w/horizontal muntins access the balcony. There is a large, rectangular fixed focal window centered in the first floor, w/a cloth awning supported by wrought iron rods. The smaller windows on the front (west) elevation are covered by wrought iron grillwork. The one-story wing to the south has banded wood casement windows on the east and west elevations. Fenestration is otherwise irregular w/ a combination of fixed and casement type multi-paned wood windows.

4b. 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: 828-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☐ Historic ☐ Both
1930 Carmel bldg. records

P7. Owner and Address
Harold & Irene Williams
P.O. Box 5243
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: *6/24/2002*

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # **Primary #**

ge of **NRHP Status Code** 5S1

Resource Name or #: (Assigned by recorder) *Ten Winkel Spanish Hse.*

B1. Historic Name: *Ten Winkel Spanish Hse.*

B2. Common Name:

B3. Original Use: *residence* B4. Present Use: *residence*

B5. Architectural Style: *Spanish Eclectic*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1930 (Cbp#2331); termite repair 1977 (Cbp#77-187); 4'X6' window addition to ground floor on s/side of the main building block (78-98); Carmel stone fence along San Antonio, and between hse. & garage 1987 (Cbp#87-17)

B7. Moved? | | No | | Yes | | Unknown Date : Original Location:

B8. Related Features: *Two-car wood-framed garage w/stucco exterior and Mission tile roof 1930, SE cr. of parcel.*

B9a. Architect: *designer/Ernest Bixler* b. Builder: *Ernest Bixler*

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 Ten Winkel Spanish Hse. is significant under California Register criterion 3, in the area of architecture as an excellent, and little altered example of the work of Carmel contractor Ernest Bixler in the Spanish Eclectic style. Bixler's cross-gabled version of the popular Spanish Eclectic residential style in Carmel takes advantage of a wide lot to spread his design out into a one-and-two story form, affording the owners both a handsome front yard, or public space, and providing a more intimate inner courtyard. The north wall of the detached garage acts as a further enclosure for this private space. Located on the south side of the two-story main building block, the court benefits from reflected sunlight off the building's wide, planar surface. The wood balcony , fronting the second story of the main building block on the west, employs sawn flatwork, profiling normally round balusters, in both an economical and whimsical treatment of the feature. A mature conifer in the front yard is a non-native species that should be identified by the City Forester as a potential candidate for a heritage tree.

Ernest Bixler (1898-), came to California from his native Arkansas just prior to WWI. In 1918 he enlisted and served for the duration of the conflict. Returning home he joined his father, a contractor by trade, and became a carpenter in Oakland, California. Except for a year in Los Angeles, he worked in the East bay area before coming to the Monterey peninsula in 1930. The Ten Winkel Hse. was one of his first projects. He continued to design and build houses in Carmel and Pebble Beach until 1940, when he became Carmel's Postmaster, a job he held until 1951, except for a period of active duty during WWII. In 1951 he returned to contracting, which he followed until retirement in 1966. Frederick Ten Winkel was a successful Carmel businessman. He operated a furniture and hardware store on the north side of Ocean Ave., in the building that later housed Village Hardware. Mr. Ten Winkel owned and occupied the residence immediatly north of his Spanish Hse., constructed by M.J. Murphy in 1925.

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, 4/13/78
Hale, Sharron, *A Tribute to Yesterday* Valley Publishers:Santa Cruz, 1980
Sanborn fire insurance map of Carmel, 1930-62

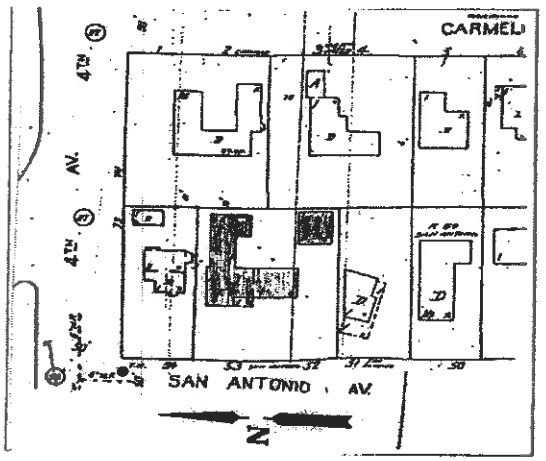
B13. Remarks: *Zoning R-1*
CHCS (AD)

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *6/24/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



P3. A two-car garage, of similar style and materials as the residence, is found in the SE cr. of the parcel. It has the same construction date as the home, 1930. The residence sits back from San Antonio behind a Carmel stone fence, constucted in 1987, in an informal landscape setting w/a mature Diadora Cedar, low planting beds, and an informal garden.

B10. This 1930 Spanish Eclectic house by Carmel designer/builder Ernest Bixler is an excellent, almost unaltered example of his work. The Ten Winkel Spanish Hse. exhibits the eclectic tastes of Carmel's creative and independent residents. 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 _____
NRHP Status Code *5S1*

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

Page of **Resource Name or #:** (Assigned by recorder) *F. Ten Winkel 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)

Blk HH, Lot 28 SE cr. of San Antonio & 4th

Parcel No. *010-253-018*

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 Tudor style bldg., irregular in plan, resting on a concrete foundation. The exterior wall cladding is smooth cement stucco. The steeply pitched cross-gable roof has a slightly lower dominant front gable. The roof planes of this feature, and that of the main building block flare dramatically towards the NW cr. of the main building block. The raised entry is found on the north side of the main building block. It is a round-headed flush-wood door w/wide wrought-iron strap hinges, reached by a straight run of open Carmel stone steps. All roof coverings are composition shingle w/staggared butts. There is a tall, Carmel stone exterior eave wall chimney found at the junction of the front gable and main building block along the s/side-elevation. It has a round-headed Carmel stone cap. Slightly stepped shed roof dormers on the north side of the west facing main building block die into the north roof plane of the lower front gable. A one-story angled bay w/a steep hipped roof projects from the front gable, toward the west. A smaller angled bay is found on the SE cr. of the building. Fenestration is irregular w/single, paired and banded multi-paned wood windows that are fixed, casement type and sliders, in a variety of sizes and shapes. The residence sits on the SE cr. of San Antonio & 4th, surrounded and masked by heavy foliage including two mature redwood trees.

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: 5124-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1925 Carmel bldg. records

P7. Owner and Address
Wayne & Phyllis Kelly
P.O. Box 554
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: *6/22/2002*

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

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 #**

Page of **NRHP Status Code** 5S1

Resource Name or #: (Assigned by recorder) *F. Ten Winkel Hse.*

B1. Historic Name: *F. Ten Winkel Hse.*
B2. Common Name: *"An Neadin"*
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Tudor*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1925 (Cbp# 967); interior kitchen/bath remodel 1960 (Cbp#3495); minor window change in bathroom remodel 1993 (Cbp#93-174)

B7. Moved? No Yes Unknown Date : Original Location:
B8. Related Features: *extend rear of one car detached garage, NE cr. of parcel 1960 (Cbp#4524)*

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 Ten Winkel Hse. is significant under California Register criterion 3, in the area of architecture as an excellent and intact example of the Tudor style of architecture by Carmel Master-builder M.J. Murphy. The Ten Winkel Hse. is only slightly varied in design from Murphy's 1922 office building on Monte Verde, exhibiting the success of his model for potential clients. The Ten Winkel Hse. varies from the Murphy office building only in the placement of the front door in the west facing plane of the main building block, the size of some windows, and the placement of a chimney. The bays on the s/side of the Murphy office were added after the construction of the Ten Winkel Hse. Murphy was an astute builder who understood what his potential clients might be interested in. His Tudor cottages were less whimsical that the work of his chief competitor, Hugh Comstock, but easier to live in. The two buildings are most useful in comparison of Murphy designs in Carmel within the Tudor mode.

Michael J. Murphy (1885-1949), first came to Carmel as a painter in 1902, w/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, w/as many as 350 structures to his credit. In 1914 Murphy established his own contracting firm, and in 1924 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. 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.

Frederick Ten Winkel, was a successful Carmel businessman. He operated a furniture and hardware store on the north side of Ocean Ave., in the building that later housed Village Hardware. The Ten Winkel 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:

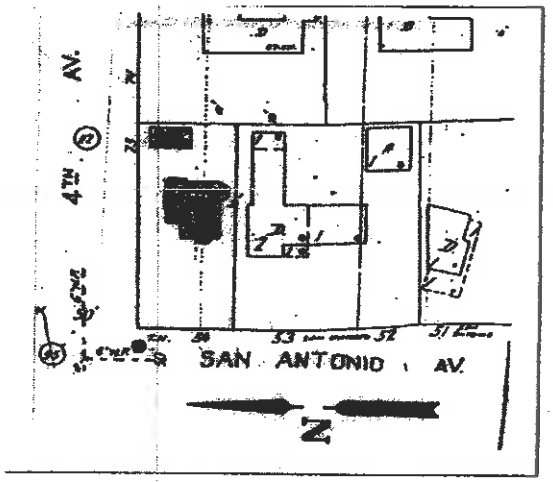
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Hale, Sharron, *A Tribute to Yesterday*, Valley Publishers:Santa Cruz, 1980
Rasmussan, Lillian, bio. of M.J. Murphy, n/d
Weekly Sun, 10/3/91

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

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *6/22/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



P3. There is a formal garden fronting the house, w/low topiary hedges and flower beds. A small, wood-framed one-car garage, w/pent roof is located at the NE end of the parcel. It appears to have been constructed with the house, in 1925.

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) *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*

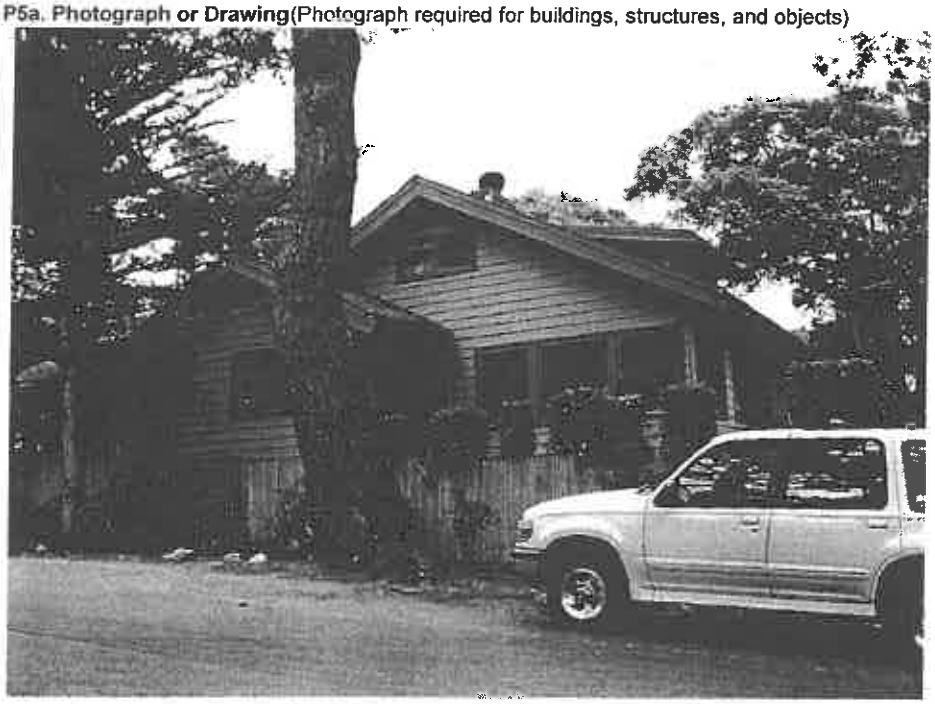
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

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 | 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) *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

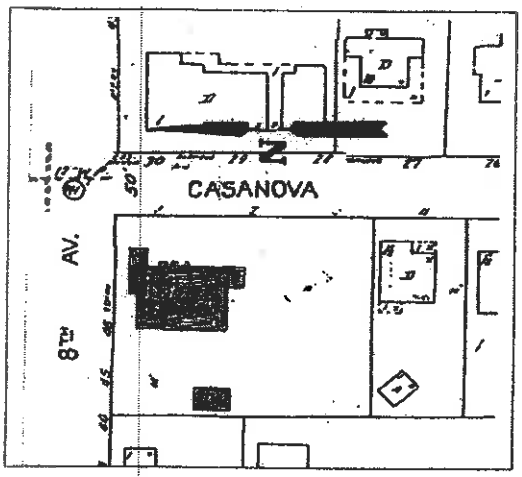
B13. Remarks: *Zoning R-1*
CHCS (AD, GCS)

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.

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) *Robert A. Norton 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)

5 N of 4th, W/side of Monte Verde (Blk II, Lots S1/2 of 15 N1/2 of 13)

Parcel No. *010-223-041*

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

A one-story, wood-framed Spanish Eclectic residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a smooth cement stucco. The small, cross-gabled house has a low-pitched, mission tile roof, w/an overhanging shed-roofed front porch, centered on the main building block, and supported by a square post and lintelw/decorative wood corbels. The east facing entry door is round arched w/wood panels. There is a projecting bay immediately north of the main entry, where an original glazed panel door, on the south facing wall leading into the master bedroom was stuccoed over. The entry porch is raised, and reached by a straight run of open, Carmel stone steps. A battered Carmel stone exterior end-gable chimney is centered in the south side-elevation. Fenestration is irregular, w/a combination of single, paired and banked multi-paned wood casement windows. A sympathetic family room addition was added to the rear (west) of the house in 1995. The residence is sited back from the street, on rising ground, in an informal landscape setting of low shrubbery and ground cover. It is framed to the west by mature pines and oaks.

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: 831-, .

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

P7. Owner and Address
Xavier & Jan Urpi
P.O. Box 6647
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: *1/22/2003*

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 #**

Page of **NRHP Status Code** 5S1

Resource Name or #: (Assigned by recorder) *Robert A. Norton Hse.*

B1. Historic Name: *Robert A. Norton Hse.*
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Spanish Eclectic*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1928 (CBP# 2046); new foundation 1962 (CBP# 3817); family room & bath to rear 1995 (CBP# 95-197)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:
B8. Related Features:

B9a. Architect: *designer/Earl Percy Parkes* b. Builder: *Earl Percy Parkes*
B10. Significance: Theme: *Arch. Devl./Govt. Civic & Soc. Inst.* 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 Robert A. Norton Hse. is significant under California Register criterio 2, for the contributions of its owner, Robert A. "Bob" Norton, former city councilman and police chief, to the development of civic institutions in Carmel, and under criterion 3, in the area of architecture, as a good example of Spanish Eclectic residential design by noted Carmel contractor, Earl Percy Parkes. Robert A. Norton was the son of Melvin & Mary Louise Norton, owners of Carmel's first (1903) restaurant. Bob was educated in the local school system and eventually went into politics. He served as city councilman from 1932 to 1936, being appointed police chief in 1935. During his tenure as chief he motorized the force w/automobiles and a motorcycle. He left his post in 1940 to work in real estate, for Ray De Yoe. Typical elements of the Spanish Eclectic style of architecture present in the Norton Hse. are planar walls, covered in cement stucco, low-pitched, mission tiled gable roof forms, corbeled porch posts and an arched wood panel door. Local touches include the Carmel stone entry steps and chimney.

The designer/builder, Earl Percy Parkes (1884-1955), was born in Ohio, where he graduated from high school , and received a business education. He worked for a time as excursion agent for a railroad line that brought him to Los Angeles in 1911. He entered law school at UCLA, but left his studies to enter the building trades. He worked as a contractor in L.A. prior to moving to Carmel in 1919. Among his best known commercial works are the Seven Arts Bldg. (1928), the Studio Theater (1924), the Dummage Bldg. (1924), and the Percy Parkes Bldg. (1926). He also designed a number of residences, one of the most memorable being the moongated De Haas Hse. on Mtn.View. He worked primarily in the romantic revival styles, but designed rustic Carmel cottages as well. His work is charcterized by its clean lines and attention to detail. The Norton Hse. clearly reflects the findings of, and is consistant with the 1997 Carmel Historic Context Statement in the area of architectural development, as is Robert A. Norton and his contributions to Carmel, under the theme of government, civic & social institutions.

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

B12. References:

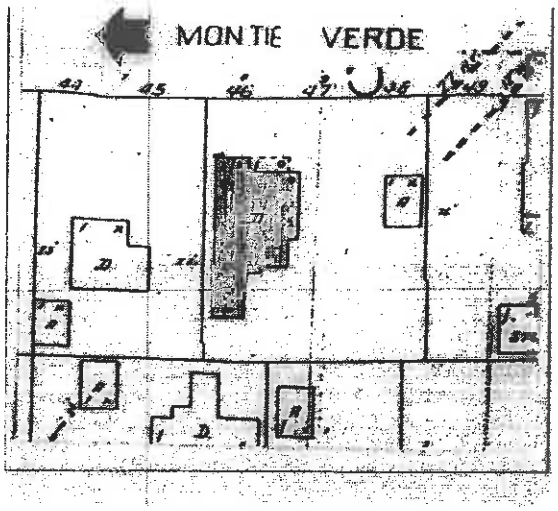
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Hale, Sharron, *A Tribute to yesterday*, Valley Publishers:Santa Cruz, 1980
Sanborn insurance maps of Carmel, 1930-69

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

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *1/22/2003*

(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

,e of **Resource Name or #:** (Assigned by recorder) Robert A. Norton Hse.

:orded by: Kent L. Seavey **Date** 1/22/2003 ☐ Continuation ☐ Update

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) *Elspeth Rose 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)

NW cr. North Casanova & Palou (Blk. JJ, Lot 1)

Parcel No. *010-224-016*

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

A one-story wood-framed "Storybook" cottage, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a textured cement stucco, over felt. There is a large, exterior gable wall chimney of Carmel stone centered on the south side elevation. The side-gabled roof is steeply pitched, with a slight flare along the west side elevation. The roof is also slightly hipped where it covers an angled bay projecting about midway along this western elevation. The roof also steps down to a partial-width projecting bay at the north side elevation. This elevation features a large Oriel style window, with fixed multi-paned windows, added in 1988. A pair of tall, glazed multi-pane wood French doors open from the west side of this projecting bay onto a stepped Carmel stone patio. A second set of wood French doors, narrower, but of the same type, lead to the same patio from the west side of the north end of the main building block. This doorway is capped by a small shed roofed hood. The main entry, at the SE corner of the front (east) of the building, is capped with a gabled wall dormer, and has a slightly projecting rustic wood trellis. All roof covering is in resawn cedar shingle laid in a staggered pattern. Fenestration is irregular, with a combination of paired and banded fixed and casement type multi-paned wood windows. There is a small, narrow arched three-light casement window just east of the Carmel stone chimney. Hand carved wood shutters were added along the front (east) in 1988, as were stuccoed pot shelves.

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: 832-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☐ Historic ☐ Both
1929, Carmel bldg. records

P7. Owner and Address
Jon R. Hagstrom
P.O. Box 6511
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: *2/25/2002*

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 ☐ 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) *Elspeth Rose Cottage.*

B1. Historic Name: *'Sunwise Turn'*

B2. Common Name: *'The Twin on Palou'*

B3. Original Use: *residence* B4. Present Use: *residence*

B5. Architectural Style: *Tudor (Storybook substyle)*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1929 (Cbp #2137); minor repair or alteration 1931 (Cbp #2360); concrete foundation 1974 (Cbp #74-74); small bay window added to n/elev. 1988 (Cbp #88-199); reroofed 2000 (Cbp #00-137) Preservation easement granted 1/18/94 (reel 3074 page 1337 , Monterey County Recorder's Office)

B7. Moved? No Yes Unknown Date: Original Location:

B8. Related Features:

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 Elspeth Rose Cottage is significant under California Register criterion 3, in the area of architecture as an excellent example of the "Storybook" style of Carmel designer/builder Hugh Comstock, and as the only known example of his repetition of an original building design for a second client. Between 1924 and 1929, Hugh Comstock (1893-1950) designed and had constructed about 20 artistically whimsical "fairy-tale" or "Storybook" cottages and business houses for clients in Carmel that fostered the architectural image of the community as a quaint picturesque village in a forest that it retains to this day.

Comstock first came to Carmel in 1924, to visit his sister and her husband, Catherine and George Seideneck, both fine artists. Through them, Comstock met and married Mayotta Brown, a successful business woman who designed and sold rag dolls she called "Otsy-Totsys". Display and storage of the popular dolls soon became a problem. Mayotta asked her new husband to design and build a cottage specifically for the dolls, in the form of "a fairy house in the woods". Comstock, whose only building experience had been assisting in the construction of several outbuildings on his family's Illinois farm, was up to the task. His first house, the "Doll House" with its exterior wall cladding of rough textured stucco laced with pine needles, a tall haphazardly piled Carmel stone chimney, window and door casings notched along the edges with a pocket knife, and the built-in sag of a roller-coaster ridgeline, all sited in an informal landscape setting immediatly created a sensation with Carmel's creative residents, many of whom wanted similar designs for their homes and businesses.

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
Hagstrom, Jon, unpublished notes on "Sunwise Turn Cottage", nd. copy in Carmel Planning Dept.
Mathewson, Joanne, *Fairy Tale Houses of Carmel,* J. Matthewson:Carmel, 1974.

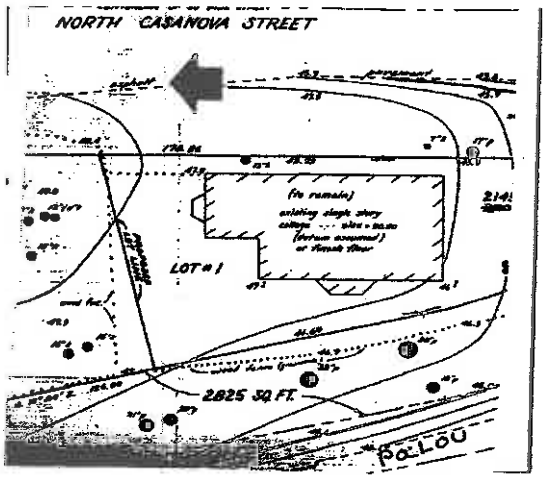
B13. Remarks: *Zoning R-1*
CHCS (AD)

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *2/25/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



B10. Significance

P3. The cottage sits on a narrow, rising finger of land between N. Casanova and Palou in an informal landscape setting of mature pines, oaks and low shrubbery. There is a grape-stake fence along the west side of the property, with a gate leading toward the beach trail.
B10 Hugh Comstock suddenly found himself in the construction trade. Because traditional builders balked at his unconventional methods of construction, he hired and trained unskilled carpenters to execute his designs, under his supervision. Between 1924 and 1929, Comstock built around 20 "fairy-tale" or"Storybook" buildings in Carmel, most of them still in place and inuse.
Elspeth Rose's cottage is the only residence by Comstock based on a previous design. Its source was the fifth of his residential designs, Elizabeth S. Armstrong's "Our House", on Santa Fe. Elspeth Rose was an Englishwoman, who with her mother Ellen, ran the Rose & Rose Antique Shop on Ocean between Lincoln & Monte Verde. Elspeth was a friend of Mayotta Comstock, and Hugh had apparently done some remodeling for her prior to commissioning her own cottage at the end of the beach trail, on Palou at N. Casanova. The south facing end of "Sunwise Turn" is very close to that of "Our House", except for the addition of an enclosed wood box at the base of the Carmel stone chimney, a minor change inthe rear (SW) window casing, and a smoother sweep of the roofline to the west. The Rose cottage also has anangled projecting bay along the west elevation, affording access to the beach trail, that is missing in the Armstrong cottage. The cottage is so sited as to give the visitor excellent views of all its elevations. While Comstock's palette oflocal materials, including the use of redwood, textured stucco walls, wood roof shingles in a staggered pattern, and Carmel stone for chimneys and patio surfaces are present, by 1929 his rooflines nolonger undulate, and his chimney design, while still rustic, is far more substantial in appearance than his earlier work.
Elspeth Rose's cottage, "Sunwise Turn" is an excellent and only slightly altered example of the late "fairy-tale" or "Storybook" residential design of master-builder Hugh Comstock, Carmel's "builder of dreams." Between 1924 and 1929, Comstock created a small body of individual, innovative and whimsical building designs that set the tone for the village's architectural character to the present, and have made the Comstock name an integral factor in Carmel life. The Elspeth Rose Cottage, or "Sunwise Turn," reflects the findings of, and is consistent with, the 1997 Carmel Historic Context Statement in the area of architectural development, as an excellent example of the work of Carmel master-builder Hugh Comstock.

B12 Paul, Linda L., *Cottages by the Sea* Universe Pub.: New York, 2000
Polk Business Directory for Carmel, 1926-27
- nborn insurance map of Carmel, 1930-62

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#

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.

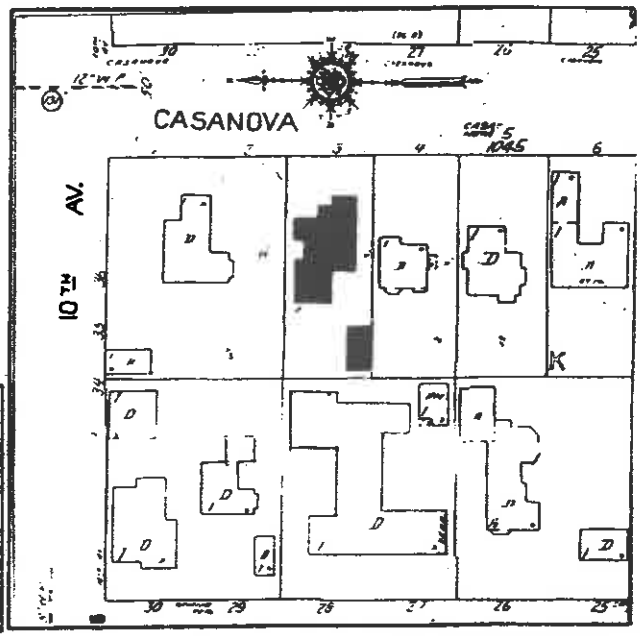
B13. Remarks:

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*

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*

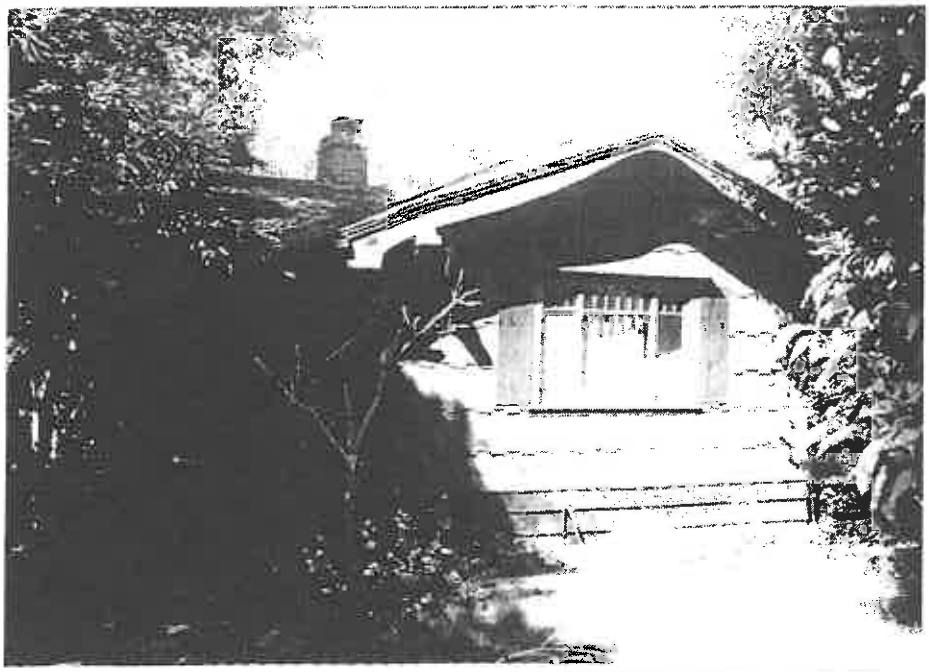
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

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 #**

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*

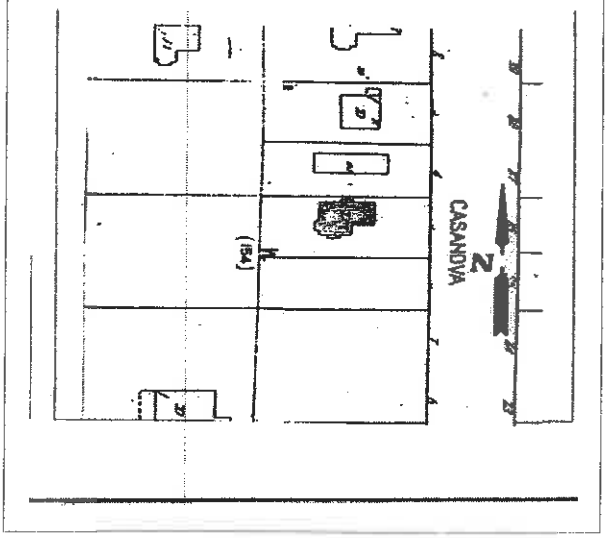
B12. References:
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Gorham, Jane W., correspondence w/ two generation resident of hse. 7/25/01.
Sanborn fire insurance maps of Carmel 1924. 1930-62

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.)



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** _____

 Resource Name or #: (Assigned by recorder) *Dr. H. R. Green 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** ; E

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)

E/S Carmino Real Bet. 10th & 11th (Mid-block)
(Block K Lot 10) Parcel No. *10-272-13*

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

A 1-1/2 story steep gabled stucco and wood frame house with a curving slope to the south that encloses the entryway and study off the living room. The west facade features a central one story hipped roof three sided bay with 2' x 6' fixed 6 pane casement windows on the sides and double fixed 6 pane window in the center. A small 6 pane fixed arch window is placed just below the tip of the gable denoting the second floor hallway. The composition shingles fold over the eaves of the roof accenuating the Tudor Style. The north and south side elevations feature the same 6 pane fixed windows in a double casement pattern. The rear east garden facade features a south facing staircase leading to an arched window door access to the upstairs hall and a rectangular window door below to the small addition of 1929. The stucco -Tudor style was common in the 1920s. Later designs featured brick and stone cladding and false half-timbering.

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.)

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

P5b. Description of Photo: (View, date, accession #)
Looking at west facade (View toward southeast).
Photo No: 9480-22, 9/17/2001

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

1927 - Carmel Building Files

P7. Owner and Address
Alison Schwyzer
P.O. Box 5661
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)
Richard N. Janick, MRI, P.O. Box 223408, Carmel, CA 93921

P9. Date Recorded: *11/16/2001*

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

NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *Dr. H. R. Green House*

B1. Historic Name: *Dr. H. R. Green House*
B2. Common Name:
B3. Original Use: *Single Family Residence* B4. Present Use: *Single Family Residence*
B5. Architectural Style: *Tudor Style*
B6. Construction History: (Construction date, alterations, and date of alterations)
1. Permit #1965 (Dec. 3, 1927) Original permit in file ($5,200) Wood and stucco 2-story house. Owner: Dr. H. R. Green, Palo Alto, CA (property in name of Louise Green) *(See Continuation Sheet)*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:
B8. Related Features:

B9a. Architect: *M. J. Murphy* b. Builder: *M. J. Murphy*
B10. Significance: Theme: *Carmel 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.)

This house qualifies under Criteria #3 as an unaltered intact Tudor style cottage designed by contractor-builder M. J. Murphy in 1927. Murphy was the pre-eminent builder in Carmel from 1907 to the 1940s. He worked in a variety of styles and was known for his craftsmanship, lumber business, and participation in many civic activities. The family name still exists in the hardware and building supply store in Carmel Valley Village. Murphy's children attended Miss Williams School in Carmel.

The design is typical of other Murphy houses including his own office and the Edgemere Cottages. This is a rare example of an unaltered Murphy house still in existence. In a 1992 survey of Carmel's favorite houses, this house was pictured on the front page of the Carmel Pine Cone. Typical Tudor style details are the steep pitched curving gabled roof and the folded composition shingles suggesting thatch. The tall narrow casement windows are also associated with the style.

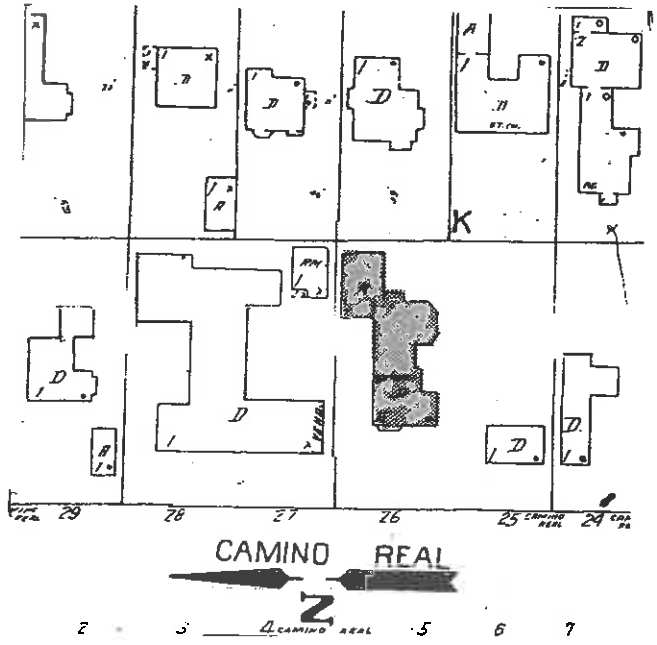
M.J. MURPHY - BUILDER, CONTRACTOR
Michael J. Murphy was a pioneer builder and contractor in the earliest era of Carmel, and therefore helped to shape the entire architectural character of the village. He was born in Minden, Utah in 1884 of hardworking parents of limited means. Young Murphy managed to finish high school, but then had to begin to earn a living as a house painter. In 1902, he visited Carmel and became attracted to the area. He married in 1904 and returned to Carmel to live. His son Frank was "the first white boy child" to be born in Carmel.

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) *HP-2 Single Family Residence*

B12. References:
1. Carmel Building Records - Carmel Planning Department, City Hall, Carmel
2. Sanborn Insurance Maps for Carmel 1930
3. M. J. Murphy Biography by John Pavick (1978). Revisions by Lillian Rasmussen in 1987.

B13. Remarks: *Zoning R-1*



B14. Evaluator: *Richard N. Janick*
Date of Evaluation: *11/16/2001*

(This space reserved for official comments.)

B6. Construction History (Continued from Page 2)

2. Permit #2088 (June 15, 1929) 11' x 14' redwood and stucco addition ($325.00) Contractor: M.J. Murphy. Owner: Dr. H. R. Green. Orginal plans and permit in file.

3. Permit # P4244 (February 13, 1968) Replace gas appliances Contractor: Diaz Plumbing Owner: Bruce Crane

4. Permit # 96-4 (January 17, 1996) New electrical service ($900) Contractor: Village Electric Owner: Alison Schwyzer

5. Permit #01-165 (August 21, 2001) Repair dry rot porch and stairs ($7,800) Contractor: 3 Cats Construction Owner: Alison Schwyzer Drawing-specifications in file.

6. Permit #01-176 (September 12, 2001) Partial re-roof (composition shingles - Class A) ($2,000) Contractor: C. L. Frost Roofing Owner: Alison Schwyzer

B10. Significance (Continued from Page 2)

Murphy continued to be a house painter until after the San Francisco earthquake and fire of 1906 when a number of residents of that city came to Carmel to live in their summer homes and created a demand for housing. Although Murphy had no formal training as an architect or builder, he had learned enough about the trade while working as a house painter to be able to design and build simple structures that would suffice for those who came to live for the summer or reside temporarily until San Francisco was rebuilt. Murphy was soon in business erecting the simple board and batten structures so common in Carmel at the time.

At the same time, Franklin Devendorf of the Carmel Development Company had purchased much of the land in Carmel, and began to subdivide and sell the parcels. Devendorf knew Murphy and had taken a liking to him. Therefore, when he needed more houses for his lots to satisfy his prospective buyers, he helped Murphy set up a construction business. Because of his passion to be the best, Murphy went to great lengths to make certain that his structures were solidly built of quality materials. As his reputation in this regard blossomed, more and more people wanted a Murphy house. Murphy obliged and built houses all over the Monterey Peninsula, using his own designs and doing much of the work himself. In 1914, Murphy established his own contracting business, opened up a lumber and building supply store and hired many workers.

To assure a supply of crushed rock and gravel, Murphy erected a rock crusher in Carmel Valley. He obtained his rock from the shore of the Pacific Ocean and his gravel from the Carmel River. His team of horses and his wagons became a familiar sight in the area. People turned to him for assistance when they needed help. When the surf piled up the sand and blocked the mouth of the river causing the water to back up and flood the artichoke fields, the farmers called on Murphy who took his earth scraper and a team of horses to open up the channel. When high winds lashed the area and threatened to topple trees, Murphy came to the rescue by tying a sturdy rope around several closely grouped trees, thereby enabling the trees to reinforce each other and resist the force of the wind. He also helped to plant trees in Carmel to stabilize the soil exposed by building activity, and to prevent the soil from being washed into the sea by the heavy rains.

As Murphy's own busness grew, he added more carpenters, stone masons, plumbers, electricians, plasterers and painters to his staff. He needed administrative and managerial help, so he hired J.O. Handley as his General Manager. Handley remained in this capacity until he began his own construction supply business, Handley and Handley (later becoming H&H). While most of the structures that Murphy erected were of his own design, he was also the contractor for a number of well known architects - Julia Morgan, Bernard Ralph Maybeck, and Robert Stanton among them. In designing his buildings, Murphy would talk to the customer, visit the site to get a visual image of the proposed structure on the site, and then go home and put it on paper. His designs were simplified drawings, but were complete and accurate enough so that major changes could be made. Murphy was a most active and prolific builder in the area and did as much to give Carmel its character as any other single person. Handley has stated "that Murphy built more than half the houses in Carmel."

Among his most notable structures are the Pine Inn, which he completely remodeled with his own design, the La Playa Hotel, the Carmel Highlands Inn, the Carmel Art Association, the Holiday House, the Carmel Texaco Station, the Sundial Lodge, the Farley Building, the Carmel City Hall (originally All Saints Episcopal Church), and the Dansk Building. The Harrison Memorial Library was partially designed by Bernard Ralph Maybeck and constructed by Murphy. However, there are no known plans of the library to be found. According to Murphy's daughter, Mrs. Rosalie Gladney, Bernard Maybeck who lived in San Francisco, would come down periodically from the city, view the progress, consult with Murphy, and return to the city on the afternoon train. It is generally conceded that Murphy had as much to do with the design of this building as Maybeck.

(Continued on Page 4)

B10. Signicance (Continued from Page 3)

Another important structure that Murphy helped to build was Tor House, the famous home of poet Robinson Jeffers. The Jefferses designed Tor House and at first hired Murphy to build it. Then in a turn-about, Jeffers worked for Murphy at $1.00 a day learning, by working alongside Murphy, how to build his home with granite boulders from the Carmel Beach. The first section of the house was finished by Murphy in 1919. Jeffers, himself, completed the rest of the structure, including the tower and wall, over an extended period of time.

Murphy was a busy, prolific builder for a long time, but he also contributed to the general welfare of the community in other ways. He was a member of the Carmel City Council, and the Carmel Building and Loan Society. He was a charter member and director of the Manzanita Club, a social organization for the community that conducted adult athletic events as well. When moving pictures came to Carmel in 1915, Murphy was one of a comittee for the Carmel Hall Association to oversee the new business, and to make sure "first class" movies were shown every Saturday. The Murphys had four children. They and other village youngsters were always welcome at the Murphy Lumberyard gather scrap wood for projects or just to play nearby. Before a permanent school was built, classes for eighteen children were held in Murphy's lumberyard for two years (1905 and 1906), and when the first Carmel Boy Scout Troop was organized, M. J. Murphy built the clubhouse.

Murphy retired in 1941, shortly after his wife's death. He turned his business over to his son Frank, and spent most of the remaining years of his life living in a summer house in Oregon and fishing in the McKenzie River. Murphy died there in 1949. M.J. Murphy, Inc., is still an active business in Carmel Valley, where it was relocated after Murphy sold the original Carmel store. It has been operated by his two grandsons since his son's death in 1978.

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

Resource Name or #: (Assigned by recorder) *Thomas V. Cator 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. Lopez and 4th (Blk KK Lots p 2,3,4)

Parcel No. *010-231-011*

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 Tudor Storybook style residence, basically rectangular in plan, resting on a concrete foundation. The exterior wall cladding is a smooth cement stucco, redone in 1955. The steeply pitched cross-gabled roof system forms a cruciform, with the smaller cross-gables running north and south. There are shed-roofed dormers, almost at the ridge line, on the east and west side of a massive, battered brick exterior end-gable chimney, slightly offset to the west on the south facing facade. There is a small, arched entry door just east of the chimney. The roof is covered in wood shingle, and rolls over the gable ends, suggestive of thatch. The east and west side elvations are characterized by massive, multi-paned arched focal windows, that open out on small, cantilevered balconies w/simple wood rails. The north facing cross-gable has wood French doors that open out onto a patio. The patio is reached from the street below by a wide, stepped concrete pathway that winds up the face of the hill that the house is set into. Smaller windows along the ground floor have planked wood shutters. Fenestration is irregular with single and banked fixed muti-paned lights, and multi-paned wood casement type. In 1952 a garage, under the house on the west side elevation, was enclosed for a bedroom. It has a bank of five, multi-paned fixed lights. The house is set into a steeply rising hillside at a prominent corner along 4th Ave. It is surrounded by a small copse of mature trees in a natural landscape setting.

. **Resource Attributes:** (List attributes and codes) *HP2 - Single 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 NE at west side elevation, 8/14/01, #1857-9

P6. Date Constructed/Age and Sources
☐ Prehistoric ☒ Historic ☐ Both
1923 Carmel Bldg. records

P7. Owner and Address
Frederick & Marian Binkley
2601 Ridge Rd.
Berkeley, CA 94709

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

P9. Date Recorded: *5/2/2002*

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

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

...chments ☐ 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) *Thomas V. Cator Hse.*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *studio/residence* B4. Present Use: *residence*

B5. Architectural Style: *Tudor (Storybook substyle)*

B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1923 (Cbp #600); addition April, 1925 (Cbp #968); addition Oct., 1925 (Cbp# 1057); garage converted to bedroom 1952 (Cbp# 2380); restucco/rebuild balconies 1955 (Cbp# 2724); general repair (no Change) 1987 (Cbp# 87-173)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:

B8. Related Features:

B9a. Architect: b. Builder:

B10. Significance: Theme: *Arts & Culture/Arch. Develop.* 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 Cator Hse. is significant under California Register criteria 2, for the the contributions of composer Thomas Vincent Cator to the cultural life of Carmel during his residence in the village. It is also significant as an excellent example of the Storybook substyle of Tudor Revival architecture found in Carmel.

Thomas Vincent Cator (1888-1931), studied music at the College of the Pacific in San Jose. He also studied for two years in Europe, under Theodore Leschetitzki, Paderewski's teacher in Vienna, and with Ignace Friedman. When he returned home he joined the faculty of the College of the Pacific Music Department, and gave private lessons in San Jose. He came to Carmel in 1920, and until his death in 1931 occupied an important place in the artistic life of the community. He was well known as one of "the old Forest Theater crowd". He composed for it, played for it and sang for it. His funeral was conducted on the stage of the theater. He produced a significant body of work including operettas, songs, piano works, violin sonatas and ballets. His most signifcant contribution to the music world was his discovery and development of the Aura modal scale. His major works included "Soul of Sequoia", "Zamboanga" and the music for Perry Newberry's operetta, "Begger of Bagdad, which was produced in the east under the title "Princess of Araby". He also wrote the score for local artist Rem Remsen's "Inchling". His accomplishments were recorded in the leading musical publications of the time, "Etude" and "Musical America".

At this writing we do not have the name of the architect/designer, or builder of the Cator studio/hse. However, the building speaks for itself. It is a highly individual expression of the Storybook Tudor, set into the base of a rising hill at the corner of Lopez and 4th, w/steeply pitched cross-gables having rolled wood shingle eaves at the gable ends.

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

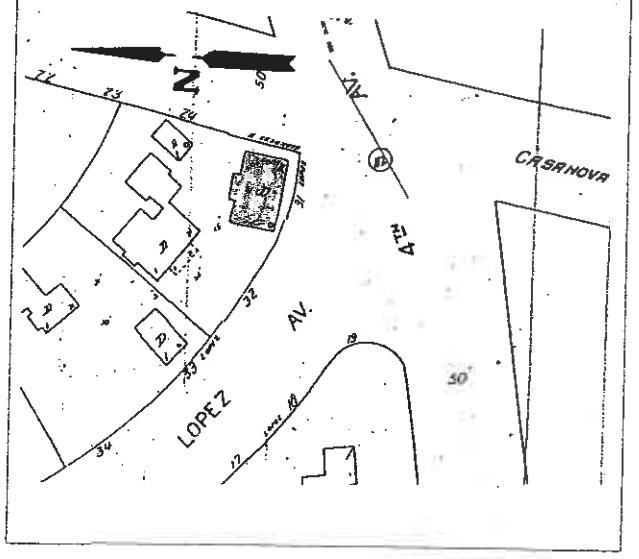
B12. References:
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Carmel Pine Cone, 4/17/31
Monterey Herald, 4/10/31, 4/12/31
Sanborn fire insurance maps of Carmel 1930, 1930-62

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

B14. Evaluator: *Kent Seavey*
Date of Evaluation: *5/2/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



B10. The facade, facing south, features a massive brick, exterior end-gable chimney, with a small, arched entry door to its east. The high-ceilinged upper floor has huge arched windows in the east and west side elevations, and French doors open out to a patio from the cross-gable on the north (rear) elevation. The house is sited in a copse of trees, in a natural landscape setting. The only exterior change noted since 1925 was the enclosure of an interior garage on the west side-elevation, and restuccoing in the early 1950s. The property evokes a strong sense of time and place, and continues to convey the independent and ecclectic nature of Carmel's residential housing design of the 1920s. The Thomas V. Cator Hse. clearly reflects the findings of, and is consistant with the 1997 Carmel Historic Context Statement under the themes of arts & culture, and 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 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

1. 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 #**

,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:

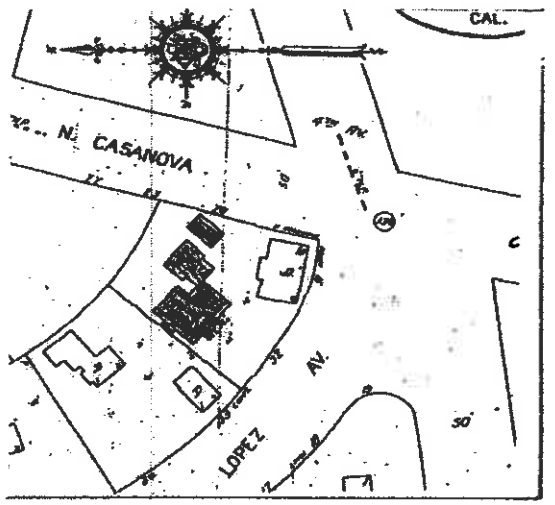
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Bennett, Melba, *The Stone Mason of Tor House* Ward Ritchie Press:San Francisco, 1966.
Lagorio, Elena, "There's a Bit of Carmel Left in Professor's Cottages", *The Herald Weekend Magazine,* 4/17/77

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 # _____
Trinomial _____
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)

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: 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

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 #**

NRHP Status Code

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

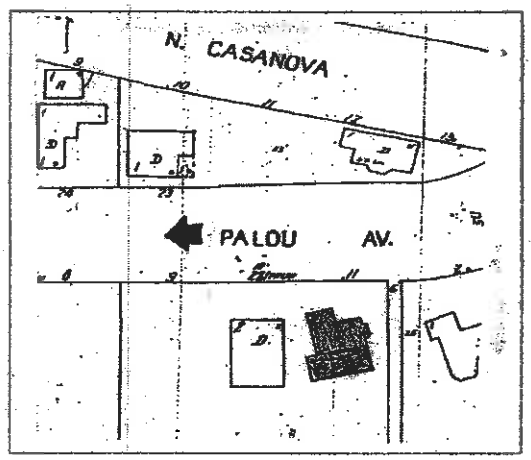
B13. Remarks: *Zoning R-1*
CHCS (AD)

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 5S1

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 **Resource Name or #:** (Assigned by recorder) *Warren Saltzman 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**

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)

5th north of Casanova on west side of Palou
(Block KK, Lot 17) Parcel No. *10-231-27*

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

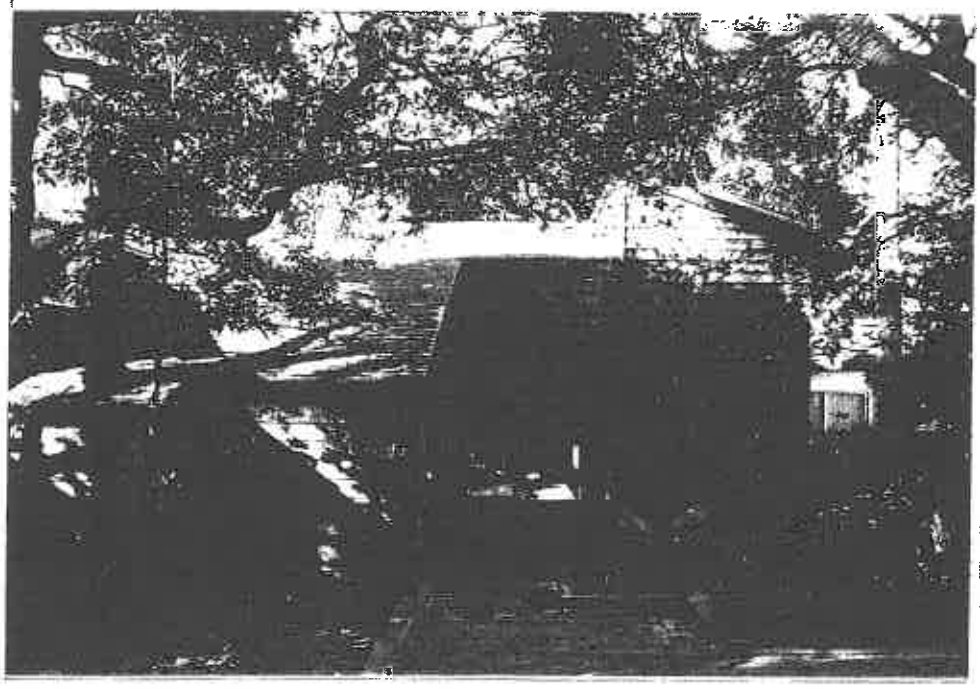
An irregular rectangular 2-story house built on a steep sloping east to west 40' x 100' lot. A series of shed roof extensions project east and west off a central 2-story flat-roof rectangular core. This arrangement was described as a "saddlebag" design by Charles Moore since the sheds are "hung" on the main central structure. The siding is redwood shingle and the roof is composition. Irregular window patterns articulate all the elevations and vary from 30" x 30" fixed pane, 60" x 60" sliding, to 6' x 5' sliding glass doors. Skylights also are used on the shed roof extensions off the main core.

The overall design reflects the interplay of geometric planes that characterized vernacular barns and sheds that Charles Moore integrated into residential design at the Sea Ranch development in Mendocino County in 1965-66 and in other projects created on the Monterey Peninsula.

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 at east elevation. (View toward west).
Photo No: 8678-5, 0/2/2001

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1966 - Carmel Building Files

P7. Owner and Address
Glen T. Olf & Jeanne L. Ewy Trust
P.O. Box 1805
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)
Richard N. Janick, P.O. Box 223408 , Carmel, CA 93922

P9. Date Recorded: *7/10/2002*

P10. Survey Type: (Describe)
HRI Carmel 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

Primary #
HRI #

NRHP Status Code 5S1

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

B1. Historic Name:

B2. Common Name: *Shalom*

B3. Original Use: *Single Family Residence* **B4. Present Use:** *Single Family Residence*

B5. Architectural Style: *Third Bay Region Style*

B6. Construction History: (Construction date, alterations, and date of alterations)

1. Permit #4506 (August 11, 1966) Build a 2-story house on steep lot ($31,850) Architect: Charles Moore: Firm M.L.T.W. Contractor: Barry and Chandler. Original plans and permit in file. *(See Continuation Sheet)*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:

B8. Related Features:

B9a. Architect: *Charles Moore (M.L.T.W.)* b. Builder: *Barry and Chandler*

B10. Significance: Theme: *Architectural development in Carmel* Area: *Carmel-by-the-Sea*

Period of Significance: *1960s* **Property Type:** *R-1* **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 as the only house designed by architect Charles W. Moore in Carmel-by-the-Sea in association with Moore, Lyndon, Turnbull, and Whitaker (M.L.T.W.) The style is in the "Third Bay Region Tradition" that evolved at the award winning Sea Ranch development in Mendocino County in 1965-66 and several earlier houses on the Monterey Peninsula between 1956-66. This particular design is described by Sally Wood bridge as a "Saddlebag House" which has shed roof additions "hung" onto the main structure like saddlebags. The closest similar design is the Karas' house in the Skyline Forest subdivision of Monterey that was featured in every important architectural publication of the 1960s.

In the 1970s Charles Moore will become one of the exponents of postmodernism which is reflected in Peninsula designs such as the Weingarten Professional Building in Seaside and Villa Del Monte with local architect Sebastian Bordenaro. One of his last commissions was the addition to La Mirada in 1993.

(See Continuation Sheet)

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

B12. References:

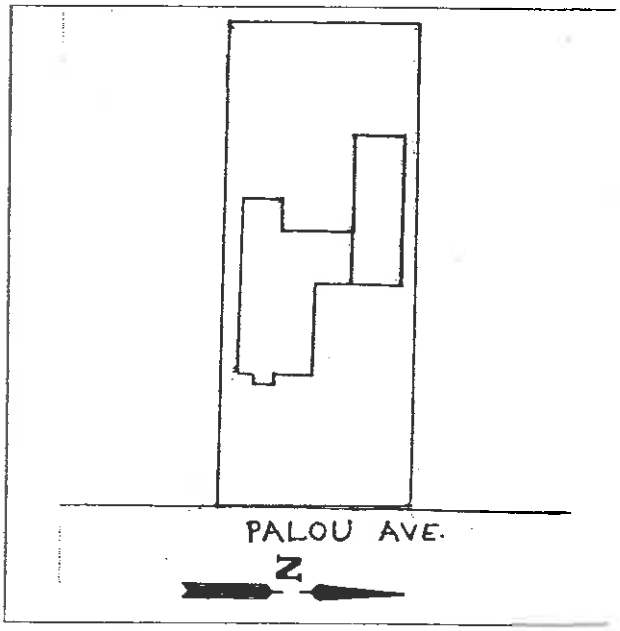
1. *Bay Area Houses (1988) by Sally Woodbridge*
2. *Architecture of the Monterey Peninsula (1976), Monterey Peninsula Museum of Art*
3. *"Charles W. Moore (1925-1994)," Progressive Architecture, January 1995.*

B13. Remarks: *Zoning R-1*

B14. Evaluator: *Richard N. Janick*

Date of Evaluation: *7/10/2002*

(This space reserved for official comments.)



B. 6 Construction History (Continued from Page 2)

2. Permit #93-10 (April 20, 1993) Gas log fireplace and chimney installed within North elevation. Originally installed without building permit. Contractor: Clean Sweeps and Sons, Pacific Grove.

B. 10 Significance (Continued from Page 2)

Remembering Charles Moore by Sally Woodbridge

Charles Willard Moore was the embodiment of that many-sided ideal of western civilization, the Renaissance man. He designed, he wrote, and he taught with acumen, grace and wit. He was insatiably greedy for the good stuff in life: companionship, objects of delight, experiences of buildings and places, opportunities to design and build. He traveled the world amassing a treasury of memories which he wove into the fabric of his work. Collaboration was his *modus operandi* ; his muse was not activated unless others were sitting around the table. But, as his collaborators have noted, Moore's hand held the pencil that drew the definitive scheme.

Although wit played a role in his architecture and filled his drawings, it was, in my opinion, most delectably displayed in his writing. Although not usually listed among his credits, his magazine articles made him one of the liveliest critics the architectural press has had. Who else thought up titles like "Eleven Agonies and One Euphoria" (in the Michigan Society of Architects Bulletin) and "The Establishment Invites You to Join in Hushed and Sumptuous Appreciation of the Several Arts, Lincoln Center, Most Evenings, Arrival Optional but Difficult" (In *Architectural Forum*)? He also coauthored books such as *The Place of Houses* that changed the lens through which people viewed buildings in the environment.

As an intellectual, he cultivated a broad literacy in architectural theory and the world of letters, and often sought to bring the two together. In the mid 1980s, for example, the publication of *The Memory Palace of Matteo Ricci* by Jonathan D. Spence inspired him to teach a studio in which the students designed their own memory palaces.

Moore was a well-known dissident from the pure doctrine of Modern architecture. In an essay for the catalog of his 1986 exhibition at Williams College (titled, "The Yin, the Yang, and the Three Bears"), he cited the early Modern manifestoes that proclaimed the death of a "shackling past" as belonging to the century's yang phase, and wondered if the yin phase that now loomed might be one of "absorbing and healing and trying to bring our freestanding erections into an inhabitable community." Yet his dissidence did not involve a retreat from rules and learning. Far from it. He concluded his student years at the highest level with a Ph.D. from Princeton University in 1959. He held faculty appointments at five universities, including the top posts at the University of California, Berkeley, and Yale University.

No one has evaluated Moore's career better than Moore himself in the essay cited above, in which he stated that his buildings "should not be seen as signposts to some Architectural Utopia, or some Big Revelation, or to some perfectible style, but rather as attempts better to gather into structures the energies of people and places. These attempts come from a belief that the world contains an astonishing number wonderful places, fancy and plain, large and tiny (or somewhere in between). My own most worthy contribution, I believe, is that I have encouraged (it used to be decried) looking at places and listening to people, acknowledging the sources, even exulting in them, adding our own energies, care and love, and even joy, if we have it in us."

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) *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 #**

ge 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.

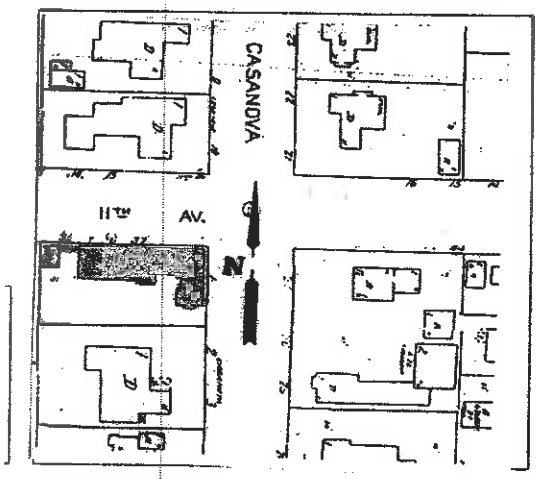
Only about ten percent of Spanish Eclectic residential design in the United States employed the flat roofed forms and compound plan associated w/the Moorish influenced design of North Africa. While it is seen in the detailing of several Carmel commercial buildings, especially in the vicinity of 7th and 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

(Sketch Map with north arrow required.)



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

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

(This space reserved for official comments.)

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

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) *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.

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: 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

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 #**

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, 1910. 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

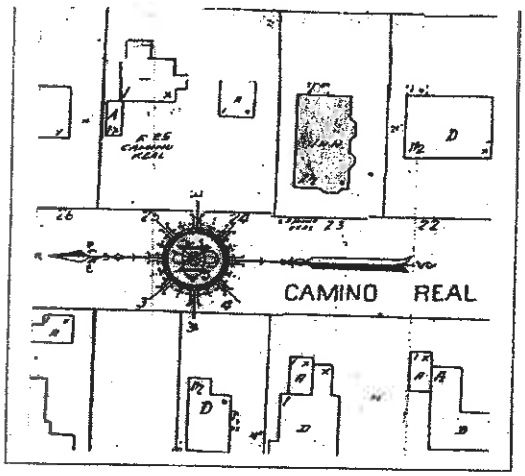
B13. Remarks: *Zoning R-1*
CHCS (AD/ED)

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
NRHP Status Code 5S2
Other Listings
Review Code Reviewer Date

Page 1 of 3 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*

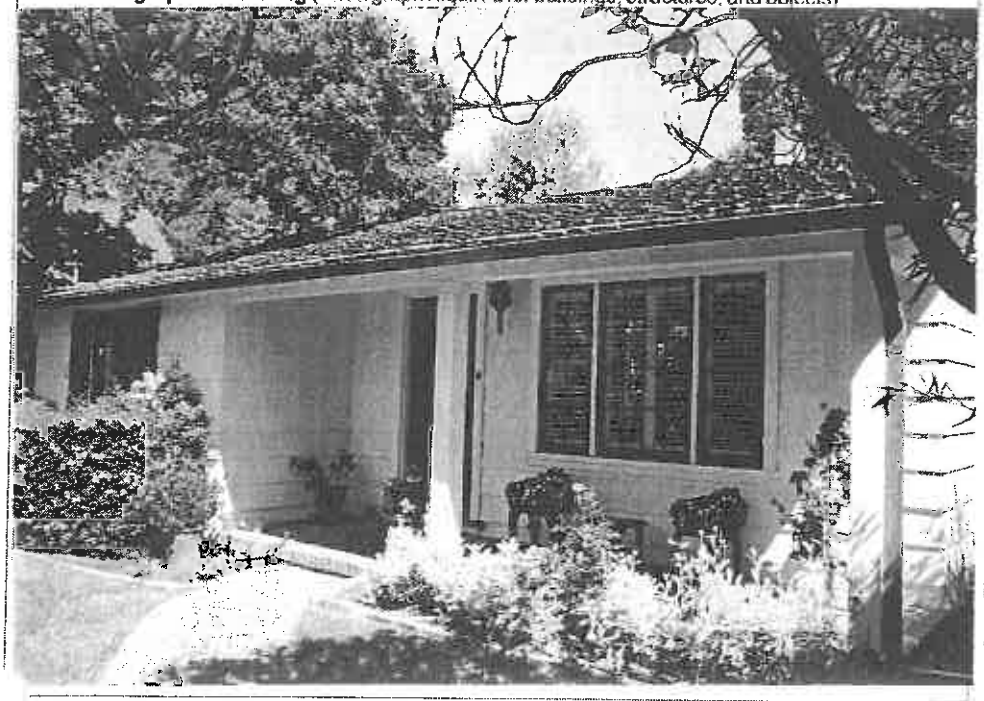
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

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

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:

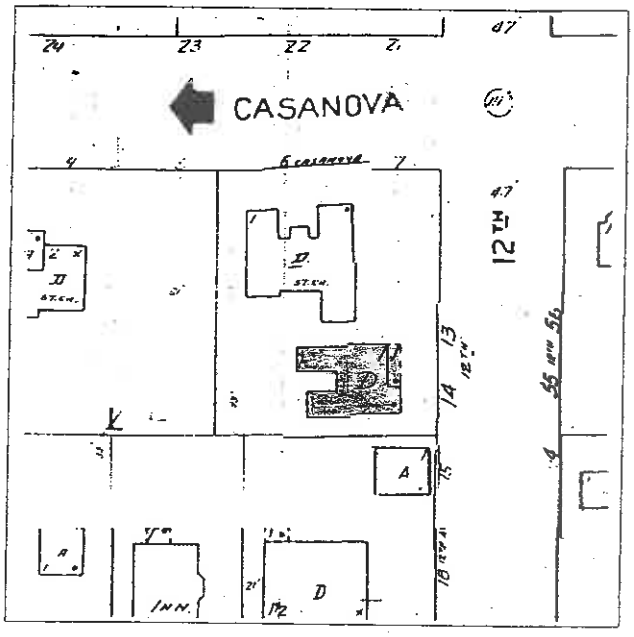
B9a. Architect: *designer/M.J. Murphy* b. Builder: *M.J. Murphy*
B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR3*
(Discuss importance in terms of historical or 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

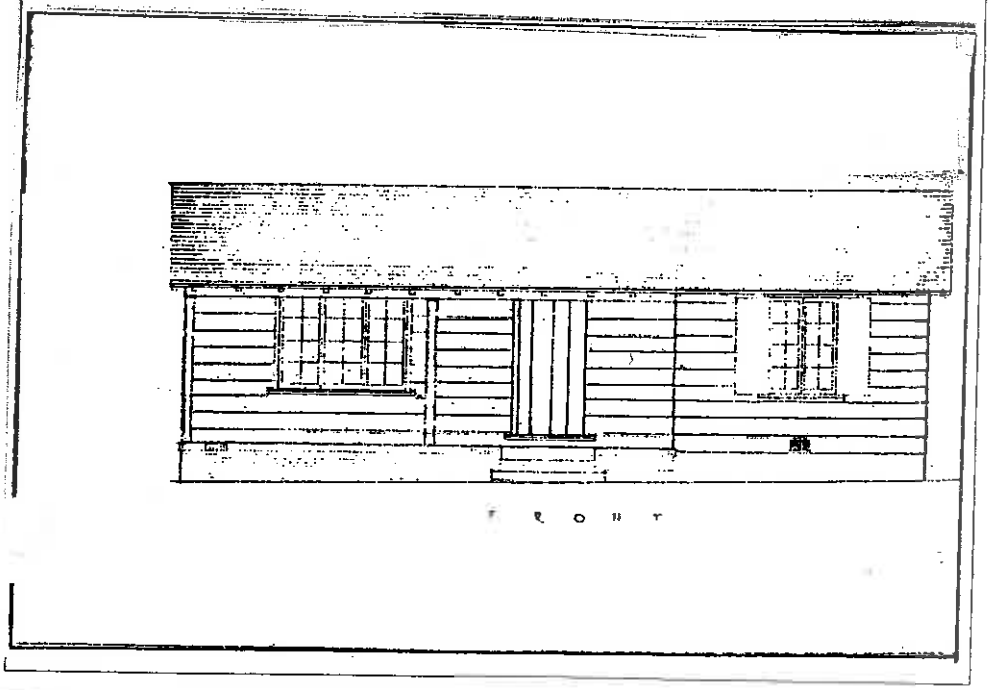
B13. Remarks: *Zoning R-1*
CHCS (AD)



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 # _____
Trinomial _____
NRHP Status Code 5S1

Other Listings
Review Code _____ Reviewer _____ Date _____

Page of Resource Name or #: (Assigned by recorder) *Louise P. 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)

NE Cr. Camino Real & 12th (Blk L, Lot 14)

Parcel No. *010-273-006*

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 Cape Cod cottage, rectangular in plan, resting on a concrete foundation. The exterior wall cladding is wood shingle. The steep-pitched side-gabled roof is covered in composition shingle. There are gabled roof dormers on both the west (front) and east (rear) roof planes. An interior brick chimney pierces the eastern roof-plane, just below the ridge line, a little south of center on the building. The otherwise symmetrical facade is characterized by paired 6/6 double-hung wood sash windows flanking each side of the raised central entry. The entry is reached by a set of open wood steps, under a flat roofed classical portico, w/ a narrow entablature carried on square wood posts, w/simple capitals. The form of the posts are employed as pilasters on the entry door casing. The six panel wood door has period furnishings. The paired windows on each side of the entry have wood plank shutters pierced w/a pine tree motif. There is a narrow entablature at the roof/ wall junction w/a denticular course below a simple cornice. Fenestration is otherwise symmetrical, w/single and paired 6/6 double-hung wood sash. The house sits on a corner lot behind a wood picket fence, w/a brick patio in front of the house, and low shrubbery and flowers on the 12th Ave. side. It is somewhat screened from the roadway by oaks and redwoods.

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: 839-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1931 Carmel bldg. records

P7. Owner and Address
Mary M. Graney Trust
1625 Pebblewood Circle
Sandy, UT 84092

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

P9. Date Recorded: *10/19/2002*

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 #**

ge of **NRHP Status Code** 5S1

Resource Name or #: (Assigned by recorder) *Louise P. Murphy Hse.*

B1. Historic Name: *Louise P. Murphy Hse.*
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Colonial Revival (Cape Cod cottage)*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1931 (Cbp# 2414); reroof w/comp shingle 1996 (Cbp# 96-80)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features: *Wood-framed two-car garage, SE cr. of parcel 1931(?); new concrete slab 1980 (Cbp# 80-81)*

B9a. Architect: *designer/Laura Maxwell* b. Builder: *Laura Maxwell*
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 Louise P. Murphy Hse. is significant under California Register criterion 3, in the area of architecture as an unaltered example of a 1930s Cape Cod period revival. It is also significant as the work of a woman designer, Laura Wasson Maxwell, also a noted California watercolorist. There are no records of any significant change to this textbook example of the form. The style is loosely patterned after early wooden folk houses of eastern Massachusetts, usually with the addition of Georgian or Adam inspired doorways, Georgian in this instance, w/the simple square columns, pilasters and denticular course. Cape Cod cottages like the Murphy were most common during the 1920s and 1930s. This Colonial revival subtype originated in the 18th century, and has continued with few changes through the 1950s.

Laura Wasson Maxwell (1877-1967) was a native of Carson City, Nevada. Her first art training was under the English watercolorist Sidney Yard, in San Francisco. When Yard relocated to Carmel in 1906, Maxwell followed, living in a studio on Carmelo near Santa Lucia. She went east to study at the Bancroft School in New York, and the Boston School of Design before continuing her training in Europe. While she didn't return permanently to Carmel until 1918, her name is found on the 1916 Carmel incorporation papers. Her name also appears protesting the paving of Ocean Ave. in 1921. Maxwell exhibited in the old Arts & Crafts Hall , and was a founding member and ardent supporter of the Carmel Art Association. She was actively involved with the physical construction of some of the galleries. Ms. Maxwell designed at least one other Colonial revival style home for her and her husband in the Walker Tract, near 16th, where she lived until her death in 1967.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP38 - Women's property*

B12. References:

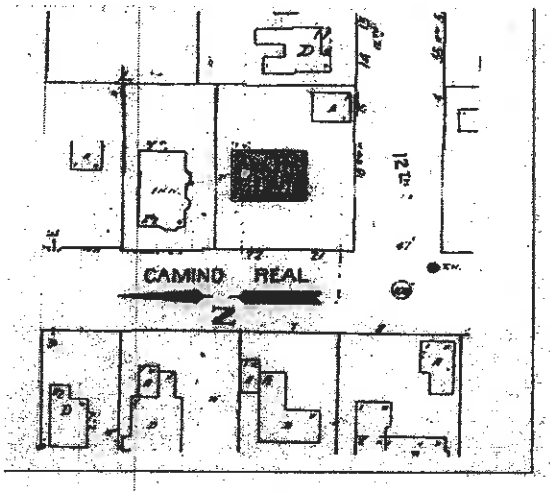
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Hale, Sharron, *A Tribute to Yesterday*, Valley Publishers: Santa Cruz, 1980
Hughes, Edan M., *Artists in California 1786-1940 Vol II,Hughes Pub. Co.: San Francisco, 1989*

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

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *10/19/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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

Primary #
HRI #
Trinomial

Page of **Resource Name or #:** (Assigned by recorder) Louise P. Murphy Hse.

Recorded by: Kent L. Seavey **Date** 10/19/2002 ☒ Continuation ☐ Update

B10. Laura Maxwell is one of a number of creative, educated and independent women, mostly artists and writers, who either designed their own homes and studios, or worked actively in the construction business. The Louise P. Murphy Hse., is an excellent example of the Cape Cod cottage type, and period design, and as the product of a woman building designer, 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: 838-, .

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 3 **Resource Name or #:** (Assigned by recorder) *Albert Henry Hill House*

P1. Other Identifier: *Vacation 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 **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)

West side Lopez Avenue, 2 North of 4th (Blk LL Lot 1/4 7 & 9)

Parcel No. *010-232-030*

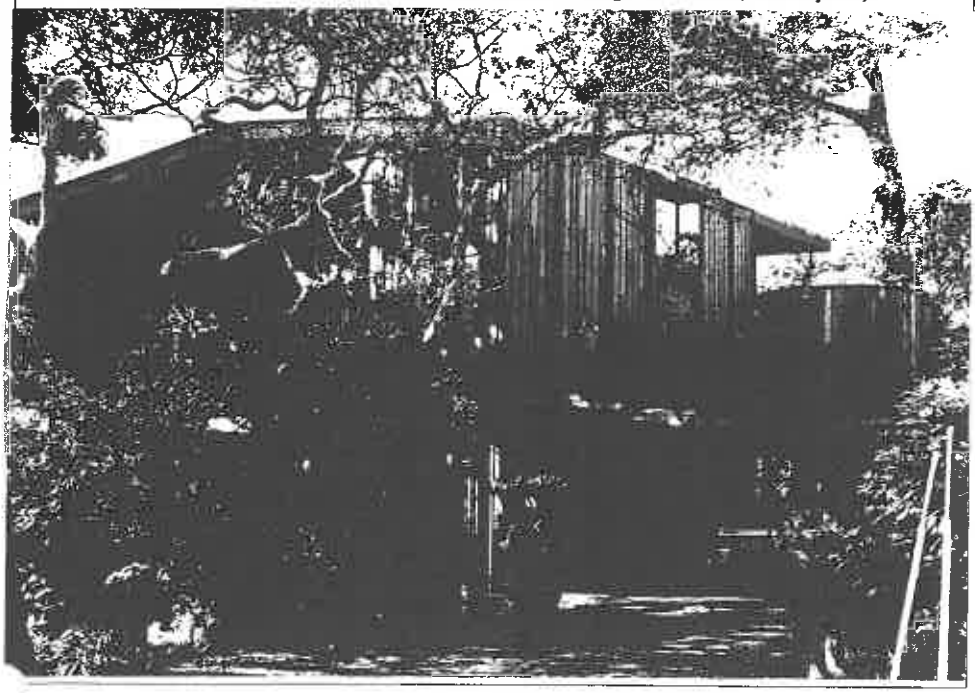
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A 3 story irregular rectangular planned house placed diagonally across a steep sloping 40' x 100' lot. All the elevations are unique and feature verticle flush redwood siding inset behind exposed vertical studs. Fixed pane windows in varying heights and widths are placed for maximum exposure in random locations including corners. Three cylindrical planned projecting elements define the remodeled kitchen at the northwest corner, a bay window to the living room on the southeast, and an observation area on the overhanging deck on the southwest elevation. The original flat roof remains and a new gabled roof was added 1971 accomodate an upstairs bedroom and bathroom addition that included two bedrooms, a bath and an office. The house is set among mature oak and pine trees and takes advantage of the path of the sun throughout the day. The unique elevations are characteristic of the legacy of rural California barns that are found in the Third Bay Area Tradition.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family*

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

1961 - Carmel Building Files

P7. Owner and Address
Catharine Heather Hill TR
PO Box 2764
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)
Richard Janick, , PO Box 223408, Carmel, CA

P9. Date Recorded: *1/31/2002*

P10. Survey Type: (Describe)
Intensive

11. 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

1978 Significant Building Survey Carmel-by-the-Sea

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # Primary #

NRHP Status Code

Resource Name or #: (Assigned by recorder) *Albert Henry Hill House*

B1. Historic Name: *Albert Henry Hill House*
B2. Common Name: *Vacation House*
B3. Original Use: *Single Family Residence* B4. Present Use: *Single Family Residence*
B5. Architectural Style: *Third Bay Area Regional Style*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1961 (CBP #3683), Bay Window and kitchen addition 1969 (CBP #69-84,69-159), Bed and Bath addition 1971 (CBP #71-89)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features: *First of 3 unique houses designed by Henry Hill on steep lots adjacent to each other in 1961*

B9a. Architect: *Henry Hill* b. Builder: *Grove Bishop*
B10. Significance: Theme: *Architectural Development* Area: *Carmel-by-the-Sea*
Period of Significance: *1941-1970* **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.)

This houses qualifies under Criterion #3 as a residence of Albert Henry Hill in Carmel from 1961 until 1984. It is one of three side-by-side houses, all unique in plan and elevation designed by Hill in 1961. The steep hillside modern house design was first developed by Jon Konigshofer in the 1940's to accommodate many Carmel lots laid out in a 40' x 100' grid regardless of changes in grade that would normally be unbuildable. Henry Hill expanded on this concept by creating diagonal axis polygonal floor plans and irregular elevations to take advantage of exposure to light and the unique environmental elements of each lot.

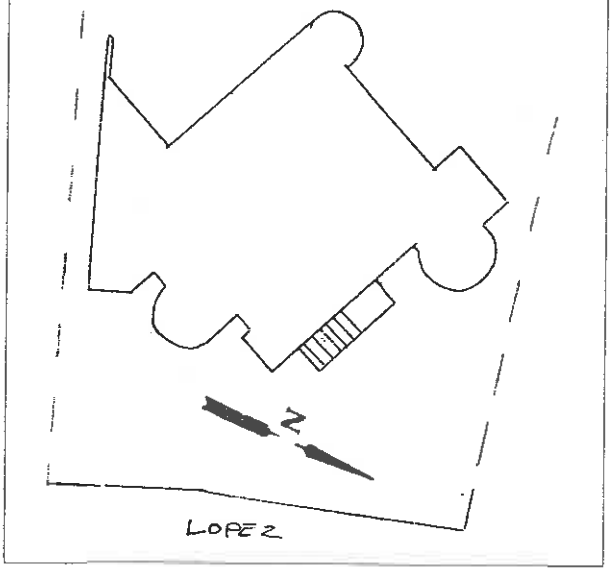
Albert Henry Hill's work "exemplifies a style of architecture that developed in the 1940's and 1950's which has become known as the Bay Area Style. This style made use of natural materials and had a great concern for the surrounding environment. His style can be characterized by very simple natural surfaces, sharp and angular shapes, either very flat or very sloped roofs, and very simple floor plans. At Harvard, Hill studied under Walter Gropius and Marcel Breuer, two architects noted for bringing the modern design philosophies of Europe's Bauhaus movement to the United States. Their new ideas about the creation and use of space and about the use of local and traditional materials greatly influenced Hill's architectural expression. Hill's commissions included national and international projects, bringing him numerous awards throughout his career. He desinged and constructed a weekend cottage at 7th and Camino Real in Carmel in 1948. The three neighboring houses on Lopez Avenue became known for their imaginative and unique elevations. By 1971, Hill converted his vacation house on Lopez to serve his *(see continuation sheet)*

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

B12. References:

1. *Significant Building Survey Carmel-by-the-Sea (1978)*
2. *Chazen property Report (1999) - Jones and Stokes*

(Sketch Map with north arrow required.)



B13. Remarks: *Zoning R-1 Moderately Steep Slope from East to West*

B14. Evaluator: *Richard Janick*
Date of Evaluation: *1/31/2002*

(This space reserved for official comments.)

B 6. Construction History (Continued from Page 2)

2. Permit # (69-84) (July 22, 1969) - Extension to Bay Window on South facade Architect: Henry Hill ($1,500) Contractor: Helm-Savoldi
3. Permit # (69-159) (December 8, 1969) - Kitchen addition to northeast facade - Cylinder ($4,000) Architect: Henry Hill Contractor: Helm Savoldi
4. Permit #71-89) (May 24, 1971) - Two-story addition to south and west - two bedrooms, bath and stairwell - low gabled roof ($9,000) Architect: Henry Hill Contractor: Helm-Savoldi
5. Permit # (75-88) (June 19, 1975) - Hallway alteration ($100) Contractor: Henry Hill
6. Permit # (88-195) (August 26, 1988) - Deck repair ($5,000) Baptista Construction
7. Permit # (93-178) (October 5, 1993) - New roof ($3,278) Burleo Roofing

B 12. References (Continued from Page 2)

3. Domestic Architecture of the San Francisco Bay Region: 1949 - San Francisco Museum of Art, Civic Center. Catalogue Numbers 24, 25, 26, **27**
4. Bay Area Houses by Sally Woodbridge (Revised Edition) (1988), Peregrine Smith Books
5. "Architecture of the Monterey Peninsula," 1976, Monterey Museum of Art. Catalogue: Edited by Laurie Boone, Richard Janick and Kent Seavey
6. "William Wilson Wurster," San Francisco Museum of Modern Art (1996)

B 10. Significance (Continued from Page 2)

primary residence, and soon became active in the local community, including serving on the Carmel Planning Commission. Hill's architectural aesthetic serves as a continuing thread in Carmel's design traditions with its focus on integration with the local setting, use of local and traditional materials, and experimentation with artistic expression in residential design.

