

G. DIRECTOR'S REPORT

H. BOARD MEMBER ANNOUNCEMENTS

I. ADJOURNMENT

Any writings or documents provided to a majority of the Historic Resources Board regarding any item on this agenda will be made available for public inspection in the Planning and Building Department located at City Hall, on Monte Verde between Ocean and 7th Avenues during normal business hours.

The next regular meeting of the Historic Resources Board: Monday, June 18, 2018

The City of Carmel-by-the-Sea does not discriminate against persons with disabilities. The City of Carmel-by-the-Sea Telecommunication's Device for the Deaf/Speech Impaired (TDD) number is 1-800-735-2929.

The City Council Chambers is equipped with a portable microphone for anyone unable to come to the podium. Assisted listening devices are available upon request to the Board Secretary. If you need assistance, please advise the Board Secretary what item you would like to comment on, and the microphone will be brought to you.

AFFIDAVIT OF POSTING

I, Marc E. Wiener, Community Planning and Building Director, for the City of Carmel-by-the-Sea, DO HEREBY CERTIFY, under penalty of perjury under the laws of the State of California, that the foregoing notice was posted at the Carmel-by-the-Sea City Hall bulletin board and posted at the Harrison Memorial Library on Ocean and Lincoln, May 17, 2018.

Dated this 16th day of May 2018, at the hour of 3:00 p.m.

Marc E. Wiener, AICP, Community Planning and Building Director

**MINUTES
CITY OF CARMEL-BY-THE-SEA
HISTORIC RESOURCES BOARD
April 16, 2018**

City Hall Council Chambers
East side of Monte Verde Street
Between Ocean and Seventh Avenues

A. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Chair Dyar at 4:00 p.m.

PRESENT: Erik Dyar, Chair
Kathryn Gualtieri, Vice Chair
Thomas Hood
Lynn Momboisse
Alex Heisinger

ABSENT: N/A

STAFF PRESENT: Marc Wiener, Planning Director
Marnie Waffle, Senior Planner
Catherine Tarone, Assistant Planner
Cortina Whitmore, Historic Resources Board Secretary

B. TOUR OF INSPECTION

Tour of Inspection convened at 3:01 p.m.

C. PLEDGE OF ALLEGIANCE

Members of the audience joined the Board in the Pledge of Allegiance.

D. ANNOUNCEMENTS/APPEARANCES

N/A

E. CONSENT AGENDA

1. Consideration of the minutes of the March 19, 2018 Historic Resources Board Meeting.

Board Member Momboisse moved to approve the draft minutes from the March 19, 2018 Historic Resources Meeting with corrections. Motion seconded by Board Member Hood and carried the following vote: 5-0-0-0.

AYES: COMMISSIONERS: MOMBOISSE, HOOD, HEISINGER, GUALTIERI & DYAR

NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: NONE

G. ITEM

1. DS 17-174 (Munro)
Scott and Karen Munro, Owners
Carmelo St. 2 NW of 7th Ave.
Block: S; Lot: 13 & 15
APN: 010-267-004

Consideration of a Design Study (DS 17-174) for alterations to a historic residence located in the Single Family Residential (R-1) Zoning District and consideration of the adoption of a resolution to add a historic resource to the Carmel Historic Register.

Board members Heisinger and Momboisse recused from DS 17-174 (Munro).

Catherine Tarone, Assistant Planner presented the staff report and noted staff support.

Speaker #1: Karen Munro, Property owner answered questions from the Board.

Chair Dyar opened the public hearing seeing.

Speaker #2: Pam Silkwood, Representative for the Porteous Family, neighbors to the southwest noted privacy concerns with the proposed deck and questioned the non-conforming variance.

Speaker #3: Brian Berris, neighbor to the south voiced opposition to the proposed deck and requested the addition not be visible from the street. Mr. Berris provided pictures for Board review and answered questions.

Speaker #1: Karen Munro provided brief rebuttal and noted the revisions to reduce the size of the deck.

Chair Dyar closed the public hearing.

The Board held discussion. Board Member Gualtieri acknowledged that the proposed deck was reduced by 48% and noted support for the registry listing. Board Member Hood complimented the improved design and voiced support for the registry placement. Chair Dyar provided detail suggestions and recommended a smaller garage door or possibly two separate doors. Board Member Hood voiced support for Chair Dyar's comments.

Board Member Dyar motioned to Issue a Determination of Consistency with the Secretary of Interior Standards for DS 17-174 (Munro) and to add the property to the City's Historic Register with the conditions of approval per staff and the direction to review the stucco coping and articulate the front of the new garage door to make the opening less wide and redesign the opening below the historic upper-floor bay window to be similar in size and scale to the bay window above and the allowance of additional site coverage. Motion seconded by Board Member Hood and carried the following roll call vote: 3-0-0-2.

