



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

**For the Carmel Historic Resources Inventory**

---

On June 20, 2022, 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.

APN: 010-279-002

Current Owner: Snell

Block: X

Lot: 3

Street Location: Carmelo 2 SE 11th

Date Constructed: 1926

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 determination is based on the evaluation dated June 2022, prepared by Margaret Clovis and attached to this Preliminary Determination.

This preliminary determination will be circulated for a 10 calendar day public review period beginning on June 20, 2022, and ending at 5:00 p.m. on Thursday, June 30, 2022. If no requests for further review are received during this period, the determination shall become final and shall remain valid for a period of five (5) years.

Evan Kort, 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 \_\_\_\_\_

Page 1 of 7

\*Resource Name or #: (Assigned by recorder) E.P. Young Spec House

P1. Other Identifier: N/A

\*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 Location:  Not for Publication  Unrestricted \*a. County Monterey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 Carmelo 2 SW of 11th 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)

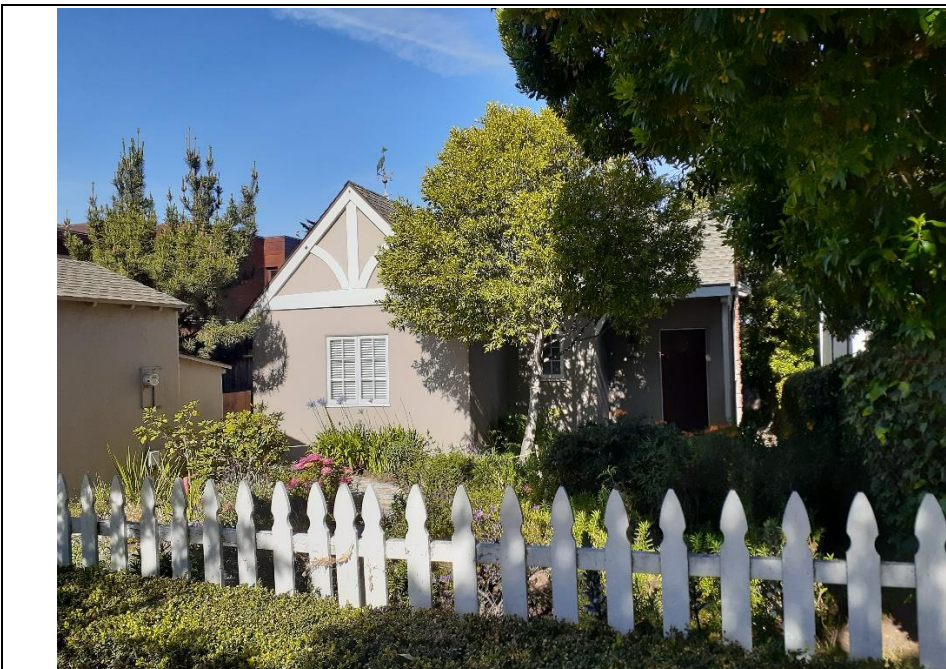
APN 010-279-002, Block X; Lot 3)

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

The one-story, wood framed, and stucco clad E.P. Young Spec House is a Tudor Revival residence, irregular in plan and rests on a concrete foundation. The cross-gable roof has a steep pitch, a common feature of the Tudor Revival style, and is covered with composition shingles. The facade massing includes overlapping gables and an entrance on the northeast corner. The primary gable has a central window and faux half-timbering. The secondary gable has a flare in the roof where it meets the roof covering the front porch and a small window. The recessed entrance has a decorative bracket and a Dutch-style front door made of vertical planks. Fenestration is irregular and includes single and paired multi-paned casement windows. At the rear of the house French doors open onto a two-level deck. Steps lead down to a patio where another pair of French doors lead into a finished basement area. A bay window is located on the north elevation. A brick chimney is located on the (Continued on 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,

\*P6. Date Constructed/Age and

Sources: 1926  Historic

Prehistoric  Both

Building Permit

\*P7. Owner and Address:

