



# **CARMEL-BY-THE-SEA**

## **PRELIMINARY DETERMINATION OF INELIGIBILITY**

### **For the Carmel Historic Resources Inventory**

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On June 20, 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: 010-141-010-000

Current Owner: Neil Goodhue

Block: 77

Lot: 9 & 11

Street Location: Mission 2 SW of Ocean

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 June 20, 2025 and ending at 5:00 P.M. on June 30, 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

## HE 25-106 (GOODHUE) Historic Evaluation

Date: 06/15/2025

Prepared by: Meg Clovis

Assessor's Parcel Number: 010-141-010

Current Owner: Neil Goodhue

Mission 2 SW of Ocean Ave.

Carmel, CA. 93921

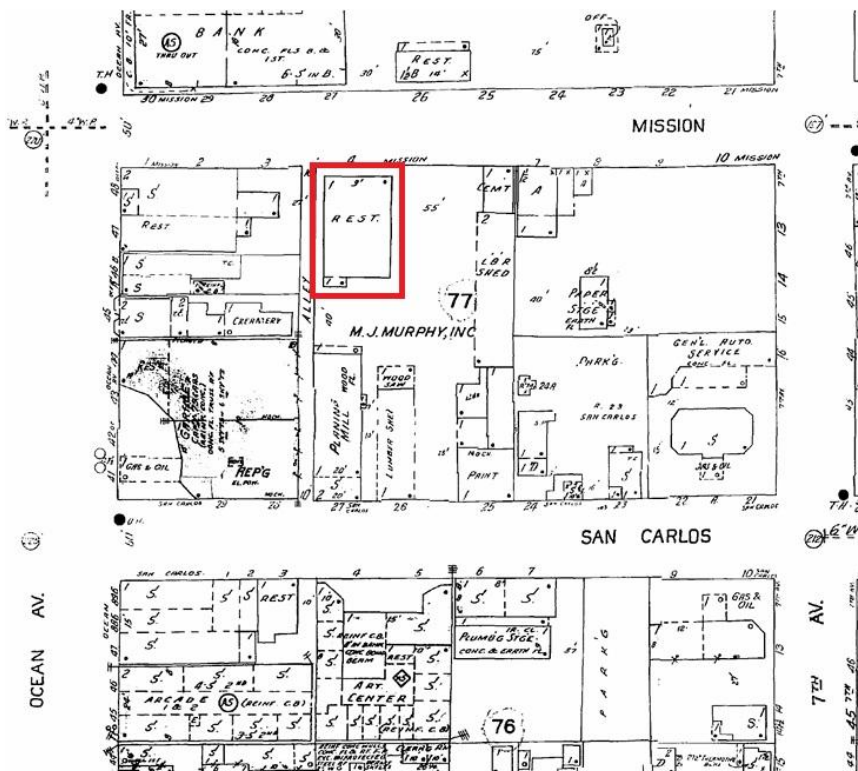
Block/Lot: Block 77, Lots 9 & 10

Street Location: Mission 2 SW of Ocean Ave.

Lot size: 8000 sq. ft.

Date of Construction: 1959 (Bank); 1971 (Redwood Ct. Shops)

1. Land Use & Community Character Element, Subdivision Chronology Map: 1902
2. Is the property listed on the Carmel Inventory? No
3. Has the property been reviewed previously for historical significance? No
4. Is the property located within the Archaeological Overlay Zone?
5. Is the property identified on the Sanborn Maps? Yes, 1962



**6. Date of original building permit:**

1. 4/29/1959 (BP# 3358): Bank
2. 7/16/1971 (BP# 71-120): Redwood Court Shops)

**7. Original and subsequent ownership:**

- a) Carmel Plaza Company
- b) Leslie C. Fenton
- c) James Beeman
- d) Michael Frank
- e) David & Kathleen Fink
- f) Nadar Agha

None of the former owners are included as significant people in Carmel's Historic Context Statement.

**8. Information on the original designer/builder:**

George Willox designed the Bank of America building and Joseph Wythe designed the Redwood Court Shops. Both architects are included in Carmel's Historic Context Statement as significant architects.

George Willox (1903-1968): George Willox was born in Scotland and raised in Canada. He graduated with a degree in architecture from the University of Michigan. He moved to Carmel from Los Angeles in 1947 and joined Robert Stanton's firm as head designer. He eventually opened his own architectural practice. Willox served on Carmel's Planning Commission for 14 years and was appointed to the California State Planning Commission by Governor "Pat" Brown. Willox is best known for his design of the Church of the Wayfarer.