Albert Henry Hill was born in 1913 in England. His family moved to Berkeley, California in 1916. Hill received a Bachelor of Arts degree in architecture from the University of California at Berkeley in 1935, and an M.A. degree in architecture in 1938 from Harvard, where he studied under Walter Gropius and Marcel Breuer. He then worked in association with John Ekin Dinwiddie in San Francisco. He met his wife, Heather, near Oxford, England during World War II. He was in partnership with Eric Medelson in san Francisco in 1947-48, and later established a private practice in Carmel and San Francisco. His final partnership in San Francisco with architect Jack Kruse ended in 1984 when Hill died of cancer.

Hill also contributed a design for "Greenwood Common" developed by William Wilson Wurster in the Berkeley hills in 1955 as single family houses built around a "common" open space with shared service areas. Other prominent architects who participated were Rudolph Schindler, Harwell Hamilton Harris, Joseph Escherick and John Funk. This project celebrated the "Second Bay Area Region Style" of integrating modern architectural materials and processes with the natural environment and indoor-outdoor living. This project was a West Coast equivalent of the famous "Housing Exposition" near Stuttgart, Germany organized by Mies Vander Rohe in 1929 featuring modern style housing designs by Walter Gropius, J.J.P. Oud, Peter Behrens, Le Corbusier and Mies Vander Rohe.

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 3 **Resource Name or #:** (Assigned by recorder) *Mr. & Mrs. Irving Fisk House*

P1. Other Identifier: *Kruse 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 **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)

West side of Lopez Avenue, 4 north of 4th (Block LL Lots Npt. 9 Spt. 12)

Parcel No. *10-232-29*

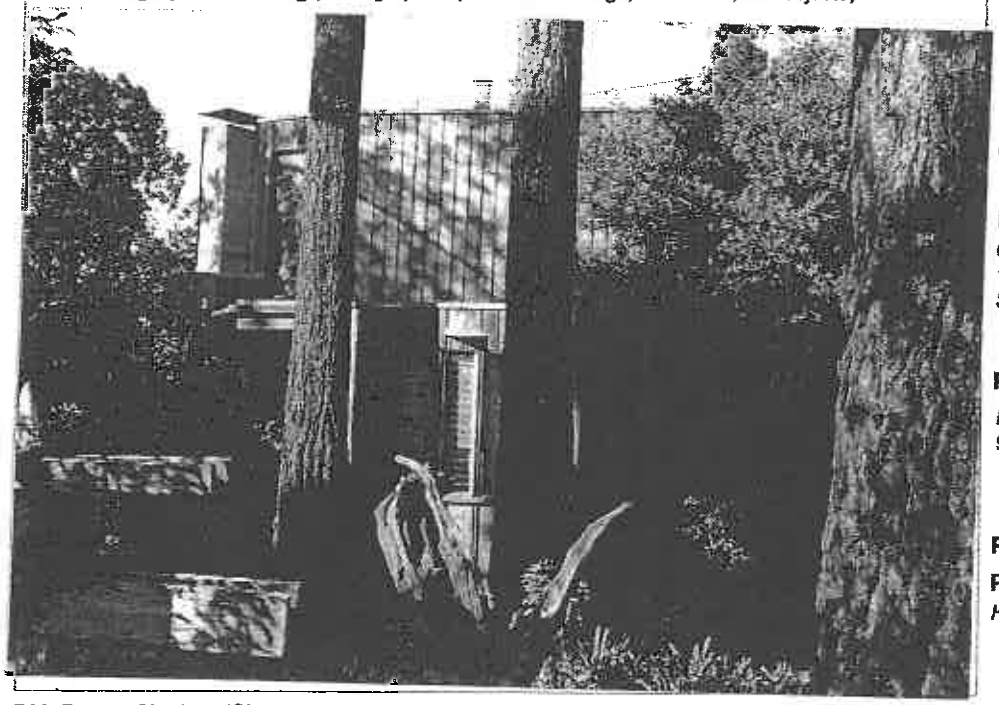
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A 2-1/2-story irregular polygonal T planned house set diagonally across a steep sloping 40' x 100' lot from east to west. The unique elevations feature vertical flush redwood siding and randomly placed rectangular fixed-pane windows to take advantage of natural light patterns and native pine and oak trees. The flat roof undulates over the various kitchen and bedroom areas. The redwood siding has weathered to a subtle gray. The diagonal plan allows natural light to flow throughout the day into the house, and the overhanging deck on the southwest provides dramatic access to the natural environment of the site.

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 west at east facade
2-2-02 8678-8

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
October 11, 1961 Carmel Building Files

P7. Owner and Address
Claudia Kruse (415-648-8903)
141 Elsie Street
San Francisco, CA

P8. Recorded by: (Name, affiliation, and address)
Richard N. Janick, P.O. Box 223408, Carmel, CA 93922

P9. Date Recorded: *2/10/2002*

P10. Survey Type: (Describe)
HRI Carmel 2001

P11. Report Citation: (Cite survey report and other sources, or enter "none") 1978 Significant Building Survey, Ci
Carmel-by-the-Sea

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: *Mr. & Mrs. Irving Fisk House*

B2. Common Name: *Kruse House*

B3. Original Use: *Single Family Residence* B4. Present Use: *Single Family Residence*

B5. Architectural Style: *Third Bay Area Tradition*

B6. Construction History: (Construction date, alterations, and date of alterations)

1. Permit #3732 (October 16, 1961) Build 1-1/2-story house ($24,000) Architects: Henry Hill and John Kruse, San Francisco Contractor: Grove Bishop, Pacific Grove Print, permits in building files.

(See Continuation Sheet)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:

B8. Related Features: *Second of three unique houses designed by Henry Hill on steep lots adjacent to each other in 1961.*

B9a. Architect: *Henry Hill and John Kruse* b. Builder: *Grove Bishop*

B10. Significance: Theme: *Architectural Development in Carmel* Area: *Carmel-by-the-Sea*

Period of Significance: *1960s* **Property Type:** *Single Family Residential* **Applicable Criteria:** *CR3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This building qualifies under Criteria #3 as a unique house designed by architects Albert Henry Hill and John Kruse. The house is currently owned by Claudia Kruse. Built on a steep lot, it is one of three unique residences built adjacent to each other on Lopez Street in 1961 in the Third Bay Region Style. The steep hillside modern house was first developed by Jon Konigshofer in the 1940s to accommodate many Carmel lots laid out in a 40' x 100' grid regardless of changes in grade that would normally be unbuildable. Henry Hill expanded on this concept by creating diagonal axis polygonal floor plans and irregular elevations to take advantage of exposure to light and unique natural elements of each lot.

Albert Henry Hill's work exemplifies a style of architecture that developed in the 1940s and 1950s which has become known as the Bay Area Style. This style made use of natural materials and had a great concern for the surrounding environment. His style can be characterized by very simple natural surfaces, sharp and angular shapes, either very flat or very sloped roofs, and very simple floor plans. At Harvard, Hill studied under Walter Gropius and Marcel Breuer, two architects noted for bringing the modern design philosophies of Europe's Bauhaus movement to the United States. Their new ideas about the creation and use of space and about the use of local and traditional materials greatly influenced Hill's architectural expression. Hill's commissions included national and international projects, bringing him numerous awards throughout his career. He designed and constructed a weekend cottage at 7th and Camino Real in Carmel in 1948. The three neighboring houses on Lopez Avenue became known for their imaginative and unique elevations. By 1971, Hill converted his vacation on Lopez to serve as his primary residence,

(See Continuation Sheet)

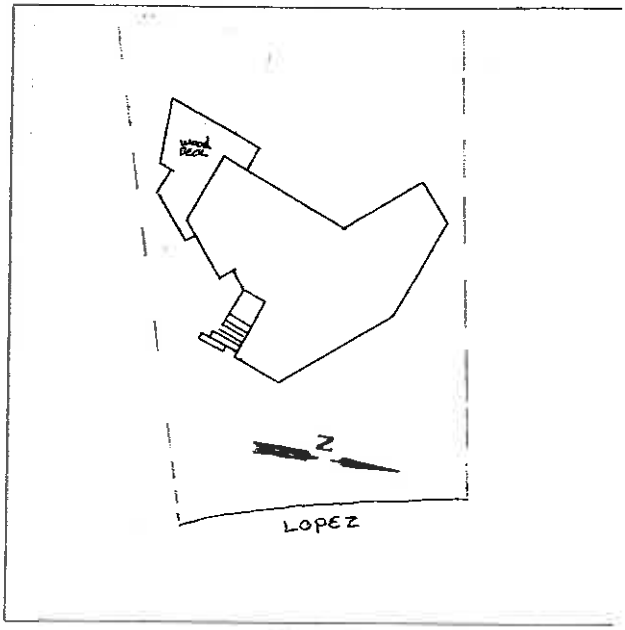
B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

1. *Significant Building Survey (1978), Carmel-by-the Sea - MARI*
2. *Chazen House Report (1999) Jones and Stokes*
3. *Domestic Architecture of the San Francisco Bay Region: 1949 - San Francisco Museum of Art, Civic Center, Catalogue*

(See Continuation Sheet)

B13. Remarks: *Zoning R-1 Steep Slope east to west*



B14. Evaluator: *Richard N. Janick*

Date of Evaluation: *2/10/2002*

(This space reserved for official comments.)

B. 6 Construction History (Continued from Page 2)

2. Permit #91-124 (September 4, 1991) - Replace and repair deck ($9,000) Architect-Engineer: Jerry Veverka, 1 Ecker #301, San Francisco Contractor: Baptista Construction, Carmel Owner: Claudia Kruse, San Francisco. Permit and prints in building files. Only alteration (Building intact)

B. 12 References (Continued from Page 2)

4. Bay Area Houses by Sally Woodbridge (1988), Revised Edition, Peregrine Smith Books
5. Architecture of the Monterey Peninsula, 1976, Monterey Museum of Art, Catalogue Edited by Laurie Boone, Richard Janick and Kent Seavey
6. William Wilson Wurster, San Francisco Museum of Modern Art, Catalogue 1996

B. 10 Significance (Continued from Page 2)

and soon became active in the local community, including serving on the Carmel Planning Commission. Hill's architectural aesthetic serves as a continuing thread in Carmel's design traditions with its focus on integration with the local setting, use of local and traditional materials, and experimentation with artistic expression in residential design.

Albert Henry Hill was born in 1913 in England. His family moved to Berkeley, California in 1916. Hill received a Bachelor of Arts degree in architecture from the University of California at Berkeley in 1935 and an M.A. degree in architecture in 1938 from Harvard, where he studied under Walter Gropius and Marcel Breuer. He then worked in association with John Ekin Dinwiddie in San Francisco. He met his wife, Heather, near Oxford, England during World War II. He was in partnership with Eric Mendelson in San Francisco in 1947-48, and later established a private practice in Carmel and San Francisco. His final partnership in San Francisco with architect Jack Kruse ended in 1984 when Hill died of cancer.

Hill also contributed a design for "Greenwood Common" developed by William Wilson Wurster in the Berkeley hills in 1955 as single family houses built around a "common" open space with shared service areas. Other prominent architects who participated were Rudolf Schindler, Harwell Hamilton Harris, Joseph Esherick and John Funk. This project celebrated the "Second Bay Area Region Style" of integrating modern architectural materials and processes with the natural environment and indoor-outdoor living. This project was the West Coast equivalent of the famous "Housing Exposition" near Stuttgart, Germany organized by Mies Vander Rohe in 1929 featuring modern style housing designs by Walter Gropius, J.J.P. Oud, Peter Behrens, Le Corbusier and Mies Vander Rohe.

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) *Dr. G. E. Wood 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

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)

10 N of 4th, W/side Lopez (Blk LL Lots pt 25, 27, 29)

Parcel No. *010-232-046/047*

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 Tudor Revival (English cottage) residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a textured cement stucco. The steep-pitched roof system has overhanging eaves at the ground floor level, w/exposed rafter-tails. The roof covering is wood shingle in a staggered butt pattern suggesting thatch. There is a large, roof-dormer, w/a flared shed roof, centered in the roof-plane on the east side-elevation. There is also a large wall-dormer, opposite on the west side-elevation, of similar design. The main roof extends down on the south side of the west dormer to form a flared shed-roof covering for an entry to the building, below grade. A stuccoed end-gable chimney, w/random pieces of Carmel stone along its surface, is centered on the north (rear) elevation. It pierces the ridge line of a one-story family room addition, constructed in 1971. The south (front) elevation has a steeply pitched gable-on-hip outshot roof to the east that steps north, at a right angle to form an "ell" for the principal entry. A small square wall dormer, w/flared shed-roof, projects slightly from the base of the gable-on-hip roof. The main entry is on the south side of the junction formed by the "ell". Fenestration is irregular w/single, paired and banked multi-paned wood casement windows, and several sets of glazed wood French doors.

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: 840-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1923 Carmel bldg. records

P7. Owner and Address
Wendell & Carol Bergere Trust
P.O. Box 2438
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: *1/25/2002*

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 #

ge of NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *Dr. G. E. Wood Hse.*

B1. Historic Name: *Dr. G. E. Wood Hse.*
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Tudor Revival (English cottage substyle)*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1923 (CBP# 625); add one-story family room to north 1971 (CBP# 71-9); reroof w/wood shingle n/d; interior bath remodel 1997 (CBP# 97-150); further interior remodel 1999 (CBP# 99-241)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features: *Wood-framed, one-car garage, NE cr. of parcel. Constructed 1923, same materials as main hse.*

B9a. Architect: *Edward Huntsman-Trout* 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.)

Dr. G. E. Wood's Hse. is significant under California Register criterion 3, in the area of architecture, as an excellent example of the English cottage substyle of the Tudor Revival style of architecture in Carmel in the 1920s. Its interesting and imaginative lines, drawn from details of medieval vernacular English farmhouses, has created a singular expression of the creative impulse toward period romantic revival architecture in Carmel in the mid- 1920s. This property draws its design inspiration from authentic historic prototypes unlike those of a builder like Hugh Comstock, who was influenced by English children's book illustrators. Of interest is the use of Carmel stone around the base of the house, and in the decorative treatment of the stucco-clad chimney to emulate chalk lump, a common method of construction for rural English buildings during medieval times.

Edward Huntsman-Trout (1889-1974) was a native of Ontario, Canada. Educated at U.C. Berkeley, he also attended the Harvard School of Landscape Architecture. Following his formal education he worked for the firms of Fletcher Steele, in Boston, then A.D. Taylor in Cleveland. In 1922 Trout came to Los Angeles to work for the Rodeo Land & Water Co., before establishing his own practice. The one-story 1971 family room addition to the north is consistent with the Secretary of the Interior's Standards 9 & 10 for the Treatment of Historic Properties, in that it is both compatible with the historic character of the original, but differentiated in roof pitch and window treatment, and that if removed, the essential form and integrity of the 1923 residence will be unimpaired. Dr. Wood's Hse. and its surrounding gardens clearly reflect the findings of, and are consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development in Carmel.

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

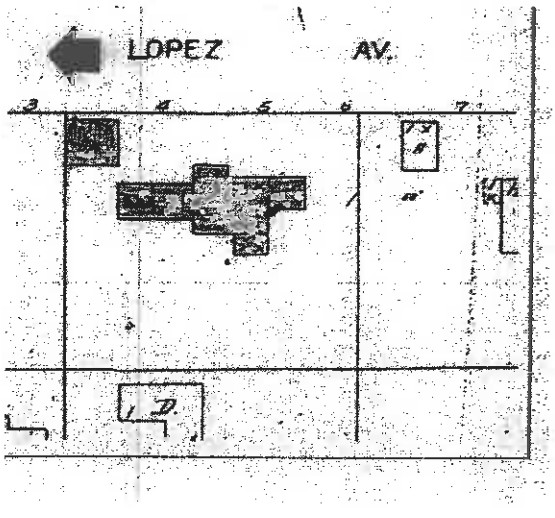
B12. References:
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Cook, Olive, *English Cottages & Farmhouses*, Thames & Hudson:London, 1982
Monterey Daily Herald, 7/27/23
Sanborn insurance maps of Carmel, 1924, 1930-69

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

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *1/25/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



P3. The house is set below the roadway, in an informal garden of flower beds and low shrubbery, terraced w/Carmel stone retaining walls, walkways and patios. Set behind a grapestake fence, the property includes mature oak trees.

B12. Trout, Edward Huntsman, manuscript collection, Special Collections, UCLA

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) *"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

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

ttachments ☐ 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 #**

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

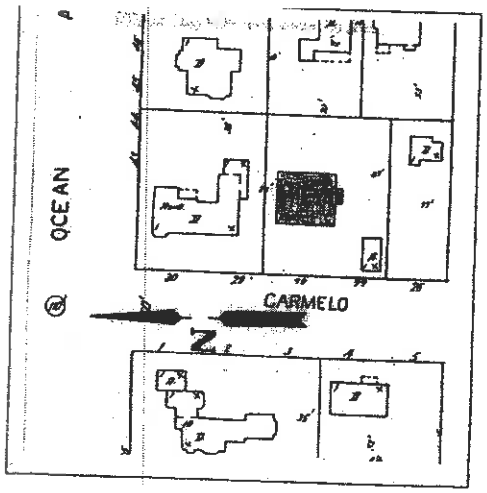
B13. Remarks: *Zoning R-1*
CHCS (AD/AC)

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 *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 #**

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

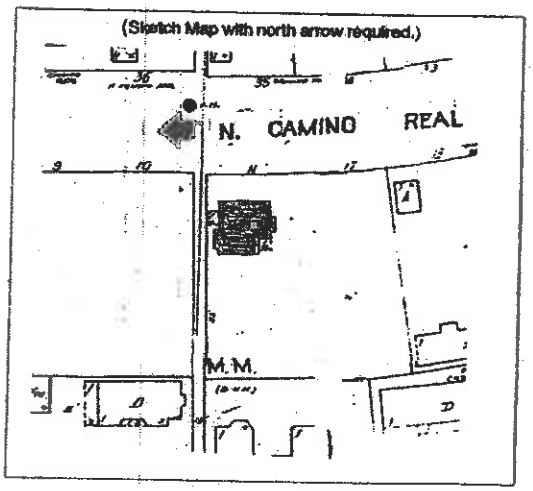
B13. Remarks: *Zoning R-1*
CHCS (AD)

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

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.

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: 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

P11. 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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # **Primary #**

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

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
Other Listings
Review Code Reviewer: Date

Resource Name or #: (Assigned by recorder) *La Playa Hotel*

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. Camino Real & 8th (Blk O, all of Lots 1 thru 12)

Parcel No. *010-264-007*

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

A two-story, stone and wood-framed hotel building, ell shaped in plan, resting on a concrete foundation. The exterior wall cladding is a combination of rock masonry in a random rubble pattern, and smooth cement stucco. The low-pitched hipped roofs are covered in a Mission tile. There are several chimneys present, some stucco-clad and finished w/decorative tiled caps. That portion of the hotel possessing historic fabric is found on the NE Cr. of the bldg. and consists of the stone tower designed by the artist Christian Jorgensen in 1904, and those portions of the entrance and lobby area reconstructed after a major fire in 1924. The building is designed in a generic Mediterranean revival style. The property became a hotel in the teens, after the death of Jorgensen's wife, Angela. It was first expanded to 20 rooms, which burned in a major fire in 1924. In rebuilding the hotel an additional 30 rooms were added in a connected wing to the south. In 1940 a dining room was added at the rear (west), and in 1948, after WWII, the property was expanded to encompass 80 rooms. A full renovation of the hotel occurred in 1983-84, when the Cope family from San Francisco acquired the property. It is currently one of only 9 hotels in California recognized by the National Trust for Historic Preservation for its architectural quality, historic character, sensetive rehabilitation. The perimeter of the hotel is planted with well maintained shubbery & trees, and a series of stepped terraces and more formal gardens, falling off to the SW from the interior of its ell shape.

3b. Resource Attributes: (List attributes and codes) *HP5 - Hotel/Motel*

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 earliest portion of bldg. 9/17/01, #9500-3

P6. Date Constructed/Age and Sources
☐ Prehistoric ☒ Historic ☐ Both
1904/1925 Carmel bldg. records

P7. Owner and Address
Nob Hill Properties, Inc.
1075 California Street
San Francisco, CA 94108

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

P9. Date Recorded: *9/21/2002*

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) *La Playa Hotel*

B1. Historic Name: *Christian Jorgensen Studio-home*
B2. Common Name: *La Playa*
B3. Original Use: *art studio/residence* B4. Present Use: *hotel*
B5. Architectural Style: *Mediterranean Revival*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1904; after 1911 20 rooms added; add 1921; additions Lot 1, 1929 (Cbp#s 2170, 2171); add Lots 1,3,5, 1931 (Cbp# 2390); add Lots 1 thru 14, 1933 (Cbp# 2557); add dining room, Lots 7,9, 1940 (Cbp# 578); no record of 1948 expansion; no bldg. permits for 1983-84 renovation: facade altered 1987 (Cbp#s 87-109. 87-158): minor remodel 1988 (Cbp# 88-252)
B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features: *concrete hotel garage located SW cr. of the property. n/date*

B9a. Architect: *designer/Chris Jorgensen (1904);* b. Builder: *Ben Turner (1904); M.J. Murphy 1925*
B10. Significance: Theme: *Architectural & Economic Development* Area: *Carmel by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *hotel* **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 La Playa Hotel is significant under California Register criteria 1, in the area of history as one of the earliest remaining artists studios in Carmel, and one of the most notable hostelries in the history of the village. It is also significant under criteria 3, in the area of architecture as one of the few artist designed studio buildings remaining in Carmel, and as an excellent example of the early work of master-stonemason Ben Turner. Christian Jorgensen (1860-1935) was one of California's best known early artists. His watercolor and oils series of California mission paintings at the end of the 19th century did much to initiate the first efforts at restoration of the missions. He was a major painter of the Yosemite Valley. Jorgensen and his wife Angela Ghiradelli began work on their Carmel studio/home in 1904, and resided there intermittently until Angela's tragic drowning in Carmel Bay in 1911. Jorgensen designed his stone towered studio long before Robinson Jeffers built his. As originally constructed the upper floor was open, w/a wooden railing between the stone columns supporting the roof. By 1925 the open arches had been enclosed by glass, and later still, the current configuaration, w/three sets of tall multi-paned windows, separated by vertical mullions in a stuccoed partition wall was added. Below the arches, on the east elevation, is a wonderful copy of the odd-angled quatrefoil found on the Carmel Mission, infilled w/stained glass, an hommage to his five years of work on the mission watercolor & oil series of paintings. The tower was connected to a two story "T" shaped residence that ran down the hill along 8th Ave., w/a wing projecting south into the middle of the parcel, formimg the long arm of the "T". Stone exterior staircases on the north side-elevation connected the stone tower to the main residence. Master-mason Ben Turner was a native of England who came to San Francisco in the 1860s, and worked on the first Palace Hotel. Turner came to Carmel City in 1898 and built the first brick house in town. He followed his work on Jorgensen's tower with Josephine Foster's "Stonehouse" in 1906. He was joined by his son Harry Turner in 1915 and worked togather on Highlands Inn. They were noted for their walk-in fireplaces.

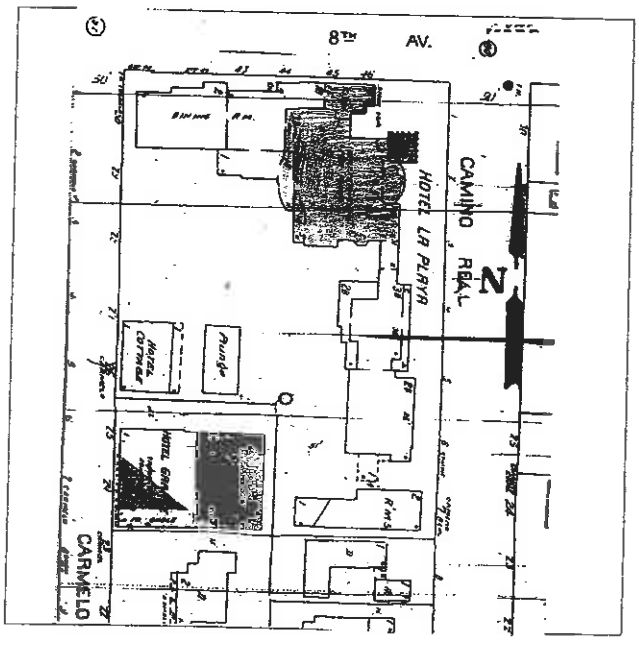
B11. Additional Resource Attributes: (List attributes and codes) *HP5 - Hotel/Motel*

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
Hughes, Milton E., *Artists in California 1786-1940* , Hughes Pub. Co.: San Francisco. 1989

B13. Remarks: *Zoning CL*
CHCS (AD/ED)

B14. Evaluator: *Kent Seavey*
Date of Evaluation: *9/21/2002*

(This space reserved for official comments.)



B10. The Jorgensen's home boasted the first swimming pool in Carmel, in the location of todays Terrace Grill Restaurant. The Jorgensens brought many of their San Francisco friends and relatives to Carmel, including numerous artists and writers to share in and enjoy the couple's warm hospitality.
With Angela's passing Chris Jorgensen left Carmel, leasing the property to Agnes "Alice" Signor, a former New York and San Francisco hotel manager who had moved to Carmel after the 1906 earthquake and fire. Between 1911 and 1916 she added 20 guest rooms. The astute hostler noted in a letter to a friend that "My house is noted for its exclusive patronage and ocean view". In 1916 she purchased the property from Jorgensen. In the early 1920s her favorite niece, Helen Mueth and her two sons Harrison and Fred Godwin moved to Carmel to help the 80 year old proprietress run the business. In 1924 a fire nearly burned the hotel to the ground. Mrs. Mueth and her sons not only rebuilt the hostelry, but added 30 more guest rooms, toward the south, along Camino Real, employing the same Mediterranean architectural style as the original. During this period Fred Godwin became one of the pioneers in California's fledgling hospitality industry, with his attention to detail in meeting client expectations and needs, and astute marketing. In 1940 Fred bought out his brother Harrison Godwin, and added a large new dining room to the facility, overlooking Carmel Bay. From 1946 to 1950 Fred was also the mayor of Carmel. In 1952 Godwin leased the La Playa to Ashton Stanley, a former manager of the Del Monte Lodge, Royal Hawaiian, Ambasador and Biltmore hotels. In 1968 Howard "Bud" Allen purchased the hotel and began turning it into a small, European-style deluxe hotel, but with a capacity to handle corpoate business. In 1983 the Cope family, owners of San Francisco's Huntington Hotel took over La Playa and executed a complete renovation and expansion that brought the noted caravansary up to date, without destroying its historic character. The La Playa Hotel has been a Carmel institution since the 1920s. The hotel, and particularly those portions of its physical plant that reflect its original use as a studio by artist Christian Jorgensen, and the foyer elements that still exhibit its 1920s Mediterranean character clearly reflect the findings of and are consistant with the 1997 Carmel Historic Context Statement under the themes of architectural and economic development.

Supplemental Photograph or Drawing

Description of Photo: (View, date, accession #)
Looking SW at the N/side elvation and studio tower , ca. 1920, Pat Hathaway Col. #91-32-04

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) *Adam Darling 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 Carmelo (Blk P, Lots 8, 10)

Parcel No. *010-276-012*

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

A two-story, wood-framed, Monterey Colonial style residence, ell shaped in Plan, resting on a concrete foundation. The exterior wall cladding is a combination of smooth cement stucco, horizontal wood drop siding & vertical board-and-batten. The cement stucco is found on the west facing facade, w/ board-and-batten siding behind the partial-width cantilevered wood balcony, and on the north and south side elevations of the long axis of the ell. The elevations of the shorter arm of the ell, at the rear (east) on the NE side of the residence, have horizontal drop siding on the first floor, & board-and-batten on the second floor. A second partial width cantilevered wood balcony appears on the long axis of the ell on the east elevation. The intersecting medium-pitched gable roof system is covered in a wood shake. The two cantilevered second floor balconies are covered w/ shed-roof extensions of the main roof, supported by square wood posts w/ a simple rail of narrow wood balusters. There are two chimneys present, one brick and one stucco clad. The brick chimney is an exterior eave wall type, found about midway along the long axis of the ell on the east side. It pierces the cantilevered balcony deck and shed roof. The roof form of the shorter arm of the ell is a saltbox type. The interior stucco-clad chimney pierces the north side of the roof-plane on this feature near its junction w/the main building block.

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: 848-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☐ Historic ☐ Both
1932 Carmel bldg. records

P7. Owner and Address
Walter & Sheila Weisman Trust
P.O. Box 18017
Beverly Hills, CA 90209

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

P9. Date Recorded: *7/18/2002*

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

. Report Citation: (Cite survey report and other sources, or enter "none")
ines & Stokes Assoc., Evaluation Report for Weisman Residence, Aug. 1999.

.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 #

Page of NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *Adam Darling Hse.*

B1. Historic Name: *Adam Darling Hse.*
B2. Common Name: *"Blue Aspen"*
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Monterey Colonial*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1932 (Cbp# 2531); bay window added to kitchen, possible window changes along facade 1976 (Cbp# 76-169); interior remodel w/skylight add. 1994 (Cbp# 94-202); reroofed 1994 (Cbp# 94-224)

B7. Moved? [ ] No [ ] Yes [ ] Unknown Date : Original Location:
B8. Related Features: *Detached wood-framed, front-gabled two-car garage at SE cr. of property 1932 (?) ; detached wood-framed, side-gabled outbuilding to rear at NE cr of residence, n/d*

B9a. Architect: *Swartz & Ryland* b. Builder: *Miles Bain*
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 Adam Darling Hse. is significant under California Register criteriaon 3, in the area of architecture as the only known example of a Monterey Colonial style residence designed by the noted architectural firm of Swartz & Ryland. The house, with its narrow, two-story side-gabled form, second-floor cantilevered wood balconies and stuccoed exterior wall cladding, w/multi-paned wood windows is consistant w/the Monterey Colonial style. Some window changes on the west facing facade are consistant with the style, especially the replacement of a single plate glass focal window w/one taken from the original plans, drawn by C.J. Ryland. These changes have not significantly eroded the historic integrity of the house. it would be easily recognizable to anyone who knew the property in the 1930s (See historic photo on continuation sheet).
The Fresno architectural firm of Fred Swartz and Columbus J. Ryland opened a branch office in Monterey in 1929, and became significant building designers on the Monterey Peninsula in the early 1930s. Some of their important projects included the T.A. Work commercial block in Pacific Grove (1930), the Salinas National bank (1931), and in Carmel, the Sunset School auditorium (1932, "Las Tiendas" (1931) and the Bank of Carmel (1939), as well as several residential commissions including Adam Darling's home. The builder, Miles Bain was a well known Carmel contractor. He had come to the village to work as an estimator for his friend George Mark Whitcomb, and they did a number of houses together during the 1920s. Bain went on his own about 1930. He is best known locally as the contractor for the Frank Lloyd Hse. on Carmel Point. The Adam Darling 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*

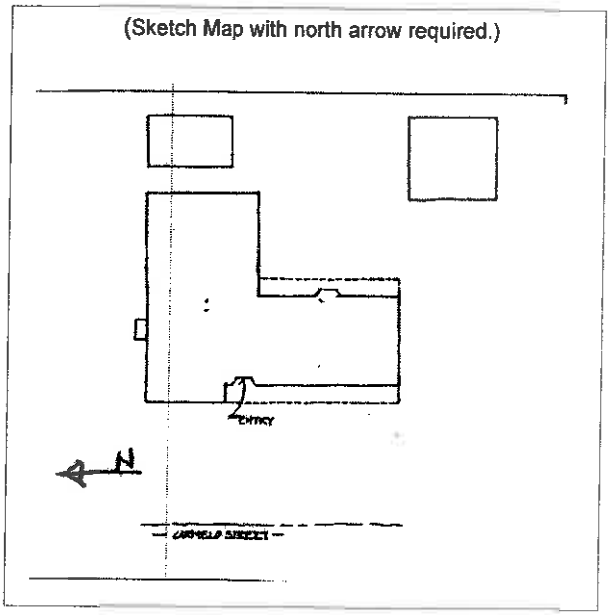
B12. References:
Carmel bldg. records, Carmel Planning Dept.
Carmel Historic Context Statement 1997
Jones & Stokes Assoc., Evaluation Report, for the Weisman Residence, 1999
Turnquist, Betty, family archives of C. J. Ryland, Walnut Creek, CA

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

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *7/18/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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

CONTINUATION SHEET

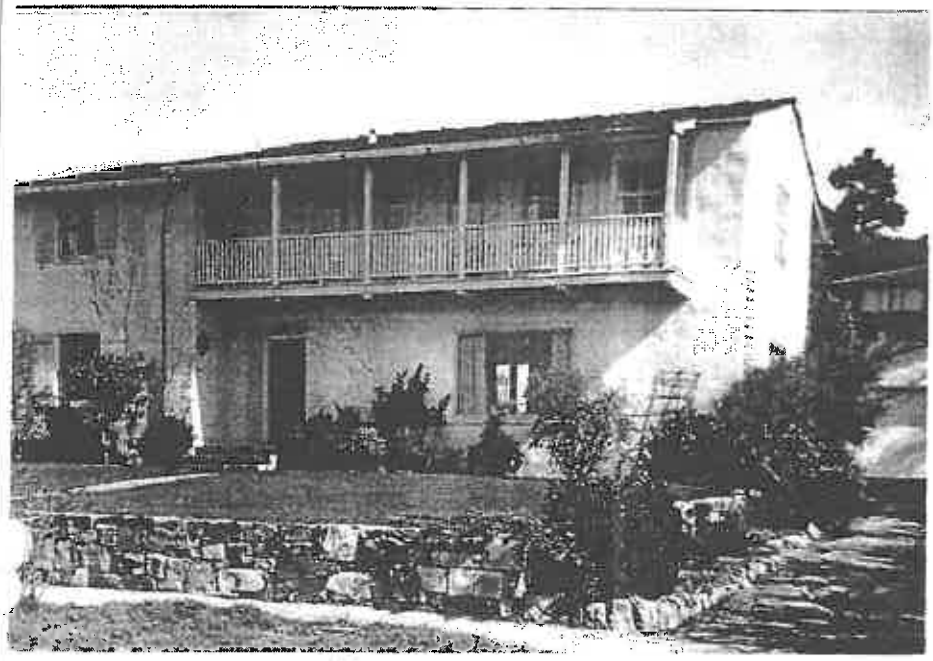
Primary #
HRI #
Trinomial

Page of **Resource Name or #:** (Assigned by recorder) Adam Darling Hse.

Recorded by: Kent L. Seavey **Date** 7/18/2002 ☒ Continuation ☐ Update

P3. The principal entry is found on the front (west) elevation. It is a recessed wood plank door, set below the balcony where it abuts the slight projection of the NW corner bay. Fenestration is irregulr w/a combination of large, fixed multi-paned wood windows, single and paired 4-light double-hung wood windows, single and paired double-hung wood windows, and glazed wood French doors. The 4-light wood window on the ground floor at the NW corner of the facade (west) was replaced w/a fixed multi-paned focal window, probably in 1976. It is in keeping with the historic fenestration of the building. The current window appears to have been taken from the original plans, on file w/the Carmel Planning Department. The house sits a little back from the street on rising ground, behind a high wooden fence, which conceals an informal garden of low ground cover and shrubbery. Some smaller street trees are present as well.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
(View toward). Photo No: 849-, .

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) *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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # **Primary #**

Page 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

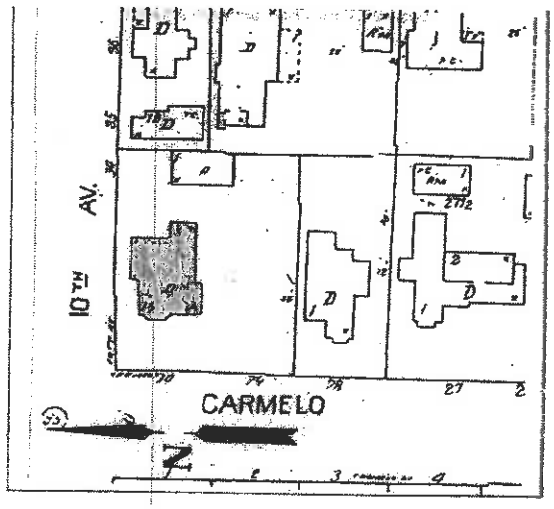
B13. Remarks: *Zoning R-1*
CHCS (GCSI/AD)

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 # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1
Other Listings
Review Code _____ Reviewer _____ Date _____

Page of **Resource Name or #:** (Assigned by recorder) *LaFrenz Garage/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)

5 SW of 10th W/side Camino Real (Blk Q, Lots S 1/2 of 9, N 30' of 11)

Parcel No. *010-275-005*

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 Tudor "Storybook" style garage w/studio above, basically rectangular in plan, resting on a concrete slab foundation. The exterior wall cladding is a textured cement stucco w/false half-timbering. The half-timbering has been notched along its edges, in the manner of the earlier Comstock cottages found in the village. This treatment appears on the front of the two garage bays below. The steeply pitched front-gable roof is characterized by an undulating ridge line flared eaves and a partial-width shed-roofed dormer on the south side-elevation, and small, gabled wall-dormer on the north side-elevation. All roof surfaces are covered in a staggered wood shingle The front gable overhangs two garage bays below, and is supported on large, square wood posts. There is a slightly projecting shed- roofed bay, centered on the elevation. It has decorative wood brackets w/birds mouth detailing at its base. Fenestration in the bay consists of a bank of three multi-paned wood casement type windows. The windows along the south facing roof dormer appear to be small, banded single light wood casement type. There is a low railed balcony or deck associated w/this elevation, but cannot be seen from the roadway. The garage is attached to the main residence behind by a second story deck and walkway from a 1978 remodel, seen in plan only. The ancillary building is visible from Camino Real, framed up to its envelope in mature trees and tall shrubbery.

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: 851-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1934 carmel bldg. records

P7. Owner and Address
Rupert H. Ricksen
5608 Glenbrook Drive
Oakland, CA 94618

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

P9. Date Recorded: *9/20/2002*

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 #**

Page of **NRHP Status Code** 5S1

Resource Name or #: (Assigned by recorder) *LaFrenz Garage/Studio*

B1. Historic Name: *Adolf.C. LaFrenz Hse.*
B2. Common Name: *"The Arbors"*
B3. Original Use: *garage/studio* B4. Present Use: *garage/residence*
B5. Architectural Style: *Tudor ,"Storybook" substyle*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1934 (Cbp# 2613); repair fire damage 1958 (Cbp# 2449)

B7. Moved? [ ] No [ ] Yes [ ] Unknown Date : Original Location:
B8. Related Features: *Main Hse. to rear constructed 1933, remodeled 1978. This property has been altered and is a non-contributor.*

B9a. Architect: b. Builder: *day labor*
B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *ancillary bldg.* **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 LaFrenz garage/studio is significant under California Register criterion 3, in the area of architecture as an excellent example of the Tudor "Storybook" substyle, and as an example of the influence of Carmel master-builder Hugh Comstock's design influence on residential housing in the village. it is clear from the design and detailing of this ancillary building, that the owner and/or contractor was clearly aware of the Tudor "Storybook" aesthetic established by the cottage designs of Hugh Comstock between 1924 and 1930. The undulating roof line and notched edges of the false half-timbering are signatures of Comstock's so called "fairy tale" houses. It is interesting to note that the first Comstock cottage, "Hansel" was employed to showcase the dolls his wife produced for sale, and that this building is essentially ancillary as well. Adolf C. "Frenchy" LaFrenz and Hallie Samson were San Francisco importers of fine oriental wares out of their "Der Ling Shop" in the City. In the late 1920s they opened a second shop in the El Paseo Bldg. in Carmel, soon moving their entire operation to Carmel. In the post-Depression era they invested in Carmel real estate, buying or building several properties, like the one on Camino Real. The LaFrenz garage/studio 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) *HP4 - Ancillary Building*

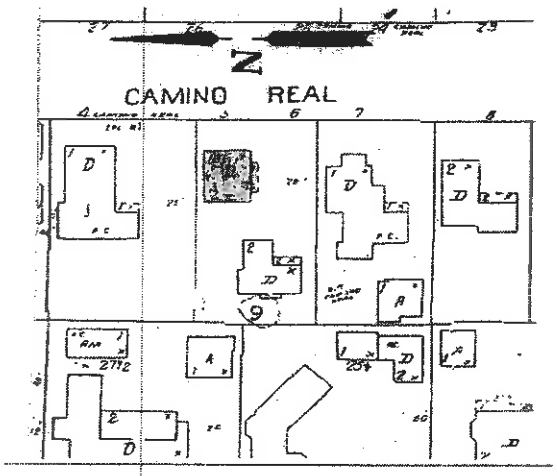
B12. References:
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Sanborn fire insurance map of Carmel, 1930-62.

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

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *9/20/2002*

(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

ge of **Resource Name or #:** (Assigned by recorder) LaFrenz Garage/Studio

corded by: Kent L. Seavey **Date** 9/20/2002 ☐ Continuation ☐ Update

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 3

Resource Name or #: (Assigned by recorder) *Alice Edler Hse. & guest 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 10th e/side Carmelo (Blk Q Lots 12, 14)

Parcel No. *010-275-012*

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

A one-story, wood-framed English cottage style residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a smooth cement stucco The roof is a complex intersecting hip-and gable type, covered with wood dhingle, laid to appear as thatch. The side-gabled roof on the west (front) elevation steps down at the south, to a 1933 room addition. The stepped back main entry, on the north end of this elevation, is covered by the principal hipped portion of the roof. The entry is characterized by a planked wood door w/ a small square window, faced with a wrought iron grille. The entry is reached by a set of open Carmel stone steps w/a low closed rail. A massive, battered Carmel stone exterior eave wall chimney is offset to the north on the front (west) elevation. There is a second, brick exterior end-gable chimney at the SE terminus of the building envelope. The building, in plan somewhat resembles a slightly skewed V, with the open end of the legs of the V running south and SE. There are hipped roof bays, at the inside apex of the V, and on the north side elevation, where the building envelope turns SE. Fenestration is irregular w/a combination of single, paired and banked multi-paned steel casement windows, as well as fixed and casement type multi-paned wood windows, and French doors.

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 east at west facing facade, 9/17/01, #9480-34A

P6. Date Constructed/Age and Sources
☐ Prehistoric ☒ Historic ☐ Both
1932-33 Carmel bldg. records

P7. Owner and Address
Donald H. Davey
P.O. Box 5907
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: *5/28/2002*

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

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) *Alice Edler Hse. & guest Hse.*

B1. Historic Name:

B2. Common Name: *Jessie MacGregor Hse*

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *English cottage style*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed w/guest hse. 1932 (Cbp# 2475/2476); studio add. to guest hse. Jul. 1933 (Cbp# 2567); room add to main hse. Sept. 1933 (Cbp# 2575); studio/workshop added NE cr. of parcel 1950 (Cbp#2055)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:

B8. Related Features: *guest hse. SE corner of parcel, two-story, wood-frame, same materials and exterior finishes as main hse. 1932-33; studio/workshop NE cr. of the parcel, one-story, wood-frame board-and-batten exterior wall cladding 1950*

B9a. Architect: *designer/Ernest Bixler*

b. Builder: *Ernest Bixler*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940* **Property Type:** *single family res. & guest hse.* **Applicable Criteria:** *CR3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Alice Edler hse. is significant under California Register criteria 3, in the area of architecture, as an excellent example of the work of well known Carmel contractor/builder, Ernest Bixler. The house is in keeping with the individualism and creativity that characterized residential construction in Carmel before WWII. The Carmelo St. facade suggests the character of an English cottage, with its low lines, massive Carmel stone chimney and wood shingle roof laid to look like thatch. It maintains the small scale (even with the 1933 room addition to the south), and setback of its neighbors along the street. This elevation masks the long axis of the main body of the residence, which snakes its way toward the NE, not unlike the emerging Californornia Ranch hse. style, opening on an inner courtyard, affording the privacy of indoor'outdoor living that defines the California lifestyle. The guest hse., while employing the same exterior materials as the residence, has a decided vernacular feel to it. The building mass, planar surfaces, simple and direct treatment of the windows, and details like the natural post and lintel support for the first floor door hood remind one of the Andalucian mode in Spanish Ecelectic architecture. Ernest Bixler has skillfully mixed and matched stylistic elements of a number of popular building styles into something original and all its own, respecting the street, while making full use of available space.

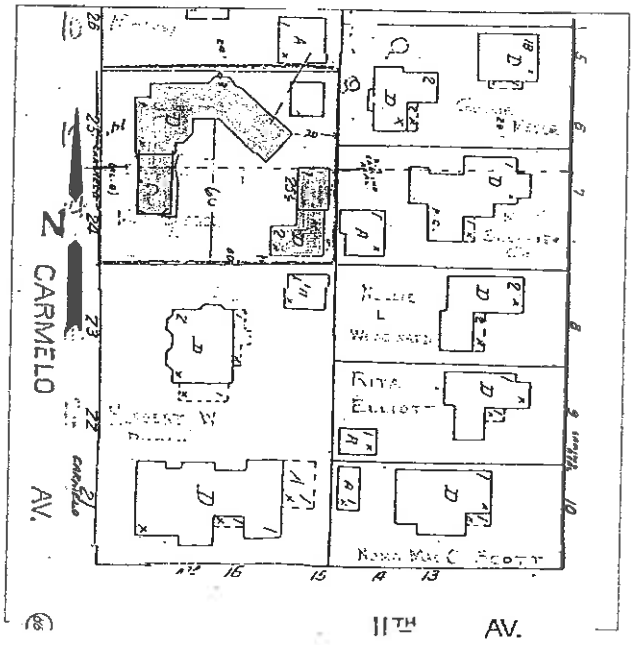
Ernest Bixler (1898-) came to California from his native Arkansas just prior to WWI. In 1918 he enlisted and served for the duration of the conflict. Returning home he joined his father, a contractor by trade, and became a carpenter in Oakland, California. Except for a year in Los Angeles he worked in the East bay area, before coming to the Monterey Peninsula in the early 1930s. He became a contractor and designed and built houses at Pebble Beach and in Carmel until January of 1940, when he became Carmel's Postmaster, a job he held until 1951, except for a period of active duty during WWII. In 1951 he returned to contracting, which he followed until retirement in 1966.

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, 4/13/78
Hale, Sharron, *A Tribute to Yesterday*, Valley Publishers:Santa Cruz, 1980
Sanborn fire insurance map of Carmel 1930-62

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



B14. Evaluator: *Kent Seavey*

Date of Evaluation: *5/28/2002*

(This space reserved for official comments.)

P3. There is a two-story, wood-framed guest hse. ell shaped in plan, of the same building materials and exterior finishes as the main hse, located in the SE corner of the parcel. It was constructed with the main residence in 1932-33.
There is also a small, one-story, wood-framed, board-and-batten artists studio, w/a large, fixed skylight in its north facing roof plane, located in the NE corner of the parcel, constructed in 1950.
The main residence faces Carmelo from behind a raised Carmel stone retaining wall w/an ivy ground cover. The facade is also covered in ivy, as is the wood grape-stake fence that enclosed the patio formed by the two open legs of the building envelope's V. The property is framed by mature oaks and pines. There are two, undated square skylights, one on either side of the front chimney, The north elevation on the ground floor of the guest hse. has a modern floor to ceiling window. Otherwise the property looks as it must have when constructed by contractor Ernest Bixler.
The sequence of construction began with the main residence and the s/side of the guest hse./garage in February, 1932. In July, 1933 a room addition was made to the main hse., toward the south. In September, 1933 a one story addition was made on the n/side of the guest hse.

B10. The Alice Edler hse. by Ernest Bixler, except for two skylights, and a modern window on the N side elevation of the guest hse. remains essentially as constructed in 1932-33. It clearly reflects the findings of, and is consistant with the 1997 Historic Context Statement under the theme of architectural development.

Supplemental Photograph or Drawing

Description of Photo: (View, date, accession #)
Looking east at the facade of the 1932-33 guest hse., 5/31/02, #88375-5

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code *Looking SW at the north facing facade &*

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

Page 1 **of** **Resource Name or #:** (Assigned by recorder) *John B. Adams 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 NW of 7th, W/side Carmelo (Blk S, Lots 13 & 15)

Parcel No. *010-267-004*

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

A one-and-two-story, wood-framed Spanish Eclectic style residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a smooth cement stucco. The roof system consists of a low-pitched hipped roof on the main two-story building block, a flat roof on the one story wing on the east, and a low-pitched hip-and-gable roof on the west wing. The two pitched roofs have slightly overhanging eaves with exposed rafter tails, or outriggers, as specified in the original plans, and are covered in a composition shingle, while the flat roof is capped with tar & gravel. There is one chimney present. It is covered in cement stucco. It combines elements of both the interior and exterior eave wall type, as it rises out of the east side of the west wing onto the west wall of the main building block, just south of the ridge line. The roofs of the main building block and the west wing overhang recessed open balconies, in the Monterey Colonial style. The balcony roofs are supported by wood posts, plain on the cutaway SW cr. of the west wing, but corbeled on the partial-width porch on the second floor of the main building block, which also has fancy turned wood balusters. A slight room overhang at the NE cr. of the main building block is carried on exposed shaped wood joists. A large, multi-paned studio window , found centered in the north elevation of the west wing, above the attached garage, is faced with board-and-batten detailing.

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: 5050-, .

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

1928 Carmel bldg. records

P7. Owner and Address
Patricia Faul
P.O. Box 4365
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")
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 #**

NRHP Status Code

Resource Name or #: (Assigned by recorder) *John B. Adams House*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *residence* B4. Present Use: *residence*

B5. Architectural Style: *Spanish Eclectic*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1928 (CBP# 2042); kitchen remodel 1971 (CBP# 71-55) reroof 1992 (CBP# 92-142)

B7. Moved? No Yes Unknown Date : Original Location:

B8. Related Features:

B9a. Architect: *designer/Michael J. Murphy* b. Builder: *Michael 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 John B. Adams House is significant under California Register criterion 3, in the area of architecture, as an excellent and basically intact example of an original Spanish Eclectic design by Carmel master-builder Michael J. Murphy.

The house presents a fairly simple and straight forward parapeted flat roofed Southwestern wing to Carmelo on the east, with decorative details like round tile vents. The two-story main building block is much more in the Monterey Colonial mode, with its handsome second story wood balconies overlooking the rear patio and gardens SW toward the bay. Murphy's asymmetrical plan and eclectic mix of decorative elements within the Spanish Eclectic design vocabulary have created an unusual, but successful composition that combines Spanish hill town informality with its varied wing heights and irregular fenestration, with a decidedly formal treatment of the rear patio area where it transitions into the main building block. The partial framing of the space by the flanking wings emphasizes the importance of the two-story Monterey Colonial composition. Murphy was clearly no copyist. this is a most interesting and singular design.

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 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. 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 as any other single person. The Adams House clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development. No information on the original owner, John B. Adams has been found.

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, 1930-62

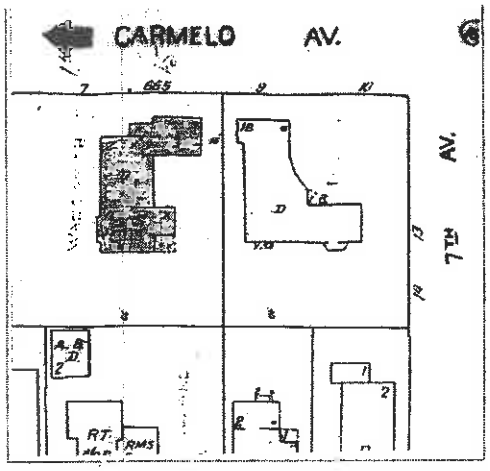
B13. Remarks: *Zoning R-1*
CHCS (AD)

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *9/7/2004*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



P3. Fenestration is irregular, with a combination of single and banked fixed and double-hung wood sash, multi-paned industrial steel casement type windows and banked wooden French doors. The arched, wood-panel entry door is found toward the west on the north (front) elevation of the main building block. It is reached by an open brick side approach staircase with closed rail. The house is sited on a steep slope, falling away to the SW It has a bricked patio on the south, accessed by the banked French doors mentioned above, which are centered on the south (rear) elevation of the main building block. There are fairly formal gardens all around the house and low, well maintained boxed hedges. The residence 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 _____
NRHP Status Code *5S1*

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

Page _ **of** **Resource Name or #:** (Assigned by recorder) *"La Canzone del Mar"*

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. Carmelo & 7th (Blk S, Lots 17, 19)

Parcel No. *010-267-005*

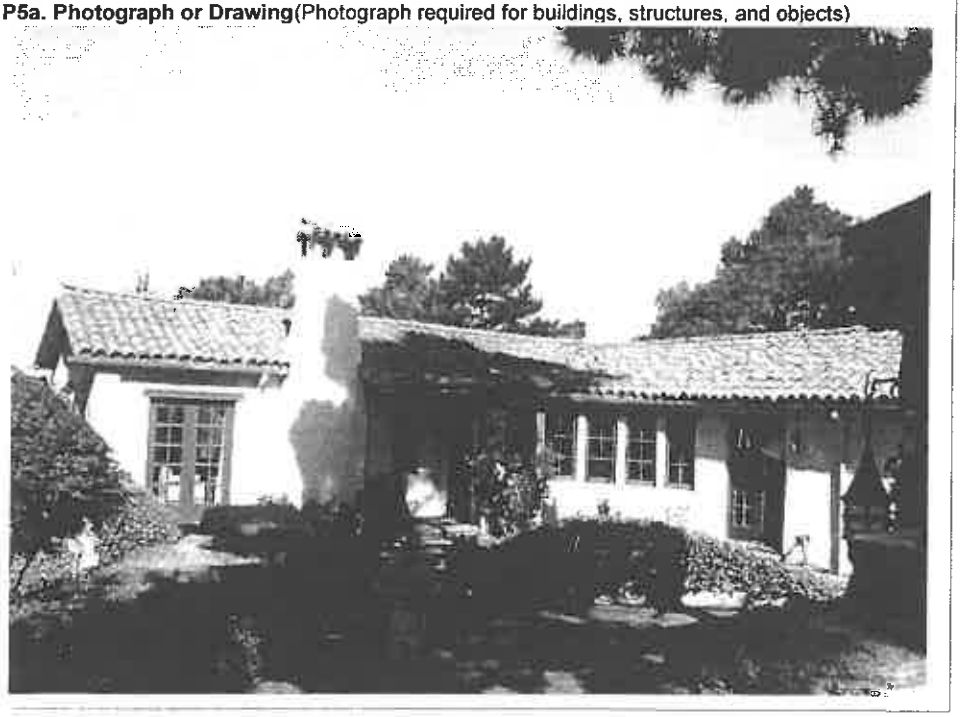
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-and-two-story, wood-framed Spanish Eclectic style residence, ell shaped in plan, resting on a concrete foundation. There is a full story below the main floor to the west, on a gradually sloping lot. The exterior wall cladding is a smooth cement stucco. The low-pitched cross-gabled roof has slightly overhanging eaves, and is covered in a red Mission tile. There is one chimney present. It is a tall, stucco-clad exterior eave wall type, and is found about midway along the east facing facade. Its decorative top includes small arched openings under a tiled gable roof. The principal entry is located between the chimney and the inside angle of the ell, on the east facing facade. It includes a round arched wood plank door, close to the angle, w/a small round-arched wood casement window between the door and the chimney, all covered by a slight extension of the roofline over this feature. There is a segmentally arched plate glass focal window in the south gable end of the long axis of the ell. The rear (west) elevation is characterized by an angled bay projecting over the ground floor toward the south along this elevation. It overhangs a round-arched entry door, flanked by a pair of multi-paned wood casement windows. At the north end of the elevation there is a shed-roofed balcony, supported by chamfered wood posts, w/a simple rail of open wood balusters, over a second ground floor entry, composed of a central doorway flanked by full-height windows.

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: 855-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1925 Carmel bldg. records

P7. Owner and Address
Walter C. Gorey Trust
1679 Norte Way
Santa Rosa, CA 95404

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

P9. Date Recorded: *9/18/2002*

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

I. 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

HRI # Primary #

Page of **NRHP Status Code** 5S1

Resource Name or #: (Assigned by recorder) *"La Canzone del Mar"*

B1. Historic Name: *Jesse H. Payne Hse.*
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Spanish Eclectic*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1925 (Cbp# 934); interior remodel 1976 (Cbp# 76-3)

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 3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

"La Canzone del Mar" (The Song of the Sea) is significant under California Register criterion 3, in the area of architecture as an excellent and basically unaltered example of the Spanish Eclectic design work of Carmel master-builder Michael J. Murphy. The Spanish Eclectic, along w/the Tudor were the two most popular pictorial revival residential architectural styles in Carmel during the decade of the 1920s. First introduced to California at the 1915 San Diego Exposition, by Bertram Goodhue, the style expanded upon the then popular Mission Revival by introducing a more historically correct approach to the treatment of Spanish/Mexican colonial building types. This included the building form, massing and a broad decorative vocabulary drawn from a variety of Mediterranean sources, as well as old Mexico. So popular was the mode that S.F.B. Morse, owner & president of the gated Pebble Beach resort development adjacent to Carmel, required in 1919 that all residential construction in Pebble Beach be in the Spanish Eclectic style, clearly influencing its wider use on the Monterey Peninsula. Characteristic features included elevations of varying height, low-pitched gable and shed roof forms, capped by Spanish or Mission tile, arcaded walkways and porches, entry doors and windows. Windows capped by wooden lintels. The use of decorative wrought iron fixtures and grille-work, and the employment of colored tile for stair risers and other detailing. Plain tile floors were also in vogue, as well as decorative brickwork in fencing, screens, and chimney tops. Many of these elements are found in "La Canzone" as are Murphy's almost signature high shouldered false buttresses, flanking the gable ends of the building.
Michael J. Murphy (1885-1949) first came to Carmel in 1902, as a 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 the become the most prolific designer-builder in Carmel's history, with as many as 350 structures to his credit.

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

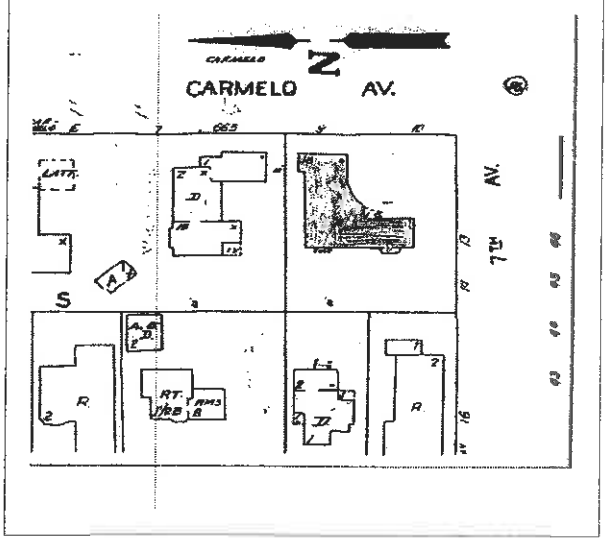
B12. References:
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Gorey, Walter, unpublished manuscript on Carmel real estate market fluctuation, l989
Sanborn fire insurance maps of Carmel 1930, 1930-62

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

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *9/18/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



P3. Fenestration is otherwise irregular w/ single, paired and banked multi-paned wood casement windows, and wooden French doors. Some of the windows and doors are capped by wooden lintels. The inside of the building ell, and a high Carmel stone fence, wrapping around Carmelo & 7th Ave., enclose a square courtyard w/an informal landscape setting of lawn and low shrubbery. A rectangular Carmel stone entry gate, capped w/Mission tile, and bearing the name "La Canzone del Mar" is found on Carmelo elevation of this fence.

B10. 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 & Mission 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 single person. Toward the mid 1920s Murphy moved from his long established Craftsman influenced building designs to incorporate the Tudor and the extremely popular Spanish Eclectic style. He had been involved as a contractor on a number of architect designed Pebble Beach homes, and easily adapted to the mode in his own work, adding detailing of his own design to his houses. "La Canzone del Mar" is perhaps, the least altered of his larger Spanish Eclectic houses in the village, and clearly reflects the 1997 Carmel Historic Context Statement under the theme of architectural development. The original owner, Jesse H. Payne was the wife of Carmel Postmaster, Howard Payne.

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 ____

Resource Name or #: (Assigned by recorder) *Murphy Barn/Powers 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)

NW end of N. San Antonio (Blk SD, Lot 3, p.A)

Parcel No. *010-321-045*

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

A one story log, timber-frame and Post Adobe residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a combination of squared, hand-hewn logs, timber-frame construction and Post Adobe, representing four periods of construction. The log barn portion from the 1840-1850 period, The timber-frame w/ hand-split horizontal planks from the 1904-1920 era, and two periods of Post Adobe additions, 1949, and 1996. The low-pitched gable roof forms were augmented with some shed roofed features in the 1996 expansion toward the west. The roof covering is wood shake. The earliest portion of the roof system exhibits exposed purlins and rafter-tails There are three adobe interior chimneys. One, constructed in 1949 is centered in the sun porch expansion of that date, midway along the west wall of the 1904-1920 residence. The second & third are paired in the north side of the SW bay addition of 1996. Also of adobe, they take the profile of the 1949 chimney, for design continuity. Fenestration is irregular w/ a combination of single, paired and banded wood & steel, fixed & casement type windows, representing at least three distinct periods of development. The house sits on the west edge of N. San Antonio, behind a screen of high shubbery. basket-weave brick patios are present abound the perimeter of the hse., and the grounds fall off through a euclyptus grove to sand dunes toward the west.

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

c. 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 end of the Powers Studio, 9/17/01, #9499-14A

P6. Date Constructed/Age and Sources
☐ Prehistoric ☒ Historic ☐ Both
c. 1846, Kirstie Wilde Study, 1993

P7. Owner and Address
Kirsten H. McCarthy Trust
224 W. Santa Inez Ave.
Hillsborough, CA 94010

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

P9. Date Recorded: *7/2/2002*

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

chments ☐ 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) *Murphy Barn/Powers Studio*

B1. Historic Name: *Murphy Barn/ Powers Studio*
B2. Common Name:
B3. Original Use: *barn* B4. Present Use: *residence*
B5. Architectural Style: *hand-squared log structure/ timber-framing/Post Adobe*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructedf ca. 1846; remodeled to artists studio 1904; sunporch add. 1948 (Cbp#1753); foundation work 1996 (Cbp# 96-60); remodel & add. 1996 (Cbp# 96-107)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features: *detached garage SW of main hse. 1948 (Cbp# 2814);*

B9a. Architect: *Matthew Murphy (1846); Hugh Comstock(1949)* b. Builder: *Matthew Murphy (1846); Hugh Comstock (1949)*
B10. Significance: Theme: *Economic Development/Devel. Arts & Culture* Area: *Carmel by-the-Sea*
Period of Significance: *1846-1940* **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 Murphy-Powers Barn/Studio is significant under California Register criteria 1 as the oldest American period farm building remaining in Carmel. It is also significant as the oldest remaining artists studio in Carmel. It is significant under criteria 2 for its association John Martin family, owner/builders & early farmers in Carmel, It is also significant for later owners Frank and Jane Powers. Frank was one of the founders of Carmel by-the-Sea, and Jane one of the village's first fine artists. It may be significant for the contributions of Carmel master-builder Hugh Comstock, as an excellent example of the Post Adobe method of construction he developed in Carmel in the 1940s.

The Murphy Barn/Powers Studio was originally part of the Murphy homestead and was constructed ca.1846 by Matthew M. Murphy, a sea captain from Boston and uncle of John Monroe Murphy who, with his wife Ann, ran a dairy from the location between 1867 & 1871. After John's death in 1884, Ann stayed on until 1901, when she leased the place to a sand-mining operation. San Francisco Attorney Frank Powers, co-founder with Fanklin Devendorf of Carmel-by-the-Sea, purchased the 9.2 acre site from The Carlton Land Co., successor to the San Francisco and Pacific Glass Works in 1904. When Powers bought the property it contained a ranch house, the barn, stables and a wagon shed. Jane Gallatin Powers, his wife, was an accomplished European trained artist with an interest in preservation. She converted the barn into the first artists studio in Carmel. Jane Powers extolled the virtues of Carmel as subject matter to her many artist colleagues and friends in San Francisco, as well as encouraging local interest in the arts and culture. She became a founding member of the Carmel Arts & Crafts Club in 1905, and was its first vice president. She was a strong influence in the promotion of Carmel as a colony for artists, and helped establish the sense of individualism & creativity associated with the village.

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

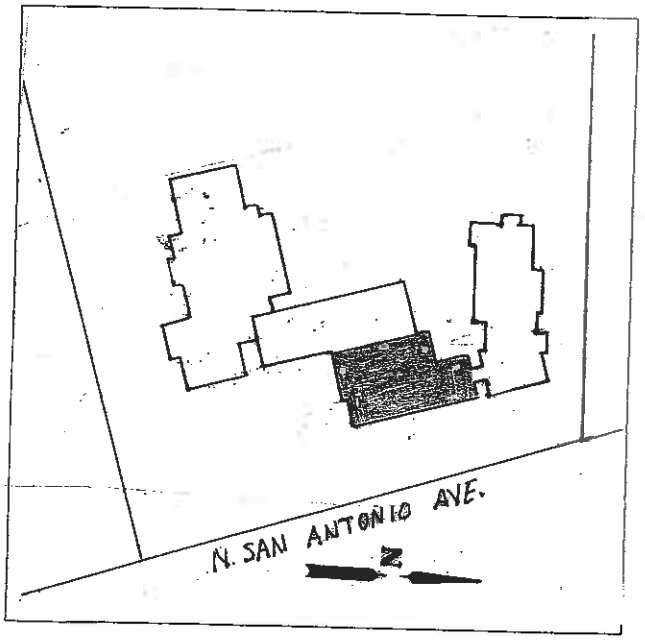
B12. References:

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Logan, John,"The Carmel Area in 1876", unpublished paper, n/d
Wilde, Kirstie, "History of Murphy-Powers-Comstock Barn/Studio", 1993

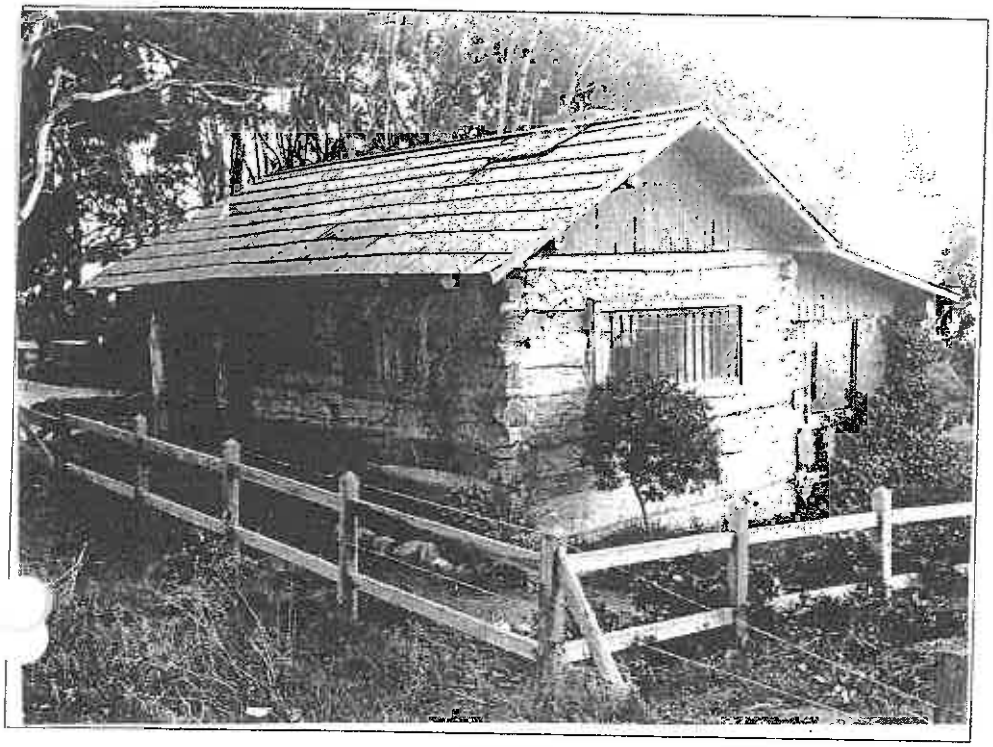
B13. Remarks: *Zoning R-1*
CHCS (ED/AC)
Designated historic resource

B14. Evaluator: *Kent Seavey*
Date of Evaluation: *7/1/2002*

(This space reserved for official comments.)



B10. In the late 1930s Hugh Comstock was developing an economical method of construction that would reintroduce the adobe brick as a viable building material, and appropriate building technology. He solved his main problem, waterproofing the block, by the development of Acradobe, a bitumous binder that repelled water. He employed wood timber framing to address structural loads, and began building his Post Adobe houses about 1940. He designed Post Adobe additions for the Murphy/Powers residence in 1948, and did the construction in 1949. The adaptability of the new method of construction to the character of the historic home is quite apparent at the joining of the 1949 entrance, just off N. San Antonio, to the historic log and timber framed original. This is one of the few unpainted Post Adobe buildings remaining in Carmel. The Murphy-Powers-Comstock Barn/Studio has been listed by the Carmel City Council as a Carmel historic resource. It clearly reflects the findings of, and is consistant with the 1997 Historic Context Statement under the themes of economic development and the development of arts & culture.



Description of Photo: (View, date, accession #)
Looking SW at the Murphy Barn , 1919, Pat Hathaway California Views , Monterey, #71-01-426

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) *Murphy-Powers 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 side N. San Antonio just north of 4th (Blk SD, Lot 10)

Parcel No. *010-321-005*

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. The exterior wall cladding is a textured cement stucco, over the original wood surface. The medium-pitched side-gable roof is covered with wood shingles There is a wood framed pergola running the length of the SW side, supported by a post-and-beam framework of large, square wood posts. These rest on a low brick or adobe wall. The area below the pergola is covered w/brick in a basket-weave pattern. There is a wood-framed and stuccoed arcaded wing wall at the SE end of the pergola. A large, exterior gable-end chimney is found on the NW side of the building. Fenestration is irregular w/ a number of 6/6 double-hung wood sash along the long axis of the building, all w/planked wood shutters. The house is set well back from N. San Antonio, embowered by mature trees in a natural landscape setting.

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: 858-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both

ca. 1846

P7. Owner and Address
Orville Golub Trust
359 Veteran Ave.
Los Angeles, CA 90024

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

P9. Date Recorded: *7/30/2002*

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

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 #**

,e of **NRHP Status Code** 5S1

Resource Name or #: (Assigned by recorder) *Murphy-Powers Hse.*

B1. Historic Name: *Matthew M. Murphy 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 ca. 1846; ca. 1904 remodel, add wood floor to cabin; exterior wood wall cladding stuccoed over, and repairs made ca. 1920; repair work 1973 (Cbp# 73-125); Hse. remodeled 1980 (Cbp# 80-144)

B7. Moved? | |No | |Yes | |Unknown Date : Original Location:
B8. Related Features:

B9a. Architect: b. Builder: *Matthew Murphy*
B10. Significance: Theme: *Arts & Culture /Economic Development* Area: *Carmel by-the-Sea*
Period of Significance: *1846-1940* **Property Type:** *single family rsidence* **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 Murphy-Powers Hse. is significant under California Register criterion 1, in the area of history as part of the oldest American period farmstead remaining in Carmel. It is also significant, under criterion 2, for its association with the John Murphy family, owner/builders & early farmers in Carmel. It is also significant for later owners, townbuilder Frank Powers and his artist wife Jane Gallatin Powers.

The Murphy-Powers House was originally part of the Murphy homestead and was constructed ca. 1846 by Matthew M. Murphy, a sea captain from Boston and uncle of John Monroe Murphy & his wife Ann, who followed his relative in ownership and ran a dairy from the location between 1867 & 1871. After John's death in 1884, Ann stayed on the place until 1901, when she leased the property to a sand-mining operation. San Francisco attorney Frank Powers, co-founder with Franklin Devendorf of Carmel by-the-Sea, purchased the 9.2 acre site from the Carlton Land Co., successor to the San Francisco and Pacific Glass Works in 1904. When Powers bought the property it contained the ranch house, a barn, stables and a wagon shed. Jane Gallatin Powers, an accomplished European trained artist with an interest in preservation, converted the barn into the first artists' studio in Carmel. She encouraged her San Francisco artist friends to buy property in Carmel, and worked locally to develop interest in the arts and culture. She also remodeled the farm house, putting in a wood floor where there had been dirt, and decorating the place with her collection of Spanish antiques. In 1920, James and Maud MacKenzie moved into the Murphy/Powers ranch house and stuccoed the board-and-batten exterior.

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

B12. References:

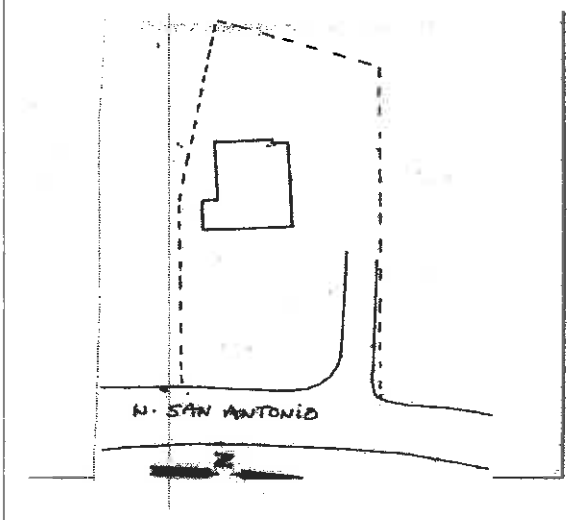
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Carmel pine Cone , 4/22/76
Hale, Sharron, *A Tribute to Yesterday*, Valley Publishers:Santa Cruz, 1980.
Logan, John, "The Carmel Area in 1876", unpublished paper, n/d

B13. Remarks: *Zoning R-1*
CHCS (AD/ED)
Designated historic resource

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *7/30/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



B 10. Both Frank Powers and Jane Gallatin Powers were major influences on the development of Carmel. The Murphy-Powers Hse. has been listed by the Carmel City Council as a Carmel historic resource. It clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the themes of economic development, and the development of art & culture.

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) *Garfield D. Merner 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 S of 7th, W/side Carmelo (Blk T, Lots pt 3 & 5)

Parcel No. *010-268-002*

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 Tudor Revival style residence, "ell" shaped in plan, resting on a concrete foundation. The exterior wall cladding is a smooth cement stucco. The steeply-pitched cross-gabled roof system, covered in composition shingle, is stepped at the SW cr. to accommodate an interior landing, leading to an outside balcony, through a set of multi-paned glazed wood French doors. The gabled roof at this location flares out over a westward projecting bay that encloses the landing. The open balcony has a closed flush-board rail w/decorative piercing. Two further areas where the gabled roof system has extended overhangs are encountered on the east (front) elevation, in the form of extended porch roofs, above primary entries. The first is at the main entry, on the north wall of the inside junction of the "ell". Here the roof flares slightly over an enclosed, stucco-clad round-headed arched portico, w/a tiny round-headed window in its east side elevation. The second, is also on the north wall of the short leg of the "ell", in the form of a shed-roofed wall-dormer, forming both entry and landing for access to the upper floor of the building. This feature is also stucco clad w/three open round-headed arches enclosing a wooden landing, reached by an open, side-approach exterior wooden staircase w/a closed, flush-board rail, similar to that on the rear (west) balcony. The staircase is supported by cruck-shaped brackets w/carved decoration below the stair landing.

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: 859-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1924 Carmel bldg. records

P7. Owner and Address
David & Judith Glickman Trust
1870 Jackson Street, Apt. 20
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: *1/24/2003*

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 #**

Page of **NRHP Status Code** 5S1

Resource Name or #: (Assigned by recorder) *Garfield D. Merner Hse.*

B1. Historic Name: *Garfield D. Merner Hse.*
B2. Common Name: *Hob Nob*
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Tudor Revival*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1924 (CBP file); steps & landing of exterior staircase repaired/replaced 1967 (CBP#4617); reroof 1995 (CBP# 95-110); interior kitchen remodel 1998 (CBP# 98-83)

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 Garfield D. Merner Hse. is significant under California Register criterion 3, in the area of architecture as a basically unaltered early example of the Tudor Revival design in Carmel. The "ell" plan is unusual for the style, but similar to the rambling layout of architect George McCrea's 1922 design for Dr. Hermann Spohr's Hse. on Crespi, contracted by M.J. Murphy. The "ell" plan is unusual for the romantic revival Tudor style. However, creativity and individualism were the hallmarks of Carmel's eclectic residential design in the 1920s, so it is not unusual to see this kind of personal expression. The "ell" itself forms a V, facing the prevailing SW sea breeze, providing protection for the Carmel stone paved patio, fronting the residence on the east. Offset French doors on either side in the north wing provide easy access through the house to a terraced garden at the rear (west). The house, while lacking the "fairy-tale" quality of Carmel's most noted storybook cottage designer, Hugh Comstock, it is a good early example of one of the most popular period building styles in Carmel from the 1920s. 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:

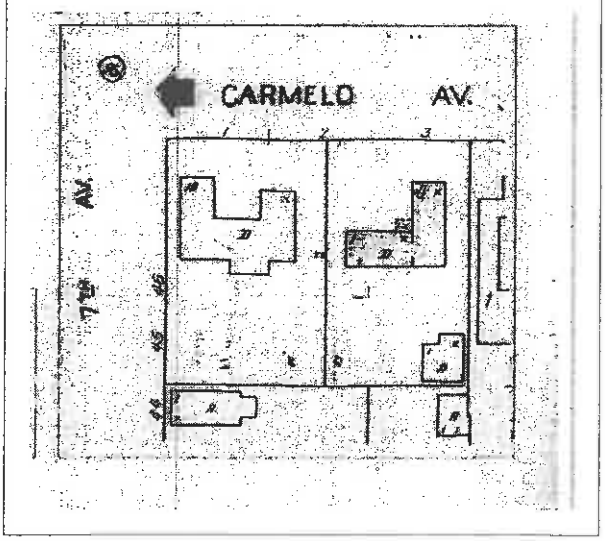
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Paul. Linda, *Cottages by the Sea*, Universe Pub.:New York, 2000
Polk business directory for Carmel 1926-27
Sanborn insurance maps of Carmel, 1930, 1930-69

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

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *1/24/2003*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



P3. There is a stucco-clad exterior end-gable chimney centered on the north side-elevation. Two round-headed arched windows, one large, just above floor level, and one small, near the gable apex, flank the chimney. Fenestration is irregular, w/a combination of single, round-arched windows, in varying sizes, single and paired multi-paned wood casement type, and multi-paned glazed wood French doors, found on the front (east) and rear (west) elevations. Pierced, wood-plank shutters are found on some of the windows. The house is sited below the level of the road on a westward sloping parcel, w/ Carmel stone retaining walls, walkways and patios, in a well maintained informal garden of flower beds and low shrubbery. The garden includes a large and distinctive Japanese Elm tree.