David Snell

800 Sam Davis Rd

Argyle, TX. 76226

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

Meg Clovis

14024 Reservation Rd.

Salinas, CA 93908

\*P9. Date Recorded: 06/2022

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (cite survey report and other sources or enter "none.") Seavey (2002), Archives & Architecture (2005), Staff (2006), Kirk (2006), Historic Resource Assoc. (2022)

\*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)

DPR 523A (1/95)

\*Required Information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code: HP2

\*Resource Name or # (Assigned by recorder) E.P. Young Spec House

B1. Historic Name: E.P. Young Spec House

B2. Common Name: Carmel 2 SW of 11th

B3. Original Use: Residence

B4. Present Use: Residence

\*B5. Architectural Style: Tudor Revival

\*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed in 1926 (BP# 1718); 1930 addition (BP# 2339); 1962 addition (BP# 3797); 1998 addition and faced remodel (BP# 98-17); 2000 remodel bathroom (BP# 00-140)

\*B7. Moved?  No  Yes  Unknown Date:

Original Location:

\*B8. Related Features: Garage

B9a. Architect: Robert Stanton

b. Builder:

\*B10. Significance: Theme N/A

Area Carmel by the Sea

Period of Significance 1926

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.)

Robert A. Stanton (1900-1983) was the contractor for the Tudor Revival Young House. He is recognized as one of the first professionally trained architects to work in Carmel and he is listed in Carmel's Historic Context Statement as an important architect. He attended the Manual Arts High School in Los Angeles where he trained as a building contractor. He continued his studies at the School of Architecture at the University of California, Berkeley from 1921 to 1923. Here he met his future wife, Virginia Young. The couple moved to Carmel in 1925 where Virginia's mother, Ethel Young, was already living. Mrs. Young was intent on launching her son-in-law's career. She commissioned him to build her own "old English home with a moat, portcullis and flagged courtyard" in Pebble Beach as well as the two residences on the corner of Carmelo and 11th Avenue. By the fall of 1925 Mr. Stanton, his mother-in-law, and partner Frank Sheridan had purchased 100 building lots in the Monterey Heights area of Monterey. In 1926 Stanton completed the construction of an office building on the corner of Ocean and Monte Verde in Carmel, where he opened his own office. That same year he was commissioned to build the Carmel Hospital. Unfortunately, a reversal of fortune sent Stanton, his wife and mother-in-law back to southern California where Stanton (continued p. 3)

B11. Additional Resource Attributes (List attributes and codes): N/A

\*B12. References:

Carmel Context Statement & Historic Preservation Ordinance

Building File, Carmel Planning Dept.

National Register Bulletin 15

Polk City Directories

*Carmel Pine Cone*, numerous articles

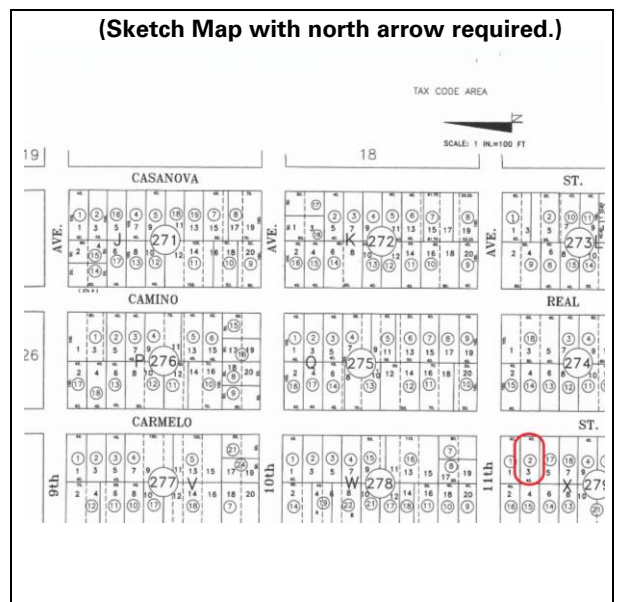
McAlester, Virginia. *A Field Guide to American Houses*. 2019.

B13. Remarks

\*B14. Evaluator: Meg Clovis

\*Date of Evaluation: 06/2022

(This space reserved for official comments.)



