



CARMEL-BY-THE-SEA

PRELIMINARY DETERMINATION OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On March 18, 2021 the Department of Community Planning & 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: 010-271-005
Current Owner: Bradley Holmgren & Tammy Miller
Block/Lot: J / 9
Street Location: Casanova 5 SW of Ninth
Lot size: 4,000 square feet (40' x 100')
Date of Construction: 1940

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 March 19, 2021 and ending at 5:00 P.M. on March 29, 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.

Marnie R Waffle

Marnie R. Waffle, AICP
Senior 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 #: The M.A. Cheek House

P1. Other Identifier: M.A. Cheek 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 Location: Not for Publication Unrestricted *a. County Monterey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 5 SW of 9th Avenue City Carmel by the Sea Zip 93921

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

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

APN 010-071-005, Block J, Lot 9

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

The 848 square-foot M.A. Cheek House, constructed in 1940, is located on Casanova Street 5 SW of Ninth Avenue (APN 010 271 005). The irregular house plan is divided into two blocks one of which is two stories and the other one story. Both sections are topped with matching hip roofs that are stepped down between the two blocks. Board and batten siding is used throughout and composition shingles cover the roof. A shallow, front-gabled extension with a louvred vent projects from the front elevation of the second story block. This is part of the kitchen. Next to the extension is an oriel bay. A single brick step leads to the off-center front porch. A multipaned window is located inside the porch and right of the front door. Other windows on the front elevation include a bank of three, six-pane windows and a double window framed by shutters. A brick chimney is located on the south elevation and a window is in the north gable. A large, shed roof dormer is located on the rear elevation. The house is set back on its lot. Brick pathways meander through the front (continued on pg. 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, 03/21

*P6. Date Constructed/Age and

Sources: 1940 Historic

Prehistoric Both

Building Permit

*P7. Owner and Address:

Bradley Holmgren & Tammy Miller

Casanova 5 SW of 9th

Carmel by the Sea, CA. 94550

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

Meg Clovis

14024 Reservation Rd.

Salinas, CA 93921

*P9. Date Recorded: 03/21

*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 # The M.A. Cheek House

- B1. Historic Name: The M.A. Cheek House
- B2. Common Name: The M.A. Cheek 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 1940; 1996 re-roof; undocumented window replacement and changes to the garage

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

*B8. **Related Features:** Garage

B9a. Architect: Robert R. Jones

b. Builder: Miles Bain

*B10. **Significance: Theme** Architectural Development **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.)

Marion Adolph Cheek (1877-1951) built his house on Casanova Street in 1940. He was born in Siam (now Thailand) to missionary parents. After erratic schooling in the jungles of Siam, he was sent to Oakland for High School and then to UC Berkley to complete his education. He left University before graduating, returning to Siam to settle his father's estate which included 160 elephants and a teak mill. He never returned to school but became a self-taught expert in the production of crude rubber. Cheek traveled extensively for rubber businesses dealing in Central and South America, Singapore, Sumatra, Java, Thailand, Borneo, and Africa. In the 1920s he worked with Thomas Edison and Russell Firestone in their search for a home-grown source of rubber. Cheek and his wife Lulu moved to Carmel from the Far East in 1939. He came out of retirement during World War II to seek sources of rubber for the war effort. M.A. Cheek is not included as an important individual in Carmel's Historic Context Statement.

The M.A. Cheek House was designed by Robert Roscoe Jones (1911-1989). Jones studied architecture at UC Berkeley and graduated in 1932. He joined Robert Stanton's firm in Carmel in 1938 and one year later opened his own firm in Carmel. Jones was a member of the Monterey County Planning (continued on pg. 3)

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

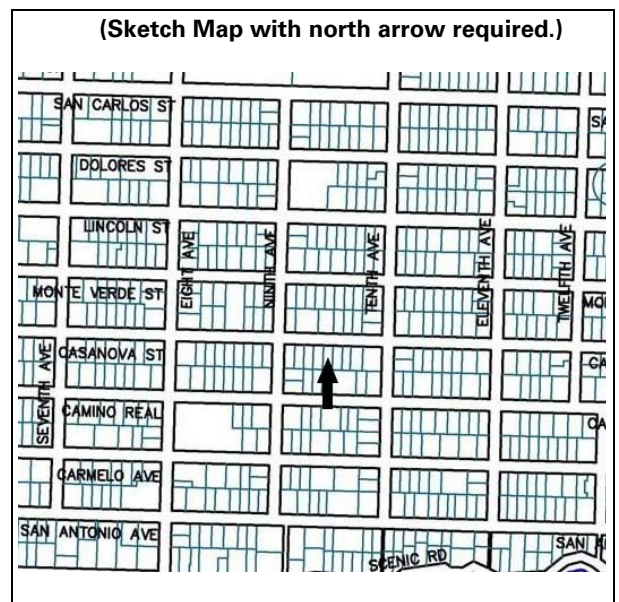
*B12. **References:**

- Carmel Context Statement & H.P. Ordinance
- Carmel Pine Cone (various articles)
- Building File, Carmel Planning Department
- National Register Bulletin 15
- Monterey Peninsula Herald (various articles)
- Architectural Forum, April 1948, vol. 88, pg. 102

B13. Remarks:

*B14. **Evaluator:** Meg Clovis

***Date of Evaluation:** 03/21



CONTINUATION SHEET

Primary # _____

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Trinomial _____

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*Resource Name or # (Assigned by recorder)

*Recorded by Meg Clovis

*Date 03/21

Continuation Update

P3a. Description (continued):

garden which is dominated by an old oak tree. A 190 square foot, board and batten garage with a saltbox roof is located at the front of the property and next to a brick patio.

