



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

**For the Carmel Historic Resources Inventory**

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On August 26, 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.

Assessors Parcel Number: 010-232-027  
Current Owner: George and Debbie Montgomery  
Block: LL  
Lot: 22 & 24  
Street Location: Camino Real 10 NE of 4th Ave

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 August 26, 2024 and ending at 5:00 P.M. on September 5, 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 5 years.

Jacob Olander, 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 \_\_\_\_\_

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\*Resource Name or #: (Assigned by recorder) Yvonne Navas-Rey House

P1. Other Identifier: Yvonne Navas-Rey 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 Location:  Not for Publication  Unrestricted \*a. County Monterey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 Camino Real 10 NE of 4th 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 010-232-027, Block LL, Lot 22 & so. ½ of 24

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

Built in 1922, the Yvonne Navas-Rey House is a one-story Craftsman style house with an irregular plan situated on a downward sloping lot. The western section (front) of the house rests on a raised basement. The house has a hipped roof system with a sunroom extension with a gabled roof. The extension is centered on the front elevation. The roof has wide, overhanging eaves with exposed rafters. Three knee brace brackets are located beneath the eaves of the gabled extension. The slightly flared exterior walls are clad in coursed shingles. Fenestration is varied but conforms to Craftsman types including the banks of windows defined by pilasters in the sunroom, and tripartite cottage windows with decorative transoms above single bottom panes. French doors are located on the rear elevation. The front entrance, located on the south elevation of the sunroom extension, is a single French door flanked by multipaned sidelites. It is accessed by brick steps that are bordered by low Carmel stone walls. The steps were rebuilt in 1976 (BP# 96-176). (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 east from Camino Real, 08/2024

\*P6. Date Constructed/Age and

Sources: 1922  Historic

Prehistoric  Both

Building Permit Records

\*P7. Owner and Address:

George & Debbie Montgomery

328 Chapin Ln.

Burlingame, CA. 94010

\*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) Yvonne Navas-Rey House

- B1. Historic Name: Yvonne Navas-Rey
- B2. Common Name: Yvonne Navas-Rey House
- B3. Original Use: Residence
- B4. Present Use: Residence

\*B5. Architectural Style: Craftsman

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built 1922 (BP# 401); Build garage 1926 (BP# 1772); Remodel kitchen 1956 (BP#2946); Termite repairs 1961 (BP# 3661); Shed demolition 1968 (BP# 4756); Build studio 1968 (BP#4777); Pour driveway 1974 (BP# 74-25); Addition 1976 (BP# 76-93); Build new entry steps 1976 (BP#96-176); Addition 1998 (BP# 98-210)

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

\*B8. Related Features: Studio

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme N/A

Area Carmel by the Sea

Period of Significance 1922

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.)

On January 15, 1920, the Monterey Cypress reported that Yvonne K. Navas (1880-1959) bought lots on Block LL from the Carmel Development Company and Emma J. Gray. Born in Paris, she was the daughter of Polish Count and Countess Michel and Euphemie Kleczkowska. Her full name was Comtesse Yvonne Jeanne Isabelle Micheline Kleczkowska. She grew up in Paris and later met her husband, musician Rafael Navas, while studying music in Vienna. They moved to Wichita, Kansas in 1908 and divorced in 1914 (Wichita Beacon, 10/22/1914, p. 4). Navas moved to Carmel in 1920 and made the former Gray cottage her home, where she taught French. She built the subject property in 1922 but rented it the following year when she moved to Berkeley to attend University (Carmel Pine Cone 5/12/1923). In 1927, after graduating, Yvonne traveled to England where she met and married Emile Rey, a wealthy art dealer. The couple returned to Carmel that year (Carmel Pine Cone 8/26/1927; Carmel Cymbal 6/14, 1927) however, by 1934 Rey, a notorious womanizer, was living in Paris where he passed away (New York Daily News Rey Obit., 3/7/1934). Yvonne remained in Carmel and gained a reputation for eccentricity perhaps due to injuries after her car was hit by a freight train in 1916 (Wichita Beacon, 7/5/1916, p. 12). She made wild claims throughout the Village that made people question her sanity. In 1937 she was arrested for lewd conduct (Carmel Cymbal, 4/30/1937). (cont. p. 7)

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*, *Carmel Cymbal* & *Carmelite*.

