



CARMEL-BY-THE-SEA

PRELIMINARY DETERMINATION OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On March 7, 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.

Assessors Parcel Number: 009-352-002-000

Current Owner: 25988 Ridgewood, LLC

Block: 2

Lot: 4

Street Location: 25988 Ridgewood Rd

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 7, 2025 and ending at 5:00 P.M. on March 17, 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.

Jacob Olander, 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) Jack Martin House

P1. Other Identifier: 25988 Ridgewood Road

*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 Location: ☐ Not for Publication ☒ Unrestricted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 25988 Ridgewood Rd. 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 009-352-002, Block 2, Lot 4

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

Built between 1939 and 1940, the one-story, Ranch style Jack Martin House has an irregular plan and complex cross gable, low pitched roof system. The eaves have a moderate overhang with exposed rafters. Horizontal wood siding covers the exterior walls. The front elevation has a recessed brick entry. The entry is covered by a portico-like roof, which is not supported by posts or columns. The front door has a single pane of glass. Fenestration on the façade consists of paired casement windows with louvred shutters. A two-car garage with a front gable and roll-up door is located on the south side of the façade.

The south elevation has a sunporch enclosed with partial-height brick walls topped with fixed plate glass windows. The unusual shape of the sunroom can be seen in Figure 4. The sunroom fronts on a brick patio. A brick chimney is located on the slope of the south elevation's roof. Fenestration on the north, west, and south elevations are two-over-two double hung windows. (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, 02/2025

*P6. Date Constructed/Age and

Sources: 1939 ☒ Historic

☐ Prehistoric ☐ Both

Assessor

*P7. Owner and Address:

Joe Biagini

3990 Duggan Dr.

San Jose, CA 95118

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

Meg Clovis

14024 Reservation Rd.

Salinas, CA 93908

*P9. Date Recorded: 02/2025

*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

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*NRHP Status Code

*Resource Name or # (Assigned by recorder) Jack Martin House

B1. Historic Name: Jack Martin House

B2. Common Name: 25988 Ridgewood Rd.

B3. Original Use: Residence

B4. Present Use: Residence

*B5. Architectural Style: Ranch

*B6. Construction History: (Construction date, alteration, and date of alterations) Built in 1939; (see p. 3 for alteration dates).

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

Original Location:

*B8. Related Features: Garage

B9a. Architect: Lennart Palme (probable)

b. Builder: Unknown

*B10. Significance: Theme N/A

Area Carmel by the Sea

Period of Significance 1939

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 1939 Lennart and Jessica Palme bought Lot 4 in Block 2 in the Walker Tract #1 (*Carmel Pine Cone* 8/11/1939). This was one of several lots that the Palmes started purchasing when they moved to Carmel in 1938 (*Carmel Pine Cone* 1/21/1938). They lived on Hatton Rd. Lennart Palme (1881-1971) was born in Stockholm and graduated from the Royal Technical College in 1904 with a degree in Civil Engineering. He emigrated to the United States in 1924 and settled in New York City. By 1928 Palme was a licensed architect and a member of the AIA registered in New York and California (*Santa Barbara News Press* 8/8/1955). He opened offices in New York City and specialized in residential designs. Palme is best known for the design of Vikingsholm, a 38-room mansion in Lake Tahoe. In 1939 he also designed the first lodge for Slate's Hot Springs (now Esselen), known as Taki-tak. This lodge is now the Esselen dining room. Palme had private clients in Carmel but also went into the speculative housing business. The *Carmel Pine Cone* reported that Palme had drawn up several plans for homes he planned to build (*Carmel Pine Cone*, 12/29/1939). The subject property may have been one of those designs. Lennart and Jessica Palme moved to Rancho Santa Fe in 1942 and eventually settled in Montecito where they purchased a fabulous South African Dutch manor house known Constantia. The Palmes sold their speculative house on Ridgewood Road to Jack and Beatrice Martin in 1943 (*Salinas Californian*, 4/29/1943). Jack Martin (1914-2003) was the grandson of Carmel pioneer, John Martin of Mission Ranch fame. He grew up on his father Roy's ranch in Carmel Valley (cont. p. 5)

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

Several articles: *Carmel Pine Cone*

Online resources accessed through Newspapers.com and

Ancestry.com

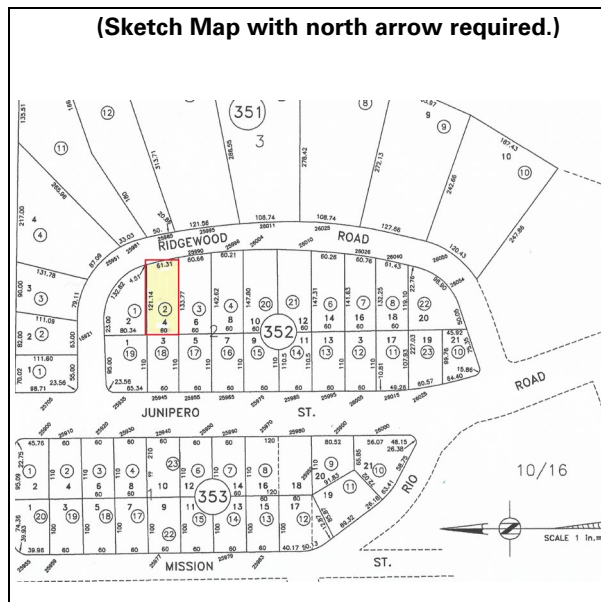
B13. Remarks

*B14. Evaluator: Meg Clovis

*Date of Evaluation: 02/2025

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

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*Resource Name or # Jack Martin House