AYES: COMMISSIONERS: HOOD, GUALTIERI & DYAR
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: HEISINGER & MOMBOISSE

2. DS 17-335 (Voris) Consideration of a Design Study (DS 17-335)
Michael and Roberta Voris, Owners for additions to a historic residence located in
Torres St. 5 NE of 6th Ave. the Single Family Residential (R-1) Zoning
Block: 60; Lot: 10 & N ½ of 12 District.
APN: 010-092-010

Matthew Sundt, Contract Planner presented the staff report.

Speaker #1: John Mandurrago, Project Designer voiced support for the staff report and was available to answer questions from the Board.

Board Member Hood motioned to Issue a Determination of Consistency with the Secretary of Interior Standards for DS 17-. Motion seconded by Board Member Momboisse and carried the following roll call vote: 4-0-1-0.

AYES: COMMISSIONERS: HEISINGER, MOMBOISSE, HOOD & DYAR
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: GUALTIERI
ABSTAIN: COMMISSIONERS: NONE

3. HE 18-136 (Carmel Police Dept.) Consideration of a Determination of
City of Carmel-by-the-Sea Ineligibility (HE 18-136) for the Carmel Police
SE corner of Junipero St. & 4th Ave. Department.
Block: 48; Lot: 1-6
APN: 010-096-013

Matthew Sundt, Contract Planner presented the staff report.

Speaker #1: John Mandurrago, Project Designer voiced support for the staff report and was available to answer questions from the Board.

Board Member Hood motioned to Issue a Determination of Consistency with the Secretary of Interior Standards for DS 17-. Motion seconded by Board Member Momboisse and carried the following roll call vote: 4-0-1-0.

AYES: COMMISSIONERS: HEISINGER, MOMBOISSE, HOOD & DYAR
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: GUALTIERI
ABSTAIN: COMMISSIONERS: NONE

G. DIRECTOR'S REPORT

Director Wiener provided a brief summary of Planning Department activity and informed the Board that Contract Planner, Matthew Sundt's contract expired. Director Wiener noted the recruitment process for a full-time planner has begun.

H. DISCUSSION ITEMS

N/A

I. BOARD MEMBER ANNOUNCEMENTS

Vice Chair Gualtieri provided the Board a Mills Act handout from another city to review.

J. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 6:37 p.m.

Cortina Whitmore, Historic Resources Board Secretary

ATTEST:

Erik Dyar, Chair



CITY OF CARMEL-BY-THE-SEA

Historic Resources Board

May 21, 2018

To: Chair Dyar and Board Members

From: Marc Wiener, AICP, Community Planning and Building Director

Subject: Historic Evaluation (HE 18-151) of a log cabin residence currently listed on the City's Historic Inventory.

Application: HE 18-151	APN: 010-211-012
Location: Monte Verde, 4 SE of 4 th Ave	
Block: 53	Lot(s): N 26' of Lot 10
Applicant: Matthew and Stacey Roy	Property Owner: John and Cary Simpson

RECOMMENATION

Option 1.) Remove the subject property from the City's Historic Inventory.

Option 2.) Maintain the subject property on the City's Historic Inventory and provide direction to the applicant on restoration of the log cabin residence.

EXECUTIVE SUMMARY

The subject building is a 600 square-foot one-story log cabin that was constructed in 1902 or 1903 by Alameda attorney, George Richardson. In 2002, a DPR 523 Form (Attachment 2) was prepared by Kent Seavey listing the property on the City's Historic Inventory under California Register criterion 2, as the earliest known Carmel residence of American poet, Robinson Jeffers; and criterion 3, as one of the earliest residential dwelling houses in Carmel-by-the-Sea, and one of the very few log cabins remaining. The log cabin is severely deteriorated and is uninhabitable. In 2003, the City posted a notice on the property (Attachment 1) deeming the structure unsafe to enter. This notice indicates that the log cabin was in poor condition around the time that it was placed on the City's Historic Inventory.

The property owners, John and Cary Simpson, are in the process of selling the property and the prospective buyers, Matthew and Stacey Roy, are requesting that the residence be removed from the City's Historic Inventory so that the site can be improved with a new habitable residence. The applicant has hired professional historian, Anthony Kirk, Ph.D., to conduct a separate intensive survey (Attachment 3). In Mr. Kirk's survey, it is concluded that the subject

log cabin should not be historic because it does not meet architectural themes identified in the City's Historic Context Statement and because Robinson Jeffers did not publish his most significant work while living at the cabin, but rather this work was published during his time at Tor House, during the 1920 and 30s.

STAFF ANALYSIS

Review Process

CMC Section 17.32.040 (Eligibility Criteria for the Carmel Inventory) states that the City shall use certain criteria in making determinations of eligibility of properties for the City's Historic Inventory. Below is a summary of the four eligibility criteria that must be met in order for the property to qualify as historically significant, followed by a staff analysis:

Criteria A. Should be representative of at least one theme included in the Historic Context Statement.

Staff Analysis:

The Historic Context Statement provides some background on Robinson Jeffers under the theme of Art and Culture, and identifies that he rented the log cabin on Monte Verde in 1914 and later commissioned MJ Murphy to build the 'Tor House' near Carmel Point in 1918. Robinson Jeffers is nationally recognized and the Context Statement refers to him as Carmel's most original poet.

