



# CARMEL-BY-THE-SEA

## PRELIMINARY DETERMINATION OF INELIGIBILITY

### For the Carmel Historic Resources Inventory

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On December 28, 2020, 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.

Assessor's Parcel Number: 010-076-012

Current Owner: Juliet Twomey, Ceceila Spohn

Block: 109, Lots: W 66.67' OF 18 & 20

Street Location: NE corner of Mission Street and 10<sup>th</sup> Avenue

Lot size: 5,300 square feet (according to the County Assessor)

Original Date of Construction: 1964

The basis for this determination is:

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

This preliminary determination will be circulated for a 10 calendar day public review period beginning on Monday, December 28, 2020, and ending at 5:00 P.M. on Wednesday, January 6, 2021. If no requests for further review are received during this period, the determination shall become final and shall remain valid for a period of 5 years.

*Catherine Tarone*

Catherine Tarone, Assistant 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 \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: The Stanley Spohn House

P1. Other Identifier: Stanley Spohn 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 Location:  Not for Publication  Unrestricted \*a. County Monterey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 Northeast corner of Mission 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)

APN 010-076-012, Block 109, Lot: West 66.67' of lots 18 and 20

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

The Stanley (Stan) Spohn House is located on the northeast corner of Mission and 10<sup>th</sup> Streets, across from the Sunset Center. Roughly L-shaped in plan, the two-story house rests on a post and pier foundation. The house is dominated by a mansard roof which is punctuated by several in-wall dormers. A brick chimney is located on the rear elevation. All siding is board and batten. Fenestration is randomly placed throughout the house and consists of multi-pane aluminum windows in a horizontal light pattern. A gravel path leads to an interior patio area and the front entrance is located near the corner of the L-plan. Another entry, which fronts Mission Street, originally led into Stan Spohn's art studio. In 2008 the original wood shingle roof was replaced with composition shingles due to extensive termite damage. At this time, one of the large four-pane in-wall dormer windows was replaced with two skylight windows, necessitating a slight change to the roofline. The house is surrounded by a fence and overgrown trees and bushes which hide it from the street. (continued on page 3)

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

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



P5b. Description of Photo: (View, date, accession #) Front Elevation, 12/20

\*P6. Date Constructed/Age and

Sources: 1964  Historic

Prehistoric  Both

Building Permit

\*P7. Owner and Address:

Tara Twomey

NEC 10<sup>th</sup> & Mission

Carmel, CA. 93921

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

Meg Clovis

14024 Reservation Rd.

Salinas, CA 93908

\*P9. Date Recorded: 12/20

\*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**

- B1. Historic Name: The Stanley Spohn House
- B2. Common Name: The Stanley Spohn House
- B3. Original Use: Residence
- B4. Present Use: Residence

\*B5. **Architectural Style:** Vernacular

\*B6. **Construction History:** (Construction date, alteration, and date of alterations) Constructed in 1964; roof and window repairs & replacement in 2008

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

\*B8. **Related Features:** Garage/Workshop (1978)  
B9a. Architect: Stanley Spohn (Designer) b. Builder: Grant Risdon

\*B10. **Significance:** Theme N/A Area Carmel by the Sea

**Period of Significance** N/A **Property Type** Building **Applicable Criteria** N/A

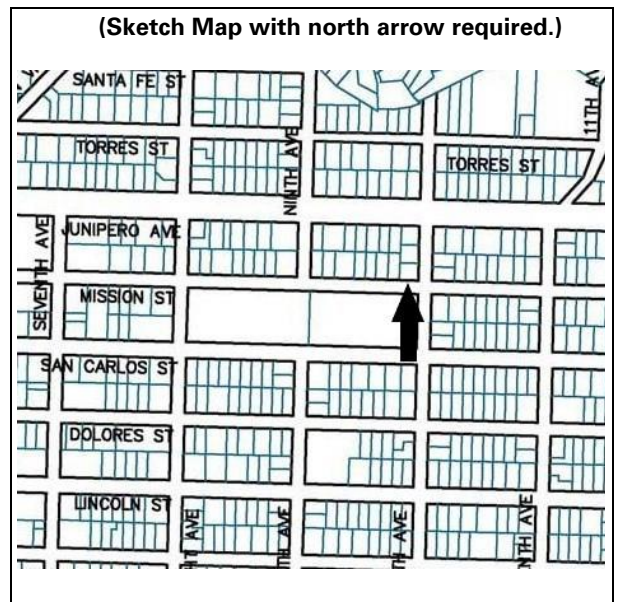
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Address integrity.)

Stan Spohn was born in 1915 in Los Angeles. He attended UCLA and then the Los Angeles Art Center School. Spohn was hired by the Disney Studios to do background painting for Disney's first feature film, *Snow White and the Seven Dwarfs* which was released in 1937. He also did background painting for *Pinocchio*, *Dumbo*, *Bambi* and *Fantasia*. He married Letty Smith in 1940 and enjoyed designing houses with her brother Frank. After serving in the Navy during World War II, Spohn was offered a lucrative contract with a fledgling company called Hallmark. Here he used his cartoon know-how to create greeting cards featuring cute and cuddly animals. Spohn left the commercial art world at age 46 and retired to Carmel to pursue his own art. He found the ideal, wooded lot for his new home across the street from the Sunset Center. He designed his house around the sprawling cypress trees on the property rather than cutting them down, as they reminded him of the trees in a *Night on Bald Mountain*. He became a co-owner of the Valley Hills Gallery in Carmel Valley, painted sets for local theater productions, and was active in Carmel Mission's music ministry. Stan Spohn passed away in 2012.