**CONTINUATION SHEET**

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

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

Trinomial \_\_\_\_\_

Page 3 of 7

\*Resource Name or # E.P. Young Spec House

\*Recorded by Meg Clovis

\*Date 06/2022

Continuation  Update

**P3a. Description (continued):**

northwest corner of the house. The house is set back from the street. A picket fence separates the front yard from the gravel parking area and a brick driveway. A one-car garage is located on the southeast corner of the lot.

Additions and alterations have been made to the house in 1930, 1962, and 1998. The 12-by-14-foot 1930 addition created a basement area, and the living room was extended over the basement. This addition was clad in board and batten siding. In 1962 the dining room was enlarged by 21 square feet on the southwest corner of the house. In 1998 the house was enlarged by 272 square feet and work was concentrated primarily on the rear elevation. At this time, the 1930 addition was demolished, and the kitchen was expanded. A canted bay window was added to the family room and a new, two-level deck was constructed. The living room was enlarged by 40 square feet which necessitated the demolition of the original front porch. The new porch is larger than the original and includes a new balustrade. To accommodate the larger porch the roofline over the porch was changed and the decorative bracket was added. The double garage doors were replaced with a roll-up door. In total between 1930 and 1998, 461 square feet have been added to the house, the majority of which is concentrated on the rear façade.

A letter from Buck and de Leon<sup>1</sup> (contractors for the 1998 remodel) dated October 19, 2005, sheds additional light on the extent of the alterations made in 1998, and states, "The only walls left were to the two existing bedrooms and living room. The bathroom that serviced them was completely gutted and new exterior windows installed towards the street. The front entrance was enlarged, and façade was changed, so it looks completely different now. The old kitchen was added onto three times, so it was completely torn down. The two-story addition was added onto the back of the living room, leaving only one original wall."

Original character defining features included the fenestration, the façade massing with overlapping gables, the half-timbering in the main gable, Dutch plank front door and narrow recessed entry, stucco exterior walls, brick chimney, the small narrow window in the secondary gable section and the slope of the roofline over the secondary gable.

Changes over time have led to the loss of a significant number of original materials, including walls, stucco, and windows. Widening the front porch introduced massing contrary to the Tudor Revival style and altered the slope of the secondary gable, which altered the spatial organization of the original plan. Character-defining features that remain include the slope and half-timbering in the primary gable, the small window opening in the secondary gable, the Dutch-style plank front door, and the chimney.

**B10. Significance (continued):**

found work as a building supervisor with Wallace Neff's architectural firm. While with Neff, Stanton worked on homes for Frederick March, King Vidor, Mary Pickford and Douglas Fairbanks Jr's "Pickfair". In 1930 Stanton returned to his architectural studies at UC Berkeley and became a licensed architect in 1933. After two more years with Wallace Neff Stanton returned to the Monterey Peninsula and opened an office in the Del Monte Hotel.

<sup>1</sup> This letter is addressed to then owners Mr. and Mrs. David Hall and is located in the property file.

**CONTINUATION SHEET**

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

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

Trinomial \_\_\_\_\_

Page 4 of 7

\*Resource Name or # E.P. Young Spec House

\*Recorded by Meg Clovis

\*Date 06/2022

Continuation  Update

In the 1930s he worked on two notable WPA projects, the Monterey County Courthouse (1937) and the King City High School Auditorium (1939). Both buildings are listed in the National Register of Historic Places. During World War II Stanton worked for the U.S. government designing hospitals. In 1948 he moved his office to Carmel where he trained many prominent Monterey Peninsula architects. Stanton helped found the Monterey Bay Chapter of the AIA and was elected its first fellow in 1972. He was a community leader on the Monterey Peninsula and during his lifetime was considered "the Dean of Peninsula Architects".