Joseph Henry Wythe (1920-2019): Joseph Wythe was raised in San Jose and graduated with a degree in architecture from University of California, Berkeley. Wythe apprenticed under Bruce Goff at Oklahoma University before moving to Monterey in 1951. Following a meeting with Frank Lloyd Wright, Wythe became interested in Organic architectural designs and designed residences in partnership with George Thomsen. His best-known design is the Rial House (1963) at Lincoln Street and Fourth Avenue. Wythe also taught architecture at Monterey Peninsula College. He moved to Idaho in 1977.

**9. Alterations and changes to the residence/property:**

- a) BP# 3707 (7/28/1961): Remodel bank building into restaurant.
- b) BP# 4467 (6/6/1966): Interior remodel (bank).
- c) BP# 4704 (10/31/1967): Install awnings (bank).
- d) BP# 4681 (9/29/1967): Interior remodel; add new entrance; remove bay window (bank).
- e) BP# 4799 (4/24/1968): Supplemental to permit # 4681 (bank).
- f) BP# 69-168 (12/29/1969): Build a storage shed and fence.
- g) BP# 71-209 (11/24/1971): Finish interior of shop #3 (Shops).
- h) BP# 71-222 (12/20/1971): Finish interior of shop #4 (Shops).
- i) BP# 72-15 (1/28/1972): Finish interior walls of shop (Shops).
- j) BP# 72-16 (1/28/1972): Interior remodel (Shops).

- k) BP# 78-47 (3/24/1978): Install partition (Shops).
- l) BP# 84-170 (12/12/1984): Interior remodel (Shops).
- m) BP# 88-204 (9/2/1988): Reroof.
- n) BP# 88-282 (12/2/1988): Interior demolition (Shops).
- o) BP# 88-288 (12/22/1988): Commercial remodel (Shops).
- p) BP# 93-81 (5/25/1993): Interior remodel (Shops).
- q) BP# 96-135 (2/27/1996): Reroof.
- r) BP# 96-155 (8/27/1996): Reroof.
- s) BP# 97-217 (10/24/1997): Add bay window to the front elevation of shops.
- t) BP# 99-226 (9/17/1999): Interior restaurant remodel (Bank).
- u) BP# 99-214 (10/24/1999): Add bay window (Shops).
- v) BP# 99-279 (11/17/1999): Reroof.
- w) BP# 02-47C (3/26/2007): Restaurant remodel, commercial kitchen remodel (Bank).
- x) BP# 02-67 (4/16/2002): Interior demo pending remodel (Shops).
- y) BP# 07-47C (3/26/2007): Demo interior walls (Shops).
- z) BP# 07-53C (4/9/2007): Kitchen remodel (Bank).

#### 10. Conclusions:

Originally the M.J. Murphy, Inc. operated their mill and lumber yard on this property, that went through to San Carlos Street. In 1959 the M.J. Murphy Company leased lots 9 and 11 to the Carmel Plaza Company for 99 years. The Carmel Plaza Company constructed the Bank of America building. In 1971 the Carmel Plaza Company sold their lease to James Beeman who built the Redwood Court Shops. Michael Franke bought the lease in 1976, and the lease has been sold to a variety of people since then. M.J. Murphy, Inc. still owns the land, but not the buildings.

Figures 1-14 illustrate the many changes to both buildings since their initial construction. Both buildings were designed by architects that are included in Carmel's Historic Context Statement. However, both buildings are extremely ordinary and by no means represent Wilcox's or Wythe's best work. The Bank building does not illustrate the Historic Context Statement of *Postwar Development (1946-1965)*, and the Redwood Court Shops do not illustrate the theme of *The Carmel Dynamic Continues (1966-1986)*. The buildings have no association with important events, people, or architecture that are identified in the Historic Context Statement and neither represent the historical/cultural evolution of Carmel by the Sea.

