



CARMEL-BY-THE-SEA

PRELIMINARY DETERMINATION OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On April 19, 2021, 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: 010-088-005
Current Owner: Chinden Star LLC. care of Pat and Kristen House
Block: 98, Lots: 13 & 15
Street Location: Junipero, 4 SW of 8th Avenue
Building size: 5,000 square feet
Original Date of Construction: 1926

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 Tuesday, April 20, 2021, and ending at 5:00 P.M. on Friday, April 30, 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 5

*Resource Name or #: The Alderson House

P1. Other Identifier: Alderson 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 Location: Not for Publication Unrestricted *a. County Monterey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 Junipero 4 SW of 8th 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 010-088-005, Block 98, Lots 13 & 15

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

The one-story Gale Alderson House is located on a downward sloping lot at Junipero Street 4 SW of 8th Avenue. The polygonal plan is topped by a low-pitched, front gable roof with overhanging eaves and exposed rafters. A gabled extension is located on the north side of the façade. A bay window with double-hung side windows and a central, multi-paned picture window projects from the extension. The bay window is topped by a shed roof. An octagonal louvred vent is centered under the eaves of the main gable. French doors on the front elevation lead into the kitchen. All other fenestration in the house is a combination of sliding windows, multi-paned double-hung windows and fixed windows. T1-11 siding is used throughout the exterior walls and the roof is covered with composition shingles. A Carmel stone chimney is located on the north elevation while a deck with an iron railing runs along the south elevation. A storage shed currently blocks the driveway, located along the south side of the property. The basement area can be accessed by a doorway, also on (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, 04/21

*P6. Date Constructed/Age and

Sources: 1926 Historic

Prehistoric Both

Building Permit

*P7. Owner and Address:

Chinden Star LLC

c/o Pat & Kristen House

802 College Ave., Ste. 201

Kentfield, CA 94904

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

Meg Clovis

14024 Reservation Rd.

Salinas, CA 93921

*P9. Date Recorded: 04/21

*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 Alderson House

- B1. Historic Name: The Alderson House
- B2. Common Name: The Alderson 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 1926; re-roof 1952 & 2019; garage demolished 1986; extensive remodel 1993

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

*B8. Related Features: Garage

B9a. Architect: Michael J. Murphy (designer)

b. Builder: Michael J. Murphy

*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.)

In 1926, James Galen Alderson (1893-1957), who was known as Gale, hired Michael J. Murphy to build a cottage for him on the lot he purchased from the Carmel Development Company. Alderson worked as a car mechanic and then at the Belvail Electric Shop on Ocean Avenue as a radio repairman. He was a favorite player on the Abalone League. He and his wife Adeline moved to Mendocino sometime after 1945. Gale Alderson is not included as an important individual in the Carmel Context Statement.

The Alderson House was built by Michael J. Murphy, Carmel's most prolific designer-builder, with the Pine Inn, Highlands Inn, La Playa Hotel, Tor House, Harrison Memorial Library, and numerous houses to his credit. Frank Devendorf hired him to do the building for the Carmel Development Company. In 1924 Murphy established his own company which sold building supplies, did rock crushing and concrete work and operated a lumber mill and cabinet shop located between San Carlos and Mission. There are (continued on pg. 3)

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

*B12. References:

Carmel Context Statement & H.P. Ordinance

Carmel Pine Cone

Building File, Carmel Planning Department

National Register Bulletin 15

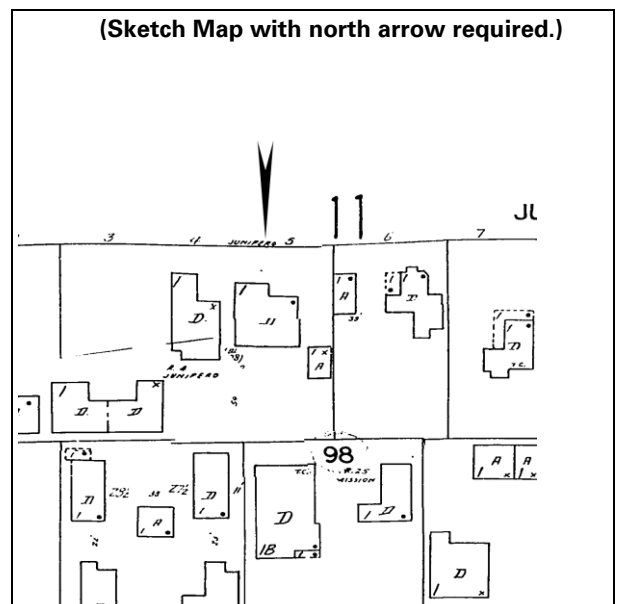
The Mendocino Beacon (Alderson Obituary, 8/2/1957)

Carmel City Directory & Voter Registration Records

Sanborn Maps

B13. Remarks:

*B14. Evaluator: Meg Clovis



P3a. Description (continued):

the south elevation. A mature oak tree dominates the front yard. Remnants of old hardscape still exists in the front and back yards, including stone pathways and retaining walls. Much of the landscaping has been removed.

Permitted alterations to the house include:

- 1952 (permit #2363): Reroof
- 1986 (permit #86-62): Garage demolished and retaining wall on the south property line replaced
- 1993 (permit #93-199): Kitchen enlarged; 650 square foot addition built on rear elevation; 352 square foot deck built along south and rear elevations; all siding and windows replaced; bay window and French doors added to front elevation; four skylights installed
- 2019 (permit #190327): Reroof

It appears that other, non-permitted changes have been made to the house such as the oriel bathroom window on the rear elevation. It also appears from the 1993 plans that the original windows were changed prior to that remodel.

Alterations to the original house have been so extensive that it is difficult to determine what the house originally looked like. Per the 1930 Sanborn Map of Carmel-by-the-Sea, the frame house was roughly square in plan and had a slight front projection and a chimney on the north elevation. The driveway skirted the south property line and led to a small detached garage. Asphalt shingles covered the roof. The original building permit (permit #1733) indicates that the house dimensions were 20x26 (520 square feet). When the 1993 remodel took place, the house was 869 square feet so other additions must have taken place between the time of construction and the 1993 remodel. The original house plans are not in the building file.

B10. Significance (continued)

over forty residences and buildings on the Carmel Inventory that were designed and built by Murphy.

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 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 Alderson House, the context theme of Architectural Development is the most appropriate to use for evaluation purposes.

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

CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

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*Resource Name or # (Assigned by recorder)

*Recorded by Meg Clovis

*Date 04/21

Continuation Update

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 Alderson 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) is 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. Gale Alderson made no significant contributions to the City of Carmel while he was a resident and therefore the house 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:

1. Embody distinctive characteristics of a type, period, or method of construction
2. Represent the work of a master
3. 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." So many changes have been made to the Alderson House over time that it is impossible to say what its original type or characteristics were. The house does not qualify for listing under this requirement.

Michael J. Murphy is considered one of Carmel's most important designer-builders in the City's formative years. 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 Alderson House does not represent an aspect or phase of Murphy's career because it is impossible to tell what the building originally looked like. There are dozens of Murphy homes in Carmel that have been recognized as significant and are listed in the Carmel Inventory which better reflect his life's work. In addition, the Carmel Context Statement explains that, "Where there are many representatives of a particular style or examples of an architect or master builder's work, the property should retain a high degree of physical and architectural integrity." The Alderson House does not meet the second requirement of Criterion Three. It does not meet the last requirement because it does not possess high artistic value.

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 Alderson 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 fifty years old. The Alderson House is over

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

CONTINUATION SHEET

Primary # _____

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*Date 04/21

Continuation Update

fifty years old, however, due to major changes it does not retain any integrity and therefore cannot represent the theme of Architectural Development.

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