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

 Resource Name or #: (Assigned by recorder) *LaFrenz 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 NE of 8th, E/side San Antonio (Blk T, Lot 12)

Parcel No. *010-268-009*

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

A one-and-two-story, wood-framed Tudor influenced English cottage style residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a combination of smooth cement stucco w/ vertical board-on-board decorative trim in the gable apexes. The roof system has a steep-pitched lower projecting front gable, centered on a side-gabled two-story main building block, w/clipped gable ends There are two large shed-roofed wall dormers in the west (front) elevation of the main building block, They are visually balanced on either side of the lower projecting front gable. The one-story front gable is characterized by a shed-roofed extention off the north roof-plane, over an attached one-car garage that is faced w/Carmel stone. The segmentally arched wood-panel double garage doors appear to have wrought iron strap hinges. There is an interior Carmel stone chimney located at the junction of the front gable and garage roofs about midway along the north side-elevation. There is a shorter, shed-roof extention off the south roof-plane of the front gable, forming a hood over the front entry. The shed roof is supported by a simple, square posts w/a lintel. The face of the projecting gable end has a modified Palladian focal window, i.e a large, fixed vertical multi-paned window, flanked on either side by smaller windows of the same type. The dormer windows on the two-story main building block are paired, multi-paned wood casement type.

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 east at west facing facade, 6/10/01, #6372-36

P6. Date Constructed/Age and Sources
☐ Prehistoric ☒ Historic ☐ Both
1931 Carmel bldg. records

P7. Owner and Address
Robert & Joan Stover Trust
120 Wildwood Gardens
Piedmont, CA 94611

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

P9. Date Recorded: *9/23/2002*

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 1989-1995

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 # _____

NRHP Status Code 5S1

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

B1. Historic Name: *Near Sawrey*
B2. Common Name:
B3. Original Use: *residential* B4. Present Use: *residential*
B5. Architectural Style: *Tudor influenced English Cottage*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1931 (Cbp# 2439); bedroom addition to rear (south side) 1979 (Cbp's # 79-46, 79-87)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:
B8. Related Features:

B9a. Architect: *designer/Ernest Bixler* b. Builder: *Ernest Bixler*
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 LaFrenz Hse. is significant under California Register criteria 2 for the contributions of Adolf LaFrenx & Hallie Samson in the residential development of Carmel in the Depression years. it is also significant under criteria 3, in the area of architecture as an excellent example of the eclectic approach to period residential architectural styles in Carmel during the 1920s & 1930s. It is also one of the best Tudor derived English cottage designs by noted village contractor Ernest Bixler. The Tudor Revival style of architecture was one of the most popular residential building types in the development of Carmel during the 1920s and into the1930s. Its chief competitor was the Spanish Eclectic mode, which had greater success as a commercial building form during the period. Residential Tudor influenced buildings in Carmel tended toward the "Storybook" substyle of the mode, due in part to the success and popularity of early (1923) commercial buildings designed for Edward Kuster's Court of the Golden Bough at Ocean and Monte Verde, and the subsequent (1924) "fairy tale" cottages of Hugh Comstock, generally in the area of Torres & 6th Ave. Most exercises in this design form reflect the exlectic and independent tastes of Carmel's creative citizens during the period in question. Such is the case w/the LaFrenz Hse. of Adolf "Frenchy" LaFrenz and his wife Hallie Samson. The couple were prominent business partners as well as man and wife, operating their successful Der Ling import shop out of the El Paseo Bldg. at Dolores & 7th Avenue. Formerly of San francisco, they had sold their business interests in that city just prior to the stock market crash of 1929, and concentrated their business activities in Carmel. They may have been the most active developers in the village between 1929 and about 1935, constructing a number of residential investment properties, particularly in the area west of Monte Verde, including the "Cottages by the Sea" complex adjacent to the LaPlaya Hotel. They tended to use Ernest Bixler as their principal contractor.

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

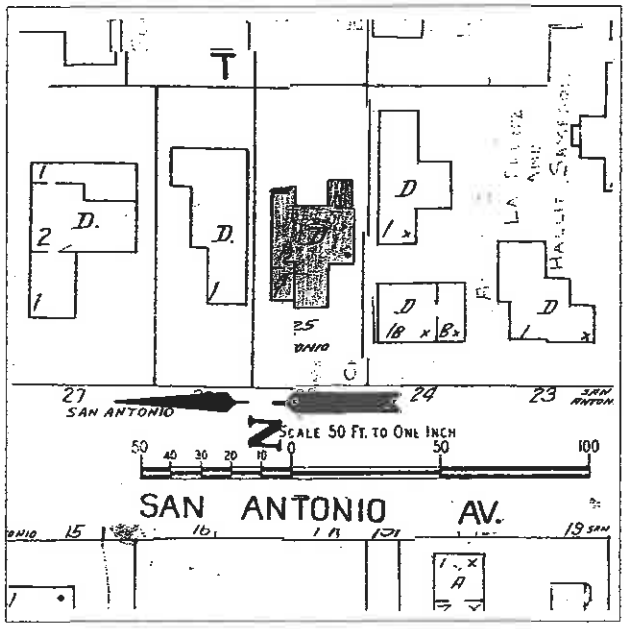
B12. References:

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 Seavey*
Date of Evaluation: *9/23/2002*

(This space reserved for official comments.)



P3. Fenestration is otherwise irregular, w/a combination of single 1/1 double-hung wood sash, and a set of glazed, wooden French doors on the south side of the rear (east) elevation. The property sits back from San Antonio St. behind a low, Carmel stone wall and grapestake picket fence, in an informal landscape setting of shrubbery and low ground cover.

B10. Ernest Bixler (1898-1978) came to California from his native Arkansas just prior to WWI. In 1918 he enlisted and served for the duration of the conflict. Returning home, he joined his father, a contractor by trade, and became a carpenter in Oakland, California. Except for a year in Los Angeles he worked in the east bay area, before coming to the Monterey Peninsula in the early 1930s. He became a contractor and designed and built houses at Pebble Beach and in Carmel until January of 1940, when he became Carmel's Postmaster, a job he held until 1951, except for a period of active duty during WWII. In 1951 he returned to contracting, which he followed until retirement in 1966. The La Frenz Hse. is an interesting and eclectic combination of a front gabled Tudor form appended to a two story version of a Cotswold Cob Cottage. The roof form of the LaFrenz Hse. mimicing the thatching common to the Cob Cottage type. The application of a Carmel stone veneer to the facade of the attached garage both visually separates the function from the residential portion of the building, and adds a level of rusticity, that although not "storybook" is certainly country. This hybred approach to design was not at all uncommon in a community ripe with creative and independent individuals. The property is little changed from its 1931 date of construction. The LaFrenz 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 _____

Resource Name or #: (Assigned by recorder) *Dr. Levi C. Lane's Log 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 Carmelo, N/side 8th (Blk T Lots E 1/2 18, 20)

Parcel No. *010-268-008*

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

The one-story log cabin wing of a one-and-two-story-wood framed residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a combination of barked logs, and medium-width shiplap wood siding. The cross-gabled roof system consists of medium-pitched side-gable roofs, w/wide overhangs and exposed rafter-tails. The one-story log cabin abutts the two-story lap sided residence midway along the latter's south elevation, forming an offset "T" shape. There is an interior brick chimney in the log cabin, centered in the roofline, close to the intersection of the two roof systems. The cutaway entry to the log cabin is at the SE cr. of the feature. The open porch is supported by a round wood log at the SE cr., resting on a slightly raised Carmel stone porch. The log cabin is chinked w/Portland cement. Fenestration is irregular w/a combination of fixed, casement and slider type multi-paned wood windows. The sliders have four-lights, and are similar to the windows found in the two-story wing to the north, suggesting they were added to the cabin when the two-story addition was constructed, prior to 1912. This feature was originally sheathed in vertical board-and-batten, w/the wood lap siding added in 1941. The cabin sits back from 8th Ave. behind a grape-stake fence in a heavily planted informal landscape setting of mature pines and high shubbery.

b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP5 - Hotel/Motel*

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 s/side elev. & east facing facade, 10/9/01, #9183-18A

P6. Date Constructed/Age and Sources
☐ Prehistoric ☒ Historic ☐ Both
1907E historic photo

P7. Owner and Address
Nob Hill Properties, Inc.
1075 California St.
San Francisco, CA 94108

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

P9. Date Recorded: *7/6/2002*

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

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) *Dr. Levi C. Lane's Log Hse.*

B1. Historic Name: *Dr. Lane's Log House*
B2. Common Name: *"Log Haven"*
B3. Original Use: *residence* B4. Present Use: *hotel guest room*
B5. Architectural Style: *log building*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed ca. 1907 (hist photo.); attached two-story wood framed hse. to north in place by 1912; shiplap wood siding added 1941 (Cbp# 772)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features: *Log framed garage added at SW cr. of parcel 1941 (Cbp# 773)*

B9a. Architect: b. Builder:
B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *hotel guest room* **Applicable Criteria:** *CR3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

"Log Haven" is significant under California Register criteria 3, in the area of architecture as one of the half-dozen or so log cabins remaining in Carmel from the village's early development. Generally constructed as vacation houses, these vernacular buildings form an interesting sub-set to the architectural evolution of the community. Their rudimentary method of construction suggests a commitment on the part of their builders to respect for the natural landscape setting of early Carmel. An historic photograph shows the log cabin as a stand-alone building about 1907. Other historic photos, all taken by Louis Slevin show the two-story wing at the north in place by 1912, w/a vertical board-and-batten exterior wall cladding. the original parcel on which the cabin sits originally encompassed about 1/3 of the south end of Blk.T . The earliest available building records show a series of improvements around the log cabin, in the form of four new residences, between 1941 and 1944, under the ownership of Adolph LaFrenz and Hallie Samson, his wife. A suggestion that Ernest Bixler was the original builder is improbable, as Bixler did not come to Carmel until the late 1920s. He may have done the additions, however the record is silent. The log cabin was owned by Stanford MD Levi Cooper Lane and a Dr. Smiley. The only Dr. Smiley listed in the AMA biographical record for the era in the Carmel area was Virginia Wickliffe Smiley. For a time the property was occupied by Ida Johnson, Carmel's first librarian, followed by other literary figures. In the early 1940s the large parcel was subdivided, and commercially developed as "Cottages by the Sea", by LaFrenz. It is used today as a guest room for the LaPlaya Hotel. "Log Haven" 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* *HP5 - Hotel/Motel*

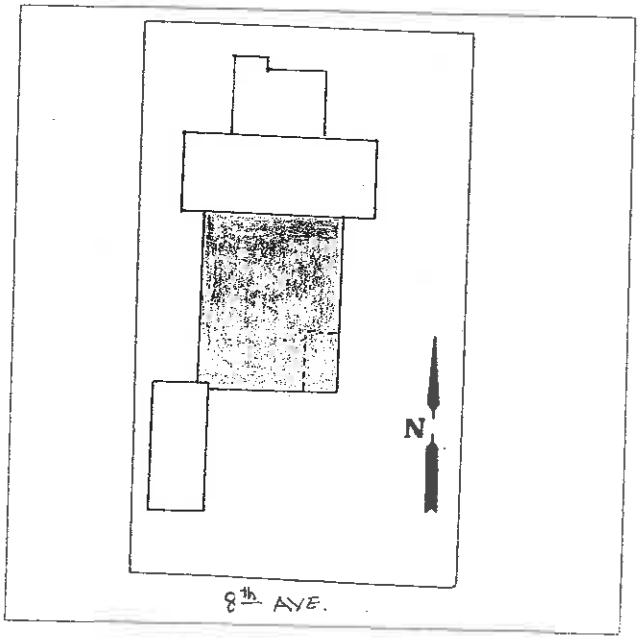
B12. References:

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Lane Medical Library, Reference Sec., Stanford University, Palo Alto, CA
Sanborn fire insurance maps of Carmel 1924, 1930, 1930-62

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

B14. Evaluator: *Kent Seavey*
Date of Evaluation: *7/6/2002*

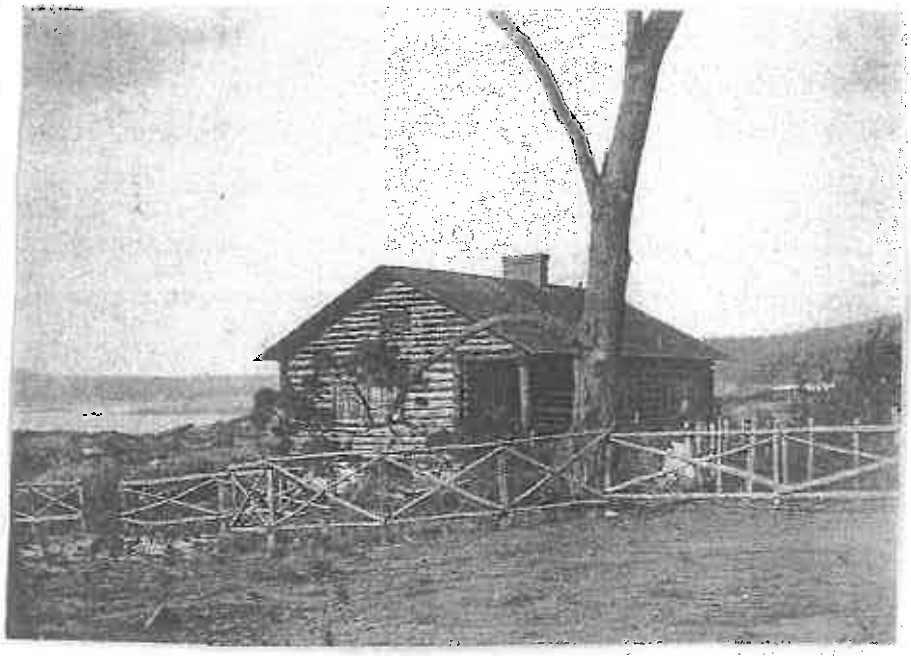
(This space reserved for official comments.)



P3. There is a Carmel stone patio on the east side of the log cabin. An attached, rectangular log garage, dug into the road bank along 8th, at the SW cr. of the parcel, has a flat roof covered w/roll roofing.

B12. Slevin, Louis, historic photos, Hathaway, Pat, Historic California Views, Monterey

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
Looking NW from 8th Ave. ca. 1910, #91-31-03 (Hathaway Historic California views, Monterey)

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 _____

Resource Name or #: (Assigned by recorder) *C. Fred Holmes 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: *SW Corner Carmelp & Eighth* 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)

Blk. U Lots 1,2,5 & 7

Parcel No. *010-269-002*

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

A two-story wood-framed 1940 Monterey Style residence, with a raised basement containing living space, resting on a concrete foundation. A small, raised one-story bedroom addition with storage below, built in 1955 is attached at the SW corner of the main building block making the the residence irregular in plan. The exterior wall cladding is a smooth cement stucco.
The main building block has a low-pitched gable-on-hip roof with overhanging eaves and exposed rafter-tails, faced with a narrow gutter. The west (rear) roof plane extends over a pair of full-width cantilevered balconies on the second and first floors. The roof overhang is supported on full-height square wood posts, with a simple wood railing having slender balusters along the second floor level. An angled bay projects slightly at the center of the first floor landing on this elevation. An oriel window is located on the first floor, near the NW corner of the north side-elevation. The 1955 addition at the SW corner of the main building block is side-gabled with overhanging eaves, and appears to have a closed soffit. There are two brick chimneys present on the main building block. One, an exterior eave wall type found on the south side-elevation, was partially encased by the 1955 bedroom addition. The second is an interior type, centered in the ridge line along the east facing facade. All roof covering, including a detached two-car garage at the NW corner of the parcel facing Eighth Ave., is in composition shingles, which replaced cedar shingles in 2008.

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.)

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

P5b. Description of Photo: (View, date, accession #)
Looking west at the east facing facade, Kent Seavey, 7/8/12

P6. Date Constructed/Age and Sources
☐ Prehistoric ☒ Historic ☐ Both
1941, Carmel bldg. records

P7. Owner and Address
Borina Dramov & Kalina A. Dramov
P.O. Box 6046
Carmel by-the-Sea, 93921

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

P9. Date Recorded: *7/16/2012*

P10. Survey Type: (Describe)
Intensive-owner requested

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

Primary # _____
HRI # _____

NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *C. Fred Holmes House*

B1. Historic Name:
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *residence*

B5. Architectural Style: *Spanish Eclectic revival (Monterey Style)*

B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1940 (CBP# 802); bedroom add to south 1955 (CBP# 2818); fire damage repair 11/7/55; composition roof replaced original cedar shake roof 2008 (CBP# 08-8312)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:

B8. Related Features: *one-story, wood-framed two-car garage NW corner of parcel. Matches main house in design and materials (1940)*

B9a. Architect: *designer Jon Konigshofer* b. Builder: *Carl Daniels (1940) Helm & Savoldi (1955)*

B10. Significance: Theme: *Residential Development (1940-1960)* Area: *Carmel-by-the-Sea*

Period of Significance: *1940-1955* **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 subject property is significant under California Register criterion 3, in the area of architecture, as the only known example of a Monterey Style residential design by noted Carmel building designer Jon Konigshofer.

John Konigshofer (1907-1990) was a native of Alameda, California. Educated locally, Konigshofer spent two years at the University of Oregon, followed by period of time spent as a merchant seaman, which landed him in New York City. There he studied at the Art Students League, intending to become a magazine illustrator. Later he studied design at the Oakland College of Arts and Crafts under Xavier Martinez and Hamilton Wolfe, supporting himself as a draftsman with a local architectural firm.

In 1937 Konigshofer came to the Monterey Peninsula and worked briefly as a draftsman for M.J. Murphy. He soon established his own building practice, working on the design of the John Gardner Tennis Ranch in Carmel Valley. He worked for hostlers Harrison and Fred Godwin on their respective hotels, the Pine Inn and the La Playa Hotel. His first residential design was for J.D. Greenan in 1938, a ranch style home overlooking Mission Fields. The C. Fred Holmes house was one of his early residential designs.

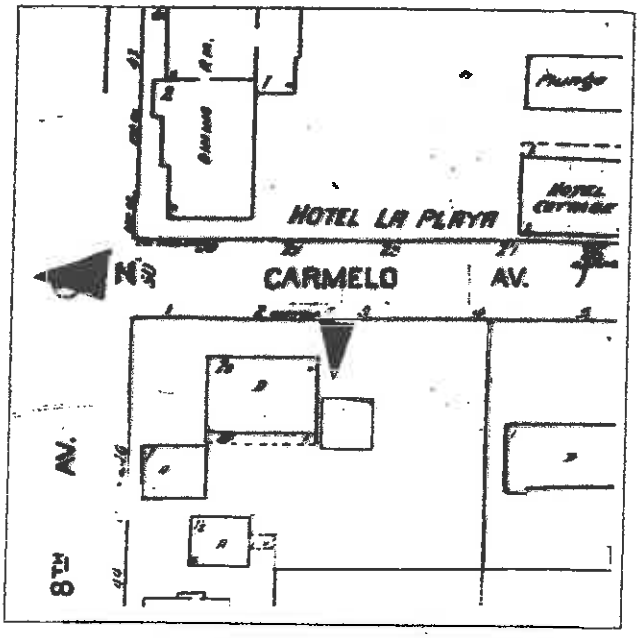
Konigshofer, who was never licensed as an architect, was well recognized for his later modern residential design work in leading popular and professional journals in the late 1940's and 1950's. His buildings appeared in the "Architectural Record", "Architectural Forum", "House Beautiful" and "Sunset Magazine", among others. In 1941 Konigshofer designed the first modernist subdivision in Carmel, "Sand & Sea" at San Antonio and Fourth, and in March of 1952, Life Magazine featured his "Hillside House" design as affordable residential housing under $10,000. The designer is credited with at least 50 homes in Pebble Beach, and over 150 residential and commercial buildings on the Monterey Peninsula.

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

B12. References:

Carmel building files, Carmel Planning Dept., City Hall, Carmel.
Carmel Historic Context Statement, City of Carmel-by-the-Sea, 2008.
Carmel Pine Cone, Fred Holmes, (Obit.) 11/18/1949.
_____, Walter Helm, (Obit.) 4/10/1998.
_____, Clem A. Savoldi, (Obit.) 3/5/1999.
Konioshofer. Jon. Kent Seavev archives. Pacific Grove.

B13. Remarks: *Zoning R-1*



B14. Evaluator: *Kent Seavey*

Date of Evaluation: *7/16/2010*

(This space reserved for official comments.)

P3(cont), Fenestration is irregular, with a combination of 1/1 double-hung wood windows, fixed and operational multi-paned wood French doors, and fixed multi-paned focal windows, found in the oriel window on the north elevation and centered in the angled bay on the rear (west) elevation of the first floor. The fenestration along the east facing facade is symmetrical with fixed, paired French doors along the first floor, flanking a recessed entry. The fixed French doors are characterized by multi-paned glazing above with raised wood paneling below. The recessed entry door is a multi-panel raised wood type, with glazed sidelights. Three evenly spaced 6/6 double-hung wood windows along the second floor balance the first floor fenestration. All windows are flanked by decorative louvered wood shutters.The north side-elevation is asymmetrical, with three 6/6 double-hung wood windows, two above and one below, and the oriel window described earlier. The south side-elevation appears to have only the 6/6 double-hung wood sash.The rear (west) elevation has symmetrical banks of fixed and functioning wood French windows on either side of the central angled bay on the first floor. These banked windows are characterized by functioning central French doors flanked on either side by fixed windows, similar in design to the French doors. On the first floor the flanking fixed windows are two lights wide, while on the second they are three lights wide. There are two small 6/6 double-hung wood windows on the second floor, above the first floor central bay. The raised panels below the glazed portion of the banked windows appear to be in a boxed pattern. The windows along the west facing basement living spaces are similar in type to those on the first and second floors, but are arranged asymmetrically. Fenestration on the 1955 bedroom addition, on both levels are 6/6 double-hung wood sash with the fixed decorative louvered shutters.

The subject property is sited on the SW corner of Carmelo and Eighth Ave. set a little back from the street behind high, ivy covered fencing on the Eighth Ave. side, and partially along the Carmelo side, with an open metal security fence further along Carmelo. The residence is partially screened from the street by mature shrubbery and trees. It is located in a wooded mixed-use visitor accommodating and residential neighborhood, across Carmelo from to the La Playa Hotel, and surrounded by one and two-story homes of varying ages, sizes and styles.

B10 (cont.) By the mid 1920s the Monterey Peninsula had fully embraced the highly popular Spanish Eclectic style of architecture first introduced to California at the California Pacific International Exposition in San Diego in 1915 by architect Bertram Grosvenor Goodhue. California architects interested in American regional design had previously employed elements of the state's Spanish/Mexican mission architecture in free adaptations for both commercial and residential buildings. However, Goodhue, who had published a detailed study of Spanish Colonial Architecture throughout Latin America, wanted to explore the richness of Spanish precedents. The success of the widely published architecture of the exposition led fashionable architects of the period directly to Spain for further source material, which they brought back to California and employed in redefining the state's regional design expression. The Monterey Style tends to be included by architectural historians under the Spanish Eclectic umbrella.

Character-defining features of the Monterey Style generally include a two-story main building block, with low-pitched gabled or hipped roofs. They have cantilevered second-story balconies, usually on the street facing elevation, covered by the principal roof. Fenestration tends to be symmetrical. The style blended Spanish adobe construction with massed-plan English shapes brought to California from New England, and in the case of Thomas O. Larkin, who built the first example in Monterey in 1835, a roof and balcony form reflecting southern French influenced Creole plantation houses, of which Larkin was very familiar. Monterey Style houses from the 1920s into the 1930s favored Spanish Colonial detailing. From the late 1930s into the 1950s they tended to emphasize English Colonial decoration.

The subject property draws its expression from the English colonial precedent, with its smooth stucco exterior wall cladding, symmetrical three-ranked fenestration including the oriel focal window on the north side-elevation and simple detailing.

The residence is a free adaptation by designer Konigshofer of the Monterey Style in that it reorients the salient components of the form to capture the best features of its building site and environmental setting. The facade and principal entry, facing a major hotel are formal and subdued. The traditional street facing balconies are present, but they have moved to the rear elevation of the building envelope to capture the views of Carmel Bay and beyond. The simple design of the 1955 bedroom addition, also by Konigshofer, is clearly borrowed from Monterey's "Casa de Oro".

Based on original plans prepared by the architect, on file in the Carmel Planning Dept. building files, that the current residence was somewhat modified in construction, and that probably the French windows along the first floor of the east facing facade were at one time operable. That being noted, the residence retains a high degree of physical integrity as constructed in 1940. It is also representative of the the versatile imagination of the architect, Jon Konigshofer, who was able to modify a traditional regional building form for contemporary (1940) use without compromising its historic character-defining features.

The quality of construction is attributable to its contractor, Carl Daniels (1901-1990). Daniels came to the United States from his native Poland as a child, settling in Chicago in 1906. While in high school education he attended night classes in architectural drafting. At age 18 he designed and constructed a hunting & fishing lodge, which he operated before joining the Western Electric Co. in Chicago. From 1926 to 1932 Daniel designed and built houses in Southern California. In 1932 he joined the Stolte Construction Co., and for the next seven years worked on construction of the Hearst Castle at San Simeon. He came to the Monterey Peninsula with the Stolte Co. in 1939, settling in Carmel with his wife Della. Daniels worked independently with architects and designers like Konigshofer, while continuing his association with Stolte, managing various branch offices, until 1956 when he and William House founded the construction firm of Daniels & House. Recognized as a consummate craftsman and builder, Carl Daniels was involved with the first phase of the construction of the Community Hospital of the Monterey Peninsula, built Foothill School, Carmel Middle School, buildings on the Naval Postgraduate School, Ventana Inn in Big Sur, and the Quail Lodge in Carmel Valley and numerous private residences.

B10 (cont.) The 1955 bedroom addition was constructed by the local firm of Helm-Savoldi & Company. Walter Helm was an engineer and contractor who came to Carmel at the end of WWII. He joined forces with builder Clem A. Savoldi, constructing hundreds of custom homes on the Monterey Peninsula. The contractors worked with many notable area architects and designers, including Jon Konigshofer and Henry Hill.

The C. Fred Holmes house is one of the more eclectic Monterey Style homes on the Monterey Peninsula. It combines decidedly modern site planning with careful attention to craftsmanship and detailing to create a truly individual expression of a popular regional period form by noted building designer Jon Konigshofer, and an equally impressive contractor, Carl Daniels.

The residence appears to be little altered on the exterior, and retains a high degree of physical integrity evoking a strong sense of time and place and of feeling and association with pre-WII residential development of larger homes in Carmel, as noted in the 2008 Historic Context Statement for Carmel-by-the-Sea.The property clearly qualifies for listing in the Carmel Historic Resource Inventory, at the local level of significance.

B12 (cont.)

Monterey Peninsula Herald, "Builder Carl Daniels Dies at 88", 8/6/1990, p. 4.
Sanborn fire insurance map, Carmel-by-the-Sea1930-1962, p.12.

Supplemental Photograph or Drawing

Description of Photo: (View, date, accession#)
Looking SE at the rear (west) elevation, Kent Seavey, 7/8/12

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S2
Other Listings
Review Code Reviewer Date

Page 1 of 3 Resource Name or #: (Assigned by recorder) *Samuel M. Haskins 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)
4SW of 9th W/side Carmelo (Blk V Lots 7, 9 & N 1/2 of 11)

Parcel No. *010-277-004*

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

A one-and-two-story, split-level wood-framed California Ranch style residence, "U" shaped in plan, resting on a concrete foundation. The exterior wall cladding is a wide, horizontal ship lap wood siding. The low-pitched hipped roof has wide overhanging eaves with slightly stepped closed soffits. There is one interior brick chimney, located in the east facing roof-plane, centered in the base of the "U". The roof covering is the original wood shake. Fenestration is irregular with a combination of single, paired and banded multi-paned steel casement type windows. there is small angled bay window projecting under the eave line on the north side-elevation in the base of the "U", and a cantilevered, partial-width open deck running along the south side of the rear (west) elevation, at the upper floor level. Maids quarters and a basement form the ground floor at the rear (west) of the residence, where the lot slope drops away toward the west. The principal entry is located on the south side of the north leg of the "U" at the intersection of its base. The single glazed panel door faces a similar entry on the north side of the south leg of the "U". The east facing brick chimney is flanked by large, multi-paned steel casement type focal windows, looking out on a well secluded brick patio, framed by well maintained gardens, and tall shrubbery. A wooden fence, masked by vegitation and several mature oaks fronts the residence.

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, 6/3/04, # 07798-2

P6. Date Constructed/Age and Sources
☐ Prehistoric ☒ Historic ☐ Both
1939 Carmel bldg. records

P7. Owner and Address
Francesca Farr
P.O. Box 3305
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: *6/3/2004*

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

P3. The house is located in a wooded residential neighborhood of one and two-story residences of varying ages and styles.

B10. Outside of Michael J. Murphy, Hugh White Comstock (1893-1950) was probably the most important early (1920s-1940s) builder in Carmel. His whimsical storybook cottages created between 1924 and 1930 continue to influence residential design in the village. These imaginative and individual homes propelled Comstock into the construction trade. In the Carmel building tradition, he favored the use of native materials, including redwood, brick and Carmel stone. Comstock was particularly sensitive to protection of the natural landscape setting in the placement of his structures, as is evident in the siting of the Haskins House. By the late 1920s the designer-builder began working in the popular Spanish Eclectic and Tudor romantic revival styles. He was also interested in the evolving modern movement that was becoming more evident in Carmel through the work of William W. Wurster and others. Comstock began drawing on Spanish and Mexican building forms from early California, including the use of adobe as a method of construction, to formulate his own distinctive variation on the California Ranch House style, the Post-Adobe. The Haskins House is one of the transitional designs employed by Comstock while developing his mature style. "Modern", for the designer/builder was understood to be the natural evolution of the San Francisco Bay Area style, that continued to use native materials, integrated into the landscape, but employed contemporary ideas about the arrangement of spaces to afford a more relaxed and functional lifestyle.

According to Leon E. Panetta, former Congressman and White House Chief of Staff, Frederick S. Farr (1910-1997) "was the father of Democratic politics on the Central Coast". First elected to the State Senate in May of 1955, Senator Farr became the premiere voice of the fledgling environmental movement in the 1950s. Among Farr's achievements while in office were his fathering of the state's scenic highway system, acquisition of the Asilomar Conference grounds as a state park, leading the fight to stop development of an oil refinery at Moss Landing, and saving critical agricultural open space from commercial development. Farr was the first Democrat elected to the State Senate from Monterey county in 43 years, serving in the office from 1955 to 1966. Senator Farr's accomplishments in and out of office were legion, and his affiliation with progressive civic and social organizations innumerable. His only son, Sam currently represents the Central Coast in the United States Congress. Farr was a consummate politician who spent as much time in his district as he did in Sacramento. His wife, Janet Haskins was the daughter of Samuel M. Haskin's, and the Farr's occupied the family home during seminal period in the productive life of the Senator (1955-1997). The Haskin's House clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development, and government, civic and social institutions, for the contributions to Monterey County and the State of California by Frederick S. Farr. Members of the Farr family still occupy the residence.

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) APN: 010-277-005

P1. Other Identifier: Roussel Residence

*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 1947 T____; R____; ____ ¼ of ____ ¼ of Sec____; ____ B.M.

c. Address West side of Carmelo between 9th and 10th 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)

Block V, Lots ½ of 11, 13, and 15; APN 010-277-005

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

The Roussel house is located on the west side of Carmelo Street, the second house north of Tenth Avenue. This residential area of Carmel is located south of the commercial downtown area. The houses on the east side of the block have varied setbacks, often located to capture the highest point on the lot, which makes the block consistent with the residential design traditions. Houses on the east side of the street are typically set farther back on the lots, while houses on the west side are often closer to the street, as the landscape here generally trends downhill toward the coast. (See Continuation Sheet)

P3b. Resource Attributes: (List attributes and codes) HPS2. Single Family property

P4. Resources present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photo

P5b. Description of Photo: (View, date, accession #) October 3, 1999 Northwest Elevation Facing Southwest

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐ Both
Constructed 1928- Building Permit

*P7. Owner and Address:
Mr. & Mrs. Roussel
P.O. Box 7188
Carmel, CA 93921

*P8. Recorded by: (Name, affiliation, and address)
Jones & Stokes Associates, Inc.
2600 V Street, Ste. 100
Sacramento, CA 95816

*P9. Date Recorded:

*P10. Survey Type: (Describe)
Site specific inventory and evaluation

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Jones & Stokes Associates, Inc. 1999. Evaluation report for the Roussel residence, Carmel-by-the-Sea, Monterey County, CA. Prepared for City of Carmel-by-the-Sea, Community Planning and Building.

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

*NRHP Status Code

*Resource Name or # (Assigned by recorder) APN: 010-277-005

B1. Historic Name: Illanes Residence

B2. Common Name: Roussel Aspen

B3. Original Use: Single family residence

B4. Present Use: single family residence

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1928

*B7. Moved? [X] No [ ] Yes [ ] Unknown Date: Original Location:

*B8. Related Features:
Garage/Studio at southeast corner of property

B9a. Architect: Frederick Bigland

b. Builder: Bill Harder

*B10. Significance: Theme: The Arts Community; Residential Design Traditions

Area: Carmel-by-the-Sea, CA

Period of Significance: 1905-1950s

Property Type: Residence

Applicable Criteria: CRHR C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The California Register criteria for evaluation states that a historical resource may be considered a significant work of architecture if it embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of an important creative individual; or possesses high artistic values. The Roussel house is eligible for individual listing in the CRHR for its significance as a work of architecture, both for its embodiment of the distinctive characteristics of its type and as a representative work of an important individual. This Spanish Colonial Revival building is a distinguished example of one of the many revival style types that were popular across the country, and especially in Carmel, during the 1920s. This fashion coincided in Carmel with an increase in building of summer homes by the well-to-do as well as with new demands for traditional amenities by year-round residents. Spanish and Italian Revival houses adhered to the Mediterranean customs of stucco sheathing, tile roofs, and arched openings (Archives & Architecture 1996). Architectural features such as the two-story hipped roof form, upper-story recessed balcony, stucco and Spanish tile materials, wooden casement windows with iron grills, and general integration with the landscape distinguish this house in the Spanish Colonial Revival style. (See Continuation Sheet)

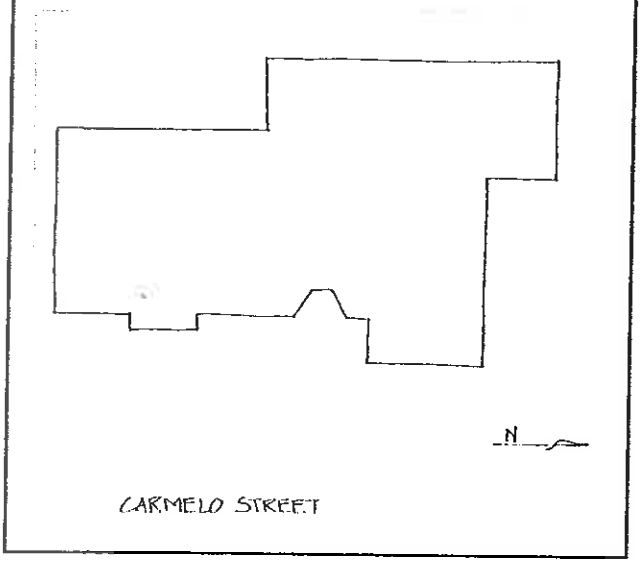
B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

See references section of the inventory and evaluation report, Jones & Stokes Associates. 1999. Evaluation Report for the Roussel Residence, Carmel-by-the-Sea, Monterey County, California.

B13. Remarks:

(Sketch Map with north arrow required.)



*B14.Evaluator: J. Calpo Jones & Stokes Associates, Inc.
2600 V Street Sacramento, CA 95818

*Date of Evaluation: October 28, 1999

(This space reserved for official comments.)

*Required Information

P3a. Description.

The Roussel property is enclosed by a chalkrock fence at its perimeter with a gate in front and foliage along its sides. The house is located toward the rear of the property, consistent with settings of houses on the west side of the street. A grass lawn fills the area in front of the house, while narrow rock-lined gardens are found along the right side of the house next to the fence. Brick patios are located on the left side and in the back yard and are integrated with local stone planters and a fountain on the left side. The right side of the house is fronted by an extension of the chalkrock fence, with an arched opening composed of chalk rock.

The house is a two-story wood frame structure with a one-story side gabled south wing. Walls are sheathed in stucco and red Spanish tiles cover the roof with molded cornices to support the narrow eaves. Oversailing second-story elements are found to the right side of the front east elevation, on the north side elevation, and across the rear west elevation, with each element supported by decorative tapered beams. Main entry to the house is found at the lower front of the two-story element through a recessed flared arch. A segmental rounded step set with Spanish tilework on the risers fronts the multiple-panel wood entry door. The soffit above the door contains a recessed light fixture. The left one-story wing is fronted at the center by a large tapered stucco fireplace chimney and contains a set of double doors with full glass panes and sidelights at the end. Two smaller chimneys are found in the two-story element. The southwest corner of the two-story element is lined at the upper level with an open recessed Monterey style porch. Windows around the house are predominantly wooden casement type, with three panes each, and grouped in sets of two and three.. Other smaller fixed and single-pane windows exist in various spots. Original iron grills cover the lower-story windows, and a half-height grill is found at the front upper-story window.

The small cottage at the front left of the property was originally built as a garage and then converted to supplemental living space in the 1960s. The small building is basically gable roofed in form, with exposed rafters and red Spanish tile roofing. A small shed extension is attached to the rear west side and contains a recessed doorway through an arched opening. The main entry to the dwelling is found at the top of the stairway to the left of the north wall. Windows are the same casement type found in the main house.

B10. Significance.

In addition to being a distinguished example of a type of architecture, the house also represents a distinguished example of the work of a important creative individual: designer-builder Frederick Bigland. Bigland is noted among the early designers/builders of Carmel (Archives and Architecture 1996). Frederick Bigland arrived in Carmel from England in the early 1920s, bringing with him the design and building techniques of the English Arts and Crafts tradition. His early work in Carmel reflected the English Tudor revival, some with the storybook details that Carmel was known for in this era. As the decade advanced and more revival styles became popular in Carmel, Bigland's style expanded to include, among others, the Spanish Colonial Revival style. A 1929 article in the *Carmel Pine Cone* described Frederick Bigland as "another of our prominent builders," (directly after Hugh Comstock), and continued on to state, "We should like to discuss the Kent Clark and Gregory Illanes houses in particular, both of which are very lovely samples of our local architecture" (Carmel Pine Cone 1929).

Character-defining features include: the setback downhill from the street; the chalkrock wall surrounding the property with the chalkrock arched gate at the side; the brick pathways and patios integrated with chalk rock planters; the two story form of the house with multi-hipped roofline; the additive and subtractive spaces created by oversails, balconies, and a stepped plan; the rough stucco wall finish and red Spanish tile covered hipped roofs; molded cornices; oversailing second story elements supported by decorative tapered beams; the recessed balcony at the rear upper story; tapered stucco chimneys; the arched recessed front doorway with tilework on the front step; and wooden casement windows with original grills.

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

LOCATION MAP

Primary #
HRI #
Trinomial

Page 4 of 4 *Resource Name or #: (Assigned by Recorder) APN 010-277-005

*Map Name: USGS 7.5' Quad; Monterey *Scale: 1:24,000 *Date of Map: 11/5/99

DPR 523J (1/95)

*Required Information

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2
Other Listings
Review Code ____ Reviewer _____ Date _____

Resource Name or #: (Assigned by recorder) *Mrs. B.C. Bowman 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: *SW Cr. Carmelo & 10th* City *Carmel* 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)
Lot 1 Blk W

Parcel No. *010-278-001*

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

A one-story adobe brick residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is painted adobe brick. The low-pitched hipped roof has slightly overhanging eaves with exposed rafter-tails, rounded at their ends. These are faced with a wide metal gutter, acting as a facia. The roof is supported on a concrete bond beam, running around the building's perimeter. There is one exterior eave-wall adobe brick chimney present. It is located near the NW corner of the north facing facade. An open wooden deck (1970) with simple horizontal wood rails extends out from the west side-elevation over the entry to a garage under the building envelope. The open deck is supported on stout wood post and beam framing.
Fenestration is irregular, with a combination of single and paired multi-paned metal casement windows of varying sizes and shapes. Some of the smaller windows appear to be awning type. A band of larger fixed (?) windows of the same materials characterize the west side-elevation. All windows are high in the building envelope, capped by the base of the concrete bond beam. The principal entry, along 10th Ave. is accessed by a side-approach set of adobe steps framed by low, closed adobe rails, repeating the pattern of the steps, to a low walled raised landing. The vertically planked wood door is set at an angle to the landing and flanked by metal carriage lights.

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.)

P5b. Description of Photo: (View, date, accession #)
Looking SW at the north facing facade, Kent Seavey, 11/28/12

P6. Date Constructed/Age and Sources
☐ Prehistoric ☒ Historic ☐ Both
1937-Carmel Bldg. Permit #294

P7. Owner and Address
Mr. Paul C. McKnight
1725 Comstock Drive
Walnut Creek, CA 94595

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

P9. Date Recorded: *12/3/2012*

P10. Survey Type: (Describe)
Intensive-required CEQA review

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

Primary # _____
HRI # _____

NRHP Status Code 5S2

Resource Name or #: (Assigned by recorder) *Mrs. B.C. Bowman Hse*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *residence* B4. Present Use: *residence*

B5. Architectural Style: *Adobe brick*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1937 (CBP# 294); attached carport added 1951 off west side-elev. (CBP# 2207); large open deck replaced carport in 1970, w/garage under house (CBP# 70-78); reroof w/t&g 1996, and skylight added 1999.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:

B8. Related Features:

B9a. Architect: *designer: Hugh W. Comstock* b. Builder: *Hugh W. Comstock*

B10. Significance: Theme: *Residential Development* Area: *Carmel*

Period of Significance: *1937* **Property Type:** *Single Family Residence* **Applicable Criteria:** *CR2,3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

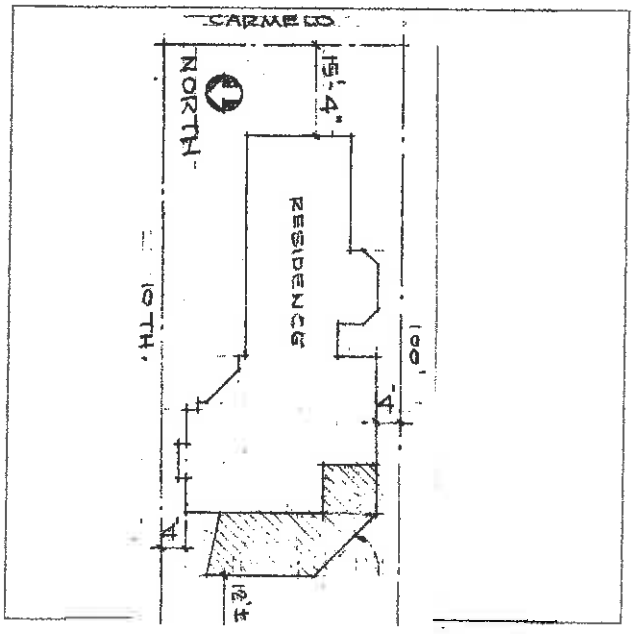
The subject property may be significant under California Register criterion 2, for its association with Carmel master builder, Hugh W. Comstock. Comstock developed the Post-Adobe method of construction in the late 1930s, and the Bowman House appears to be an early example of Comstock's design efforts toward the Post-Adobe building form. For this reason, the residence is significant under criterion 3, in the area of architecture as a precursor to the Comstock's final Post-Adobe Style.

Hugh W. Comstock (1893-1950) is most remembered for his introduction of "Fairy Tale" residential design to Carmel between 1924 and 1930, which fostered the perception that Carmel was a village in the woods of picturesque little cottages. The local press characterized Comstock as "a builder of dreams." However, Hugh Comstock was much more than that, developing useful local construction materials and treatments over his productive life that improved the trade and have left a lasting legacy of design innovation on the Monterey Peninsula. Always striving for an economy of means, Comstock looked back at Monterey's Spanish/Mexican building traditions, especially that of masonry construction. The contractor experimented with the fabrication of adobe bricks, first inventing a method of sealing and finishing the material to look like tile when used in flooring, then to make the adobe waterproof for actual use in modern building construction. Unable to access commercial waterproof adobe bricks, the contractor invented his own sealing solution, "Bitudobe" in the mid 1930s, and began producing the material at his own abobe brick plant in Carmel Valley. In order to assure the structural stability of his now waterproofed construction material, the contractor apparently initially employed the use of a concrete bond beam at the roof-wall junction of some residences. The subject property being the first of this type identified. Shortly after the 1937 construction of the Bowman House, Comstock settled on heavy timber framing, to simplify the introduction of needed infrastructure into the building envelope.

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

B12. References:

Carmel building files, Carmel Planning Dept., City Hall, Carmel.
Carmel Historic Context Statement, Comstock, Hugh W.,
Post-Adobe, Carmel/Hugh W. Comstock, 1949.
Monterey County Assessor's records, Mo. Co. Assessor's office, Salinas.City of Carmel-by-the-Sea, 2008.



B13. Remarks: *Zoning R-1*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *12/3/2012*

(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*

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

Page **of** **Resource Name or #:** (Assigned by recorder) *Ethel P. 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 *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. Carmelo & 11th Ave. (Blk X, Lot 1)

Parcel No. *010-279-001*

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

A one-story, wood-framed Spanish Eclectic style residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a textured cement stucco. The roof system consists of a parapeted, flat-roofed main building block, covered w/tar & gravel, and a projecting front gable, low-pitched and covered in Mission tile. The building envelope is staggered toward the west, from south to north,in three increments, forming three overlapping rectangles. The two southern increments constitute the gabled portion of the residence, while the northernmost component has the parapeted flat roof. The east facing entry is on this flat roofed component. It is reached by a straight run of open, tiled steps w/a simple wooden hand rail. The door is a vertical wood plank type. The entry is covered by Aatiled, shed-roofed hood, supported by a wooden wall bracket. Fenestration is irregular, w/ single and paired multi-paned wood casement windows. There is a wood-framed, one-car garage in the NW cr. of the parcel of similar design and materials as the house. The house sits on a coner lot in a natural landscape setting, framed by mature conifers.

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: 863-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1926 Carmel bldg. records

P7. Owner and Address
Ernestine & Cathrine Genesy
P.O. Box 4607
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

. Report Citation: (Cite survey report and other sources, or enter "none")
armel Significant Building Survey 1979

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 #**

`ge of **NRHP Status Code** 5S1

Resource Name or #: (Assigned by recorder) *Ethel P. Young Hse.*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *residence* B4. Present Use: *residence*

B5. Architectural Style: *Spanish Eclectic*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1926 (Cbp# 1719); add two rooms to rear 1930 (Cbp# 2338); add deck, breakfast room & bath to rear (west) 1979 (Cbp# 79-113, 114)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:

B8. Related Features: *Wood-framed, one-car garage at NW cr. of parcel 1926 (Cbp# 1719); garage repair 1979 (Cbp# 79-113)*

B9a. Architect: *Robert A. Stanton* b. Builder: *Robert Stanton (1926),Fred Ruhl (1930)*

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 Ethel P. Young Hse. is significant under California Register criterion 2, as one of the first two residential designs of noted Carmel architect Robert Stanton. It is also significant under criterion 3, as an important example of early speculative housing in Carmel.

Robert Stanton (1900-1983) is generally recognized as the first "professional" architect to run a major practice in Carmel, The future architect began his design career as a building contractor in Carmel from 1925 to1926. Born in Detroit, Michigan, Stanton was educated in his home state and in California, where he settled after service in the U.S. Navy in WWI. He studied engineering at U.C. Berkeley from 1921 to 1923. In 1922 he married fellow student Virginia Young. The couple moved to Carmel in 1925. Virginia's mother, Ethel P. Young helped the aspiring builder get his business start by commissioning two residential dwellings at the cr. of Carmelo & 11th Ave. By the fall of 1925 Mr. Stanton and his mother-in-law had partnered with eastern businessman, Frank Sheridan in purchasing 100 building lots in the Monterey Heights area of Monterey. By 1926 Stanton had designed and constructed an office near the cr. of Ocean and Monte Verde in Carmel, and was in the process of constructing a large, Spanish Revival home in Pebble Beach. A reversal of fortune that year saw the Stantons move to Southern California, where Bob, as he was called, became building supervisor for the nationally known architect Wallace Neff. While w/Neff, Stanton worked on or designed homes for Frederick March, King Vidor, and Mary Pickford & Douglas Fairbanks, Jrs. "Pickfair". Later he would help Neff design an affordable prefabricated housing unit called the "Honeymoon Cottage". An example of this design by Stanton can be found in Carmel in the 1937 Kirby-Miller Hse. at the NW cr. of 11th & Dolores. Stanton resumed his architectural studies at U.C. Berkeley in 1930, becoming licenced in 1933. After two more years w/Wallace Neff he established his own practice on the Monterey Peninsula. During WWII Stanton worked for the U.S. government, designing hospitals.

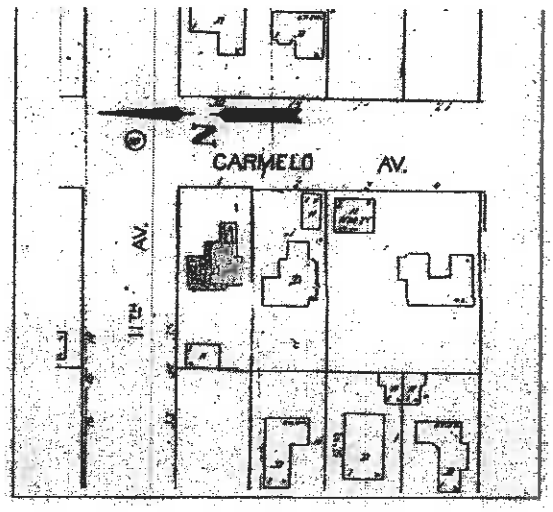
B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Monterey Daily Herald, 10/31/25
Monterey Peninsula Herald, 9/3/83
Seavey, Kent, unpublished manuscript notes on Robert Stanton, FAIA

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

(Sketch Map with north arrow required.)



B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *10/20/2001*

(This space reserved for official comments.)

B10. In 1948 he established his office in Carmel, where he trained many of today's prominent Monterey Peninsula architects. Stanton helped found the Monterey Bay Chapter of the AIA, and was elected its first Fellow, in 1972. He designed the current Monterey County Courthouse 1936-37, Monterey Peninsula College 1948, much of Ft. Ord, and the Normandy Inn in Carmel in 1937-38. He was a community leader on the Monterey Peninsula serving as president, at various times, of the Monterey County Symphony Assoc., Monterey History & Art Assoc., Monterey Museum of Art, Community Chest, and the California Council of the AIA. In his lifetime Stanton was considered "the Dean of Peninsula Architects".

Contractor Fred Ruhl was born in 1876 in Illinois, trained as a carpenter and became a contractor. He arrived in California in 1903 and worked in San Francisco. In 1916 he came to the Monterey Peninsula as supervisor of construction on the original Del Monte Lodge, at Pebble Beach, where he built his own home that year. Ruhl became the principal contractor for Pebble Beach construction throughout the 1920s, and met Robert Stanton. His last work, in 1937-38, was on Stanton's Normandy Inn. Ruhl was a founder of the Monterey County Builder's Exchange in 1928. His other Carmel work included the Paul Flanders Hse. in Hatton Fields, by San Francisco architect H.H. Gutterson.

What is of particular interest in the design of the subject residence and its next door neighbor, is the fact that Stanton employed the same basic staggered footprint for both dwellings, then finished them in the decorative volcabulary of the two most popular styles of the period, Spanish Eclectic and Tudor Revival. These contractor versions of popular architectural modes showed how simple it was to achieve greatly different "looks" w/ the same building plans. Both houses have seen changes over time, most to the rear of the residences. However, in spite of these additions both still retain much of their original character, and should be easily recognizable to anybody who knew them before the alterations. They are bound to provide information important to the development of residential design in Carmel during the 1920s. The Ethel P. Young 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 5S2
Other Listings
Review Code _____ Reviewer _____ Date _____

Resource Name or #: (Assigned by recorder) *Mrs. B.C. Bowman 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: *NW Cr. Carmelo & 10th* City *Carmel* 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)

Lot 1 Blk W

Parcel No. *010-275-001*

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

A one-story adobe brick residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is painted adobe brick. The low-pitched hipped roof has slightly overhanging eaves with exposed rafter-tails, rounded at their ends. These are faced with a wide metal gutter, acting as a facia. The roof is supported on a concrete bond beam, running around the building's perimeter. There is one exterior eave-wall adobe brick chimney present. It is located near the NW corner of the north facing facade. An open wooden deck (1970) with simple horizontal wood rails extends out from the west side-elevation over the entry to a garage under the building envelope. The open deck is supported on stout wood post and beam framing.

Fenestration is irregular, with a combination of single and paired multi-paned metal casement windows of varying sizes and shapes. Some of the smaller windows appear to be awning type. A band of larger fixed (?) windows of the same materials characterize the west side-elevation. All windows are high in the building envelope, capped by the base of the concrete bond beam. The principal entry, along 10th Ave. is accessed by a side-approach set of adobe steps framed by low, closed adobe rails, repeating the pattern of the steps, to a low walled raised landing. The vertically planked wood door is set at an angle to the landing and flanked by metal carriage lights.

P3b. 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 SW at the north facing facade, Kent Seavey, 11/28/12

P6. Date Constructed/Age and Source
☐ Prehistoric ☒ Historic ☐ Both
1937-Carmel Bldg. Permit #294

P7. Owner and Address
Mr. Paul C. McKnight
1725 Comstock Drive
Walnut Creek, CA 94595

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

P9. Date Recorded: *12/3/2012*

P10. Survey Type: (Describe)
Intensive-required CEQA review

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

P3 (cont.) The subject property is sited on the SW corner of Carmelo & 10th behind mature and well maintained hedging and informal ground cover. It is located in a wooded residential neighborhood of one and two-story homes of varying ages, sizes and styles.

B10 (Cont.) He used heavy, load-bearing wood beams, placed at intervals along the walls, to frame the adobe bricks much like medieval nogging, but with the framing grooved to accept electrical wiring and water pipes. The posts were drilled at their bases and caps to fit on pipe dowels in the concrete floors for further strengthening. Electrical switch boxes were mortised into the wood posts and the posts grooves carried the conduit. The adobe bricks and wood beams were locked together by a waterproof mortar.
Comstock then developed a type of adobe paint which would keep the liquid asphalt which waterproofed his bricks from bleeding and discoloring any exterior paint covering.
In 1948 Comstock planned and constructed a "Post-Adobe Village" near Robles Del Rio in Carmel Valley. The individually designed, attractive and affordable homes were well received. In 1949 he self-published a manual for Post-Adobe construction, and produced a series of house plans, which saw a marked increase in the building of Post-Adobe residences around the Monterey Peninsula in the post-WWII housing environment. The manual was used extensively by home owners, architects and builders. Post-Adobe homes are still being constructed today.
The Comstock designs in his manual reflected the then popular ranch house style, somewhat similar to the subject property, and flat-roofed modern designs employing steel framing. Most of these homes were modest in size.
As noted in the significance introduction, the subject property appears to be a transitional experiment in the development of the Post-Adobe method of construction. The concrete bond beam has clearly worked over time to stabilize the adobe brick structure. In fact preservationists continue to employ concrete bond beams in the restoration of early California adobe homes.
Three owners have been identified with the subject property. No information has been located on the original owner/builder Mrs.B.C. Bowman. A second owner John R. Marron was a local oral surgeon, and Paul McKnight, the current owner is a retired insurance broker. The minor changes over time to the subject have been respectful of the original building design, in that they were appended to a common wall. The addition of the open porch did not destroy historic materials, features or spatial relationships that characterized the original building. They differentiated the old from the new by using compatible materials consistent with the historic building fabric, features, size, scale and proportions to protect the original integrity of the property and its environment. Clearly, if removed in the future the original form and integrity of the 1937 residence will be unimpaired.
The Bowman House retains much of its historic integrity as constructed in 1937, and evokes a strong sense of time and place, and of feeling and association within the theme of Carmel's architectural development in the late 1930s, as described in the 2009 Carmel Historic Context Statement. It is an important example of the creative process in Carmel master builder Hugh W. Comstock's efforts to develop the Post-Adobe method of construction. It qualifies for local listing in the Carmel Historic Resource Inventory, and may qualify for listing in the California Register of Historical Resources.

B12(Cont.) Polk business directories for the Monterey Peninsula, 1939, 1953-54,

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) *Colonial Terrace 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)

W/side of Carmelo, E/side San Antonio btwn 12th & 13th, (Blk Y, Lots 7, 9, 10, 12, 14, 16)

Parcel No. *010-286-015*

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

A group of six, one, and two-story wood-framed hotel guest units constructed between 1930 and 1949. Most are irregular in plan, and all rest on concrete foundations. The exterior wall cladding on most of the units is a medium-width horizontal wood drop siding. Bldg. C is clad in a smooth cement stucco, as is the raised garage of Bldg. A. Buildings D, E & F have either raised foundations or garages clad w/Carmel stone. The west end of Bldg. D is clad w/ highly ornamental wood shingle. Most roof forms are medium-pitched side-gable, w/one hipped end on the east side of Bldg. E. All are covered in a composition shingle. Interior brick chimneys are found in Bldgs. D, E & F. Fenestration is generally 6/1 double-hung wood sash. There are several large, multi-paned fixed focal windows throughout the complex, as well as three angled bays w/ multiple lights in various configurations. The complex steps down from Carmelo to San Antonio, through a series of grassed and brick paved terraces, connected by various open brick staircases and ramps. The tree cover includes mature cypress, pine, and a row of palms along the Carmelo frontage. The grounds are well planted with low hedges, shrubbery and flower beds.

P3b. 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: 865-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☐ Historic ☐ Both

1930-1949 Carmel bldg. records

P7. Owner and Address
Colonial Terrace Inn Ltd.
13440 Ventura Blvd
Sherman Oaks, CA 91423

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

P9. Date Recorded: *8/28/2002*

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

1. 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) *Colonial Terrace Inn*

B1. Historic Name: *Colonial Terrace Inn*

B2. Common Name:

B3. Original Use: *hotel/Inn* B4. Present Use: *hotel/Inn*

B5. Architectural Style: *Colonial revival (late)*

B6. Construction History: (Construction date, alterations, and date of alterations)

Bldg A, Lot 7, 1936 (Cbp#78); Bldg. B, Lots 9/11, 1937 (Cbp#204); Bldg C, Lot 10, 1930 (Cbp# 2310); Bldg. D, Lots 10, 12, 1937 (Cbp# 224); Bldg. E, lots 12, 14, 5/38 (Cbp# 386) upper story addition 11/38 (Cbp#449); Bldg F, Lot 16 1949 (Cbps# 1824/1832);

B7. Moved? | | No | | Yes | | Unknown Date : Original Location:

B8. Related Features:

B9a. Architect: b. Builder: *S.J. Miller (1930); Ernest Bixler (1936-1938);*

B10. Significance: Theme: *Architectural & Economic Development* Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940* **Property Type:** *Hotel* **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 Colonial Terrace Inn is significant under California Register criteria 1, in the area of history as an excellent example of the type and style of visitor accomodations developed in Carmel by-the-Sea during the decade of the 1930s. It is also significant under criteria 3, as an unusual employment of a popular traditional eastern building style for a Carmel hostelry. According to available oral tradition, Mrs. Ida (Meyers) Thevrer (Theurer ?) was a cultured & independent figure, in keeping with Carmel's tradition of such creative individuals, who left an active role in San Francisco's Prohibition era, to seek calmer waters in Carmel. Why the choice of a simplified Georgian form for her inn is left to speculation, but over twenty years she was able to develop a considerable complex of cohesively designed and well sited buildings, that continues to operate successfully to the present with little change to their original appearance. Perhaps their only concession to what may be termed a Carmel "look", is the liberal employment of Carmel stone veneers, and the ecclectic former "Monk's Room" restaurant with its decorative exterior wood shingling. According to the McAlester *Field Guide to American Houses,* the economic Depression of the 1930s led to a simplification of of the Colonial Revival style from a more historically correct decorative volcabulary of detailing to the minimal employment of stylized door surrounds, cornices and other detailing that merely suggest their colonial precedents, rather than closely mirror them. Form, massing and the use of traditional building materials give the Inn its colonial flavor. The emergence of the automobile in the 1920s encouraged the development of visitor accomodating facilities in tourist destinations like Carmel. The Colonial Terrace Inn is the closest facility of this type to the waters of Carmel Bay, and perhaps was designed to draw eastern visitors to a familiar building form in an unfamiliar landscape setting. The eclectic juxtaposition of facilities and setting continue to draw clients as one of Carmel's most popular Inns, The Colonial Terrace Inn clearly reflects the findings of, and is consistant with the 1997 Carmel Historic Context Statement under the themes of Architectural & Economic Development .

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
McAlester, Virginia & Lee, *A Field Guide to American Houses,* Alfred A. Knopf:New York, 1984
Sanborn fire insurance map of Carmel, 1930-62

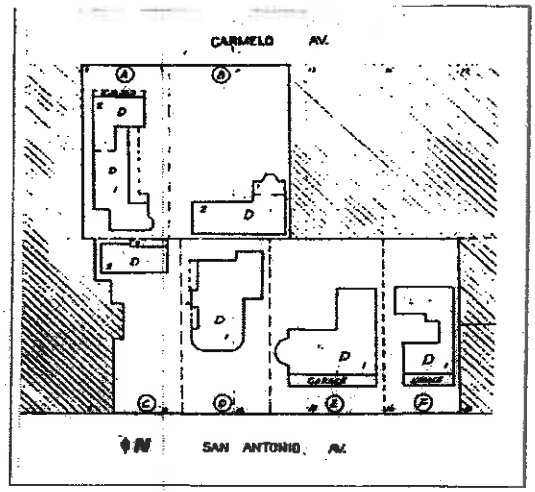
B13. Remarks: *Zoning R-1*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *8/28/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



P3. The chronology of building construction on the Colonial Terrace Inn appears to have begun w/Bldg. C, on Lot 10, in August of 1930. Samuel J. Miller was the contractor. It is a two-story, side-gabled building, rectangular in plan, that was originally capped w/a red Mission tile roof. It has a straight run open wood staircase on the south side-elevation, leading to a covered partial-width balcony along the east facing elevation. The roof overhang along this elevation is supported by vertical wood posts w/a simple balustered rail. From Carmelo it reads as a one story feature, stepping down from Bldg. A. It was constructed for Ida T. Meyers and probably served initially as a residence.

Building A, on Lot 7 was the second unit, in February of 1936. This is the first of the late Colonial Revival Georgian designs by well known Carmel builder, Ernest Bixler. The three unit building forms a shallow U, the open portion facing south. A second floor apartment , above a raised three car garage, faces Carmelo. This upper floor has open porches on the east and west elevations, where the roof overhang is supported supported by rather slended square wood posts, w/small capitals. The Rail on the Carmelo side is a modified wooden spoke type, almost Chinoise in appearance. The rail on the west elevation however, is quite simple, almost matching that of the rail on Bldg. C. An open wood staircase wraps around the SE end of the unit leading up to the west, facing the second floor entry. A lower, intersecting gable-roof steps down to the west from the north end of the two-story unit. The open portion of the U formed by the ground floor has a roof overhang forming an open porch as well. It to is supported by slender wood posts, capped w/simple capitals. The SW gable-end of the U has a lower projecting angled bay, w/steep hipped-roof. Fenestration is a combination of 6/1 double-hung wood sash and large, fixed multi-paned focal windows.

Building B, SW of Bldg. A on Carmelo, was begun about January of 1937. Mrs. Meyers is by now Mrs. Ida M. Thevrer. This two-story design by Bixler is ell-shaped in plan, w/the short axis of the ell to the south, composed of one and two-story elements, including an end-gable angled bay, similar to the one on Bldg. A, but w/slightly different fenestration. Two small wall dormers appear on the east (front) elevation, and a straight run open wood stairway climbs up the inside (north) elevation of the short axis of the ell, to the second floor. An open landing at the second floor is covered by the overhangs of the converging roof systems on the ell, and carried by a slender, chamfered wood post. Fenestration is again a combination of 6/1 double-hung wood sash, w/two large, fixed multi-paned focal ound floor windows, on the east elevation. Most of the6/1 windows in the bldg. have louvered shutters.

uilding D, on Lot 12, was begun about March of 1937 and was probably Mrs. Thevrer's new residence, as well as the managers office. It s an unusual rounded west end, that housed for a time a restaurant called the "Monk's Kitchen". Thevrer had traveled in germany and as particularly taken by the wooden building tradition she had seen in the area of Oberammergau, which she had copied for the restaurant. The base of the restaurant, along the exterior, is faced w/Carmel stone, unfortunatly it has been painted white. Oral tradition suggests she hired a local German builder to do the work, as well as the highly decorative exterior shingling on the curved exterior of the space. The roof form on this feature is a low-pitched hipped type. There is no record in the building files of this feature as an addition. It must be considered original to the 1937 building. The only recorded addition was a bath on the south side elevation, constructed in 1941. This unit also steps down the slope towards San Antonio in one-story increments, employing the same general use of form and materials, except for a brick-faced hyphen between the bedrooms above, and the restaurant below. The hyphen has a recessed entry on the north side leading to the reception office.

Building E, on Lot 14 was constructed by Ernest Bixler after May of 1938 as a row of three off-street parking garages and a storage space, flat-roofed and faced with a Carmel stone veneer. In November of that year a permit was issued for a second-story addition above the garages, set back somewhat to leave space for an open balcony along the garage roof. The addition was ell shaped in plan, and again employs the same building materials and general design as the rest of the complex, except for a hipped roof at the end of the short arm of the ell. The north gable end of the long axis of the ell has a very nice bowed window. There is an angled bay, set under the eave line on the east side of the building towards the NW. The louvered shutters are also present. The upper floor reads as one story from the brick patio it fronts to the east. Glazed, multi-paned wooden French doors open onto the garage balcony along San Antonio.

Building F, on Lot 16 is U shaped in plan, w/the open end of the U facing north. The building, designed and built by contractor Gunnar Swanson in August of 1949, better than ten years after Building E, continues the Colonial Revival Georgian charactcer of the complex. It employs the same Carmel stone veneer on a ground floor two-garage base, but w/a lower upper floor. This one has a band of four wooden French doors opening onto the garage roof balcony. The east arm of the U was added in the same month of the original construction, creating three guest units, w/ their own small brick patio on the inside of the U . This unit employs some paired 6/1 double-hung wood sash, as well as smaller single lights of the same design. For a property that took three contractors and twenty years to complete, it is surprisingly cohesive.

B9b. Gunnar Swanson (1949)

Supplemental Photograph or Drawing

Description of Photo: (View, date, accession #)
Looking SE at the exterior of the "Monk"s Kitchen" , 7/31/02, #82199-19

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) *Grace McGowan Cooke 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)

N/side 13th, betw. San Antonio & Carmelo (Blk Y, Lots W17, 19, E18, 20)

Parcel No. *010-286-011*

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 cross-gabled Transitional Tudor style residence, basically square in plan, resting on a concrete foundation. The original exterior wall claddings included wood shingle (first floor) and cement stucco with false half-timbering (upper floor). The building is currently clad with cement stucco. The medium pitch cross-gabled roof is covered in composition shingle, as are all other roof surfaces. Exterior beachrock gable-wall chimneys are found, centered on the south facing facade, and on the north side elevation (cased in stucco). The original entry was off a raised, open porch with closed beachrock rail found at the SE corner of the facade (south). This is now a small bay window, the entry having been moved prior to 1924 to the east side elevation, and covered with a flat roofed open porch, carried by heavy wood posts supporting an equally heavy wood lintel. The open porch meets an earlier one story shed roofed bay, projecting from the main building block along the northern half of the east side elevation. A small, square shaft, w/ shed roof, projects off the east elevation at the upper level as a bathroom addition, done in 1948. Much of the original half-timbering has been removed. Fenestration is irregular with fixed, 1/1 double-hung wood sash, and wood and metal casement type windows.

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: 1001-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1905 Carmel Preservation Foundation

P7. Owner and Address
William & Mildred Daniel
P.O. Box 7103
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: *10/18/2001*

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # **Primary #**

ıe **of** **NRHP Status Code** 5S1

Resource Name or #: (Assigned by recorder) *Grace McGowan Cooke Hse.*

B1. Historic Name: *Locksley Hall*

B2. Common Name:

B3. Original Use: *residence* B4. Present Use: *residence*

B5. Architectural Style: *Tudor (Transitional)*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed, 1905; alterations, 1948 (Cbp #1535); bathroom add., 1948 (Cbp #1539); further add., 1955 (Cbp #2809)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:

B8. Related Features: *Garage added in NE cr of parcel ca. 1946 (Cbp #1352)*

B9a. Architect: *Eugenia Mabury* b. Builder: *Ben Turner*

B10. Significance: Theme: *Architectural Development, Development of* 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 Cooke Hse. is significant under California Register criterion 2 for its association with authors Grace McGowan Cooke and Alice Cooke and their circle of literary friends during the formative days of the Carmel art colony. It is also significant under criterion 3, in the area of architecture as the first Tudor style residential building constructed in Carmel-by-the-Sea in 1905, by Carmel's first woman architect, Eugenia Mabury.

Two periods of American Tudor Revival architecture appeared in the first half of the 20th century. The first, briefly around 1900 during the National Period and the second in the Academic Period of the 1920s and 1930s. The building that helped popularize the Tudor Revival, "Victoria House," was the home of the British exhibition at the 1893 World's Columbian Exhibition in Chicago. It had five half-timbered gables on its front facade, and its irregular roof featured several large corbeled brick chimneys. Designs for English manor houses had already been published in popular and professional magazines by the opening of the new century. The form gained favor in the East, especially in the fellowships formed under the National League of Handicrafts, an American offshoot of the English Arts and Crafts movement. A few of these designs made it into early ready-cut design catalogs, like the "Landsdown" for the Alladin Company in the early teens.

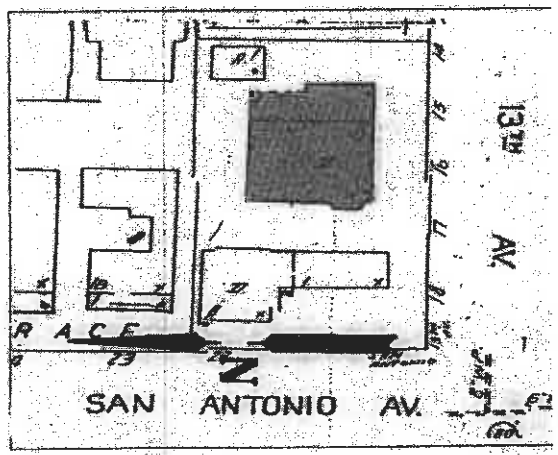
The building form and materials of the Cooke Hse. displays characteristics of several emerging architectural modes, including the Shingle and Craftsman styles, and the signature half-timbering of the Tudor. Its architect, Eugenia Mabury was the first woman architect to build in Carmel. This is one of the oldest large dwelling houses in Carmel, and the first to employ an emerging pictorial form that would help shape the visual character of the community as a village in a forest in the 1920s.

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
Cooke, Grace McGowan, *Carmel Pine Cone*, Obituary, 6/30/44
Hale, Sharron,*A Tribute to Yesterday*, Valley Press:Santa Cruz, 1980

(Sketch Map with north arrow required.)



B13. Remarks: *Photographic evidence (see Continuation Sheet) and Sanborn insurance maps suggest the entry was moved prior to 1924. Zoning R-1; CHCS (AD/AC)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *10/18/2001*

(This space reserved for official comments.)

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

Primary #
HRI #
Trinomial

Page of **Resource Name or #:** (Assigned by recorder) Grace McGowan Cooke Hse.
Recorded by: Kent L. Seavey **Date** 10/18/2001 ☒ Continuation ☐ Update

P3. The house sits on rising ground behind a low beachrock wall in an informal landscape setting of mature trees and low shrubbery. A small, wood-framed one-car garage is found in the NE corner of the parcel.

B10. Grace McGowan Cooke (1863-1944) and her sister Alice McGowan (1858-1947) were the daughters of Col. John E. McGowan, editor of the *Chattanooga Times* in Tennessee. The sisters were writers who worked collaboratively, and with others, including Perry Newberry, on novels, short storys, essays and poems. Both were popular authors when, in 1906, they joined Upton Sinclair's Utopian writers colony, Helicon Hall near Englewood, New Jersey at the behest of Michael and Peggy Williams. Booth McGowan sisters were seriously injured as a result of the fire that ended Sinclair's experiment in cooperative living, in March of 1907.
Resuming work while still recovering in Douglaston, New York, they were persuaded by Peggy Williams to move to Carmel in the fall of 1908. They soon purchased the home of architect Eugenia Mabury on 13th St., just above Carmel beach, and continued their writing. Consistant and methodical in their work habits, they produced and sold their work on a regular basis. In January of 1909 they brought the young Sinclair Lewis to Carmel to act as their secretary.
Located on a bluff above Carmel beach, the house became a gathering place for Carmel's bohemian intelligencia, including Upton Sinclair, Jack London, Arnold Genthe, Mary Austin, George Sterling, Jimmy Hopper, Fred Bechdolt, Ambrose Bierce, Herbert Heron and the younger Sinclair Lewis and William Rose Benet. The beach directly below the house is still known as "Cooke's Cove."
The McGowan sisters had a feminist viewpoint in their writing, explored the issue of race in the South and developed research materials on the Hopi Indians of the Southwest. During the productive period of their occupancy in the house they were substantial contributors to the emergence of women writers in the early 20th century, encouraging and helping other literary aspirants as well. The sisters did not realize the lasting recognition accorded some of their peers and proteges in the Carmel writers colony, but they achieved greater financial success than most .
Alice, Grace and her daughters Helen and Kit were all active in the founding and development of the Forest Theater. They all had parts in the first play and Grace was a founding director. In 1915 the McGowan's own play, *Pageant of Monterey* was produced as part of San Francisco's Panama Pacific International Exposition.
spite of its loss of some original materials, minor alterations, and some window changes over time, the Cooke Hse. retains sufficient egrity of location, design, setting, materials and workmanship and of feeling and association to qualify for listing in the California egister as an early example of both the Transitional Tudor style of architecture by Carmel's first woman architect, and the principal rkplace of the successful American authors, Alice McGowan and Grace McGowan Cooke. The Cooke Hse. reflects the findings of, and is consistant with the 1997 Carmel Historic Context Statement under the themes of architectural development and development of the arts & culture.

NOTE: The Cooke Hse. was used as a visitor accomodation facility at one point in the 1940s, under the name Locksley Hall, run by a Mrs. Schrimer.

Supplemental Photograph or Drawing

Description of Photo: (View, date, accession #)
(View toward). Photo No: 1002-, .

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) *John Palache 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 Carmelo and 13th (Blk z Lots 1,3)

Parcel No. *010-287-001*

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

A one-and- two-story, wood-framed Spanish Eclectic residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a smooth cement stucco, decorated on the east facing facade with a recently frescoed floral motif. The low pitched stepped roofs are covered in Mission tile (1997), and were previously covered in wood shake. An exterior stucco-clad gable wall chimney is found centered in the south elevation of the one-story wing of the hse. This feature has a full-width open shed roofed porch carried on square wood posts. Small wooden balconies appear along the second flr. of the main building block on the gable end of the east elevation, and on the S/side elevation where the tile roof overhangs the balcony. Both features have simple open wood rails. There is a large bedroom wing addition (1964) about halfway along the N/side elevation facing 13th Street. It was designed in keeping with the overall character of the residence, as was a 2nd story bedroom addition along the rear (west) elevation in 1981. Wooden side approach stairs w/iron railings lead to a further balcony fronting the 1981 the 2nd story bedroom addition at the rear. Fenestration is irregular with a combination of wooden casement type and French windows.Full height wooden shutters flank many of the casement windows. Garden changes, associated with a pool addition in 1971 are not visible from a public street.

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: 1003-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☐ Historic ☐ Both
1931 Carmel bldg. records

P7. Owner and Address
Joseph & Sheila Mark Trust
P.O. Box 3714
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: *11/24/2001*

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

P11. 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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # **Primary #**

Page of **NRHP Status Code** 5S1

Resource Name or #: (Assigned by recorder) *John Palache Hse.*

B1. Historic Name: *John Palache Hse.*

B2. Common Name:

B3. Original Use: *residence* B4. Present Use: *residence*

B5. Architectural Style: *Spanish Colonial Revival*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1931-32; bedroom wing add. to N/side elevation 1964 (Cbp #4163); pool & pool hse. add. to rear 1971 (Cbp #71-24 & 71-116); attached grarage add. at SE cr of parcel (Cbp #78-74); 2nd flr. bedroom add. to rear (west) 1981 (Cbp #81-37); solarium add. to rear, S/side 1984 (Cbp #84-58); reroof w/Mission tile 1997 (Cbp #97-94)

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 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The John Palache Hse. is significant under California Register criteria 3, in the area of architecture as an important component of the best remaining example of a family compound from the late 1920s in Carmel. John's was the third of four residences constructed between 1926 and 1932 for family members of Whitney Palache.

Whitney was from a notable Berkeley family who's patriarch, James Palache had established his fortune in the oil and food importing business in the mid-nineteenth century. In 1878 James, and Judge Garber purchased the land east of the Claremont Hotel, known as Claremont Canyon. They also developed Claremont Court, on which they constructed St. Clemens Church, and a parrish hall bearing the Palache family name. James' son Whitney, Manager of the Hartford Commercial Union Insurance Co., married Judge Garber's daughter Belle in 1894, moving into a home built for them in Claremont called Edgefield.

In the mid-twenties the family discovered Carmel, and began to develop the Palache compound after purchasing a large portion of Blk Z, between Carmelo and San Antonio and 13th and Santa Lucia. They commissioned local master-builder M.J. Murphy to design and construct all four houses. The homes were sited in such a way as to allow for a beautiful interconnecting interior garden space, which was made available to local churches for garden parties, weddings and other special occasions by the family. The houses also contained the first electronic intercom system in Carmel. Whitney Palache was one of the first life members of the Carmel Art Association when it formed in 1927. He and his wife lived in what are now called the Edgemere Cottages. His elder sister Eliza had the elegant French Norman residence on Carmelo, a second sister, Mary Orrick lived next to Edgemere, and son John at the SW corner of Carmelo and 13th. While all four Palache residences reflect the then popular European period revivals, only son John selected a Spanish Eclectic design for his home.

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
Kenan, Lucette, unpublished research notes on Palache family, on file at CPF, Carmel
Tour brochure, "Roaring Back to the Twenties", Carmel Bldg. Survey, 1995.