#### 11. Current Photographs of Residence (see next page):

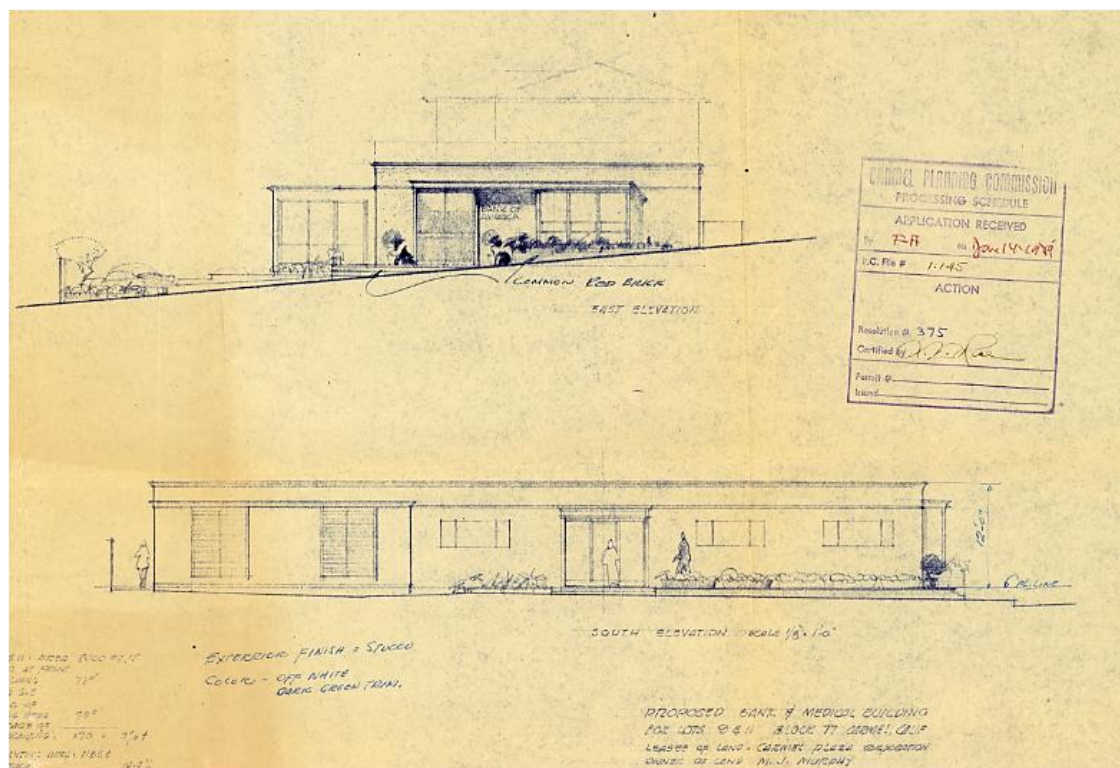


Figure 1: View of original Bank of America design by George Willox, 1959.

