



CARMEL-BY-THE-SEA

PRELIMINARY DETERMINATION OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On March 19, 2025 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: 010-155-019

Current Owner: Melissa Dale

Block: 116, Lot: 17

Street Location: San Carlos 2 NW of 11th

Lot size: 4,000

Original Date of Construction: 1923

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 20, 2025, and ending at 5:00 P.M. on March 29, 2025. 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

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) Flanner House

P1. Other Identifier: 2 San Carlos 2 NW of 11th

*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 Location: Not for Publication Unrestricted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 San Carlos 2 NW of 11th 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 010-155-019, Block 116, Lot 17

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

Built in 1923, the one-story house located at San Carlos 2 NW of 11th Avenue is a wood-framed Carmel Vernacular style house with a compound plan. Originally the house had an L-shaped plan with a cross-gable roof (see 1924 Sanborn Map, Figure 1). Due to several additions, the house now has a compound plan with a complex roof system of cross gables and a shed roof. The roof has wide overhanging eaves with exposed rafters. A brick chimney is located on the north slope of the roof. The exterior is clad with coursed shingles, and the rear elevation has a basement level covered with horizontal wood siding. The front entrance is located at the intersection of the two front wings. Generally, Dutch doors were used in this style of house and this front door has clearly been altered. Today the door has a single pane of striated glass in the upper section of the door, and it is flanked by single pane sidelites of frosted glass. There is no record of when the door was altered in the building file. The fenestration that dates to 1923 is wood-framed, multi-paned, and distinguished by extended lintels and sills, a characteristic (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 #) East Elevation, 03/2025

*P6. Date Constructed/Age and Sources: 1923 Historic Prehistoric Both
Building Permit Records

*P7. Owner and Address:

Melissa Dale
111 Forrester Ct.
Los Gatos, CA 95032

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

Meg Clovis
14024 Reservation Rd.
Salinas, CA 93908

*P9. Date Recorded: 03/2025

*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

***NRHP Status Code**

***Resource Name or #** (Assigned by recorder) Flanner House

- B1. Historic Name: Flanner House
- B2. Common Name: San Carlos 2 NW of 11th Ave.
- B3. Original Use: Residence
- B4. Present Use: Residence

***B5. Architectural Style:** Carmel Vernacular

***B6. Construction History:** (Construction date, alteration, and date of alterations) Built in 1923; (see p. 3 for alteration dates).

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

***B8. Related Features:** N/A

B9a. Architect: M. J. Murphy (likely)

b. Builder: M.J. Murphy (Likely)

***B10. Significance: Theme** N/A

Area Carmel by the Sea

Period of Significance 1923

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.)

Jack Flanner (1895-1935) built the house located at San Carlos 2 NW of 11th Avenue in 1923. There is no building permit in the building file, so the designer/builder cannot be confirmed. Flanner was a musician and composer who gave piano lessons for the year he lived in the Village. In 1924 Flanner and his wife left for the south of France (*Carmel Pine Cone*, 7/9/1926). Flanner returned to Carmel periodically, but eventually moved to New Mexico in hopes that the climate would benefit his tuberculosis. Mr. Flanner's obituary noted that he "was a talented pianist and composer who received his musical education in Chicago and Paris. At the time of his death, he was working on a new musical scale which he called 'the scale of nature', which he felt would be of more use in imitating bird notes and other musical sounds of the universe". Jack Flanner is not listed in Carmel's Historic Context Statement. The well-known Carmel builder, Michael J. Murphy, owned and leased the house by 1929. He built a large addition on the rear elevation. Michael J. Murphy is listed in Carmel's Historic Context Statement. In 1976 resident lessee Ellen Smith (the owners were Gordon and Linda Bradley) applied for a rooming house permit to let two rooms. Each room had its own bathroom and separate entrance. The residence continued as a rooming house until 1986.

It is likely that Michael J. Murphy designed the original 1923 house since features used in the 1923 house and in the 1929 addition built by Murphy match. Michael J. Murphy (1885-1949) came to Carmel in 1902. Two years later Frank Devendorf hired him to be the builder for the Carmel (cont. p. 3)

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

Jack Flanner Obit. Santa Fe New Mexican. 7/3/1935.