Under the theme of Architectural Development, the Context Statement states that throughout the City *"architectural styles include the simple vernacular cottages from the earliest period, craftsman bungalows, and the revival styles popular during the 1920s and 1930s. Many Carmel residences also represent the work of notable architects and designer/builders."* The Context statement also states that *"significant single family residences are those that are related to Carmel's architectural chronology...that reflect Carmel's pronounced taste for individualism; or that represent the work of a master builder or architect."*

While the subject log cabin does reflect a taste for individualism, the log cabin style does not have a strong connection to the architectural themes described in the Context Statement. As pointed out by historian Anthony Kirk, there is no mention of log cabins in the Context Statement.

Criteria B. *Shall retain substantial integrity.*

Staff Analysis: Photographs of the building depict significant deterioration of the log cabin, which is likely beyond repair and would need to be demolished and completely rebuilt. A pest report (Attachment D) indicates that 75% of the log cabin has been damaged by termites, beetles and fungus, and that there is significant dry-rot. Furthermore, the City's building official, Dick Bower, has evaluated the site and determined that the existing structure cannot likely be salvaged. The building official will be at the HRB meeting to explain the findings. The applicant has not obtained a structural engineer to provide a report on the building, but if necessary could provide this at the Board's request.

The Secretary of the Interior Standard #6 states that *"where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, and pictorial evidence."* This standard typically applies to repair or replacement of individual features of a building and not the entire structure. In staff's opinion, if the entire structure needs to be replaced with a replica, then it likely has all lost integrity and is potentially no longer historic.

Criteria C. *Should be a minimum of 50 years of age.*

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

Staff Analysis: With regard to subsections #1 and #3, the log cabin was built in 1902 (or 1903) and is one of the oldest residential buildings in the City. It is also associated with nationally recognized poet, Robinson Jeffers. Anthony Kirk identifies that the Historic Context Statement makes no reference to the age of a residential building as being historically significant. Furthermore, in Mr. Kirk's opinion the association with Robinson Jeffers should not be considered historically significant his most notable work was published while living elsewhere. In staff opinion, both the age of the building as well as its association with Robinson Jeffers are historically important. The Board should consider whether these two factors should qualify the building as being historic.

Subsection #3 requires that the building embody distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, an important creative individual, or possesses high artistic values. While log cabins are unique to the City, this particular style of building does not meet this criteria in staff's opinion.

Criteria D. To qualify for the Carmel Inventory, a historic resource eligible under California Register Criteria No. 3 (subsection (C)(3) of this section) only, should:

- 1. Have been designed and/or constructed by an architect, designer/builder or contractor whose work has contributed to the unique sense of time and place recognized as significant in the Historic Context Statement; or**
- 2. Have been designed and/or constructed by a previously unrecognized architect, designer/builder or contractor if there is substantial, factual evidence that the architect, designer/builder or contractor contributed to one or more of the historic contexts of the City to an extent consistent with other architects, designer/builders or contractors identified within the Historic Context Statement; or**
- 3. Be a good example of an architectural style or type of construction recognized as significant in the Historic Context Statement; or**
- 4. Display a rare style or type for which special consideration should be given. Properties that display particularly rare architectural styles and vernacular/utilitarian types shall be given special consideration due to their particularly unusual qualities. Such rare examples, which contribute to diversity in the community, need not have been designed by known architects, designer/builders or contractors. Rather, rare styles and types that contribute to Carmel's unique sense of time and place shall be deemed significant.**

Staff Analysis: Subsections #1 and #2 require that the structure was designed by an architect whose work has contributed to the City. The architect of the cabin is unknown and the DPR523 Form prepared by Kent Seavey states the building was designed by or for noted Alameda attorney, George Richardson.

Subsection #3 requires that it be a good example of an architectural style or type of construction recognized as significant in the Historic Context Statement. As previously stated, log cabin style architecture is not addressed in the Context Statement.

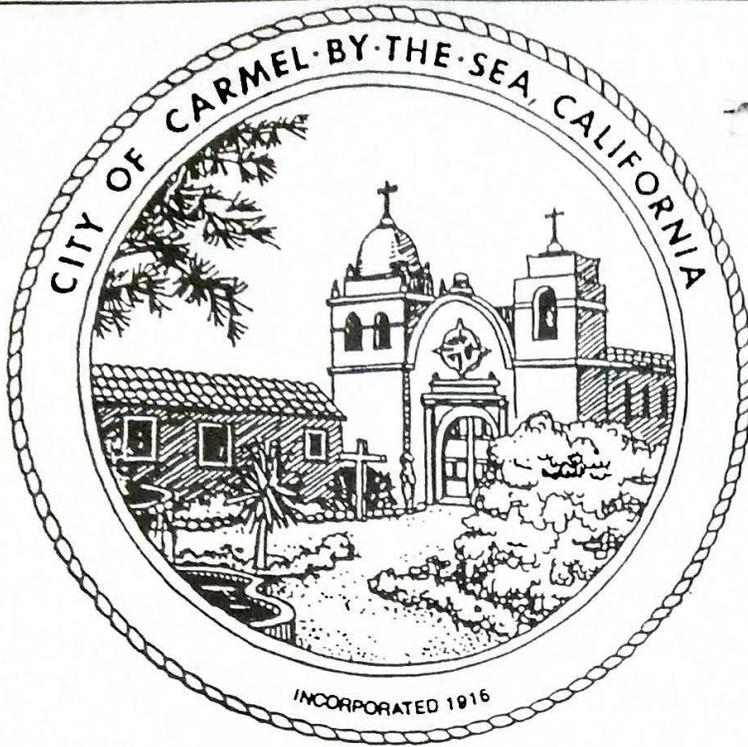
Subsection #4 requires that the structure display a rare style or type that would contribute to the diversity of the community. Staff finds that the log cabin style is rare in the City of Carmel if it were intact, would contribute to the diversity of the community.