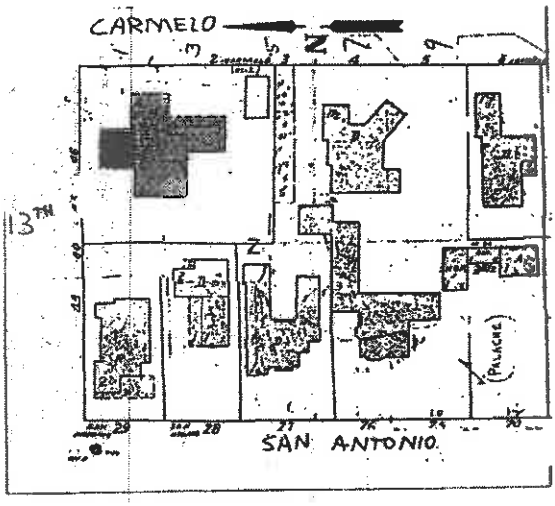
B13. Remarks: *Zoning R-1*
CHCS (AD)

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *11/24/2001*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



P3. A high stucco-clad fence fronts the residence on the Carmelo & part of 13th St. elevations, with a wooden planked gate entry on Carmelo.The stucco fence is softened by hedging and a number of mature pine, oak & Cypress trees.

B10. The one-and-two story stucco-clad building incorporates elements from both the California adobe ranch house with its wide, overhanging tiled porch roof, supported on simple wood posts, and the Monterey style, with its cantilevered second floor balcony covered by the principal roof. The large 1964 wing addition on the north side elevation was carefully designed to reflect and retain the original character defining features of the house, and is masked by mature trees. The recent reroofing with Mission tile is also in keeping with the original architectural style. In 1971 a swimming pool with attendant elements was added , out of public view, to the rear. Anyone viewing the house today, who knew it during John Palache's residency would still recognize the place. In spite of some changes over time, the property continues to evoke a strong sense of time and place and of feeling and association as an integral component of Carmel's best remaining example of a family vacation compound from the era of the roaring twenties.
Michael J. Murphy (1885-1949), the designer/builder of the John Palache Hse. 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 contrating 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. 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 John Palache Hse. reflects the findings of, and is consistant with the 1997 Carmel Historic Context Statement under the theme of architectural development.

B12. Sanborn insurance map of Carmel, 1930-1962

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) *Eliza Palache 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 13th, w/side Carmelo (Blk Z Lots 5,7,9

Parcel No. *010-287-002*

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

A two-story wood framed French Eclectic style residence with stucco siding, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a smooth cement stucco. The steeply pitched hipped main roof is intersected by a series of three lower projecting bays of the same type, with hipped roof dormers in the main building block, and the bay to the west. The north bay is a garage, with a segmentally arched wood plank door. An angled bay, projecting SE has an elegant bowed window with a rounded roof form typical of those found on French Norman farmhouses. An equally elegant stucco-clad polygonal exterior eave-wall chimney, reflecting Renaissiance detailng, is found on the NE side of this bay. The roof system is covered in cedar shingles. Fenestration is irregular with a combination of single, paired and banked steel casement windows. The 1/2 wood paneled and 1/2 glass entry door is found on the east elevation of the main building block, recessed behind a segmentally arched opening. The grounds are enclosed behind a finely detailed wrought iron fence set in a Carmel stone base and installed by the current owners.

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: 1004-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1931 Carmel bldg. records

P7. Owner and Address
Edward & Frances Hasenyager
P.O. Box 5336
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: *11/21/2001*

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

P11. 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

'JILDING, STRUCTURE, AND OBJECT RECORD

HRI # **Primary #**

Page **of** **NRHP Status Code** 5S1

Resource Name or #: (Assigned by recorder) *Eliza Palache Hse.*

B1. Historic Name: *Eliza Palache home*

B2. Common Name:

B3. Original Use: *residence* B4. Present Use: *residence*

B5. Architectural Style: *French Eclectic (Norman)*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed in 1931 (Cbp #2462); roof replacement w/cedar shingles, roof dormers added to w/elev. 1986 (Cbp # 86-49)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:

B8. Related Features: *wrought iron fence and gate (undated 1986)*

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 Eliza Palache Hse. is significant under California Register criterion 3 in the area of architecture as an important component of the best remaining example of a family compound from the late 1920s in Carmel. Eliza's was the last of four residences constructed between 1926 and 1932 for family members of Whitney Palache.

Whitney Palache was the son of Berkeley capitalist James Palache, who had established his fortune in the oil and food importing business in the mid-nineteenth century. In 1878 James, and Judge Garber purchased the land east of the Claremont Hotel, known as Claremont Canyon. They also developed Claremont Court, on which they constructed St. Clemens Church, and a parish hall bearing the Palache family name. James son Whitney, manager of the Hartford Commercial Union Insurance Co., married Judge Garber's daughter Belle in 1894, moving into a home built for them in Claremont called Edgefield.

In the mid-twenties the family discovered Carmel, and began to develop the Palache compound after purchasing a large portion of Blk. Z, between Carmelo and San Antonio and 13th and Santa Lucia. They commissioned local master-builder M. J. Murphy to design and construct all four houses. The homes were sited in such a way as to allow for an interconnecting interior garden space, which was made available to local churches for garden parties, weddings and other special occasions. The houses also contained the first electronic intercom system in Carmel. Whitney Palache's elder sister Eliza had the elegant French Norman residence on Carmelo. A second sister, Mary Orrick, lived next to Edgemere, and son John lived at the SW corner of Carmelo and 13th. All four Palache residences reflect the then popular European period revivals.

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
Kenan, Lucette, unpublished research notes on Palache family, on file at CPF, Carmel
Tour brochure, "Roaring back to the Twenties," Carmel Building Survey 1995

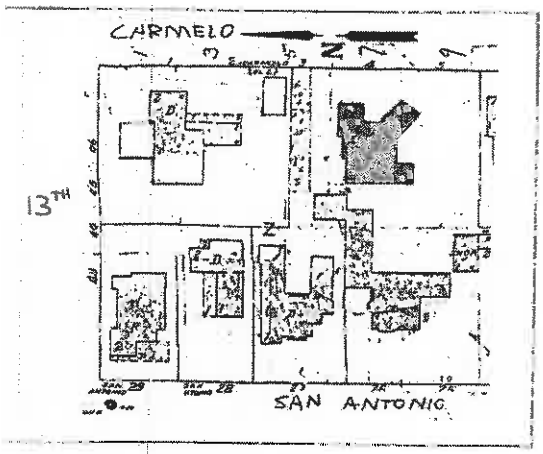
B13. Remarks: *Zoning R-1*
CHCS (AD)

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *11/21/2001*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



B10. Eliza Palache was a maiden sister of Whitney, and lived in her home into the 1940s when it was purchased by the Wrightsons, who resided in the home until 1985. It was then occupied briefly by two families, before being purchased by the Hasenyagers in 1987, who restored both the house and gardens in that year.
The unusual asymmetric design of the one-and-one-half story residence affords multiple views into the landscaped grounds. Typical elements of the French Eclectic style include the steep pitched hipped roofs, hipped roof dormers and picturesque arched door openings. The bowed living room bay with its curved roof form derives from Norman farmhouses, where the rounded ends of thatched roofs faced the direction of prevailing winds. M. J. Murphy was one of the few Carmel builders who employed continental as well as English medieval pictorial styles in his building design.
Michael J. Murphy (1885-1949), the designer-builder of the Eliza Palache Hse. 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 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 Eliza Palache Hse. clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

B12. Sanborn insurance map of Carmel 1930-1962

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) *Mary Orrick 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 NE of Santa Lucia, E/side San Antonio (Blk Z, Lots 6, N8)

Parcel No. *010-287-009*

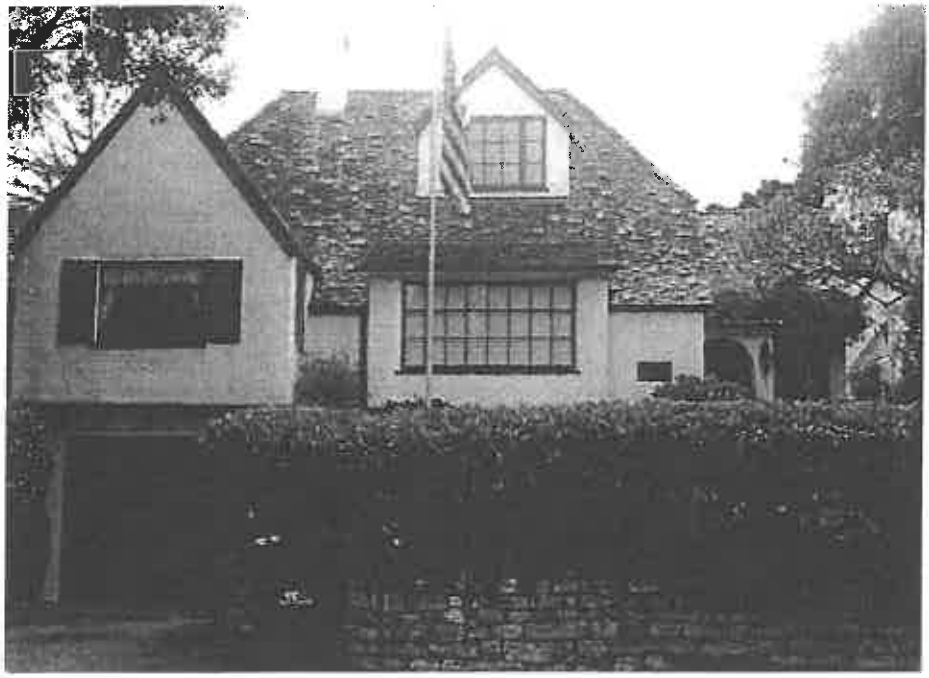
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-and-one-half story wood framed Tudor style residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a smooth cement stucco. The steep-pitched intersecting hip-and-gable roof system is covered in a randomly patterned wood shingle. The roof of the main building block has clipped gables at the north and south side elevations, and a lower projecting gabled bay on the north side. This bay has a slight overhang with decorative bracketing, above an attached garage entry below. A small, square shed roofed bay projects from the main building block. There is a large gabled roof dormer above, added in the 1993 attic conversion. The south side of the west facing facade steps back in two increments, with a simple round-arched doorway and vertically planked wood door w/ wrought iron strap hinges characterizing the first, and multi-paned wood casement type windows the second. A brick interior chimney pierces the front edge of the ridge line between the added roof dormer and the projecting front bay on the north. A bay window and roof dormer were added to the rear of the house in 1993. The roof dormer centered in the principal roof between two wings forming a U, and the bay in the southern arm of the U, with an interior staircase leading to the newer living space.

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: 1005-, .

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

P7. Owner and Address
Jack Gorry
P.O. Box 5032
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: *10/12/2001*

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

1. Report Citation: (Cite survey report and other sources, or enter "none")
ity 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 #**

Page of **NRHP Status Code** 5S1

Resource Name or #: (Assigned by recorder) *Mary Orrick Hse.*

B1. Historic Name: *Mary Orrick Hse.*
B2. Common Name: *Casa del Obispo*
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Tudor*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1928, $6,900 (Cbp #1974); Pest control, minor repairs 1960 (Cbp #3573); kitchen alt., add bay window 1986, $7,500 (Cbp #86-117); Basement wine cellar 1990 , $3000 (Cbp #90-76); Convert attic space to living area 1993, $30,500 (Cbp #93-51)
B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:
B8. Related Features:

B9a. Architect: *designer/Mary D. Orrick* 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 Mary D. Orrick Hse. is significant under California Register criterion 3, in the area of architecture because of its dsign by a woman, Mary Downey Orrick. Mrs. Orrick was the wife of William Orrick, founder of the San Francisco law firm of Orrick, Harrington & Sutcliff. Mr. Orrick was also a founding member of the Cypress Point Golf Club. The Orricks had a large, twelve bedroom Tudor style weekend residence on the 12th green of the Pebble Beach course. In 1926 Mary Orrick purchased the San Antonio Street property from E.J. Swift, and built a moderately sized English cottage of four bedrooms, as a rental property. She modeled the San Antonio St. cottage after the Pebble Beach hse., which is still present and remains in the family. Katherine Ashmed, a draftsperson for M. J. Murphy, the builder, drew the plans. Little is known about Katherine Ashmead. According to Murphy's daughter, Rosalee Gladney, Ms. Ashmead was only with the firm for a short time in 1928. However, during that period she designed several important residences, including the Francis Whitaker house. Downey Orrick, one of Mary's two sons, indicated to the Gorrys that his mother was interested in architectural design as an avocation. The cottage is unusual within the Tudor mode in Carmel for its reliance on a Post medieval decorative volcabulary more associated with the Northern Tradition of early American colonial design. Most Tudor residences built in Carmel in the twenties were of the Academic type, employing more Renaissance detailing. Of interest is the siting of the house in respect to the extensive gardens maintained by the neighboring Palache family. In plan the Orrick Hse. appears to form the end of a long *alliee* between the John, and Eliza Palache homes along Carmelo (see map).

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP38 - Women's property*

B12. References:

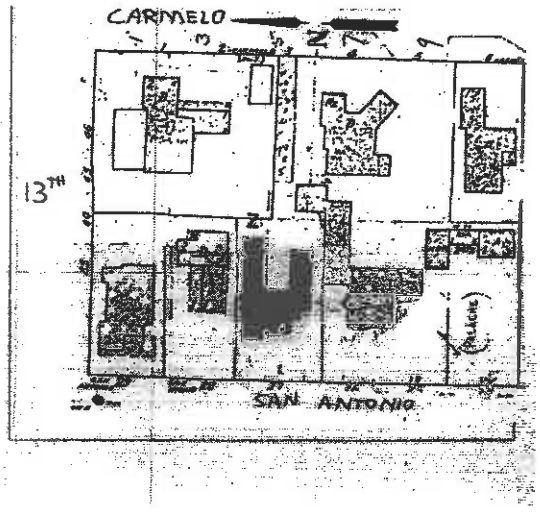
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Gorry, Jack, undated interview w/Rosalee Gladney, daughter of M.J. Murphy
Monterey Daily Herald , 2/14/28

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

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *10/12/2001*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



P3. Fenestration is irregularwith a combination of single, paired and banked wood fixed and casement type windows. The design of the house draws as much from Post Medieval forms asit does from the Tudor Revival. The Post Medieval elements include the bracketed overhanging bay above the garage door, the clipped, or jerkin headed hipped main roof, with little or no eave overhang, and the wide rectangular window forms with their narrow casings. In 1986 the current owners rehabilitated the building, using the original plans. Of particular note, they replaced existing aluminum windows w/wood casement type, matching the original specs. This work, and the later addition of a roof dormer, was consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The house sits back from the street behind a low wall of coursed Carmel stone that looks as if it were laid up dry. This is capped by a well maintained mature hedge with several mature trees in a front garden of low shrubbery and other plant material.

B10. A later owner was the Episcopal Bishop of the Diocese of California, Bishop Carl Morgan Block. He broke ground for Carmel's All Saints Church in 1950, and dedicated it in 1951. During his tenancy, the home was known as Casa del Obispo. Later owners were writer Charles Mohler and his wife Hazel, who taught at MPC and founded the local USO during WWII. The Gorrys have occupied the residence since 1982 and have made a concentrated effort to maintain the historic character of the building through sensitive rehabilitation, based on the original design blueprints. Mary Orrick's home continues to evoke 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.

B12
Polk Business Directory for Carmel, 1928
Seavey, Kent, personal interview w/Mr. and Mrs. Jack Gorry, 3/5/03
Sanborn insurance maps of Carmel, 1930, 1930-1962

Supplemental Photograph or Drawing

Description of Photo: (View, date, accession #)
(View toward). Photo No: 1006-, .

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) *Edgemere 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 ; 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 Antonio (Blk Z, Lots S8, 10, 12)

Parcel No. *010-287-008*

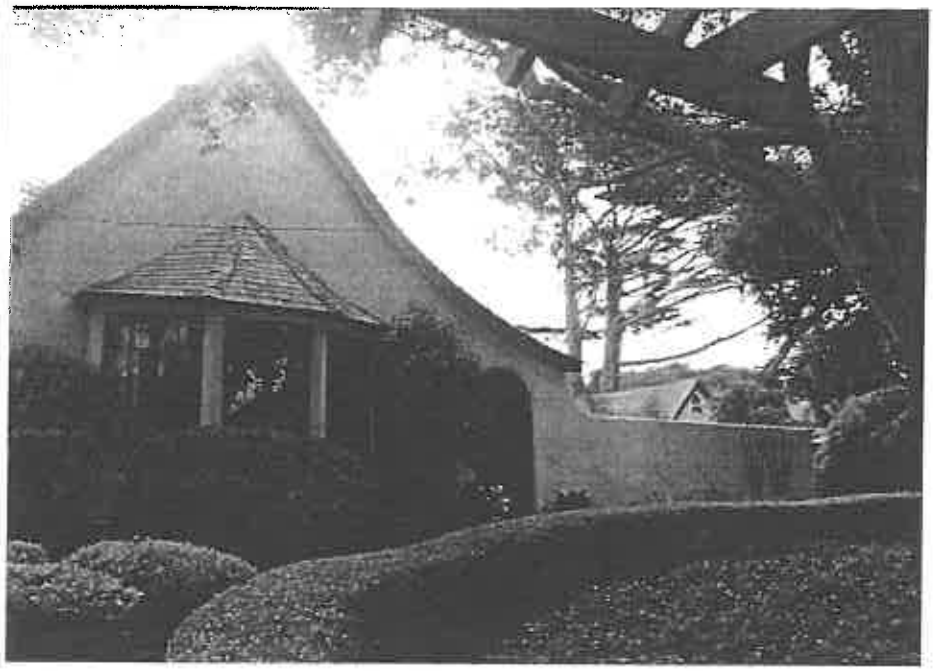
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one story wood-framed Tudor style residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a textured cement stucco. The intersecting hip-and-gable roof is characterized by a dominant front (west) gable, faced with an angled bay, suggestive of an oriel window. The steep-pitched gable roof flares to the south, over the arched, planked-wood entry door with wrought iron strap hinges, in the manner of an arcaded wing wall. The line of the roof ends in a stuccoed wall, that encloses a front patio. As originally constructed, there were a series of three tall stucco-clad exterior eave wall chimneys found along the north side elevation, and one to the rear of the building. The rear chimney was removed in 1968, and one of the north side chimneys removed in 1990 and the others repaired. All roof surfaces are covered in wood shingle. The detached servant qtrs./garage added to the south between 1927 & 1931 reflect the design character of the main house. The original garage/servant qtrs. was just off the SE corner of the main hse. In the 1931alteration the garage became a guest hse. and the unit was expanded to the south with the southernmost end becoming the garage. All additions to the main hse. occurred at the rear and are difficult to date sequentially. The facade however, has remained essentially the same since the original period of construction.

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: 1007-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1926 Carmel bldg records

P7. Owner and Address
Richard & Betty Siegriest
4000 Rio Road, Apt #5
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: *11/26/2001*

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # **Primary #**

Page of **NRHP Status Code** 5S1

Resource Name or #: (Assigned by recorder) *Edgemere Cottages*

B1. Historic Name: *Edgemere (Whitney Palache Hse.)*
B2. Common Name: *Edgemere Cottages*
B3. Original Use: *residence* B4. Present Use: *visitor accomodation*
B5. Architectural Style: *Tudor*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1926 (lot 10), $6,800 (Cbp # 1676); Garage & servant qtrs. added 1927 (lot 10) (Cbp #1959); Alt. to res. 1927 (Cbp #2455); Garage & servant qtrs. 1931 (lot 12) (Cbp #2356); Alt. to res.1932 (Cbp #2472); Add to res.1939 (Cbp #470); Add to servant qtrs. 1968 (lot 12) (Cbp #69-16); Chimney repair/removal 1990 (Cbp. # 90-37)
B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features: *Garage & 2 small cottages*

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:** *visitor accomodation* **Applicable Criteria:** *CR 3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

Edgemere, the Carmel Home of Whitney Palache, is significant under California Register criterion 3, in the area of architecture as an important component of the best remaining example of a family compound from the late 1920s in Carmel. It was the first of four residences constructed between 1926 and 1932 for members of the Whitney Palache family. Whitney Palache was the son of wealthy Berkeley capitalist James Palache, who had established his fortune in the oil and food importing business in the mid-nineteenth century. In 1878 James and Judge Garber purchased the land east of the Claremont Hotel, known as Claremont Canyon. They developed Claremont Court, on which they constructed St. Clemens Church, and a parish hall that bears the Palache family name. James' son Whitney, manager of the Hartford Commercial Union Insurance Company, married Judge Garber's daughter Belle in 1894, moving into a house built for them in Claremont called Edgefield. In the mid-twenties the family discovered Carmel and began to develop the Palache family compound after purchasing a large portion of Blk Z, between Carmelo and San Antonio, and 13th and Santa Lucia. They commissioned Carmel master-builder Michael J. Murphy to design and construct four houses. The homes were constructed in such a way as to allow for an interconnecting interior garden space, which was made available to local churches for garden parties, weddings and other special occasions by the family. The houses also contained the first electronic intercom system in Carmel. Whitney Palache was one of the first life members of the Carmel Art Association when it formed in 1927. He was also on the committee that helped develop the new Carmel fire station in the 1930s. All of the Palache family homes reflect the then popular European period revivals.

B11. Additional Resource Attributes: (List attributes and codes) *HP5 - Hotel/Motel*

B12. References:

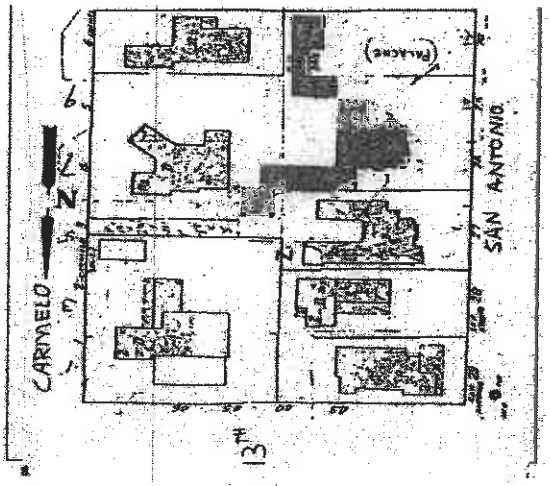
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Kenan, Lucette, unpublished research notes on Palache family, on file at CPF, Carmel
Tour brochure, "Roaring back to the Twenties," Carmel Building Survey, 1995

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

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *11/26/2001*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



P3. Fenestration is irregular with a series of single, paired and banked multi-paned wood casement type windows. The grounds and gardens of Edgemere have been well maintained over time and still convey the quality of landscaping that prevailed during the Palache family occupancy. The property retains to a high degree its integrity as constructed and modified by the original owner, Whitney palache, between 1926 and 1939. It continues to evoke a strong sense of time and place and of feeling and association. The Edgemere Cottages clearly reflect the findings of, and are consistant with the 1997 Carmel Historic Context Statement under the theme of architectural development.

B10. Michael J. Murphy (1885-1949), the designer-builder of Whitney Palache's Edgemere, 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 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.

B12. Sanborn insurance map, Carmel 1930, 1930-62

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 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

. 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

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

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)*

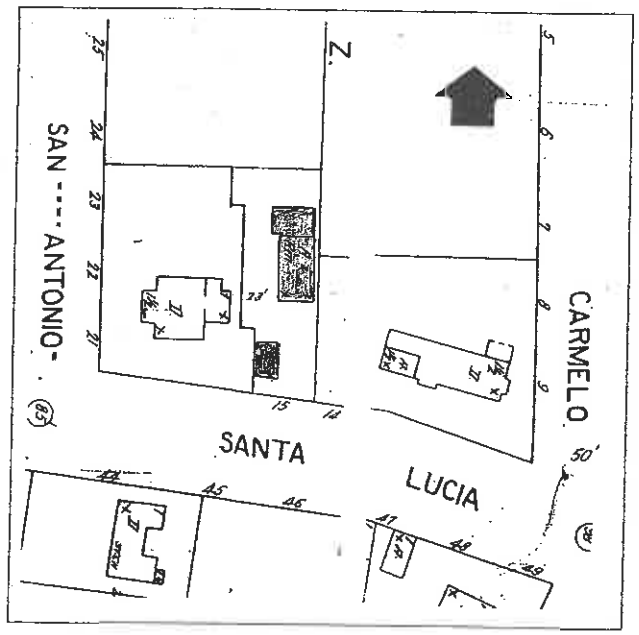
B9a. Architect: b. Builder: *John Bathen (1927/1939)*
B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR3*
(Discuss importance in terms of historical or architectural 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. History 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

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 **Resource Name or #:** (Assigned by recorder) *Gardner A. Dailey House*

P1. Other Identifier: *Miller 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 **Date** *1945* 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)

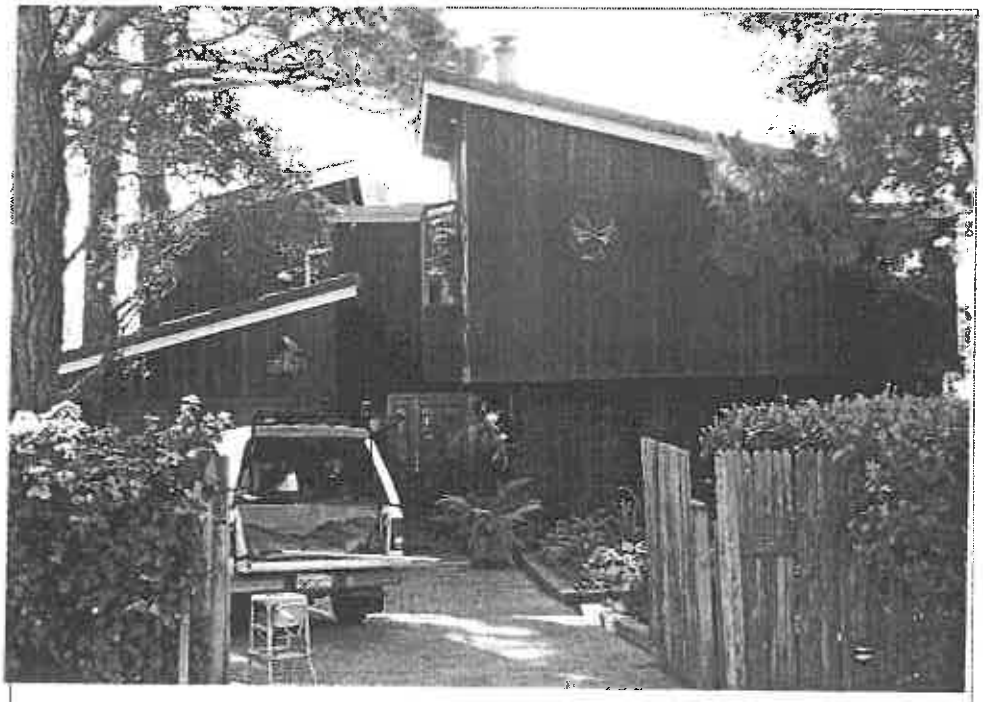
2 East of Forest Road South Side of Ocean
Carmel-by-the Sea, CA 93921 (Block 1 (Paradise Park) Lot 3) Parcel No. *09-201-03*

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

A two-story rectangular low pitched (12 x 1/2) shed roof house on a 6" squared posts set into concrete footings on a gradual slope from North to South. Each elevation is unique with the South elevation opening up to the landscape with fixed glass ribboned windows set between the vertical studs of the living room on the upper floor with a French door leading to a deck screened by 3 panels of crystal sheet glass that extend southward from the west wall. This detail is repeated on the ground floor with "Factrolite" glass. The North elevation features a 2-story addition using the same pitch as the original house. It features a circular stained-glass window added by the current owners in 1978. A carport and utility room was added to the east elevation in 1961. A sun room with curved glass encloses the south deck and wall added in 1988 as well as an additional window in the lower floor west elevation matching a window on the upper floor. A new roof of tar and gravel with some tile was installed in 1998.

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 S fm Ocean Ave. at N/facing facade 5/2/01 #8782-10

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

1945 - Carmel Building Files

P7. Owner and Address
David and Pam Miller
P.O. Box 6164 (624-7955)
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)
Richard N. Janick, PO. Box 223408, Carmel, CA

P9. Date Recorded: *8/22/2001*

P10. Survey Type: (Describe)
HRI - Carmel 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 #

NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *Gardner A. Dailey House*

B1. Historic Name: *Gardner A. Dailey House*
B2. Common Name: *Miller House*
B3. Original Use: *Single Family Residence* B4. Present Use: *Single Family Residence*
B5. Architectural Style: *Bay Area Style*
B6. Construction History: (Construction date, alterations, and date of alterations)

1. *Permit #1170 October 1945 Two story house designed by Gardner A. Dailey Original permit and plans in file. Cost: $6000*
2. *Permit #1626 June 1948 Interior finish and deck completed owner contractor Gardner A. Dailey ($750)*
3. *Permit #3537 February 1961 Carport and utility room - owner Stuart MacLachlan, Contractor: Raymond Clifford ($3500)*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features:

B9a. Architect: *Gardner A. Dailey* b. Builder: *Jake Huizenga*
B10. Significance: Theme: *Architectural Development in Carmel* Area: *Carmel By The Sea*
Period of Significance: *Post WWII* **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.)

This house is eligible for listing in the C.P.H.R. under criteria #3 as the singular example of the work of Gardner A. Dailey in Carmel-by-the Sea and also as an expression of the Bay Area Style. This style combined the idea of simple open planned houses, relating to the site, using natural materials that also took into account advances in window glazing and pre-fabrication. The original foot print of the 1945 house exists with additions created in harmony with the original design from 1961 to 1998. Gardner Dailey was one of the leading architects in the Bay Area tradition and for a period of time reviewed building plans for Samuel Morse and the Del Monte Corporation of Pebble Beach. He produced houses in Monterey and Pebble Beach as well as the Mission Cleaners in Pacific Grove, a small industrial building featuring redwood and glass modern style walls. This design with its low sloping shed roof and large ribboned fixed glass windows and vertical board and batten siding established the link with earlier predominately gabled-roof craftsman cottages and the evolving Bay Area Tradition as defined by Lewis Mumford in New Yorker Magazine and the San Francisco Museum Exhibition of "Domestic Architecture of the San Francisco Bay Region in 1949."

GARDNER A. DAILEY
Dailey was born in 1895 and was educated at the University of California, Berkeley, Stanford University, and Heald's College of Engineering. He gained further architectural training in architects' offices in the San Francisco Bay Area and also studied landscape design. He opened a San Francisco office in 1926 which had great influence in the residential field in the pre- and postwar decades. the firm had a diversified practice after 1950. Gardner Dailey died in 1967.

B11. Additional Resource Attributes: (List attributes and codes)
B12. References:

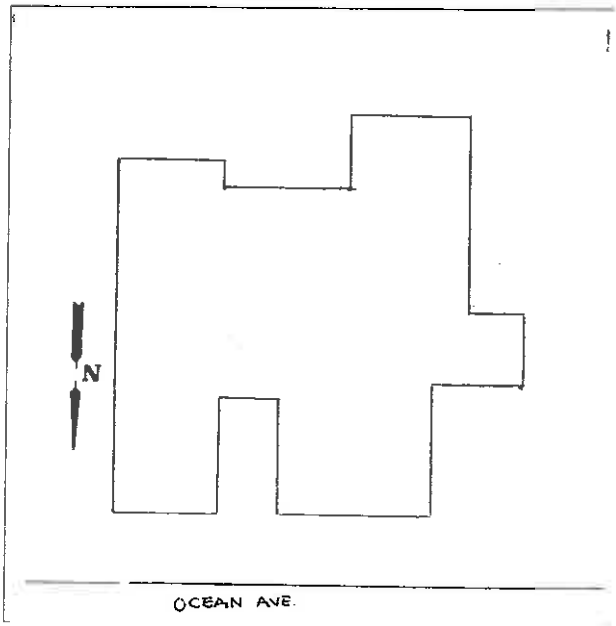
1. "The Post-War House by Gardner A. Dailey Catalogue: Domestic Architecture of the San Francisco Bay Region, San Francisco Museum of Art Civic Center, September 16-October 30, 1949.

(See Continuation Page)

B13. Remarks: *Zoning R-1*

B14. Evaluator: *Richard N. Janick*
Date of Evaluation: *8/22/2001*

(This space reserved for official comments.)



B6. Construction History

4. Remodels and repairs for current owners - David and Pam Miller
   a. (May 1975) Permit # (75-77) - Add windows to north elevation ($4,000) Owner contractor
   b. (June 1978) Permit #(78-103) - Add two story addition on north side (circular stained glass window)
   c. (1987) Permit #(87-133) - Extend Garage ($3,370) Owner Contractor
   d. (June 1988) Permit #(88-158) - Repair deck and add sunroom ($8,000) Owner contractor
   e. (August 1997) Permit #(97-144) - Addition to 1978 addition for (5'x9') bunkbeds - ($10,000) Add to foundation slab (Sliding aluminum window)
   f. (July 1998) Permit #(98-113) - Reroof and Tile ($1,954) Contractor: Ross Roofing

B12. References: (Continued from Page 2)

2. "The Architecture of the Bay Region" by Lewis Mumford, Catalogue: Domestic Architecture of the San Francisco Bay Region: San Francisco Museum of Art Civic Center, September 16-October 30, 1949

DPR 523A (1/95) HistoryMaker 4

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

P1. Other Identifier: *Marcia Mills 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 **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)

E.S. Mission 2 north of 13th, Carmel-by-the Sea, 93921
(Block 1- {Mission} - Lot 17) Parcel No. *#09-353-12*

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

A one story undulating rectangular- planned house with steep-pitched A-frame Gabled roof running on the N-S axis of an irregular pie-shaped lot, sheltered with California oak trees. A flat roof- L wing supported by diagonals supports springing from the overhanging eave rafters of the A-frame houses an open carport to the west and bath addition to the east. The beams of the A-frame rest in "desert-masonry" concrete walls and are supported by vertical posts which also frame fixed pane windows in the gabled ends of the roof. A meitered glass skylight runs the length of the roof ridge line and skylights frame the desert-masonry chimney mass of the living room fireplace.A buff-colored concrete slab grooved floor runs throughout the house. Interior finishes use natural redwood and the concrete walls have redwood benches running along the sides with earth-tone cushions. The kitchen is a narrow galley-type with a door leading to the main entry hall along the west edge of the house and the two bedrooms are tucked under the A-frame on the north side adjacent to the carport and a later bathroom addition. A graveled terrace defined by low "desert -masonry" walls extends to the S,E, and is reached by floor-to-ceiling glass french doors fixed into the

(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.)

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

P5b. Description of Photo: (View, date, accession #)
Looking N fm Rio Rd. @ S/end elev. 8/29/01 #8720-3

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1952-53 - Mark Mills - Carmel Building Files

P7. Owner and Address
Marcia Mills Trust
P.O. Box 805 (202) 679-6538
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)
Richard N. Janick, P.O. Box 223480, Carmel, CA 93921

P9. Date Recorded: *8/30/2001*

P10. Survey Type: (Describe)
HRI Carmel 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 #

NRHP Status Code 5S1

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

B1. Historic Name: *Mills House*

B2. Common Name: *Marcia Mills House*

B3. Original Use: *Single Family Residence* B4. Present Use: *Single Family Residence*

B5. Architectural Style: *Organic Architecture - Wrightian-Taliesin West*

B6. Construction History: (Construction date, alterations, and date of alterations)

1. 1951-52 First house in Carmel designed by Mark Mills which was eventually purchased by his father for $17,500 (including the lot) from Mrs. Clinton Walker (Della) who provided the financing for construction of the house.

(Continued on Page 3)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:

B8. Related Features: 1. Desert Masonry walls - derived from Taliesin West where Mark Mills was apprentice from 1944-48.
2. A-frame construction directly influenced Nathaniel Owings House in Big Sur (1950s).

B9a. Architect: *Mark Mills* b. Builder: *Einner Hansen*

B10. Significance: Theme: *Architectural Development in Carmel* Area: *Carmel-by-the-Sea*

Period of Significance: *Post WWII* **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 house qualifies in the CPHR under criteria #3 as the first house designed by Mark Mills in Carmel. Mills was an apprentice at Frank Lloyd Wright's Taliesin Fellowship from 1944-48. The concrete walls feature the "desert-masonry" that Mark helped perfect at Taliesin West. The house was financed by Mrs. Clinton (Della) Walker, the owner of Frank Lloyd Wright's only seashore designed house ever built, and sold to Mark Mills' father. Mark lived in the house from 1954 to 1957 and, after his parents' deaths the house was willed to Mark's sister Marcia who died in 2000. It is now deeded to Mark's two daughters. In the mid-1950s Margaret and Nathaniel Owings (Skidmore, Owings & Merrill) visited the house and were influenced by the A-frame roof and skylight which was later incorporated into their own Big Sur house. Also, Marcia Mills was an accomplished weaver and a friend of Della Walker. Her fabric was used on the original built-in benches of the Walker House (1951-52). The house has had minor alterations which were designed by the architect.

The Mills House is a significant example of Wrightian principles or organic architecture combining the use of "desert masonry" with local building materials. Mills' imaginative design skill at successfuly integrating such an abstract plan comfortably into its landscape setting is very much in keeping with the Carmel tradition of architectural innovation by independent designer/builders. The property retains its integrity of construction to a high degree evidenced by a strong sense of time and place

Mark Mills was born and raised in Jerome, Arizona, the son of a mining engineer. He completed a BS in architectural engineering a the University of Colorado. He then moved to Phoenix and worked as a draftsman for the architecture firm Lescher and Mahoney which is where he was when the telegram came inviting him to meet with Frank Lloyd Wright.

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) *(HP-2) Single Family Residence*

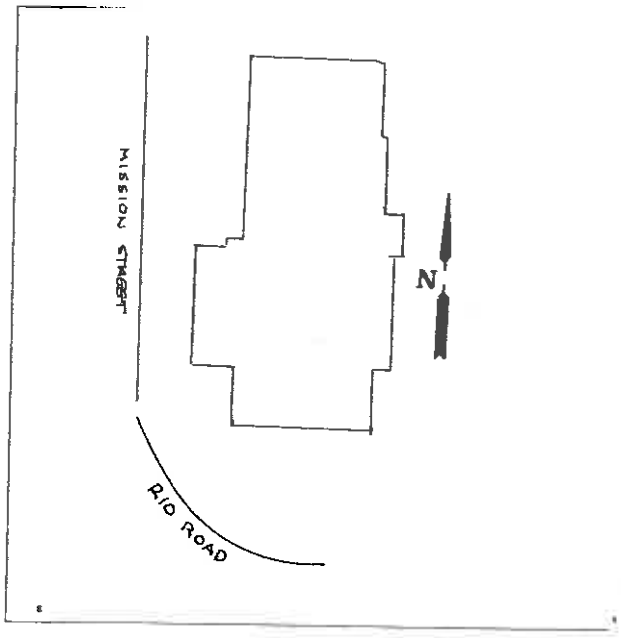
B12. References:

1. Mark Mills: Interview May 18, 2001 by Kent Seavey, Rick Janick, Cynthia Riebe, Transcribed by Myrna Alvitre

2. Morley Baer Archive, Monterey Museum of Art 1994. Box 11, File #2327 10 photos.

(See Continution Sheet)

B13. Remarks: *Zoning R-1*



B14. Evaluator: *Richard N. Janick*

Date of Evaluation: *8/30/2001*

(This space reserved for official comments.)

P3. Description (Continued from Page 1)
flat-roof overhang extending beyond the A-frame of the main roof. The door heights are 6'8", a scale often found in Frank Lloyd Wright designs. Grooved horizontal 1"x8" redwood siding contrasts throughout the house with the desert-masonry walls.

B6. Construction History (Continued from Page 2)

2. 1952-54 - Small rectangular flat roofed shed on N.E. corner of property for shop work.
Designed by Mark Mills' father utilizing local contractor. Never a rental unit. Always used for storage with slot windows on top of walls to bring in light. 600 square feet. (Cost:

3. Permit #79-167 October 1979 - Bathroom addition for Marcia Mills - Architect: Mark Mills, Contractor: Gerhard Bensberg $3,000.

4. Permit #85-137 August 26, 1985, Solarium added to residence: Skyline Structures - designer - Contractor: Brinsmead Construction - $10,000.

5. Permit #99-187 August 6, 1999, New roof - composition Contractor: Scudder Roofing $12,000

6. Permit #00-139 June 30, 2000, Rebuild solarium Architect: Contractor: Mark Mills
$3,000

7. Permit #01-3 January 3, 2001 - New appliances, wiring

B10. Significance (Continued from Page 2)

Mills spent four years at Taliesin, 1944-48. He left with Paolo Soleri and subsequently was hired by Mrs. Nora Woods to build a small desert dwelling in Cave Creek, Arizona, which Soleri designed. The result was the Dome House.

When the Dome House was completed, Mills moved to San Francisco and joined the firm of Anshen + Allen, until a friend invited him to come to Carmel to help on a residential addition. That led to work with Miles Bain, who contracted to build Wright's Walker house in Carmel

The interaction of complex design and simple tools and construction methods remains an important part of Mills' work. His buildings' elegance comes from their aesthetic and structural concepts rather than from expensive materials. He has built more than thirty-five residences throughout California and his office continues in full operation at Carmel. His work honors the process of architecture and offers many lessons to those willing to take the time to track it down and read it.

B12. References (Continued from Page 2)

3. "Profile: The Work of Mark Mills" by Janey Bennett. Photography Al Weber, Journal of the Taliesin Fellows, No. 10 Spring 1993 pgs. 18-29.

4. Mark Mills Oral History: by Indira Berndtson Taliesin Archives July 6,8, 1994.

5 Real Estate Ads: Ad Estates, Architectural Digest. (See attached sheet) June 1996

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 3 **Resource Name or #:** (Assigned by recorder) *Walker Spec House*

P1. Other Identifier: *George R. Fairfield 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 **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)

2 NW of Junipero North side of Rio Road
(Block 1 (Mission) Lot 19)

Parcel No. *09-353-11*

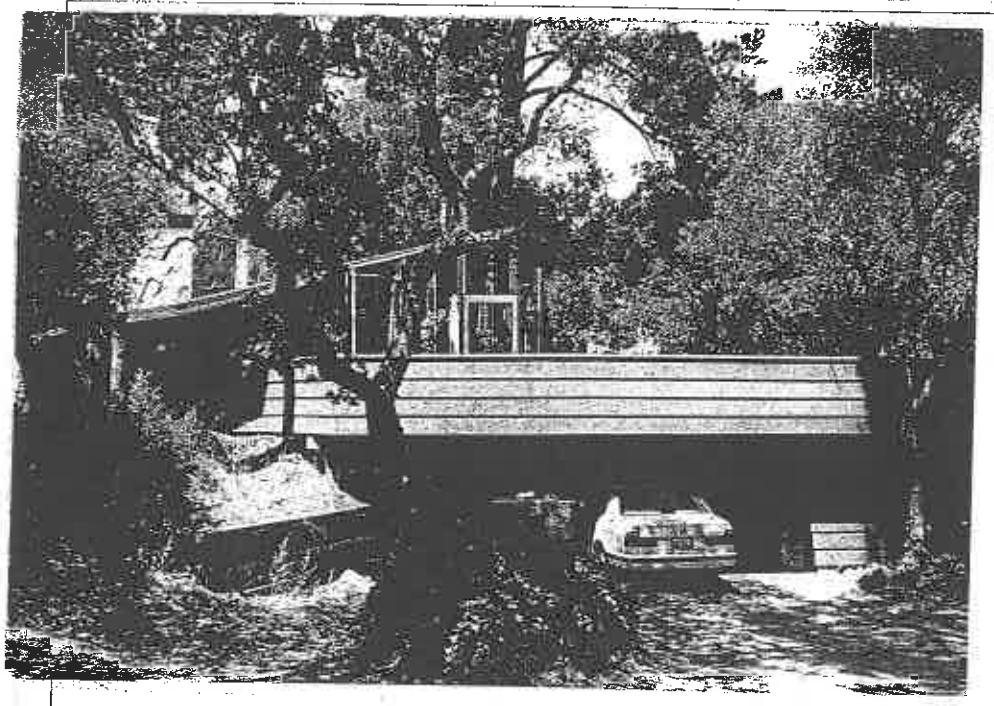
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one story 120-degree parallelogram planned house on a 95 x 80-foot lot anchored at the edges by old growth California Oak trees. The house is divided into two sections. The live-in area is a trapezoidal plan enclosed by an irregular gabled aluminum roof anchored by 3 low-lying "desert-masonry" concrete piers that rise upward gradually to a 13'4" peak that falls sharply to a concrete desert masonry wall. The interior roof supports are redwood posts and beams of varying heights and widths that also frame floor to ceiling fixed plate glass windows and glass french doors. The open deck-terrace is triangular and extends the overall plan into a parallelogram. It also serves as a covered carport with angular stairs tucked into a corner. Triangular openings in the deck allow small trees to grow up unimpeded and provide shade. The south gable features a glazed pediment and glazed eaves that extend 9" beyond the roof. Horizontal exposed clapboard siding creates wall screens in the house and a low wall defining the terrace-deck which is supported below by concrete piers and redwood posts with a small built-in utility area. The desert-masonry triangular piers also function as planters.

(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 N fm Rio Rd @ S/facing Deck & Carport, 8/29/01 #8720-8

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

1951-52, Mark Mills Records - Carmel Building File.

P7. Owner and Address
Alfred Rothman
401 Miner Road
Orinda, CA 94563

P8. Recorded by: (Name, affiliation, and address)
Richard N. Janick, P.O. Box 223408, Carmel, CA 93921

P9. Date Recorded: *9/7/2001*

P10. Survey Type: (Describe)
HRI - 2001
Carmel

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

B1. Historic Name: *Walker Spec House - Woodland House*

B2. Common Name: *George R. Fairfield House*

B3. Original Use: *Single Family Residence* B4. Present Use: *Single Family Residence*

B5. Architectural Style: *Wrightian Organic*

B6. Construction History: (Construction date, alterations, and date of alterations)

1952-53. Designed and built by Mark Mills as a spec house for Mrs. Clinton Walker - cost unknown. House sat empty for two years and was bought by George Fairfield. Plans in builiding files.

(See Continuation Sheet)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:

B8. Related Features: *1. The desert masonry walls are derived from Taliesin West where Mark Mills was Frank Lloyd Wright aprentice from 1944-48.*

B9a. Architect: *Mark Mills* b. Builder: *Mark Mills - Pat Wall*

B10. Significance: Theme: *Architectural Development in Carmel* Area: *Carmel-by-the Sea*

Period of Significance: *Post WWII* **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 house qualifies in the CPHR under criteria #3 as an example of the work of architect Mark Mills, who was an apprentice at Frank Lloyd Wright's Taliesin West from 1944 to 1948. The house was financed by Mrs Clinton Walker whose family trust still still owns the Frank Lloyd Wright House on Carmel Point. Mark Mills assisted the local contractor, Miles Bain on the Walker house and acted as the primary contractor on this house which he called Woodland. The house features "desert-masonry" whicl Mark helped to construct at Taliesin West and a hexagonal plan that was characteristic of many of Wright's "Usonian Houses."

The original roof was painted "Cherokee Red," Wright's favorite color, and the windows and skylights suggest much of Wright's design motifs.

This house and the adjacent house, purchased originally by Mark Mills' father from Mrs. Walker, are intact and are primary examples of Wrightian Architecture within the City of Carmel-by-the-Sea along with Wright's Walker House (1951-52).

The Fairfield House is a significant example of Wrightian principles of organic architecture combining the use of "desert masonry with local building materials. Mills' imaginative design skill at successfully integrating such an abstract plan comfortably into its landscape setting is very much in keeping with the Carmel tradition of architectural innovation by independent designer/builders. The property retains its integrity of construction to a high degree evidenced by a strong sense of time and place.

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) *(HP-2 Single Family Residence*

B12. References:

1. Mark Mills Interview May 18, 2001 by Kent Seavey, Rick Janick, Cynthia Riebe, transcribed by Myrna Alvitre

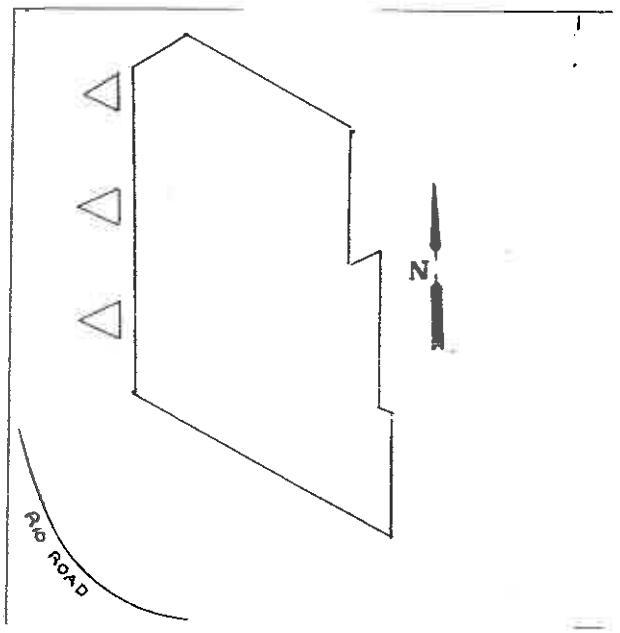
(See Continuation Sheet)

B13. Remarks: *Zoning R-1*

B14. Evaluator: *Richard N. Janick*

Date of Evaluation: *9/7/2001*

(This space reserved for official comments.)



P3. Description (Continued from Page 1)
A prominent diamond-shped "desert-masory" chimney mass "anchors" the living room-bathroom core and has plate glass skylights surrounding the area where it intersects the roof line. The house and deck are supported by vertical concrete footings. 12" x 8" redwood floor joists and 2" x 4" Edge grain flooring define the walls and screens. The original roof was painted Cherokee red and is now coated with a gray colored membrane. The interior features built-in redwood cabinets, benches, book shelves, and counters all in the 120 degree hexagonal modular pattern that defines the entire design.

B. 6 Construction History (Continued from Page 2)

2. Permit Application 77-31, 7732 for hexagonal plan Guest house for northeast corner of property. Plan in Carmel Building Files. Not Built.

3. New Owner 1978 Howard Brunn. Former city council member.
4. 1979 - sold to Los Angeles owners - original roof color (red) changed to (gray)
5. 1998 - sold to present owners

B10. Significance (Continued from Page 2)

Mark Mills was born and raised in Jerome, Arizona, the son of a mining engineer. He completed a BS in architecture at the University of Colorado. He then moved to Phoenix and worked as a drafsman for the architecture firm Lescher and Mahoney until a telegram came inviting him to meet with Frank Lloyd Wright.

Mills spent four years at Taiesin, 1944-48. He left with Paolo Soleri and two others. Subsequently, he was hired by Mrs. Nora Woods to build a small desert dwelling in Cave Creek, Arizona, which Soleri would design. The result was the Dome house, the first published project for either of them.

When the dome house was completed, Mills moved to san Francisco and joined the firm of Anshen + Allen, until a friend invited him to come to Carmel to help on a residential addition. That led to work with Miles Bain, who contracted to build Wright's Walker house in Carmel

The interaction of complex design and simple tools and construction methods remains an important part of Mills' work. His buildings' elegance comes from their aesthetic and structural concepts rather than from expensive materials. He has built more than thirty-five residences throughout California and his office continues in full operation at Carmel. His work honors the process of architecture and offers many lessons to those willing to take the time to track it down and read it.

B.12 References (Continued from Page 2)

2. Mark Mills: Oral History by Indira Berndtson, Taliesin Archives. July 6, 8, 1994.
3. "Profile: Work of Mark Mills" by Janey Bennett Photos: Al Weber, Journal of Taliesin Fellows, Issue 10, Spring 1993 Pages 18-29
4. Morley Baer Archive, Monterey Museum of Art, 1994. Box 11 File #2544, 2 Photos. Exterior-Interior

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

P1. Other Identifier: *Scheingart 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 *USGS 7.5* **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)

NE Cor. Carpenter & 5th
Blk 2A, Lot 14

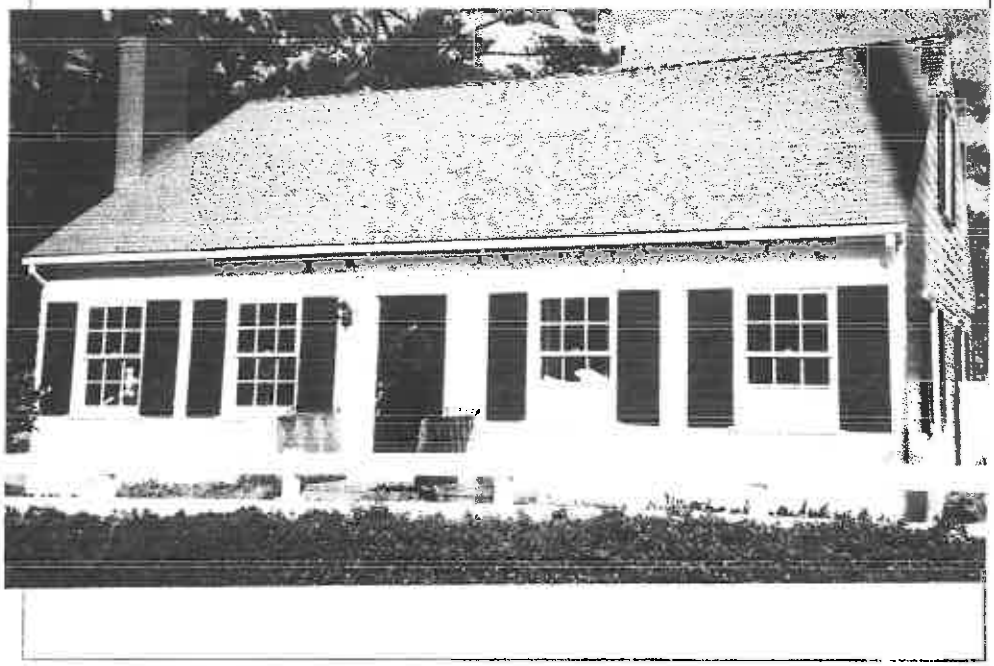
Parcel No. *009-164-008*

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

The structure is a single-family dwelling constructed in the Cape Code style of architecture popular in post WWII era. The one-story dwelling is rectilinear in plan, retains a side gable roof with asphalt shingles, rustic wood siding and wood frame windows with shallow sills and hoods. The windows are paired with louvered wooden shutters. The entry has reeded side trim, a flat hood and corner squares with bulls eye center, and a wood panel door. A brick chimney with sloped shoulders is at the west gable end. The dwelling is generally intact and is consistent with the original existing plans. It retains it's original materials, features, character, modest scale and massing. It was constructed by Pioneer Builders. It is sited on a raised grade above street level and is surrounded by low plantings. The dwelling is an excellent example of the post-WWII housing movement and contributes to the distinct character of Carmel. The property includes a free standing garage of the same Cape Code style and materials.

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
1951

P7. Owner and Address
Roy & Kimberly Scheingart
11 Via Las Cruces
Orinda, CA 94563

P8. Recorded by: (Name, affiliation, and address)

P9. Date Recorded:

P10. Survey Type: (Describe)
Reconaissance

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

HRI # Primary #

Page 2 of

NRHP Status Code

Resource Name or #: (Assigned by recorder)

B1. Historic Name: *Waite House*
B2. Common Name: *Scheingart House*
B3. Original Use: *Single family dwelling* B4. Present Use: *Same*
B5. Architectural Style: *Cape Code*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1951

B7. Moved? ☐ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features: *Free standing garage*

B9a. Architect: b. Builder: *Pioneer Builders*
B10. Significance: Theme: *Architectural Development* Area:
Period of Significance: *1945-1955* **Property Type:** *Dwelling* **Applicable Criteria:** *3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The structure was designed in the Cape Cod style and constructed by Pioneer Builders of Santa Cruz with plans drafted by Ernest Miller in 1950. The existing original plans were drafted for Miss Kathryn Waite for Paradise Park tract #3. Paradise Park was not found in the research material but may have been a post-WWII housing development in Carmel. The dwelling is an excellent example of the classic Cape Cod style. By 1954 the Cape Cod style was replaced by the ranch style as the prominent residential architectural style making this structure one of the last of an era. Kathryn Wait (note spelling) was first listed in the City directories in 1951. In 1953 the directory listed her occupation as Sec. (secretary) Pine Inn. Significance: THe properyt is eligible under California Register Criterion 3 as an excellent example of Cape Cod style design and craftsmanship, and for it's contribution to the development and over-all character of the Carmel Community.

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

B12. References:

Building Records, Carmel Planning Dept, Carmel, CA; Sanborn fire insurance map 1930 updated 1958; City Directories 1950-60; A Field Guide to American Houses by Virginia and Lee McAlester; Houses by Mail by Kathern C. Stevenson and H. Ward Jandl; Visual Dictionary of American Domestic Architecture by Rachel Carley

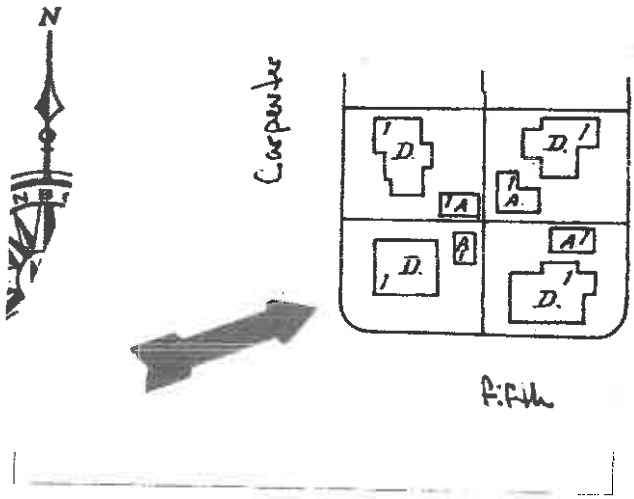
B13. Remarks:

B14. Evaluator:

Date of Evaluation:

(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) *Wilkinson 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)

5 NE of Junipero, W/side of Ridgewood Rd. (Blk 2W, Lot 14)

Parcel No. *009-352-006*

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

A one-and-one-half story wood frame Tudor style residence, rectangular in plan resting on a raised Carmel stone foundation. The exterior wall cladding is a veneer of half-round logs in vertical and diagonal patterns, set into a hand-troweled cement mortar over 1" x 8" diagonal sheathing. The diagonal logs are found in the gable ends. There is a one story shed roofed bay projecting from the west side elevation. The steep pitched intersecting gable roofs are covered in a wood shingle, as is the rear shed roof. A massive exterior end wall Carmel stone chimney is found on the east side elevation. Fenestration is irregular with a combination of fixed and casement type multi-paned steel industrial windows. One of these steel windows projects from the south facing front gable apex in the form of an oriel window. A small gabled door hood with stick-work in the apex covers the planked, double Dutch entry door at the SE corner of the south facing gable. The raised entry is reached by on open run of side-approach stairs with wrought iron rails. There is a Carmel stone patio on the east side of the house, which is well set back from the road behind a screen of mature trees and shrubbery facing south toward the mouth of the Carmel Valley. There appears to be little if any alteration or change to the building as constructed in 1940 by contractor Carl Bensberg.

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: 1008-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1940, current owner

P7. Owner and Address
Ms. Jean McComish Wilkinson
519 Frontera Drive
Pacific Palisades, CA 90272

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

P9. Date Recorded: *10/4/2001*

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

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 #**

Page of **NRHP Status Code** 5S1

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

B1. Historic Name: *Wilkinson Hse.*
B2. Common Name: *26018 Ridgewood Road*
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Tudor style*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed in 1940, no record of any alterations or changes

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:
B8. Related Features:

B9a. Architect: *Designer: Carl Bensberg* b. Builder: *Carl Bensberg*
B10. Significance: Theme: *Architectural Development* Area: *Carmel*
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 Wilkinson Hse. is significant under California Register criterion 3 in the area of architecture as the best remaining example of local contractor/developer Carl Bensberg's log house designs in Carmel. Little is known of Bensberg's early life and training. He was a native of St. Louis, Missouri and served in the U.S. Navy during WWI. He came to Carmel in the 1930s where he worked as a real estate developer and contractor until the early 1950s.

His early designs employed the use of half-sawn logs as an exterior wall cladding. These were nailed over a sheathing of diagonal 1" x 8" boards and chinked with a cement mortar laid over barbed wire, to hold the hand troweled material in place. The logs were then coated with a clear marine varnish. The end product was one of a highly individualistic rustic character, and an exceptionally long lasting exterior. Bensberg described his designs in a promotional brochure as a "wholly satisfying combination of livability and unusual built-in beauty." The Wilkinson Hse. is one of the few two-story residences Bensberg designed. He preferred one story for client convenience.

The residence bases its form on the Tudor architectural style, long popular with Carmel builders. It is side-gabled with a dominant cross-gable to the east. The steeply pitched roof is covered in wood shingles, and a massive Carmel stone chimney characterizes the end of the east elevation. Fixed and multi-paned industrial steel casement windows are used throughout, with an emphasis on tall, narrow lights. One of these industrial style frames is used effectively in the apex of the principal south facing gable as a modern interpretation of an oriel window.

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

B12. References:

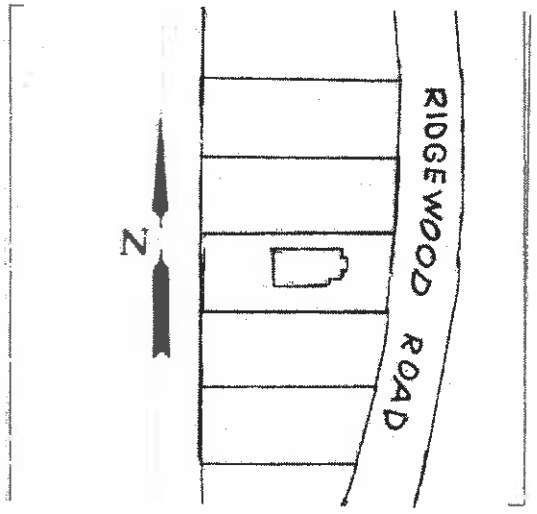
Carmel Historic Context Statement 1997
Bensberg, Carl, *Carmel Homes,* (promotional book of plans), 1946.
Bensberg, Gerhardt, personal interview w/builder's son,9/10/01
Wilkinson, Jean, personal interview w/longtime owner, 11/20/00

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

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *10/4/2001*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



B10. Bensberg's rustic interpretation of the Tudor form is highly unusual for the style, but quite in keeping with Carmel's tradition of independent and innovative architectural designer/builders. The only known change to the original appearance was the use of a darker exterior wood stain, applied sometime in the 1950s. The property is sited well back from the roadway on its wooded lot in a natural landscape of mature oaks, Monterey pine and shrubbery. The house has been in its current ownership since the early 1960s. The original owner was Eleanora McComish.

The Wilkinson House reflects the findiings of, and is consistent with, the 1997 Carmel Historic Content Statement (H.S.C.) under the theme of architectural development.

This is the only example of Carl Bensberg's early log houses discovered within Carmel's city limits. It is an excellent and intact example of the early work on an important local contractor consciously attempting to continue a tradition of quality construction and design innovation associated with Carmel's early builders. The building evokes a strong sense of time and place and of feeling and association. As noted in Bensberg's 1946 promotional brochure.."Like Carmel itself-for many decades a center for painters and writers-these homes are a natural outgrowth of a community's needs for pleasant living." The Wilkinson Hse. 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 _____

Page 1 of 2 **Resource Name or #:** (Assigned by recorder) *Robert A. Stephenson 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** ;
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)
N.E. Corner 8th and Forest
(Block PP 3 Lot 11) (PP= Paradise Park) Parcel No. *9-202-15*

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

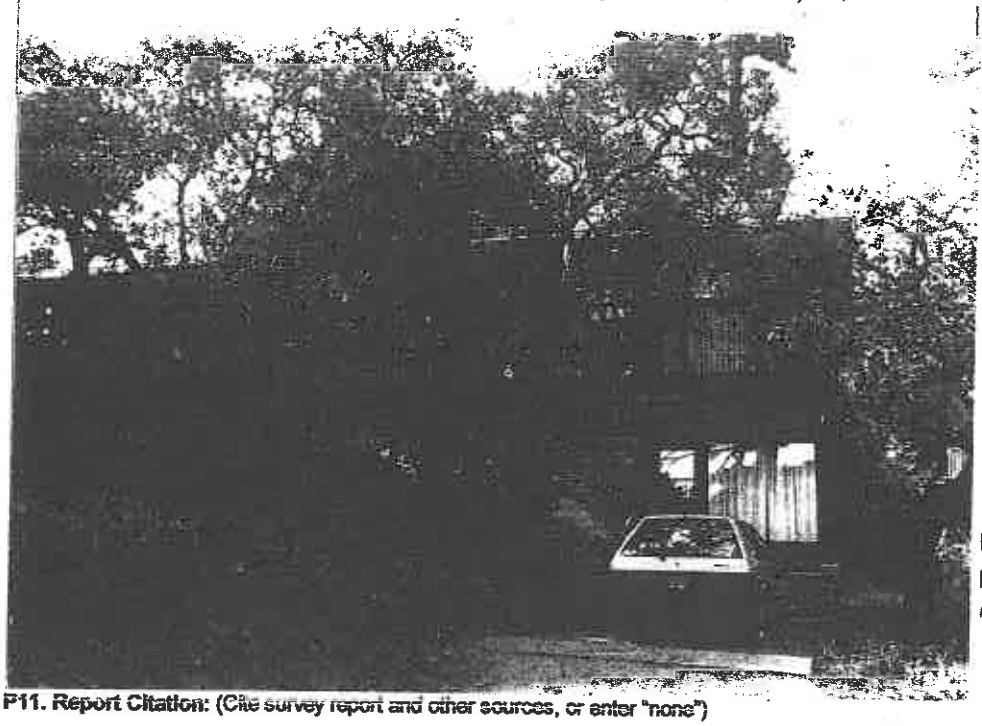
A split level low-pitched shed roofed house on a sloping 40x100-foot lot set on a west to east axis. The south elevation features 4 (3'x6') single fixed pane glass french doors leading to an outside deck on the west side, and a parallel staircase leading down to the original garage and driveway on the east side. Four (4'x4') fixed frame glass ribbon windows with 1-1/2'x4' fixed transoms are situated above the garage and illuminate the master bedroom. The original garage has been glassed-in, with two corner 6'x6' fixed frame glass picture windows and a 6'x3' 3-pane french door, creating a downstairs apartment.

The whole house is sheathed in 1x6" horizontal natural redwood shiplap siding set off by the painted trim work of the doors and windows. The shed roof extends 2 feet beyond the walls and is supported by cantilevered projecting beams supporting the whole roof. 2'x4' and 3'x2' casement windows articulate the narrow upper east elevation with exposed diagonal frame bracing below denoting the original downstairs garage. A projecting stepped brick fireplace denotes the north elevation along with four small regularly spaced 2'x4' and 2'x2' fixed frame windows.

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.)

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



P5b. Description of Photo: (View, date, accession #)
Looking at southeast elevation, (View toward north). Photo No: 1857-21, 8/14/2001

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1949 - Carmel Building Files

P7. Owner and Address
Patricia Stephenson
P.O. Box 2591
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)
Richard N. Janick, P.O. Box 223408
, Carmel, CA 93922

P9. Date Recorded: *11/28/2001*

P10. Survey Type: (Describe)
HRI - Carmel 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 #

NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *Robert A. Stephenson House*

B1. Historic Name: *Robert A. Stephenson House*
B2. Common Name:
B3. Original Use: *Single Family Residence* B4. Present Use: *Single Family Residence*
B5. Architectural Style: *American-International Second Bay Region Style*
B6. Construction History: (Construction date, alterations, and date of alterations)

1. Permit #1876 (November 7, 1949) Original plans and specifications in files. Designed by Robert Stephenson ($10,500)
2. Permit 90-36 (June 13, 1990) Contractor: Walton Plumbing - Gas Lines No Other Permits - House Intact

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features:

B9a. Architect: *Robert Stephenson* b. Builder: *Gunnar Swanson*
B10. Significance: Theme: *Architectural Development in Carmel* Area: *Carmel-by-the-Sea*
Period of Significance: *Post WWII* **Property Type:** *R-1* **Applicable Criteria:** *CR3/*
(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 as being designed by local architect Robert A. Stephenson in the American-International Second Bay Region Style that was developed during and after World War II by architects William Wurster, Clarence Mayhew, and Gardner Dailey in the San Francisco Bay Area as well as Jon Konigshofer, Tom Elston, and William Cranston locally in the Carmel area. Robert A. Stephenson also qualifies under Criteria #2 as being very active in the city of Carmel on the Planning Commission and the City Council, and other civic duties.

Robert A. Stephenson's home is a noteworthy expression of the San Francisco Bay Area regionalist style adapted to the"distinctive but modest" Carmel design aesthetic. The small residence is beautifully sited in the farthest corner of its naturally landscaped parcel, mostly set back behind a steeply rising slope. Unlike so many of the local modernist dwellings of the period, the house has never been painted, allowing the natural rewood siding to become part of the landscape setting. Designer Robert A. Stephenson was an active participant in community life, serving for a period of time on both the Carmel Planning Commission and the City Council. The residence retains its physical integrity, as constructed in 1949 to a high degree, evoking a strong sense of time and place and of feeling and association.

B11. Additional Resource Attributes: (List attributes and codes) *HP-2 Single Family Residence*
B12. References:

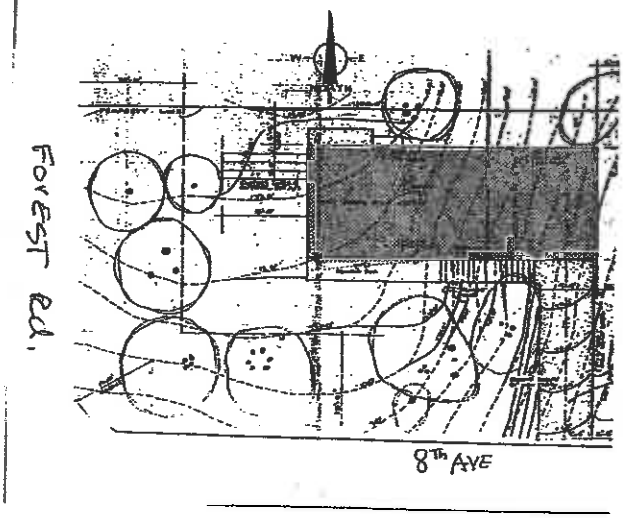
1. "Modern Style in Carmel Brought Cries of Anguish," by Dorothy Stephenson, Monterey Peninsula Herald, Sept. 9, 1950
2. William Wilson Wurster, San Francisco Museum of Modern Art Catalog -1996

B13. Remarks: *Zoning R-1*

B14. Evaluator: *Richard N. Janick*
Date of Evaluation: *11/28/2001*

(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
NRHP Status Code 5S2
Other Listings
Review Code Reviewer Date

Resource Name or #: (Assigned by recorder) *Frances C. Johnson 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 NW of 6th West side of Perry Newberry (Blk 3A Lot 5)

Parcel No. *009-163-003*

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

A one-story, wood-framed small modern suburban house, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a smooth cement stucco. The intersecting hipped roof has slightly overhanging eaves. The roof extends slightly over an angled bay, centered on the front (east) elevation. This overhang continues to the south, becoming the roof for a raised, open porch. The roof overhang is supported on two simple, square wood posts. There is one interior Carmel stone chimney present. It is located just forward (east) of the junction of the hip and ridge line on the south side of the main building block. The roof is covered in wood shake. fenestration is irregular, with a combination of single, paired and banked fixed multi-paned wood windows, 2/2 double-hung wood sash, and tall, narrow fixed multi-paned wood sash. Except for the small, square fixed lights in the angled bay on the front (east) elevation, all other windows employ horizontal muntins. Wooden shutters on the north side of the facade match the original plans. The detached garage was constructed at the same time as the house, and employs the same exterior finishes, roof shape and fenestration as the residence. The residence is sited slightly back from the street behind an informal screen of low shrubbery with some mature oak trees on the parcel. It is located in the Paradise Park neighborhood in a wooded neighborhood of pre and post-WWII residential housing

P4. Resource Attributes: (List attributes and codes) *HP2 - Single 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 the east facing facade, 12/13/04, # 94733-3

P6. Date Constructed/Age and Sources
☐ Prehistoric ☒ Historic ☐ Both
1941 Carmel bldg. records

P7. Owner and Address
Noah and Candale Trosky
P.O. Box 1822
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: *12/13/2004*

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

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 # _____

NRHP Status Code 5S2

Resource Name or #: (Assigned by recorder) *Frances C. Johnson House*

B1. Historic Name:
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Modern-Small Suburban House*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1941 (CBP# 857); reroofed with wood shake 1999 (CBP# 99-311)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:
B8. Related Features: *Detached wood-frame, one-car garage at SW corner of parcel, const. 1941 (CBP# 857)*

B9a. Architect: *Guy Rosebrook* b. Builder: *Gerald E. Green*
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.)

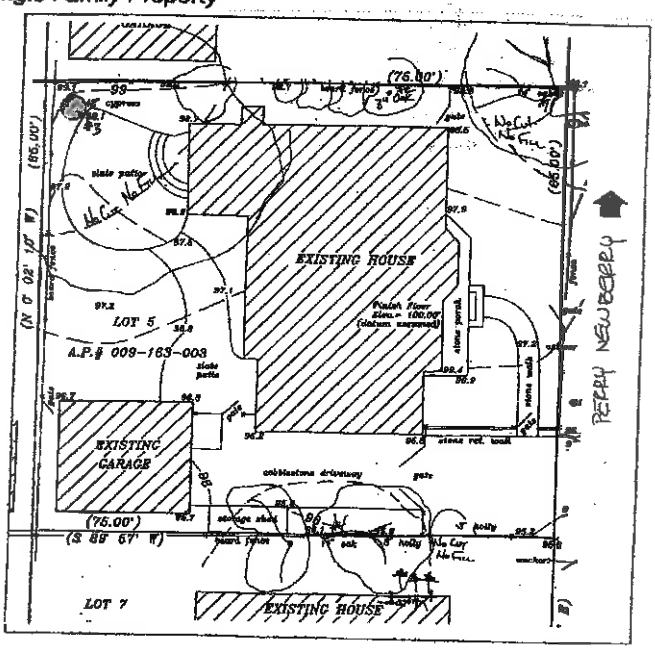
The Frances C. Johnson House is significant under California Register criteria 2 & 3, in the area of architecture as an unaltered example of pre-WWII period residential housing design by area architect, Guy Rosebrook.
Guy Rosebrook (1893-1963) was a Salinas based architect who did residential design for emerging minor subdivisions that characterized development around Carmel just prior to the outbreak of WWII. These small subdivisions were found along the periphery of the village, particularly to the east and south, and mostly in Monterey County, precluding them from review by Carmel's Planning Commission. Many were later annexed into the City. The developments tended to be platted and sold as individual lots, with the owners acting as builders, or hiring architects or designers to construct their residences in the popular modern styles of the period. The Johnson House was developed from Rosebrook's Plan# 41-111.
Rosebrook received his architectural training in various architectural firms in San Francisco before passing the California architectural licensing exam in the late teens. He was hired in 1920 by Standard Oil of New Jersey as their supervising architect and moved to South Orange, New Jersey. He lost his position in 1930 at the beginning of the Depression, and returned to Glendale, in Southern California. In 1940 he relocated to Salinas, where he designed a number of Moderne commercial buildings. He also diesigned a major Spanish Revival residence for Maria Antonio Field on Highway 68. Several of Rosebrook's residential designs in Carmel have been found, but all have been altered. This original example of his work is representative of a type and period of architectural design in Carmel that contributes to the understanding of the overall design character of the community, under the theme of architectural development established in the 1997 Carmel Historic Context Statement.

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
Rosebrook, Guy, Jr. Unpublished biographical info. on Guy Rosebrook (1893-1963)

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

B14. Evaluator: *Kent Seavey*
Date of Evaluation: *12/13/2004*

(This space reserved for official comments.)



B10. Rosebrook's design employs the traditional hipped roof cottage form of the late 19th and early 20th centuries translated into an asymmetrical open plan. The angled bay is still present, but as a focal window to bring light into the house and to provide views. Rosebrook's interest in the Moderne is reflected in his use of horizontal muntins, or "speed lines" to emphasize the horizontality of the building, and corner windows to break up the box. The wood roof and Carmel stone chimney reflect the continuing popularity of Carmel's local vernacular materials. The original owner of the house, Mrs. Frances C. Johnson, was a public school teacher. No information has surfaced to date on Gerald E. Green, the contractor.

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code *Looking west at east facing facade, 2/16/01,*

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of **Resource Name or #:** (Assigned by recorder) *John T. Black 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 NW of 1st Ave., W/side Guadalupe (Blk 4, Lot 1)

Parcel No. *009-146-014*

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 Colonial Revival 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. The wood siding is found on a partial-width shed-roof dormer along the south side-elevation. The steep-pitched front-gabled roof meets a one-story partial-width hipped bay, centered on the south side-elevation, below the shed-roofed dormer mentioned above. There are three small roof dormers along the north side-elevation, the one to the east is gabled, and two behind it, toward the west, are shed roofed. One of the shed dormers along this elevation was added in 1951. All the shed dormers have wide, overhanging eaves with exposed rafter-tails, curved at the ends. There may have been an interior chimney, centered along the ridge line, as there is a metal stove-pipe rising from that location The front gable-end of the roof is slightly jettied forward of the building envelope, with a chisel-toothed decorative detail along its base. The 1927 addition appears to be at the rear (west) of the house, on the NW side. It is flat-roofed, forming a small deck with a simple wood railing and balusters accessed from the upper floor. Fenestration is irregular, with a combination of banked 6/6 double-hung wood sash, paired and banked multi-paned fixed and casement type wood windows, and wood sliders. The one-story bay on the south side has a multi-paned glazed door on its east end.

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: 5032-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☐ Historic ☐ Both
1926 Carmel bldg. records

P7. Owner and Address
Mr. Donald Marks
10100 Santa Monica Blvd.
Los Angeles, CA 90067

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 #

Page 2 of

NRHP Status Code

Resource Name or #: (Assigned by recorder) *John T. Black House*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *residence* B4. Present Use: *residence*

B5. Architectural Style: *Colonial Revival*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1926 (CBP#1093); wood shed & additions 1927 (CBP#1856); add bath & alter stairs 1951 (CBP#3001)

B7. Moved? [ ] No [ ] Yes [ ] Unknown Date : Original Location:

B8. Related Features: *Detached wood-frame one-car garage 1929; subordinate unit added 1992 (BCP#SU 91-189)*

B9a. Architect: *Designer John T. Black* b. Builder: *John T. Black*

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 John T. Black House is significant under California Register criteria 3, in the area of architecture as a good and unusual example of the Colonial Revival style of architecture in Carmel in the 1920s. It is also an example of the design work of Carmel carpenter/builder John T. Black, who worked in Carmel from about 1920 to 1940.

The house draws its inspiration from the second-story overhang substyle of the Colonial Revival, and is loosely based on Post medieval English prototypes found in New England villages in the late 17th century. A particular mark of this substyle is the second-story overhang, or jetty. In England this feature was employed in towns and cities to provide shelter over street-level market stalls. In America however, it appears to have been purely decorative. The steeply pitched roof of the house and use of 6/6 double-hung wood sash on the principal (front) elevation as well as other detailing on the front gable end give the residence its character. The shed roofed dormer along the south side-elevation and glazed bay below draw from the Craftsman decorative vocabulary. The completed ensemble, combining features associated with several styles, creates a unique and eclectic whole, typical of small house design in Carmel during the 1920s.

