



CARMEL-BY-THE-SEA
PRELIMINARY DETERMINATION
OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On April 16, 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: 010-073-004-000
Current Owner: 5855 JUNIPERO LLC / Sheila Robinson
Block: 128
Lot: 4
Street Location: 5855 Junipero Ave

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 April 16, 2025 and ending at 5:00 P.M. on April 26, 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) Anthony Klepich House

P1. Other Identifier: 5855 Junipero St.

*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 Location: ☐ Not for Publication ☒ Unrestricted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 5855 Junipero St. 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 010-073-004, Block 128, Lot 4

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

Built in 1949, the one-story wood framed Anthony Klepich House has an L-shaped plan and rests on a concrete pier foundation. The interior of the L (west and south facing elevations) is oriented to the garden area through the use of several large windows and three doors. The house has a low-pitched shed composition roof with wide overhanging eaves and visible rafters. A broad masonry chimney is located on the north elevation and intersects the eaves. Both the roof type and chimney are features of the Postwar Modern style. The house is clad with vertical wood siding and painted brick veneer runs across the west, north, and south elevations to the height of the window sills (this is a feature associated with the Ranch style). According to the original plans, all windows were casement. The current windows are sliding, although no permit in the building file records this change. Generally, in Postwar Modern houses, the entrance is downplayed and sometimes deeply recessed. The Klepich House has three separate entrances that are clearly visible; the two on the south (continued 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: 1949 ☒ Historic

☐ Prehistoric ☐ Both

Bldg. Permit # 1723

*P7. Owner and Address:

Sheila Robinson

810 Doud St..

Monterey, CA. 93940

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

Meg Clovis

14024 Reservation Rd.

Salinas, CA 93908

*P9. Date Recorded: 04/2025

*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) Anthony Klepich House

B1. Historic Name: Anthony Klepich House

B2. Common Name: 5855 Junipero St.

B3. Original Use: Residence

B4. Present Use: Residence

*B5. Architectural Style: Mixed

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed in 1949 (BP# 1723); Reroof in 1997 (BP# 97-105).

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

Original Location:

*B8. Related Features: None

B9a. Designer: Thomas S. Elston

b. Builder: V.R. Leppert & Lester D. Fourquette

*B10. Significance: Theme: N/A

Area Carmel by the Sea

Period of Significance: 1949

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.)

George Harold Lips (1896-1978) bought lots 4 and 5, Block 128 in 1948 and contracted with architect Thomas Elston to design two spec homes for the lots. George Lips owned an accounting firm in Fresno. He was a frequent visitor to the Monterey Peninsula where he invested in and developed several properties. Lips never lived in the house at 5855 Junipero St.

The first owners of the house were Anthony Daniel Klepich and his wife Virginia. In 1955 Klepich opened Tony's Frame Shop on San Carlos between 5th and 6th Avenues. He operated the shop for three decades before selling the business. The Klepich family owned 5855 Junipero for over five decades. Neither George Lips nor Anthony Klepich is listed as a significant person in Carmel's Historic Context Statement.

Mr. Lips selected Thomas Elston Jr. as his architect. Thomas Sidney Elston Jr. (1912-1992) was born in Berkeley, California. He attended the University of California Berkeley and graduated with a degree in architecture in 1935. He served in the Army during World War II. In 1947 he moved to the Monterey Peninsula and worked for architect Robert S. Jones. In 1948 he partnered with William L. Cranston. Together they designed many Monterey Peninsula buildings including the Pioneer Savings Bank (1952), the Fort Ord Elementary School (1953), and the Carmel River School (1953). In 1963 they received the Northern California AIA Award of Merit for their design of the (continued p. 4)

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

*B12. References:

Carmel Historic Context Statement (2025)

Historic Preservation Ordinance

Building File, Carmel Planning Dept.

Polks' City Directories

Ancestry.com

National Register Bulletin 15

Lips, George, Obit. *Fresno Bee*. 9/29/1978, p. 18.

Salinas Californian, 11/1/1949, p. 16.

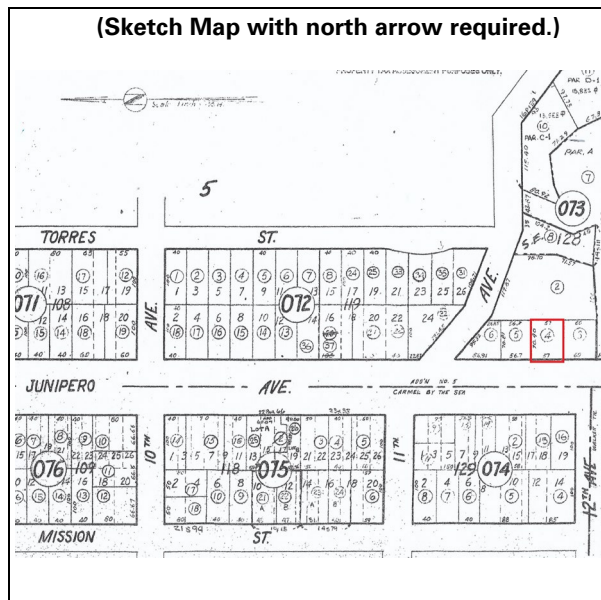
B13. Remarks

*B14. Evaluator: Meg Clovis

*Date of Evaluation: 04/2025

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

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*Resource Name or # Anthony Klepich House

*Recorded by Meg Clovis

*Date 04/2025

☒ Continuation ☐ Update

P3a. Description (continued):

elevation lead directly into the living room and kitchen while the one on the west elevation leads to a bedroom. All these entrances were originally single doors. The door into the living room has since been replaced with a French door.

