



**CARMEL-BY-THE-SEA**  
**PRELIMINARY DETERMINATION**  
**OF INELIGIBILITY**

**For the Carmel Historic Resources Inventory**

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On August 14, 2024, the Department of Community Planning and Building made a preliminary determination that the property identified below does not constitute an historic resource and is therefore ineligible for the Carmel Inventory of Historic Resources.

APN: 010-263-003

Current Owner: Leeb Goldman Trust

Block: I

Lot: 9

Street Location: Casanova Street 4 SW 8<sup>th</sup> Avenue

Date Constructed: 1921

The basis for this determination is:

- The property lacks sufficient age to be considered historic.
- ✓ The property has substantially lost its historic integrity through alterations, additions, deterioration, changes in the surrounding environment or other causes.
- ✓ The property does not relate to historic themes or property types established in the Historic Context Statement for Carmel-by-the-Sea.
- ✓ The property has no association with important events, people or architecture that are identified in the Historic Context Statement or that represent the historical/cultural evolution of Carmel-by-the-Sea.

This determination is based on the Phase I Evaluation dated August 2024, 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 August 14, 2024, and ending at 5:00 p.m. on Monday, August 26, 2024. If no requests for further review are received during this period, the determination shall become final and shall remain valid for a period of five (5) years.

Evan Kort, Associate Planner

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 \_\_\_\_\_

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

P1. Other Identifier: Bramkamp 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 Location:  Not for Publication  Unrestricted \*a. County Monterey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 Casanova 4 SW of 8th 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 010-263-003, Block I, Lot 9

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

Built in 1921, the Bramkamp House is a one-and-a-half story wood frame residence located on a sloping lot. The Craftsman style house has a square plan and rests on a concrete perimeter foundation. The downward sloping lot allows for a finished basement on the west elevation. The side gable composition shingle roof with wide overhanging eaves is punctuated with knee brace brackets under the eaves. Two dormers with shed roofs are located on the front and rear elevations. Knee brace brackets are repeated along the dormer eaves. A stone chimney is located on the ridge of the roof. The exterior walls are covered with horizontal wood siding. A recessed half-width porch is located on the south half of the front elevation. A brick pathway leads to the slightly elevated brick porch. The front door is flanked by multi-paned sidelite windows. Fenestration throughout the house varies and includes single wood double-hung windows, paired wood double hung windows, non-original two-over-two windows on the front elevation, and non-original windows in the dormers. (cont. p. 3)

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

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



P5b. Description of Photo: (View, date, accession #) looking west from Casanova, 07/2024

\*P6. Date Constructed/Age and

Sources: 1921  Historic

Prehistoric  Both

Building Permit Records

\*P7. Owner and Address:

Leeb Goldman Trust

17 Waterside Cir.

Redwood City, CA. 94065

\*P8. Recorded by: (Name,

affiliation, and address)

Meg Clovis

14024 Reservation Rd.

Salinas, CA 93908

\*P9. Date Recorded: 08.2024

\*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**

\*Resource Name or # (Assigned by recorder) Bramkamp House

- B1. Historic Name: Bramkamp House
- B2. Common Name: Bramkamp House
- B3. Original Use: Residence
- B4. Present Use: Residence

\*B5. Architectural Style: Vernacular/Craftsman

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built 1921; Build new garage(1948); Bathroom & kitchen remodel (1970); Replace deck (1970); Demo garage, build new carport (1989); Interior remodel (1993); Demo carport & build new carport, reroof (2009); Replace some windows (2012).

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

\*B8. Related Features: Carport  
B9a. Architect: N/A  
b. Builder: Unknown

\*B10. Significance: Theme N/A  
Period of Significance 1921  
Property Type Building Applicable Criteria N/A

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

In March 1921 a building permit was issued to Henry Christian Bramkamp (1869-1948) for Lot 9, Block I which he owned with his wife Caroline "Carie" Hannan Bramkamp (1865-1943). They also owned the neighboring lot 11 to the south. Henry and Caroline lived in San Jose and their new Carmel residence was used as a vacation home. The original building permit and plans are not in the building file, but the house was likely designed and constructed by Henry, who is listed as a carpenter in the 1910 census and as a contractor in the 1920 census. Carrie is listed as a Christian Science physician in the 1920 census and as a Christian Science practioner in the 1930 census.

In 1938 Carrie transferred both lots to her son Lynn ( *Salinas Californian*, 1/13/1938). Lynn Bramkamp was a Stanford graduate, and he lived in the house for a short while when he worked as the Business Manager for the *Carmelite* newspaper ( *Carmelite*, 2/27/1929, p. 7). His later career was with California's dairy industry ( *Sacramento Bee*, 6/2/1983, p. 10). By 1948 he had sold the house to Louise Grigsley. None of the former owners of the property are listed in Carmel's Historic Context Statement.