Contractor Frank Ruhl (1876 -1961) was a native of Illinois who trained as a carpenter and then became a contractor. He came to California in 1903 and worked in San Francisco. In 1916 he moved to Monterey and worked as construction supervisor for the first Del Monte Lodge in Pebble Beach. Ruhl was the principal contractor for work at Pebble Beach throughout the 1920s and it was here that he met Robert Stanton. Ruhl also worked on Stanton's Normandy Inn in Carmel and architect H.H. Gutterson's Paul Flanders House, also in Carmel. Frank Ruhl is not listed in Carmel's Historic Context Statement.

Previous Evaluations for Significance

The E. P. Young Spec House was first evaluated in 2002 and since then there have been four more evaluations. Each evaluation is listed below with its findings.

**Kent Seavey (2002)**

Mr. Seavey evaluated the house in 2002 and recorded the property on DPR523A & B forms. Mr. Seavey concluded that the "E.P. Young Spec House is significant under California Register criterion 2 as one of the first two residential designs of noted Carmel architect Robert Stanton" and that "it is also significant under criterion 3 as an important example of early speculative housing in Carmel."

**Archives & Architecture (2005)**

Leslie Dill completed a peer review of Mr. Seavey's report with an emphasis on the building's integrity. Ms. Dill recommended "that the City of Carmel-by-the-Sea continue to recognize the E.P. Young Spec House as a historic resource based on the criteria established by the State of California for evaluation of significance. Its historical integrity is adequate to convey the original significance of the property."

**Anthony Kirk (2006)**

In January 2006 Dr. Kirk submitted his evaluation of the property which included a review of Mr. Seavey's evaluation and Ms. Dill's peer review. He concluded that "the property is not eligible for listing in the California Register of Historic Resources even at the local level. It does not meet either of the criteria discussed in the Significance section of the DPR523 nomination, Criterion 2 and Criterion 3, and furthermore it has lost its integrity." Dr. Kirk presented six reasons why the property did not meet the eligibility criteria, the most pertinent of which was that "major alterations and additions have significantly changed the character of the property, resulting in the loss of historic integrity."

**City of Carmel Staff Report (2006)**

In February 2006 the owners of the property requested that the Historic Resources Board (HRB) consider removing the house from the City's Inventory of Historic Properties based on Dr. Kirk's findings. The HRB denied this appeal. They also determined that the property only qualifies under California Criterion 3 and that all references to Criterion 2 in the DPR should be deleted.

**CONTINUATION SHEET**

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

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

Trinomial \_\_\_\_\_

Page 5 of 7

\*Resource Name or # E.P. Young Spec House

\*Recorded by Meg Clovis

\*Date 06/2022

Continuation  Update

The owners of the property appealed the HRB decision and on May 2, 2006, Sean Conroy, Assistant Planner, submitted a staff report to the Mayor and City Council recommending granting the appeal and overturn the HRB's decision. Staff supported granting the appeal based on the following points:

- There are other, better examples of Stanton's work in the City.
- There have been no appeals of the historic designation of the other properties associated with Stanton on the City's inventory.
- There are numerous, better examples of the Tudor Revival style in the City.
- The subject structure has undergone numerous changes and alterations.

The City Council granted the appeal, and the E.P. Young Spec House was removed from the Inventory.

**Historic Resource Associates (2022)**

In March 2022 Dana Supernowicz inspected the property and reviewed all the previous historical assessments of the property. He concluded "that the appeal by the home's applicants at the time to remove the subject property from the historic register appears to be warranted, considering the degree of additions and alterations that have occurred to the property."

Evaluation for Significance

Historians use *National Register Bulletin 15*<sup>2</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>3</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).

To be considered significant under California Register Criterion One (Event) a property must be associated with events that have made a significant contribution to the broad patterns of our history. This can be a specific event, pattern of events, or trend. The E.P. Young Spec House is not eligible under Criterion One as no specific event led to the construction of this residence and no important event took place in the residence.

