



CARMEL-BY-THE-SEA

PRELIMINARY DETERMINATION OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On August 17, 2023, the Department of Community Planning and Building made a preliminary determination that the property identified below does not constitute a historic resource and is, therefore, ineligible for the Carmel Inventory of Historic Resources.

APN: 010-041-005

Current Owner: Katherine Kadar

Block: 83

Lot: 5

Street Location: Forest Rd. 5 SW of Ocean

Lot size: 5000 sq. ft.

Date of Construction: 1937

The basis for this determination is:

- ☐ The property lacks sufficient age to be considered historic.
- ☒ The property has substantially lost its historic integrity through alterations, additions, deterioration, changes in the surrounding environment or other causes.
- ☐ The property does not relate to historic themes or property types established in the Historic Context Statement for Carmel-by-the-Sea.
- ☒ The property does not meet at least one of the four criteria for listing in the California Register at a national or Statewide level of significance (primary resource) or at a regional or local level of significance (local resource) and is therefore ineligible for listing on the Carmel Inventory (CMC 17.32.040.C).
- ☐ The property has no association with important events, people or architecture that are identified in the Historic Context Statement or that represent the historical/cultural evolution of Carmel-by-the-Sea.
- ☐ There are other better examples of the builder's work in the city.

This determination is based on the initial assessment (preliminary review) dated August 17, 2023, prepared by Margaret Clovis and attached to this Preliminary Determination.

This preliminary determination will be circulated for a 10 calendar day public review period beginning on Friday, August 18, 2023 and ending at 5:00 P.M. on Monday, August 28, 2023. If no requests for further review are received during this period, the determination shall become final and shall remain valid for a period of five (5) years.

Suray R. Nathan
Assistant Planner

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 6

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

P1. Other Identifier: Everett Smith House

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Monterey

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

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

c. Address Forest Rd. 5 SW of Ocean Ave. City Carmel by the Sea Zip 93921

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN 010-041-005, Block 83, Lot 5

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

The Everett Smith house is a one-story, Minimal Traditional style house with a rectangular plan, low-pitched hipped roof with a shallow overhang and exposed rafters, and shiplap siding. A single car garage, surrounded by a trellis structure, is located on the north side of the front elevation. A multi-paned corner window is located on the south side of the front elevation. A non-original wood walkway that extends the length of the south elevation leads to the non-original front door. Three multipaned windows are located along the south elevation's wall. Non-original wood steps lead to a front stoop, which is supported by a single square post. The rear elevation has a large red brick chimney and additional multipaned single and corner windows. The house is located on an unlandscaped lot which is overgrown in areas. A driveway of newer pavers leads to the garage. The only recorded change to the house was a reroof in 2016 (BP# 160295).

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

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



P5b. Description of Photo: (View, date, accession #) Front Elevation, 07/2023

*P6. Date Constructed/Age and Sources: 1937 ☒ Historic ☐ Prehistoric ☐ Both
Building Permit

*P7. Owner and Address:

Katherine Kadar
148 Creekdale Rd.
Walnut Creek, CA. 94595

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

Meg Clovis
14024 Reservation Rd.
Salinas, CA 93908

*P9. Date Recorded: 08/2023

*P10. Survey Type: (Describe)
Intensive

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 6

*NRHP Status Code

*Resource Name or # (Assigned by recorder) Everett Smith House

B1. Historic Name: Everett Smith House

B2. Common Name: Everett Smith House

B3. Original Use: Residence

B4. Present Use: Residence

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed in 1937 (BP#287); Reroof in 2016 (BP# 160295)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

*B8. Related Features: None

B9a. Architect: N/A

b. Builder: Miles Bain

*B10. Significance: Theme Government, Civic, Social

Area Carmel by the Sea

Period of Significance 1937-1938

Property Type Building Applicable Criteria CR 2

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

In 1936 Everett Smith and his wife Esther received a Federal Housing Administration (FHA) loan to build their house on Forest Rd., 5 SW of Ocean (*Salinas Morning Post*, 8/20/1936, p. 11). They hired Miles Bain to construct the house the following year. This is the second house the Smiths built on this block, the first being constructed by Frederick Bigland on a smaller lot in 1929. Everett Smith (1891-1967) was born and raised in Sacramento. During World War I he served in the US Army Balloon Company in both France and Germany. When he returned home, he went to Forestry School and got a job with the US Forest Service. He was assigned to the coast range where he patrolled the forests on horseback and supervised forest firefighting. Smith left government service in 1928 and moved his family of five to Carmel. He worked for the Del Monte Properties Company as Forester and then founded the Smith Tree Service Company, which is still owned by the family. In 1936 Smith was elected to Carmel's City Council and then, having received the most votes, was seated as Mayor (*Carmel Pine Cone*, 4/24/1936). During his tenure he was known as the Forester-Mayor, and he was dedicated to preserving Carmel's forested hills. He noticed people were parking cars diagonally on the roots of pine trees that grew down the center of Ocean Avenue. To save the trees, he changed the parking pattern and had rock walls built to enclose and protect the pines. (continued on pg. 3)