In March 2008 the property was evaluated for historical significance and was determined to be ineligible for the Carmel Inventory because: 1) the property does not relate to historic themes or property types established in the Historic Context Statement for Carmel by the Sea; and (cont. p. 6)

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

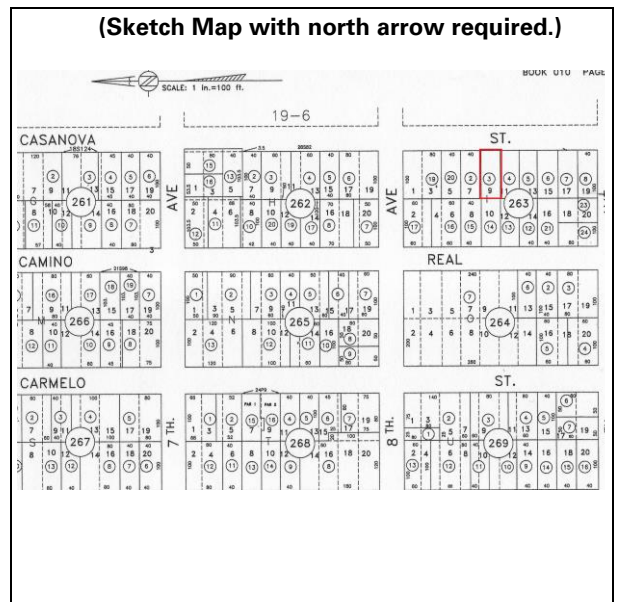
- \*B12. References:  
Carmel Context Statement & Historic Preservation Ordinance  
Building File, Carmel Planning Dept.  
National Register Bulletin 15  
Various articles, *Carmel Pine Cone* & *Carmelite*.  
McAlester, Virginia. *A Field Guide to American Houses*. New York, 2019

- Bramkamp, Lynn Obit., *Sacramento Bee*, 6/2/1983, p. 10
- Bramkamp, Carrie Obit. *Press Democrat*. 4/11/1943.

B13. Remarks

- \*B14. Evaluator: Meg Clovis
- \*Date of Evaluation: 08/2024

(This space reserved for official comments.)



**CONTINUATION SHEET**

**P3a. Description continued:**

In 2012 some of the windows were replaced including the front and rear dormer windows, and the paired windows on the front elevation. The new windows were installed within the original window openings, but the new glazing introduced divided lites, which changed the character of the home.

In 2008 elevations of the existing house were drawn in preparation for a major remodel that was never completed. These drawings indicate that the lower half of the pier located on the southeast corner of the front porch has been altered with stone veneer. In addition, a low stone wall was constructed on the north end of the porch. There is no permit that records these changes in the building file.



Figure 1: 2008 elevation of the original front porch pier, and the original window glazing on the first floor and dormer windows.

Sanborn Maps for 1924, 1930, and 1962 indicate that few changes have been made to the original building envelope. In addition, all maps indicate that a garage was originally located in the southwest corner of the lot. The carport is now located in this corner.

A solid lattice fence surrounds the property which has both mature trees and shrubs. A gated driveway is located on the southern edge of the property. An elevated wood deck (replaced in 1970) extends off the rear elevation. The deck has a wood railing with square vertical balusters and stairs that lead up from the backyard below. The backyard is partially covered with pavers (installed in 2009).

**CONTINUATION SHEET**



Figure 2: View of new glazing on front elevation, formerly double hung windows.

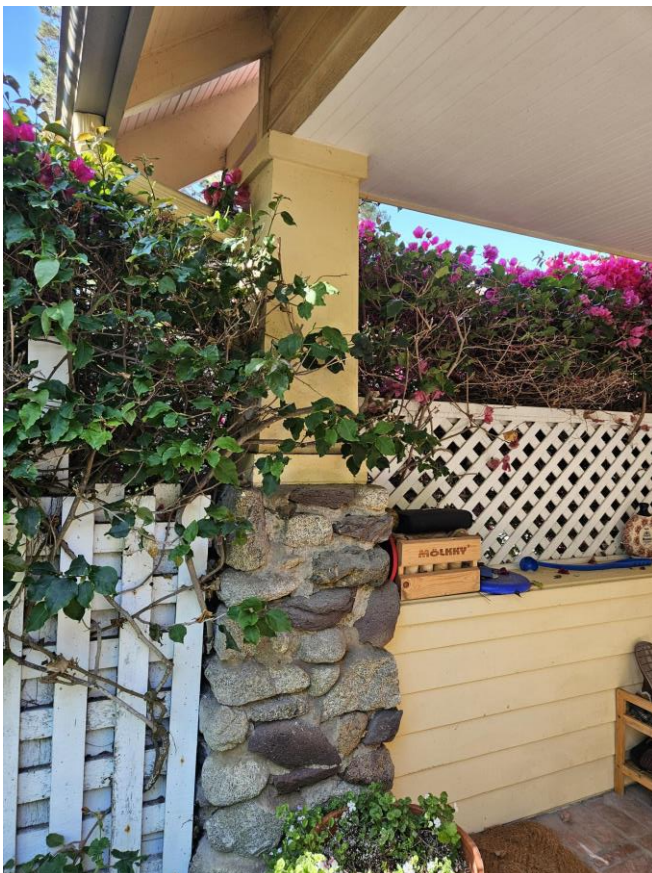


Figure 3: View of stone veneer on porch pier.