McAlester, Virginia. *A Field Guide to American Houses*. New York, 2019

Navas-Rey, Yvonne Obit., *SLO Tribune*, 10/6/1959, p. 2.

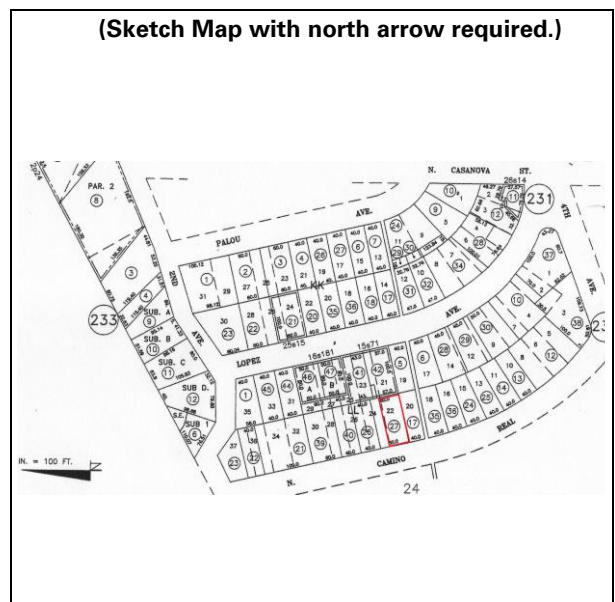
Sullivan, Noel Obit. *Carmel Pine Cone*. 9/20/1956.

B13. Remarks

\*B14. Evaluator: Meg Clovis

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



**CONTINUATION SHEET**

**P3a. Description continued:**

A one-room studio, built in 1968, is located in the backyard. It has a side-gabled roof and is clad in the same type of shingles as the main house. French doors are centered on the north elevation and are flanked by multipaned casement windows. Windows are located under the eaves in both gable ends.

The house appears on the 1924, 1930, and 1962 Sanborn Maps and shows no change in the footprint of the main house and outbuildings. The Emma Gray cottage was located on the lot when Navas-Rey bought the property in 1920. By 1924 there was a garage located just off Camino Real in the northwest corner of the property. Another small building was located at the rear of the Navas-Rey house. This may have been the shed that was demolished in 1968 to make way for the new studio (BP# 4756). By 1930 another garage was located on the property, just off Camino Real, presumably to serve the former Gray cottage. This garage was built in 1926 (BP# 1772). The maps indicate that the footprint of the main house had two rear wings, one longer than the other, which created a U-shape. Plans for the 1976 addition show that the longer, north wing had been shortened to match the south wing. Both these wings were enclosed by the 286 sq. ft. 1976 addition (BP# 76-93), which changed the original footprint of the house. In 1998 another 198 sq. ft addition (BP# 98-210) once again changed the configuration of the rear elevation. As the plans indicate, the lot no longer had either garage and the Emma Gray cottage was now on a separate lot. Several of the cottage windows on the rear elevation are original, however plans show that the windows were reused after removal from other, unknown locations.