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

*B12. References:

Carmel Context Statement & Historic Preservation Ordinance

Carmel Pine Cone: multiple articles

Building File, Carmel Planning Dept.

National Register Bulletin 15

Polk's City Directories, Harrison Memorial Library

U.S. Census & Voter Registration Records

Everett Smith Obit., *Carmel Pine Cone*, 4/13/1967, p. 15

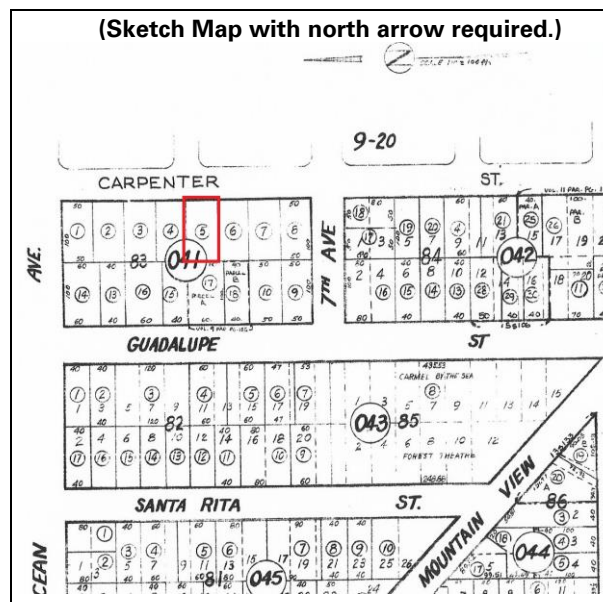
Miles Bain Obit., *Carmel Pine Cone*, 4/14/1966, p. 6

B13. Remarks

*B14. Evaluator: Meg Clovis

*Date of Evaluation: 08/2023

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Page 3 of 6

*Resource Name or # Everett Smith House

*Recorded by Meg Clovis

*Date 08/2023

☒ Continuation ☐ Update

B10. Significance (continued):

Smith served as mayor until 1938. The family lived at the Forest Road address until the early 1940s, when they built another house in the Carmel Woods off of Route One. The Period of Significance, 1937-1938, reflects Smith's term as Mayor while living in the house.

Everett Smith hired designer/builders Miles Bain to design the house on Forest Road. Miles Bain (1895-1966) was a prolific and popular general contractor in Carmel. Bain was a native of Brainerd, Minnesota. In 1926 he came west by invitation of contractor George Mark Whitcomb. Initially Bain worked as Whitcomb's estimator but in the 1930s he became a licensed contractor, and established his own business, using the tagline, "Integrity of Construction." Shortly after World War II Bains and Whitcomb joined the Bechtel Corporation and traveled to Saudi Arabia to build oil pumping stations. When Bains returned, he resumed his contracting business, working with high profile architects and clients.



Throughout his career Bain worked on a variety of projects, from simple remodels to acting as general contractor for the iconic Frank Lloyd Wright designed Walker house. He was also hired as general contractor for commercial buildings such as the Nielsen Brothers building and the Carmel Savings and Loan building. He worked in a variety of architectural styles, including American Colonial, Mediterranean Revival, Contemporary, and Minimal Traditional. His talents are best showcased by larger projects that had the advantage of picturesque lots and well-to-do clients, such as Wild Bird in Big Sur, the Agnes Dupois House on Mountain View, and several homes on Scenic.

Figure 1: Everett Smith. Courtesy of the Harrison Memorial Library History Room.

Evaluation for Significance

Historians use National Register Bulletin 15¹ as a guide when evaluating a property's significance whether on a local, state, or national level. As a first step, to determine whether or not a property is

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

CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Page 4 of 6

*Resource Name or # Everett Smith House

*Recorded by Meg Clovis

*Date 08/2023

☒ Continuation ☐ Update

significant, it must be evaluated within its historic context and the City of Carmel's Historic Context Statement² provides this context. The City of Carmel's Historic Preservation Ordinance (Section 17.32.040) reiterates the role of *National Register Bulletin 15* in the evaluation of historic resources. Adopted eligibility criteria are modeled on the California Register's four criteria with the addition of specific qualifications for Criterion 3 (Section 17.32.040.D).