**CONTINUATION SHEET**

Permitted changes to the property include:

- a) BP# 1624 (6/1948): Build new garage.
- b) BP# 70-51 (4/9/1970): Bathroom & kitchen remodel.
- c) BP# 70-82 (6/19/1970): Replace deck.
- d) BP# 89-201(9/29/1989): Demo garage & build new carport (this carport was located directly behind the house on a north/south axis) and reroof.
- e) BP# 93-83 (5/26/1993): Interior remodel.
- f) BP# 09-162R (9/15/2009): Demo carport & build new carport in the southwest corner of the lot; reroof the house.
- g) DS12-101 (10/17/2012): Window replacement as described under P3a.



Figure 4: View of rear and south elevations.

The Bramkamp House is an example of the side-gabled subtype of a Craftsman style house, as described in McAlester (see references). Typical characteristics of this subtype include the centered shed dormers, the porch contained under the main roof, the knee brace brackets, the porch column (although usually two columns support the porch roof), wide overhanging eaves, wood clapboard siding, and the remaining original double hung windows. Several of the windows on the front elevation were replaced with stylistically incompatible windows in 2012. This change has diminished the original, simple vernacular Craftsman design.

The Bramkamp House does not conform to Carmel's classic Craftsman style homes as described in the Context Statement (p. 56), which typically have an L or U-shaped plan that enclosed a patio. If Henry

Bramkamp was the builder, he may have drawn on Craftsman building traditions found in his home town of San Jose rather than local types.

### Integrity

Integrity is defined as the ability of a property to convey its significance. There are seven aspects of integrity and to retain integrity, a property must retain several if not most aspects. The Bramkamp House was built in 1921 as a simple Craftsman cottage, but it does not represent the Carmel Craftsman cottage aesthetic as described in Carmel's Historic Context Statement.

- Location: the Bramkamp House is still in its original location.
- Design: the dormer windows and paired windows on the front elevation of the Bramkamp House have been altered with divided lites, which has diminished its simple, original design and character.
- Setting: the Bramkamp House is still located in a residential setting.
- Materials: the Bramkamp House retains its original siding, but incompatible glazing has been installed in the windows and the stone veneer applied to the porch pier is a conjectural treatment.
- Workmanship: Workmanship is defined as the physical evidence of the crafts of a particular culture or people, and in this case is not applicable.
- Feeling: The double hung windows were essential physical features of the Bramkamp House and their loss has diminished the building's historic character. The house does not retain enough of its essential physical features to convey its original historic identity, i.e., a 1921 vernacular Craftsman house.
- Association: Association is only considered if a property is eligible for listing under Criteria One and Two.

### **B10. Significance continued:**

2) the property has no association with important events, people, or architecture that were identified in the Historic Context Statement or that represent the historical/cultural evolution of Carmel by the Sea.

### Evaluation for Significance

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

The Bramkamp 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.

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

<sup>2</sup> *Historic Context Statement: Carmel-by-the-Sea (updated)*. Approved by the City Council December 6, 2022.

The Bramkamp House is not eligible under **Criterion Two (Person)**. Henry and Carrie Bramkamp were San Jose residents and are not individually significant within any historic context described in Carmel's Historic Context Statement. The same is true for Lynn Bramkamp, whose productive life was spent in Nevada City.



Figure 5: View of carport looking southwest.

**Criterion Three (Architecture)** has three eligibility factors as follows:

- a) The property embodies the distinctive characteristics of a type, period, or method of construction; or
- b) The property represents the work of a master or important creative individual; or
- c) The property possesses high artistic values.

The Bramkamp House is not eligible under the first part of **Criterion Three (Architecture)** because it no longer clearly illustrates through distinctive characteristics a type, period or method of construction. In other words, because of incompatible changes, the house can no longer be considered a good example of a c. 1920s Craftsman house.

The property does not meet the second part of Criterion Three because the contractor who built the original house in 1921 has not been verified, and if it was Mr. Bramkamp, he is not recognized as a significant contractor in Carmel's Historic Context Statement. The Bramkamp House does not meet the third part of Criterion Three because it does not express aesthetic ideals or design concepts.



**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial \_\_\_\_\_

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\*Resource Name or # Bramkamp House

\*Recorded by Meg Clovis

\*Date 08/2024

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 Bramkamp House meets the eligibility requirements for Criterion Four.

To be eligible for the **Carmel Historic 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. Carmel's additional qualifications for a property eligible under Criterion Three are as follows:

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 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.

The Bramkamp House does not represent the theme of Architectural Development because alterations have diluted its original style. The house does not retain substantial integrity. The house cannot be classified as a good example of the Craftsman style due to the stylistically inappropriate and conjectural alterations. The house is over 50 years old but does not meet Criterion Three of the California Register on the local level.

In summary, the Carmel Context Statement, the Carmel Historic Preservation Ordinance, and the historical record do not support the eligibility of the Bramkamp House for the Carmel Historic Inventory.