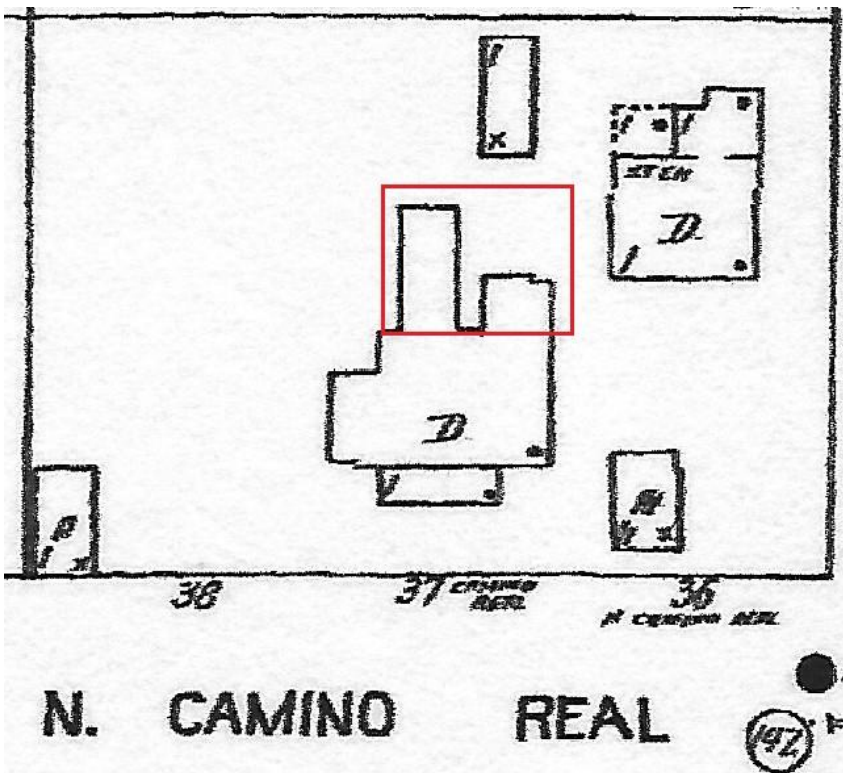
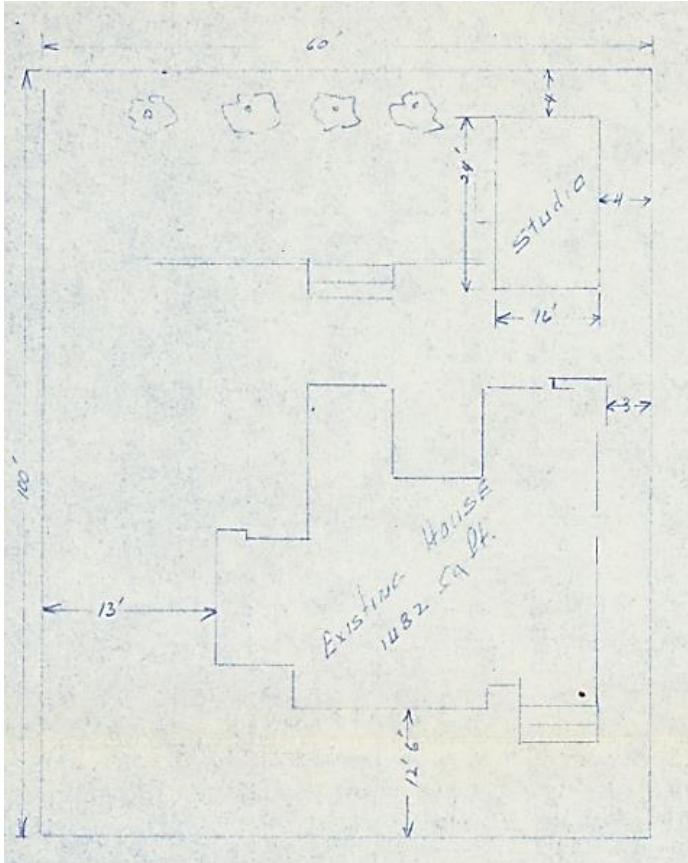


Figure 1: 1962 Sanborn showing the original footprint of the house with the two rear wings in place.