The house is situated towards the rear of the lot. The front of the parcel is bordered by a metal fence. A Carmel stone walkway leads from the front gate and runs up to and around the front of the house. There are a few mature trees and shrubs on the property, but it is largely not landscaped.

The Klepich House is an early Thomas Elston design that references two different design traditions, the Ranch style and the Postwar Modern style. The most evident Ranch style features are the use of the brick veneer and single windows, rather than the more contemporary window walls. The shed roof is a Postwar Modern feature. The Klepich House does not exhibit enough characteristics of either style to be considered a good example of that style.

The only change to the house recorded in the building file was a reroof in 1997 (BP# 97-105).

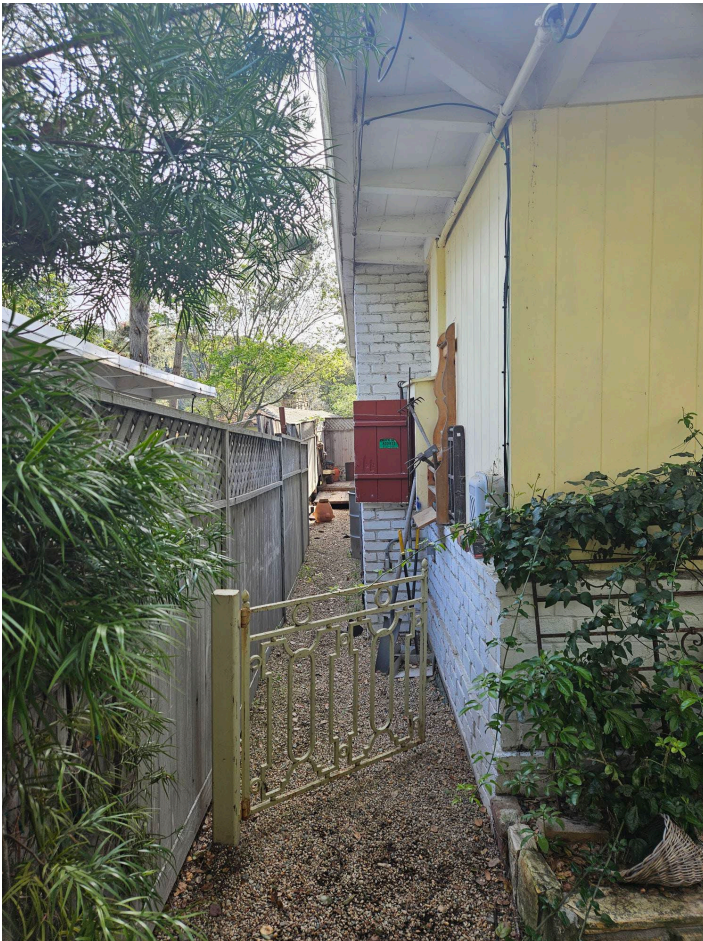


Figure 1: View of north elevation.

CONTINUATION SHEET

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☒ Continuation ☐ Update

B10. Significance (continued):

Carmel Middle School. Elston also served on the Monterey County Planning Commission in the 1950s. The firm of Elston and Cranston is included in Carmel's Historic Context Statement.



Figure 2: View of south and west elevations looking northeast.

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 are modeled on the California Register's four criteria with the addition of specific qualifications for Criterion Three (Section 17.32.040.D).

The Anthony Klepich House is not eligible under **Criterion One (Event/Association)** as there is no evidence in the historical record that indicates that a specific event led to the construction of the house or that an important event took place in the house.

For a property to be listed under **Criterion Two (Important Person)** it must be associated with a person who is considered significant within Carmel's historic context. An individual must have made

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.

CONTINUATION SHEET

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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, prosperous, or influential in the same sphere of interest. There is no evidence in the historical record that George Lips or Anthony Klepich made significant contributions within any theme of the context statement. The Anthony Klepich House is not eligible for listing under Criterion Two.

A property is eligible under **Criterion Three (Design/Construction)** if it, "embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values." The Anthony Klepich House is a modest residence that exhibits features from two stylistic traditions, the Ranch style and the Postwar Modern style. It does not clearly illustrate enough distinctive features of either style to be considered a good example. The house is not eligible under the first part of Criterion Three.

The Anthony Klepich House was designed by Thomas S. Elston, a partner in the firm of Elston and Cranston. The firm is listed in Carmel's Historic Context Statement as a significant architectural firm. Two other residences designed by the firm are listed in Carmel's Historic Resource Inventory. These include the L.L. Spillers Guest Cottage, which is an example of the post adobe style, and the Magee House, an example of the Bay Area style. Both illustrate notable examples of the firm's work. *Bulletin 15* states that buildings are not eligible under Criterion Three simply because they were designed by a noted architect. To be eligible under the second part of Criterion Three, 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. Thomas Elston was particularly noted for his Modernist designs. The Anthony Klepich House does not illustrate Elston's best work because the design references two different styles.

The Anthony Klepich House does not meet the third part of Criterion Three because it does not possess high artistic value, and it does not express aesthetic ideals or design concepts.

The California Register's **Fourth Criterion (Information Potential)** is generally reserved for archeological sites. The Anthony Klepich House is located in Carmel's Archeological Overlay Zone, however there is no evidence in the historical record that it meets the eligibility requirements for Criterion Four.

Summary

To be eligible for the Carmel 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 Anthony Klepich House does not represent the theme of Architectural Development, it retains substantial integrity, it is over 50 years old, but it does not meet any of the California Register Criteria and therefore is not eligible for listing in the Carmel Inventory of Historic Resources. In summary, *Bulletin 15*, the Carmel Historic Context Statement, the Carmel Historic Preservation Ordinance, and the historical record support the conclusion that the Anthony Klepich House is not eligible for listing in the Carmel Inventory of Historic Resources.