B11. Additional Resource Attributes (List attributes and codes): HP2

- \*B12. **References:**  
 Carmel Context Statement & Historic Preservation Ordinance  
 Carmel Pine Cone  
 Building File, Carmel Planning Department  
 Monterey County Weekly, "Disney's First Background Artist Turns 94 in his Beloved Carmel", 1/8/09  
 Spohn Obituary, Monterey County Herald, 10/25/12  
 National Register Bulletin 15

(This space reserved for official comments.)



**CONTINUATION SHEET**

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

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

Trinomial \_\_\_\_\_

Page 3 of 4

\*Resource Name or # (Assigned by recorder)

\*Recorded by Meg Clovis

\*Date 12/20

Continuation  Update

**P3a. Description:**

Stan Spohn designed his own home. He was an amateur designer who enjoyed partnering with his brother-in-law Frank Smith on several residential building projects. The first house he worked on, located on Canyon Drive in Beverly Hills, was later purchased by Marlon Brando. Spohn incorporated elements from a variety of building traditions into his Carmel house. His choice of a mansard roof may have been influenced by designer John Elgin Woolf, who developed the Hollywood Regency style in Los Angeles at the same time Spohn was working for Disney. Woolf's work featured mansard roofs with large, in-wall dormers like Spohn used in his house however, the similarities end there. Spohn did not use other components of the style which combine to create the slick aesthetic of Hollywood Regency architecture. Rather, his home is a conglomerate of different styles including the board and batten siding favored by many Carmel cottages and the multi-paned, horizontal windows found in Modern and Ranch style houses. Since elements from a variety of architectural styles were incorporated into the design of the Spohn House it can best be described as vernacular.

Evaluation for Significance

Historians use National Register Bulletin 15<sup>1</sup> to evaluate properties for eligibility for the California Register of Historic Resources and the Carmel Historic Inventory. To qualify as a significant historic resource the property must be evaluated within its historic context. In this case, the Carmel-by-the-Sea Historic Context Statement is referenced. A significant property must represent an important part of the identified context and must have the characteristics that make it a good representative of properties associated with that aspect of the past. The context themes of the Development of Art and Culture and Architectural Development are the most appropriate contexts to use for evaluation purposes based on the history of the Stan Spohn House.

To be considered significant under California Register Criterion One (Event) a property must be associated with events that have made a significant contribution to the broad patterns of our history. This can be a specific event, pattern of events, or trend. The Stan Spohn House is not eligible under Criterion One as no specific event led to the construction of the house and no important event took place in the house.

For a property to be listed under California Register Criterion Two (Important Person) it must be associated with a person who is considered significant within Carmel's historic context and since Stan Spohn was an artist this would be under the theme of the Development of Art and Culture. 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, successful, prosperous or influential in the same sphere of interest. Carmel has long been an artist enclave, home to many talented and renown artists. Although Stan Spohn painted in retirement and exhibited at the Valley View Gallery, his work does not stand out within the identified context of Art and Culture when compared to others in his field. He is not listed as a prominent artist in the Carmel Context Statement.

Stan Spohn is best remembered as a background artist for his work at Disney Studios and for his Hallmark greeting cards. He lived in Los Angeles during this time period. Properties that pre- or post-date an individual's significant accomplishments are usually not eligible for listing. Since Stan Spohn is not considered a significant artist within the Carmel Context Statement's theme of the Development of Art and Culture his house is not eligible for listing under Criterion Two.

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

**CONTINUATION SHEET**

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

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

Trinomial \_\_\_\_\_

Page 4 of 4

\*Resource Name or # (Assigned by recorder)

\*Recorded by Meg Clovis

\*Date 12/20

Continuation  Update

To be considered significant under California Register Criterion Three (Architecture) a resource must meet at least one of the following requirements:

- Embody distinctive characteristics of a type, period, or method of construction
- Represent the work of a master
- Possess high artistic value

As previously stated, Stan Spohn was an amateur house builder who borrowed from different architectural styles when designing his house. To be eligible under Criterion Three a property must clearly contain enough distinctive characteristics to be considered a true representative of a particular type, period, or method of construction. If a property cannot clearly illustrate a particular class of resource within its context, in this case the Carmel Context Statement's theme of Architectural Development, it is not considered significant. In addition, Stan Spohn was not considered a master architect or designer, nor does the house possess high artistic value. The Stan Spohn House is not eligible for listing under Criterion Three.

Carmel's Historic Preservation Ordinance states that a potential resource should meet at least one of the four criteria for listing on the California Register. The Stan Spohn House does not meet any of these criteria.<sup>2</sup> In addition, the Ordinance states that to be eligible for the Carmel Inventory a resource must represent a theme in the Context Statement, retain substantial integrity, and be at least 50 years old. The Stan Spohn House is over fifty years old, however it does not illustrate a theme in the Context Statement. Integrity is only evaluated if a resource is significant, so in this case integrity is not applicable.

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

<sup>2</sup> The fourth criterion is associated with archeology and is not applicable in this evaluation.