*Recorded by Meg Clovis

*Date 02/2025

☒ Continuation ☐ Update

P3a. Description continued:

The house is located on a large lot, which the Walker Tract was known for. The backyard is not landscaped but there are integrated brick planters that line the sunroom area and brick planting beds along the edges of the patio and in the front yard. The use of long low masonry planters was a typical landscaping feature associated with Ranch style homes and was used to add horizontal emphasis to the composition. There are some mature pine and oak trees on the property. The plants in the front yard are overgrown and a narrow path of tile pavers leads to the front door from the street.

There is very little information about the house in the building file, with only two permits that record past work. The first permit (BP#81-28, 2/18/1981) indicates that the locations of the kitchen and dining room were swapped, but this change did not result in any exterior changes to the house. The house was reroofed in 2002 (BP# 02-54, 4/3/2002). There is no building permit in the file, so the identity of the architect cannot be confirmed.

The house appears to be an early example of Ranch style architecture and according to the Historic Context Statement, several examples of this style can be found on Ridgewood Road due to the larger lots in the Walker Subdivision (p. 133). The Context Statement explains that "In Carmel, the sprawling California Ranch footprint was rotated to face sideways, in order to conform to the narrow, but deep lot configurations." This is the case for the subject property.

Carmel's Historic Context Statement establishes that "Buildings designed by a significant architect, landscape architect, or a significant builder should be strong examples of a particular architectural style." In all likelihood the Jack Martin House was designed and built by architect Lennart Palme who bought Lot 4 in Block 2 as one of his several speculative building projects. Palme's designs tended towards more romanticized interpretations of Northern European architecture, which he designed for his well-heeled private clients. The Jack Martin House is not a strong example of Ranch House architecture in Carmel, nor is it the best representative of Palme's work in Carmel.

Character Defining Features

Character refers to all the visual aspects and physical features that comprise the appearance of a historic building. Character-defining features include the overall shape of the building, its materials, craftsmanship, decorative details, and the various aspects of its site and environment. The Jack Martin House exhibits some of the design traits that characterize the Ranch style of architecture. It does not, however, exhibit some essential features of the style, as described below:

1. Ranch style chimneys are usually broad and low. The Martin House chimney has a narrow, taller profile.
2. The portico over the front entrance is not a typical Ranch House treatment. Ranch style entries are almost always sheltered by the main roof and recessed to make them inconspicuous. The portico entry on the Martin House draws attention to the front door.
3. Ranch house facades generally have a large picture window, which is not present in the Martin House. They also have asymmetrical facades, which is not the case with the Jack Martin House.
4. Windows generally have a horizontal emphasis, including double-hung windows that feature horizontal panes. This feature is not present in the Jack Martin House.

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☒ Continuation ☐ Update

B10. Significance continued:

where they grew pears and apples. Jack Martin earned a degree in agriculture from the University of California. During World War II he served as an officer on the aircraft carrier Hollandis in the South Pacific. When he returned home, he continued the fruit ranching operation and eventually went into real estate.

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. 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 Jack Martin 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 Jack Martin House is not eligible under **Criterion Two (Person)** because Lennart and Jessica Palme never lived in the house and any significant contributions made by Jack Martin would be associated with agriculture 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 Jack Martin House is not eligible under the first part of **Criterion Three (Architecture)** because it does not embody the distinctive characteristics associated with Ranch style architecture. The subject property was likely designed by architect Lennart Palme, as one of his speculative residential projects. Although Palme is not included in Carmel's Historic Context Statement, he did design at least a dozen homes in Carmel. Of these, the residences that exhibit his signature Northern European designs best represent his work. Two such homes are mentioned in the *Carmel Pine Cone* including *Rutgershold* in Hatton Fields and the McCabe House on Casanova. The Jack Martin 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 Jack Martin 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

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.
DPR 523L (1/95) *Required Information

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☒ Continuation ☐ Update

for listing in the California Register. The Jack Martin House does not represent the theme of Architectural Development because it is not a strong example of the Ranch style (see page 140 of the Carmel Context Statement). The house does 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 Jack Martin House for the Carmel Historic Inventory.



Figure 1: View of front (east) elevation.

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Figure 2: View of rear elevation.



Figure 3: View of south elevation and sunroom.

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☒ Continuation ☐ Update



Figure 4: View of east side of sunroom.



Figure 5: View of garage.