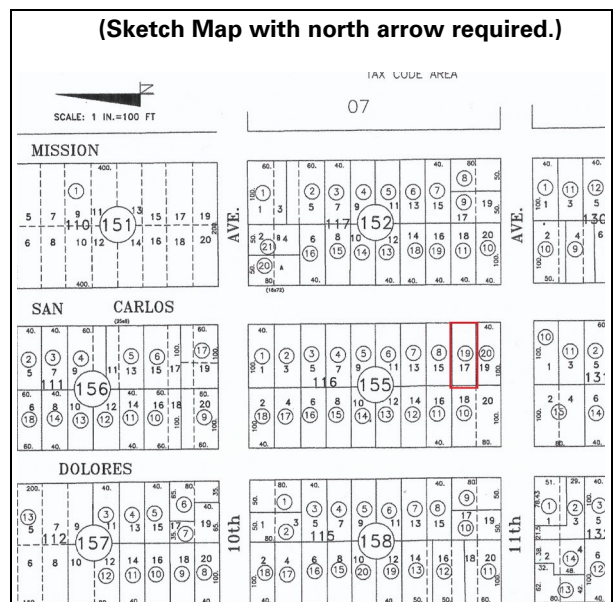
Online resources accessed through Newspapers.com and Ancestry.com

B13. Remarks

***B14. Evaluator:** Meg Clovis

***Date of Evaluation:** 02/2025

(This space reserved for official comments.)



CONTINUATION SHEET

P3a. Description continued:

found in many of Carmel's earliest homes. Additional fenestration includes casement and awning windows. Another distinctive Carmel feature, tripartite sliding windows, can also be found in the oldest sections of the house. The house has minimal decoration which is common in Carmel Vernacular houses. The house is located on a 4000 square foot lot. The front yard is bordered by a heavy ivy hedge, a driveway of aggregate concrete, and a grape stake fence. The front yard is minimally landscaped. Hardscape includes a brick patio adjacent to the front entrance, aggregated concrete pathways, and a large aggregate concrete patio in the back yard.

In 1929 Michael J. Murphy built the first addition (BP# 2144, 5/16/1929) on the northwest corner of the house (see 1930 Sanborn Map, Figure 2). Features that Murphy is known for, the extended lintels and sills on the windows and the horizontal siding on the basement level, are both used in the 1929 addition. These features match the earlier 1923 treatment of the basement area and window surrounds, and are strong indicators that Murphy built the original house.

It appears that a shed roof addition was built on the north elevation after 1962, as it does not appear on the 1962 Sanborn Map. There is no permit for this addition in the building file. This addition is set back from the front plane of the façade and has a multi-paned French door. Another multi-paned French door is located on the south end of the front elevation. Both these French doors access the two separate rental rooms. The rooming house permit was issued in 1976, and these entrances, along with the installation of two more bathrooms, may date to 1976. There is no permit for the French doors or the extra bathrooms in the building file. In 1964 a 90 square foot bathroom addition was built off the south end of Murphy's 1929 addition (BP# 4225, 12/11/1964). This addition created a U-shaped enclosure around the rear deck. There is no permit in the building file for the deck.

The subject property can be classified as a Carmel Vernacular style house, however it lacks standard characteristics of this style, as listed in the Context Statement (see page 66) such as a prominent chimney and a corner porch. It cannot be considered a strong example of this style, especially considering the many additions and alterations over time.

B10. Significance continued:

Development Company. Murphy went on to become the most prolific designer-builder in Carmel's history, with as many as 350 structures to his credit. In 1914 Murphy established his own contracting firm, and in 1924 he opened M.J. Murphy, Inc., which sold building supplies, did rock crushing and concrete work and operated a lumber mill and cabinet shop.

Evaluation for Significance

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.

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

² Past Consultants. *Historic Context Statement: Carmel-by-the-Sea*. Adopted by the City Council January 14, 2025.

CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

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*Resource Name or # Flanner House

*Recorded by Meg Clovis

*Date 03/2025

Continuation Update

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 Flanner 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 Flanner House is not eligible under **Criterion Two (Person)** because Jack Flanner only lived in the house for one year and during that time, he did not make any significant contributions to Carmel's cultural life. Michael J. Murphy, who is listed as a significant builder in Carmel's Historic Context Statement, did own the house in 1929, but he did not live there.

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 Flanner House is not eligible under the first part of **Criterion Three (Architecture)** because it does not embody the distinctive characteristics associated with the Carmel Vernacular style architecture, as described in the Context Statement. The designer /builder may have been Michael Murphy, but this cannot be confirmed. Nonetheless, there are many, much better examples of Murphy's work listed in Carmel's Historic Inventory, and this house does not represent his best work, due to alterations and additions. The Flanner 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 Flanner 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. The Flanner House does not represent the theme of Village in a Forest (1922-1945) because it is not a strong example of the Carmel Vernacular style (see page 66 of the Carmel Context Statement). The house does not retain substantial integrity. The house is over 50 years old but does not meet any of the California Register criteria.