John Taylor Black (1884-1948) was a native of Traverse City, in Michigan. He came to Carmel about 1920 as a trained carpenter, and apparently purchased individual lots on which he constructed residential dwellings. He was one of the first to buy in a lot in the Carmel Woods in 1922. The Guadalupe Street house is the only known example of Black's work so far in Carmel. Based on Carmel building records, the only alteration to the house was an additional roof dormer on the north side in 1951, by then owner W.T. Seawell. The property retains its integrity as constructed in 1926 to a high degree, 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
Carmel Pine Cone, John Taylor Black obituary, 8/13/48
Hale, Sharron, *A Tribute to Yesterday*, Valley Publishers:Santa Cruz, 1980, p. 98.
Polk business directory for Carmel, 1926-27

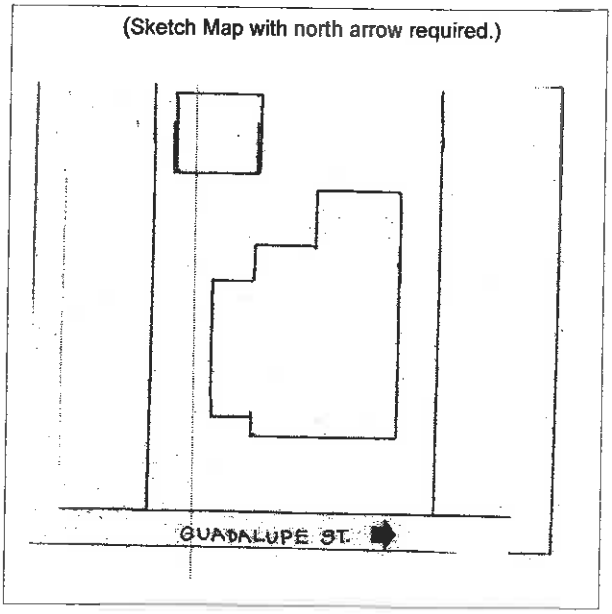
B13. Remarks: *Zoning R-1*
CHCS (AD)

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *9/7/2004*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



P3. The principal entry is at the NE corner of the facade, and is characterized by a round-headed plank door fronted by a round-headed door hood. The front (east) elevation has a Carmel stone veneer below the window line. The house is screened from the street front by mature oak trees. it is sited behind a tall picket fence with a round arched entry and gate. The landscaping consists of low privit hedging and some taller shrubbery. The house is located along Carmel's city limit line, in a neighborhood of single family dwellings of varying dates and architectural styles.

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) *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 #**

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.

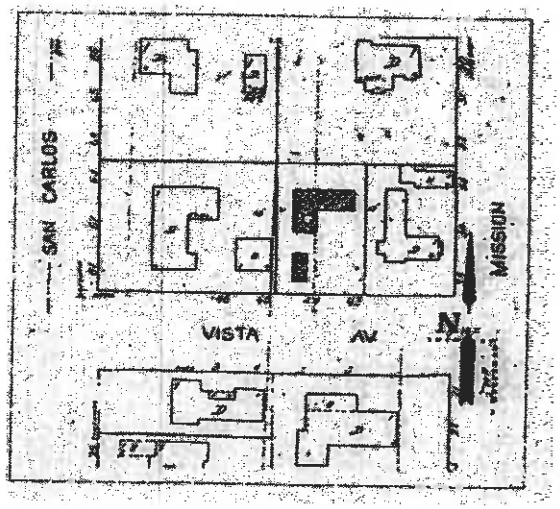
B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*
B12. References:
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Smithsonian Magazine, May, 1993
Southworth, Susan & Michael,*Ornamental Ironwork,* D.R. 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 # _____
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 #

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:

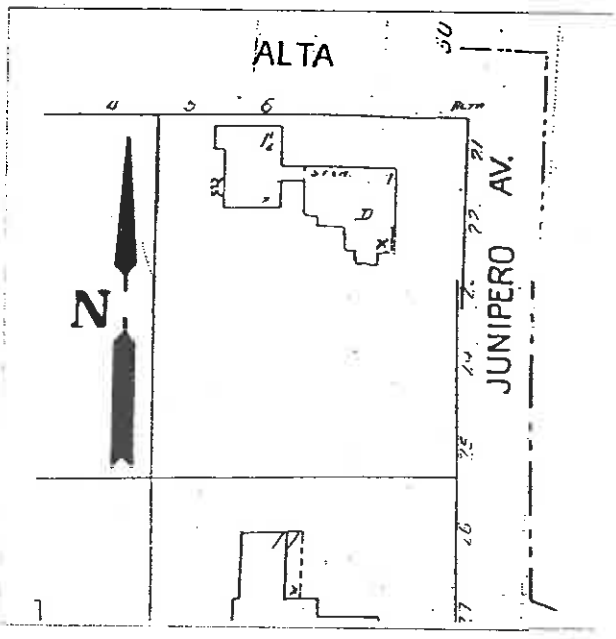
1. A Diary: Building a Home in Carmel by Allene Fremier, Buying the Best, www.carmeliving.com, pgs. 46-49,64. Summer 2001
2. Pine Cone, May 30, 1925
3. "Artists and Artisans," Carmel Woods, Carmel Preservation Foundation, May 1998

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.

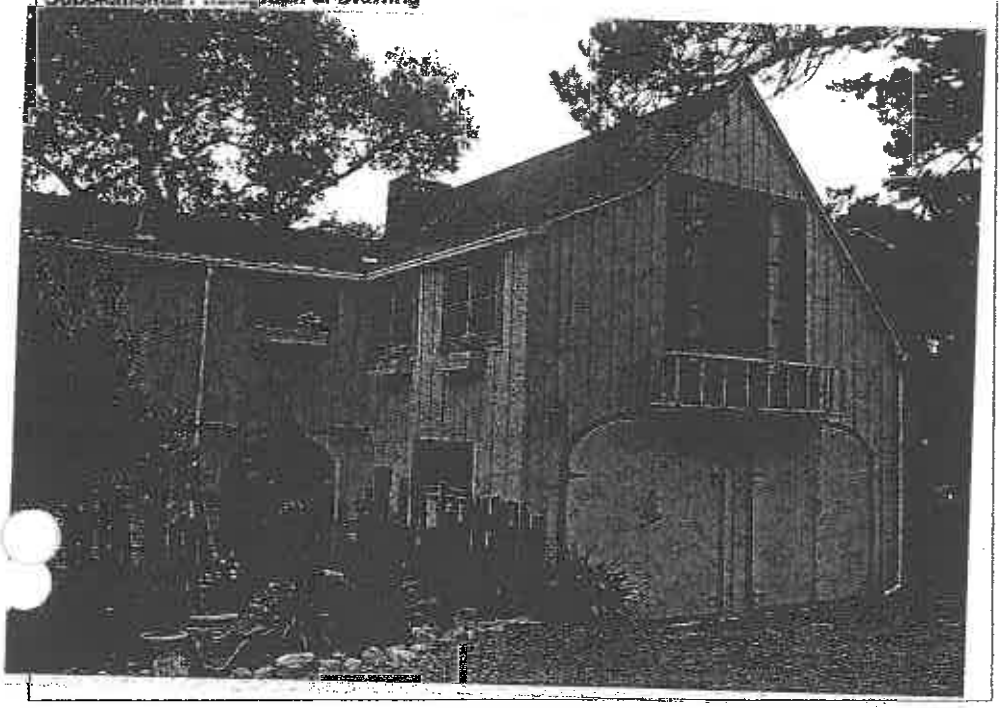
2. Builders: Dene Denny and Hazel Watrous

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 # _____
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.

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: 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 #**

ge 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:

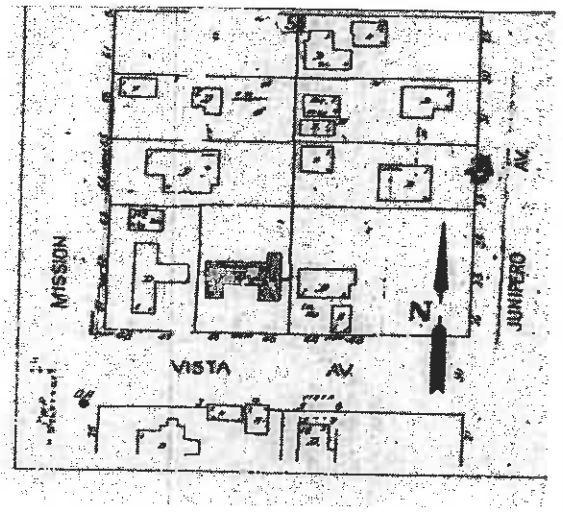
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Carmel Pine Cone , Obituary 12/9/38
Fink, Augusta, *Monterey the Presence of the Past*, Chronicle Books:San Francisco, 1972
Sanborn fire insurance map of Carmel 1930-1962

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

Primary #
HRI #
Trinomial
NRHP Status Code 5S1

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*

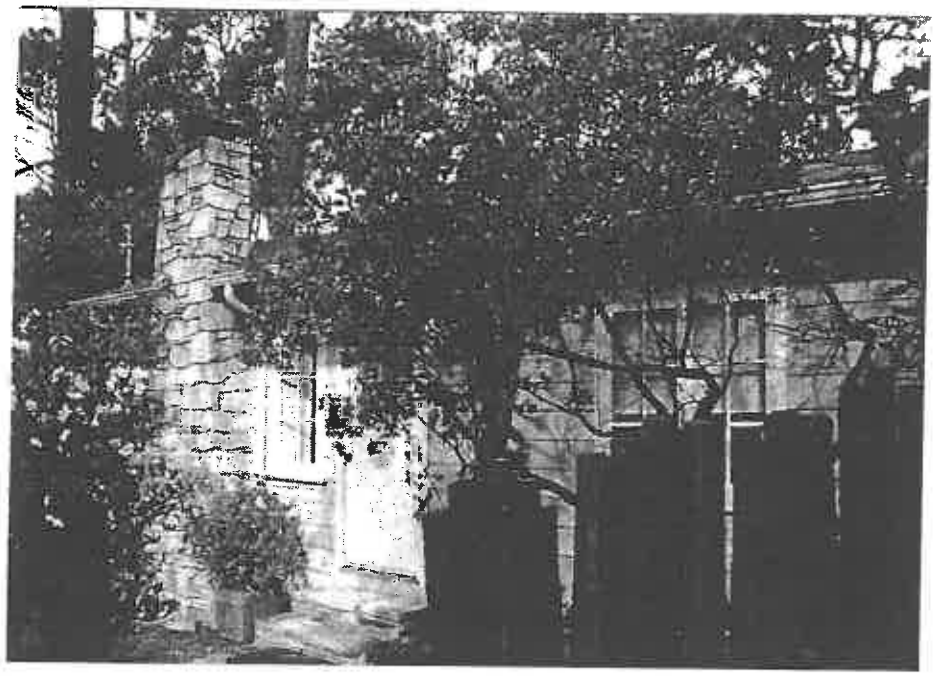
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

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 #**

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)

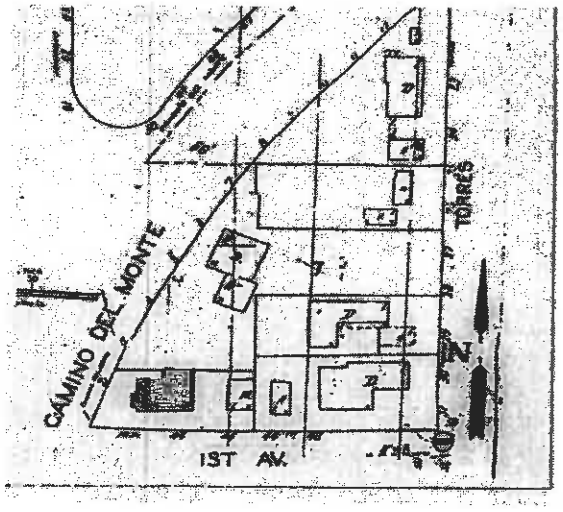
B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features: *A board-and-batten one-car garage at the SE cr. of the parcel from the original date of construction 1932.*

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

CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page of **Resource Name or #:** (Assigned by recorder) Adele C. Wainright Hse.

Recorded by: Kent L. Seavey **Date** 9/12/1902 ☐ Continuation ☐ Update

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) *Sylvia Jordan 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. Mission & Vista (Blk 7 1/2, Lots 1, 3)

Parcel No. *010-114-001*

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

A one-story, wood-framed California Adobe vernacular residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a combination of textured cement stucco and vertical board-and-batten. The medium-pitched front-gabled roof slightly overhangs the eaves, and has a simple facia all round. It is covered in a composition shingle. About midway along the east-west long-axis of the building, the roof extends to the north and south, like the side-aisles on horse barns, covering an attached garage and bedroom on the north, and a kitchen, dining room and rear porch on the south. Toward the rear (west) of the garage the exterior wall cladding changes from stucco to board-and-batten. There is a stucco-clad interior chimney on the north side-elevation, at the front of the attached garage. The one-car garage double-doors are vertical wood plank. The front-gabled main building block is characterized by a large, fixed multi-paned segmentaly arched focal window facing Mission St. The south side of this feature has a central set of multi-paned wood French doors, flanked by paired wood multi-paned wood casement windows, opening onto an open brick porch. The wood-grilled main entry is located at the inside of an east facing ell, formed by the rear side aisle-like southern extention of the building. Fenestration is otherwise, single & paired multi-paned wood casement type. A small, rectangular 16' X 20' board-and-batten studio, constructed in 1943, is found just SE of the residence.

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: 1012-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1929 Carmel bldg. records

P7. Owner and Address
Eade Jordan Trust
137 Centennial Street
Santa Cruz, CA 95060

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

P9. Date Recorded: *9/8/2002*

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 ☐ 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) *Sylvia Jordan Hse.*

B1. Historic Name: *Sylvia Jordan Hse.*
B2. Common Name: *Mi Encanto*
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *California Adobe vernacular*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1929 (Cbp# 2105); kitchen remodel 1956 (Cbp# 2959)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features: *detached board-and-batten studio just SE of residence 1943 (Cbp# 1011)*

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 Sylvia Jordan Hse. is significant under California Register criteria 3, in the area of architecture as an unaltered example of Carmel master-builder Hugh Comstock's early designs in a Spanish/Mexican California regionalist vernacular style. By 1929 designer/builder Comstock was begining to move away from his signature "fairy tale" Tudor derived cottages, into a broader regionalist expression. He had done two Spanish Eclectic buildings that year, one commercial and one residential. The Monterey County Trust & Savings Bank, on Dolores, which Comstock built, was designed by San Francisco architect H.H. Winner, drawing on a decorative volcabulary derived from California Mission architecture. The W.W. Wheeler Hse. in Pebble Beach was Comstock's own design, and much closer to the popular Spanish Eclectic forms of the day. The Jordan Hse. appears to be his attempt, and a successful one, to evoke the spirit of Old California in an affordable ($3000) design that reflects regionalist vernacular sources, while fitting comfortably into its Carmel setting. The fact that the house remains in the family of the original owner, Sylvia Jordan, and is unchanged on the exterior, except for the addition of a detached studio, also in a vernacular style, seems to say volumes about the appropriateness of this form. Comstock would be influenced in the early 1930s by the work of Wm. Wilson Wurster, and go on the experiment with the California Ranch House style, and eventually develop his own water-resistant adobe brick, and a Post-Adobe system of construction that became extremely popular in the region. It is probable that the Jordan Hse. was the nucleus of this later residental design work by Hugh Comstock.

Sylvia Jordan, the original owner, was a schoolteacher. A native of King City, she grew up in Hollister, graduating from San Jose Normal School with a teaching credential. Her career took her to Jolon, in south Monterey County, Mexico and Bolivia. She also taught at the Sunset School in Carmel. She traveled widely, attended the University of Madrid, and held an MA degree in Spanish from the university in San Miguel de Allende in Mexico.

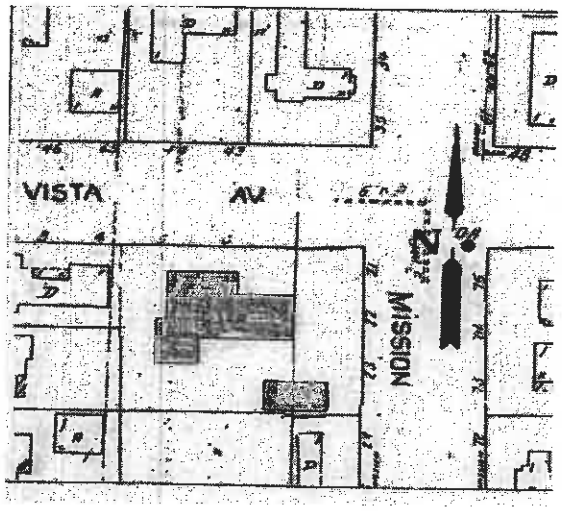
B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

Carmel bldg records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Jordan, Sylvia, Obituary, Nixon Files,Harrison memorial Library
Rasmussen, Lillian, Hugh Comstock 1893-1950, unpublished term paper, on file w/MAARI, Monterey Peninsula College
Sanborn fire insurance maps of Carmel 1930, 1930-62

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

(Sketch Map with north arrow required.)



B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *9/8/2002*

(This space reserved for official comments.)

P3. It's low-pitched side-gable roof is covered in composition shingle, Fenestration includes a band of 4 tall, fixed multi-paned lights, separated by vertical mullions, on the east gable end, and a pair of glazed multi-paned wood French doors on the south (front) elevation, that lead out to a slightly raised, and cantilevered open deck. The deck has a low, wrought iron rail. The residence and studio are sited on a well wooded corner lot, in a natural landscape setting of native groundcover, behind a grapestake picket fence.

B10. She lived on the Monterey Peninsula from 1926 until her passing in 1985. Based on her wide travels and familiarity w/ Latin American culture, Mrs. Jordan certainly influenced Comstock's design as well. The Sylvia Jordan 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 5S2

Other Listings
Review Code Reviewer Date

Resource Name or #: (Assigned by recorder) James Franklin Murphy 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)
2NW of 1st on the west side of Mission (Blk 7 1/2 Lot 17)

Parcel No. 010-114-015

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 Tudor Revival style residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is smooth cement stucco. The steeply pitched flared and stepped side-gabled roof has a large shed dormer at the west end of the north (rear) elevation. A small, hipped roof dormer appears centered on the south (front) elevation high in the roof. The eaves are flush with the roof wall junction. There is one exterior end gable stucco-clad chimney present. It is centered in the ridge-line of the east side-elevation, facing Mission Street. An interior chimney, also stucco-clad, is centered in the ridge line abutting the stepped roof to the west. The roof is covered in composition shingle. A 6 by 22 ft. 1986 kitchen addition is found along the east side of the north (rear) elevation. The addition is consistent with the design character of the residence. Fenestration is irregular, with a combination of single, paired and banked fixed and casement type multi-paned wood windows. A large fixed multi-paned focal window faces south from the east side of the south-facing facade. The stepped portion of the roof projects as a bay just west of this feature and contains the east-facing entry door. The door is planked wood with a rounded arch, having wrought iron strap hinges. The residence sits slightly back on its lot, masked from the street by mature trees and shrubbery behind a redwood grape stake fence. It is located in a wooded neighborhood of one and two story houses of varying ages and styles

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 NW at the east facing facade, 5/25/05, #35369-10

P6. Date Constructed/Age and Sources
☐ Prehistoric ☐ Historic ☐ Both
1931 Carmel bldg. records

P7. Owner and Address
Eugene & Jacqueline Epstein
232 Madison Street
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: 5/25/2005

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

NRHP Status Code 5S2

Resource Name or #: (Assigned by recorder) *James Franklin Murphy House*

B1. Historic Name: *James Franklin Murphy House*
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Tudor Revival*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1931 (CBP# 2422); minor addition 1949 (CBP# 1815); Kitchen add 1986 (CBP# 86-74); reroof 1997 (CBP# 97-179)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features: *Detached wood-framed one-car garage at SW corner of parcel 1931 (CBP# 2422) This feature was reoriented toward 1st Street about 20 years ago.*

B9a. Architect: *Designer/Michael 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 2,3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The James Franklin Murphy House is significant under California Register criterion 2, for its association with J. Frank Murphy, eldest son of Carmel master-builder Michael J. Murphy, and Vice President of M. J. Murphy Inc., one of the oldest building firms in Carmel. It is also significant under criterion 3, in the area of architecture as a good example of the romantic revival design work of M. J. Murphy, its original owner/builder.

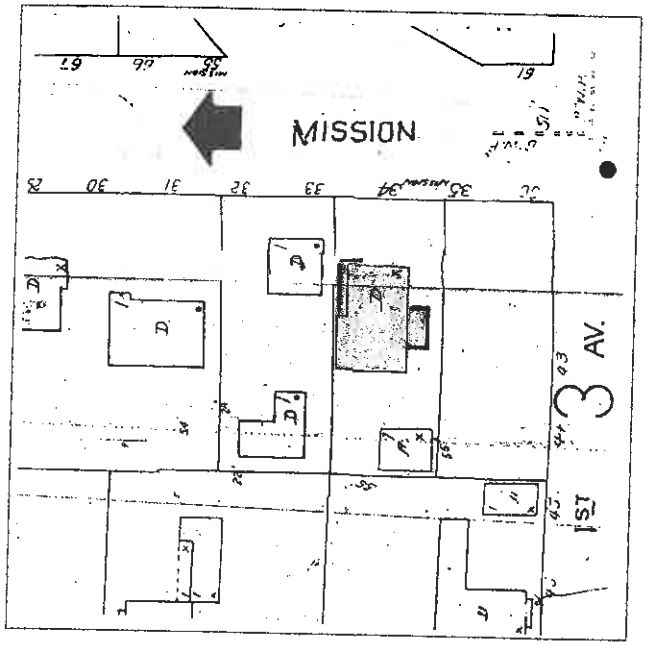
The J. Frank Murphy house is a good representative example of the Tudor style of architecture so popular in Carmel during the 1920s. Its steeply pitched flared roof, with a single dominant front gable, multi-paned and banked windows and Tudor detailing, especially in the round arched front door treatment are typical of the style. Only a relatively small percentage of Tudor houses employed stucco wall cladding, but it was quite common in Carmel. This may well have been because of the perceived fire retardant qualities of the material at the time. An addition to the rear of the building by J. Frank Murphy in 1949 is consistent with the design character of the original residence.

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.

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
Boone, L., Janick, R., Seavey, K., *Architecture of the Monterey Peninsula*, Monterey Peninsula Museum of Art, 1976
Hale, Sharron, *A Tribute to Yesterday*, Valley Pub.:Santa Cruz, CA, 1980

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



B14. Evaluator: *Kent Seavey*
Date of Evaluation: *5/26/2005*

(This space reserved for official comments.)

B10. James Franklin Murphy, the first child of Michael and Edna Murphy, was born in December 27, 1904. Present at his birth was James Franklin Devendorf, one of the partners on the Carmel Development Company that founded Carmel by-the-Sea. Devendorf administered chloroform to the expectant mother during her labor. In gratitude for Devendorf's friendship and assistance the boy, said to be the first Caucasian child born in Carmel, was named in his honor. As a young student, J. Franklin Murphy was credited with the naming of Sunset School. He attended Monterey Union High School, and the University of California at Berkeley, before joining his father's firm. After his father closed down the M.J. Murphy building Co., Frank operated the M. J. Murphy Lumber and Building Supply Company. J. Frank Murphy was the president of the company at the time of his death on April 21, 1978.

The James Franklin Murphy House retains a high degree of physical integrity as constructed by Michael J. Murphy in 1931. New construction around the home has somewhat altered its landscape setting, however, the property still evokes a strong sense of time and place, and was for many years the residence of J. Frank Murphy. J. Frank Murphy clearly contributed to the cultural history of Carmel. The architectural design of his home and his individual contributions to the community clearly reflect the findings of, and are consistent with the 1997 Carmel Historic Context Statement under the general 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 of Resource Name or #: (Assigned by recorder) *McCloud 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 east of Dolores St., s/side Santa Lucia (Blk 9M Lot 8)

Parcel No. *009-382-004*

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

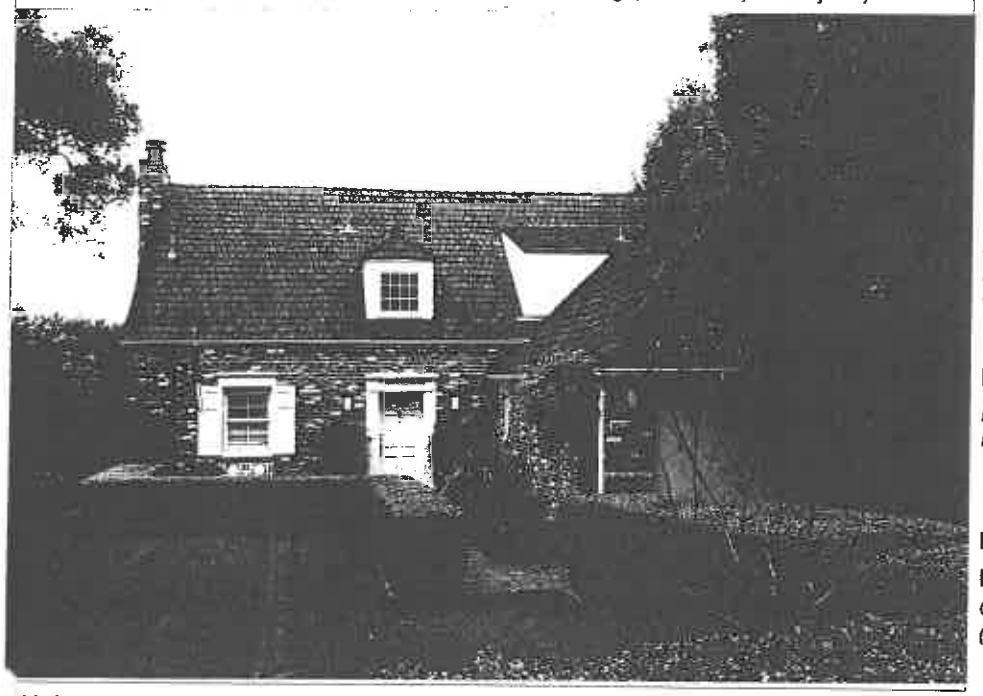
A two-story wood framed Colonial Revival Cape Cod cottage, Ell shaped in plan, resting on a concrete foundation. The exterior wall cladding is a combination of clinker brick (in a running bond) cement stucco and horizontal flush board siding. There is a used brick exterior end-wall chimney centered in the east side elevation. The house is side-gabled, with an attached lower projecting hip-roofed one car garage on the west.

A small hip-roofed dormer appears over the main central entry on the front (north) elevation. A closed, shed-roofed dormer sheathed in horizontal flush wood siding connects the garage to the house at the intersection of the hipped and gable roofs. This feature was added in 1995 and is consistent with the historic character of the building. All roof surfaces are covered in wood shake. The house was otherwise modified in 1995 by the addition of a two story extension, projecting from the east side of the rear (south) elevation. Small second story balcony were added to the west side of the second story.

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

1939 , homeowner

P7. Owner and Address
Sue McCloud
P.O. Box M1
Carmel by-the-Sea, CA 93921

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

P9. Date Recorded: *10/4/2001*

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

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 #

age of NRHP Status Code 5S1

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

B1. Historic Name: *McCloud Hse.*
B2. Common Name: *2934 Santa Lucia Ave.*
B3. Original Use: *residential* B4. Present Use: *residential*
B5. Architectural Style: *Colonial Revival (Cape Cod cottage)*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed ca. 1939; remodel, with additions to the rear 1995 (architect: Dennis Hodgin)

B7. Moved? ☐ No ☐ Yes ☐ Unknown Date: Original Location:
B8. Related Features:

B9a. Architect: *Designer: Carl Bensberg* b. Builder: *Carl Bensberg*
B10. Significance: Theme: *Architectural Development* Area: *Carmel*
Period of Significance: *1903-1950* **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 McCloud Hse. is significant under California Register criteria 3 in the area of architecture as the best remaining example of local contractor/developer Carl Bensberg's "Modernized Cape Cod" house design. It may also be significant as a representative example of the evolving Cape Cod cottage form found in Carmel from the 1920s to the 1950s.
Little is known of Bensberg's early life & training.He was born in St. Louis, Missouri & served in the U.S. Navy during WWI. He came to Carmel in the 1930s where he worked as a real estate developer & contractor into the 1950s. Bensberg's work was well regarded & he may have constructed as many as 40 homes in Carmel & its immediate surroundings. In the late 1930s & early 1940s the contractor developed approximately five basic building designs which he characterized as "Houses of distinction..tested and approved by the owners of these western homes." They were primarily one story variations on the emerging California Ranch House style, named after local landmarks, "Mission", & natural features, "Santa Lucia" or for their shapes, the "L House" & "Wedge", with one traditional two-story "Cape Cod" cottage. Favored exterior wall claddings for these wood frame houses were used brick, Carmel stone & horizontal wood siding, or a combination thereof. They became very popular in the immediate post-war period with a number constructed in the Carmel Mesa area. Of particular interest is the fact that the McCloud "Cape Cod" is sited immediately adjacent to an intact "Mission" example of Bensberg's work. The pairing affords an unusual opportunity for the study of a single builder.
The traditional "Cape Cod" cottage form is one of the most popular in American building, examples are found everywhere including Carmel. These are generally one & one-and-one-half-story cottages loosely patterned after the early wooden folk houses of eastern Massachucetts.

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

B12. References:

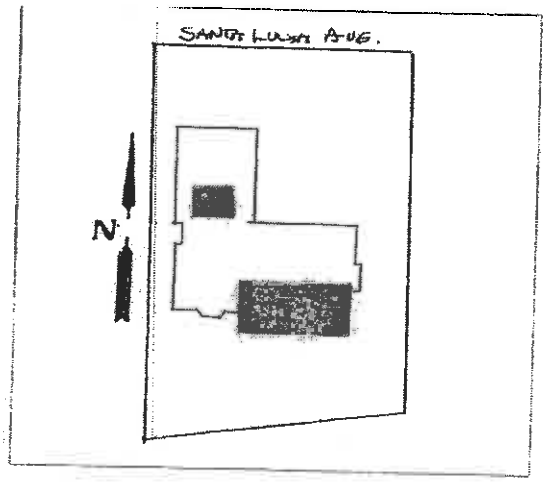
Bensberg, Carl, *Carmel Homes* promotional brochure, Carl Bensberg, Carmel, 1946.
Carmel building records, Carmel Planning Dept. City Hall, Carmel.
Carmel Historic Context Statement 1997
McCloud, Sue, personal interview w/longtime owner 10/30/00.

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

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *10/4/2001*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



P3. Fenestration is irregular, with a combination of fixed, 1/1& double hung multi-paned vinyl clad wood sash, and French doors (rear elevation), & fixed multi-paned vinyl clad wood windows (rear elevation). The wood six panel entry door on the north elevation is slightly recessed behind a wide casing suggestive of pillasters and capped by a flat lintel with simple cornice. Solid two panel wood shutters are found on a window to the east, with a similar lintel treatment. Two, tall three-light fixed windows bring light into the garage area along the east side elevation of that feature. The house sits back from the street in a well maintained formal landscape setting of trimmed hedges and grassed lawn. The house is framed with mature live oaks and shrubbery. From the street the McCloud residence appears very much as it did when constructed in 1939.

B10. They are generally characteized by steeply pitched side-gabled roofs with paired roof dormers, and a symmetrically arranged facade with a central entry, framed by Georgian or Adam inspired surrounds. Windows are usually multi-paned double-hung wood sash. Carmel examples, while few in number, appear to retain much of their physical integrity as constructed, and are therefore useful research tools for the study of stylistic change over time. It is particularly interesting in the facade treatment of the McCloud Hse. to see how its designer attempted, with reasonable success, to achieve symmetrical balance to his composition in spite of a rather large one-car garage. The 1995 alterations to the McCloud Hse. are predominantly to the rear. Minor changes to the facade have not diminished the historic character of the property and it continues to convey a strong sense of time and place. This is especially true if seen in context with its immediate neighbor to the east, a fine example of Carl Bensberg's "Mission" design. Togather these residential buildings are bound to provide information important to the history of the architectural development of Carmel in the pre & post WWII years. The property is sited in an area of high archaeological sensitivity.The McCloud 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

Page of Resource Name or #: (Assigned by recorder) *Dr. Emma W. Pope 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)
8 E of Dolores NE/side Franciscan (Blk 9M, Lot 14)

Parcel No. *009-382-010*

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

A one-story, wood-framed Minimum Traditional residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a horizontal redwood drop siding. The low-pitched, side-gable roof steps down toward the NW. It has overhanging eaves, and the roof plane on the facade (SW) extends over the central entry to form a shed-roofed enclosure, supported by vertical posts w/glazed panels. This feature was altered in the late 1990s by the removal of double glazed panel doors, and some muntin changes. A one-story hyphen connects the original residence w/the ca. 1960 bedroom addition to the rear (NE) along the NW side of the building. The addition is similar to the main residence, except for the roof, which is capped by a boxed rail, set into the roof plane. There is an exterior end gable brick chimney found centered on the SE side-elevation of the main hse. Fenestration is irregular, w/a combination of single, paired and banked multi-paned fixed, and casement type steel windows, including a large, angled bay on the SE side of the facade. The residence sits high on a terraced lot, w/brick retaining walls, behind box hedges, and other low shubbery. The U formed by the hyphen connecting the bedroom addition, creates a secluded garden space toward the rear of the property.

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: 1052-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1940 Morgan office records

P7. Owner and Address
Christopher & Pamela Carroll
225 Crossroads Blvd. #14
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: *7/1/2002*

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 #**

Page of **NRHP Status Code** 5S1

Resource Name or #: (Assigned by recorder) *Dr. Emma W. Pope Hse.*

B1. Historic Name: *Dr. Emma W. Pope Hse.*
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Minimum Traditional*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1940; attached bedroom to rear Ca. 1960; glazed entry porch altered Ca. 1998

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features: *wood-framed garage NE cr. of parcel ca. 1960*

B9a. Architect: *Julia Morgan* 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 Emma W. Pope Hse. is significant under California Register criterion 3, in the area of architecture as the only known building, within Carmel's city limits, designed by California's first licensed woman architect, Julia Morgan. Built in 1940, the simple redwood cottage was designed by Ms. Morgan for Dr. Emma Whitman Pope, a friend from her undergraduate days at U.C. Berkeley. Dr. Pope was a general practitioner, who had been married to Dr. Saxton Pope, a surgeon at Watsonville Hospital until his untimely passing in 1926. Dr. Emma Pope later worked for the San Francisco branch of the American Medical Association, before retiring to Carmel. Ms. Morgan, who had a studio/cottage in Monterey, personally supervised the construction, walking to and from Carmel. Built on a hillside overlooking Carmel Mission, the house was designed w/large windows to capture the view, and overhanging eaves to provide shelter from the strong sunlight. The interior of the residence was designed w/built-in furniture, to reduce necessary maintenance. The minimum Traditional character of the house belies the fact that it was designed by California's most noted woman architect. If Ms. Morgan had a signature style, it was anonymity. Her view was that "buildings should be unobtrusive elements on a landscape."
Julia Morgan (1872-1957), maintained her own architectural office in San Francisco for 47 years, and designed nearly 800 buildings, which ranged from small residences, like Dr. Pope's, to the Hearst Castle at San Simeon, which she worked on from 1919 to 1939. She was the first woman to take a degree in engineering at U.C. Berkeley, and the first woman to complete the course in architecture at the prestigious Ecolle des Beaux-Arts in Paris. Many of her projects were for women and women's organizations, especially the YWCA. The Dr. Emma Pope 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* *HP38 - Women's property*

B12. References:

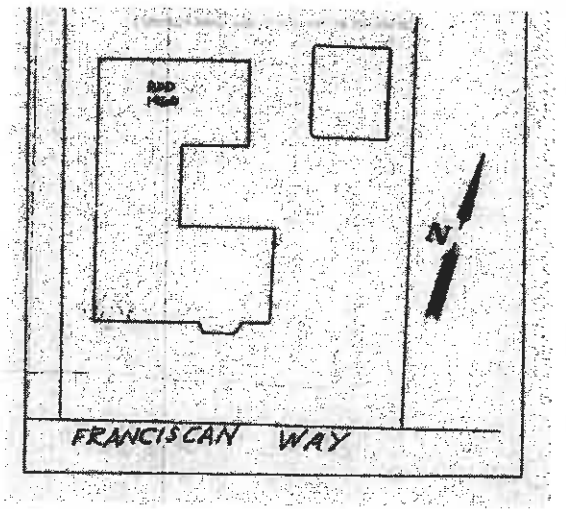
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Boutelle, Sara, *Julia Morgan Architect*, Abbeville Press:New York, 1988
Evans, Jennie, personal interview w/Dr. Pope's daughter 10/20/00

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

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *7/1/2002*

(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

Page of **Resource Name or #:** (Assigned by recorder) Dr. Emma W. Pope Hse.

Recorded by: Kent L. Seavey **Date** 7/1/2002 ☐ Continuation ☐ Update

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 3 **Resource Name or #:** (Assigned by recorder) *Keith Evans 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** *10/19/01* **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B**

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)

2969 Franciscan Way, Carmel, CA 93923
(Block 9M, Lot S 15

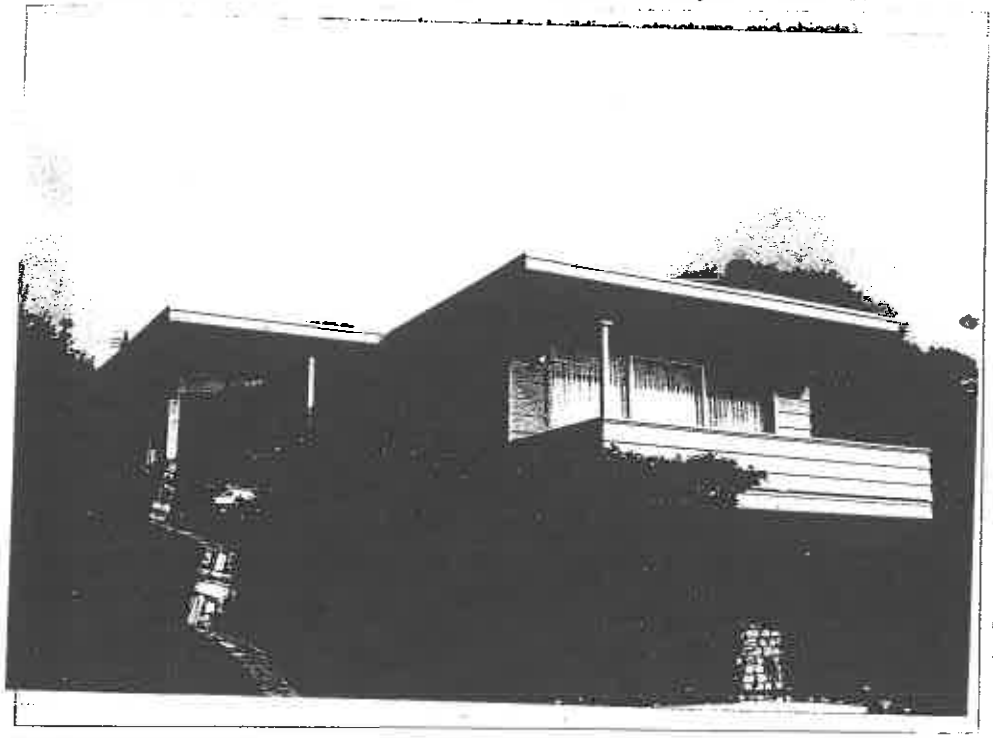
Parcel No. *09-382-11*

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

A two-story flat roofed wood frame house with an L-shaped rectangular plan on a sloping lot with the garage set into the lot under a projecting deck facing south toward the street. The overhanging roof with exposed joists provides protective eaves for the living room deck and the set-back main entrance at the junction of the L. Aluminum framed sliding glass doors provide accesss to the dec and dictate the window pattern throughout the house. The horizontal siding is 1" x 12" shiplp which is also used as facia for the roof and the deck. The living room and kitchen are combined in the south rectangle with the bedrooms and bath set back into the crossing L to the rear.

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 NE from Franciscan Way at S/facing facade 10/30/00 #6631-9

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1948 - Owner files

P7. Owner and Address
Keith and Virginia Pope Evans
2969 Franciscan Way
Carmel, CA 93923

P8. Recorded by: (Name, affiliation, and address)
Richard N. Janick, P. O. Box 223408, Carmel, CA 93923

P9. Date Recorded: *10/19/2001*

P10. Survey Type: (Describe)
HRI Carmel 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 #

NRHP Status Code 5S1

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

B1. Historic Name: *Keith Evans House*
B2. Common Name:
B3. Original Use: *Single Family Residence* B4. Present Use: *Single Family Residence*
B5. Architectural Style: *American International - Bay Area Tradition*
B6. Construction History: (Construction date, alterations, and date of alterations)
1. *Constructed (1948) - Jon Konigshofer, Architect*
2. *Bedroom Addition (1960) - Comstock and Associates*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features:

B9a. Architect: *Jon Konigshofer (Designer)* b. Builder: *Jon Konigshofer*
B10. Significance: Theme: *Architectural Development in Carmel* Area: *Carmel-by-the-Sea*
Period of Significance: *Post WWII* **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.)

This house qualifies under Criteria #3 as an example of the "Hillside House" designed by Jon Konigshofer featured in Life Magazine, March 17, 1952 "Eastward Ho" and House Beautiful, January 1950. Konigshofer utilized modern pre-fabricated materials on steep hillside lots that afforded great views and lower land costs. The house also fits into the "Bay Area Tradition" as defined by Lewis Mumford in 1949 that blended craftsman plans and landscaping with new low cost stock building materials to provide affordable housing with minimum maintenance.

JON KONIGSHOFER
Born in Alameda, California on January 13, 1907, Jon received his basic education locally. He spent two years at the University of Oregon prior to a stint as a merchant seaman which took him to New York. While in New York, he studied at the Art Students League with the view of becoming a magazine illustrator. Konigshofer had also studied design at the Oakland College of Arts and Crafts under Xavier Martinez and Hamilton Wolfe, supporting his studies as a draftsman with a local architectural firm.

In 1937, he came to Carmel where he went to work for M.J. Murphy as a designer. He soon left the firm to strike out on his own. He worked on the design of John Gardener's Tennis Ranch in Carmel Valley and remodeled the Pine Inn for

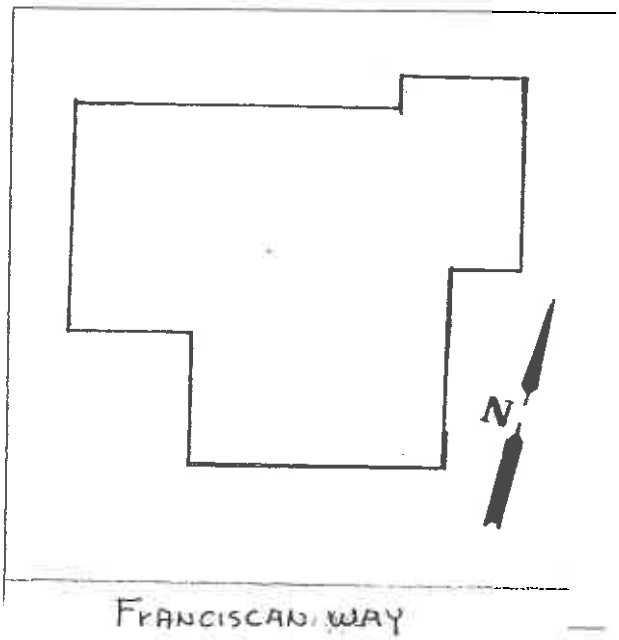
(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) *Single Family Residence*
B12. References:
1. "Eastward Ho," Modern Living Life Magazine, March 17,1952
2. "Could You Use an Extra Room," House Beautiful, January 1950
3. "Modernism: But It Is Probably Here to Stay," By Dorothy Stephenson, Monterey Peninsula Herald, September 9, 1950

B13. Remarks: *Zoning: R-1*

B14. Evaluator: *Richard N. Janick*
Date of Evaluation: *10/19/2001*

(This space reserved for official comments.)



B10. Significance: (Continued from Page 2)
for Harrison Godwin and the LaPlaya Hotel for Fred Godwin. His first house design was for J.D. Greenan in 1938, a ranch style overlooking Mission Fields. His second design was for Marie Spreckels Elezalde. He did a lot of work at Pebble Beach including Bing Crosby's house. In 1941, when Hollywood producer John Nesbitt brought in Frank Lloyd Wright to design and build a home for him in Pebble Beach, Jon Konigshofer was selected to supervise the project. Unfortunately, the building was never constructed, the principal reason being Wright's unwillingness to provide Nesbitt with a firm cost estimate for the building and the beginning of World War II.

Although never licensed as an architect, Jon Konigshofer's residential designs drew much attention and many were published in leading popular and professional journals in the late 40's and 1950's. His work appeared in "Architectural Forum," "The Architectural Record," "House Beautiful," "Sunset," "House and Garden" and the yearbook of the Encyclopedia Britannica.

In March of 1952, "Life Magazine" featured his "Hillside House" as affordable residential housing under $10,000. Konigshofer's knowledge of Wright's concept of the Usonian House is clearly evident in his own designs. Jon Konigshofer is credited with at least 50 homes in Pebble Beach and over 150 buildings, residential and commercial, on the Monterey Peninsula.

This may be the best remaining example of Konigshofer's Hillside House type in the incorporated area of Carmel. This residence maintains its integrity to a high degree, with a symphathetic bedroom addition by Comstock Associates in 1960. The house is still in the original family ownership.

Keith Evans was active in community affairs, and was twice Mayor of Carmel.

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) *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

. 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

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:

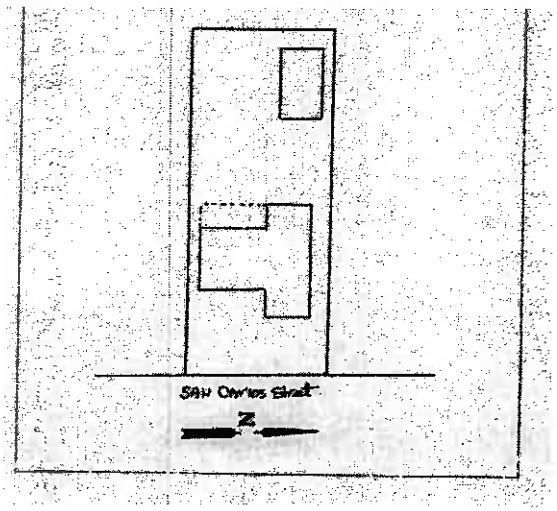
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Hale, Sharron, *A Tribute to Yesterday*, Valley Publishers:Santa Cruz, 1980
Hughes, M.E., *Artists in California 1786-1940, Vol II*, Hughs Pub. Co.:San Francisco,1989

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 #
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
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:

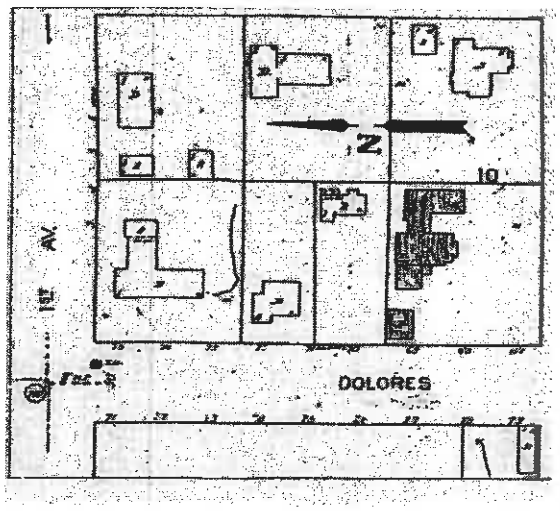
Carmel bldg. records, Carmel planning Dept, City Hall, Carmel
Carmel Historic Context Statement 1997
Carmel by-the-Sea Survey 1989-1996
Marquard, Peggy P., "Village Impresarios". *What's Doing Magazine,* 6/47, p. 18
Elstob, Carolyn. "Silhouette". *Carmel Spectator* 6/23/49 and

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 5S1

Other Listings
Review Code _____ Reviewer _____ Date _____

Page of

Resource Name or #: (Assigned by recorder) *Forest Hill School*

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. Mission & 1st (Blk 11, Lots 1, 3)

Parcel No. *010-121-011*

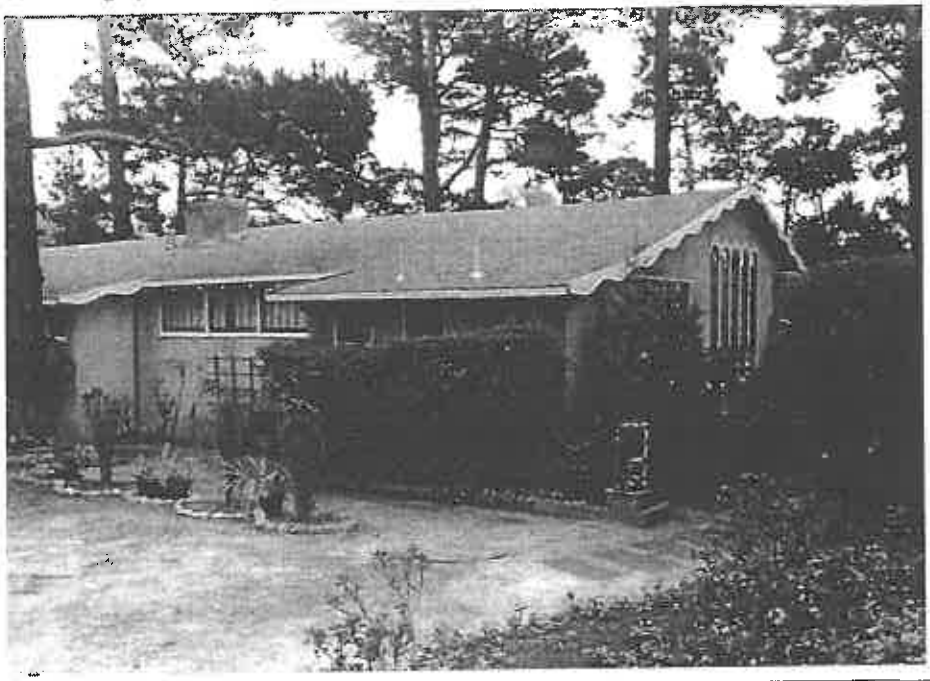
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-and-one-half story wood-framed building, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a textured cement stucco. The low-pitched side-gabled roof is covered in tar & gravel. Vergeboards found along the east and west elevations are serpentine shaped, adding a playful quality to what was originally a school building. The north (front) and south (rear) eave-lines have exposed rafter-tails. There is a stucco clad, interior chimney piercing the roof plane on the north side of the ridge-line, about centered in the building envelope. The roof-plane along the south (rear) elevation has two shed roofed dormers, on the east & west sides. Fenestration is irregular, w/a number of tall, fixed glazed windows, generally in banks of four, w/vertical muntins, found on the east & west side-elevations to bring as much light as possible into the classrooms. The facade (north) is characterized by smaller, single & banded windows, high in the wall surface, again w/vertical muntins. All windows are wood. The rear (south) elevation consists of a ribbon band of large, outward opening wood French doors, directly accessing a terraced playground for the children. These French doors open onto a stepped terrace, accessed by full-width open concrete steps.The building is sited on a slightly raised bench at the SW cr of 1st and Mission on a large parcel surrounded by mature pines & oaks w/ mature hedging along 1st, and lower ground cover along Mission.

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: 1055-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1921 Carmel bldg. records

P7. Owner and Address
Elena & Elmer Lagorio Trust
P.O. Box 153
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")
gnificant Bldg. Survey of Carmel 1979

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 #**

Page of **NRHP Status Code** 5S1

Resource Name or #: (Assigned by recorder) *Forest Hill School*

B1. Historic Name: *Forest Hill School*
B2. Common Name:
B3. Original Use: *private school* B4. Present Use: *residence*
B5. Architectural Style: *None*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1921, additions and alterations along the south (rear) elevation may date after 1962. There are no records on file w/Planning dept.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features:

B9a. Architect: *designer/Ralph H. Johonnet* b. Builder: *DeWitt Appleton (?)*
B10. Significance: Theme: *Development of Art & Culture, Government,* Area: *Carmel by-the-Sea*
Period of Significance: *1902-1940* **Property Type:** *private school/single family* **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 Forest Hill School is significant under California Register criterion 1, in the area of history as one of the first and longest lived private schools in Carmel. Initially established as a summer school in about 1920, the first facility was a tent camp on five acres of land, including its present location, where the children basically lived out of doors. The founders, Mrs. Minna Steel Harper & Miss Mabel Spicker were progressive educators, who operated the highly successful North Berkeley Outdoor School. In 1921 Ralph Helm Johonnet designed a school building whose large, open interior area was broken up into sections on varying levels, i.e. flex-space . According to Sharron Hale, " the school was organized for the purpose of applying new thoughts in the education of children, allowing them "independent thinking and expression while providing a natural atmosphere and wholesome surroundings for the instructiuon of music, dance, arts and crafts, languages (French), weaving, sewing and outdoor excursions." The school had facilities for both indoor and outdoor activities and was both a resident and day school with accommodations for twenty-five children from nursury to high school level. All staff members were accredited." A high standard of scholarship was maintained. The school fit comortably into the creative and independent cultural life of Carmel. The school operated until 1942, when Miss Grace Anne Douglass, founder of the Douglass School at Pebble Beach, took over operation and ran the facility as a pre-school until 1952. The property was purchased by the current owners in 1962, and converted to a private residence. Any student who attended the school would surely recognize the facility today. The Forest Hill School clearly reflects the findings of, and is consistaent with the 1997 Carmel Historic Context Statement under the theme of the development of arts and culture, and government, civic and social institutions.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP15 - Educational building*

B12. References:

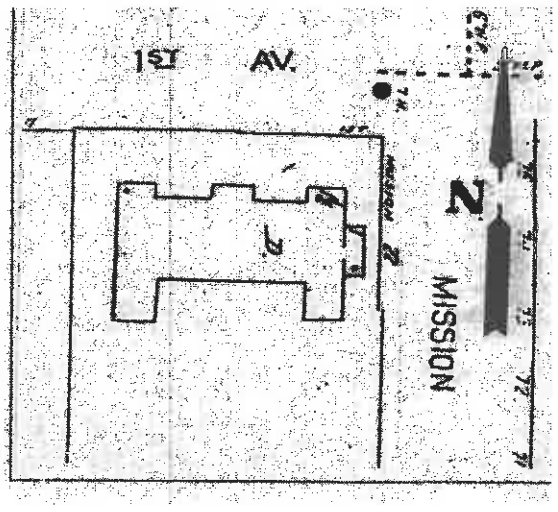
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement
Bostick, Daisy,*Carmel at Work and Play,* Carmel Pine Cone, 6/2/33
Carmel Pine Cone, 8/29/30, 2/3/33
Hale, Sharron, *A Tribute to Yesterday,*Valley Publishers:Santa Cruz, 1980

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

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *6/16/2002*

(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

e of **Resource Name or #:** (Assigned by recorder) Forest Hill School

corded by: Kent L. Seavey **Date** 6/16/2002 ☐ Continuation ☐ Update

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) *F. A. Watson 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 NW of 2nd, W/side Torres (Blk 13, Lots 17, N 25' 19)

Parcel No. *010-106-006*

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

A one-and-two-story, wood-framed Spanish Eclectic style residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a smooth cement stucco. The ground floor has an open roof deck w/a closed stuccoed rail and flat parapet, running around the front (east) and south side-elevation, creating overlooks from the side-gabled second floor. The low-pitched second floor roof has overhanging eaves, and is covered in composition shingle. The principal entry, located on the facade at the inside cr. of an ell formed by the main building block and a projecting flat roofed bay at the NE cr. of the house, has an enclosed, Mission tile covered shed-roofed portico. The portico has a vertical wood planked round arched door, w/wide, wrought iron strap hinges, and has a multi-paned round arched wood window in its south side-elevation. A large focal window is located next to the entry toward the south. It has a segmental arch, and is multi-paned w/wood muntins. Fenestration is otherwise irregular, w/a combination of single and paired multi-paned wood casement windows and glazed single and paired French doors. There is a wood-framed flat-roofed garage at the SE cr. of the parcel that was built w/the house in 1930. It is stucco-clad and is a compliment to the residence. The property sits a little back from Torres behind a wood picket fence, framed by a large oak tree and pines, in a natural landscape setting.

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: 1057-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1930 Carmel bldg records

P7. Owner and Address
Edward & Josephine Ybarro
15275 Fruitvale Ave.
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: *10/19/2002*

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

HRI # **Primary #**

Page of **NRHP Status Code** 5S1

Resource Name or #: (Assigned by recorder) *F. A. Watson Hse.*

B1. Historic Name: *F. A. Watson Hse.*
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Spanish Eclectic*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1930 (Cbp# 3212); kitchen remodel and small porch add to N side-elev, 1956 (Cbp#2600); termite repair 1965 (Cbp# 2600)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features: *Wood-framed, stucco-clad one-car garage SE cr. of parcel 1930, (Cbp# 2312)*

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 F.A. Watson Hse. is significant under California Register criterion 3, in the area of architecture as one of three or four identified examples of Spanish Eclectic residential design by Carmel master-craftsman, Hugh Comstock. Comstock, known as "the builder of dreams" for his "fairy-tale" cottages, executed at least three residential designs in the popular Spanish Eclectic style in the two year period 1929-1930. An article in the *Carmel Pine Cone* in August of that year noted that while all types of architectural designs had been attempted in Carmel, "the Spanish seems to have the greatest number of adherents. The builders of the Peninsula have it in their power to wield a tremendous influence for beauty and they are deserving of much commendation for this study and investigation which they are constantly giving to the architectural needs of the community." The article goes on to describe recent Spanish Eclectic designs, such as the George Graft Hse. by M.J. Murphy, and the W.W. Wheeler Hse. at Pebble Beach by Hugh Comstock, as evidence. The writer called the Wheeler Hse one of the "outstanding architectural achievements on the Peninsula". Comstock had just completed the Sylvia Jordan Hse. at Mission & Vista in an Old California Adobe variant of the mode. He was also working as the contractor on San Francisco architect H.H. Winner's Monterey County Trust & Savings on Dolores St. Comstock created a fairly simple but effective program to take full advantage of the hilltop setting. He employed a segmentally arched focal window, similar to that found in the Jordan Hse, for the first floor facade facing Torres. He enclosed the entry, and set it off w/round arched doors and windows, not unlike his entry treatment for the Wheeler Hse. at Pebble Beach. He used the clean lines and sharp edges found in the Dolores St. bank.

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

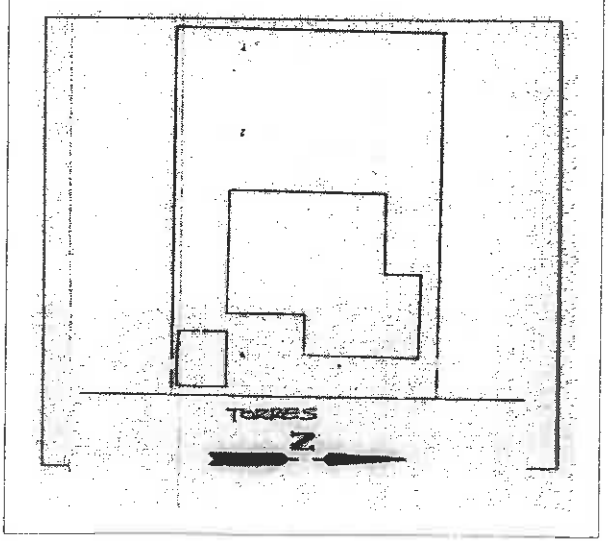
B12. References:
Carmel bldg. records, Carmel Planning dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Carmel Pine Cone , "Homes Make of Carmel a Place of Distinction" 8/30/29

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

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *10/19/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



B10. The long, side-gabled second floor, w/its peripheral open walkways, affords a unique "patio" setting for excellent views towards Carmel Bay and Pt. Lobos. Comstock would move away from romantic period designs in the early 1930s and more towards the vernacular inspired California Ranch house style. By the late 1930s he himself would develop a local California Ranch variant he called the Post-Adobe, which became very popular in the region through the 1940s and 1950s.
Hugh Comstock (1893-1950) is one of Carmel's master-builders. With no architectural training and only basic carpentry skills, Comstock designed and constructed the first residential "fairy-tale" cottages in Carmel. Their immediate popularity w/the artistic community put him into the construction business ovenight. He designed and built about 20 of these residences between 1924 and 1930, by which time he was well established in the building trade and needed to respond to his client's wishes for the more established romantic period design. Respect for the environmental setting of his houses was a deep and abiding concern of Comstock's. His work in the popular Spanish Eclectic mode was short lived, as he moved toward the California Ranch House vernacular, which he found more suitable to the Carmel setting. His Post-Adobe designs of the late1930s, and their popularity through the 1950s, are a tribute to his native design genius and commitment to the environment. The F.A. Watson Hse., as one of the very few examples of Comstock's work in the Spanish Eclectic form. It is part of Comstock's continuing architectural development throughout his long career in Carmel. It therefore 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 *5S1*

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

Page of **Resource Name or #:** (Assigned by recorder) *Coast Valleys Gas & Electric Sub-station*

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. Junipero & 2nd (Blk 13, Lots 24, wp26)

Parcel No. *010-106-008*

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

A one-story, concrete Spanish Eclectic PG&E sub-station, rectangular in plan, resting on a concrete foundation. The exterior wall cladding is a smooth cement stucco. The medium-pitched, side-gabled roof is covered in Mission tile. The gable ends to the west and east have shaped parapets and are characterized by bulls-eye windows above a centered arched entry door, flanked by tall, narrow arched window openings w/wood shutters. The windows have balconets w/ simple wrought iron rails. The south side elevation has two of these window forms, evenly spaced along the west side of the wall, with a large arched double wood door to the east. The door is multi-paneled. Its is raised, and reached by a set of open, straight-run concrete steps. There is a high stuccoed wall, capped w/Mission tile. constructed in 1969, running east from the SE cr. of the building, masking a corporation yard behind (NE) the substation. The facility is set back from the corner of Junipero & 2nd behind a screen of mature vegetation, including oaks, pines and tall shubbery in an informal landscape setting.

)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: 1058-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1926 Carmel bldg. records0

P7. Owner and Address
Pacific Gas & Electric Co.
P.O. Box 770000
San Francisco, CA 94177

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

1. Report Citation: (Cite survey report and other sources, or enter "none")
gnificant Building Survey of Carmel 1979

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 #

Page of

NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *Coast Valleys Gas & Electric Sub-station*

B1. Historic Name: *Coast Valleys Gas & Electric Carmel Sub-station*

B2. Common Name: *Pacific Gas & Electric Carmel Sub-station*

B3. Original Use: *public utility sub-station* B4. Present Use: *public utility sub-station*

B5. Architectural Style: *Spanish Eclectic*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1926 (Cbp#1088 1/2); warehouse added 1929 (Cbp3 2140); parcel fenced and gated 1968-69 (Cbp#4902, 69-117); safety fire wall added 1998 (Cbp# 98-180)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:

B8. Related Features: *fenced corporation yard w/utility poles and storage, all behind the tall stuccoed & tiled perimeter fencing constructed in 1968-69.*

B9a. Architect: *Bylleshy Engineering Corp.* b. Builder: *Bylleshy Engineering Corp.*

B10. Significance: Theme: *Arch Devel/Govt.,Civic,Soc. Inst.* Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940* **Property Type:** *public utility sub-station* **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 Coast valleys Gas & Electric Co, Sub-station is significant under California Register criterion 1, in the area of history as the earliest known surviving public utility bldg. in Carmel. It is also significant under criterion 3 in the area of architecture, as an early example of corporate design. The Coast Valleys Gas & Electric Co. constructed several utility sub-stations throughout Monterey County in the mid-1920s, all in the-then popular Spanish Eclectic style of architecture. Those constructed in 1926 included the Monterey and Carmel sub-stations, both still intact. Representative examples remain at Chualar, Gonzales and Greenfield as well. Hale suggests that the first electric power arrived in Carmel in 1914, but does not further identify the source or company providing the utility. In the mid 1920s the Coast Valleys Gas & Electric Co. supplied the Salinas Valley's 3,000 horsepower of pumping machinery utilized to irrigate its blooming lettuce industry. In the process, the company made it possible for complete rural electrification to occur. Extension to the Monterey Peninsula was a natural expansion of this service. The independent company was soon acquired by Pacific Gas & Electric, who still owns and maintains the Carmel sub-station.

The romantic regionalist Mission and Spanish revival architectural forms of the first two decades of the twentieth century became an ideal vehicle to promote California as a Spanish arcadian tourist destination. The Southern Pacific and other railroads rebuilt their system of community depots as mini-missions to welcome the newcomers. Some cities, like Santa Barbara, Rancho Santa Fe and others changed their building design regulations to reinvent themselves as Spanish hill towns, or Mexican villages. So it was that the Coast Valleys Gas & Electric Co. established its public image in the 1920s throughout Monterey County. Fortunately a number of the company's designs remain intact and in service in the area.

B11. Additional Resource Attributes: (List attributes and codes) *HP9 - Public Utility Building*

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

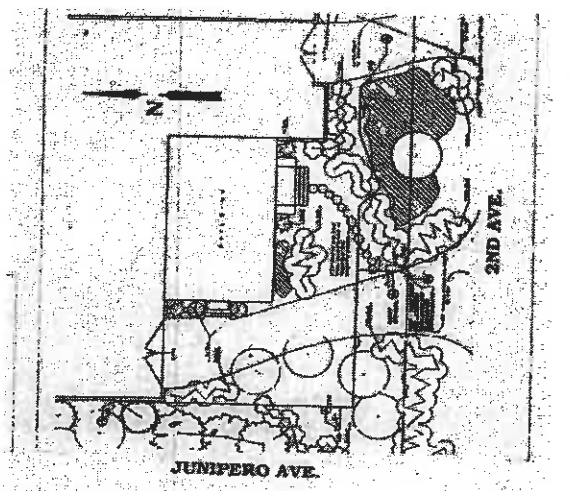
B13. Remarks: *Zoning R-1 PO*
CHCS (AD/GCSI)

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *5/10/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



B10. The Carmel sub-station is the most complete example of its type, retaining the decorative elements of the Spanish Eclectic style in the form of arched windows (w/wooden shutters) and doors w/period wood panelling, wrought iron balconets and the shaped parapets and red tiled roofs of old Spain and Mexico. Its Monterey counterpart, at the corner of Del Monte and Adams Sts. also constructed in 1926, still maintains its form, but has lost much of the period detailing. Carmel's sub-station remains as the best example of this corporate commitment to good period design in the region, and is the oldest known public utility building in Carmel. It clearly reflects the the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the themes of Government, Civic and Social institutions, and 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 of **Resource Name or #:** (Assigned by recorder) *Ben Figuroa 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 1st, e/side Santa Rita (Blk 16, Lots 10, 11)

Parcel No. *010-026-015*

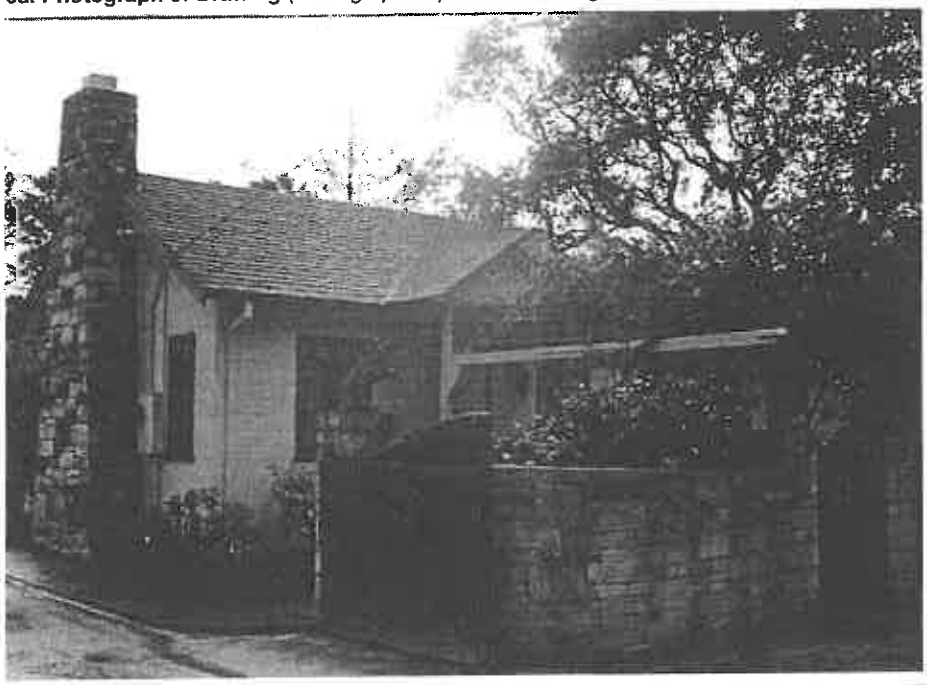
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story wood-framed residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a smooth cement stucco. The stepped, side-gable roof is covered in a composition shingle. There is an exterior gable wall chimney of Carmel stone, laid in a random range ashlar, centered in the gable-end of the north side elevation. A gabled door hood projects from the front (west) elevation, centered on the large living room wing from 1937. It is supported on two, simple square wood posts. An arched wood framed canopy connects the porch posts to smaller posts, topping Carmel stone piers flanking an arched, planked wood gate, on a Carmel stone wall, running the length of the property along Santa Rita. The wood canopy is covered in flowering vines. Fenestration is irregular, with a combination of single and paired multi-paned fixed, and casement type wood windows. A wide, arched planked wood gate, with wrought iron strapwork is found just north of the residence, where the Carmel stone fence curves into the property. A one car garage, similar in design and materials to the residence sits in the NE corner of the parcel. Both residence and garage are decorated with tile pipe vents in their respective gable ends.
The house sits fairly close to Santa Rita, behind the Carmel stone wall, in a landscaped setting of oaks, mature fruit trees and meandering brick faced flower beds.

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: 1059-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1922 Carmel bldg. records

P7. Owner and Address
Donald & Elizabeth Mathews
P.O. Box 6504
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: *4/12/2002*

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

11. 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 #**

Page **of** **NRHP Status Code** 5S1

Resource Name or #: (Assigned by recorder) *Ben Figuroa Hse.*

B1. Historic Name: *Ben Figuroa Hse.*
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 1922 (Cbp #408); addition 1923 (Cbp #639); addition 1928 (Cbp #1988A); living room addition 1937 (Cbp #275); reroof 1995 (Cbp #95-98)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features: *one car garage 1927 (Cbp #1831); addition to garage 1952 (Cbp #2346)*

B9a. Architect: b. Builder: *Ben Figuroa 1928/ M.J. Murphy 1937*
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 Ben Figuroa Hse. is significant under California Register criterion 3, in the area of architecture as the only known example of the stone masonry of early Carmel contractor, Ben Figuroa.
Figuroa, of Portuguese background, was a skilled stonemason and contractor who did stone work for several local builders. The record shows that the first structure constructed on the Figuroa property in 1922, was built by Frank Mirando. The1923 addition was by one of the Machado family members. The Machados were descended from Christiano Machado, who came from the Western Isles in 1867 to work with the Portuguese Whaling Company at Pt. Lobos. In 1877 he was made caretaker of the Carmel Mission, building a wood frame house near the mission in 1881. Members of the Machado family later occupied parcels in the Tortilla Flats area. Christano Machado had twenty-four grandchildren. In 1928, Ben Figuroa built a third addition to the property and remained as a longtime owner. Carmel's master builder, M.J. Murphy made the last addition to the house, the large living room, w/Figuroa's Carmel stone chimney, in 1937. The architectural value in the building is its signature Carmel stone chimney and fence by Ben Figuroa, which can be studied to locate & compare other examples of the skilled mason's work. The Ben Figuroa property clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

On August 21, 2006 the Historic Resources Board granted an appeal to remove the primary residence from the City's Inventory of Historic Resources. This approval required that the stone chimney and stonewall at the front property line remain on the City's inventory and maintain designation as historic resources.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP36 - Ethnic minority property*

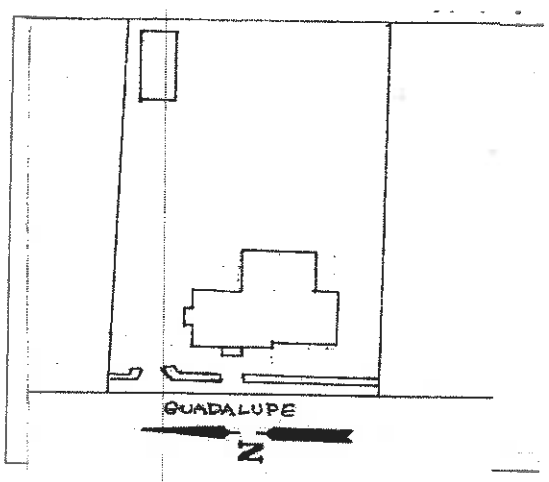
B12. References:
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Logan, John, *Carmel's Tortilla Flats* unpublished monograph, 1998.

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

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *4/12/2002*

(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

e of **Resource Name or #:** (Assigned by recorder) Ben Figuroa Hse.

:orded by: Kent L. Seavey **Date** 4/12/2002 ☒ Continuation ☐ Update

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 7

*Resource Name or #: Eric Berne House (AP#10-015-15)

P1. Other Identifier: Davenport Bromfield Cottage

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

b. USGS 7.5' Quad Monterey, CA Date 1947 T ____; R ____; ____1/4 of ____1/4 of Sec ____; ____ B.M.

c. Address E/S Carpenter St., 2nd House So. of 2nd St. City Carmel by the Sea Zip 93923

d. UTM: (Give more than one for large and/or linear feature) Zone ____, ____mE/ ____mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

Block 21, Lots 6, 8, 10 Addition Carmel by the Sea. AP#10-015-15.

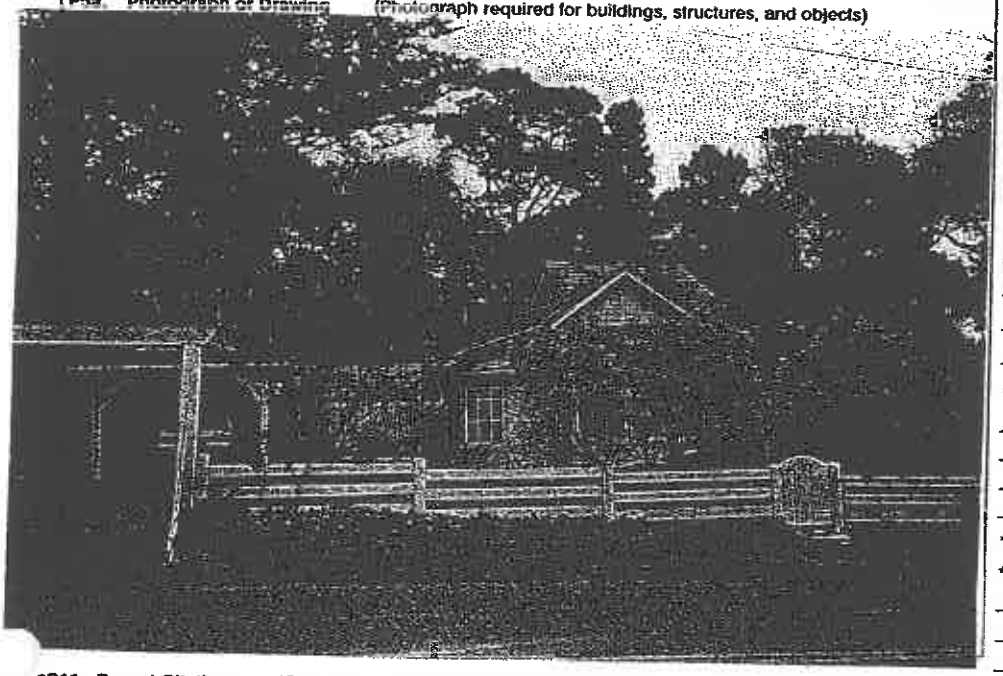
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The Davenport Bromfield cottage was the first known residential house to have been built in Carmel. In 1888 Bromfield was hired by W.C. Little of Monterey as a sub-contracting surveyor to plat the new City of Carmel for Santiago Duckworth. He began his employment by building a small cottage to live in while pursuing his assigned work. Monterey was a thriving community at this time and, although a round trip from Carmel took most of a day, it was possible to purchase milled and molded lumber, nails, and other building materials there. The kind of lumber Bromfield was able to buy somewhat dictated the style of his building and its structural components. His needs were simple so the building appears to have been of one room with a shed roofed appendage at the rear. The main roof was gable on hip, facing west to east. The gabled portion had an attic vent and fish scale shingles, and portions of this are visible today. There was also a small but tall, square, brick chimney which may have been for a vent rather than for a fireplace. Framing was typical of local buildings at this time and consisted of top and bottom plates with vertical, full one by twelve inch redwood boards nailed at top and bottom. (cont'd)

*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, etc.)

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1888

*P7. Owner and Address:
Dorothy D. Berne
P.O. Box 2432
Carmel, CA 93921
P--Private

*P8. Recorded by: (Name, affiliation, address)
Lois J. Roberts, PhD for Dorothy D. Berne, Owner, and Enid T. Sales.

*P9. Date Recorded: 07/11/2000

*P10. Survey Type: (Describe)
California Register Submission

*P11. Report Citation: (Cite survey report/other sources or "none") Carmel Preservation Foundation, Historic Context Statement f for Carmel-by-the Sea by Grimes & Heumann, revised by Glory Ann Laffey, 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
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 5S1

*Resource Name or #: Eric Berne House (AP#10-015-15)

B1. Historic Name: Davenport Bromfield House

B2. Common Name: Dr. Eric Berne House

B3. Original Use: Residential B4. Present Use: R--Residential

*B5. Architectural Style: Victorian Cottage through Queen Anne, Craftsman/Tudor to Contemporary

*B6. Construction History: (Construction date, alterations, and date of alterations.)

Permit #476, Sept. 1922, Owner: Caroline Kimball. #977, May 1925, Owner: Caroline Kimball. #2181, Sept. 1931, Caroline Kimball. #2599, 1934, Caroline Kimball. #235, Mar 1937, Mrs. M. Chamberlain. #3239, Aug 1958, Dr. Eric Berne.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Garage.

B9a. Architect: N/A b. Builder: Davenport Bromfield

*B10. Significance: Theme Early development of Carmel - Resid Area Carmel-by-the-Sea

Period of Significance 1888 to 1970 Property Type Residential Applicable Criteria _____

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The architectural significance of this residence spans a long period reflecting the changes in architecture that identified the City as unique within the State and within the nation. The architecture is treated as a separate statement. The criteria for eligibility related to the quality of significance to events in the early development of Carmel-by-the-Sea and the criteria related to the residence's association with the lives of persons significant in our past are treated in the statement below. They, in a large sense, are interwoven. The small rectangular core of the present house is clearly the oldest residence in the City of Carmel-by-the-Sea. Further, it housed in 1888 the man who made the intitial survey of the City. In building a case for these events within the context of the city's development, the history of the site commences with the Rancho Manzanitas. Honore Escolle owned the spread in 1888. The Frenchman Escolle had come to Monterey in 1853, established several thriving businesses, and accumulated considerable urban and rural landholdings. Among these was a large parcel of land approximately half a mile east of today's Carmel Beach, Rancho Manzanitas. Concurrently, the developer of Carmel, Santiago J. Duckworth was growing up in Monterey and in a Watsonville Orphanage, and with his brother, Belisario, he opened a real estate office on Alvarado Street in Monterey. (cont'd)

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

*B12. References:

Newspapers: Carmel Pinecone, Monterey Herald.