The property is lushly landscaped with flowers, shrubs and privet hedges. A small lawn is located next to the guest house. The hardscape includes the brick steps to the front door, brick and stone pathways,

an aggregate patio in the backyard, low Carmel stone walls, and brick-edged planters. A driveway, added in 1974, is located at the northern edge of the property (BP# 74-25).



Other permitted alterations to the property not previously mentioned include:

- a) BP# 2946 (9/13/1956): Kitchen remodel.
- b) BP# 3661 (4/13/1961): Termite repairs.

Typical Craftsman style features found in the Navas-Rey House include:

- a) the shingle siding
- b) the cottage windows
- c) the tripartite windows
- d) the knee brace brackets
- e) the wide overhanging eaves with exposed rafters
- f) the sunroom extension with banks of windows

Figure 2: 1968 plans showing footprint of house with shortened north rear wing.



Figure 3: View of cottage window.

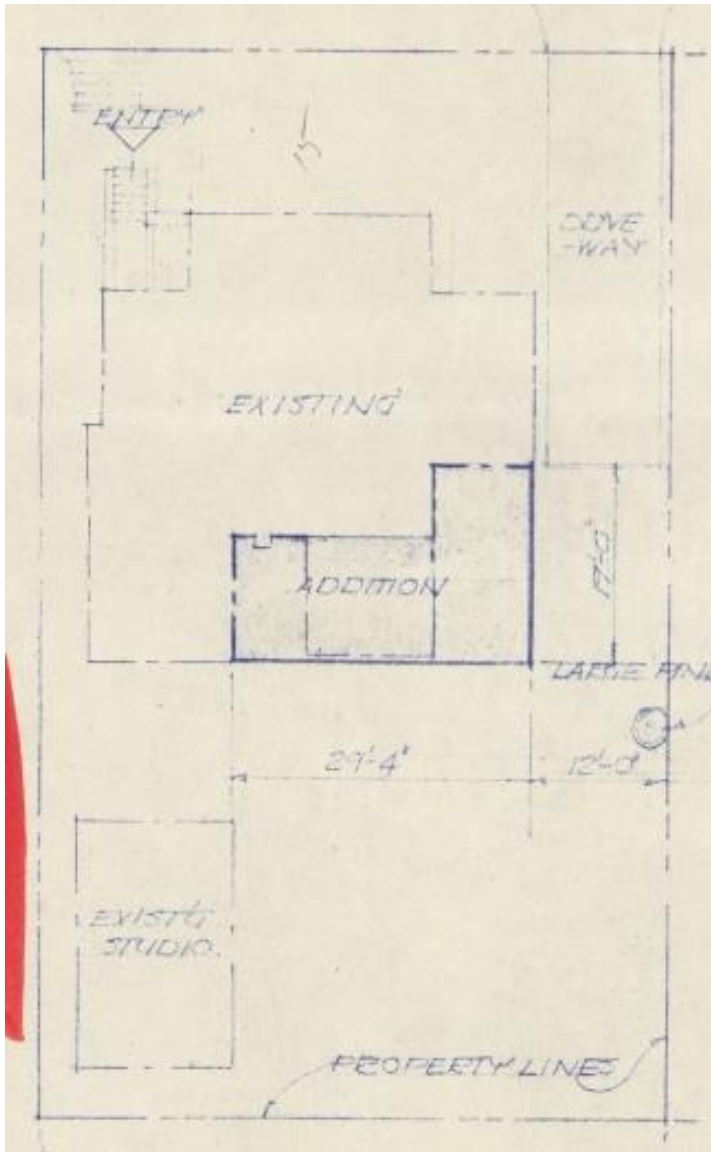


Figure 4: View of 1976 plans and enclosure of two rear wings.