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



Figure 2: View of front entrance and south elevation.

For a property to be listed under **Criterion Two (Important Person)** it must be associated with a person who is considered significant within Carmel's historic context. An individual must have made contributions or played a role that can be justified as significant and the contributions of the individual must be compared to others who were active, prosperous, or influential in the same sphere of interest. Everett Smith made enduring contributions to the Carmel community under the theme of Government, Civic and Social institutions. As the Forester-Mayor, his policies made a particular impact on the preservation of the Carmel forest. His decision to build retaining walls down Ocean Avenue to protect the pine trees is still evident today. The Carmel Historic Context Statement explains that resources associated with this theme include the homes of individuals who played important roles in civic affairs, including mayors and council members. The Everett Smith House is eligible for listing in the Carmel Inventory of Historic Resources under Criterion Two.

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

CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Page 5 of 6

*Resource Name or # Everett Smith House

*Recorded by Meg Clovis

*Date 08/2023

☒ Continuation ☐ Update

A property is eligible under **Criterion Three (Design/Construction)** if it, “embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.” The Everett Smith House is a modest, Minimal Traditional style residence. The house includes basic Minimal Traditional characteristics such as the single-story rectangular plan, the hipped roof, the wood siding, the small front stoop, the multi-paned windows, and corner windows. Despite these characteristics the overall design of the house is awkward. Generally, Minimal Traditional houses have a separate garage and an entrance located closer to the front façade. The inclusion of the garage on the front elevation and the positioning of the entrance to the rear of the house throws off the design’s symmetry. There are better examples of the Minimal Traditional style in Carmel, including the houses pictured in the Context Statement (p. 57) or the Stanley Clay House located on Guadalupe Street. The Everett Smith House is not a good example of the Minimal Traditional style and therefore it is not eligible for listing under the first part of Criterion Three.



Figure 3: View of rear elevation.

The Everett Smith House was designed and constructed by Miles Bain, however it is not the best example of his work. Bulletin 15 explains that a property is not eligible simply because it was designed by a prominent creative individual. The property must express a particular phase in the development of the master’s career, an aspect of his or her work, or a particular idea or theme in his or her craft. There are other houses, such as the Mary Crile House and the J. W. Strough Cottage – already listed in Carmel’s Inventory of Historic Resources – that better illustrate Bain’s expertise.

Finally, the Everett Smith House does not meet the third part of Criterion Three because it does not possess high artistic values and it does not express aesthetic ideals or design concepts.

CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Page 6 of 6

*Resource Name or # Everett Smith House

*Recorded by Meg Clovis

*Date 08/2023

☒ Continuation ☐ Update

The California Register's **Fourth Criterion (Information Potential)** is generally reserved for archeological sites. There is no evidence in the historical record that the Everett Smith House meets the eligibility requirements for Criterion Four.

Integrity

Integrity is defined as the ability of a property to convey its significance. There are seven aspects of integrity including location, design, setting, materials, workmanship, feeling, and association and to retain integrity, a property must retain several, if not most aspects. The only recorded change to the Everett Smith House was a reroof in 2016, therefore the house has retained integrity of location, design, setting, materials, workmanship, feeling, and association. The basic integrity test for a property significant for its association with a person is whether that person would recognize the property as it exists today and there is no doubt that Everett Smith would recognize this house.

Summary

To be eligible for the Carmel Inventory a resource must represent a theme in the Context Statement, retain substantial integrity, be at least 50 years old, and meet at least one of the four criteria for listing in the California Register. The Everett Smith House represents the theme of Government, Civic, and Social Institutions, it has retained substantial integrity, and it is over 50 years old. It meets Criterion Two of the California Register on the local level for its association with Everett Smith, the Forester-Mayor. The additional qualifying criteria for California Register Criterion Three, found in the Carmel City Code (Section 17.32.040.D), are only considered if a property is found eligible under State Criterion Three. In this case, the Everett Smith House was found ineligible under California Register Criterion Three, so the additional criteria under this section are not relevant. In summary, Bulletin 15, the Carmel Historic Context Statement, the Carmel Historic Preservation Ordinance, and the historical record support the conclusion that the Everett Smith House is eligible for listing in the Carmel Inventory of Historic Resources.