



CARMEL-BY-THE-SEA

PRELIMINARY DETERMINATION OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On May 28, 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: 010-214-030-000

Current Owner: GALLACHER DAVID C & GERGAN TRS

Block: EE, Lot: 19, part lot 21

Street Location: Monte Verde St 5 SW of 5th Ave

Lot size: 7,000

Original Date of Construction: Unknown, moved to current location in 1922

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 May 29, 2025, and ending at 5:00 P.M. on June 7, 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) Abbie McDow House

P1. Other Identifier: Monte Verde 5 SW of 5th Ave.

*P2. Location: ☐ Not for Publication ☒ Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary)

*a. County Monterey

*b. USGS 7.5' Quad Monterey Date 2012 T ; R ; ¼ of ¼ of Sec ; Mount Diablo B.M.

c. Address Monte Verde 5 SW of 5th 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 010-214-030, Block EE, Lot 19 and 30 feet of Lot 21

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

Built in 1922, the one-story Abbie McDow House is situated on a downward sloping lot on the west side of Monte Verde Street. It is located in a mixed-use setting, with both residences and inns sharing the same block. The Christian Science Church is across the street. The house has a compound plan and a gable-on-hip, low-pitched roof with wide, unenclosed eave overhangs and visible notched roof rafters throughout. The exterior walls are stucco and most windows on all elevations are wood Craftsman style cottage windows (a large lower pane with a two-pane transom above) in a slider configuration. There are two gabled extensions on the front elevation. The north extension has a canted bay with vertically oriented cottage windows (a central sliding window flanked by fixed windows). A shed roof covers the bay and there is a horizontal vent covered with a grid patterned wood screen above. The south extension has two vertically oriented sliding wood cottage windows which are separated by an exterior stucco chimney. The extensions frame a central recessed entry. The multi-paned, fully glazed, wood frame front entry is located at the south end of the recessed entry, adjacent to a four-part wood cottage window (two fixed central lights flanked by sliders). The entry door does not appear original as the muntin profile does not match the muntin profile of the original wood 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 #) Front Elevation, 04/2025

*P6. Date Constructed/Age and Sources: 1922 ☒ Historic ☐ Prehistoric ☐ Both
Building Permit

*P7. Owner and Address:
Gergana Gallacher
770 San Ramon Valley Blvd.
Danville, CA. 94526

*P8. Recorded by: (Name, affiliation, and address)
Meg Clovis
14024 Reservation Rd.
Salinas, CA 93908

*P9. Date Recorded: 05/2025

*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) Abbie McDow House

B1. Historic Name: Abbie McDow House

B2. Common Name: Monte Verde 5 SW of 5th Ave.

B3. Original Use: Residence

B4. Present Use: Residence

***B5. Architectural Style:** Craftsman

***B6. Construction History:** (Construction date, alteration, and date of alterations) Built in 1922 (BP# 337); (see p. P3a for description of alterations and dates).

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

Original Location:

***B8. Related Features:** None

B9a. Architect: Unknown

b. Builder: Unknown

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

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 1921, Abbie McDow bought lot 19 and 30 feet of lot 21 in Bock EE from the Carmel Development Company (*Monterey Daily Cypress*, 6/17/1921, p. 6) and she received a building permit in February 1922. Original building plans are not available, and the architect/designer and builder are unknown. Abbie McDow was the widow of Elvadaus Berry McDow, a sheep farmer in Colusa County. She moved to Carmel in 1906 and soon became an active participant in community life. Her obituary relates that, "For many years Mrs. McDow lived in a pink cottage on Monte Verde. It was just the right size for her, but her flowers, perhaps because flowers respond to a person's spirit, were huge; hollyhocks and hydrangeas towered above her as she worked in her garden." (*Carmel Pine Cone*, 11/30/1945, p. 1). Mrs. McDow nor any of the subsequent owners of the house are included in Carmel's Historic Context Statement as important people.

(cont. p. 4)

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

McDow, Abbie. Obituary. *Carmel Pine Cone*, 11/30/1945.

Sanborn Maps, 1924, 1930, 1962.

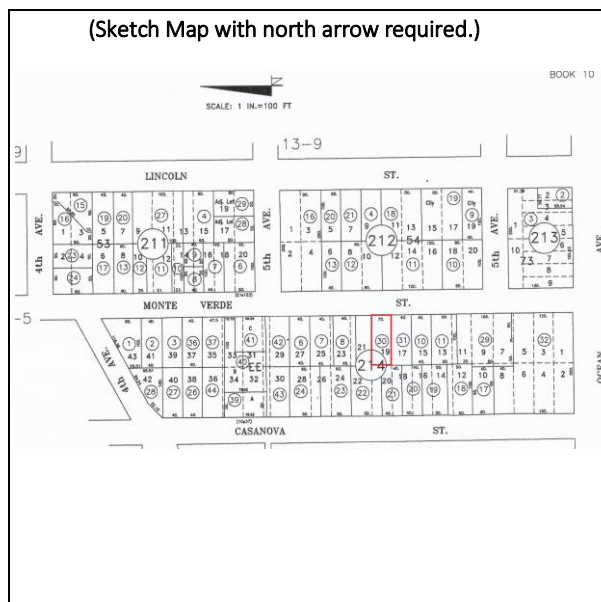
B13. Remarks

***B14. Evaluator:** Meg Clovis

***Date of Evaluation:** 05/2025

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



P3a. Description continued:

A corrugated plastic shed roof extends from the main roof to cover the recessed entry, creating a verandah, and two knee brace brackets punctuate either side of the verandah roof. The verandah's roof structure and the knee brace brackets do not appear original. The property file indicates "broken wire glass exterior panels at porch" were likely replaced c. 1999 with new; it is not known what, if any, verandah covering existed originally. A horizontally oriented dormer with three small multi-paned fixed windows is covered by a low-pitched shed roof and is located directly above the verandah. A small one-car garage with carriage doors is attached to the north elevation and appears with the house on the 1924 Sanborn Map. There is no building permit in the file, but the garage was likely built at the same time as the house. It is covered with a shed roof and a pergola was built in front of the garage in 1968 (BP# 4804). A bathroom was added to the garage (within the original garage footprint) with a bathroom window opening (likely at the west, rear elevation) added in 1969 (BP# 69-28). Both the main house and garage are topped with a composition shingle roof (the 1924 Sanborn Map indicates that the original roof was wood shingles). An interior chimney features a stucco chimney cap to match that of the exterior chimney located at the façade. Both chimney caps do not align with the Craftsman style and may have been altered at a later date.

A canted bay window, depicted on the 1924 Sanborn Map, is located at the far east end of the south side elevation. A multi-paned, fully glazed, wood frame side entry door accessed via a raised, tiled entry landing is located mid-elevation; like the front entry door, this door does not appear original. The remainder of the south elevation features original wood windows.

The rear elevation features an exposed lower level due to the grade change. An upper-level wood deck with stairs down to the backyard was added to the rear elevation in 1966 (BP# 4515). In 1999 the lower deck area was skirted with 4'x8' trellis panels. In addition, the original single door that opened onto the deck and an adjacent picture window were replaced with French doors with sidelites (BP# 99-177). Another French door is located on the rear elevation of the garage and does not appear original.

The house is fronted by an ivy covered 4-foot-tall wood fence; approximately six-foot wood fences – some topped with lattice panels – bound the side and rear property lines. Stone pillars flank the driveway and front walk. A lattice wood gate is situated between the pillars on the front walk. The driveway is separated from the front yard by a metal fence and gate. Carmel stone pathways wind along the front of the house and merge with the Carmel stone recessed front entry, which is fronted by a long, raised concrete planter that resembles a trough. Defined dirt pathways are located in the backyard as well. There are several mature trees on the 7000 sq. ft. lot along with some overgrown plantings.

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 Abbie McDow House exhibits some of the design traits that characterize the Craftsman style of architecture, as described in Carmel's most recent Historic Context Statement (pp. 67-68) and McAlester's *A Field Guide to American Houses*.

Character-defining features of the Craftsman style, as listed in Carmel's Historic Context Statement (pp. 67-68) include:

- Single or two-story rectangular plan
- Low-pitched gable roofs; occasionally with hipped roofs
- Dormers with low-pitched shed roofs
- Wide roof overhangs with exposed rafter tails or knee braces
- Structural expression as seen in exposed rafters, columns, or wood connections

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*Resource Name or # Abbie McDow House

*Recorded by Meg Clovis

*Date 05/2025

☒ Continuation ☐ Update

- Wood wall cladding, typically wood shingle, clapboards or redwood drop siding
- Some examples may be constructed with stone walls
- Horizontal bands of multi-paned wood sash or wood casement windows
- Brick, stone or river rock chimneys
- Minimal applied exterior decoration

Character-defining features of the Craftsman style, as listed in McAlester's *A Field Guide to American Houses* (pp. 566-578) include:

- One or one and one-half stories
- Low-pitched gable roof, occasionally hipped
- Wide unenclosed eave overhang with exposed rafters and decorative beams or braces
- Porch with tapered square columns
- Window groupings: a narrow window on each side of a broad center window is common
- Gabled or shed roof dormers
- Wood clapboard or shingle siding, with stone, brick or concrete block siding used less commonly

Although the Abbie McDow House exhibits some Craftsman style features, such as wood cottage windows, a dormer window, and exposed notched rafter tails, it does not embody enough of the Craftsman style characteristics, as described in Carmel's Historic Context Statement, to be considered a good example of the style.

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 Abbie McDow 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 Abbie McDow House is not eligible under **Criterion Two (Person)** because Abbie McDow nor any subsequent owners of the house made any significant contributions to any of the themes identified in Carmel's Historic Context Statement.

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 Abbie McDow House is not eligible under the first part of **Criterion Three (Architecture)** because it does not embody enough of the distinctive characteristics common to the Craftsman style of architecture in Carmel. The property does not meet the second part of Criterion Three because the designer/builder is unknown. The Abbie McDow House does not meet the third part of Criterion Three because it does not express aesthetic ideals or design concepts.

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*. Approved by the City Council January 2025.

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The California Register's **Fourth Criterion (Information Potential)** is generally reserved for archeological sites. The Abbie McDow House is located within Carmel's Archeological Overlay Zone however there is no evidence in the historical record that the 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 Abbie McDow House is 50 years old; however, it does not represent a theme in the context statement or meet any of the California Register criteria. Integrity was not evaluated since the house did 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 Abbie McDow House for the Carmel Historic Inventory.



Figure 1: View of front elevation looking northwest.

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Figure 2: View of front elevation looking southwest.



Figure 3: View of verandah looking west.

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Figure 4: View of garage and pergola.



Figure 5: View of rear elevation.

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Figure 6: View of French doors installed in 1999.