Summary: The subject log cabin has historic value for its age and association with Robinson Jeffers. Log cabin style buildings are not specifically recognized by the City's Historic Context Statement, but the style is unique and adds diversity to the community. Staff's is, however, concerned with the condition of the building. The Historic Resources Board should consider whether the structure should still be maintained on the City's Historic Inventory, even if the entire building has to be replaced. Of important note is that the record indicates that the property was deteriorated and uninhabitable at the time that it was listed on the Historic Inventory, and that this condition did not happen after it was listed.

ATTACHMENTS:

- Attachment A – Unsafe Building Notice
- Attachment B – DPR 523 Form (Kent Seavey)
- Attachment C – DPR 523 Form (Anthony Kirk)
- Attachment D – Exterminator Inspection Report

Public Notice



UNSAFE BUILDING DO NOT ENTER

THIS BUILDING HAS SUSTAINED SEVERE STRUCTURAL DAMAGE AND SHALL NOT BE ENTERED BY ANY PERSON WITHOUT WRITTEN APPROVAL OF THE CHIEF BUILDING OFFICIAL OF THE CITY OF CARMEL-BY-THE-SEA.

Date: FEB 27, 03 Time: 3:30pm Inspector: T. Meroney

Department of Community Planning and Building....624-6835

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 elevation. 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 densely overgrown informal garden of oaks, pines, some palmettos and other shubbery.

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: 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

P1. 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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Type 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*, in 1916, 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

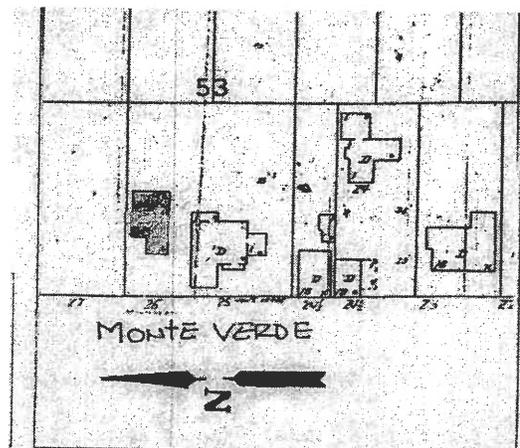
B13. Remarks: *Zoning R-1
CHCS (AD)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *5/20/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

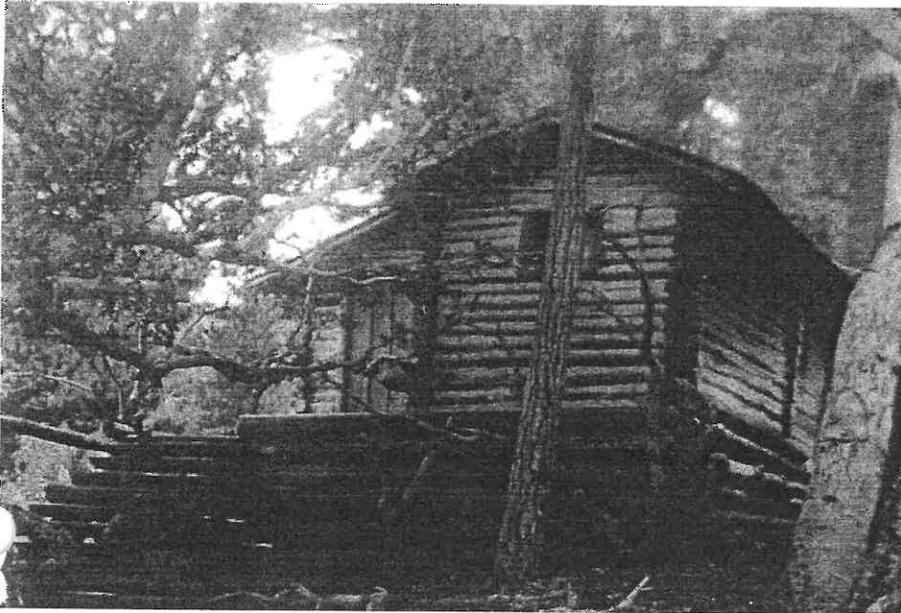
Recorded by: Kent L. Seavey
Resource Name or #: (Assigned by recorder)