For a property to be listed under California Register Criterion Two (Person) it must be associated with a person who is considered important within Carmel's historic context. An individual must have made contributions or played a role that can be justified as significant, and the contributions of the individual must be compared to others who were active, successful, prosperous, or influential in the same sphere of interest. Mr. Seavey originally found that the E.P. Young Spec House was significant for its association with Stanton. The HRB later determined that the property did not qualify under Criterion Two and this finding was struck from the record. At the time, the HRB's decision was correct as Stanton's own home was more closely associated with the architect and would better represent him. The Stanton House, which was located in Carmel Valley, has since been razed however Stanton's office

<sup>2</sup> *How to Apply the National Register Criteria for Evaluation*. National Park Service. 1998.

<sup>3</sup> *Historic Context Statement: Carmel-by-the-Sea (updated)*. Adopted by the City Council September 9, 2008. Note that the Seavey, Dill and Kirk evaluations did not have the benefit of the updated Context Statement.

**CONTINUATION SHEET**

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

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

Trinomial \_\_\_\_\_

Page 6 of 7

\*Resource Name or # E.P. Young Spec House

\*Recorded by Meg Clovis

\*Date 06/2022

Continuation  Update

on Ocean Avenue 2E of Casanova is still standing and could represent his accomplishments. The E.P. Young Spec House is not eligible under Criterion Two.

To be considered significant under California Register Criterion Three (Architecture) a resource must meet at least one of the following requirements:

- Embody the distinctive characteristics of a type, period, region, or method of construction; or
- Represent the work of a master; or
- Possess high artistic values

*Bulletin 15* defines distinctive characteristics as the physical features that commonly recur in individual types, and "to be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type." When constructed, the E. P. Young Spec House did embody the distinctive characteristics of the Tudor Revival style. Additions in 1930 and 1962 had a relatively minor impact on the house. However, the changes that occurred in 1998 not only removed original materials but also altered or eliminated design attributes of the style. As such, the house no longer embodies enough distinctive characteristics to be considered a good example of the Tudor Revival style and does not meet the first requirement of Criterion Three.

Carmel's Historic Context Statement recognizes Robert Stanton as a master architect; therefore the E.P. Young House does meet the second requirement of Criterion Three.

Finally, the E.P. Young Spec House does not possess high artistic values and it does not express aesthetic ideals or concepts, therefore it does not meet the last requirement of Criterion Three.

Carmel's Historic Preservation Ordinance cites additional qualifications for a property to be eligible under Criterion Three. These include the following:

- Designed or constructed by an architect or builder recognized as significant in the Context Statement, or
- Designed or constructed by a previously unrecognized architect or builder if there is evidence that they contributed to one or more of the historic contexts to an extent consistent with those that are recognized in the Context Statement, or
- Be a good example of an architectural style recognized in the Context Statement.

*The E.P. Young Spec House was designed by Robert Stanton, an architect recognized as significant in the Context Statement, however it is not an example of his best work. The Normandy Inn, built in 1925, is a better example of his early work in Carmel. Due to the 1998 alterations to the E.P. Young Spec House can no longer be considered a good example of the Tudor Style. In addition, as pointed out in the 2006 Staff Report, there are approximately 45 other Tudor style structures listed on the City's Inventory, 32 of which date to the 1920s.*

The E. P. Young Spec House is not eligible under Criterion Four (Information Potential) because there is no evidence of archaeological resources at the site.

To be eligible for the Carmel Inventory a resource should represent a theme in the Context Statement, shall retain substantial integrity, should be at least 50 years old, and shall meet at least one of the four criteria for listing in the California Register. The E. P. Young House no longer retains its integrity due to

**CONTINUATION SHEET**

changes made in 1998. Prior to those changes it represented the Historic Context theme of Architectural Development but can no longer represent that theme due to its loss of integrity. The house is over 50 years old, but it does not meet one of the four California Register criteria.

The E.P. Young Spec House was designed by Robert Stanton, an architect recognized as significant in Carmel's Historic Context Statement. *Bulletin 15* explains that a "property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft" and "A property is not eligible as the work of a master, however, simply because it was designed by a prominent architect." As previously stated, the Normandy Inn is a much better example of Stanton's work in Carmel – an example which retains integrity. Once integrity is lost, a property cannot meet the California Register criteria, despite its relationship with a particular architect.

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



E.P. Young Spec House Garage (original double doors were replaced in 1998)