Building permit #96-72 indicates that the house was reroofed in 1996. No other documented changes are included in the building file, however a comparison of current conditions with the original plans makes it clear that changes have occurred. All the original windows have been changed from steel sash to wood sash except for one window on the south elevation. All the new windows differ in style and light pattern. The large sixteen-light breakfast room window on the front elevation was removed and replaced with an oriel bay. New windows were also added to the south and west elevations. The roof on the garage has been changed from a front gable to a saltbox configuration and the side window was changed from 4x2 fixed sash to a three-pane fixed window.

B10. Significance (continued)

Commission (1945) and Director of the Monterey Bay Chapter of the AIA (1954). Jones is best known for his Modernist architecture. He received international recognition for his design of the Carmel Valley Inn and additions to Casa Munras in Monterey. His design for the Monterey Airport Administration Building was considered a Modernist icon for that era and won a major design award from the Smithsonian Institute. Robert R. Jones is included in the Carmel Historic Context Statement as a notable Modernist, post-war architect. Some of the buildings he designed that are located in Carmel include the Carmel Police Department, All Saints Episcopal Church, the Carmel Youth Center, a commercial building on Sixth Avenue near Lincoln, and the Otrich Building. No Jones buildings are listed in the Carmel Inventory.

The Cheek House was an early commission for Robert Jones. The house is an example of the Minimal Traditional style of architecture that became popular in response to the FHA Loan program, created in 1934. Small, simple house designs were promoted by the FHA. The Carmel Context Statement explains that, "Houses built in this style generally reflect traditional forms but lack decorative detailing or enrichment." The Cheek House does not reflect Robert Jones' allegiance to Modern architecture.

Miles Bain was the contractor who built the Cheek House. He is listed in the Carmel Context Statement and was active in town as a pre and post war designer/builder. He is best known as the contractor for Frank Lloyd Wright's Walker House and for Nathaniel Owings' house, Wild Bird. Two Bain houses, the J.W. Strough Cottage and the Mary Crile House, are listed in the Carmel Historic Inventory.

Evaluation for Significance

To be eligible for the Carmel Historic Inventory a property must be representative of at least one theme in the Historic Context Statement; retain substantial integrity; be a minimum of fifty years old; and meet at least one of the four criteria for listing in the California Register of Historic Resources.

Historians use National Register Bulletin 15¹ 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

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

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*Resource Name or # (Assigned by recorder)

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Continuation Update

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. Based on the history of the M.A. Cheek House, the context theme of Architectural Development is the most appropriate to use for evaluation purposes.

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 M.A. Cheek 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. 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. M.A. Cheek built his reputation within the rubber industry prior to his retirement in Carmel. Generally, per Bulletin 15, properties associated with a person's productive life best represent their contributions. The house on Casanova Street is not associated with his most productive years and therefore is not eligible for listing under Criterion Two.

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

Bulletin 15 defines distinctive characteristics as the physical features that commonly recur in individual types, and "to be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type." When constructed the M.A. Cheek House had the distinctive characteristics of the Minimal Traditional style of architecture. Changes made to the windows, and in particular the addition of the oriel window, have eliminated important features and details that characterized the house. The house no longer embodies enough elements of the Minimal Traditional style to be considered a good representative of its type.

Robert R. Jones is listed in Carmel's Context Statement as one of the prominent architects who designed buildings in post-war Carmel. Bulletin 15 states that to be eligible as a representative of a master's work, "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." In addition, "a property is not eligible as the work of a master, however, simply because it was designed by a prominent architect." The M.A. Cheek House does not represent an aspect or phase of Jones' career. Modernist designs dominate his body of work and it is with these designs that he forged the reputation that gained him world-wide recognition and awards. Jones' residential architecture was definitely contemporary, using design elements that melded the indoor/outdoor California lifestyle. The M.A. Cheek House was one of Jones' first commissions as a newly-minted architect and his love of contemporary architecture is not reflected in the house. It is likely that the couple had an FHA Loan so he was required to follow the design parameters of the loan. The Minimal Traditional style of the M.A. Cheek House is not representative of the master's work.

CONTINUATION SHEET

Primary # _____

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*Resource Name or # (Assigned by recorder)

*Recorded by Meg Clovis

*Date 03/21

Continuation Update

The same eligibility criteria apply to Miles Bain whose work is best represented by the Walker House and Wild Bird. Within Carmel, the two homes listed on the Carmel Historic Inventory are good representatives of his expertise.

Conclusion

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 M.A. Cheek House does not meet any of these criteria.² 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 M.A. Cheek House is over fifty years old, however, due to major fenestration changes, it cannot be considered an outstanding example of the Minimal Traditional style that illustrates the theme of Architectural Development in Carmel's 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 M.A. Cheek House for the Carmel Historic Inventory.

² The fourth criterion is associated with archeology and is not applicable in this evaluation.