Clipping files at California Room, Monterey County Library, Harrison Mem. Lib.

Mayo Hayes O'Donnel Library. Catalog, Bancroft Library.

B13. Remarks:

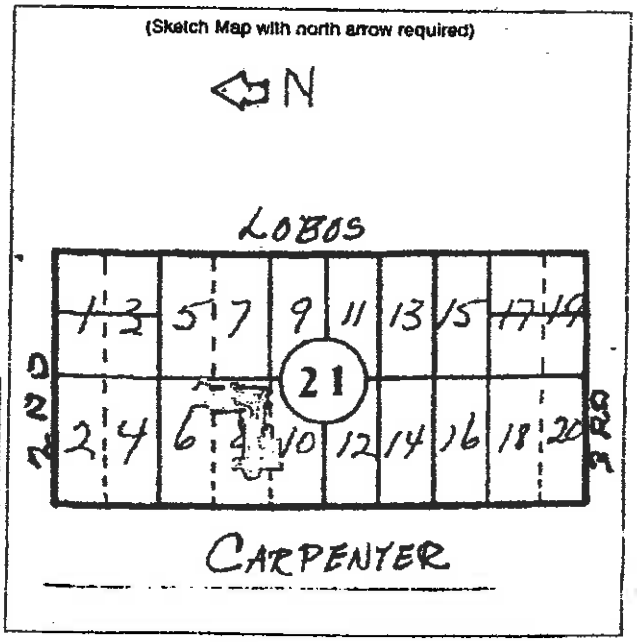
Zoning: R-1

*B14. Evaluator: Edit T. Sales and Lois J. Roberts

Date of Evaluation: 07/05/2000

(This space reserved for official comments.)

(Sketch Map with north arrow required)



*Required information

P3a. Description. (cont'd)
The junction of the boards was covered with a unique molded batten, seen in a house built a few years later across the street, and also evident in Monterey houses of this period. Unfortunately both doors and windows of this time have not survived, but, this modest, vernacular cottage is still discernable as the core of this structure. What can be seen in the building records of this property, is the growth and development of Carmel itself. This is exemplified through the style changes that have taken place over the 112 years of architectural permutations in this community and that can be seen, today, in this house.

Two years after Bromfield's job was completed in April of 1890, part of this property was sold to a woman, named Mrs. Caroline Marshall of San Francisco, and although sold to the State for back taxes in 1892, it was repurchased by Flora Marshall Kimball in 1902. The Kimballs remained attached to the property until 1937. Building permits were not issued in Carmel City until 1920, when it had become Carmel-by-the-Sea. However, the house itself tells of the Victorian influences around 1902, and other houses being built in this neighborhood were distinctly Queen Anne style. Therefore, the main portion of the house, that was added to the front of the Bromfield cottage, clearly reflects this influence. The configuration of the second addition, includes a front-facing gable with fish scale shingles in the gables. The roofs are medium to steep pitched, and the wall cladding of this addition is horizontal channel siding. This was a popular wall cladding from San Francisco at the time, which was between the 1890's and until the Edwardian period of about 1910.

Building permits were not issued in Carmel until 1920, so earlier dates of construction are not easily available. However, beginning in 1922 and following in 1925 and 1931, permits were issued for this house, but the work was not specified. It is, nevertheless, fairly obvious to discern the increasing interest in the Arts and Crafts influence in Carmel and on this house. Two large bay windows with mullioned glazing, were added to the front and north side of this rather plain, Victorian facade. The wall cladding changed and is, now, a V-grooved horizontal siding more appropriate to the Craftsman style, as are the bays which have five sided hip roofs with the beams visible on the interior. Also added at this time was a new entry door of a distinct Craftsman/Tudor style, with an arched top and fabricated of solid planking. Complimenting this door are two tall, narrow sidelights with arched tops.

Further work was done in 1934, including the addition of a new brick chimney, and between this permit and the next in 1937, the house finally went out of the Kimball ownership and the new owner was a Mrs. M. Chamberlain. This lady began the work of adding onto the rear of the Bromfield cottage portion, and it was probably at this time the windows were "modernized." These additions are reminiscent of the Colonial dependencies one finds in the South and in New England, and they have both shed and gabled roofs, as well as a return to the board and batten wall cladding. It was also at this time that the roof covering was changed from the original shingling to the more timely, popular, and heavier wood shakes.

By 1958, the date of the next permit, the ownership had changed to the Eric Berne family. More additions were made by the Bernes who had a rather large family, and they also added onto the rear end, a gable cottage facing north and an attic bedroom over the juncture of the Bromfield cottage and the main front house, changing the original attic gable vent into a small Dutch door. Because it was now the 1960's, a contemporary, long, banded glass window appendage was built onto almost the entire length of the south wall of the house. There are some openable casements, but the majority are fixed and they are all mullioned. This is a surprising and somewhat climatic addition to the progressive stylistic growth of this extraordinary house and its unusual march through time with the community it reflects. The house, with all its additions, is well maintained and has a warm and comforting aspect.

The landscaping is extensive, and like the house varies eclectically, from formal box-hedged lined beds of flowers and low clumps of neat bushes, to chalk rock patios, and carefully laid brick walkways and stone paths. Also included are wooden decking, potted plants in quantity, and a large lot, filled with a glorious profusion of roses, lilies, iris, and many local native plants. Trees are fir, Monterey pine and several mid-height, diverse, flowering, and fruit bearing varieties.

To the rear of the property there is a carport. It has a hipped to gable roof and is supported by four six inch posts, with heavy decorative brackets. The roof is covered with wood shakes.

The property is fenced with a low post and rail fence with an arched and planked, low gate.

B10. Significance. (cont'd)
In 1988 Duckworth read accounts of the Monterey Extension Railroad coming to the Carmel River, conceived of the idea of a Catholic summer community, and saw Las Manzanitas as a logical site for it. Duckworth approached Escolle with the idea and in February 1988 Escolle bonded 324.36 of his acres to Santiago and Belisario Duckworth. The proposed subdivision had tightly-bound stipulations which included the following: Said land would be divided into four tracts and subdivided into blocks and lots; a map of the same would be duly recorded, and all moneys paid or received from the said land would be paid directly to Honore Escolle. Escolle reserved grazing rights on the property until sold. The agreement was signed on Februrary 28, 1888. As railroad development moved on, Duckworth acted quickly to comply with the requirements, and it is at this juncture that the subject property and original core of the residence show evidence of being extant.

In March 1888 Duckworth commissioned W.C. Little of Monterey to survey the Escolle property. Walter Colton Little, named after the first mayor of Monterey, was one of the few surviving Monterey pioneers who attended school at the old Cuartel or military barracks, made the first map of the City of Monterey, and took office as City Engineer of Monterey in 1883. Accorded the credit for training Howard Severance whose name appears on a host of historical maps, he was extremely busy in his own city. Under Davenport's command to produce a map of Carmel quickly, Little hired another promising surveyor, Davenport Bromfield, to perform the actual survey. Since the city map was filed on May 1, 1888 with the county recorder at Salinas, Bromfield built and lived in the subject house earlier that year, after W.C. Little received the commission from Duckworth in March 1988.

According to Sharron Hale in her A Tribute to Yesterday, (Santa Cruz Valley Press, 1980), after the commission:
"Bromfield ended up doing most of the work while living in a small cottage he built for himself on the east side of Carpenter Second and Third Avenues. Directly across the road from Bromfield's was the second house built in the new town. It still stands today and belongs to Mrs. Elizabeth Diefendorf. It was built after the survey map was filed in May 1888 by Delos Goldsmith of San Francisco."

A small Victorian cottage, the Diefendorff house is extant, and is seen across the street from the subject residence. Photographs of the Robertson and Hunter cottages at the corner of Guadalupe Street and Fourth Avenue were included in Duckworth's 1890 brochure. Thus, in chronological order we may assume construction began with Bromfield's small cottage, followed by the Diefendorf house and those photographed. Bromfield's cottage is clearly significant to the early development of Carmel.

Davenport Bromfield, following his historic work in Carmel surveyed and filed a map of the San Carlos Park syndicate in San Mateo County, California in 1890. Bancroft Library holds Bromfield's Official Map of the County of San mateo, California filed in 1894 as well as other historical San Mateo maps.

The Little/Bromfield map of the new Carmel-by-the-Sea revealed a townsite of 135 blocks divided into four tracts. Since Duckworth had filed the map with the County Recorder, he commenced sales, and he lost no time in placing lots on the market. In fact, he advertised and placed them on the market on April 29. He had the terrain cleared and had roads laid out in May and June. He sold the first lots in July, then, to his dismay, the Southern Pacific railroad made no attempt to continue the railroad to the Carmel River. Nevertheless, lot sales proceeded, and by the end of December 1889, he had sold an additional 162 lots.

Over half of the buyers were residents of San Francisco County, many of them teachers and school administrators. Mrs. Caroline Marshall bought lots 6 and 8, Block 21, on which stood the Bromfield cottage, Tract 1 on April 1890. Records of the County Recorder show Honore Escolle to be the grantee. In accordance with the Agreement of February, 1988 he would "receive all moneys paid for the said land." A brochure published by Duckworth in 1890 included a map, photographs of the cottages described above, and his completed Hotel Carmelo.

Duckworth got in on the end of the "boom" of the 1880's having sold 200 lots by 1890. In compensation for his work and expenses Honore Escolle transferred title to the remaining 391 unsold lots in Tract 1 to him. Then the "boom" collapsed and was replaced by the depression of the 1890's. Caroline Marshall's lots were sold to the State of California for delinquent taxes for the year 1892. In 1902 Flora Marshall Kimball representing the "estate of the deceased," Caroline Marshall, retrieved the property by paying delinquent taxes for the years 1894, 1895, and 1896, taxes mounting to $136.35. The name Kimball would remain attached to the property until 1937. The Deed records included no information in regard to structures. In 1914 the said land was again sold to the State for delinquent taxes for the year 1913 and again retrieved by payment of back taxes in 1916. These actions took place in Sacramento.

In 1917, Judge Wells, Superior Court, Salinas made a judgement in the matter of the Estate of Flora Marshall Kimball, deceased. Caroline E. Kimball was the administrator of the will and distribution of the estate. Lots 6 and 8 in Carmel-by-the-Sea became her separate property. In 1920 one Carrie A. Goss Haskell of San Francisco deeded Lots 10 and 12, Block 21 to Caroline Kimball. Lot 10 abuts lot 8 upon which the house is essentially lies; however, lot 12 is not a subject of this analysis. Caroline Kimball was responsible for many of the additions and improvements to the residence between 1937 and 1947 when Dr. Eric Berne bought the property. He was stationed at Fort Ord in 1946, during WWII, and lived in Carmel while serving there.

With the advent of Dr. Berne the residence once again housed a significant historical person, important not only to Carmel itself, but known throughout the United States and the Western World. For 26 years, Berne made Carmel his home. He lived in the subject residence from 1947 to 1970, during his most productive years. While living in the subject residence Berne fathered a new school of psychotherapy known as T.A., Tranactional Analysis. He became famous as well as author of the all-time best selling book of its time, Games People Play. He also originated "I'm OK, You're OK" concept. These publications and landmark discoveries in the field of psychotherapy spread his name throughout the western world. During his tenure in the 2nd Street house, his name was known not only to scholars in his field, but also to the laymen who he strove to reach. His book, Mind in Action, was subsequently issued in two paperback editions under the title The Layman's Guide to Psychiatry and Psychoanalysis.

Dr. Berne maintained an office in Carmel and in the 1960's also commuted to San Francisco in his capacity as lecturer-consultant at the University of California Medical School. He also lectured in psychiatry at the Langley-Porter Clinic in San Francisco and the Stanford Psychiatric Clinic. He was a native of Montreal, born in 1910, and received his M.D. degree at McGill University in 1935. When his biographers sought out interviewees for Eric Berne: Master Gamesman, they sought out Frank Lloyd, Carmel City councilman, who attended McGill with Berne. Lloyd provided many anecdotes regarding Berne's colorful character that were Carmel based. Eric Berne died at a local hospital in 1970.

In summary, the significance of this house rests upon two episodes: First, it is associated with the early development of Carmel-by-the-Sea through the surveyor Davenport Bromfield who built the house for himself and lived in it as he performed the original survey of the city in 1988. Secondly, it was the home of a world-known psychotherapist and author who lived in the house from 1947 to 1970.

B12. References (cont'd)

Sharron Hale, A Tribute to Yesterday, Valley Press, Santa Cruz, 1980.
Monterey County Recorder's Office.
Monterey County Assessor's Office.
The Carmel Historic Survey, 1996.
City of Carmel Property files.
Dictionary of Building Preservation by Ward Bucher.
A Guide to American Houses by Lee & Virginia McAlester.

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) *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 #**

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)

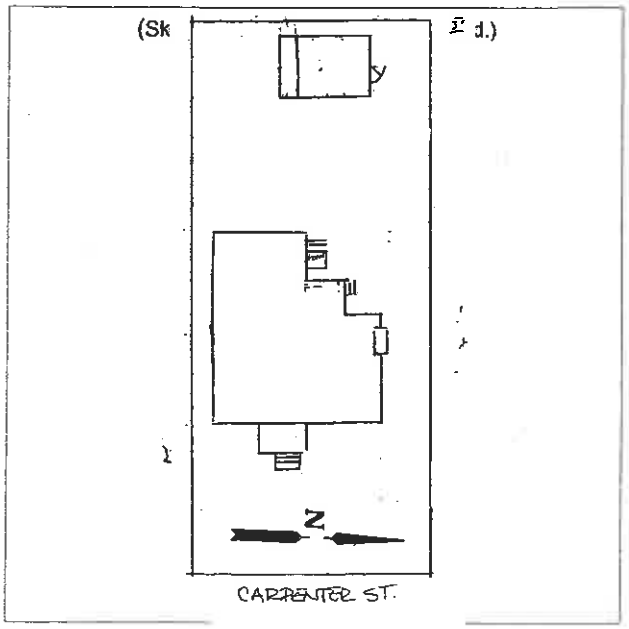
B12. References:

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 # _____
Trinomial _____
NRHP Status Code *Looking east at the west facing facade &*

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

Page 1 **of** **Resource Name or #:** (Assigned by recorder) *Helen T. Warren 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 SE of 2nd Ave. E/side Guadalupe (Blk 22, Lot 10)

Parcel No. *010-022-015*

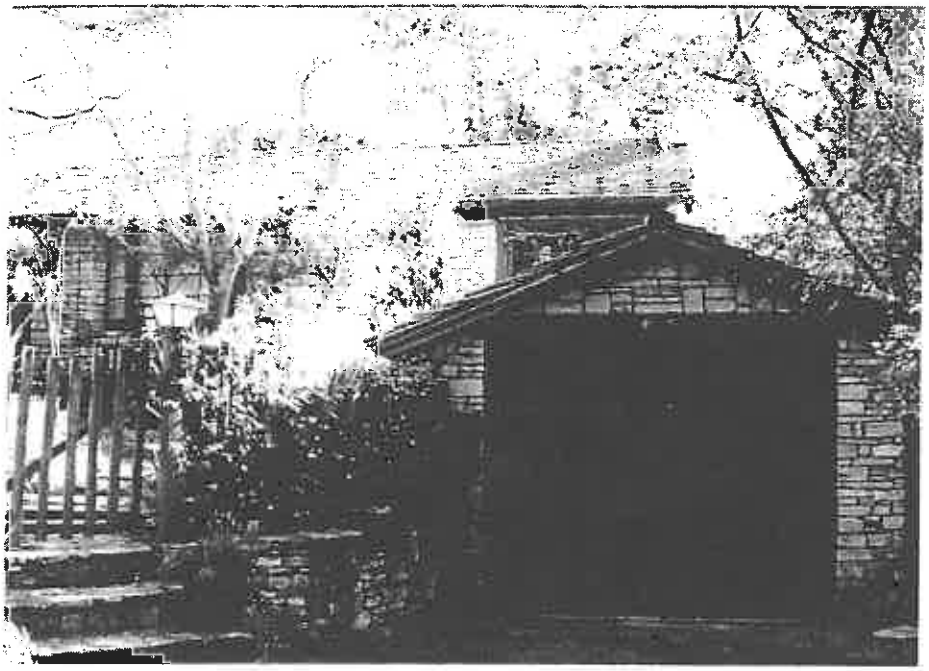
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Minimal Traditional style residence, rectangular in plan, resting on a concrete foundation. The exterior wall cladding is Carmel stone. The low-pitched side-gabled roof has slightly overhanging eaves with exposed rafter-tails, faced with rain gutters. There is one Carmel stone chimney present. It is an exterior gable wall type, and appears centered on the ridge line of the south side-elevation. The roof is covered in wood shake. Fenestration is irregular with a combination of fixed, casement type and sliding multi-paned wood windows. The principal entry is centered on the west facing elevation, and is a wood-planked Dutch door. The attached one-car garage, below the house on the SW cr of the parcel is also covered in Carmel stone, and has bands of fixed multi-paned wood windows along its south side-elevation, all in character with the original house. There is a Carmel stone retaining wall with open steps to the north of the garage, that accesses the main house. The small residence is set well back on the lot , on rising ground, masked from the road by a landscape setting of thick vegitation and mature trees. It is located in a wooded neighborhood of one-and two-story residences of varying ages and styles .

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: 5045-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☐ Historic ☐ Both
1945 Carmel bldg. records

P7. Owner and Address
Mary Anne Garner Frisone Trust
25300 Randall Way
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: *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")
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 #**

NRHP Status Code

Resource Name or #: (Assigned by recorder) *Helen T. Warren House*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *residence* B4. Present Use: *residence*

B5. Architectural Style: *Vernacular (post WWII)*

B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1945 (CBP# 1151)

B7. Moved? No Yes Unknown Date : Original Location:

B8. Related Features: *Attached reinforced concrete one-car garage 1958 (CBP # 3230)*

B9a. Architect: *designer, Helen T. Warren* b. Builder:

B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*

Period of Significance: *1945* **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 Helen T. Warren House is significant under California Register criterion 3, in the area of architecture as an unaltered and interesting example of early post WWII architecture reflecting and extending early Carmel's traditional design features. It may also be significant as the work of a woman owner/builder, also part of Carmel's building tradition.

Traditionally Carmel's best residential architecture has shown a taste for simplicity, often articulated by the use of local vernacular materials, including the Carmel stone veneer that acts as the exterior wall cladding for the Warren House and garage. The low-pitched wooden roof with its exposed rafter-tails, and the wood-planked Dutch entry door are decorative features found throughout Carmel's residential housing that transcend the divisions of time and architectural fashion. It is evident, from the original drawings for the residence by Ms. Warren, that she was not a professional architect or designer. However, it is also clear that she was well acquainted with the design traditions of the village, and consciously extended them into the modern era. The residence retains to a high degree its physical integrity as constructed in 1945, and evokes a strong sense of time and place. This Post WWII residence continues the theme of architectural development established in the 1997 Carmel Historic Context Statement, in that it contributes to the overall design character of the community. The tradition of women in architecture is strong in Carmel. Beginning with Abbie Jane Hunter and her Women's Real Estate Co. in 1888, women builders have been busy in the village. Most were owner/builders, like Anne Nash & Dorothy Bassett, or real estate entrepreneurs like Elizabeth McClung White. Regular contractors, like Dene Denny & Hazel Watrous, designed as many as thirty houses in the 1920s. There is currently little information available on Helen T. Warren, except that she continued this significant building tradition into the post WWII years. Further research is needed on her contribution to Carmel's architectural character.

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
Polk business directories for Carmel, 1939, 1941, 1947

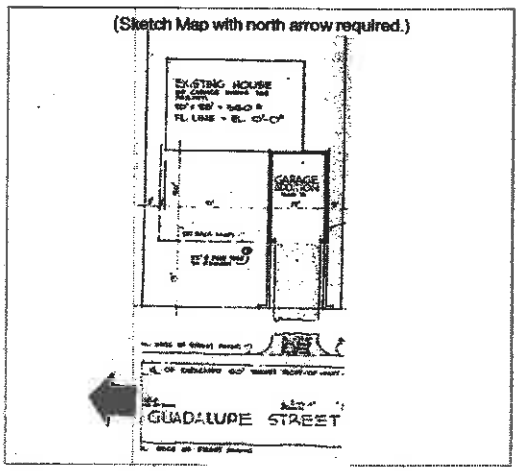
B13. Remarks: *Zoning R-1*
CHCS (AD)

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

CONTINUATION SHEET

Primary #
HRI #
Trinomial

'ge of **Resource Name or #:** (Assigned by recorder) Helen T. Warren House

.corded 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 5S2
Other Listings
Review Code ____ Reviewer ____ Date ____

Page 1 of 2 Resource Name or #: (Assigned by recorder) *Paul Stoney 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
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 NE of 3rd East side Guadalupe (Blk 22 Lot 12)

Parcel No. *010-022-014*

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

A one-story, wood-framed minimal Traditional style residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a medium-width wood shiplap siding. The low-pitched intersecting gable roof has slightly overhanging eaves, with exposed rafter-tails rounded at their ends. The roof plane overshoots the front entry at the intersection of the main building block and a lower projecting bay on the north, to cover a small, raised open brick porch for the house. The roof overhang is supported by a single, square wood post carrying a header, rounded at the end. A simple hand rail is also present. There is one exterior end gable brick chimney, centered in the ridge line on the south side-elevation. Fenestration is irregular with a combination of paired and banked multi-paned industrial steel casement windows, in a variety of sizes. One of the banked windows is a wrap-around focal window at the SW corner of the main building block. Planked wood shutters flank the window in the end of the lower projecting bay. The house is set well back from Guadalupe, behind a screen of mature trees and lawn There is low shrubbery around the building perimeter . The property is located in a wooded residential neighborhood of primarily one-story residences of varying age and styles.

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 NE at the west facing facade & south side-elev., 5/5/04, #79683-8

P6. Date Constructed/Age and Sources
☐ Prehistoric ☒ Historic ☐ Both
1940 Carmel bldg. records

P7. Owner and Address
David & Linda Hovannisian
P.O. Box 3016
Pinedale, CA 93650

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

P9. Date Recorded: *5/6/2004*

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

Primary # _____
HRI # _____

NRHP Status Code *5S2*

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

B1. Historic Name:
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Minimal Traditional*
B6. Construction History: (Construction date, alterations, and date of alterations)
constructed 1940 (CBP# 603); reroof w/wood shake 1996 (CBP# 96-111)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features: *Undated wood-frame, one-car garage located at SE corner of parcel.*

B9a. Architect: *Designer/A. Carlyle Stoney* b. Builder: *A.C. & Paul Stoney*
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 Paul Stoney House is significant under California Register criterion 3, in the area of architecture, as one of the few remaining examples of an unaltered residential design by well known Carmel contractor A. Carlyle Stoney. A.C. Stoney designed this modest Minimal Traditional modern home for his brother, Paul L. Stoney and his wife Laura. The Stoney brothers had been Carmel builders since the mid-1920s. Paul was a carpenter in the family firm. The Minimal Traditional style is a product of the Great Depression, when traditional Eclectic designs pared down the use of decorative detailing in an aesthetic compromise to deal with the economic decline in the building trade during the period. The basic shape and massing of the earlier romantic forms, especially the Tudor and Colonial Revival, were retained, but much subdued. Roof pitches were lower, eaves and rakes held closer to the roof/wall junction. Generally a large brick chimney is present as is a front facing gable. The Stoney House is a good representative example of the style. Its only concession to decoration are its curved rafter-tails and wood-plank shutters.These details are characteristic of Carmel's residential design traditions.

A. Carlyle Stoney (1890-1949) was a native of Utah. Trained as a mining engineer, Mr. Stoney worked for a number of years for the Bingham Copper interests before relocating to Carmel with his family in 1917. A.C. and his four brothers worked for M. J. Murphy until 1925, when they formed the family business. They all lived at Carmel point. Stoney may be best known for his work on the Carmel Dairy in 1932, however he did many other buildings, commercial and residential. During WWII A.C. Stoney worked as a purchasing agent for the Henry J. Kaiser shipyards in Richmond, CA. He died on a fishing trip in 1949. The Paul Stoney house was probably one of his last residential designs. Stoney is one of the builders listed in the 1997 Carmel Historic Context Statement. The unaltered home he designed for his brother, Paul Stoney, clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development in Carmel.

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

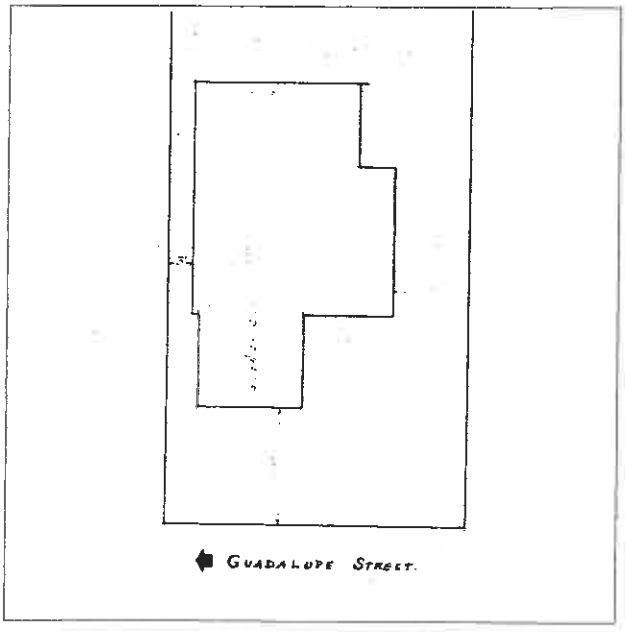
B12. References:

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Carmel Pine Cone, A.C. Stoney Obit.,*8/19/49*

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

B14. Evaluator: *Kent Seavey*
Date of Evaluation: *5/6/2004*

(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
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 #**

ge 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:

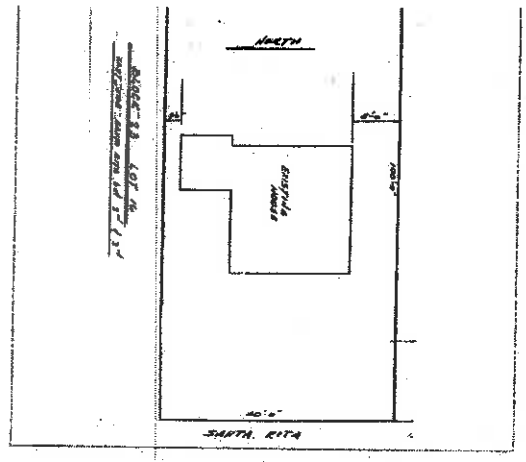
Carmel bldg records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Hale, Sharron, *A Tribute to Yesterday*, Valley Publishers: Santa Cruz, 1980
Logan, John "Carmel's Tortilla Flats", unpublished manuscript , 1998

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 _____
NRHP Status Code *5S1*

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

Page 1 **of** **Resource Name or #:** (Assigned by recorder) *Ye Olde Wood-Haven*

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. Guadalupe & 3rd Blk 23, Lot 19

Parcel No. *010-025-009*

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 rustic cottage, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a wide, unpainted horizontal lap wood siding. The steep pitched gable roof forms are covered in wood shake. The slightly overhanging eaves have exposed rafter tails. The plain vergeboards on all the gable ends exhibit a slightly projecting decorative "V" shape above the ridge line, similar to those found on some northern European country houses. There are two Carmel stone chimneys present. An interior chimney is located just to the rear of the roof line on the west side of the hyphen connecting the original 1938 cottage to its larger 1946 addition. The second, a slightly battered exterior wall type, immediately west of the gable peak, facing 3rd, on the1946 addition. There are two shed dormers with flared roofs on the east facing facade of the addition, and a shed roof to the rear of the one story connecting hyphen. Fenestration is irregular with a combination of small and large multi-paned fixed wood windows, paired and banked multi-paned wood sliders, and French doors. The window muntins, in general, have a strong horizontal emphasis. French doors on the upper floors of both the 1938 and 1946 gable ends have wood balconies that are supported by large rustic wooden brackets. Principal entry doors on the 3rd (south) and Guadalupe (east) elevations are wood plank. The 3rd Ave. entry, in the hyphen, has a door hood similar in design to the gable ends, i.e. the decorative vergeboard "V".

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: 1061-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1937-1946 Carmel bldg. records

P7. Owner and Address
Marcia E. Green
P.O. Box 3107
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: *3/26/2002*

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 #**

NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *Ye Olde Wood-Haven*

B1. Historic Name: *Ye Olde Wood-Haven*
B2. Common Name: *Sam Wood Hse.*
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *northern European vernacular*
B6. Construction History: (Construction date, alterations, and date of alterations)
West wing constructed 1938 (Cbp #426; East wing constructed 1946 (Cbp #1202)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features:

B9a. Architect: *designer/Samuel Wood* b. Builder: *Samuel Wood*
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 Ye Olde Wood-Haven Hse. is significant under California Register criterion 3, in the area of architecture, as an excellent and unaltered example of the creative and independent residential housing design found in Carmel between 1903 and 1940. It retains a high degree of architectural integrity, and clearly reflects Carmel's pronounced taste for individualism identified in Carmel's 1997 Historic Context Statement, under the theme of architectural development.
Samuel "Pop" Wood, the owner/builder was a retired minister who published a periodic Christian journal from the house. He also designed and built the Bell Hse., immediately north of his own home, in 1940. The siting of the two properties created a visual anchor for the immediate neighborhood, evoking a strong sense of time and place as part of a village in the forest. Unfortunately the Bell Hse. has undergone considerable alteration over time. However, that portion that can be seen from the intersection of 3rd and Guadalupe still retains the character of the original. According to Marcia Green, the current, and only the second owner, Wood could not complete his home until after WWII because of labor shortages.
Wood was well traveled. His wooden sign identifying the place as "Wood Hauss" and his use of northern European decorative elements suggests his vernacular design source may have been rural Germany.

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

B12. References:

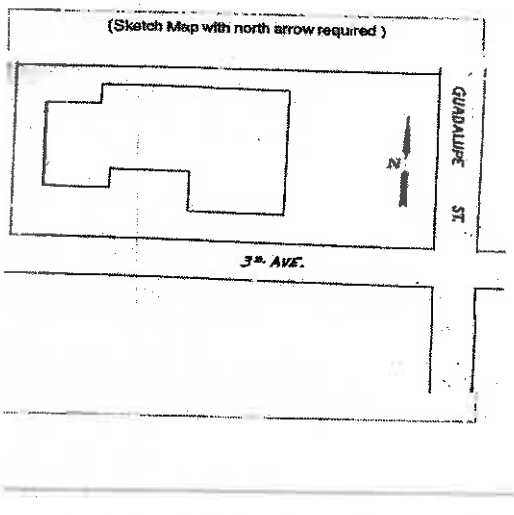
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement, (CHCS) 1997.
Carmel Pine Cone, 3/5/70 Samuel Wood Obituary.

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

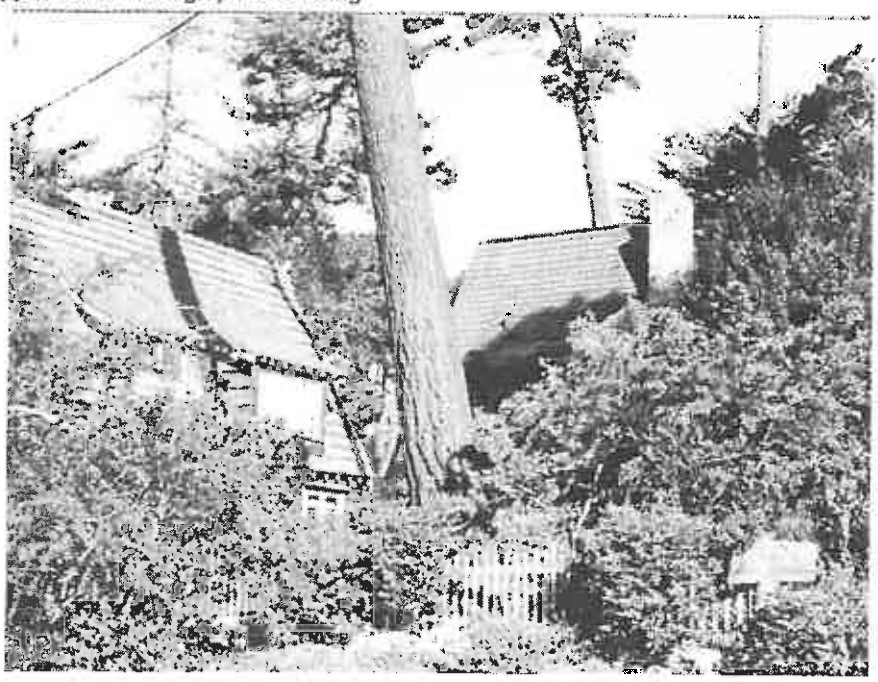
B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *3/26/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
(View toward). Photo No: 1062-,

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,*

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

1. 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 #**

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."

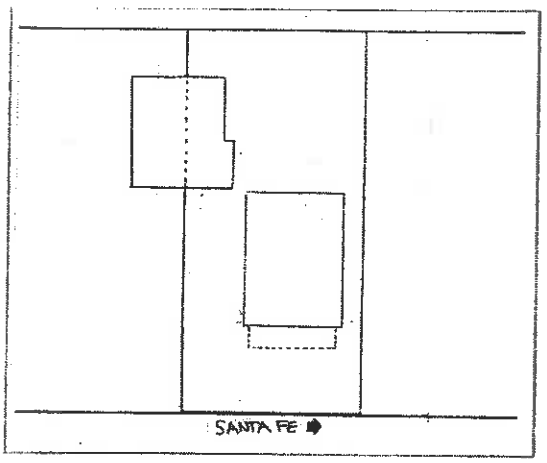
The 1925 Phillips House is an excellent example of the decorative possibilities of the bungalow form with its birds mouth rafter-tails false purlins, wooden capitals and brackets. It employs board-and-batten detailing in the gable apexes, over wood shingle laid in the signature style of Carmel carpenter 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

ne of **Resource Name or #:** (Assigned by recorder) G. H. Phillips House

corded 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 5S2

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource Name or #: (Assigned by recorder) *"Curtain Call"*

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: *2NW of 3rd, West side of Junipero* City *Carmel* 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)

Blk 27, Lot 15 & pt. 13, 14, 16

Parcel No. *010-108-012*

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, Storybook Style residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is textured stucco, with false half-timbering in the north gable apex on the west elevation. The floor plan of the building has two parallel front-gabled wings, their long axis east to west. The southern wing is much shorter than the northern, with the two separated by a one-and-one-half story hyphen. The northern wing is characterized by a one-story flat-roofed extension toward the east, capped by a wooden deck with a pierced decorative splat railing.

The otherwise steep-pitched gabled roof system has jerkinheaded gable ends on the longer north wing, and a combination of a hip-roofed angled bay on the west end, and simple gable apex on the east end of the shorter south wing. The Roof of the hyphen dies into the side of the north wing roof, but is jerkinheaded where it ends above the southern wing. A large shed-roofed wall dormer is found on the east end of the north side-elevation, with a much smaller hipped roof-dormer opposite, on the southern roof plane of this (north) wing. A pair of front-gabled roof-dormers were added to the west facing roof plane of the connecting hyphen in a 1989 alteration. These features are consistent with the historic character of the building, and with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

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 west at the east elev. Ray Parkes, Dec., 2010

P6. Date Constructed/Age and Sources
☐ Prehistoric ☒ Historic ☐ Both
1929-CBP#2089

P7. Owner and Address
Stephanie Ager Kirz
4050 E. Via del Buho
Tucson, AZ 85718

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

P9. Date Recorded: *1/31/2011*

P10. Survey Type: (Describe)
Intensive-required CEQA review

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

Primary # _____
HRI # _____

NRHP Status Code *5S2*

Resource Name or #: (Assigned by recorder) *"Curtain Call"*

B1. Historic Name: *Curtain Call*
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Storybook Style*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1929 (CBP# 2089); minor addition off west elevation 1947 (CBP# 1288); upstairs bath on w/side with two new dormer windows 1989 (CBP# 89-197)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features: *Detached flat-roofed, cinder block garage/storage shed (?) w/Carmel stone veneer near NE cr. of parcel. This feature is undated and does not appear on the 1930 Sanborn map.*

B9a. Architect: *Designer-Hugh Comstock* b. Builder: *Hugh Comstock*
B10. Significance: Theme: *Architectural Development* Area: *Carmel*
Period of Significance: *1929* **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.)

"Curtain Call" is significant under California Register criteria 3, in the area of architecture, as a good, intact example of the Storybook Style cottage design work of noted Carmel master-builder Hugh Comstock executed between 1924 and 1930 in Carmel.

Hugh White Comstock (1893-1950), outside of M.J. Murphy, was 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. His whimsical Storybook style was so well received by Carmel's creative and independent residents that Comstock soon found himself in the construction business, creating thirty or so individual designs between 1924 and 1930. By then Comstock 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.

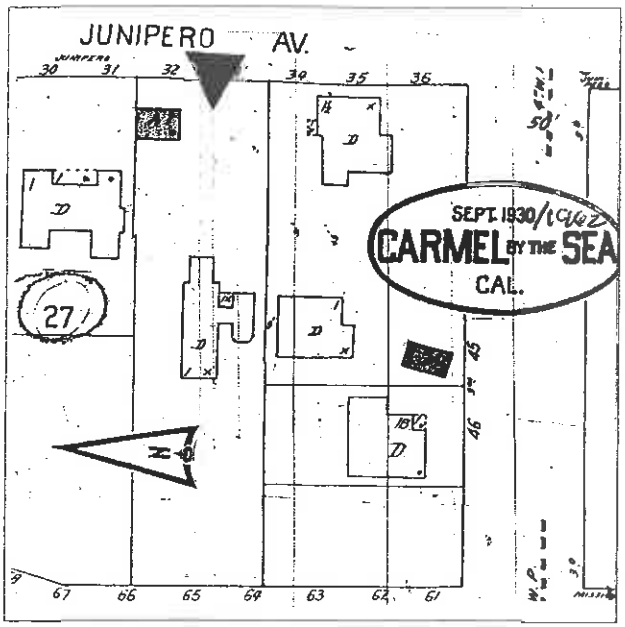
Comstock's small, wood framed storybook cottages are generally finished in "Comstock stucco", with its admixture of pine needles to the textured finish coat, or vertical board-and-batten. Door and window frames, and in some cases the applied half-timbering are carved along the edges to give the appearance of rusticity and age. Flared eaves and undulating ridge lines with wood shingles evoking patterns of thatch enhance the desired doll house, or illustrated children's book effect. All are set back on their lots from the street, in a natural landscape setting on rising ground or in swales, so few are at the same viewing level, further enhancing their story book character.

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. Bertha Bowen, 7/9/54.
Ferris, C., *Curtain Calls,* Harr Wagner: San Francisco, 1930.
Gellner, A., & Keister, D., *Storybook Style.* Penguin Putnam Inc.. New York. 2001.

B13. Remarks: *Zoning: R-1*



B14. Evaluator: *Kent Seavey*
Date of Evaluation: *1/31/2011*

(This space reserved for official comments.)

P3 (cont.) All gabled roofs have slightly overhanging flared eaves, with exposed and shaped rafter-tails. There is one exterior Carmel stone eave-wall chimney present. It is located near the west end of the north side-elevation. The gabled roof planes are covered in wood shingles in a seawave pattern.

Fenestration is irregular, with a combination of single and paired fixed and casement type multi-paned wood windows. The windows are in a variety of sizes and shapes, with the smaller lights high in the walls. Doors are single and paired, and are also multi-paned wood types, except for one flush wood panel door on the north side-elevation with a threshold high above the ground having no access steps. The principal entry from both east and west is through the connecting hyphen, accessed by low, open straight-run Carmel stone steps.

The subject property is sited on a wooded parcel near the edge of a steep bluff, high above North Camino Del Monte on the west, but is accessed from the east off Junipero Avenue. It is located in a forested residential neighborhood of one and two story homes of varying ages, sizes and styles.

A small, detached cinder block, flat-roofed garage/shed (?) near the NE cr. of the parcel has a Carmel stone veneer. It does not appear on the 1930 Sanborn map, but is in place in 1962. The feature does not appear to be historic as it was built long after the 1929 period of significance.

B10(cont.) "Curtain Call" exhibits most of the iconic Comstock detailing from its swaybacked ridge line and seawave shingling to the hand-carved detailing on its false half-timbering.

The original owner, who had the cottage built, was Ms. Bertha L. Bowen, a Midwesterner and former supervisor of arts for the Findlay, Ohio public schools. Ms. Bowen also taught art for many years in the Chicago school system, before retiring to Carmel.

The name "Curtain Call" was given the cottage in the mid 1940s by a later owner, San Francisco bay area Journalist and writer Constance Ferris. The name derived from her best known book, "Curtain Calls", a series of short poems describing a group of fictional characters and their lives, in the manner of Thornton Wilder's "Our Town". The book was later adapted for the stage. Born in South Dakota in 1892, Ms. Ferris was somewhat of a recluse, having died in Carmel in 1979.

Hugh Comstock defined the architectural character of Carmel with his fairy tale cottages and commercial buildings, designed between 1924 and 1929. To a considerable degree they have set the architectural tone for the village since that time. As a good, and basically intact example of the style, "Curtain Call" clearly reflects the findings of, and is consistent with Carmel's Historic Context Statement under the theme of architectural development. It may also be significant for its association with the San Francisco writer, Constance Ferris.

B12 (cont.)

Hale, Sharron, *A Tribute to Yesterday*, Valley Publishers: Santa Cruz, 1980
Sanborn fire insurance map of Carmel, 1930-1962

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code *Looking north towards the south side-elev.,*

Other Listings
Review Code ____ Reviewer ____ Date ____

Page 1 of Resource Name or #: (Assigned by recorder) *Agnes Shorting 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 W of Junipero, N/side 3rd (Blk 27, Lots Wpt. 17 & 19 Ept. 18 & 20)

Parcel No. *010-108-007*

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

A one-story, wood-framed English Cottage style residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a textured cement stucco. The intersecting pyramidal roof system has rolled eaves, as does the roof on the detached garage There is one Carmel stone exterior eave wall chimney present. It is located about midway along the west (rear) elevation. All roofing is composition shingle. Fenestration is irregular, with a combination of 4/4 double-hung wood sash, fixed multi-paned wood windows, and multi-paned wood casement type. The principal entry is located on the east (front) elevation at the inside junction of an ell, formed by the main building block and a lower bay, projecting toward the south. This feature was extended seven feet in a 1937 addition. The work was consistent with the architectural character of the building and would clearly meet the current Secretary of the Interior's Standards for the Treatment of Historic Buildings. There is a detached one-car garage at the SW cr. of the parcel, designed in the style of the residence, and using a locally produced cement building block called Thermotite.The house is well set back from the street on a wooded parcel in an informal landscape setting of low shrubbery and flowering plants. It is located in a residential neighborhood of one and two-story residences of varying ages & styles, fronting on several new commercial properties along the south side of 3rd Avenue.

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: 5046-, .

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

1927 Carmel bldg. records

P7. Owner and Address
Charles & Lynda Dunbar
2094 University Park D
Sacramento, CA 95825

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

l. 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 #**

NRHP Status Code

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

B1. Historic Name:

B2. Common Name:

B3. Original Use: *residence* B4. Present Use: *residence*

B5. Architectural Style: *Tudor Revival (English Cottage substyle)*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1927 (CBP# 1956); small addition to the south 1937 (CBP# 220)

B7. Moved? [ ] No [ ] Yes [ ] Unknown Date : Original Location:

B8. Related Features: *Masonry one-car garage 1927 (CBP# 1956)*

B9a. Architect: *Designer-Frederick Bigland* 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 Agnes Shorting House is significant under California Criterion 3, in the area of architecture, as a good example of the residential design of well known Carmel designer-builder Frederick Bigland. It may also be significant for its use of Thermotite masonry in its detached garage. The use of a pyramidal roof system, with rolled eaves to suggest thatching is typical of the English Cottage substyle of the Tudor Revival architectural mode. The textured stucco wall cladding, and abundance of small, multi-paned wood windows is also consistent with the style. All are present on the Shorting house. The banded windows that are part of the 1937 minor addition to the lower south bay are more typically found in Craftsman style houses, but both the Tudor and Craftsman styles evolve from medieval building forms. The use of wide bands of windows in Carmel, to connect the outside with the inside, is integral to the building traditions of the village.

Frederick Bigland, the designer/builder was a native of England, who came to Carmel in 1926 seeking relief from asthma. He constructed a home on Mtn. View and several residences and rental properties in the village. Most of his work was in the Tudor Revival style, with which he was quite familiar. However, he also designed several Spanish Eclectic style homes, including a remodeling of the Marble Ranch in Robinson Canyon on the south side of Carmel Valley. Bigland was a well respected craftsman who left the village for a warmer climate about 1931.

Bigland's masonry block garage for the Shorting House was built of Thermotite, a locally manufactured building material that was advertised as, fireproof, waterproof, warm and practically everlasting". Mr. Albert Otey fabricated the masonry block in a plant on Santa Fe, just south of 3rd Avenue. This is one of the few residential applications of the building material identified in Carmel. The Shorting 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
Carmel Pine Cone, "Homes Make of Carmel a Place of Distinction", 8/30/29, pp. 23-24
_____, Mrs. A. P. Shorting (Obit.) 2/28/50

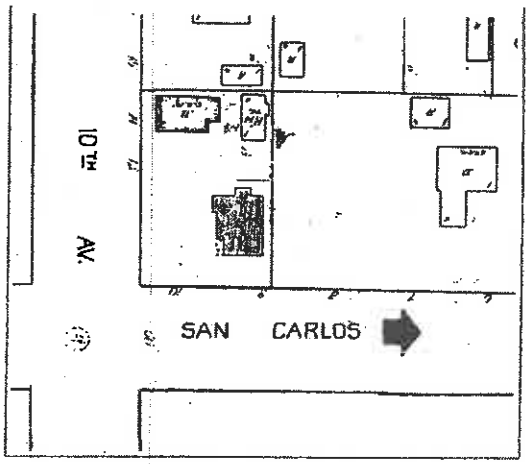
B13. Remarks: *Zoning R-1*
CHCS (AD)

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

CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page of **Resource Name or #:** (Assigned by recorder) Agnes Shorting 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 5S2
Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 **Resource Name or #:** (Assigned by recorder) *Edward Fristrom 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 NE of 4th east side of Monte Verde (Blk 32 Lots 12 & 14)

Parcel No. *010-222-008*

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

A one-story, wood-framed Tudor Revival English cottage, irregular in plan, resting on a Carmel stone foundation. The exterior wall cladding is a combination of textured cement stucco and Carmel stone, found below the water table on the raised foundation. The intersecting hipped roof has a clipped gable on the principal front (west) facing bay, with slightly overhanging eaves and decorative rafter-tails. The roof is covered in composition shingle. There is one full-height Carmel stone exterior eave-wall chimney present. It is found on the front (west) elevation, set at an angle in the ell formed by the north side of the principal bay and the main building block. The front entry is located at the south end of this bay, in the west facing wall of the ell formed by the bay and the main building block. The entry door is vertically-planked wood with a Tudor arch, under a wider overhanging roof eave. It is on a raised open Carmel stone porch with a spiral staircase and low Carmel stone rail. There is a box-like enclosed board-and-batten porch on the NE corner of the residence, with a low pitched shed-roof covered in roll roofing. Fenestration is irregular, with a combination of single , paired and banked multi-paned wood casement type and sliding wood windows. One pair of casement windows, on a slightly projecting bay under the eave line towards the west on the north side-elevation, has small diamond paned windows that appear to be original to the residence.

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

P5b. Description of Photo: (View, date, accession #)
olding NE at the west facing facade, 10/18/04, # 5346-12

6. Date Constructed/Age and Sources
☐ Prehistoric ☒ Historic ☐ Both
27 Carmel bldg. records

7. Owner and Address
Elizabeth Houghton Trust
Crestline Court
pings Mills
921117433

8. Recorded by: (Name, affiliation, and address)
L Seavey
servation Consultant
Lighthouse Ave.
ific Grove, CA 93950

9. Date Recorded: *10/20/2004*

10. Survey Type: (Describe)
ative-Carmel Historic Resource
tory-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

Resource Name or #: (Assigned by recorder) *Edward Fristrom Cottage*

B1. Historic Name:
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Tudor Revival (English Cottage substyle)*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1927 (CBP# 1830)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features:

B9a. Architect: *Designer/Frederick Bigland* 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:** *CR3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Edward Fristrom Cottage is significant under California Register criterion 3, in the area of architecture, as an unaltered example of the English Cottage substyle of the Tudor Revival style designed and constructed by noted Carmel contractor/builder Frederick Bigland. The English Cottage as a substyle of the Tudor Revival architectural form was generally employed for more modest residential dwellings. Its design source was the the wide range of English medieval country folk housing. One of the most popular models was the Cotswold cottage. The subject cottage, by English native Frederick Bigland hints of traditional thatching with its use of a hipped roof with clipped gable, suggesting the rounded forms created by thatched roofs. His employment of a picturesque raised Carmel stone foundation, slightly over coated by cement stucco here and there references England's rural tradition of stone building. The Planked wooden entry door with its Tudor arch and the small diamond paned windows along the north side- elevation are also a direct references to medieval sources. The general source for his design may have derived from small country houses the designer may have known near his home in Chester, on the west coast of England. Frederick Bigland came to the United States in the early 1920s, seeking relief from asthma. He first settled near Santa Barbara, but moved to Carmel just after the Santa Barbara earthquake of 1925. He brought with him the design and building techniques of the English Arts & Crafts tradition. His early work in Carmel reflected the English Tudor Revival, with some of the storybook detailing that Carmel was known for at the time. His own half-timbered home on Mtn. View near Santa Fe reflects this aesthetic. Bigland 's design vocabulary soon expanded to incorporate the popular Spanish Eclectic Revival. The North African influenced Markham House at the SW corner of of 11th and Casanova is a good example of his range. Bigland was an important contributor to Carmel's residential design during his residence here. Seeking a better climate for reasons of health, he left Carmel about 1933. Very few of his known house designs remain intact as constructed.

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

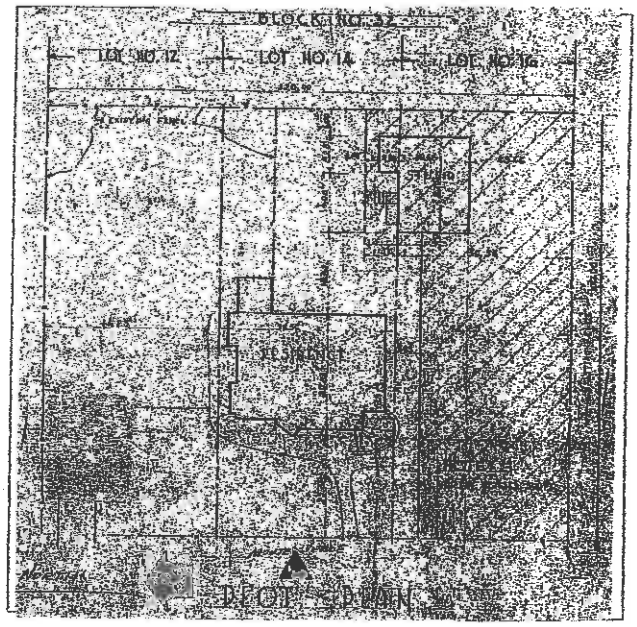
B12. References:

Carmel bldg records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Carmel Pine Cone, "Homes Make of Carmel a Place of Distinction", 8/30/29, pp. 23-24
Hale, Sharron, *A Tribute to Yesterday*, Valley Publishers:Santa Cruz, 1980

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

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *10/20/2004*

(This space reserved for official comments.)



P3. The house is set back from the street, on a hillside sloping towards the south with several low Carmel stone retaining walls stepping up to the north with low, informal plantings. There are small brick terraces just off the NW corner of the house and to its rear (north), as well as some brick walkways. The remainder of the parcel is in an undeveloped landscape setting of grasses and mature oak trees. The residence is located in a wooded neighborhood of one and two-story residences of varying ages and styles.

B10. Edward Claes Fristrom (1864-1950) was a fine artist born near Kariskrona, Sweden on January 23, 1864. Essentially self-taught ,he established his reputation as a painter in Australia and New Zealand before coming to California in 1915. He lived and worked in Carmel, and was a founding member of the Carmel Art Association in 1927. Fristrom moved to San Anselmo in Marin County about 1934. In 1939 he helped establish the San Francisco chapter of the Society for Sanity in Art. A plein air painter, he created many small landscapes of Marin County and the Monterey Peninsula. He died in San Anselmo on March 27, 1950
The Edward Fristrom Cottage is an excellent and unaltered example of the English Cottage substyle of the Tudor Revival. It is also an excellent example of the design work of noted Carmel contractor/builder Frederick Bigland. The cottage retains a high degree of physical integrity as constructed in 1927 for fine artist Edward C. Fristrom. The cottage evokes a strong sense of time and place, and of feeling and association. The property reflects the findings of, and consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

B12.
Hughes, E. M., *Artists in California 1786-1940 ,Vol. 1*, Crocker Art Museum:Sacramento, 2002.

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) *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*

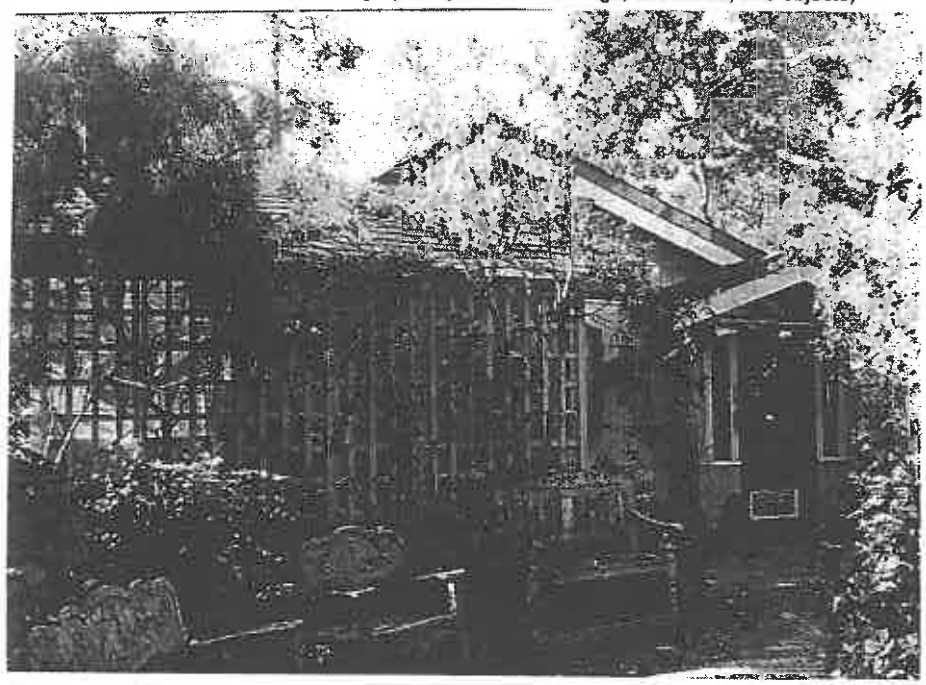
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

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)

. 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

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:

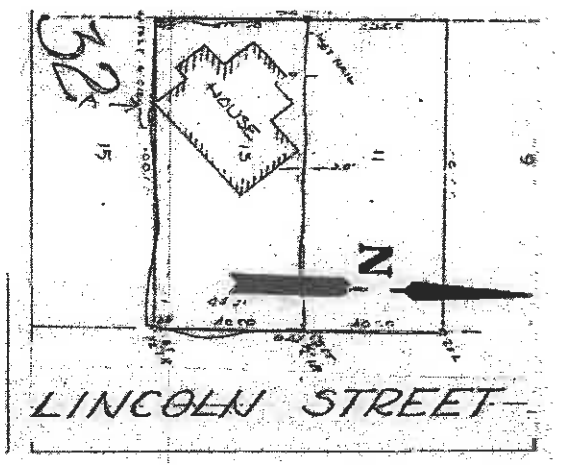
Carmel building records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Hale, Sharron,*A Tribute to Yesterday*, Valley Press:Santa Cruz, 1980
Planer, E.T., "He Built Many of Today's Landmarks", *Monterey Peninsula Herald*, 12/11/77, pp. 16-17

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 #
HRI #
Trinomial
NRHP Status Code 5S1
Other Listings
Review Code ___ Reviewer ___ Date ___

Resource Name or #: (Assigned by recorder) *Carl Cherry Center for the Arts*

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 of Guadalupe St. & 4th Ave. (Blk 40 Lots 15, 17, 18, 19, 20)

Parcel No. *010-024-013*

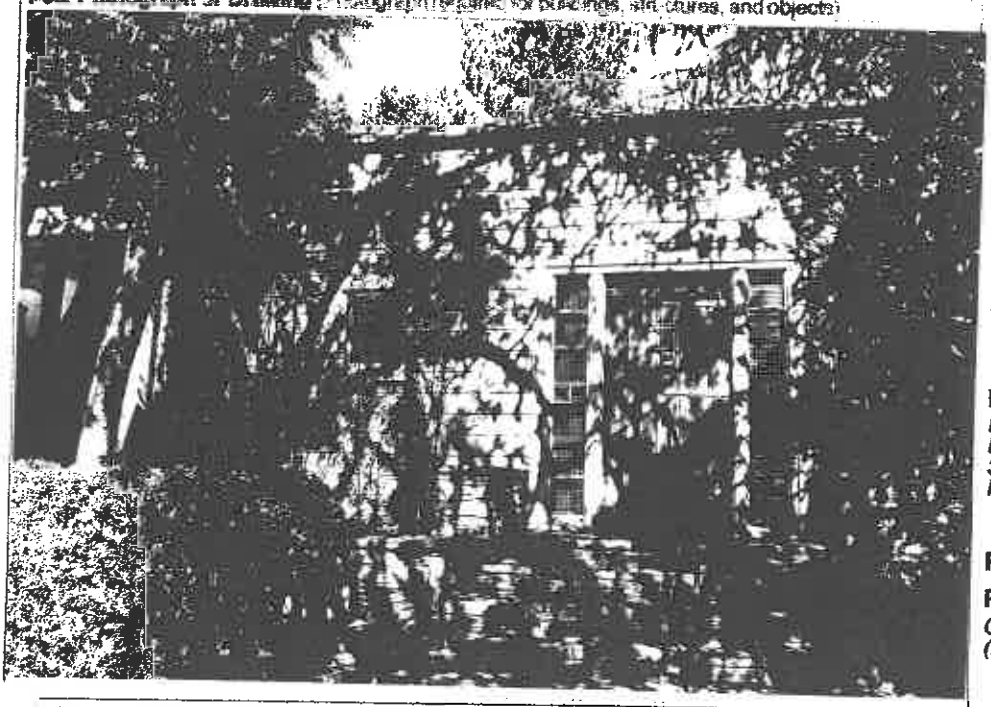
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story wood framed cultural center, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a combination of horizontal drop wood siding and vertical board-and-batten. The principal roof is flat, due to the removal of the original 1894 second story. it has several skylights, and is covered in tar & gravel. A one-story shed roofed extention off the rear (north) elevation was probably the original kitchen/pantry space. The shed roof is covered with composition shingle. A large exterior eave-wall Carmel stone chimney is centered on the south bay, facing 4th Ave. The principal entry is found near the SW corner along the west side elevation. it consists of a vertical wood-plank door flanked by glass-block sidelights. It is reached by an open set of straight-run Carmel stone steps to a landing of the same material, that projects at an angle from the building envelope. There is a large plate glass window along the west side elevation, in a slightly projecting central bay. Fenestration is irregular, with a combination of single and paired double-hung wood sash windows, some with aluminum elements. There are also fixed, and banded metal windows. The board-and-batten wing, extending west from the rear of the main building block at the NW corner, is Ell shaped, with the long axis of the Ell returning south to enclose a courtyard and garden.

P3b. Resource Attributes: (List attributes and codes) *HP13 - Community center/social hall*

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 fm garden at west facing entry, 8/14/01, #1857-23

P6. Date Constructed/Age and Sources
☐ Prehistoric ☒ Historic ☐ Both
1894/1942-53 Carmel bldg. records

P7. Owner and Address
Carl Cherry Foundation
P.O. Box 863
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: *10/12/2001*

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 Historic 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 #**

age **of** **NRHP Status Code** 5S1

Resource Name or #: (Assigned by recorder) *Carl Cherry Center for the Arts*

B1. Historic Name: *Augusta Robertson Hse.*

B2. Common Name: *Carl Cherry Center for the Arts*

B3. Original Use: *residence* B4. Present Use: *cultural arts center*

B5. Architectural Style: *none*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed ca. 1894 as residence; bldg. addition 1938 (CBP # 363); second floor removed 1942 (CBP # 1004); hse. & garage add. ca.1946 (CBP #1303); addition to hse. 1948 (CBP #1627); convert res. to art studio 1952 (CBP #2358, 2434); add classrooms, reading room & art display. 1952-53 (CBP # 2507)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:

B8. Related Features: *attached studios, classrooms, detached meditation room to west of main bldg. all const. in early 1950s*

B9a. Architect: *Paffard K. Clay 1952/53* b. Builder: *various*

B10. Significance: Theme: *Develoment of Arts & Culture* Area: *Carmel-by-the-Sea*

Period of Significance: *1940-present* **Property Type:** *cultural arts center* **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 Crerry Center of the Arts is significant under California Register criteria 1, in the area of history for its major contributions in developing and supporting experimental fine arts in Carmel. It is also significant under criteria 2 for the contributions of its founders, Dr. Carl Cherry, and Jeanne D'Orge to science and the arts. Created in 1948 as the Carl Cherry Memorial Foundation by the namesake's widow, Jeanne D'Orge, the foundation was established to support experimental fine arts and projects in the sciences. The institution had been conceived prior to Cherry's untimely death at age 47. According to his widow their intent was to encourage creative experimentation. "There are no strings attached to the help we give. We don't care whether those we help become famous or not. Our reward is in making it possible for an artist to be true to himself." In its early years the foundation assisted in establishing a school for cerebral palsied children in San Francisco. Its main focus, however, "was the adventure of the visual, performing and literary arts." Alan Watts, Gerald Head and Joseph Campbell lectured at the foundation. Poets Eric Barker, Kenneth Rexroth and Randall Jarrell presented their poetry. Gallery exhibits ranged from the photography of Wynn Bullock to Tibetan Ghost traps. What was inventor Carl Cherry's workshop now houses a 48-seat theater, with a history of exploring contemporary drama and venue for challenging original theater. The foundation maintains an archive of over 50 years of early Carmel history and memorabilia, including the collected writings and paintings of Jeanne D'orge, and the Cherry's extensive library.

A graduate of MIT, Carl Cherry was a brilliant young chemical engineer and inventor when he came to Carmel in the late 1920s for reasons of health. Jeanne D'Orge was married at the time to Alfred E. Burton, retired Dean of MIT. She was a published poet who had been associated with "The Others", an iconoclastic group of eastern poets that included Marianne Moore, William Carlos Williams and Wallace Stevens, and was active in the cultural life of Carmel, especially the Forest Theater.

This property was originally constructed as a Queen Anne cottage in 1894 by Delos Goldsmith for Abby June Hunter as part of her "paradise park" residential development in the City. It was completely altered in 1937 with the Cherry occupancy.

B11. Additional Resource Attributes: (List attributes and codes) *HP13 - Community*

B12. References:

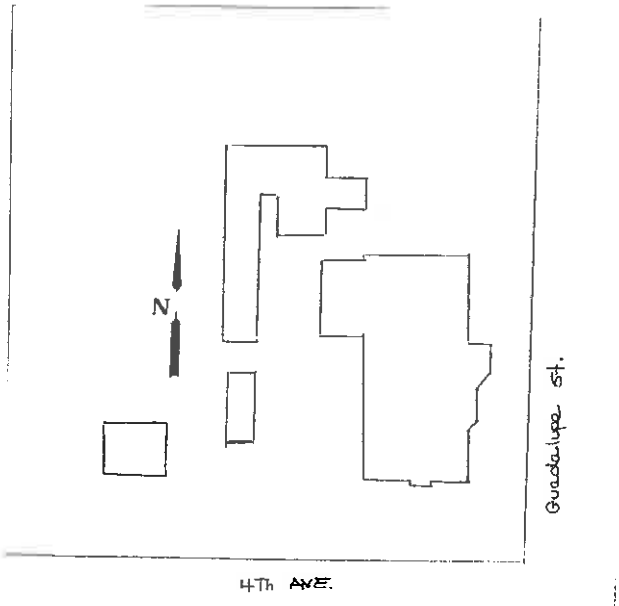
Hale, Sharron, *A Tribute to Yesterday,* Valley Pub.:Santa Cruz, 1980
Reese, Robert, *Jeanne D'Orge's Sanctuary to the Ephemeral,* Alta Vista Magazine, 10/15/92
Carmel Historic Survey 1989-1996
The Cherry Center for the Arts, membership brochure, 2001
Carmel building records, on file at Planning dept. City Hall, Carmel

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

B14. Evaluator: *Kent L. Seavey*

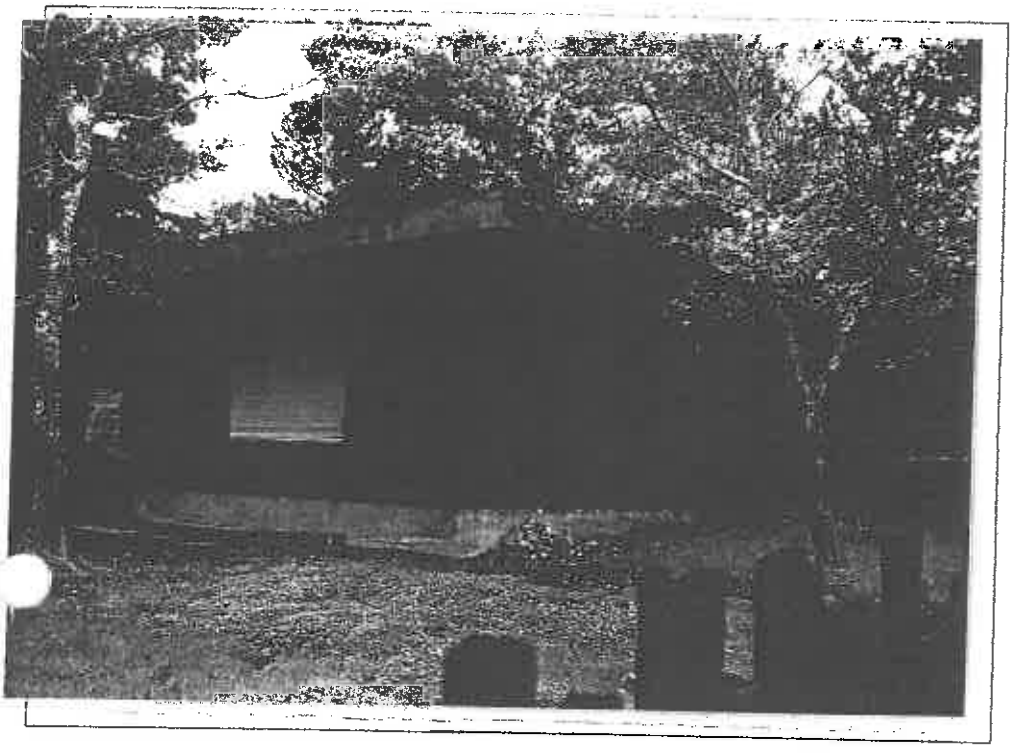
Date of Evaluation: *10/12/2001*

(This space reserved for official comments.)



P3. There is a small wood shed, open on the east side, with a raised wood floor, used as a place of meditation, just south of the board-and-batten wing, facing the main building block. A second small free standing wood frame board-and-batten building is found about one hundred feet west of the main complex. This one-room shed-roofed art studio faces west through a large plate glass bay window, and was designed by noted San Francisco architect and Taliesan apprentice Paffard Keating Clay in 1952.
The Cherry Foundation Center for the Arts is slightly set back from the NE corner of Guadalupe & 4th in a landscape setting of of mature native & ornamental trees and shrubbery, enhanced by a stone fish pond, and several metal and ceramic outdoor sculptural pieces near the west side entry. It sits behind a low, rustic redwood grapestake fence along 4th ave. The property runs west to Santa Rita St., encompassing a large area of natural open space of particular scenic beauty.

B10. Burton's wife scandalized the village when she left her husband and three children to live with Carl Cherry, 24 years her junior. The couple lived a subsistance life during the depression years, with carl working to perfect his self-sealing "blind" rivet for aircraft, a telephone-television conferencing device and a method of lighting with solar energy, and Jeanne continuing her writing and becoming Carmel's first newspaper carrier, delivering copies of the *Monterey Herald* from a Model T Ford. In 1937 Carl's mother, Mrs. C.W. Thatcher sold her son the former Augusta Robertson House at the NW corner of 4th & Guadalupe for one dollar. The two-story Queen Anne cottage had been constructed in about 1894 by Carmel's first builder, Delos Goldsmith. As America entered into WWII, the Cherry Rivet had been perfected, revolutionizing the course of aerial warfare and making Dr. Cherry a wealthy man. Carl had encouraged Jeanne to take up painting, which she did with the same creative vigor and experimental enthusiasm that had characterized her poetry. The Robertson House was expanded and modified over the next decade to meet the working needs of the inventor and the artist. Carl established a machine shop in what is now Cherry Hall. Exterior windows were covered over, and the second story was removed to create a flat roof surface with skylights so Jeanne would have an unvarying light source for her painting. With Carl's death in 1947 and the establishment of the foundation in 1948, Jeanne continued to expand the property, adding classroom, gallery and reading room space in the main building block (1952) and attaching studio and meditation spaces toward the west (1953). Jeanne D'Orge eventually moved to a studio in Carmel Valley, where she continued her painting and writing until her death in 1964. A non-conformist in painting as well as her poetry, and once referred to as an "ancient and honorable citizen of Carmel in the tradition of Weston, Jeffers, and Austin", Jeanne D'Orge invested the Cherry fortune in a foundation committed to the principles of creativity and free expression in the arts. That the Carl Cherry Center for the Arts still flourishes is a testament to the creative spirits of both she and her husband, seminal figures in the cultural development of Carmel, through their own artistic and scientific contributions to the community.



Description of Photo: (View, date, accession #)
Looking NE at west (w/window) & south facing elevations of 1952 art studio

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

Primary #
HRI #
Trinomial
NRHP Status Code 5S2
Other Listings
Review Code ____ Reviewer ____ Date ____

Resource Name or #: (Assigned by recorder) *L.L. Spillers Guest 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 3rd, W/side Carpenter (Blk 41 Lot 9)

Parcel No. *010-023-004*

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

A one-story, Post-Adobe residence, rectangular in plan, resting on a concrete foundation. The exterior wall cladding is Post-Adobe. The low-pitched gable roof has wide, overhanging eaves, with exposed rafter tails. A partial-width section of the roof plane on the north side of the front (east) elevation uses exposed purlins as a brise- soleil. Two angled bays set under shed-roofs project west from either end of the residence on the rear (west) elevation. There are two chimneys present. An exterior end wall type, of adobe brick is centered in the gable end of the north side-elevation. The second, an interior type, of brick, is found near the edge of the roof plane, at the inside ell formed by the projecting bay to the south along the west (rear) elevation. The roof is covered in wood shake. Fenestration includes large fixed and casement type multi-paned wood windows. The entry, centered on the east elevation has a natural, vertically-grained flush solid core wood door. As originally designed by William Cranston in 1951, the building had the principal focal window on the east elevation to the south. However, notes on the original plans in the Carmel building files clearly state that the footprint was to be reversed, moving the focal window to the north. Other window changes on the front elevation occurred at the time of construction. There is no record of any other exterior changes to the building. There is a wooden flower box at the base of the main front window, and a brick flower box at the base of the main rear window.

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 SW at the east facing facade, 2/15/04, #48482-3

P6. Date Constructed/Age and Sources
☐ Prehistoric ☒ Historic ☐ Both
1951 Carmel bldg. records

P7. Owner and Address
Shirley Crist
P.O. Box 1831
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: *2/16/2004*

P10. Survey Type: (Describe)
Intensive-Carmel Historic resource Inventory-ongoing

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # Primary #

Page 2 of

NRHP Status Code

Resource Name or #: (Assigned by recorder) *L.L. Spillers Guest Cottage*

B1. Historic Name: *L.L. Spillers Guest Cottage*
B2. Common Name: *"Toy House"*
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Post-Adobe*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1951 (CBP# 2205); interior remodel 1982 & 1995 (CBP# 95-74); re-roofed w/wood shake 2003 (CBP# 03-103)

B7. Moved? [ ] No [ ] Yes [ ] Unknown Date : Original Location:
B8. Related Features: *detached one-story board-on-board wood-framed two-car garage w/hipped roof 1957 (CBP# 3135)*

B9a. Architect: *William L. Cranston* b. Builder: *Ralph L. Stean*
B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*
Period of Significance: *1951* **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 L.L. Spillers Guest Cottage is significant under California Register criterion 3, in the area of architecture, as a good example of the residential design of noted Carmel architect William L. Cranston, and the building skills of contractor Ralph Stean. It is also significant as a good example of Post-Adobe construction, a local method of construction developed in Carmel in the late 1930s by village master-craftsman Hugh Comstock.

The Post-Adobe method of construction developed by Hugh Comstock in Carmel has historical precedents in building types from the Spanish/Mexican and early American eras, combining the masonry tradition of Southern Europe with the timber-framing methods of early American building. The adobe brick, stabilized with bituminous material for waterproofing, acted as a nogging for the horizontal and vertical timber structural supports, which were pre-routed to carry electrical and water lines. In 1948, after much experimentation High Comstock published a "how-to" book on the subject, simply called *Post -Adobe* , which was widely circulated. The building method has been used by architects, contractors, and owner-builders up to the present time for hundreds of Post-Adobe residences, commercial buildings and utilitarian structures constructed in the region. The Spillers Guest Cottage is one of the few intact architect designed examples found in the Carmel.

William L. Cranston (1918-1986) was born in Manila, The Philippines, and educated in the United States, where he attended Princeton University taking a degree in architecture. Following service in WWII, Cranston came to Carmel and began designing spec. houses for local developer Frank Lloyd. In 1948 he entered into partnership with another of Lloyd's spec. designers, Thomas S. Elston. The firm of Elston & Cranston was a major contributor to the architectural development of the Carmel area from the late 1940s to 1980, when Cranston moved to Santa Rosa. Both men were modernists, whose residential work tended to reflect the Bay Area regionalist styles popular at the time.

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

B12. References:

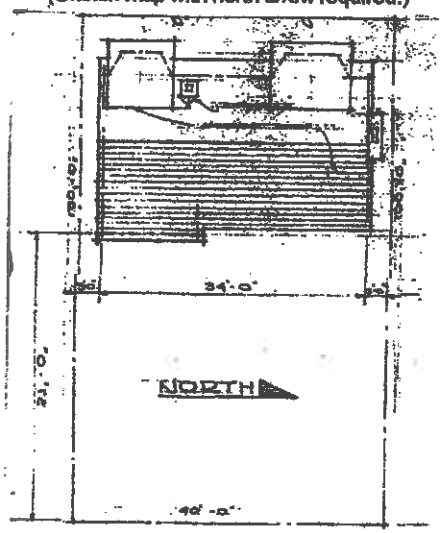
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Comstock, Hugh, *Post-Adobe*, Hugh W. Comstock:Carmel, 1948
Monterey Daily Herald 6/24/86 Obit. Wm. L. Cranston
Stean, R., undated biographical notes prepared by Mr. Stean, 2004

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.)



CARPENTER

P3. A wood-framed, board-on-board two-car garage, square in plan with a hipped, wood shake roof was placed in front of the cottage, toward the south, in 1957. That feature remains unaltered. The residence sits back from Carpenter Street behind a high wood fence in a well maintained garden setting of grassed lawn and trimmed hedges. There is a more informal garden setting to the rear (west) of the house. It is located in a wooded residential neighborhood of one and two-story homes, of varying ages and sizes, along one of Carmel's principal surface roads, Carpenter Street.

B10. Cranston once served as President of the Monterey Bay Chapter of the American Institute of Architects, and was a member of the Carmel Valley Master Plan committee. He and Elston were responsible for numerous school designs in the area, including the Carmel Middle School for which they won a Northern California AIA Merit Award in 1963. The clean lines, compact and functional arrangement of spaces in the Spillers Guest Cottage are typical of Cranston's best residential work in the Post-War era.
Ralph L. Stean (1918-) the contractor, was a native of Worcester, MA. He was educated in Detroit , Michigan, where he apprenticed with a German engineer, learning the building trade and the nature of materials. Upon completion of his studies Stean worked for his mentor for about two years, when he was asked by the large Detroit building firm, Seyborn & Schulman to head their construction department in 1937. Building early FHA housing tracts, Stean completed 600 homes in a little over three years for the firm. Active service in WWII interrupted the young builders career. In 1945 Ralph Stean came to Carmel as manager of Hugh Comstock's lumberyard. Stean became interested in adobe construction and eventually purchased Comstock's Carmel Valley adobe yard. He was a well known adobe builder throughout the Monterey Peninsula, and participated in several historic adobe restorations. Stean worked with a number of area architects and designers. His own work includes the innovative gull-winged Hofsas residence on Dolores between 3rd & 4th Aves., and several Post-Adobe houses. Ralph Stean was also active in civic affairs. He helped Dr. Kandlebinder establish the Community Hospital of the Monterey peninsula, was a founder of Monterey's Pacheco Club, and helped form both the Carmel Valley Fire Department and the Carmel Valley School.
The Spillers Guest Cottage is an excellent example of post-WWII building design in Carmel. Architect William Cranston and builder Ralph Stean represent a new generation of designers and contractors entering the Carmel building market in the mid-1940s, employing local materials (adobe) to create new building forms that respectfully reflected Carmel's earlier building traditions of; a taste for simplicity which transcends the divisions of time and architectural fashion; and through attention to detail and an emphasis on fine craftsmanship. The Spillers Cottage 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.

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) *Abbie Jane Hunter 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. Guadalupe & 4th (Blk 41, Lots 18. 20)

Parcel No. *010-023-019*

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 Queen Anne style residence, basically rectangular in plan, resting on a concrete foundation. The exterior wall cladding is a horizontal drop wood siding. The intersecting hip-and-gable roof is covered in a composition shingle. Two shed-dormers were added to the hipped main roof at an unknown date. The one along the west side elevation is full-width, the one on the front (south) elevation is partial-width. An interior brick chimney pierces the shed-roof of the west side dormer toward the rear (north) of the house. The main entry is off a raised open, wooden partial-width porch, extending from the west wall of the principal projecting bay, to the SW corner of the house. The porch has a shed-roof with a frieze of pierced circles. The frieze is carried on chamfered wood posts w/spoke shaped ornamental wood brackets. The porch is reached by a straight run of open wood stairs enclosed by a low rail w/simple wood balusters. A similar side porch, along the east elevation was enclosed and glazed in 1987. There is a one-story angled bay projecting from the west side about midway along the building envelope. It is capped by a shed roofed projection of the main roof. Fenestration is irregular w/ single and paired double-hung wood sash. The fenestration of the south facing front gable was altered at an unknown date from having a single window, to a pair. A second pair of windows was added, probably at the same time, in the gable apex. There is a modern wood-framed two-car garage ain the SE corner of the lot.