Richardson Log Cabin

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 _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 6

*Resource Name or #: (Assigned by recorder) Monte Verde Street, 4SE of 4th Avenue

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 2012 Mount Diablo B.M.

c. Address Monte Verde Street, 4SE of 4th Avenue City Carmel Zip 93923

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 APN 010-211-012

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

The one-story log cabin on Monte Verde Street, southeast of 4th Avenue, was constructed about 1902 or 1903 and altered by the introduction of large glass skylight to the living room, presumably in the 1960s (DPR 523A photo and figure 1-3). The cabin is L-shaped in plan and rests on a foundation of wooden posts. The lot on which it stands rises sharply to the east from Monte Verde, with five or six rock walls creating a series of terraces. At the front of the cabin, close to the street, a series of horizontal logs rises from the ground to the floor joists. The logs are set on both the north and south sides of the cabin as well, rising to the joists, until the cabin floor rests on the ground. The walls of the cabin are composed of slender notched logs, the interstices filled with concrete. A canted flight of wooden stairs on the west side formerly led to a small porch and a plank entry door, facing Monte Verde Street. Both the stairs and porch have collapsed. Fenestration is asymmetrical and consists of six- and eight-light wood-sash casement windows. A row of windows fills the north side of the living room, which comprises most of the cabin. The low-pitched front-gabled roof covering the house is characterized by open eaves and moderate overhang and is finished with wood shingles. A smaller front-gabled roof, stepped down from the principal roof, covers the bedroom at the southwest (continued on page 3)

*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 west at east side, 4/24/18

*P6. Date Constructed/Age and

Sources: Historic Prehistoric Both

Ca. 1902-03; telephone conference with Carly Simpson, 5/1/18

*P7. Owner and Address:

John and Cary Simpson
132 West Carmel Valley Road
Carmel Valley, CA 93924

*P8. Recorded by: (Name, affiliation, and address)

Anthony Kirk, Ph.D.
420 Alberto Way, No. 36
Los Gatos, CA 95032

*P9. Date Recorded: 5/3/18

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (cite survey report and other sources, or enter "none.") Kent Seavey, DPR 523A and 523B, 2002

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 6

*NRHP Status Code

*Resource Name or # (Assigned by recorder) Monte Verde Street, 4SE of 4th Avenue

- B1. Historic Name: None
 B2. Common Name: None
 B3. Original Use: Single-family residence
 B4. Present Use: Vacant/not in use

*B5. Architectural Style: None

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed ca. 1902-03; skylights installed ca. 1960s.

*B7. Moved? 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. Address integrity.)

A native of Pittsburgh, Pennsylvania, Robinson Jeffers was born in 1887. He traveled widely in his youth and became fluent in French and German. He attended Occidental College and after graduation matriculated at the University of Southern California. He studied literature and then medicine, becoming in the course of time the lover of Una Kuster, wife of Edward Kuster, a Los Angeles attorney. Jeffers briefly studied forestry at the University of Washington, and in 1912 paid to have his first book of verse, *Flagons and Apples* published. The work failed to attract readers, and his own mother described the poetry as “dainty.” Following Una’s divorce, the two were married in Tacoma, Washington, on August 2, 1913. They lived in La Jolla, California, for a spell and then headed north, taking the stagecoach from Monterey to Carmel, where they “looked down through pines and sea-fogs to Carmel Bay.” It was evident, as the poet wrote, that they “had come without knowing it to our inevitable place.”

In September 1914, the couple rented a small cabin on Monte Verde Street, where Jeffers worked at composing verse. In early 1916 Jeffers completed the editing of the poems he had written and sent them to Macmillan Company. He was delighted to learn the publisher would print the work under the title *Californians*. The poems appeared that October, “causing scarcely a ripple in literary circles.” As Jeffers himself said, the book “found no readers.” Nonetheless, favorable reviews ultimately appeared, and Jeffers continued to write, though his published work (continued on page 3)

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

*B12. References:

Architectural Resources Group, *Historic Context Statement* ([San Francisco], 2008).

Melba Berry Bennett, *The Stone Mason of Tor House: The Life and Work of Robinson Jeffers* ([Los Angeles], 1966).

James Karman, *Robinson Jeffers* (Brownsville, OR, 1995).

Lawrence Clark Powell, *Robinson Jeffers* (Pasadena, CA, 1934).

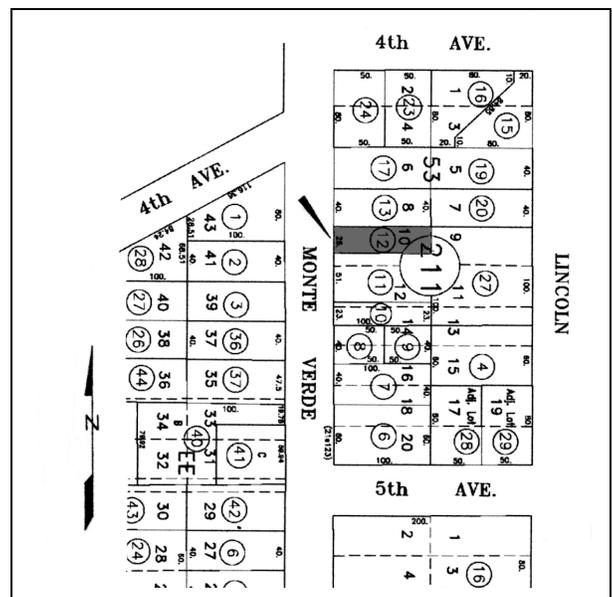
Robinson Jeffers, Wikipedia (accessed May 1, 2018).

