



CARMEL-BY-THE-SEA

PRELIMINARY DETERMINATION OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On September 8, 2023 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: 010-279-006

Current Owner: Scott Hobson, Tr. 1956 Bowie Rd, Fallon, NV. 89406

Block: X, Lot: 15

Street Location: Carmelo 3 NW of 12th

Lot size: 6,000 sf

Original Date of Construction: 1920

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 September 9, 2023, and ending at 5:00 P.M. on September 18, 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 5 years.

Katherine Wallace

Katherine Wallace, Associate Planner

PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

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*Resource Name or #: (Assigned by recorder) Robert Duriee House

P1. Other Identifier: Robert Duriee 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 Location: ☐ Not for Publication ☒ Unrestricted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 Carmelo 3 NW of 12th 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 010-279-006, Block X, Lot 15

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

Built in 1920, the one-story Craftsman style Duriee House has an L-shaped plan with cross-hipped roof covered with composition shingles. The roof has wide overhanging eaves with exposed rafters. The exterior walls are covered with coursed shingles. Carmel stone steps lead to a front entrance located near the northeast corner of the house. The door has a single pane of glass over three horizontal recessed panels. A band of sliding wood framed windows are positioned north of the door and a single sliding wood framed window is located south of the door. Another entry, accessed by a wooden ramp, is located towards the rear of the house in the ell. The door has a single pane window and is protected by a shed roof overhang supported by triangular knee brace brackets. Remaining fenestration includes vertical oriented sliding windows in wood frames. The garage is set close to Carmelo Street on the northeast corner of the property. The garage has a hipped roof with wide overhanging eaves, exposed rafters and board and batten siding. A double garage door, also board and batten, (continued 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 #) Front Elevation, 08/2023

*P6. Date Constructed/Age and Sources: 1920 ☒ Historic ☐ Prehistoric ☐ Both
Building Permit

*P7. Owner and Address:

Scott Hobson, Tr.

1956 Bowie Rd.

Fallon, NV. 89406

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

Meg Clovis

14024 Reservation Rd.

Salinas, CA 93908

*P9. Date Recorded: 09/2023

*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

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*NRHP Status Code **6Z**

*Resource Name or # (Assigned by recorder) Robert Duriee House

B1. Historic Name: Robert Duriee House

B2. Common Name: Robert Duriee House

B3. Original Use: Residence

B4. Present Use: Residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed in 1920 (BP# 126); BP# 126 1921 – unspecified work; BP# 823 1924 – unspecified work; Reroof in 2007 (BP# 07-143R)

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

Original Location:

*B8. Related Features: N/A

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme N/A

Area Carmel by the Sea

Period of Significance 1920

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 1920 Lillian and Robert Duriee bought lot 15 on Block X from the Carmel Development Company (*Pacific Grove Daily Review*, 8/10/1920, p. 2) and they built a one-story house and garage. Robert Hanna Duriee (1855-1935) was formerly known as Robert D. Girard, a member of the famous Girard Brothers Acrobatic Troupe. The *Carmel Pine Cone* (1/7/1927) reported that, "The Girard Brothers astounded America by feats of daring in high and lofty tumbling, touring the country in a vaudeville act that for thrills was never surpassed and seldom equaled. The trio played the big time in this United States, then invaded Europe. The daring spills and falls, the seemingly impossible high dives and somersaulting tumbles of the Girard Brothers are a tradition of the acrobatic profession to this day." The troupe played the Crystal Palace and Convent Garden in London and then were booked for a full year in Paris. The Girard Brothers advertised as a Legmania act (also known as grotesque dancing), which was wildly popular in Victorian music halls. Legmania combined contortions, burlesque, and comedy. After leaving the Girards, Duriee worked as an Orpheum Theatre agent in Chicago, New York, and San Francisco. While working in New York he coined the term "Tin Pan Alley" (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

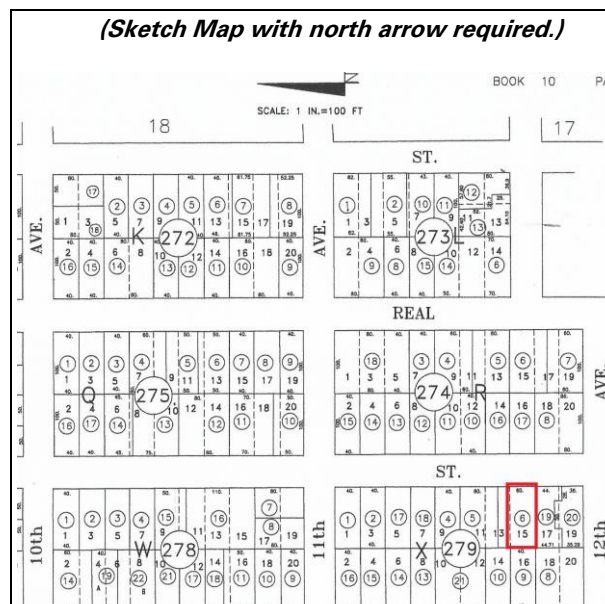
Robt. Duriee Obit., Carmel Sun, 10/10/1935

B13. Remarks

*B14. Evaluator: Meg Clovis

*Date of Evaluation: 09/2023

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

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*Resource Name or # Robert Duriee House

*Recorded by Meg Clovis

*Date 09/2023

☒ Continuation ☐ Update

P3a. Description (continued):

opens into the garage. Stone pathways lead from the street to the rear and front doors. A few mature oak trees are located on the unlandscaped lot which is partially enclosed by a grape stake fence.