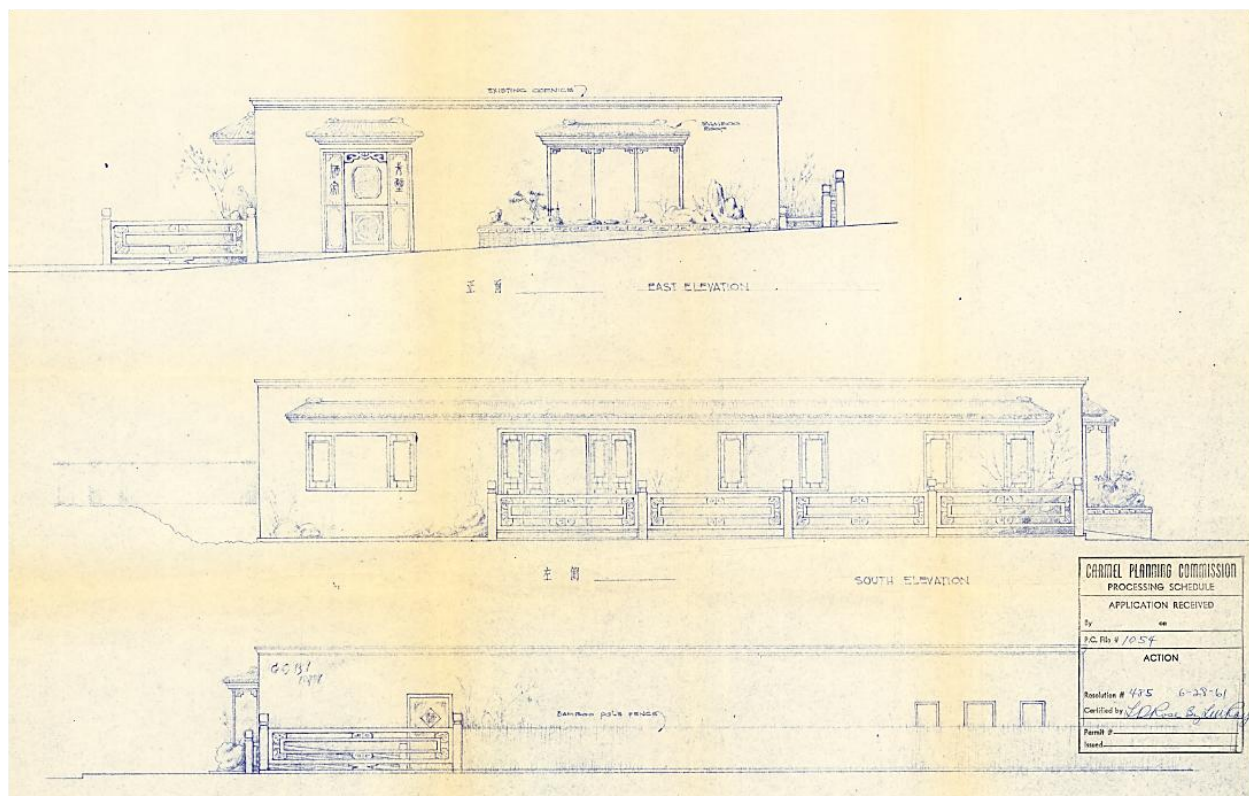


Figure 2: Bank of America remodel into Chinese Restaurant, 1961.





Figure 3: Bank of America remodel, 1967.

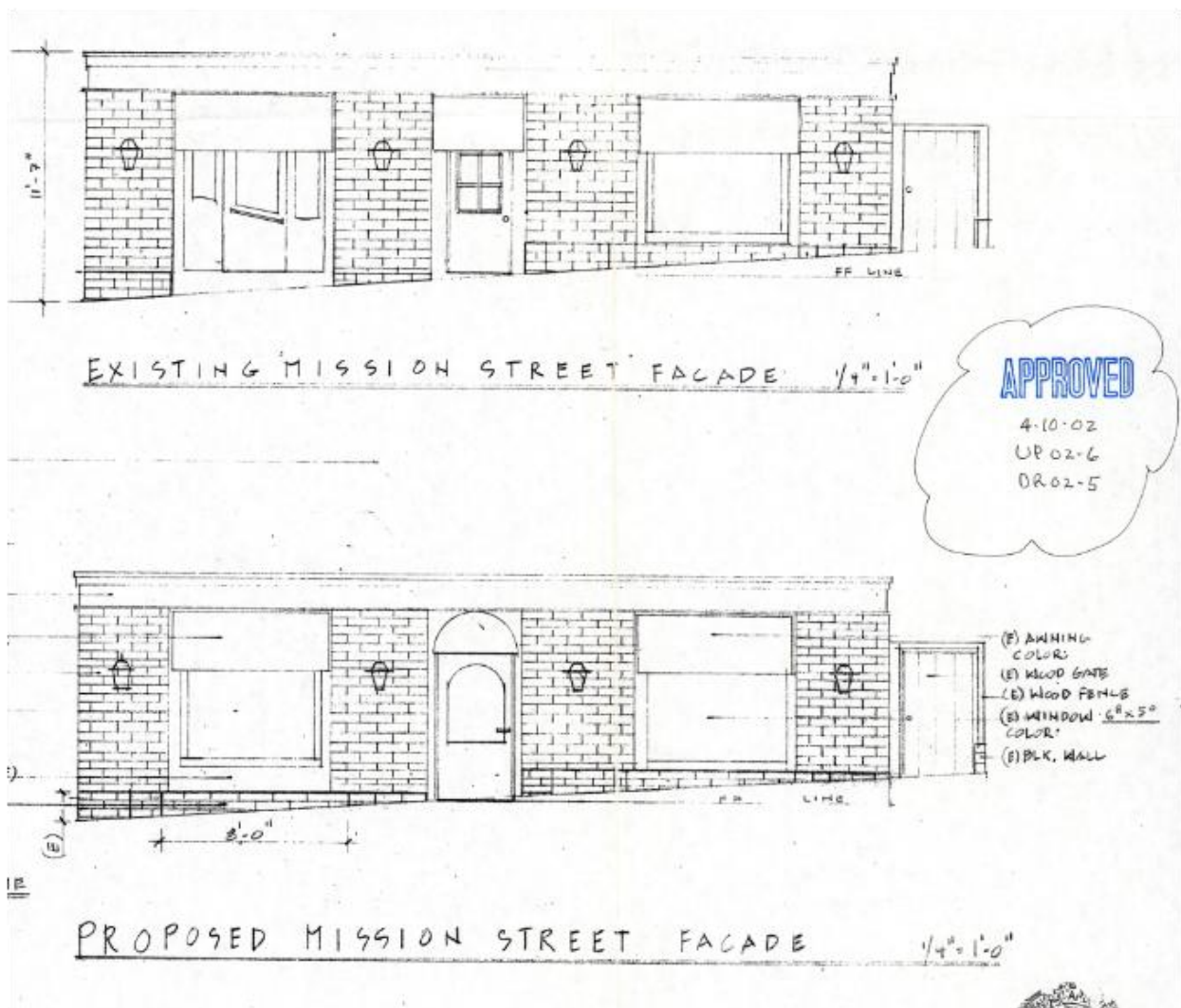


Figure 4: Bank of America remodel, 2002.