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: 1065-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1894 Sharron Hale

P7. Owner and Address
Bernard R. Freeburg Trust
12558 Valley Vista Lane
Fresno, CA 93720

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

P9. Date Recorded: *5/13/2002*

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

11. Report Citation: (Cite survey report and other sources, or enter "none")
gnificant Building Survey of Carmel 1979, Carmel 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 #**

Page of **NRHP Status Code** 5S1

Resource Name or #: (Assigned by recorder) *Abbie Jane Hunter Hse.*

B1. Historic Name: *Hunter Hse.*
B2. Common Name: *Askew Hse.*
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Queen Anne*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1894; roof dormers added at unknown date; east side porch enclosed 1987 (Cbp# 87-13); reroofed 1993 (Cbp# 93-71)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features: *two-car wood-framed garage added near SE corner of parcel 1966 (Cbp# 4493)*

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:** *CR 1,2*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Hunter Hse. is significant under California Register criterion 1, in the area of history as one of the earliest remaining examples of residential design in Carmel City. It is also significant under criterion 2, for its association with Abbie Jane Hunter, Carmel's first woman real estate developer, and as an example of the residential design work of Delos Goldsmith, Carmel's first contractor/builder.

By the early 1890s Santiago Duckworth's Carmel City development began to falter, due in part to the failure of the Southern Pacific RR to extend its tracks to the Carmel River, and to a widening national economic downturn. An enterprising businesswoman, Abbie Jane Hunter was the owner of seven lots in Carmel City. She organized a group of San Francisco women to join her in what was called the Womens Real Estate Investment Company and bought Duckworth out in 1892. Hunter hired Wm. T. Dummage to be the on-site real estate agent for the investment company, and hired a relative, Delos Goldsmith to be her builder. The first two houses constructed were the Robinson Hse., on the NW cr. of Guadalupe & 4th, now the Carl Cherry Foundation headquarters, and her own home on the NE cr. of the same intersection. Hunter had Goldsmith construct the Hotel Carmelo at Junipero and Ocean, and the Carmel Bathhouse. Hunter's Womens Real Estate Investment Company foundered in 1895 due to poor management of one of its San Francisco properties. Ms. Hunter, unable to make a mortgage payment on her Carmel home, lost it in a sheriff's sale that same year. Duckworth, still holding property transfered all remaining lots to his mother-in-law, Mrs. Carmen Amesti de McKinley of Monterey.

Delos Goldsmith established the first business in Carmel, a carpenters shop, on the street that would take that name. He built several residences prior to his involvement w/Ms. Hunter , including one for S.J. Duckworth and Minnie Marshall. His Hotel Carmelo is still standing, in part, as an element of the Pine Inn at Ocean & Monte Verde.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP38 - Women's property*

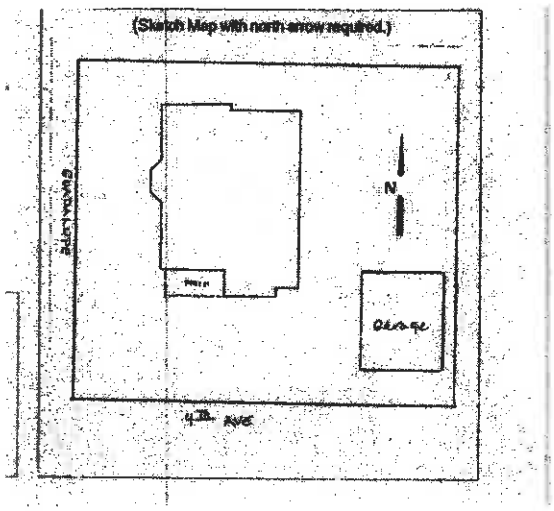
B12. References:
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1979
Hale, Sharron, *A Tribute to Yesterday*, Valley Publishers:Santa Cruz, 1980
Temple, Sydney, *Carmel By-The-Sea*, Sydney Temple:Carmel, 1987

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

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *5/13/2002*

(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

Page of **Resource Name or #:** (Assigned by recorder) Abbie Jane Hunter Hse.
Recorded by: Kent L. Seavey **Date** 5/13/2002 ☒ Continuation ☐ Update

P3. The residence sits back toward the NE on a corner lot behind a picket fence in an informal landscape setting of lawn and low shrubbery.

B10. The Carmel Bathhouse is no longer extant. Although altered over time, the Abbie Jane Hunter Hse. still retains its Queen Anne character, and can be studied as one of the very few examples of Carmel's first building contractor still present. The hse. is the only significant remainder of Abbie Jane Hunter's presence, and the first contribution of independent women to the aesthetic and economic development of Carmel. It clearly reflects the findings of, and is consistent with, the 1997 Carmel Historic Context Statement under the themes of architectural and economic development.

Supplemental Photograph or Drawing

Description of Photo: (View, date, accession #)
(View toward). Photo No: 1066-, .

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) *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

P11. 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 #**

Page 1 of

NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *Frank Smith Hse. & Fence*

B1. Historic Name: *testtttt*
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:

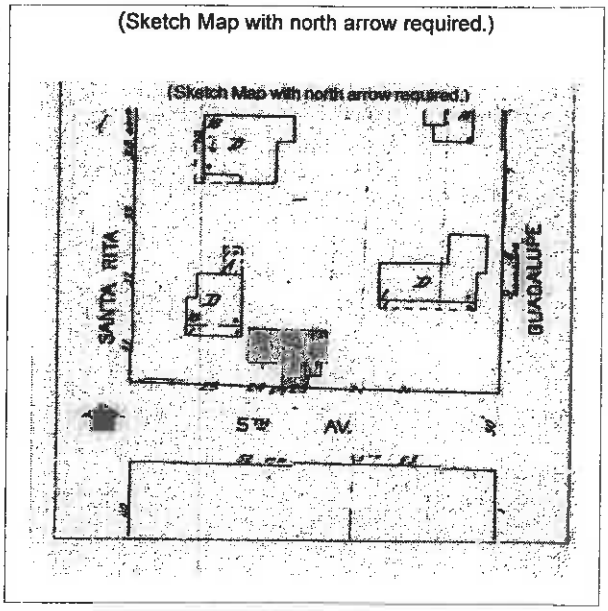
Carmel bldg. records, Carmel Planning dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Carmel Preservation Foundation, "A Diversity of Murphy's", walking tour brochure, 2002.
Sanborn fire insurance map of Carmel 1930, 1930-62

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

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 # _____
HRI # _____
Trinomial _____
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 #**

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

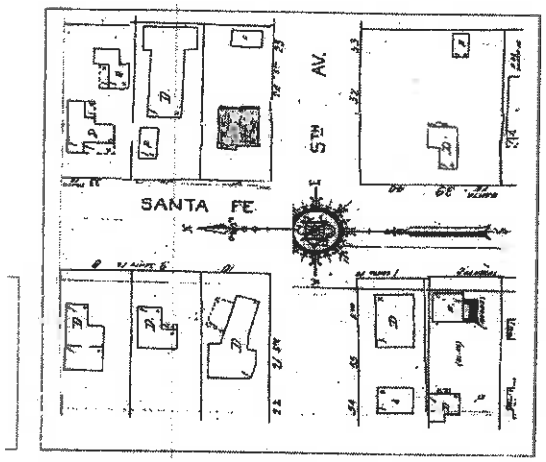
B13. Remarks: *Zoning R-1*
CHCS (AD)

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

CONTINUATION SHEET

Primary #
HRI #
Trinomial

;e of **Resource Name or #:** (Assigned by recorder) Bertha C. Cole Hse.

Recorded by: Kent L. Seavey **Date** 10/28/2002 ☐ Continuation ☐ Update

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) *Helen Coolidge 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 NW of 5th w/side Santa Fe (Blk 47, Lot 15)

Parcel No. *010-091-005*

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

A one story wood framed cottage, with a raised basement, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a textured cement stucco. The side gabled roof has a lower projecting bay toward the north side of the east facing facade. The roof covering is a wood shake laid in a slightly staggered pattern. There is a battered, Carmel stone exterior gable wall chimney, centered on the ridge line of the south side elevation of the main building block. The chimney is capped with a clay spark arrester in the form of a witches cap. There is not much eave overhang, and the lower front gable has a shaped wood vergeboard. All visible window and door casings are hand-notched along their outer edges as a form of rustication. The principal entry, on the south side of the main building block, facing Santa Fe St. is characterized by a glazed, multi-paned wood Dutch door above, with wood cross-bracing below. A second door, facing south from the inside corner of the ell formed by the lower projecting bay, is also wood, with glazed panels. There are two additions at the rear of the house, dating from 1950 and 1969. They are barely visible from the street. Window changes in the 1969 remodel saw the removal of the original multi-paned wood casement type and their replacement with aluminum casement windows. These do not substantially detract from the overall character of the cottage, and are reversible, as original drawings are on file in the planning department.

)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: 1071-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1937 Carmel bldg. records

P7. Owner and Address
Robert & Mary Condry
P.O. Box V
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: *2/26/2002*

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 #**

ge of **NRHP Status Code** 5S1

Resource Name or #: (Assigned by recorder) *Helen Coolidge Cottage*

B1. Historic Name: *Helen Coolidge Cottage*

B2. Common Name:

B3. Original Use: *residence* B4. Present Use: *residence*

B5. Architectural Style: *Tudor (Storybook substyle)*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1937 (Cbp # 219); bath, bedroom added to rear of hse. 1950 (Cbp #2102); further rear addition, w/ 2 bedrooms & roof deck, window changes 1969 (Cbp # 69-121)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:

B8. Related Features: *small, open wood framed carport, SE corner of parcel,1995.*

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 Helen Coolige Hse. is significant under California Register criterion 3 as a late example (1937) of the work of master builder M.J. Murphy, who was attempting to emulate the early storybook designs of Hugh Comstock. Whether by conscious choice or client direction, designer Murphy employed most of the trademark features of a Comstock fairy-tale cottage in this small residence. From the textured stucco exterior wall cladding, hand-carved rusticated door and window casings and staggered pattern wood roof shingles, to the battered Carmel stone chimney with its curious clay spark arrester, Murphy struggled with his own craftsman's aesthetic in achieving a reasonable approximation of his principal competitor's early style. However, where Comstock never avoided the opportunity to add another undulating line, Murphy's corners and roof ridges are straight and true.

Michael J. Murphy (1885-1949), the designer/builder of the Coolidge Cottage, 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 between San Carlos and Mission 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 as any single other person.

Because of his lifelong commitment to produce the highest quality workmanship with the finest available materials, his reputation as a builder was unassailable. In about 1925 he hired a local ad man help him produce a promotional brochure worthy of the literary reputation of the community he served. Replete with quotes from great literature and original poetry, his "Structures of the Period", whose "beauty, idividuality and integrity assured any owners satisfaction", was a classic of real

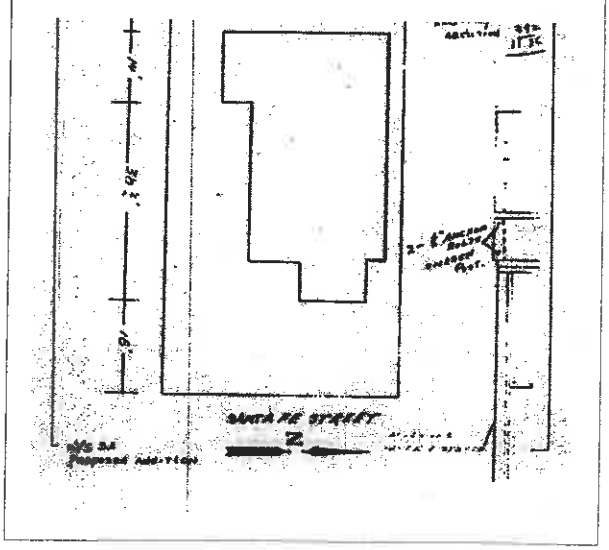
B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Murphy, Michael, J., "Structures of the Period", promotional brochure, ca. 1925.
Pavick, John, "M.J. Murphy -Builder, Contactor.", unpublished manuscript, MARI, on file at Monterey Peninsula College. 1979.

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

(Sketch Map with north arrow required.)



B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *2/26/2002*

(This space reserved for official comments.)

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

CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page of **Resource Name or #:** (Assigned by recorder) Helen Coolidge Cottage

Recorded by: Kent L. Seavey **Date** 2/26/2002 ☒ Continuation ☐ Update

P3. The residence is sited well back from Santa Fe on a steeply sloping hillside lot. There is a small Carmel stone patio fronting the cottage on the east, in an informal landscape setting of mature oak and pine trees and low shubbery. A small, open wood framed carport is located in the SE corner of the parcel, abutting Santa Fe Street.

B10. The 1937 Coolidge Cottage design continued a tradition in Carmel residential building of looking to the past to maintain the continuity of setting, scale and character that gave the community its identity as a village in a forest. A building tradition that, in spite of housing market pressures, is still evident today.
Helen Coolidge does not appear in the 1933 Polk Business Directory for Carmel. She does in 1939 and 1941, where she is identified as a writer. Her known work, "The Unclipped Wings", was published in 1941 by the Carmel Pine Cone Press, where Ms. Coolidge was co-editor of the poetry section of the newspaper. She is no longer listed in 1947.
In spite of the loss of some integrity because of the 1969 window changes, the Coolidge Cottage still retains its significance as an excellent representative example of continuity in change in Carmel residential design of the 1930s, and as an important reference for comparative analysis of the design aesthetics of the village's most influential early master builders, Hugh Comstock and Michael J. Murphy. It continues to evoke a strong sense of time and place, and of feeling and association. The Coolidge Cottage clearly reflects the findings of, and is consistant with the 1997 Carmel Historic Context Statement under the theme of architectural development.

B12. Polk business directories for Carmel, 1933, 1939, 1941, 1947.

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

Primary # _____
HRI # _____
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*

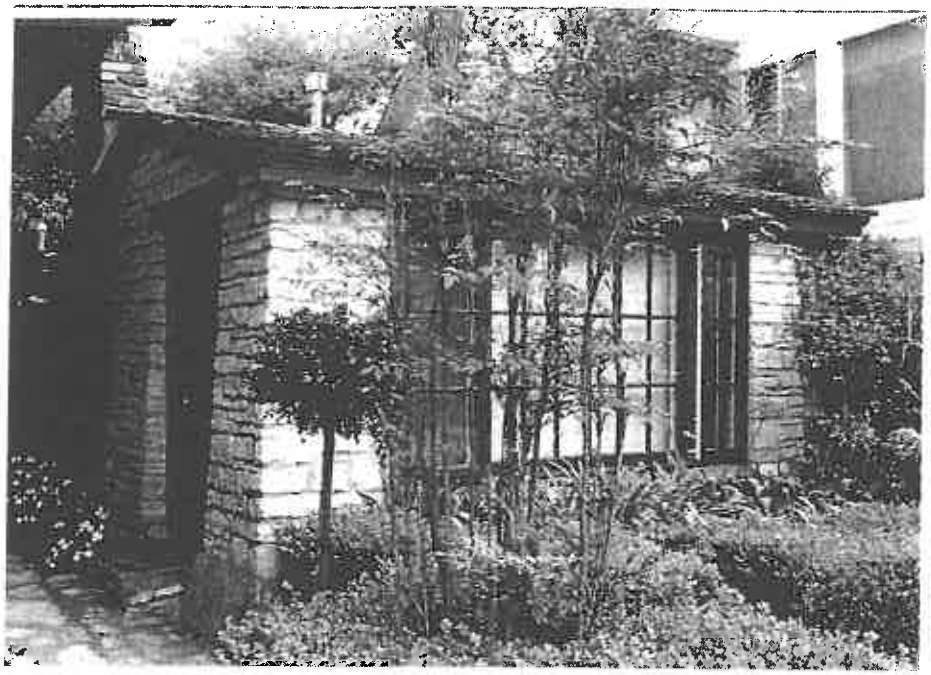
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

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

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 #**

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

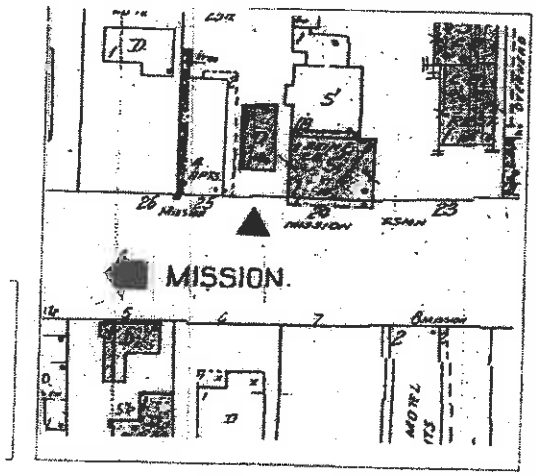
B13. Remarks: *Zoning R-4*
CHCS (AD)

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-, .

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

Resource Name or #: (Assigned by recorder) *Stonehouse Court*

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 5th Ave., W/side Mission St. (Blk 50, Lot 9)

Parcel No. *010-131-004*

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

A group of four small one-story cottages on a single parcel. Bldg. #1 & Bldg. #4 are wood-frame construction. Bldg's #2 & 3 are Carmel stone masonry & concrete. Bldg's # 2,3 & 4 were constructed between May 1939 and March 1940. There is no date of construction available for Bldg. #1.

Bldg.#1 is a one story, wood-framed residence, rectangular in plan, resting on a concrete foundation. The exterior wall cladding is smooth cement stucco w/a Carmel stone veneer facing the Facade (east) elevation. It is capped by a low-pitched, saltbox shaped gable roof, w/slightly overhanging eaves. The roof covering is composition shingle. The east facing entry is slightly offset to the north of the ridge line and has a multi-paneled carved wood door. The entry is flanked by two fixed, multi-paned wooden windows, slightly recessed behind the Carmel stone veneer and capped with wood lintels. A low-pitched gable-roofed door hood, w/latticed siding may be a later addition. The side, and rear elevations are smooth cement stucco w/wood casement windows. It appears, from original plans on file with the Carmel Planning Dept., that this bldg. was on site at the commencement of construction in 1939. It was obviously modified by the builder, John Bathen, to relate to the new construction.

3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP6 - 1-3 story Commercial Building*

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 #)
Bldg. #2, Looking SW at the east side, & north facing facade, 9/18/03, #53742-4

P6. Date Constructed/Age and Sources
☐ Prehistoric ☒ Historic ☐ Both
1939-1940 Carmel bldg. records

P7. Owner and Address
Margaret S. White Trust
P.O. Box 3984
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: *9/26/2003*

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

NRHP Status Code *5S1*

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.)

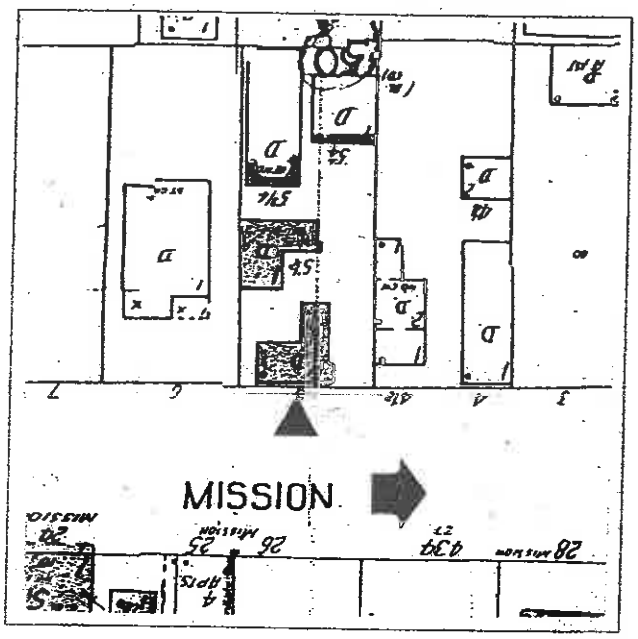
The Stonehouse Court is significant under California Register criteria 3, in the area of architecture as excellent and intact examples of the building design and craft of stone masonry as practiced by Carmel Master-mason, John Bathen.
John Bathen was a native of Norway, where he had been a commercial 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.

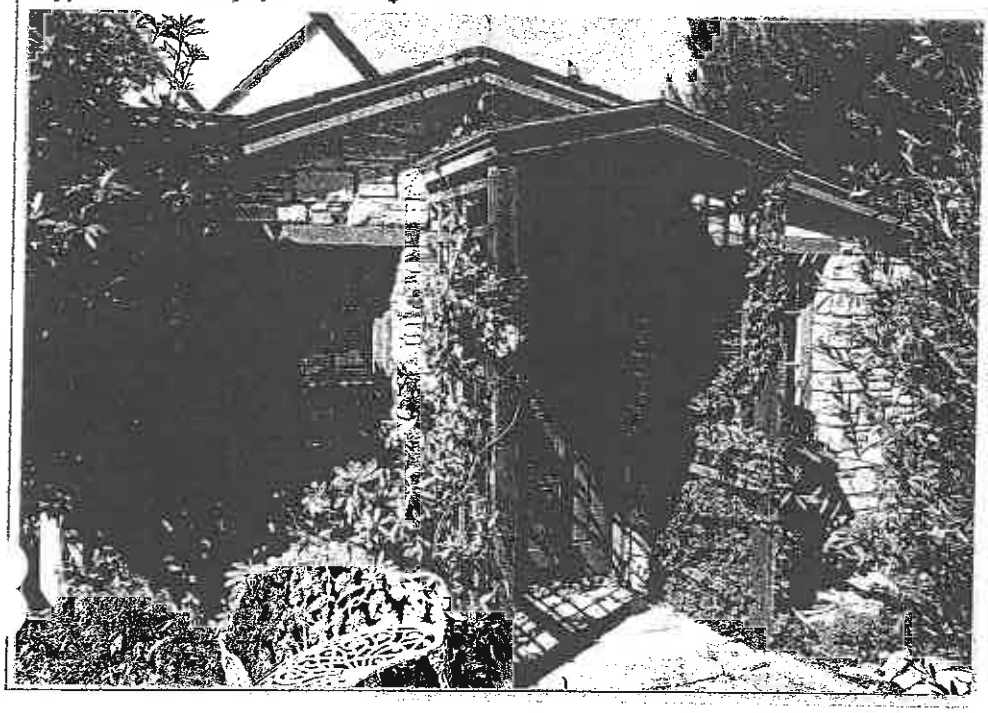
Bldg. #3 is a one-story, Carmel stone and concrete masonry bldg., Ell-shaped in plan, resting on a concrete foundation. The exterior wall cladding is coursed Carmel stone. The low-pitched hip-and-gable roof has slightly overhanging eaves, with closed soffits on the east, north and west elevations There 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.

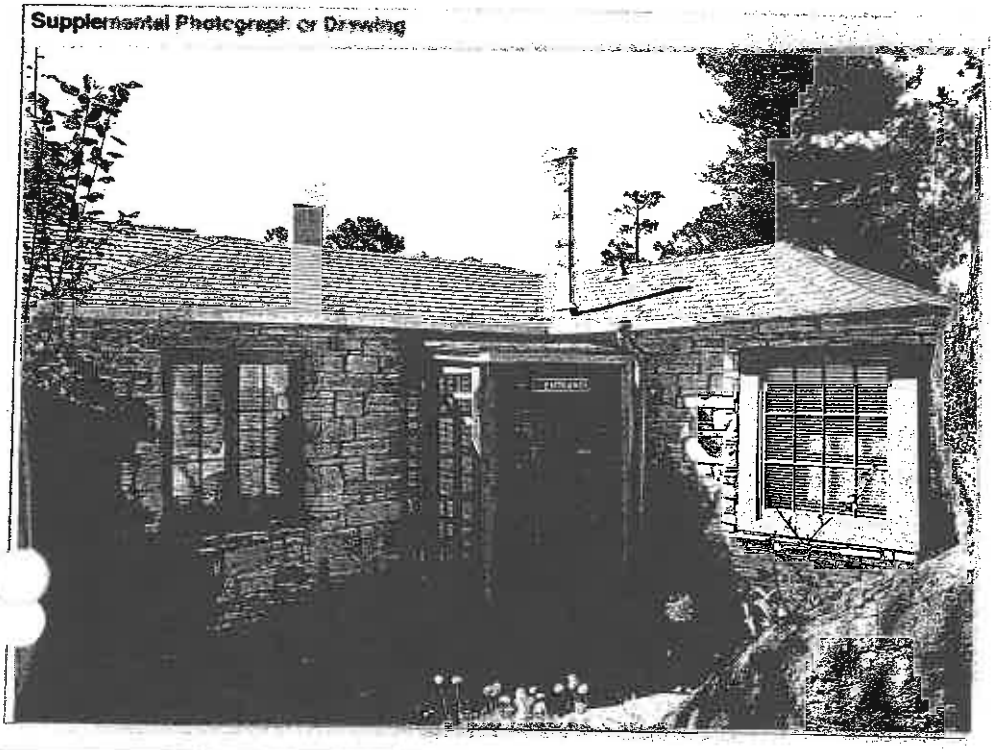
B10. The four unit complex retains its integrity as constructed between 1939 & 1940 to a remarkable degree, considering its conversion from residential to commercial use after 1975. John Bathen's Stonehouse Court clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement, under the theme of Architectural Development in Carmel.

Supplemental Photograph or Drawing



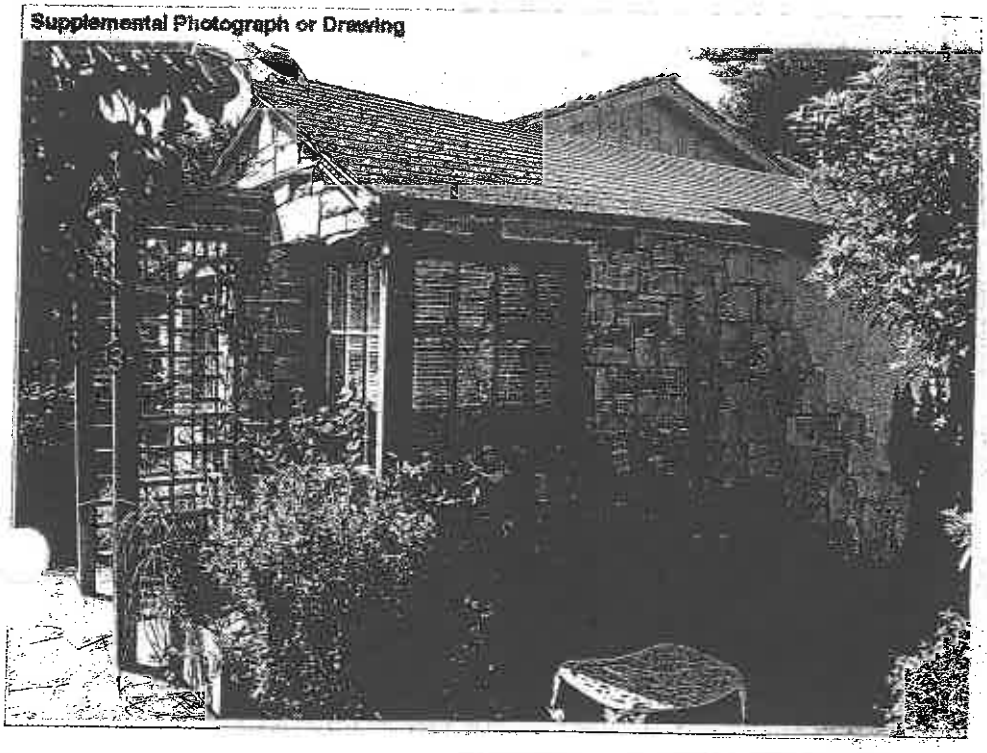
Description of Photo: (View, date, accession#)
Bldg #1, looking NW at east facing facade, 9/18/03, #53742-8

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*
Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 **Resource Name or #:** (Assigned by recorder) *Norman Rial House*

P1. Other Identifier: *"Antares"*

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 Lincoln & 4th, Carmel-by-the-Sea 93921
(Block 53 Lots S.E. pts 1 and 3 .) Parcel No. *#10-211-15*

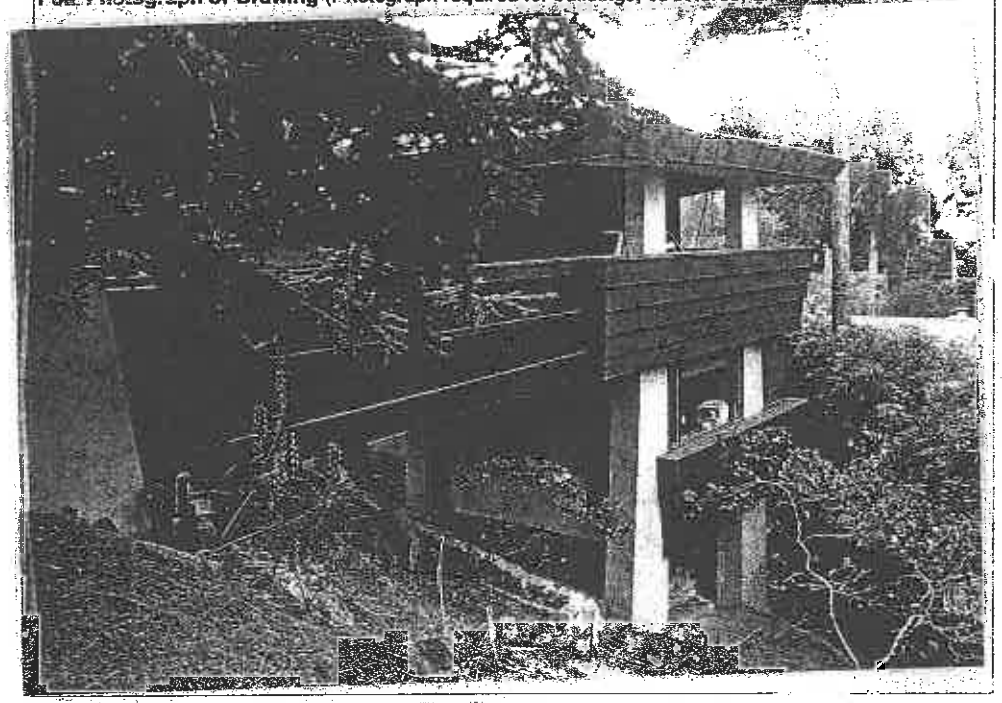
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A 2-1/2-story irregular planned house facing northwest that steps down a steep slope into a narrow guilly. It is built on reinforced concrete piers that rise vertically through all floors. The piers also support horizontal 1' x 12" redwood sided balconies and terraces that project outward from the 2-story living room and the two lower floor corner bedrooms with bath in between. A two-story fixed pane glass wall facing northwest illuminates the stairway down to the lower bedrooms, while an extended eave-gabled roof with floor to ceiling glass defines the living room-dining room on the top floor facing in the same direction. The kitchen is set against the center southeast wall with a third bedroom and bath adjacent to the covered carport. The driveway is a bridge from Lincoln Street to the east over the steep dropoff of the gully. The upstairs deck from the living room extends around behind the kitchen and is accessible from both the dining room and upstairs bedroom by french doors.

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.)

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



P5b. Description of Photo: (View, date, accession #)
Looking SW at N/side elevation 9/22/01, #9762-14

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1963 Carmel Building Files

P7. Owner and Address
Norman & Noreen Rial
P.O. Box 7141
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)
Richard N. Janick, P.O. Box 223408, Carmel, CA 93921

P9. Date Recorded: *9/28/2001*

P10. Survey Type: (Describe)
HRI Carmel 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 #

NRHP Status Code 5S1

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

B1. Historic Name: *Mr. & Mrs. M.D. Perkins House*
B2. Common Name: *Norman Rial House*
B3. Original Use: *Single Family Residence* B4. Present Use: *Single Family Residence*
B5. Architectural Style:
B6. Construction History: (Construction date, alterations, and date of alterations)
1. Original Plan - Drawings in file dated September 24, 1957. Architect: Joe Wythe - Structural Engineer: M.D. Perkins
(See Continuation Sheet)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features:

B9a. Architect: *Joe Wythe & George Thomson* b. Builder: *Duane Judge*
B10. Significance: Theme: *Architectural Development in Carmel* Area: *Carmel-by-the-Sea*
Period of Significance: *Post WWII* **Property Type:** *R-1* **Applicable Criteria:** *CR3*
(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 as a building designed by Architect Joe Wythe who studied under Bruce Goff at the University of Oklahoma and was also influenced by Frank Lloyd Wright. Wythe also studied at the University of California Berkeley.

The house was originally designed in 1957 and was built in 1963 on a very steep grade lot between Lincoln and 4th and Monte Verde Three other houses were designed by Wythe to be built on neighboring lots by contractor Duane Judge. Wythe's partner was George Thomson, also a Wright apprentice in the 1950's who studied under Goff at Oklahoma. Mac Perkins was a structural engineer and developer of the Sky West project in the Oakland Hills. Wythe taught architectural drafting at Monterey Peninsula College in the 1970's and now resides in Idaho. His overall design concepts reflect Wright's "Organic Architectural Philosophy" and many of Goff's unusual geometric plans and details. Wythe was one of the young modern architects who created a series of individual and imaginative residential designs in Carmel in the late 1940s and 1950s. The residence is basically intact as constructed in 1957.

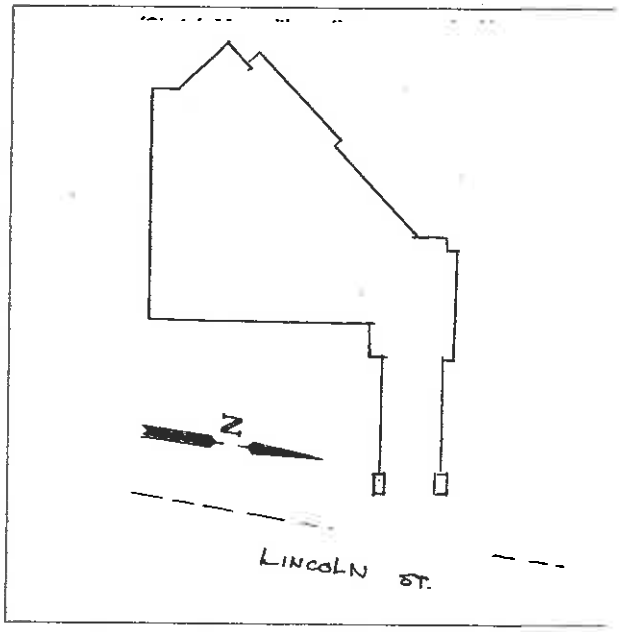
JOE WYTHE
Born in 1920, Joe was raised in the Central Coast area. He attended San Jose State and later the School of Architecture at UC Berkeley in the late 1940's. He later attended the University of Oklahoma under the tutelage of architect Bruce Goff and absorbed the theories of Frank Lloyd Wright, especially the open plan and its relationship to the environment. Eventually, Wythe came to the Monterey Peninsula in the 1950's and helped remodel a house by Harwell Hamilton Harris. He worked for structural engineer M. D. Perkins, formed a partnership with George Thomson, and taught drafting at Monterey Peninsula College. He moved to Idaho in the 1980's.

B11. Additional Resource Attributes: (List attributes and codes) *HP-2 Single Family Residence*
B12. References:
1. "Drawings from an Alternative Architecture from the Folios of Joseph Henry Wythe," Unicorn Farm Books, Sandpoint, Idaho, 1998, pgs. 149-151
(See Continuation Sheet)

B13. Remarks: Zoning: Originally five lots located between Lincoln and Monte Verde down steep hill from 4th.
(See Continuation Sheet)

B14. Evaluator: *Richard N. Janick*
Date of Evaluation: *9/28/2001*

(This space reserved for official comments.)



B6. Construction History (Continued from page 2)

2. Permit #3913 - (March 11, 1963) Build two-story wood and stucco house on steep irregular lot. Variance for foot bridge from street to top floor of house. Architect: Joe Wythe and George Thomson Contractor: Duane Judge Cost: $50,000. Drawings in file. (Final Inspection 1/24/64)

3. Permit # 69-98 (July 20, 1970) Basement Storage Remodel. Contractor: Oscar Chiantelli Owner: Norman Rial Cost: $3,300

4. Permit # 77-120 (July 7, 1977) - Addition - Concrete wall Architect: Alan Turpin Owner: Norman Rial Contractor: Hans Rogge Cost: $12,000 Plan in file.

5. Permit #77-171 (October 17, 1977) - Deck walls - footings Architect: Alan Turpin Owner: Norman Rial Contractor: Ron Vining Cost: $20,705 Plans in file. Variance #77-95 Approved.

6. Permit #79-112 (July 23, 1979) - Install two skylights Contractor: Ron Vining Owner: Norman Rial Cost: $900

B13. Remarks: (Continued from page 2)

2. Three other unbuilt house designs for contractor Duane Judge were designed by Joe Wythe and George Thomson for other Carmel lots owned by M. D. Perkins
   a. Vega
   b. Regular
   c. Sirins

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 3 **Resource Name or #:** (Assigned by recorder) *Howard Nieman 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 ; E

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 2nd South of 4th
(Block 53 Lot 5) Parcel No. *10-211-19*

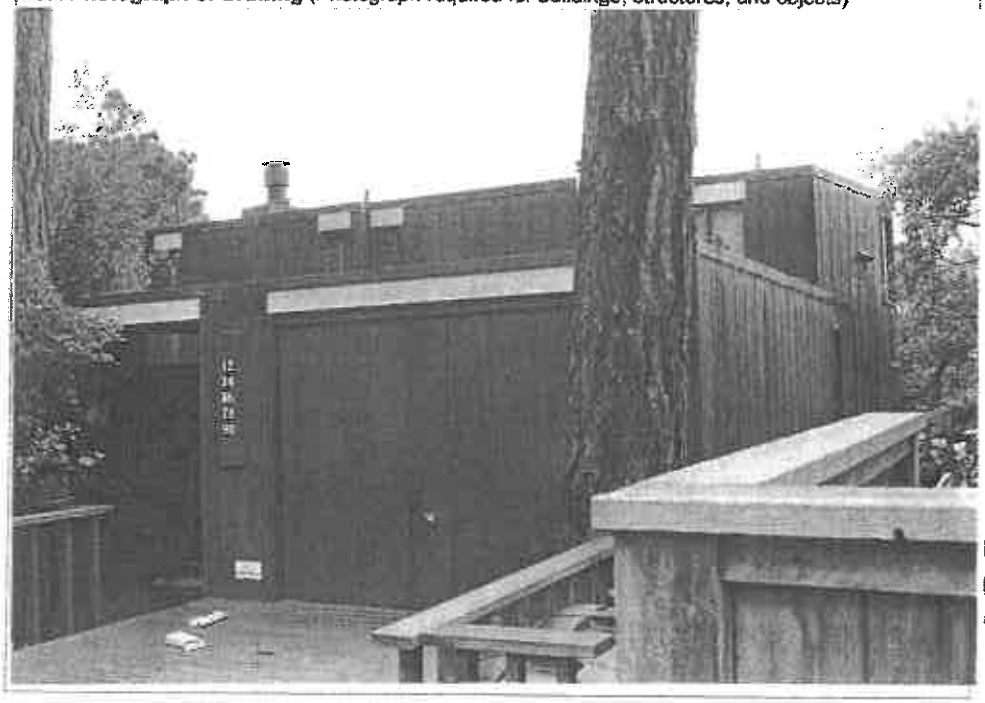
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A 2-1/2-story house built on a steep-sloping east to west 40' x 100' lot with a truncated diamond plan. Vertical 1" x 10" board and batten siding, an attached garage and driveway bridge, and variable flat roofs denote the upstairs living-dining and kitchen area fror the downstairs bedrooms. Fixed-pane floor to ceiling windows and french doors articulate the various elevations providing natural light to all interior rooms. The extended west deck embraces the native trees and provides dramatic views toward Carmel Bay. The house remains intact and fits into the whole design context of Henry Hill and the houses he designed in Carmel-by-the-Sea.

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 at garage and East facade. (View toward southwest). Photo No: 8538-7, 3/23/2001

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

1970 Carmel Building Files

P7. Owner and Address
Howard Nisman
P.O. Box 6116
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)
Richard N. Janick, P.O. Box 223408, Carmel, CA 93922

P9. Date Recorded: *2/15/2002*

P10. Survey Type: (Describe)
HRI Carmel 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 #

NRHP Status Code 5S1

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

B1. Historic Name: *Howard Nieman House*
B2. Common Name:
B3. Original Use: *Single Family Residence* B4. Present Use: *Single Family Residence*
B5. Architectural Style: *Third Bay Region Style*
B6. Construction History: (Construction date, alterations, and date of alterations)
1. Permit #70-12 (January 23, 1970) Build 2-story house, attached garage and bridge to garage ($35,000) Architects: Henry Hill and John Kruse Owner: Howard Nieman Contractor: Helm-Salvoldi (Original permit and plans in file)
(See Continuation Sheet)
B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features: *An original signed and dated rendering of the living room interior looking south by Henry Hill is in the building file.*

B9a. Architect: *Albert Henry Hill and John Kruse* b. Builder: *Helm-Savoldi*
B10. Significance: Theme: *Carmel Architectural Development* Area: *Carmel-by-the Sea*
Period of Significance: *1960* **Property Type:** *R-1* **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 as an intact unique house designed by Albert Henry Hill on a steep lot in the Third Bay Region Style. The steep hillside modern house was first developed by Jon Konigshofer in the 1940s to accommodate many Carmel lots laid out in a 40' x 100' grid regardless of changes in grade that would normally be unbuildable. Henry Hill expanded on this concept by creating unusual polygonal plans and irregular elevations taking advantage of natural light and unique environmental details of each individual lot.

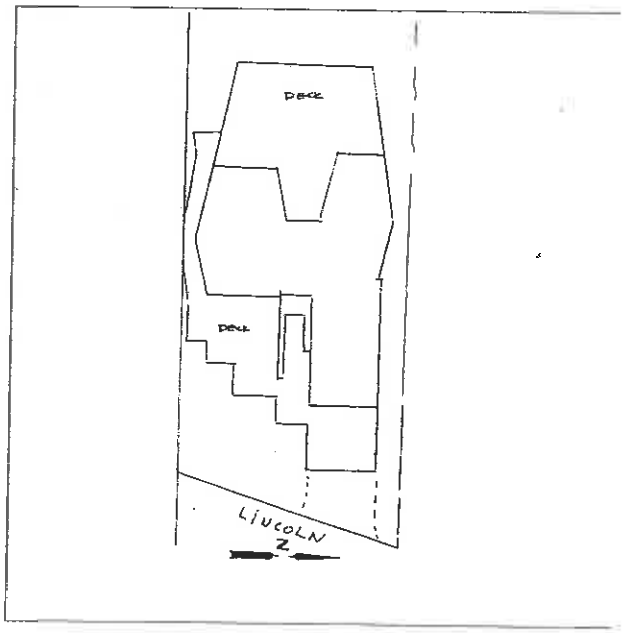
Albert Henry Hill's work exemplifies a style of architecture that developed in the 1940s and 1950s that has become known as the Bay Area Style. This style made use of natural materials and had a great concern for the surrounding environment. His style can be characterized by very simple natural surfaces, sharp and angular shapes, either very flat or very sloped roofs, and very simple floor plans. At Harvard, Hill studied under Walter Gropius and Marcel Breuer, two architects noted for bringing the modern design philosophies of Europe's Bauhaus movement to the United States. Their new ideas about the creation and use of space and about the use of local and traditional materials greatly influenced Hill's architectural expression. Hill's commissions included national and international projects, bringing him numerous awards throughout his career. He designed and constructed a weekend cottage at 7th and Camino Real in Carmel in 1948. The three neighboring houses on Lopez Avenue became known for their imaginative and unique relationships. By 1971, Hill had converted his summerhouse to serve as his primary residence, and soon became active in the local community, including serving on the Carmel Planning Commission.
(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*
B12. References:
1. Mitchell Group - "The Hill House", March 2001 Agent: Carla Ramsey, Listing Sheets
2. Chazen Property Report (1999) Jones and Stokes
(See Continuation Sheet)

B13. Remarks: *Zoning R-1 Steep lot east to west axis*

B14. Evaluator: *Richard N. Janick*
Date of Evaluation: *2/15/2002*

(This space reserved for official comments.)



B.6 Construction History (Continued from Page 2)

2. Permit #70-83 (March 3, 1971) Deck addition ($600) Contractor: Helm-Savoldi
3. Permit #71-129 (August 9, 1971) Fencing, garden gate, landscape ($2,000) Contractor: Howard Nieman (owner) Landscape Architect: Charles Johnson
4. Permit #97-189 (September 18, 1997) Hot-Mop Re-roof ($3,500) Contractor: Ross Roofing Owner: Howard Nieman
5. Listed for sale by Mitchell Group Realtors ($1,565,000 March 23, 2001) Owner: Howard Nieman

B. 12 References (Continued from Page 2)

3. Bay Area Houses by Sally Woodbridge (1988) Revised Edition
4. Significant Building Survey, Carmel-by-the-Sea (1978) M.A.R.I.
5. Domestic Architecture of the San Francisco Bay Region (1949) San Francisco Museum of Art, Civic Center, Catalogue

B. 10 Significance (Continued from Page 2)

Hill's architectural aesthetic serves as a continuing thread in Carmel's design traditions with its focus on integration with the local setting, use of local and traditional materials, and experimentation with artistic expression in residential design.

ALBERT HENRY HILL (1913-1984)

Albert Henry Hill was born in 1913 in England. His family moved to Berkeley, California in 1916. Hill received a Bachelor of Arts degree in architecture from the University of California at Berkeley in 1935, and an M.A. degree in architecture in 1938 from Harvard, where he studied under Walter Gropius and Marcel Breuer. He then worked in association with John Ekin Dinwiddie in San Francisco. He met his wife, Heather, near Oxford, England during World War II. He was in partnership with Eric Mendelson in San Francisco in 1947-48, and later established a private practice in Carmel and San Francisco. His final partnership in San Francisco with Jack Kruse ended in 1984 when Hill died of cancer.

Hill also contributed a design for "Greenwood Common" developed by William Wilson Wurster in the Berkeley hills in 1955 as single family houses built around a "common" open space with shared service areas. Other prominent architects who participated were Rudolph Schindler, Harwell Hamilton Harris, Joseph Esherick and John Funk. This project celebrated the "Second Bay Area Region Style" of integrating modern architectural materials and processes with the natural environment and indoor-outdoor living. This project was a West Coast equivalent of the famous "Housing Exposition" near Stuttgart, Germany organized by Mies Vander Rohe in 1929 featuring modern style housing designs by Walter Gropius, J.J. P. Oud, Peter Behrens, Le Corbusier and Mies Vander Rohe.

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) *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.

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: 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

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

'UILDING, STRUCTURE, AND OBJECT RECORD

HRI # **Primary #**

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:

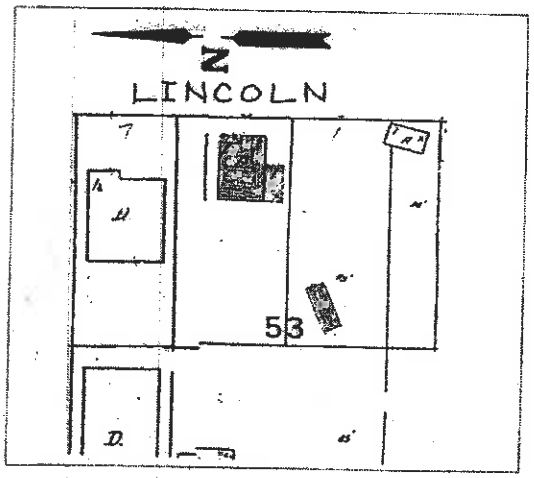
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Hale, Sharron, *A Tribute to Yesterday*, Valley Publishers:Santa Cruz, 1980, p. 18
Thompson, John, "The Poppy Fields of London", *Freedom of Speech*, 1992

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.)



Page of **Resource Name or #:** (Assigned by recorder) Mabel Gray Young Hse.
Recorded by: Kent L. Seavey **Date** 5/15/2002 ☐ Continuation ☐ Update

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*

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

Page of **Resource Name or #:** (Assigned by recorder) *Richardson Log 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)
4 SE of 4th, e/side Monte Verde (Blk 53 Lot 10)

Parcel No. *010-211-012*

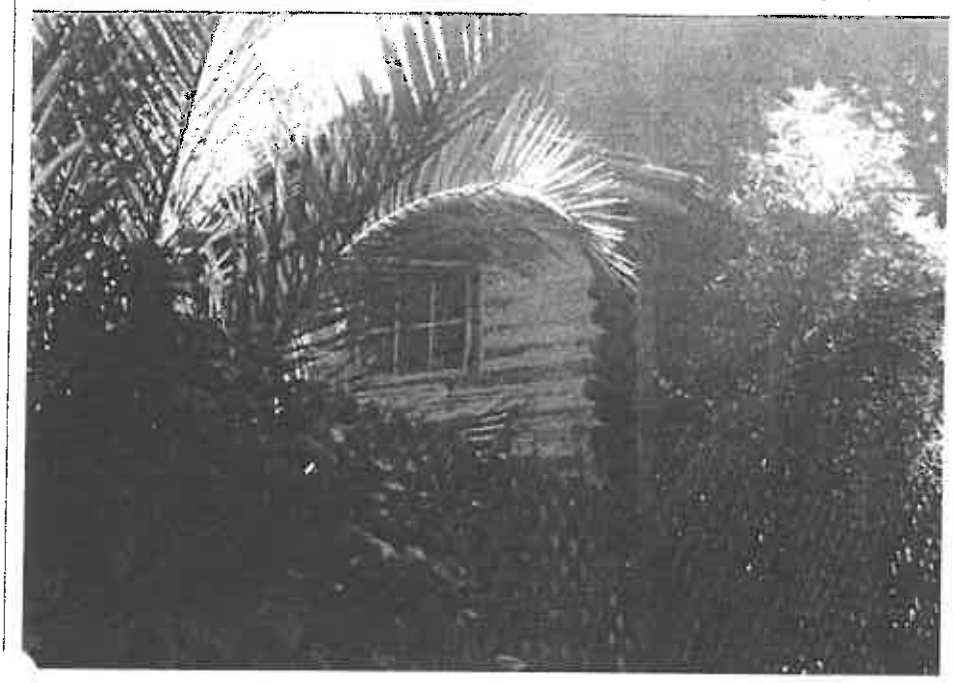
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, log cabin, ell-shaped in plan, resting on a raised log plinth. The exterior wall cladding is probably cedar logs, saddle-notched at their ends, chinked w/Portland cement (?). The west facing facade is characterized by a high log plinth, or retaining wall, on top of which sits the actual cabin. There is a flight of open log steps on the NW side of the plinth, that leads up to the inside corner of the Ell, which forms a landing, or open porch. The entry, a rectangular, vertical wood-plank door, is set back of the landing on the n/side of the ell, with a projecting bay to the south. The medium-pitched front gable roof extends over the set-back entry portion of the building envelope. There may be a partial width, shed-roofed bay along the rear (east) of the cabin. From the early photo attached, it appears that the interior room partitions are also of chinked logs, as their tails extend from the building along the south side elvation. An exterior, eave-wall brick chimney, stuccoed over, is found about half-way along the south side-elevation. Fenestration is irregular, w/one multi-paned wood casement type visible, on the west end of the projecting front gable. The cabin sits well back from the street on a high bench, reached by open stone and log steps, in a densly overgrown informal garden of oaks, pines, some palmettos and other 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: 1075-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1902-03 Richardson family records

P7. Owner and Address
John & Carrie Simpson
132 W Carmel Valley Road
Carmel Valley, CA 93924

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

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

UILDING, STRUCTURE, AND OBJECT RECORD

HRI # **Primary #**

)e of **NRHP Status Code** 5S1

Resource Name or #: (Assigned by recorder) *Richardson Log Cabin*

B1. Historic Name: *Richardson's Log Cabin*
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *log cabin*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed ca.1902-03; minor repair 1922 (Cbp#420); minor repairs to bldg. 1971 (Cbp#71-117)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features:

B9a. Architect: b. Builder:
B10. Significance: Theme: *Architectural Development, Development of* 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 Richardson log cabin is significant under California Register criterion 2 as the earliest known Carmel residence of American poet Robinson Jeffers. It is also significant under criterion 3, as one of the earliest residential dwelling houses in Carmel-by-the-Sea, and one of the very few log cabins remaining.

Robinson Jeffers (1887-1962) one of America's most recognized poets, first came to Carmel with his wife Una in the fall of 1914, and rented the Richardson log cabin on Monte Verde. Here the newlywed couple spent the first few years of their married life, writing poetry, "and exploring the countryside around them". Jeffers would develop and publish his second book of poetry,*Californians* , in1916, while in the residence. He lived in the cabin during an important period of his creative life, as he was developing his talent and sharpening his poetic skills through descriptive narrative of the natural beauty of the Carmel area and its surroundings.

The log cabin was constructed about 1902-03 by or for noted Alameda attorney, George H. Richardson. While originally a vacation home, the Richardsons eventually moved to the Carmel residence. In retirement, Mr. Richardson, became an accomplished violinist, often entertaining other musicians in his home. There are only about four examples of log buildings remaining in Carmel. All are indicative of the creative spirit and eclectic nature of their owners. The Richardson log cabin is particularly interesting for its method of construction, and should be studied in context with its remaining counterparts. It clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the themes of art & culture, and architectural development.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*
B12. References:

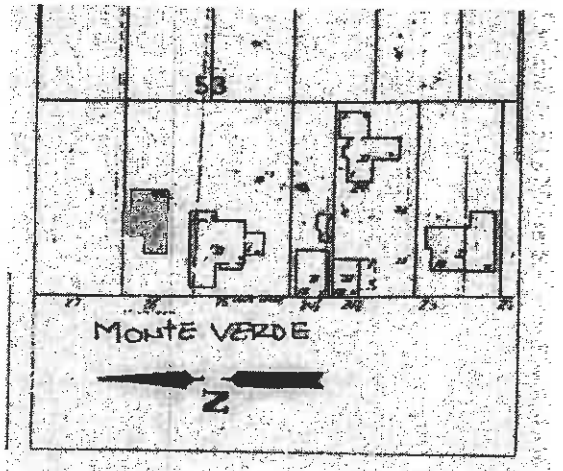
Carmel bldg records, Carmel Planning Dept., City Hall, Carmel.
Carmel Historic Context Statement 1997
Karman, James, *Robinson Jeffers*, Chronicle Books:San Francisco, 1987
Richardson, George H., undated obituary
Sanborn fire insurance map of Carmel, 1910, 1924, 1930

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.)



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

CONTINUATION SHEET

Primary #
HRI #
Trinomial

ge of **Resource Name or #:** (Assigned by recorder) Richardson Log Cabin
ecorded by: Kent L. Seavey **Date** 5/20/2002 ☒ Continuation ☐ Update

Supplemental Photograph or Drawing

Description of Photo: (View, date, accession #)
(View toward). Photo No: 1076-, .

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

PRIMARY RECORD

Primary #
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*

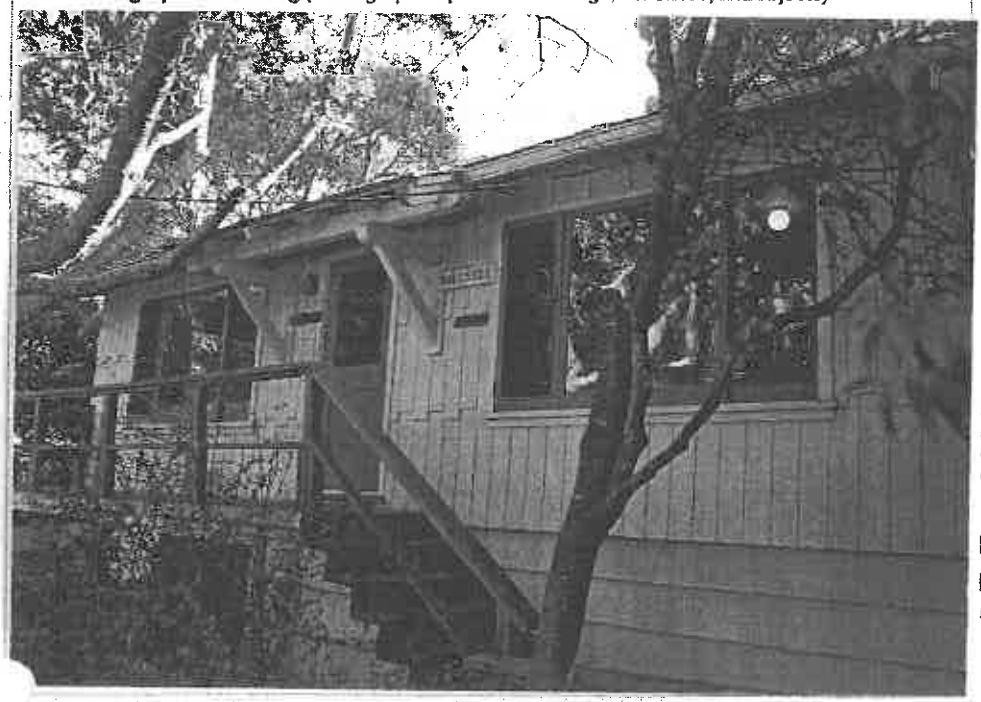
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

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").
nne

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.

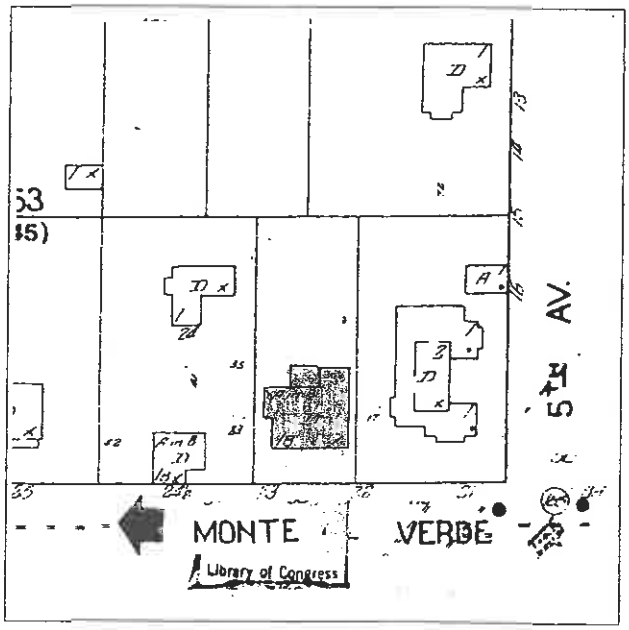
B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

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 _____
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)

1. 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

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

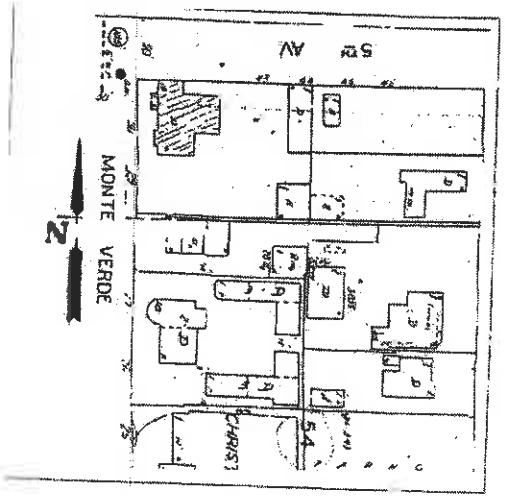
B13. Remarks: *Zoning R-1*
CHCS (AD)

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 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.

)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: 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)

'1. Report Citation: (Cite survey report and other sources, or enter "none")
'ty of Carmel-by-the-Sea Survey 1889-1996

'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

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.

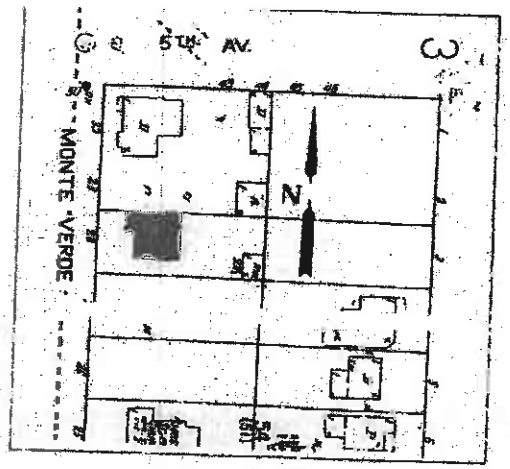
B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*
B12. References:
City of carmel-by-the-Sea Historic Survey 1989-1996
Carmel Historic Context Statement 1997
Watkins, Rolin C., *Monterey & Santa Cruz Counties, California*, S.J. Clarke Pub. Co.:Chicago, 1925, 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.)



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

ONTINUATION SHEET

Primary #
HRI #
Trinomial

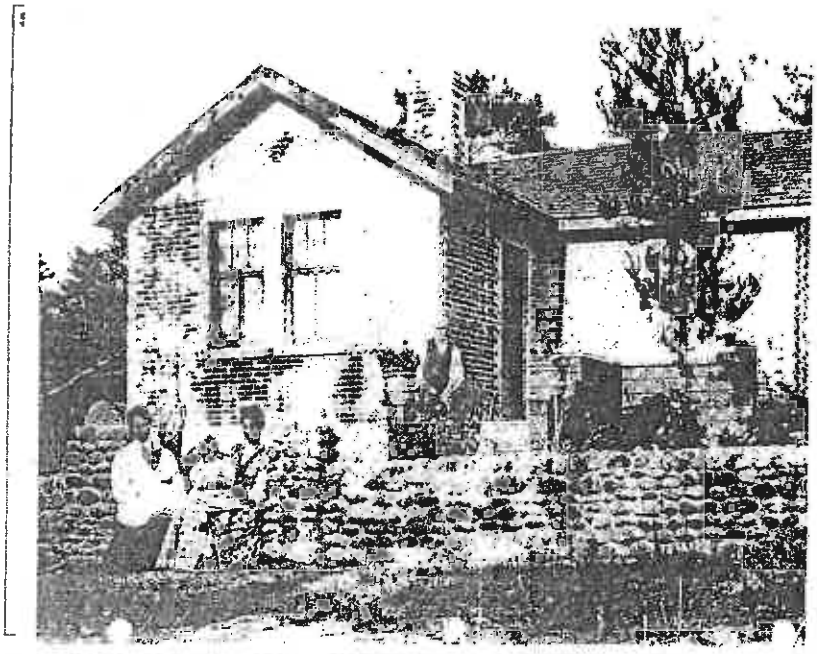
ge of **Resource Name or #:** (Assigned by recorder) Benjamin Turner Hse.

corded by: Kent L. Seavey **Date** 10/25/2001 ☒ Continuation ☐ Update

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*
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)
Parcel No. *010-212-019*

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

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:

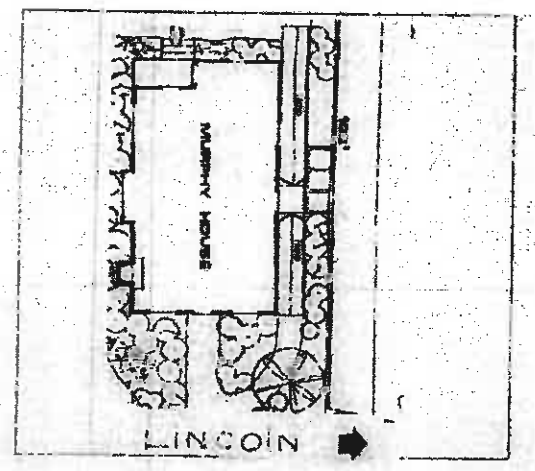
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Hale, Sharron, *A Tribute to Yesterday*, Valley Publishers: Santa Cruz, 1980
Rasmussen, Lillian, brief bio. of M.J. Murphy, n/d

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

CONTINUATION SHEET

Primary #
HRI #
Trinomial

e of **Resource Name or #:** (Assigned by recorder) First Murphy Hse.

Recorded by: Kent L. Seavey **Date** 11/7/2002 ☐ Continuation ☐ Update

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S
Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 Resource Name or #: (Assigned by recorder) *Carmel Art Association*

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 5th w/side Dolores (Blk 55, Lots 9, 11)

Parcel No. *010-138-004*

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

A one-story, wood and cement block framed art gallery, basically rectangular in plan, resting on a concrete foundation. The exterior wall cladding is a combination of textured cement stucco, adobe brick, and concrete block. The roof system appears as a low-pitched shed roof, covered w/wood shake along the front (east) elevation, while the balance of the main roof is covered in composition shingle, with one section capped w/tar & gravel. This is a building that has been added to incrementally over time, employing a variety of bldg. materials. The recessed main entry on the east has a veneer of adobe brick, painted white. Fenestration is irregular w/a fixed multi-paned focal window near the entry, and a few aluminum sliders elsewhere. The building sits well back from the street, on a commercial block, behind a high Carmel stone retaining wall, in a sculpture garden informally landscaped with mature oak trees and low ground cover.

P3b. Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial Building HP29 - Landscape architecture*

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 front garden & e/facing facade, 2/10/01, 6085-21,

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

P7. Owner and Address
Carmel Art Association
P.O Box 2271
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

Report Citation: (Cite survey report and other sources, or enter "none")
Significant Building Survey of Carmel 1979

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 #

NRHP Status Code 3S

Resource Name or #: (Assigned by recorder) *Carmel Art Association*

B1. Historic Name: *Ira Remsen Studio*
B2. Common Name:
B3. Original Use: *studio/residence* B4. Present Use: *art gallery*
B5. Architectural Style: *no style*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1927 (Cbp#1905); art gallery add., 1938 (Cbp#384); add to gallery ca 1941 (Cbp#1338); add to gallery 1947 (Cbp#1475); repair foundations 1951 (Cbp#2112; add & remodel gallery 1955 (Cbp# 2828); add & remodel gallery 1060 (Cbp#3579); install skylights 1999 (Cbp# 99-48); add & remodel gallery 1999 (Cbp# 99-238); reroof 2001 (Cbp# 01-19)
B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features: *artist designed garden space in front of gallery 1938*

B9a. Architect: *Clay Otto (1938)* b. Builder: *M.J. Murphy & others*
B10. Significance: Theme: *Arts & Culture* Area: *Carmel by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *art gallery* **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 Carmel Art Association is significant under California Register criteria 1, in the area of history as the oldest, continuously operating artist-owned cooperative art gallery in California. The Association was formed by a group of Carmel artists on August 8, 1927, modeling itself on the successful Laguna Beach Art Association, that had been founded in 1918. The fledgling group initially exhibited their work in an upper room of Herbert Heron's Seven Arts Building, where they remained until 1929. Rising rents and the Great Depression hit the organization hard, however the 200 member group continued in spite of adversity to seek a permanent venue for their work. Occasional exhibits were mounted at "Grey Gables", the home of founding member Josephine Culbertson, and later at the Denny-Watrous Gallery on Dolores Street. In 1933 the organization had the opportunity to purchase the former studio of artist Ira Remsen, and did so with the assistance of funds previously donated for that purpose by Cathrine Comstock, and a generous loan from retired businessman, Barnet J. Segal. The first exhibit in the new facility was held in December 1933. Architect member Clay Otto donated plans and drawings for an expansion of the existing facility to the north in 1938. The continued success of the association saw further expansion in the 1940s, 1950s and in 1960. The most recent expansion occured in 1999.

The original intent of the Carmel Art Association was, "for the advancement of art and for cooperation among the artists". These principal continue to guide the Association today. Of particular note is the sculpture garden fronting the Association galleries. It was originally designed by artist William P. Silva in 1938, and the construction of the retaining walls and steps were done by the artist members, including Armin Hansen, NA, Thomas McGlynn and Abbie Lou Bosworth. The Carmel Art Association clearly reflects the findings of, and is consistant with the 1997 Carmel Historic Context Statement under the theme of arts and culture.

B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial* *HP29 - Landscape architecture*

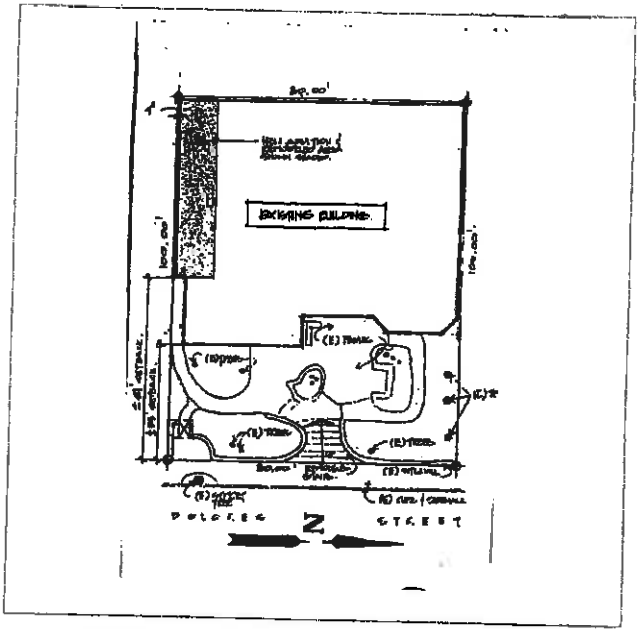
B12. References:

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement
Hale, Sharron, *A Tribute to Yesterday*, Valley Publishers:Santa Cruz, 1980
McGlynn, Betty, "Roots of the Carmel Art Association", Carmel Museum of Art. 1968

B13. Remarks: *Zoning CC*
CHCS (AC)

B14. Evaluator: *Kent Seavey*
Date of Evaluation: *5/10/2002*

(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*

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

Page of **Resource Name or #:** (Assigned by recorder) *Frederick Bigland Apts.*

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. Torres & 5th (Blk 59, Lot 3) 2 westernmost apt. units only

Parcel No. *010-095-001*

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

Two, one-story, wood-framed Tudor Revival style detached apartment units, basically rectangular in plan w/full height garages below, resting on concrete foundations. The exterior wall cladding on both units is textured cement stucco w/false half-timbering. The westernmost unit has a 1949 living room addition that has two tall, round-headed windows on its north facing facade, framed w/brick nogging. The roof of the addition is an open deck. The unit immediately east of this feature has a full story Carmel stone wall supporting its entry deck. Both units are front gabled w/low pitched composition shingle roof coverings. The unit to the east has a gable roofed door hood over its central entry, supported by triangular wood brackets. The westernmost unit is accessed from the garage, or ground level, through a multi-paned glazed door w/a similar sidelight. Fenestration on both is irregular, w/ paired and banked multi-paned wood sliders and casement type windows. Both units sit back from 5th Ave. fronted by hardscape parking pads. They are visually separated by two mature pine and oak trees, and a stepped Carmel stone planter w/low shrubbery.

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: 1081-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1930/1931 Carmel bldg. records

P7. Owner and Address
Dennis & Karen LeVett
P.O. Box 6286
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: *11/1/2002*

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 #**

Page of **NRHP Status Code** 5S1

Resource Name or #: (Assigned by recorder) *Frederick Bigland Apts.*

B1. Historic Name: *Frederick Bigland Apts.*
B2. Common Name:
B3. Original Use: *apartment units* B4. Present Use: *apartment units*
B5. Architectural Style: *Tudor Revival*
B6. Construction History: (Construction date, alterations, and date of alterations)
Remodel existing storage unit to apt. 1930 (Cbp# 2287); build additional apt. unit 1931 (Cbp# 2354); remodel & add to living room of #2354 1949 (Cbp# 1841); reroof #2287 & #2354 2002 (Cbp# 01-223)

B7. Moved? No Yes Unknown Date: Original Location:
B8. Related Features:

B9a. Architect: *designer/Frederick Bigland* b. Builder: *Frederick Bigland*
B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *multiple family property* **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 Frederick Bigland Apartments are significant under California Register criterion 3, in the area of architecture, as two of the remaining multiple family dwelling units from the 1930s in Carmel. Carmel has been primarily a community of single family residences, including vacation homes, w/multiple family housing basically limited to its hotels and inns. In 1930, perhaps as a response to the housing constraints of the Great Depression, contractor Frederick Bigland purchased two large storage units, separated by a parking area, at the cr. of Torres & 5th that had been built by Gottfried & Hale sometime earlier.
Bigland converted the easternmost storage unit into two apartments in March of 1930. In June of that year he added a second unit west of the original conversion, followed by the last unit in January of 1931. The original unit's exterior finish was a minimal Spanish Eclectic, now much altered. However, the two westernmost apartments, which he finished in Tudor Revival detailing, remain much as they appeared at their time of construction. To find connected apartment units in Carmel prior to WWII is unusual. These are only the second set of non-short term apartment rentals in Carmel.
Frederick Bigland was a native of England who came to Carmel in the mid 1920s. He is known to have constructed several residences, including his own on Mtn. View, and these aapartment units. He may be best known for his redesign of the Marble Ranch in Robinson Canyon, on the south side of Carmel Valley. He left the area soon after completion of the Marble Ranch project. While in Carmel he was highly regarded as a contractor/builder. The Bigland Aprtments reflect the findings of, and are consistent with the 1997 Carmel Historic Context Statement.

B11. Additional Resource Attributes: (List attributes and codes) *HP3 - Multiple Family Property*

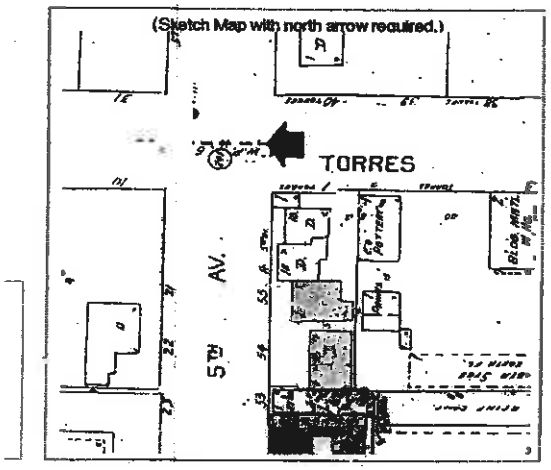
B12. References:
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Carmel Pine Cone, 8/30/29. pp. 23-24
Sanborn fire insurance map of Carmel 1930-62

B13. Remarks: *Zoning R-4*
CHCS (AD)

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *11/1/2002*

(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

Page of **Resource Name or #:** (Assigned by recorder) Frederick Bigland Apts.

Recorded by: Kent L. Seavey **Date** 11/1/2002 ☐ Continuation ☐ Update

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S1/5D1
Other Listings
Review Code Reviewer Date

Resource Name or #: (Assigned by recorder) *Hansel & Gretel*

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 & 5 SE of 5th, e/side Torres (Blk 60, Lots 10 npt. 12)

Parcel No. *010-092-010*

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

The Doll House (Hansel) is a one-and-one-half story wood-framed Tudor "Storybook" style residence constructed in 1924, irregular in plan, resting on a concrete foundation. The exterior wall cladding is cement plaster mixed with pine needles, over burlap that was nailed to the redwood walls. The steeply pitched gable roof has an undulating ridge line, with lower projecting bays to the west and south. The wide, overhanging eaves are flared and faced with rustic hand-carved vergeboards. The exposed rafter tails are also hand-carved. All roof surfaces are covered with fire-rated cedar shingle, jig and scroll-sawn into a random staggered pattern. The exterior is characterized by rustic hand-carved door and window casings, and half-timbering in the gable end of the west-facing bay. The south-facing facade is characterized by a lower projecting bay on the east side that frames the arched, wood-plank main door. The flared roof projects over the door, carried on both sides by shaped, plastered brackets. The entry was recently modified to form a Dutch door. A crude, undulating exterior gable wall chimney of Carmel stone, with an arched cap is found immediatly to the west of the entry. The main entry is reached by a straight run of open Carmel stone steps. Additions include a small extention to the west of a rear bay window in 1949, and recent window and door realignment at the rear (north) and on the east side elevation, done to the Secretary of the Interior's Standards for the Treatment of Historic Properties in 1995.

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 north at the south facing 3/9/02, #4305-3A

P6. Date Constructed/Age and Sources
☐ Prehistoric ☒ Historic ☐ Both
1924 & 1925, Carmel bldg. records

P7. Owner and Address
Michael Voris
1823 Garden Way
Sacramento, CA 95833

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

P9. Date Recorded: *2/28/2002*

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

11. Report Citation: (Cite survey report and other sources, or enter "none")
Significant Building Survey, 1979

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 # _____

NRHP Status Code 5S1/5D1

Resource Name or #: (Assigned by recorder) *Hansel & Gretel*

B1. Historic Name: *The Doll House*
B2. Common Name: *Hansel & Gretel*
B3. Original Use: *retail showroom/office* B4. Present Use: *residence*
B5. Architectural Style: *Tudor (Storybook substyle)*
B6. Construction History: (Construction date, alterations, and date of alterations)
Doll Hse. (Hansel) constructed 1924 (Cbp #828); minor addition 1949 (Cbp #1970); repairs 1953 (Cbp #2442); reroofed 1999 (Cbp #99-310) (Gretel) constructed 1925 (Cbp #924); bedroom addition 1928 (Cbp #2056); bedroom addition 1949 (Cbp #1790); reroofed 1996.
B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:
B8. Related Features:

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 2,3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Doll House (Hansel) and Gretel are significant under California Register criteria 2 as the first & third building designs by noted Carmel masterbuilder Hugh Comstock . They are also significant under criteria 3 as the germinal designs for the Tudor Storybook substyle of architecture that would both alter and define the residential character of Carmel for decades to come as a village in a forest.

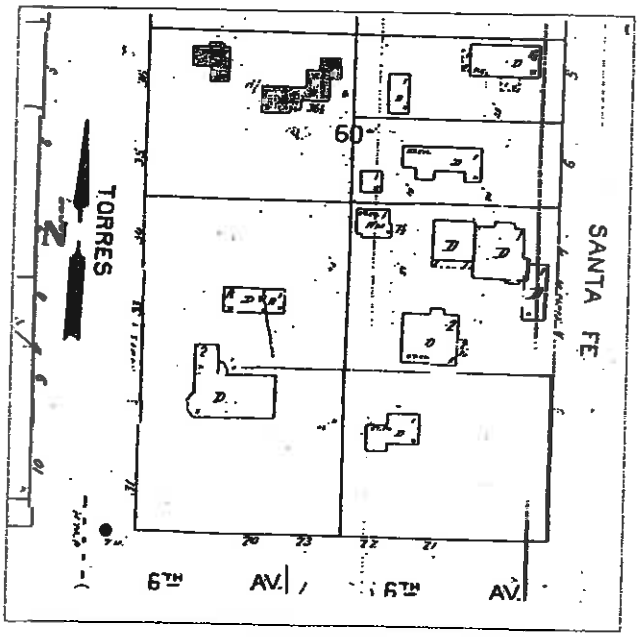
Hugh White Comstock (1893-1950), was a native of Illinois, who moved to Santa Rosa California at age 14 in 1907. His only experience in building, until he became a contractor, had been in helping construct several farm buildings with his family. He enjoyed both drawing and designing, but had no formal training in either when he arrived in Carmel in 1924 for a visit with his sister, Catherine Seideneck, and her husband George, both artists. Catherine introduced her brother to Mayotta Browne, an entreprenureal doll maker, and before the year was out the couple married. Mayotta's successful line of "Otsy Totsy" rag dolls required expanded storage space and a showcase for the product. She asked Hugh to design and construct, "a fairy-house in the woods" for this purpose. Utilizing his flair for drawing, and an interest in the book illustrations of the English illustrator Arthur Rackham, Comstock came up with what became the Dolls House. The couple did the work with day labor The small building of conventional construction was modified structurally by undulating the ridge line to give a sense of age. door and window casings were hand carved with pocket knives to add rusticity, and the exterior wall cladding was made up of cement plaster mixed with pine needles, troweled over coarse burlap that had been nailed to the walls to create an uneven, strongly textured surface. He made his stonemason build the Carmel stone chimney in an irregular uncoursed pattern that made it appear "stacked" and random, with an arched cap of the same material.