Three building permits (1920, 1921, and 1924) for the property are recorded in the building permit records held by the Harrison Memorial Library's History Room. None of the permits specify the work completed, but the 1920 permit is most likely for the construction of the house. The house first appears on the 1924 Sanborn Map. The 1930 Sanborn Map reveals that a square extension topped by a shed roof was added to the north elevation. The extension has the same shingle siding and a paneled door with a single window. The house was reroofed in 2007.



Figure 1: Duriee House garage.

Carmel's Historic Context Statement describes Craftsman residences as follows:

"Craftsman homes were characterized by horizontality of proportions, seen in the spreading lines of low-pitched, overhanging gable roofs and informal building plans; reliance on the honest use of materials such as wood, brick, and stone and undisguised structural elements such as exposed beams, braces, and rafters for architectural beauty; and enjoyment of the natural setting through porches, outdoor spaces, and the clustering of windows into horizontal bands...Typical features of Craftsman homes in Carmel include stucco or shingle siding, "L" or "U" shaped plans which enclose a patio, and windows – either sliding, hinged casement, or double-hung sash in operation – which are framed by extended lintels and sills. The heyday of Craftsman building in Carmel lasted from about 1905 into the early 1920s (pp. 52-53)".

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Primary # _____

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☒ Continuation ☐ Update

The Duriee House has a few of the Craftsman characteristics as described by Carmel's Historic Context Statement such as an "L" shaped plan, overhanging eaves with exposed rafters, shingle siding and sliding windows. The house lacks the extra details that lend "architectural beauty" such as elaborated rafter tails, exposed roof beams, or extended window lintels and sills. The only decorative details are the triangular knee braces used on the rear door. The use of natural stone is limited to the front steps and barely visible pathways. There is no exterior stone chimney which is a key feature in the best Craftsman houses. The design of the house makes no effort to accentuate the natural setting through the usual stylistic means of bands of windows, patios, or porches. The fenestration in general is very haphazard, as clearly illustrated on the front elevation with its one band of windows off-set by a single sliding window. There are almost fifty Craftsman homes currently listed in Carmel's Inventory of Historic Resources, which better represent this quintessential architectural style in Carmel.

B10. Significance (continued):

which referred to the racket produced by the many music halls on 28th Street.

Robert and Lillian retired to Carmel in 1920, after spending vacations in the village since 1907. Duriee ran unsuccessfully for City Clerk in 1920 but continued to have an interest in civic affairs. Lillian and Robert Duriee are not included in Carmel's Historic Context Statement.



Figure 2: View of front door, Carmel stone steps, and single band of windows.

Evaluation for Significance

CONTINUATION SHEET

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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 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 is modeled on the California Register's four criteria with the addition of specific qualifications for criterion 3 (Section 17.32.040.D).

The Duriee House is not eligible for listing in the Carmel Inventory of Historic Resources under **Criterion One (Event)** as no specific event led to the construction of this residence and no important event took place in the residence.

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. As a young man, Robert Duriee was a famous acrobat and toured the world with the Girard Brothers. He retired to Carmel in 1920, after he achieved significance. Per Bulletin 15, "Properties that pre- or post- date an individual's significant accomplishments are usually not eligible." The Duriee House is not eligible for listing in the Carmel Inventory of Historic Resources under Criterion Two.

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 Duriee House does not clearly illustrate enough distinctive characteristics to be considered a good example of the Craftsman style and therefore it is not eligible for listing under the first part of Criterion Three. There is no evidence in the historical record that the house was designed or constructed by an important designer/builder in Carmel. The Duriee House is not eligible for listing under the second part of Criterion Three. Finally, the Duriee 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.

The California Register's **Fourth Criterion (Information Potential)** is generally reserved for archeological sites. There is no evidence in the historical record that the Duriee 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. If a property does not meet any of the eligibility criteria, then integrity is not a consideration as part of the evaluation for historical significance.

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

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

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☒ Continuation ☐ Update

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 Duriee House does not represent a theme in the Context Statement, it is over 50 years old, but it does not meet any of the California Register eligibility criteria. Integrity was not assessed as the property does not meet any of the aforementioned criteria. In summary, Bulletin 15, the Carmel Historic Context Statement, the Carmel Historic Preservation Ordinance, and the historical record support the conclusion that the Duriee House is not eligible for listing in the Carmel Inventory of Historic Resources.



Figure Three: Rear door with brackets.