B13. Remarks:

*B14. Evaluator: Anthony Kirk, Ph.D.

*Date of Evaluation: 5/3/18

(This space reserved for official comments.)



P3a. Description:

corner of the house. It too is characterized by open eaves and moderate overhang and is finished with wooden shingles. An exterior chimney, which is almost entire covered with stucco, rises along the south side of the cabin from a massive stone fireplace. The shingles comprising the roof have deteriorated, and the top of the cabin is covered with leaves and grass and ferns. To the rear of the cabin, stone steps lead to a small woodshed. A rock-edged pond is set on a terrace behind the woodshed.

A photograph made in 1915 shows Robinson and Una Jeffers sitting with his mother and aunt before the cabin. In the background, to the right of the front door, a large redwood tree rises through the floor of the porch and continues through the roof of the cabin (figure 4). The tree is clearly visible in an image that dates to about 1949, thirty-two years after Robinson and Una Jeffers moved to the nearby Tretheway cottage (figure 5). In another photograph taken at the same time, the property owners, Walter and Grace Tancil, stand with a friend on the street before the cabin (figure 6). Both photographs clearly show a flight of split-log stairs, with a rude banister fashioned from branches of a tree, ascending to the small porch, or deck, before the entry door. Large logs rise from the ground to the floor joists of the bedroom, spanning a distance that is roughly half as high as the room itself.

The cabin is in ruinous condition. The walls of the cabin appear to be canted outward. The southeast section of the roof has fallen in, admitting light and rain to the room. Here and there concrete has become detached from the interstices between the logs and fallen to the ground, leaving small holes in the walls. Some of the windows are loose in their casings, creating drafts and allowing water to enter the cabin. A heavy tarp, which was placed on the cabin many years ago, drapes over part of the roof and sections of the north and east sides.

The cabin, which stands a short distance from Monte Verde Street, is hidden from view by a nearly impenetrable jungle of trees, bamboo, shrubs, ferns, and ivy that has come to characterize the property.

B10. Significance:

was, as he put it, “only preparatory exercises, to say the best for them.” He had not yet, as one of his biographers, Melba Berry Bennett, wrote, “found his way in the original verse forms which he later adopted.” In November of that year, Una gave birth to twins in Pasadena. Jeffers soon returned to Carmel, where he found a larger house for the family to live in, Tretheway cottage, not far from the cabin. When Una appeared in March 1917 she found her husband at loose ends, but he now possessed, as Bennett wrote, a “creative energy that marked the true beginning of his life as a poet.”

Tor House was built of granite for the Jeffers family on Carmel Point. It was begun in 1918 and completed in mid-1919. While living in Tor House, Robinson Jeffers published fourteen volumes of verse—from *Tamar and Other Poems* in 1924 to *Hungerfield and Other Poems* in 1954—which established and then consolidated his reputation as the poetic voice of the far West. The volume *Californians* is not without merit, but it in no way compares with the work published in the 1920s and 1930s, when Jeffers’s reputation was at its highest. The time he spent on Monte Verde Street is of interest to scholars of his life and work, but it was at the beginning of his career, when he was struggling to find his voice. The poems he composed in the cabin have none of the power of his later verse, when he wrote of murder, incest, and parricide, distinguishing himself as a master of the epic form, who believed mankind was too self-centered. His early work is not historically significant and, as such, the cabin is not significant for its association with Robinson Jeffers.

The cabin, which was built about 1902 or 1903 as a vacation home by George H. Richardson, is ostensibly one of the earliest cottages or houses still standing in Carmel and one of the few log cabins to survive the years, according to the DPR 523B form prepared in 2002 by Kent Seavey. The earliest house in Carmel actually dates to 1846, according to the *Carmel Historic Context Statement: Carmel-by-the-Sea* (2008), when John Murphy built a home for his family on San Antonio Avenue. La Playa Hotel was constructed in 1903 as a residence and studio for Chris Jorgenson. It was converted to a hotel and expanded in 1911 and today is one of the Historic Hotels of America. The *Context Statement* makes no mention of age in regard to significant single-family residences, stating only they should “reflect Carmel’s pronounced taste for individualism” or that they should be “the work of a master builder or architect.” The cabin originally exhibited but two of many features associated with early houses in Carmel: chalk rock walls and paving and a porch attached to the façade. The porch was rebuilt in the early 1970s and has since collapsed. Although it is of interest that the cabin was constructed of logs, there is no mention of log cabins in the *Context Statement*.