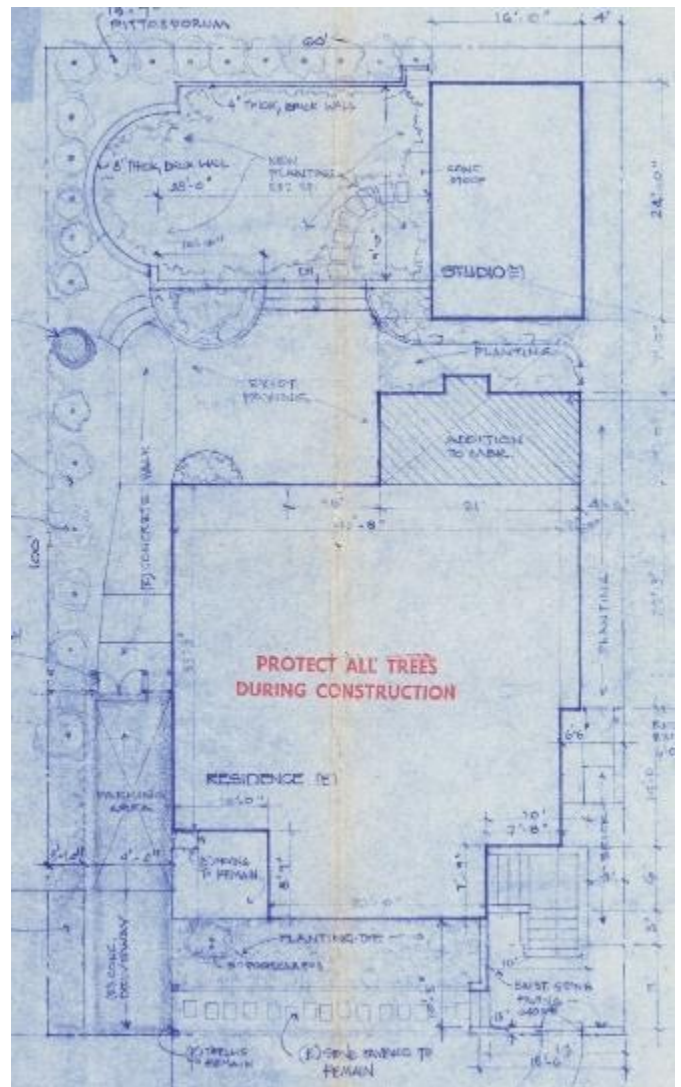


Figure 5: View of 1998 addition.



Figure 6: View of 1998 addition. All windows in this photo were moved from other locations in the house.

### 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 Yvonne Navas-Rey House is an example of the Craftsman style as described in McAlester<sup>1</sup>, but it does not represent the Carmel Craftsman cottage aesthetic as described in Carmel's Historic Context Statement.

- Location: the Navas-Rey House is still in its original location.
- Design: the original footprint and roof system of the Navas-Rey House has been dramatically changed over the years and is documented by Sanborn Maps, and building plans from 1968, 1976, and 1998. The alterations also resulted in changes to the hipped roof system.
- Setting: the Navas-Rey House is still located in a residential setting.
- Materials: the rear elevation's siding matches the original siding however it is not original, having been installed in 1976 and 1998. The windows on the rear elevation were removed from their original, unknown locations, and reused as part of the rear elevation's alterations.
- 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 original rambling foot print of the Navas-Rey House has been reduced to an essentially square plan through alterations and additions. The house plan and roof system were

<sup>1</sup> McAlester, Virginia. *A Field Guide to American Houses*. New York, 2019.  
DPR 523L (1/95)

essential physical features of the Navas-Rey House, and their loss has diminished the building's historic character.

- Association: Association is only considered if a property is eligible for listing under Criteria One and Two.

The Yvonne Navas-Rey House has lost integrity of Design, Materials, and Feeling.



Figure 7: View of studio (1968) and backyard hardscape.