Figure 5: Current view of bank building.



Figure 6: North elevation of bank building.





Figure 7: South elevation of bank building.



Figure 8: Rear view of bank building & north elevation of apartments.



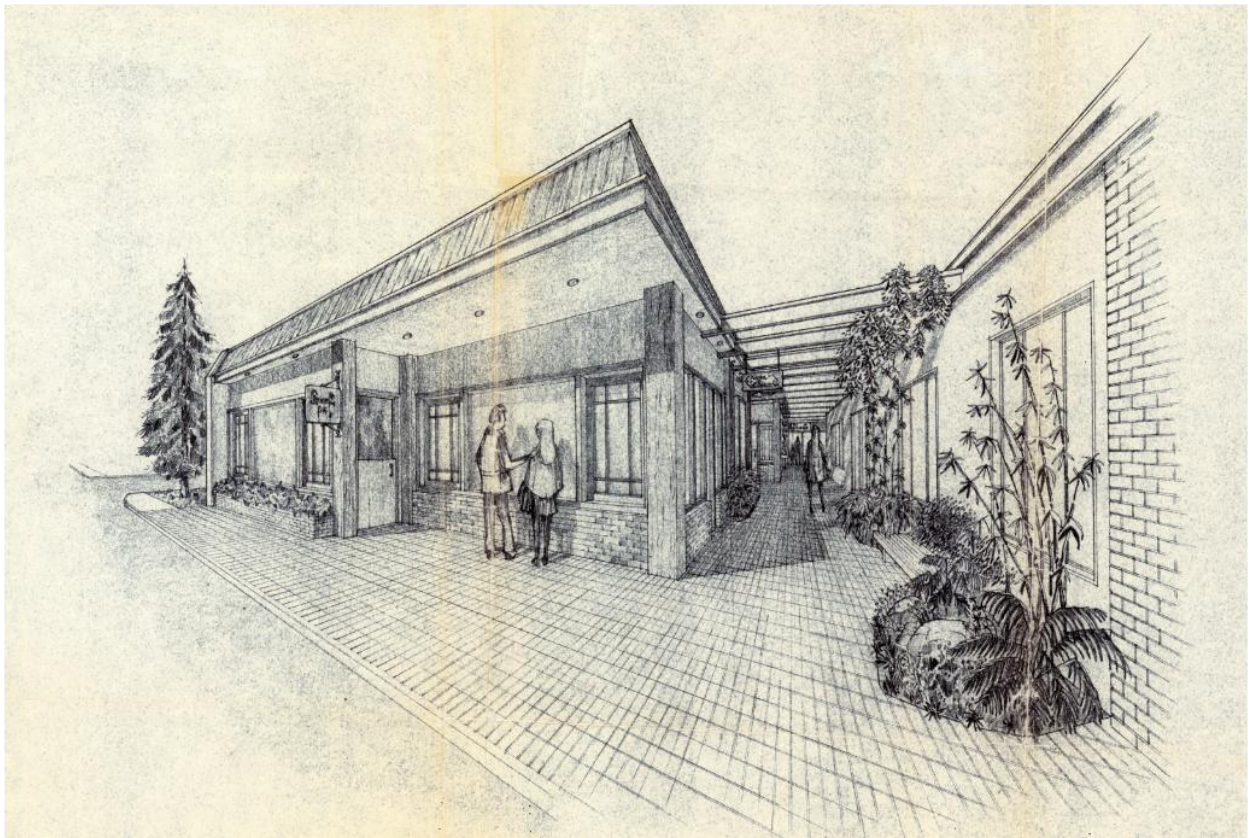


Figure 9: Schematic of Redwood Court Shops, 1971.



Figure 10: Current view of Redwood Court Shops.





Figure 11: View of Redwood Court front elevation looking southwest.



Figure 12: View of Redwood Court Apartments.





Figure 13: View of Redwood Court front elevation prior to installation of bay window in 1995.



Figure 14: View of Redwood Court front elevation after bay window installation.