Figure 1. Looking northwest at south and east sides, 4/24/18.

Figure 2. Looking southwest at north side, 4/24/18.



Page 5 of 6

*Resource Name or # (Assigned by recorder) Monte Verde Street, 4SE of 4th Avenue

*Recorded by Anthony Kirk, Ph.D.

*Date 5/3/18

Continuation Update



Figure 3. Looking southwest at interior of living room, 4/24/18.

Figure 4. Robinson and Una Jeffers, with Robinson Jeffers's aunt and mother, before the cabin, 1915.



CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Page 6 of 6

*Resource Name or # (Assigned by recorder) Monte Verde Street, 4SE of 4th Avenue

*Recorded by Anthony Kirk, Ph.D.

*Date 5/3/18

Continuation Update



Figure 5. Looking southeast at cabin, ca. 1949. Note the towering redwood tree that passes through both the porch floor and the roof overhang. *Photograph courtesy of John and Cary Simpson.*

Figure 6. Looking northeast at cabin. Walter and Grace Tancil, grandparents of current owner, John Simpson, stand with a friend at the edge of Monte Verde Street. *Photograph courtesy of John and Cary Simpson.*



CONDITIONAL REVIEW
E/S Monte Verde Between 4th & 5th
APN: 010-211-012

KEY FINDINGS: The structure and its support is in advance stages of deterioration and rot. 75% of the log cabin has been damaged by termites, beetles and fungus.

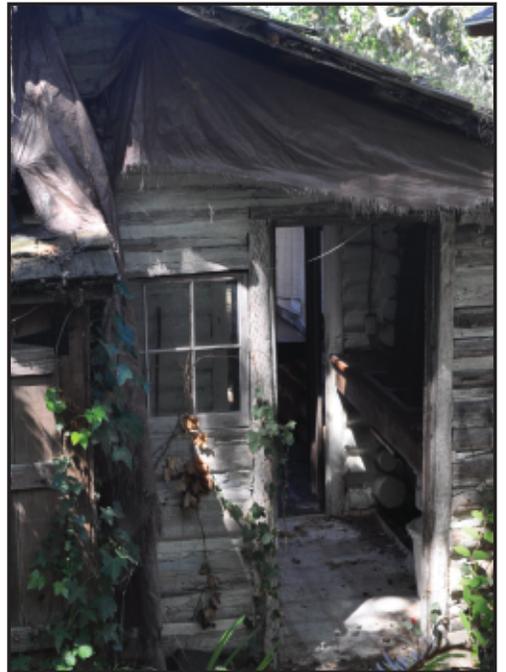
EXTERIOR: Substructure and Foundations

- Evidence of subterranean termites, dry wood termites & beetle damage.
- Fungus Noted.
- Earth-Wood Contact.
- Water damage stains on wooden framing.
- Base of the supports and logs contain evidence of: fungus, damp-wood termites, dry-wood termites, subterranean termites and beetle damage.
- Fungus damage to floor underlayment at the rear entry and bathroom.

Due to safety concerns from the advance deterioration, no photos.

EXTERIOR: Porches and Exterior Observations

- 75% of log constructed structure damaged by: fungus, damp-wood termites, dry-wood termites and beetles.
- Numerous voids exist.
- Water damage stains on exterior walls.



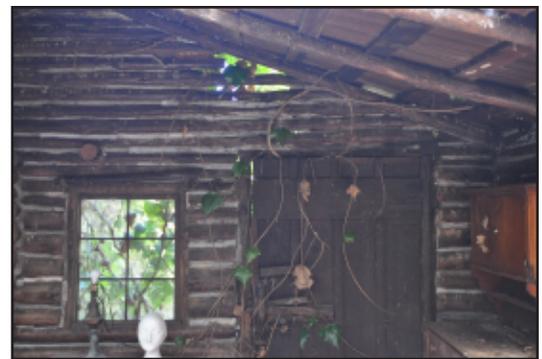
EXTERIOR: Roof

- Fungus, damp-wood termite, dry-wood termite and beetle damage to the roof sheathing.
- Extensive termite and beetle damage to the rafters extending to the interior.
- Gaping voids exist in areas.

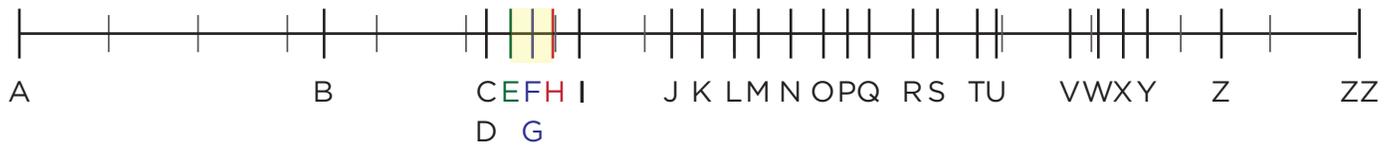


INTERIOR

- Advanced deterioration.
- Evidence of beetles and dry-wood termites throughout the structure.
- Water damage.
- Voids.
- Damaged and Missing structural pieces.
- Mold and Fungus present.