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

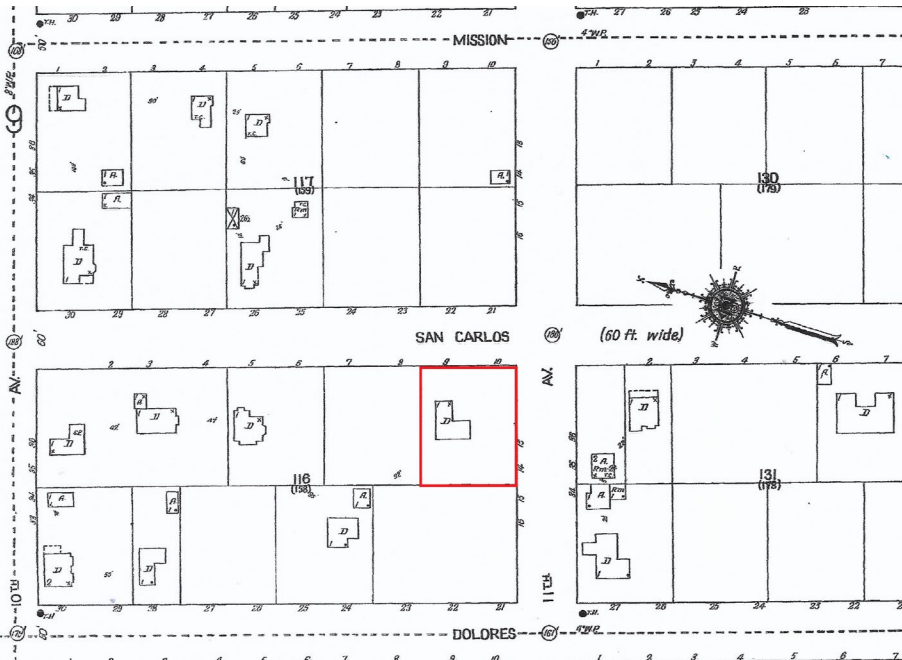


Figure 1: View of 1924 Sanborn Map and original L-shaped footprint.

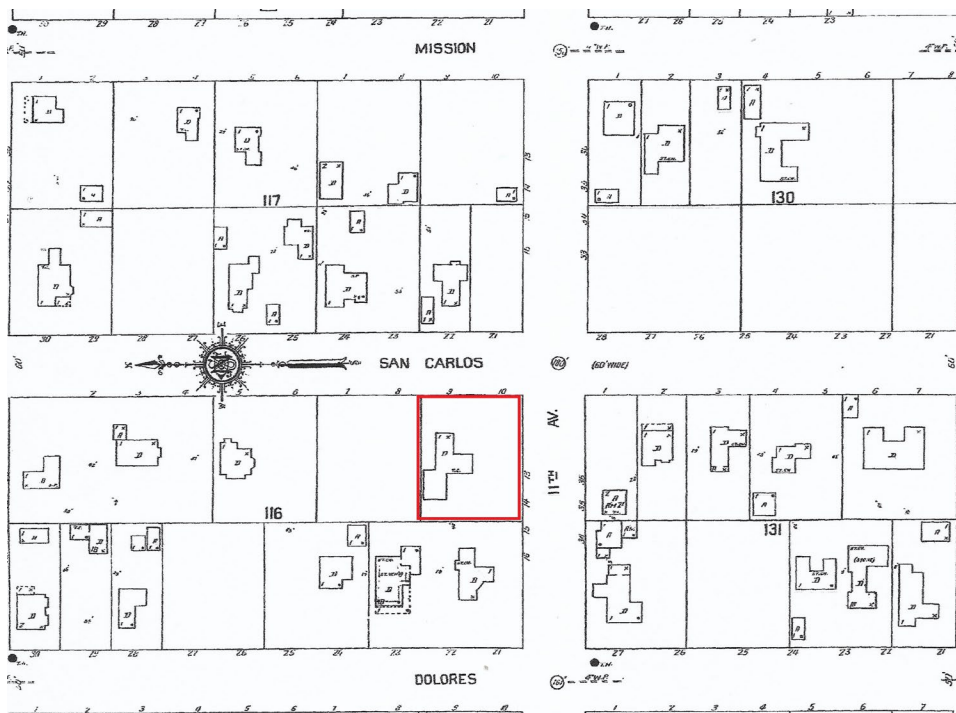


Figure 2: View of 1930 Sanborn Map with 1929 addition on the rear elevation.

CONTINUATION SHEET



Figure 3: View of front door alteration.



Figure 4: Rear Elevation. 1964 addition is outlined in red; 1929 addition is outlined in yellow.

CONTINUATION SHEET



Figure 5: View of Murphy features: extended lintels, sills, and horizontal siding at basement level.