**B10. Significance continued:**

She was judged sane and imprisoned at the California Institute for Women in Tehachapi. After her release in 1944 she moved to Morro Bay where she passed away in 1959.<sup>2</sup>

Navas-Rey sold her house on Camino Real in 1935<sup>3</sup> to Noel Sullivan (1890-1956), who was a well-known millionaire art patron, philanthropist, and musician. Sullivan was descended from California pioneers. He grew up in San Francisco, where his father, Frank Sullivan, was the first director of Hibernia Bank. His uncle was Senator James Phelan. Prior to moving to Carmel, he served as the Director of the San Francisco Art Association. Once Sullivan moved to Carmel, he was quickly absorbed into the town's vibrant music scene. He was widely recognized as a talented singer and musician and his many concerts are well documented in Carmel's newspapers. He was one of the founders of the Carmel Bach

<sup>2</sup> Yvonne Navas-Rey Obituary. *The San Luis Obispo Tribune*, 10/6/1959, p. 2.

<sup>3</sup> *Carmel Sun*, 2/5/1935.



Festival, and he was Director of the Carmel Music Society and the Monterey County Symphony. He moved to Hollow Hills Farm (now the location of Carmel Valley Manor) in Carmel Valley in 1937<sup>4</sup> He only lived in the Camino Real house for a short time, selling the property in 1936.<sup>5</sup>

Yvonne Navas-Rey is not included in Carmel's Historic Context Statement. Noel Sullivan is included and the Context Statement states that he was "one of the more important supporters of music and especially the Bach Festival" (p. 78).



Figure 8: View of front door.

### Evaluation for Significance

Historians use National Register Bulletin 15<sup>6</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>7</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).

<sup>4</sup> Noel Sullivan Obituary. *Carmel Pine Cone*. 9/20/1959.

<sup>5</sup> *Carmel Pine Cone*. 9/4/1936, p. 14.

<sup>6</sup> National Register Bulletin 15. *How to Apply the National Register Criteria for Evaluation*. National Park Service. 1998.

<sup>7</sup> *Historic Context Statement: Carmel-by-the-Sea (updated)*. Approved by the City Council December 6, 2022.

**CONTINUATION SHEET**

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

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

Trinomial \_\_\_\_\_

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\*Resource Name or # Yvonne Navas-Rey House

\*Recorded by Meg Clovis

\*Date 08/2024

Continuation  Update

The Yvonne Navas-Rey 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.

The Yvonne Navas-Rey House is not eligible under **Criterion Two (Person)**. Yvonne Navas-Rey resided in the house off and on since she constructed it in 1922. Although she had an interesting and often tragic life, she is not considered an important person in any of the contexts identified in Carmel's Historic Context Statement. Noel Sullivan is recognized as an important contributor to the development of Carmel's early music colony. He lived for a short time in the house on Camino Real, but the majority of his productive life was spent on his farm in Carmel Valley.

**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 Yvonne Navas-Rey 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. The Yvonne Navas-Rey house was probably designed by a noted designer or builder in Carmel. Navas-Rey had the means to hire a professional designer/builder plus the house was larger than its counterparts and the quality details, such as the windows, are still evident. Unfortunately, the original building permit is not in the building file and there is no record of the builder in other archival sources. However, because of alterations and additions over the years, the house no longer represents the designer's vision. The footprint of the house and the roof system have changed completely, and windows have been moved and reused to the extent that their original placement is unknown. Because of these changes, the house can no longer be considered a good example of its type.

The property does not meet the second part of Criterion Three because the designer and/or contractor who built the original house in 1922 has not been verified. The Navas-Rey House does not meet the third part of Criterion Three because 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 Navas-Rey 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

**CONTINUATION SHEET**

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

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

Trinomial \_\_\_\_\_

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\*Resource Name or # Yvonne Navas-Rey House

\*Recorded by Meg Clovis

\*Date 08/2024

Continuation  Update

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 Yvonne Navas-Rey House does not represent the theme of Architectural Development because alterations have diluted its original design. The house does not retain substantial integrity. The house cannot be classified as a good example of the Craftsman style due to the major changes in its footprint and roof system. 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 Navas-Rey House for the Carmel Historic Inventory.