ROBINSON JEFFERS TIME LINE
E/S Monte Verde Between 4th & 5th
APN: 010-211-012

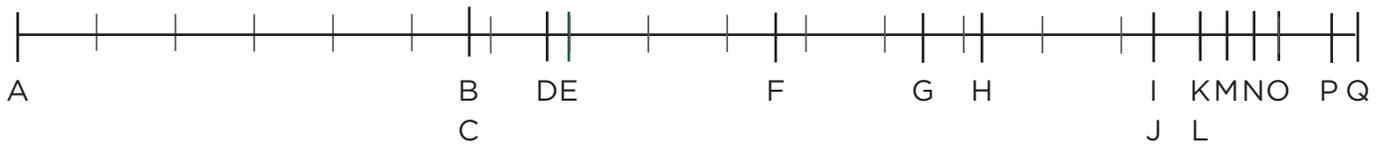


- A: (1.10.1887) BIRTH
B: (1905) ATTENDS USC
C: (1912) *FLAGONS AND APPLES* PUBLISHED
D: (AUG 1913) MARRIES UNA- LA JOLLA
E: (SEPT 1914) MOVES TO MONTE VERDE
F: (1916) *Californians* PUBLISHED
G: (NOV. 1916) MOVE OUT OF MV: UNA GIVES BIRTH IN PASADENA
H: (EARLY 1917) MOVE TO TRETHERWAY COTTAGE
 "True beginning of his life as a poet ¹."
I: (1919) TOR HOUSE COMPLETED
J: (1924) *Tamar and Other Poems* PUBLISHED
K: (1925) *Roan Stallion, Tamar and Other Poems* PUBLISHED
L: (1927) *The Women at Point Sur* PUBLISHED
M: (1928) *Cawdor and Other Poems* PUBLISHED
N: (1929) *Dear Judas and Other Poems* PUBLISHED
O: (1931) *Descent to the Dead, Poems Written in Ireland and Great Britain* PUBLISHED
P: (1932) *Thurso's Landing* PUBLISHED
 COVER OF TIME MAGAZINE
Q: (1933) *Give Your Heart to the Hawks* PUBLISHED
R: (1935) *Roan Stallion, Tamar and Other Poems* PUBLISHED
S: (1937) *Such Counsels You Gave to Me and Other Poems.* PUBLISHED
T: (1938) *The Selected Poetry of Robinson Jeffers* PUBLISHED
U: (1941) *Be Angry with the Sun and Other Poems* PUBLISHED
V: (1946) *Medea* PUBLISHED
W: (1948) *The Double Axe and Other Poems* PUBLISHED
X: (1949) *Poetry, Gongorism and a Thousand Years* PUBLISHED
Y: (1950) UNA DIES.
Z: (1954) *Hungerfield and Other Poems* PUBLISHED
ZZ: (1962) DIES.

SOURCES:

- ¹ Melba Berry Bennett, *The Stone Mason of Tor House: The Life and Work of Robinson Jeffers* ([Los Angeles], 1966).
Dr. Anthony Kirk DPR
James Karman, *Robinson Jeffers* (Brownsville, OR, 1995).
Lawrence Clark Powell, *Robinson Jeffers* (Pasadena, CA, 1934).
Robinson Jeffers, Wikipedia (accessed May 1, 2018)

LOG CABIN TIME LINE
E/S Monte Verde Between 4th & 5th
APN: 010-211-012



- A: (1846) OLDEST HOME IN CARMEL BUILT
- B: (1903) MV CABIN BUILT AS "VACATION HOME" FOR GEORGE H. RICHARDSON
- C: (1903) LA PLAYA HOTEL WAS CONSTRUCTED
- D: (SEPT 1914) ROBINSON JEFFERS MOVE IN M.V.
- E: (FALL 1916) ROBINSON JEFFERS MOVES OUT OF M.V.
- F: (1942) GRACE AND WALTER TANCIL PURCHASE- PREVIOUS OWNER'S GRANDPARENTS
- G: (1960S) TENANT, 'DENNY', MOVES IN
(EARLY 1960S) ROOF REPLACED
- H: (1971) LAST PERMITTED REPAIRS
- I: (1990) LARGE MONTEREY PINE REMOVED
- J: (1990S) PORCH REPLACED
- K: (2000S) TENET LEAVES. ELECTRIC AND GAS TURNED OFF BY CITY.
- L: (2001) EAST WALL REPLACED WITH LANDSCAPING LOGS
- M: (2002) CABIN ADDED TO HISTORIC LIST
- N: (2003) **BUILDING CONDEMNED**
- O: (2004) *PEST REPORT FINDING: 75% OF LOG CONSTRUCTED STRUCTURE DAMAGED*
- P: (2017) *CITY RECEIVES COMPLAINTS OF SMELL*
- Q: (2018) *TODAY*

SOURCES:

CARMEL CONTEXT STATEMENT
CITY FILE
SIMPSON'S ORAL HISTORY
Dr. Anthony Kirk DPR