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

B12. References:

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Hale, Sharron, *A Tribute to Yesterday*, Valley Pub.:Santa Cruz, 1980.
Mathewson, Joanne, *The Fairy Tale Houses of Carmel*, Tuck Box:Carmel, 1977.
Paul, linda L., *Cottages by the Sea*, Universe Pub.:New York, 2000.

B13. Remarks: *Zoning R-1*



B14. Evaluator: *Kent Seavey*
Date of Evaluation: *2/28/2002*

(This space reserved for official comments.)

P3. Fenestration on Hansel is irregular, with a combination of fixed and casement type single and paired multi-paned wood windows. Some of the principal paired windows are flanked by decorative wood plank shutters.
Gretel is a one story wood-framed residence of the same style, constructed on the same parcel in 1925 to the south and east of Hansel. It is irregular in plan and rests on a concrete foundation. The exterior wall cladding is also a cement plaster mixed with pine needles, troweled over burlap that was nailed to the wood walls. Two bedroom additions have been made to the rear (east) of Gretel. The first, in 1928 formed an ell toward the north. The second, in 1949 simply extended the ell at its NE corner. The additions were executed by Hugh Comstock and all exterior finishes match the original cottage. The stepped and intersecting gable roof system features undulating ridge lines, slightly flared eaves with exposed hand-carved rafter tails and hand-carved vergeboards. The roofs are covered in wood shingle with notched butts, in a staggered pattern. The west facing facade is characterized by an arched plank door at the south, with half-timbering suggesting a sunburst above the door, and a multi-paned fixed wood window to the north in a hand-carved casing. All the door and window casings on the cottage are treated in this way. Fenestration is irregular with a combination of fixed and casement type multi-paned wood windows and French doors.
Both cottages sit back from Torres St. behind a rustic redwood grapestake fence in an informal landscape setting of mature oak and pine trees, with a ground cover of shubs and flowers amidst meandering gravel walkways and small Carmel stone patios. The property conveys a strong sense of time and place and of feeling and association as the first design effort by one of Carmel's most noted master-builders, Hugh Comstock.

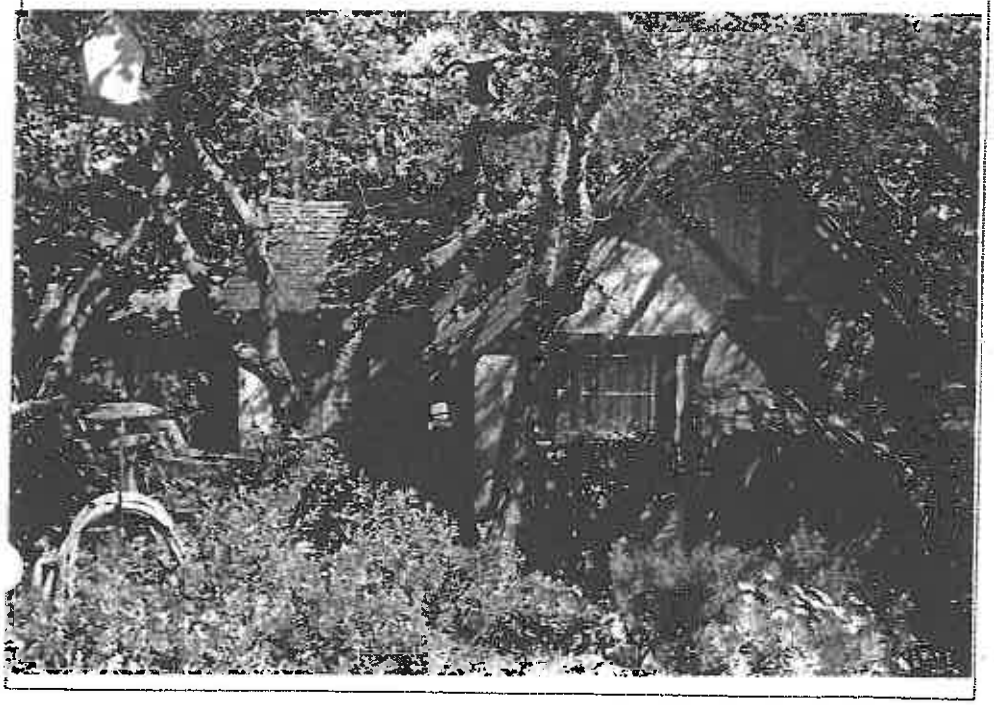
B6. Gretel constrcted 1925 (Cbp #924); bedroom addition 1928 (Cbp #2056); repairs 1953 (Cbp # 2442); reroofed 1996 (Cbp # 96-193)

B10. The finished showroom was a far cry from the simple gable-and-wing residences, boxy shingle and board-and-batten Craftsman cottages and western false-front business houses that made up the majority of the community's housing stock in 1924. So popular was the end product that Comstock found the independent & creative citizens of Carmel beating at his door for a "fairy-tale" cottage of their own. He constructed his family residence just south of Hansel in early 1925, then built Gretel later that year, as an office for Mayotta, because the "Otsy Totsys" in the Doll House had squeezed her out.
Between 1924 and 1929 Hugh Comstock would design and construct about 20 of his "fairy-tale", or storybook cottages around Carmel, including one business house with related structures, the Tuck Box. Comstock, along with Michael J. Murphy was the most important early uilder in Carmel. To a considerable degree the storybook houses he designed have set the architectural tone for the village to this day. The Doll House (Hansel) and Gretel were the first of Comstock's creations. The two bedroom additions to Gretel, in 1928 and in 1949 were done by Hugh Comstock and maintain the character of the original. Both small residences retain to a high degree their integrity of location, design, setting, materials, workmanship, feeling and association. They convey a strong sense of time and place as the first of Comstock's Carmel storybook cottages. Hansel & Gretel clearly reflect the findings of, and are consistant with the 1997 Carmel Historic Context Statement under the theme of architectural development.

The bathroom addition of Gretel on the east elevation of the original cottage footprint, and the storage room additions located towards the rear of the site on the north and east elevations are not considered historically significant and could be removed or altered in the future consistent with the Secretary of the Interior's Standards.

B12. Rasmussen, Lillian, "Hugh Comstock", unpublished manuscript, MARI, on file at Monterey Peninsula College. nd.
Sanborn Insurance maps of Carmel, 1930, 1930-62

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
Looking east at the west facing facade & bedroom additions (left), of Gretel, 3/9/02, #4305-2A

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5D1

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

Page of **Resource Name or #:** (Assigned by recorder) *Elizabeth F. Armstrong 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 NW of 6th, w/side of Santa Fe (Blk 60, Lot 11)

Parcel No. *010-092-005*

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

A one-story wood-framed "storybook" cottage, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a textured stucco, over felt. There is a large, exterior gable wall chimney of Carmel stone centered in the east side elevation. The side-gabled roof is steeply pitched, with a discernable break at the eave line where it projects out over a sitting room bay at the SE end of the building, and the original kitchen to the SW. A room addition west of the old kitchen on the SW corner of the house, connected the main building block to a detached guest hse. in 1940. A gabled roof hood with simple triangular wood brackets, projecting from a gabled wall dormer, covers the front (north) entry at the NE corner. All roof surfaces are covered in wood shingle. Fenestration is irregular and consists of single, paired and banked multi-pane wood casement windows. There is a small, narrow arched three-light casement window just north of the Carmel sone chimney on the east side elevation. It has a braced wood shutter of the same shape with a cut-out heart in the center. Wooden French doors open into a well maintained formal garden of trimmed hedges and planting beds traversed by gravel walkways. The Santa Fe frontage masks much of the cottage behind mature shrubbery and trees.

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: 3052-, .

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

P7. Owner and Address
James Crowley & Marybeth Crow
P.O. Box 2712
Rancho Santa Fe, CA 92067

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

P9. Date Recorded: *2/25/2002*

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

. f. Report Citation: (Cite survey report and other sources, or enter "none")
one

'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 #**

Page of **NRHP Status Code** 5D1

Resource Name or #: (Assigned by recorder) *Elizabeth F. Armstrong Hse.*

B1. Historic Name: *'Our House'*
B2. Common Name: *'Our House'*
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Tudor (Storybook substyle)*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1928 (Cbp #1978); small guest hse. to rear 1940 (Cbp # 611); 1958 combine main hse. w/guest hse. (Cbp # 2477); 1967 bedroom - bath-family room addition & foundation work (Cbp # 4695, Cbp # 4698)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:
B8. Related Features:

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.)

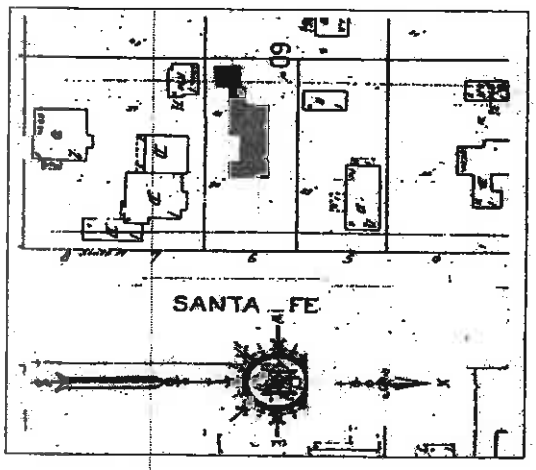
The Elizabeth F. Armstrong Hse. is significant under California Register criterion 3 as a contributor to a fully documented district that is eligible for designation as a local historic district. The Comstock Hill Historic District contains the largest concentration of early residential buildings by noted Carmel designer/builder Hugh White Comstock (1893-1950), in Carmel. Outside of Michael J. Murphy, Comstock 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 storybook cottage was a whimsical caricature of the popular Tudor style, with no straight building lines, including the Carmel stone chimneys. Its wood frame was clad with a mixture plaster and pine needles, troweled over burlap to create an uneven textured surface. Undulating ridgelines, and randomly carved pieces from the door and window casings added to the rustic effect. The tiny building struck a chord within Carmel's artistic community and Comstock rapidly found himself in the construction trade. Comstock's early work was highly imaginative and individual. The 11 Comstock buildings, including Elizabeth Armstrong's "Our House", that make up the historic district represent the full range of his talent during his formative years as a designer/builder, between 1924 & 1929.
Elizabeth Armstrong's "Our House" has the distinction of being the only known Comstock cottage to be replicated by Comstock for a second client, Elspeth Rose, whose "Sunwise Turn" cottage at N. Casanova & Palou is commonly referred to as the twin on Palou.

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
Mathewson, Joanne, *The Fairy Tale Houses of Carmel*, Joanne Mathewson:Carmel, 1974.
Paul, Linda L., *Cottages by the Sea*, Universe Press:New York, 2000.
B13. Remarks: *Zoning R-1*
CHCS (AD)

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *2/25/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



B10. "Our House" had a guest hse. added at the SW corner of the property in 1940, designed by Hugh Comstock. In 1958 a small addition to the rear of the original kitchen, on the south (rear) elevation connected the main building block to the guest house. Subsequently, in 1967 a further reconfiguration of the rear of the house added a bedroom, bath and family room, cleaning up the lines of the earlier "attachment" to the guest house. While there has been change to the rear of the building, the appearance of the front (north) and east side elevations, those seen from the public street, remain much as they were when constructed in 1928. The east side elevation is particularly interesting when compared with its twin, "Sunwise Turn", on Palou. As part of the Comstock Hill Historic District, "Our House", is an integral part of that significant and distinguishable entity (the district), even though its own components may lack individual distinction. The Armstrong Hse. clearly reflects the findings of, and is consistant with the 1997 Carmel Historic Context Statement under the theme of architectural development.

B12. Sanborn insurance map 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 5D1*

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

Page of **Resource Name or #:** (Assigned by recorder) *Comstock 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 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)

NW cr. 6th and Santa Fe (Blk 60, Lot 17, 19)

Parcel No. *010-092-007*

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

A one-story wood-framed Tudor Storybook style building, constructed in three stages. It is irregular in plan, resting on a concrete foundation. The exterior wall cladding is a combination of smooth cement plaster, Carmel stone and glass. The 1927 studio to the west is stuccoed, the 1936 hyphen, connecting the studio to the 1937 office on the east, is a glazed gallery, with paired, tall, diamond-pane leaded glass windows, supported on a low Carmel stone wall, flanking a pair of wood double-doors centered in the hyphen, glazed w/multi-paned square windows above, and diamond pattern wood panels below. The 1937 office is also stuccoed. An attached garage, of similar design and materials is connected to the office at the NE corner of the building, facing on to Santa Fe. The tall, steeply pitched 1927 studio roof has two south-facing shed roofed wall dormers. The dormer to the west covers a pair of diamond-paned leaded-glass wooden French doors, and the one to the east, where the roof steps down, frames a small, round-arched wood casement window, also with leaded-glass diamond-shaped panes. A tall, battered, Carmel stone exterior eave-wall chimney rests in the ell formed by the stepped portion of the studio on the south (front) elevation. A Carmel stone veneer steps down around the SE corner of the studio. The chimney is capped with a steeply pitched, gabled spark arrester. The 1936 hyphen has a long, low, steeply pitched shed roof, with open, wood latticework cresting, connecting the studio and office wings.

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: 1085-, .

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

P7. Owner and Address
Richard & Michelle Ruble
P.O. Box 1835
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: *4/14/2002*

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

11. Report Citation: (Cite survey report and other sources, or enter "none")
Significant Building Survey of Carmel 1979

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 5D1

Resource Name or #: (Assigned by recorder) *Comstock Studio*

B1. Historic Name: *Comstock Studio*
B2. Common Name:
B3. Original Use: *studio/residence* B4. Present Use: *residence*
B5. Architectural Style: *Tudor (Storybook substyle)*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1927, west wing (Cbp # 1940); add central hyphen 1936 (Cbp #107); add office, east wing 1936 (Cbp #177); remodel interior into residence 1953 w/attached garage at NE corner (Cbp #2409); reroof 1996 (Cbp #96-66)

B7. Moved? [x] No [ ] Yes [ ] Unknown Date: Original Location:
B8. Related Features:

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 2,*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Comstock Studio is significant under California Register criterion 2, as the workspace for Carmel designer/master builder Hugh Comstock (1897 -1950) during the productive period of his life. It is also significant under criterion 3, as an excellent example of the Storybook style of residential architecture he introduced in the mid 1920s that has, in part, come to define the character of Carmel's residential architecture to the present. It is also a major feature of the Comstock Hill Historic District.

Hugh Comstock came to Carmel in 1924 for a visit with his sister and brother-in-law. He met and married Mayotta Brown during that visit, and remained in the village the rest of his life. Although Comstock had little building experience, the charm and individual expression of the tiny "Doll House" he created as a showcase to exhibit his wife's hand made dolls captured the imagination of many of the artistic and creative residents of the village. Between 1924 and 1929 Comstock was called upon to design and have constructed twenty or more residences in the Storybook substyle of the Tudor style, called locally "Fairy Tale" houses.

Comstock's immediate success required him to expand his workspace from his home (1925) at the NE corner of 6th & Torres, to the adjacent lot and studio. As the builder's popularity grew, so to the studio/office. Comstock signature features include the tall, narrow Carmel stone chimney, the original "bubblestone" shingles, i.e. wood shingles dipped in a cementatious liquid slurry to make them appear as slate, and give them more fire resistance, a singularly independent, one-of-a-kind design appearance within the Tudor, Storybook substyle mode. Comstock's site planning almost always set the residence at one side, or to the rear of its parcel in order to preserve the natural setting and afford other landscaping opportunities.

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

B12. References:

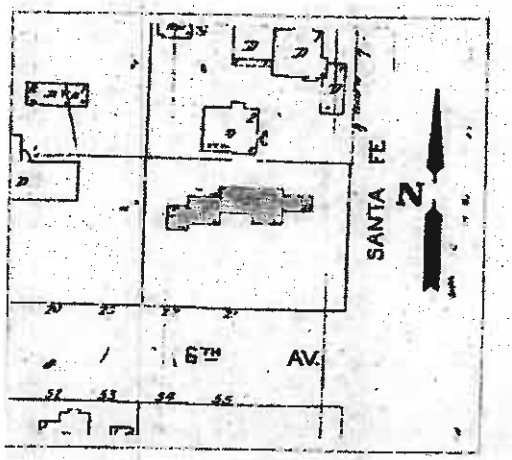
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Boone, L., Janick, R. & Seavey, K., *Architecture of the Monterey Peninsula*, Monterey Peninsula Museum of Art, 1976
Hale, Sharron, *A Tribute to Yesterday*, Valley Publishers:Santa Cruz, 1980

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

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *4/14/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



P3. The 1937 office roof is also hipped, but is lower and less steep than that on the studio. The roof system was originally covered with Comstock's fire resistant "bubblestone" shingles. It was reroofed with wood shake in 1996, except for the chimney cap, which still has the "bubblestone" covering. The principal fenestration in the office wing is a large, fixed south-facing muti-paned wood window. A similar window, but of smaller dimension, is found in the east side elevation. In 1953 it was converted into the residence of Mayotta (Brown) Comstock, the widow of its designer/builder Hugh Comstock, and remained in family ownership into the 1990s. The house sits on the northern edge of two lots at the NW corner of 6th and Santa Fe, behind a vine covered grape stake fence. Its wide, well maintained grassed lawn is screened by mature oaks, pines and tall shubbery along the parcels perimeter.

B10. The Comstock Studio is a key feature of the Comstock Hill Historic District, which contains the largest concentration of early residential buildings by the noted Carmel designer/builder. Probably more than any other architect or builder, Hugh Comstock defined the architectural character of Carmel, with his "Fairy Tale" (Storybook) houses and commercial buildings constructed between 1924 and 1929. To a considerable degree they have set the architectural tone for Carmel since that time. The Comstock Studio as a component of the Comstock Hill Historic District, and a reflection of the many design contributions made to Carmel by Hugh Comstock, is consistent with the findings of the 1997 Carmel Historic Context Statement under the theme of architectural development.

B12.
Mathewson, Joanne, *The Fairy Tale Houses of Carmel*, Tuck Box:Carmel 1977
Sanborn fire insurance maps of Carmel, 1930, 1930-1962

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S1/5R1

Other Listings
Review Code Reviewer Date

Page of Resource Name or #: (Assigned by recorder) *Hugh Comstock 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. 6th and Torres (Blk 60, Lot 18)

Parcel No. *010-092-17*

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

A two-story wood-frame Tudor, Storybook substyle residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a combination of smooth cement stucco, vertical board-and-batten and Post Adobe construction. The 1925 roof system is cross-gabled, w/a 1940 hip-on-gable addition to the west & north. The roof covering is a staggered wood shingle, laid to suggest thatching. The steeply pitched cross-gabled portion of the roof is flared at the eaves, with a slight eyebrow door hood over the south-facing principal entry. Small, recessed eyebrow windows appear in the roof plane of the south and east elevations. A tall, battered, rustic Carmel stone exterior gable wall chimney appears near the NE corner of the building. Fenestration is irregular, with a combination of single, paired and banked multi-paned wood windows, that are fixed, and casement type. Those on the facade (south) and, east-side elevation have hand carved wood casings, w/false half-timbering below. The round arched entry door casing is also hand carved. The Dutch-door it surrounds has four lights above, and four wood panels below. A three-tier mullioned focal window appears in the south facing gable end. It is three bays wide, w/ fixed six-light windows at the base, and four- light windows in the upper two tiers. Wooden French doors on the east-side elevation are flanked by fixed multi-paned windows, of different sizes and shapes.

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: 1086-, .

P6. Date Constructed/Age and Sources:
Prehistoric Historic Both
1925 Carmel bldg. records

P7. Owner and Address
David & Christine Lucchetti
9300 Dillard Rd.
Wilton, CA 95693

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

P9. Date Recorded: *4/16/2002*

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

P11. Report Citation: (Cite survey report and other sources, or enter "none")
Significant Building Survey of Carmel 1979

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 #**

ge of **NRHP Status Code** 5S1/5R1

Resource Name or #: (Assigned by recorder) *Hugh Comstock Hse.*

B1. Historic Name: *Obers*
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Tudor (Storybook substyle)*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1925 (Cbp #918); two story addition 1940 (Cbp #651) interior remodel 1955 (Cbp #2829); minor addition to rear (north) 1970 (Cbp #70-5A)

B7. Moved? [X] No [ ] Yes [ ] Unknown Date : Original Location:
B8. Related Features: *detached garage in NE cr. of parcel 1926 (Cbp #1762) add to garage 1973 (Cbp #73-141)*

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 Comstock Hse. is significant under California Register criterion 3, in the area of architecture as an excellent example of the creative and innovative building design of Carmel master builder Hugh Comstock. It is also significant as an important contributor to the Comstock Hill Historic District.

Hugh Comstock (1893-1950), came to Carmel in 1924, w/no architectural training and only basic carpentry skills. A good draftsman, and an admirer of the book illustrations of English artist, Arthur Rackham, Comstock designed, and constructed Carmel's first "Fairy Tale" cottage in 1924 as a showroom for the dolls fabricated by his wife. The unexpected and immediate success of his whimsical caricature of the popular Tudor style put him into the contracting business almost overnight. His early residential work, much of it within two or three blocks of his 1925 home, was highly imaginative and individual. He used native materials including redwood and Carmel stone, and was particularly sensitive to protecting the rural landscape setting of Carmel. The siting of his own home is an excellent example of the suitability of his structural forms to the land on which they were sited. He was also innovative in his development of building materials and techniques as exemplified by the 1940 addition to his home where he employed a new structural system he had developed in the mid 1930s. He used bitumens to stabilize adobe bricks against deterioration from rainfall, and used the water resistant blocks as a nogging for post and beam structural supports, calling the new building method Post-Adobe. This was one of the first experiments with the new structural system. Comstock used the home as his office until the mid 1930s when he expanded his studio, just east of the residence, for that purpose. Other evidence of his experimental nature can be seen in the novel recessed eyebrow windows in the roof plane of the house.

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

B12. References:

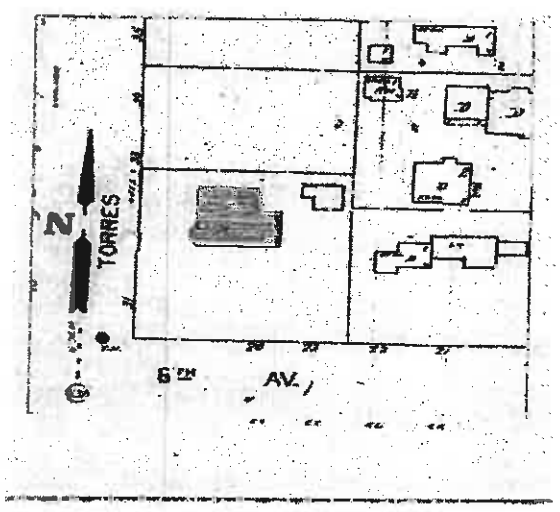
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement, 1997
Boone, I., Janick, R., Seavey, K., *Architecture of the Monterey Peninsula,* Monterey Peninsula Museum of Art, 1976
Hale, Sharron, *A Tribute to Yesterday*, Valley Publishers:Santa Cruz, 1980

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

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *4/16/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



P3. The west side of the original 1925 building was expanded in a 1940 addition, that employed Comstock's innovative Post-Adobe construction for the first floor, and vertical board-and-batten for the second. A one-story angled bay projects west from the SW corner of the addition, with a small open deck above, enclosed with a low railing of pierced flatwork, and reached by a set of wooden French doors. The house sits well back from both 6th Ave. and Torres behind a recently constructed wooden fence, in a landscaped garden setting, with a number of mature oaks and pines close by the building.

B10. The Comstock Hse. is a major contributor to the Comstock Hill Historic District, which contains eleven examples of the designer/builder's residential buildings, all of which still retain a high degree of physical integrity as constructed between 1924 and 1929. Outside of Michael J. Murphy, Comstock was the most influential early builder in the village. His houses set the tone for residential development in Carmel since that time. Clearly, his family home is consistent with the findings of the 1997 Carmel Historic Context Statement in the area of architectural development.

B12. Mathewson, Joanne, *The Fairy Tale Houses of Carmel*, Tuck Box, 1977
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

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*

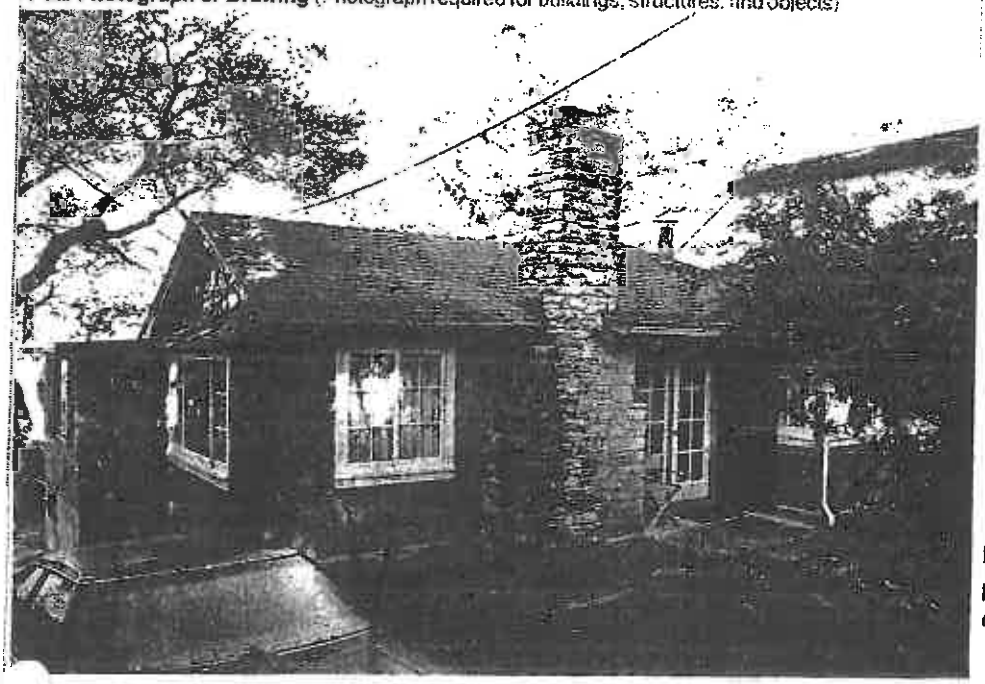
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

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.

P4. 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
1923 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 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)

DPR523 (1/95) History/Maker

San Buenaventura Research Associates

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) *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.

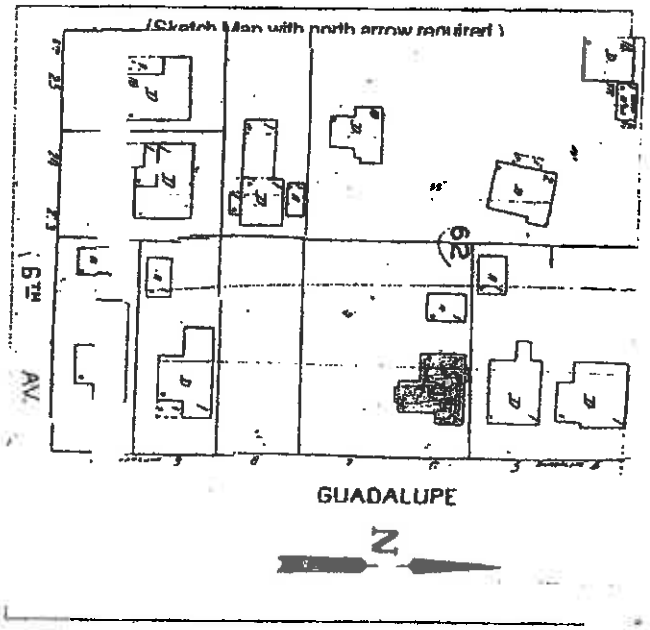
B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

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,*

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 #**

NRHP Status Code

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.)

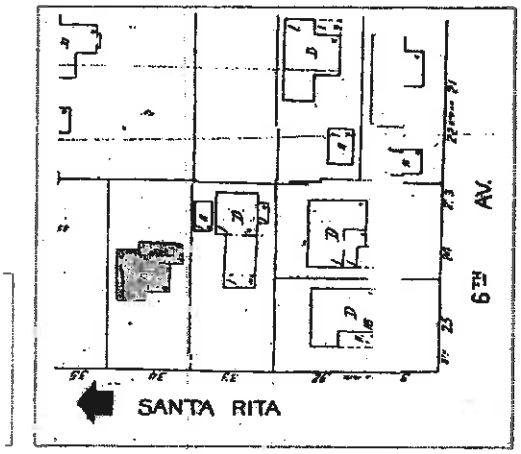
The Raymond Meeks House is significant under California Register criteria 3, in the area of architecture as a little altered example of the Craftsman style of architecture in Carmel. Neither Raymond Meeks, or the builder, J.L. Meeks appear in the regular Carmel business directories for the period (1927-1930), 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

ne of **Resource Name or #:** (Assigned by recorder) Raymond Meeks House

...corded by: Kent L. Seavey **Date** 9/7/2004 ☐ Continuation ☐ Update

DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic name: Stone Ship

*2. Common or current name: Same

Ser. No. ____ - ____ - ____
National Register status ____
Local designation: SIGNIFICANT

*3. Number & street: 2nd NE Guadalupe and 6th Cross-corridor ____
City: Carmel-by-the-Sea Vicinity only ____ Zip: 93921 County: Monterey

4. UTM zone ____ A ____ B ____ C ____ D ____

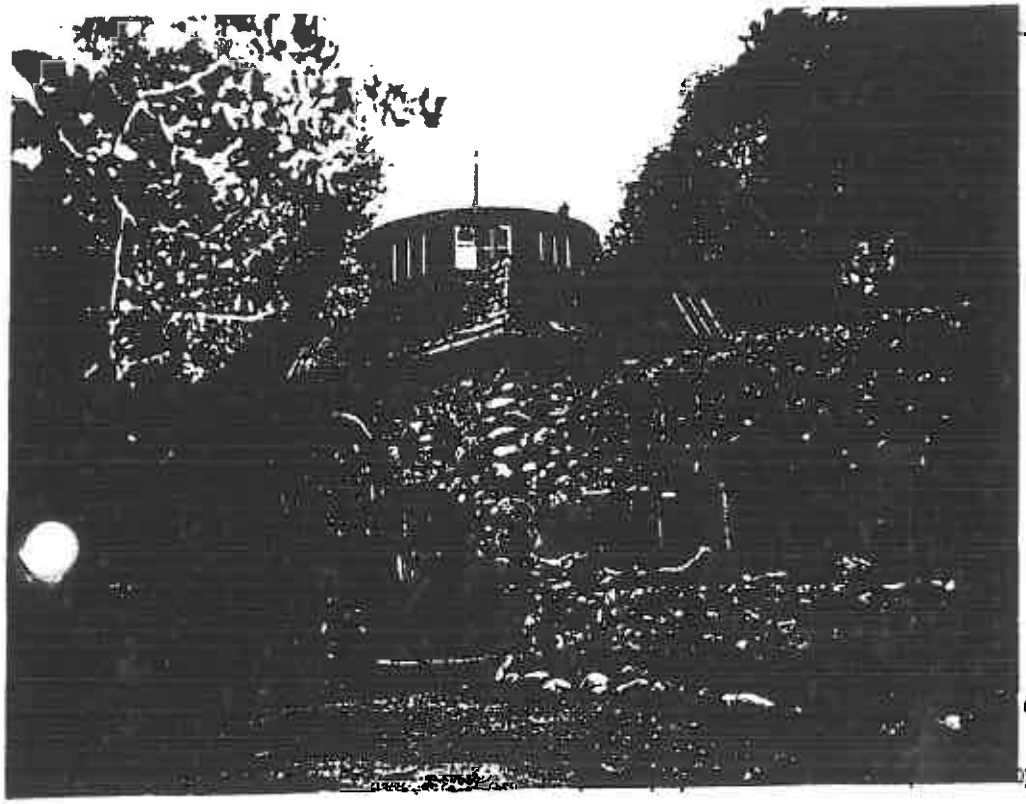
5. Quad map No. ____ Parcel No.: AP#10 032 11 Other ____

DESCRIPTION

6. Property category: Residential If district, number of documented resources ____

*7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style. Eclectic

In 1939 Allen Knight completed the construction of this stone building, designed to hold his fast-growing maritime collection. The build- was begun in 1936 and took three years to construct using parts of wrecked ships. The exterior walls are water-washed granite boulders and set in the stone walls are numerous ship portholes. In the interior he used parts of 57 dismantled ships. The entrance is a watertight bulkhead door. The interior resembles the hold and the wheelhouse of a ship. The flooring is made of planks five inches thick, underlaid with an inch and a half of tar and two and a half inches of water-proof cement. The mansard-like roof is of molded sheet copper which has become green with the passing of time. The house is topped with a wheelhouse-like structure surrounded by windows.



8. Planning agency: Carmel Planning Departme

9. Owner & address:
Alys Bliesner et al
3532 Oliver Road
Carmel, CA 93921

10. Type of ownership: Private

11. Present use: Residential

12. Zoning: Residential

13. Threats: None

CA 94296-0001

). All items must be completed for historical resources

HISTORICAL INFORMATION

*14. Construction date(s) 1936-39 Original location _____ Date moved _____

15. Alterations & date Build, series 2 Permit 8/13/35

16. Architect None Builder Allen Knight

17. Historic attributes (with number from list) MC 17-411 - 1,3,4,5,6,7
HP2 Single Family Property

SIGNIFICANCE AND EVALUATION

18. Context for evaluation: Theme Residential Architecture
Period 1900-1940 Property type Residential Context formally developed? Yes

*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

Allen Knight visited Carmel and his Aunt Alys Miller as a young boy, probably as early as 1910. Mrs Miller lived on the site where the Sundial is now. When Knight was a seafaring young man he traveled in Europe and brought back some of the basic ideas, that later were used in the Sundial Apartments, built by his Aunt Alys. One of the cottages on that property was moved to the site at Guadalupe and 6th in 1929.

Knight married Alice Hawes in 1933 and after remodelling the house began construction of the stone ship to house his maritime collection. He was very active in Carmel life. He served on the City Council from 1944-52 and was Mayor for the last two years. He served on the council again from 1957-60 and was on the Sanitary Board from the 1930's until his death in 1964. His widow gave his maritime collection to the History and Art Association which formed the nucleus of the Allen Knight Maritime Museum now called the Maritime Museum of Monterey

20. Sources
Allen Knight History by Allene Fremier, his daughter
A Tribute to Yesterday by Sharron Hale pps 24,64,93,120
A Carmel Story by Daisy Bostick

21. Applicable National Register criteria 5S1

22. Other recognition _____
State Landmark No. (if applicable) _____

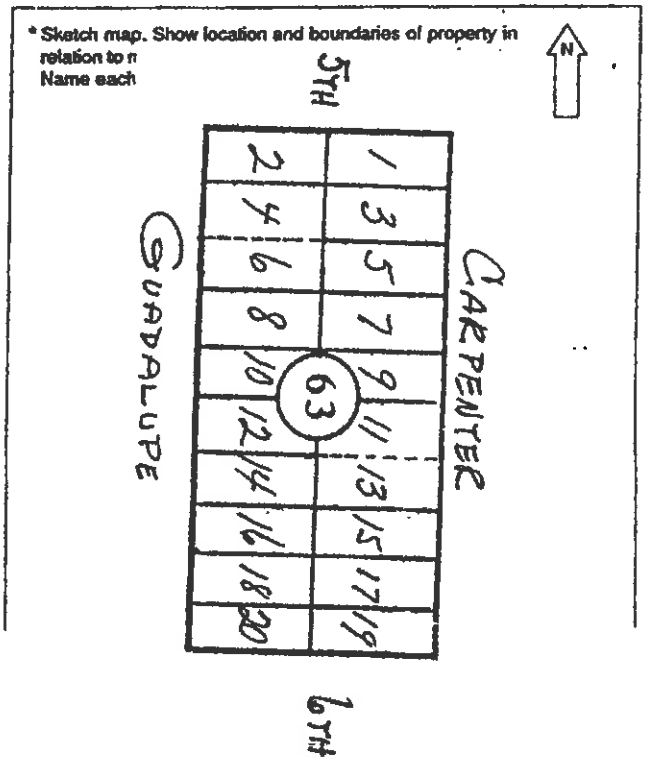
23. Evaluator Enid Sales
Date of evaluation May 1996

24. Survey type Comprehensive

25. Survey name Carmel Historic Survey

*26. Year form prepared 1996
By (name) _____
Organization Carmel Historic Survey
Address PO Box 3959
City & Zip Carmel, CA 93921
Phone (408) 624 6025

* Sketch map. Show location and boundaries of property in relation to n
Name each



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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code *5S1 5R1*

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

Page of **Resource Name or #:** (Assigned by recorder) *Birthday 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)
SW cr. Santa Rita and 6th Ave. (Blk 66 Lots pts 1,2,3,4)

Parcel No. *010-039-005*

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

A two-story, wood-framed Tudor Storybook cottage, irregular in plan, resting on a concrete foundation. The exterior wall cladding is textured cement stucco, w/decorative false half-timbering. The steeply pitched side-gabled roof has a sweeping saltbox form toward the west, where the roof covers a lower, full-width one story bay. There are two gabled roof dormers in the plane of the west elevation, and a single, hipped-roof wall dormer, suggestive of an oriel window, projecting from the center of the upper floor on the east side elevation. This feature is supported by heavy console brackets at either edge of its base. Half-timbering along the base of the floor-line for the upper story, along the south (front), and north (rear) elevation, slightly overhangs the building envelope. The heavy Carmel stone chimney, which is partially visible on the exterior of the north (rear) elevation, pierces the ridge line at the gable end of the cottage, w/paired square tile stacks, of varying height and flat, metal spark-arresters. The base of the chimney is visible below the slightly overhanging upper floor. There is a slight pent roof overhanging the apex of the gable on the south facing facade. This is more of a decorative feature, partially concealing an oval shaped window in the apex. This elevation is characterized by a picturesque handling of the false half-timbering, with its hand carved edges, around and above the arched, wood-plank front door, which has wrought iron strap hinges. It is located at the SE cr. of the building.

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: 1088-, .

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

P7. Owner and Address
Patricia Mueller-Vollmer Trust
P.O. Box 1883
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: *4/24/2002*

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

'. Report Citation: (Cite survey report **and** other sources, or enter "none")
gnificant Building Survey of Carmel 1979

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 #**

ge of **NRHP Status Code** 5S1 5R1

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

B1. Historic Name: *W.O. Swain Cottage #5*

B2. Common Name:

B3. Original Use: *residence* B4. Present Use: *residence*

B5. Architectural Style: *Tudor (Storybook substyle)*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1928 (Cbp #2009); detached 2 car garage added 1929 (Cbp #2186); interior bathroom remodel 1971 (Cbp #71-144); termite repair 1988 (Cbp #88-44)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:

B8. Related Features: *detached two-car vertical board-and-batten garage in NW cr. of parcel 1929*

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 Birthday House is significant under California Register criterion 3, in the area of architecture as an early, unaltered example of the Tudor influenced Storybook residential design of Hugh Comstock (1893-1950). it is also a key contributor to the Comstock Hill Historic District.

Constructed in 1928, Birthday Hse. was the last of five cottages designed and built for eastern investor W.O. Swain, on the eastern half of Blk 66, Carmel City. Swain was interested in grouping his cottage complex with consideration for geography and landscape setting, rather than conforming to "the narrow (40' x 100') wedges of plots-city fashion", that made up Carmel's subdivision parcels. He was able to gain City Council approval of his basically English garden city plan, that would group the cottages together, "with a feeling of spaciousness about them, as in a park". Swain hired Comstock, Carmel's "builder of dreams" to design the cottages.

Comstock was well known for his strong environmental aesthetic, and his insistance on the suitability of his structural forms to the land on which they were to be sited. His "fairy tale", or Storybook residential style was well suited to Swain's English garden city concept.

Three one hundred foot deep lots along the west side of Santa Rita, between Ocean and 6th were reduced in depth to sixty feet each. The remaining forty feet became frontages on Ocean and 6th for sixty-five foot deep parcels. The lot lines were offset somewhat, to conform to the lay of the land along the westward sloping hillside the cottages would occupy.

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
Boone, L., Janick, R., Seavey, K.,*Architecture of the Monterey Peninsula*, Monterey Peninsula Museum of Art, 1976
The Carmelite, 2/26/29

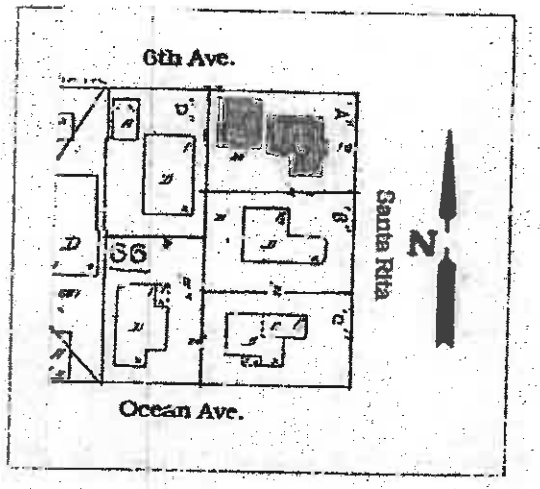
B13. Remarks: *Zoning R-1*
CHCS (AD)

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *4/24/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



P3. Fenestration is irregular, with single and paired wood casement windows in a variety of sizes, and wooden French doors, below the oriel window on the east side elevation. A rear planked-door entry is found in the SW cr. of the north elevation. The detached two-car garage, to the NW of the cottage, reads visually as a fence between the Birthday Hse. and Yellow Bird to the west. Its use of vertical board-and-batten siding was an attempt by Comstock to relate it to the Yellow Bird garage, of the same material. The garage also provides a screen from the street for the small side-yard of the house. The Birthday Hse. sits below the grade of Santa Rita behind a screen of mature oaks in a natural landscape setting. There are Carmel stone walkways around the cottage perimeter.

B10. The Birthday Hse. is the most picturesque of the Medieval English derived designs Comstock employed in his cottage complex for W.O. Swain. Its small scale, steep pitched wood shingle roof, and extensive false half-timbering and hand-crafted quality make it a significant visual anchor for its neighborhood setting. Comstock's creative melding of more-or-less historically correct elements, like the suggested oriel window, with familiar local building materials, i.e. Carmel stone, integrated the design comfortably into its neighborhood setting. His treatment of the two car garage to both conceal the adjacent property, as a visual fence, and to connect it to its neighbor, through the use of like construction materials, is a credit to his creative design skills. The cottage essentially appears today as it did in the original 1928 drawings, on file in City Hall. The Birthday House, along with the remaining four cottages in the group are an important component of the Comstock Hill Historic District. outside of Michael J. Murphy, Comstock was the most influential early builder in Carmel. His houses set the tone for residential for residential design in Carmel since that time. The property clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

B12.

Cook, Olive, *English Cottages and Farmhouses*, Thames & Hudson:London, 1982
Hale, Sharron,*A Tribute to Yesterday*, Valley Publishers:Santa Cruz, 1980
Mathewson, Joanne, *The Fairy Tale Houses of Carmel*, Tuck Box:Carmel, 1977

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code *5S1 5D1*

Other Listings
Review Code _____ Reviewer _____ Date _____

Page of **Resource Name or #:** (Assigned by recorder) *Yellow Bird*

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 6th bet. Santa Fe and Santa Rita (Blk 66, Lot w /pt.1)

Parcel No. *010-039-003*

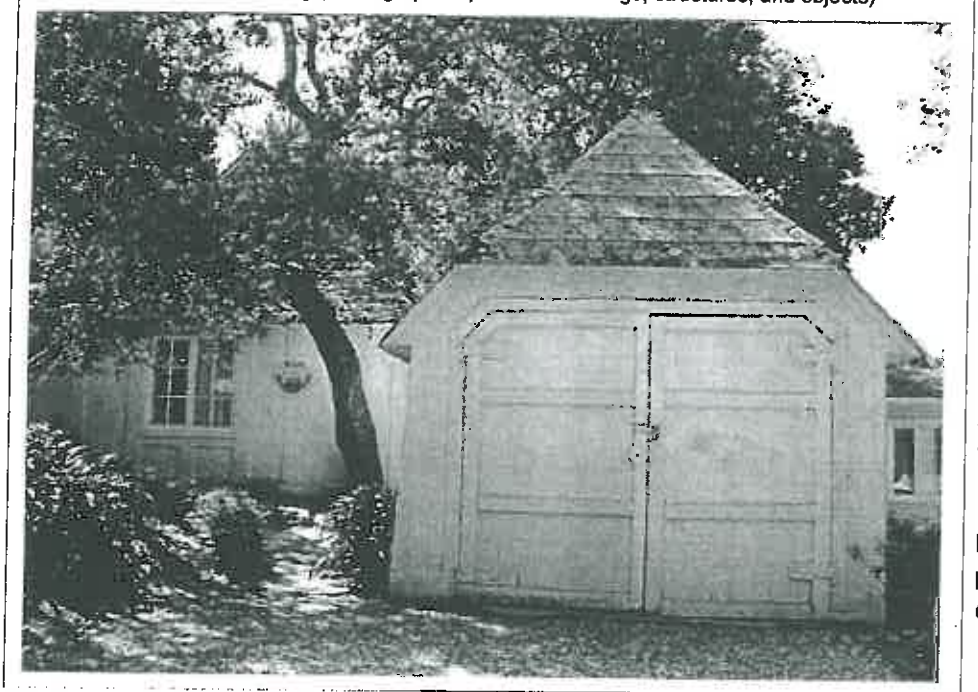
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Tudor, English cottage vernacular residence, rectangular in plan, resting on a concrete foundation. The exterior wall cladding is textured cement stucco w/ decorative half-timbering, and board-and-batten. The steeply pitched side-gabled hip-on-gable roof is covered in composition shingle. A short, stumpy stucco-clad interior chimney pierces the roof-plane on the west (front) elevation, toward the north end of the cottage. The chimney cap is shingled, with a ceramic pipe projecting above. Decorative vertical half-timbering is found around and below the principal window openings. Fenestration is irregular, with a combination of paired and banked multi-paned fixed and casement type wood windows.
The original detached garage is sited in the NW corner of the parcel, facing 6th Avenue. It has a board-and-batten exterior wall cladding, w/cement stucco between the battens. Its steep pitched roof is clipped at the gable ends. The slightly overhanging eaves have closed soffits, an unusual feature for a dependency. The vertically planked double garage doors are clipped at their upper corners and framed with bracing members. The garage should be considered an integral part of the historic building ensemble. The cottage sits back from the street, to the rear of the garage in a natural landscape setting of mature oaks and some local groundcover.

b. Resource Attributes: (List attributes and codes)

c. 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: 1089-, .

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

P7. Owner and Address
Donald Propstra
10 Fernwood Dr.
San Francisco, CA 94127

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

P9. Date Recorded: *4/20/2002*

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

P11. Report Citation: (Cite survey report and other sources, or enter "none")
Significant Building Survey of Carmel 1979

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 #

ge of NRHP Status Code 5S1 5D1

Resource Name or #: (Assigned by recorder) *Yellow Bird*

B1. Historic Name: *W.O. Swain cottage #1*
B2. Common Name: *Honeymoon Cottage*
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Tudor (English cottage vernacular)*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1928 (Cbp # 2012)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features: *Wood-framed single car garage in NW cr of the parcel, 1928. It matches the residence in form and materials.*

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 Yellow Bird Cottage is significant under California Register criterion 3, in the area of architecture as an early, unaltered example of the Tudor influenced Storybook residential design of Carmel master builder, Hugh Comstock (1893-1950). It is also a key contributor to the Comstock Hill Historic District.

Constructed in 1928, Yellow Bird was the first of five cottages Comstock designed and built for eastern investor W.O. Swain, on the eastern half of Block 66, Carmel City. Swain was interested in grouping his cottage complex with consideration for geography and landscape setting, rather than conforming to "the narrow (40' X 100') wedges of plots-city fashion" that made up Carmel's subdivision parcels. He was able to gain City Council approval of his basically English garden city plan, that would group the cottages togather, "with a feeling of spaciousness about them, as in a park". Swain hired Hugh Comstock to design the cottages.

Comstock was well known for his strong environmental aesthetic, and his insistance on the suitability of his structural forms to the land on which they were to be sited. His "Fairy Tale", or Storybook residential style was well suited to Swain's English garden city concept.

Three one hundred foot deep lots along the west side of Santa Rita, between Ocean and 6th were reduced in depth to sixty feet each. The remaining forty feet became frontages on Ocean and 6th for sixty-five foot deep building parcels. The lot lines were offset somewhat, to conform to the lay of the land along the wesward sloping hillside the cottages would occupy.

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

B12. References:

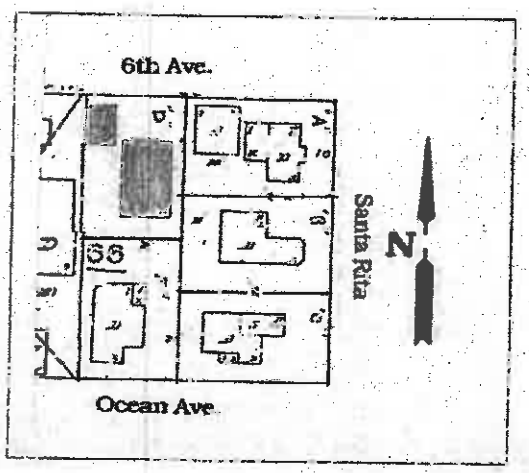
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Boone, L, Janick. R., Seavey, K., *Architecture of the Monterey Peninsula.*, Monterey Peninula Museum of Art, I976
The Carmelite, 2/6/29

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

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *4/20/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



B10. The privacy of Yellow Bird's westward facing facade was assured by the placement of a detached one car garage at the NW corner of the 6th Ave. parcel, blocking views into the property from the street. The small, English cottage vernacular residence has no record of change since 1928, although there might have been an unrecorded reroofing at some point. The house appears today as it does in the original plans by Comstock, on file with the Planning Dept at City Hall. The property, for many years, was referred to as Honeymoon Cottage because of its popularity with visiting newlyweds.
Yellow Bird, along with the remaining four cottages in the group are an important component of the Comstock Hill Historic District. Outside of Michael J. Murphy, Comstock was the most influential early builder in Carmel. His houses set the tone for residential design in Carmel since that time. The property clearly reflects the findings of the 1997 Carmel Historic Context Statement under the theme of architectural development.

B12.
Cook, Olive,*English Cottages and Farmhouses*, Thames & Hudson:London, 1982
Hale, Sharron,*A Tribute to Yesterday*, Valley Publishers:Santa Cruz, 1980
Mathewson, Joanne,*The Fairy Tale Houses of Carmel*, Tuck Box:Carmel, 1977

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code *5S1 5R1*
Other Listings
Review Code ____ **Reviewer** _____ **Date** _____

Page of **Resource Name or #:** (Assigned by recorder) *Doll's 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)
NW cr. Santa Rita and Ocean (Blk 66, Lots s/pts 2,3,4)

Parcel No. *010-039-007*

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, Tudor Storybook cottage, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a textured cement stucco, w/ rustic hand-carved horizontal wood siding in the principal gable ends. The steeply pitched side-gable roof has a lower projecting bay on the east side elevation that was originally an attached garage, but was converted to bedroom space in 1945. The roof on this stepped bay sweeps toward the north, saltbox fashion. There is a partial width shed roof, covering a later bathroom addition on the first floor at the SE corner of this feature. Two shed roof dormers flank the central entry along the south facing facade. The entry is recessed behind the roof overhang, which is supported by simple square wood posts w/a cruck form at the top. These features were originally natural wood, but have been painted. There is a stuccoed interior chimney, which pierces the ridge line of the main building block midway along the roof. It is capped by two square clay pipes of differing heights. The roof covering is wood shingle. Fenestration is irregular with a combination of fixed, single, and paired and banked casement type multi-paned wood windows. The principal change from the original 1928 plan is found on the east side elevation, where French doors and a larger fixed focal window, dating from the 1945 garage conversion to a bedroom, were changed in 1981 to two, small fixed multi-paned wood bathroom windows.

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: 1090-, .

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

P7. Owner and Address
James & Mary Allender
114 Canyon Vista Place
Alamo, CA 94507

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

P9. Date Recorded: *4/21/2002*

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

1. Report Citation: (Cite survey report and other sources, or enter "none")
gnificant Building Survey of Carmel 1979

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 #**

Page of **NRHP Status Code** 5S1 5R1

Resource Name or #: (Assigned by recorder) *Doll's House*

B1. Historic Name: *W.O. Swain Cottage #2*
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Tudor (Storybook substyle)*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1928 (Cbp #2010); convert garage to bedroom 1945 (Cbp #1129); bathroom remodel 1971 (Cbp #71-143); kitchen remodel 1989 (Cbp #89-125)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features:

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 Doll's House Cottage is significant under California Register criterion 3, in the area of architecture as an early, and relatively unaltered example of the Tudor influenced Storybook residential design of Carmel master builder, Hugh Comstock (1893-1950). It is also a key contributor to the Comstock Hill Historic District.

Constructed in 1928, the Doll's House was the second of five cottages Comstock designed and built for eastern investor W.O. Swain, on the eastern half of Blk. 66, Carmel City. Swain was interested in grouping his cottage complex with consideration for geography and landscape setting, rather than conforming to "the narrow (40' x 100') wedges of plots-city-fashion", that made up Carmel's subdivision parcels. He was able to gain City Council approval of his basically English garden city plan, that would group the cottages together, "with a feeling of spaciousness about them, as in a park". Swain hired Comstock, Carmel's "builder of dreams" to design the cottages.

Comstock was well known for his strong environmental aesthetic, and his insistance on the suitability of his structural forms to the land on which they were to be sited. His "fairy tale", or Storybook residential style was well suited to Swain's English garden city concept.

Three one hundred foot deep lots along the west side of Santa Rita, between Ocean and 6th were reduced in depth to sixty feet each. The remaining forty feet became frontages on Ocean and 6th for sixty-five foot deep parcels. The lot lines were offset somewhat, to conform to the lay of the land along the westward sloping hillside the cottages would occupy.

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

B12. References:

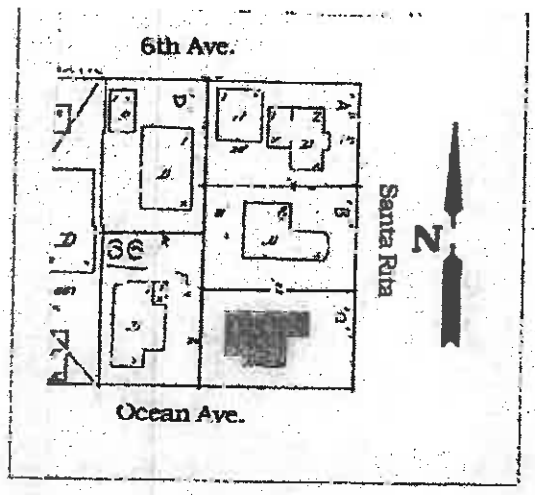
Carmel bldg. records; Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement
Boone, L., Janick, R., Seavey, K., *Architecture of the Monterey peninsula*, Monterey Peninsula Museum of Art, 1976
The Carmelite, 2/26/29

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

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *4/21/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



P3. The cottage sits somewhat below the grades of both Ocean and Santa Rita on a westward sloping site, surrounded by mature oaks, in an informal landscape setting of tall shrubbery and low groundcover w/Carmel stone walkways.

B10. The south facing Doll's House is a picturesque example of Comstock's Tudor Storybook style. His use of a stuccoed interior chimney was unusual , as he generally employed an end or eave wall exterior Carmel stone chimney of a distictively rustic design. The appearance of these interior chimneys in most of the Swain cottages suggests a more historically correct reading of the English cottage vernacular by Comstock for the project. The changes to the east side elevation over time did not alter the 1928 shape or massing of the stepped bay. Fenestration was added, and altered after 1945. The current placement of windows is in keeping with the historic character of the cottage, and does not significantly detract from its architectural value. Original drawings of the cottage are on file at City Hall. The Doll's House, along with the remaining four cottages in the group are an important component of the Comstock Hill Historic District. Outside of Michael J. Murphy, Comstock was the most influential early builder in Carmel. His houses set the tone for residential design in Carmel since that time. The property clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

B12.

Cook, Olive, *English Cottages and Framhouses*, Thames & Hudson, London,1982
Hale, Sharron, *A Tribute to Yesterday*, Valley Publishers:Santa Cruz, 1980
Mathewson, Joanne,*The Fairy Tale Houses of Carmel*,, Tuck Box:Carmel, 1977

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code *5S1 5D1*
Other Listings
Review Code ____ **Reviewer** _____ **Date** _____

Page **of** **Resource Name or #:** (Assigned by recorder) *Fables*

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)
2N of Ocean, W/side Santa Rita (Blk 66, Lots pts. 2, 3, 4)

Parcel No. *010-039-006*

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 Norman French vernacular cottage, Ell shaped in plan, resting on a concrete foundation. The exterior wall cladding is a textured cement stucco, w/vertical flush board siding in the apexes of the principal gables. The steeply pitched clipped-gable main roof has a lower projecting bay to the east, w/a polygonal hipped roof suggestive of those found on Norman French farmhouses. The main roof has two hip-roofed dormers, one facing east and the other facing west, in the roof plane above the attached garage. The wood shingle roof is laid in uneven courses to suggest thatching. There is a large, exterior eave wall Carmel stone chimney at the inside corner of the Ell between the garage and lower bay. The double garage doors face east, and are vertical wood plank type, w/wrought iron strap hinges. Fenestration is irregular with a combination of large fixed multi-paned wood windows, and paired and banded multi-paned wood casement type. The house sits well below Santa Rita in an informal landscape setting of mature oaks and low groundcover. It is surrounded by a Carmel stone patio with Carmel stone retaining walls and planting beds to the east and south.

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: 1091-, .

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

P7. Owner and Address
Willard & Rose Marie Anderson
305 Reed Blvd.
Mill Valley, CA 94941

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

P9. Date Recorded: *4/24/2002*

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

1. Report Citation: (Cite survey report and other sources, or enter "none")
gnificant Building Survey of Carmel 1979

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 #**

ge of **NRHP Status Code** 5S1 5D1

Resource Name or #: (Assigned by recorder) *Fables*

B1. Historic Name: *W.O. Swain Cottage #4*
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Norman French (cottage vernacular)*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1928 (Cbp #2016)

B7. Moved? No Yes Unknown Date Original Location:
B8. Related Features:

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.)

Fables is significant under California Register criterion 3, in the area of architecture as an early, unaltered example of the Tudor influenced Storybook residential design of Carmel master builder, Hugh Comstock (1893-1950). It is also a key contributor to the Comstock Hill Historic District.

Constructed in 1928, Fables was the fourth of five cottages Comstock designed and built for eastern investor W.O. Swain, on the eastern half of Blk 66, Carmel City. Swain was interested in grouping his cottage complex with consideration for geography and landscape setting, rather than conforming to "the narrow (40' x 100') wedges of plots-city fashion", that made up Carmel's subdivision parcels. He was able to gain City Council approval of his basically English garden city plan, that would group the cottages together, "with a feeling of spaciousness about them, as in a park". Swain hired Comstock, Carmel's "builder of dreams" to design the cottages.

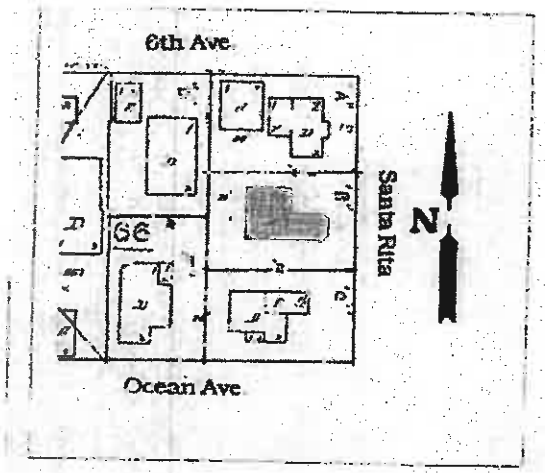
Comstock was well known for his strong environmental aesthetic, and his insistance on the suitability of his structural forms to the land on which they were to be sited. His "fairy tale", or Storybook residential style was well suited to Swain's English garden city concept.

Three one hundred foot deep lots along the west side of Santa Rita, between Ocean and 6th were reduced to sixty feet each. The remaining forty feet became the frontages on Ocean and 6th for sixty-five foot deep parcels. The lot lines were offset somewhat, to conform to the lay of the land along the westward sloping hillside the cottages would occupy.

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
Boone, L., Janick, R., Seavey, K., *Architecture of the Monterey Peninsula*, Monterey Peninsula Museum of Art, 1976
The Carmelite, 2/26/29

(Sketch Map with north arrow required.)



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

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *4/24/2002*

(This space reserved for official comments.)

B10. Fables is the least "English" of the five cottages, drawing its design form from picturesque Norman French farm houses. This made sense because the Cotswald cottage, a favorite of the cottage vernacular, was in fact an Anglicized version of the Norman mode. Comstock may have borrowed part of his design from M.J. Murphy, who had built a number of French influenced picturesque residences in Carmel since 1926. The polygonal roof form of the lower bay, somewhat like the bow of an upturned ship, reflects the form employed by Norman farmers to deal with constant wind conditions. Comstock used extended clipped gables, to appoximate the steep French pavilion roof forms, while maintaining the general English feel of the cottage complex. According to the Carmel building files, this building has had no exterior alterations since construction in 1928. The cottage appears today as it does on the original drawings on file at City Hall. Fables, along with the remaining four cottages in the group, is an important component of the Comstock Hill Historic District. Outside of Michael J. Murphy, Comstock was the most influential early builder in Carmel. His houses set the tone for residential design in Carmel since that time. The property clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

B12.

Hale, Sharron,*A Tribute to Yesterday*, Valley Publishers:Santa Cruz, 1980
Mathewson, Joanne, *The Fairy Tale Houses of Carmel*, Tuck Box:Carmel, 1977
Walshe, P., Miller, J., *French Farmhouses and Cottages*, Weidenfeld & Nelson:London,1992

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code *5S1 5D1*

Other Listings
Review Code _____ Reviewer _____ Date _____

Page of **Resource Name or #:** (Assigned by recorder) *Ocean 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)

N/S Ocean bet. Santa Fe and Santa Rita (Blk 66, Lots spt 4, 5)

Parcel No. *010-039-008*

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

A one-story, wood-framed Tudor, English cottage vernacular residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a textured cement stucco. The steeply-pitched intersecting hipped roof reflects those found on English Cotswald cottages. The roof of the main building block is flared toward the eaves, and the south-end of the principal bay is characterized by a large focal window with a wall dormer whose roof repeats the form of the larger roof shapes proportionally, creating the visual effect of a stepped system. The roof covering is composition shingle. A stuccoed interior chimney pierces the roof plane to the west (rear) near the junction of the southern bay and main building block. It has a triangular tile cap, again repeating the form of the roof system. Fenestration is irregular with large, fixed multi-paned wood windows, and paired multi-paned wood casement type, in various sizes. The facade faces east, with the main entry, a vertically planked wood door, found in the east side elevation of the lower south bay. The entry is slightly raised, and reached by a series of steps on an open Carmel stone porch in the ell formed by the main building block and south bay. The property sits well back from Ocean Ave., surrounded by mature oak trees, in a natural landscape setting.

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: 1092-, .

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

P7. Owner and Address
Caryl L. Miller Trust
P.O. Box 2450
Olympic Valley, CA 96146

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

P9. Date Recorded: *4/20/2002*

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

1. Report Citation: (Cite survey report and other sources, or enter "none")
gnificant Building Survey of Carmel 1979

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 #**

ge of **NRHP Status Code** 5S1 5D1

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

B1. Historic Name: *W.O. Swain Cottage #3*
B2. Common Name: *Ocean Hse.*
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Tudor (English cottage vernacular)*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1928 (Cbp #2011); electrical upgrade 1999 (Cbp #E99-53)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features:

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.)

Ocean House is significant under California Register criterion 3, in the area of architecture as an early, unaltered example of the Tudor influenced Storybook residential design of Carmel master builder, Hugh Comstock (1893-1950). It is also a key contributor to the Comstock Hill Historic District.

Constructed in 1928, Ocean Hse. was the third of five cottages Comstock designed and built for eastern investor W.O. Swain, on the eastern half of Blk 66, Carmel City. Swain was interested in grouping his cottage complex with consideration for geography and landscape setting, rather than conforming to "the narrow (40' x 100') wedges of plots-city fashion", that made up Carmel's subdivision parcels. He was able to gain City Council approval of his basically English garden city plan, that would group the cottages together, "with a feeling of spaciousness about them, as in a park". Swain hired Comstock, Carmel's "builder of dreams" to design the cottages.

Comstock was well known for his strong environmental aesthetic, and his insistance on the suitability of his structural forms to the land on which they were to be sited. His "fairy tale", or Storybook residential style was well suited to Swain's English garden city concept.

Three one hundred foot deep lots along the west side of Santa Rita, between Ocean and 6th were reduced in depth to sixty feet each. The remaining forty feet became frontages on Ocean and 6th for sixty-five foot deep parcels. The lot lines were offset somewhat, to conform to the lay of the land along the westward sloping hillside the cottages would occupy.

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

B12. References:

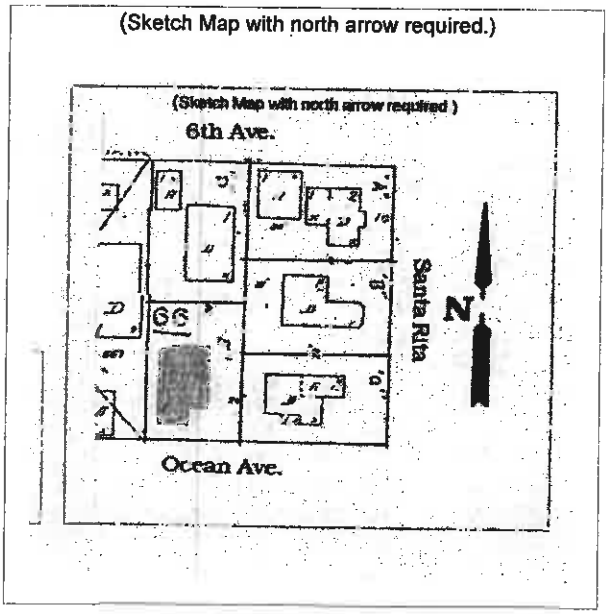
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Boone, L., Janick, R., Seavey, K.,*Architecture of the Monterey Peninsula*, Monterey Peninsula Museum of Art, 1976
The Carmelite, 2/26/29

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

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *4/20/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



B10. Ocean Hse. may be the only one of the five cottages still retaining an ocean view. While the simplest of the group in physical appearance, it is the most interesting proportionally. The facade faces east, into the privacy of the woods, while the principal windows are found on the south side elevation, taking full advantage of both the views toward Pt. Lobos and the afternoon light. The mass of the large focal window is balanced by its small hipped wall dormer, repeating the form of the principal roofs in a visually effective stepped composition. The only record of change to the small cottage since its construction in 1928 is a 1999 electrical upgrade, although the roof covering appears to be fairly recent. The cottage appears today as it does in the original 1928 drawings, on file at City Hall.
Ocean House, along with the remaining four cottages in the group, are important components of the Comstock Hill Historic District. Outside of Michael J. Murphy, Comstock was the most influential early builder in Carmel. His houses set the tone for residential design in Carmel since that time. The property clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

B12.
Cook, Olive, *English Cottages and Farmhouses*, Thames & Hudson:London, 1982
Hale, Sharron, *A Tribute to Yesterday*, Valley Publishers:Santa Cruz, 1980
Mathewson, Joanne,*The Fairy Tale Houses of Carmel*, Tuck Box:Carmel, 1977

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code *5D1*

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

Page of **Resource Name or #:** (Assigned by recorder) *Grant Wallace 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)

SE cr. Torres and 6th (Blk 67, Lot 10)

Parcel No. *010-093-013*

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

A one-story, wood-framed Tudor style Storybook cottage, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a textured cement stucco. The cross-gabled roof is steeply pitched, with an undulating ridge line, suggesting great age. The roofing material rolls over the eave line, suggestive of thatching. The roof covering is a staggered composition shingle. There is a rounded, projecting hood on the principal gable end, over a three panel wood casement window. The hood is covered in the same material as the main roof. A rounded wall dormer appears on the west side elevation of the projecting bay, and a barrel-roofed hyphen connects the main building block to the original one car garage to the east . The hyphen was added in 1947 when the garage was converted to a bedroom. The garage is similar in design and materials to the cottage. There is a tall, exterior eave wall Carmel stone chimney on the east wall of the cottage at the inside of the ell connecting it to the former garage. This feature is capped with a rounded masonry spark arrester. A series of room additions to the rear (south) of the cottage occured between 1947 and 1965, but none, save the connection between the cottage and garage, are visible from the public street.
Fenestration is irregular, with fixed and casement type multi-paned wood windows. The main entry is found recessed into the north front) elevation of the hyphen. Wood shutters and flower boxes on the windows facing 6th Ave. appear to be fairly recent.

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: 3001-, .

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

P7. Owner and Address
Beryl M. Brown Trust
P.O. Box 221819
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: *4/15/2002*

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

.. Report Citation: (Cite survey report and other sources, or enter "none")
gnificant Building Survey of Carmel 1979

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 5D1

Resource Name or #: (Assigned by recorder) *Grant Wallace Cottage*

B1. Historic Name: *Grant Wallace Cottage*
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Tudor (Storybook)*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1927 (Cbp #1928) remodel, convert garage to bedroom 1947 (Cbp #1378); Kitchen addition to rear 1955 (Cbp #2695); minor addition 1965 (Cbp #4309)

B7. Moved? | | No | | Yes | | Unknown Date : Original Location:
B8. Related Features: *detached garage to west 1954*

B9a. Architect: b. Builder: *Jess E. Nichols*
B10. Significance: Theme: *Architectural Development, Art and 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 Grant Wallace Cottage is significant under California Register criteria 3, in the area of architecture as a good example of Tudor Storybook style. It may also be significant under criterion 2, as the residence of Grant Wallace, celebrated American newspaper man, one of the founders of the Carmel writers colony, and metaphysical visionary.
The cottage is sited directly across 6th Ave. from Comstock's home. Its location and style make it an ideal candidate for comparison with Comstock's individualistic interpretation of the mode. The Wallace Cottage employs a rolled eave line, suggestive of thatching, a stylistic device not seen in Comstock's fairy tale cottage work. There is no evidence of pine needles protruding from the cement stucco wall cladding of the Wallace Cottage, nor are the window and door casings hand carved. The Carmel stone chimney is clearly the work of a skilled mason, whose random ashlar patterning of the arrow-straight stack is the only concession to Comstock's prefered rustic irregularity in such features. The undulating ridge line however, does pay homage to Comstock's introduction of this treatment to residential roof forms in Carmel.
Grant Wallace (1877-1954) had been a newspaper artist/illustrator/writer for major daily newspapers in San Francisco and New York before settling in Carmel in the teens. He was well known nationally for his coverage of the 1904 Russo-Japanese War. He later attempted to undertake horticultural projects, under the tutelage of Luther Burbank. At the time he occupied the cottage he was deeply involved with writing an extended work on visionary metaphysics. As late as 1998 the artwork he created for this study was exhibited at the American Visionary Art Museum in Baltimore. His daughter, Moira Wallace, was a well known Carmel artist.

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

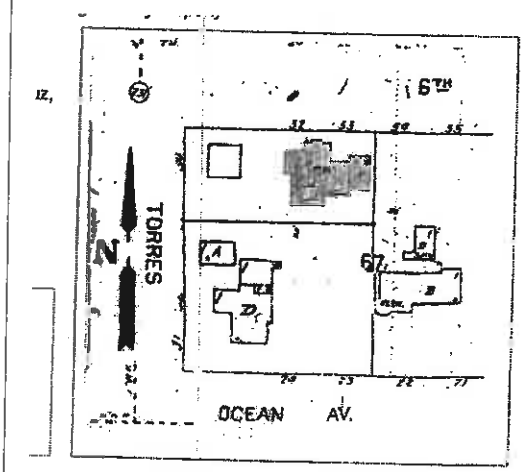
B12. References:
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Hale, Sharron, *A Tribute to Yesterday* Valley Publishers:Santa Cruz, 1980
Sanborn fire insurance maps of Carmel 1930, 1930-62

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

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *4/15/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



P3. A detached wood- frame garage was added at the NW end of the property, in an otherwise open lot, in 1954. The residence is flanked on the east and south by mature pines and oaks, and has a very low maintenance groundcover.

B10.
Jess E. Nichols was an early Carmel contractor, who was a charter member of the Carmel Board of Trustees in 1916, and served as the first City Clerk. He was better known for his service as Carmel's Fire Chief from 1916 to 1925. He helped build the first fire station in the community. Little else has surfaced about his building career.
The Grant Wallace Cottage clearly reflects the findings of the 1997 Carmel Historic Context Statement under the theme of architectural development, in the area of residential design. In spite of changes to the the building over time, it would clearly be recognizable today to anyone who knew the cottage before 1940. It is also be significant under the theme of arts and culture, for the contributions of Grant Wallace to literary development in Carmel.

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S1 5D1

Other Listings
Review Code Reviewer Date

Page 1 of 3 Resource Name or #: (Assigned by recorder) *Mary Young Hunter 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. Ocean and Torres (Blk 67, Lots 8, 9)

Parcel No. *010-093-003*

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

A one-story, wood-framed Tudor Storybook hse. Irregular in plan, resting on a concrete foundation. The exterior wall cladding is a combination of smooth cement stucco, with horizontal shiplap wood siding in the gable ends, carved in undulating patterns along the base of each board for rustic effect, and vertical board-and-batten in the bedroom addition at the NE corner of the residence. The south end of the cross-gabled roof is characterized by a hip-on-gable, while the prominent cross gable, on the west, has the carved wood in its apex. The same treatment occurs in a small wall corner, midway along the west side elevation of the main building block. The roof is covered in a composition shingle. It has a slight overhang, acting as a door hood, above the wooden French doors of the main entry on the south facing side of the gable on the west. The entry is reached from a Carmel stone walkway and raised open porch along the west side elevation. The current wrought iron rail may be original. There is a tall, battered stucco-clad eave wall chimney set in the inside ell of the cross-gabled wings, on the west side elevation. Decorative half-timbering appears under the principal windows. Fenestration is irregular, with large fixed multi-paned wood windows, and single and paired multi-paned wood casement type windows. The placement of windows suggests that the interior has several levels, as the house is constructed on the rising slope of a small knoll.

a. 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 Photo: (View, date, accession #)
Looking NE at the street facing entry and west side elevation, 2/26/01, #6438-33

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

P7. Owner and Address
Dolores Schmidt Trust
251 N. Leigh Ave.
Campbell, CA 95008

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

P9. Date Recorded: *4/13/2002*

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

11. Report Citation: (Cite survey report and other sources, or enter "none")
Significant Building Survey of Carmel 1979

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 # _____

NRHP Status Code 5S1 5D1

Resource Name or #: (Assigned by recorder) *Mary Young Hunter Hse.*

B1. Historic Name: *The Woods*
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Tudor (Storybook substyle)*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1927 (Cbp #1863); bathroom addition, NE cr. 1951 (Cbp #2157) minor bathroom repair & bedroom addition 1981 Cbp #81-39)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features: *detached flat-roofed board-and-batten one car garage to NW of hse. facing Torres, 1936.*

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:** *CR3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Mary Young Hunter Hse. is significant under California Register criteria 3, in the area of architecture, as a basically intact example of the Storybook residential design of Carmel master builder Hugh Comstock (1893-1950). It is also significant as a contributor to the Comstock Hill Historic District, a collection of eleven of Comstock's early residences concentrated in the area along 6th Ave, between Torres and Santa Rita, constructed between 1924 and 1929.

Hugh Comstock came to Carmel in 1924, with no architectural training and only basic carpentry skills. A good draftsman, and an admirer of the English book illustrator, Arthur Rackham, Comstock designed and constructed Carmel's first "Fairy tale" cottage in 1924 as a showroom for the dolls fabricated by his wife. The unexpected and immediate success of his whimsical caricature of the popular Tudor style put him into the contracting business almost overnight.

The 1927 Mary Young Hunter Hse. shows the designer moving away from his earliest caricature designs to more straight forward interpretations of English folk house forms. The ridge-line is straight and the chimney stuccoed, rather than of his usual serpentine Carmel stone piles. The hand-made quality of his craftsmanship is still visible in his treatment of the gable apexes along the west side of the building, and his use of a variety roof types and styles at the various gable ends. The natural setting always comes first in the siting of any of his residences, which may account for the differing floor levels of the interior.

Comstock's client, Mary Young Hunter was a fine artist who had her studio/home on Casanova Street, Ms. Young Hunter had studied and exhibited in Europe, New York and New Mexico before settling in California. She came to carmel in the mid twenties and remained for the rest of her life. She was an active member of the Carmel Art Association.

Because of its high degree of integrity, the Mary Young Hunter Hse. is an important component of the Comstock Hill Historic District. Outside of Michael J. Murphy, Comstock was the most influential early builder in Carmel.

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

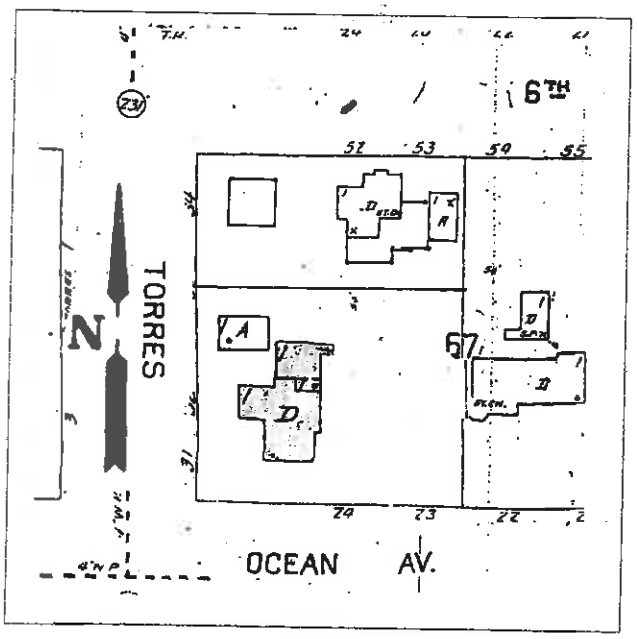
B12. References:

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Hale, Sharron, *A Tribute to Yesterday*, Valley Publishers:Santa Cruz, 1980
Mathewson, Joanne, *The Fairy Tale Houses of Carmel*, Tuck Box:Carmel. 1977

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

B14. Evaluator: *Kent Seavey*
Date of Evaluation: *4/16/2002*

(This space reserved for official comments.)



P3. As noted, the house is sited on a SW rising slope at the NE corner of Ocean and Torres, in a natural landscape setting of mature oaks, and native ground cover. The approaches to the house are made of carmel stone, as are low retaining walls along the west side elevation.

B10.His houses set the tone for residential development in the village since that time. The Young Hunter Hse. as an independent design and as a contributor to the historic district is consistant with the findings of the 1997 Carmel Historic Context Statement under the theme of architectural development.
Of interest is the fact that this was the former site of Pon Sing's Chinese wash house. Pon Sing was the cook for the Frank Powers family, and had also worked as the first cook at the Pine Inn. He did the clothes for Carmel in his wash house until 1918, when the City Council refused to let him relocate to San Carlos & 7th.

B12. Sanborn fire insurance maps of Carmel, 1930, 1930-62