

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) J. Henry Ohloff House

P1. Other Identifier: J. Henry Ohloff House

*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 Location: Not for Publication Unrestricted *a. County Monterey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 ; 1/4 of 1/4 of Sec ; Mount Diablo B.M.

c. Address Camino Real 4 NW 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 010-275-006, Block Q, Lots 11 & 13

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

Built in 1933 the one-story J. Henry Ohloff House is a Tudor Revival style cottage with a compound plan and a complex, moderately pitched roof system. Two nested front-facing gables intersect with a side-gabled block located at the rear of the composition. A section of the front gable's roof sweeps down to cover a small extension. This sweeping curve is repeated on both sides of the side gable roof. The top of the front gable is filled with vertical wood siding while the second gable has horizontal wood siding. Both gables have vertical louvred vents. The exterior of the house is covered with stucco. A Carmel stone path leads back to a partial-width porch and non-original front door. Fenestration consists of tall, multi-paned casement windows, typical of the Tudor style. The stucco chimney is located on the gable end of the south elevation and is patterned with inset stones. An L-shaped, board and batten single car garage is located in the southwest corner of the lot. A stucco arched entry gate and border wall topped with a metal railing extend across the front of the property. A decorative metal gate (continued pg. 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, 08/2023

*P6. Date Constructed/Age and Sources: 1933, 1940 Historic Prehistoric Both Building Permit

*P7. Owner and Address: Greg & Van Rodriguez POB 594

Carmel, CA. 93921

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

Meg Clovis
14024 Reservation Rd.
Salinas, CA 93908

*P9. Date Recorded: 08/2023

*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

*Resource Name or # (Assigned by recorder) J. Henry Ohloff House

B1. Historic Name: J. Henry Ohloff House
B2. Common Name: J. Henry Ohloff House
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 1933 (BP# 2560); Rebuilt in 1940 (BP# 665); Addition of dining room in 1941 (BP# 889); Reroof in 2000 (BP# 00-73)

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features: Garage

B9a. Architect: N/A

b. Builder: Ernest Bixler, Miles Bain

*B10. Significance: Theme: Architectural Development

Area Carmel by the Sea

Period of Significance: 1933-1940 Property Type: Building Applicable Criteria: CR3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Address integrity.)

Jacob Henry Ohloff (1886-1957) and his wife Dorothy built a vacation home on Camino Real Street in 1933. Ohloff was an Episcopalian minister in San Francisco for forty years. Known as the "skid row priest", he worked with those down on their luck and founded a day nursery for working mothers, known as the Canon Kip Community House. He directed Canon Kip from 1915 to 1952 and at various times was chaplain at San Quentin prison, St. Luke's Hospital, and rector at the Church of St. Mary the Virgin. In 1958 the Episcopal Church founded the J. Henry Ohloff Recovery Center in San Francisco, which is still in operation today. Lansing Bliss Bailey (1891-1962) was the next owner of the house which he bought as rental property. Bailey lived in Salinas and worked in the produce industry. Captain Charles H. Coat was living in the house at the time of the fire. One bedroom was completely gutted and much of the house was smoke damaged. After hiring Miles Bain to repair the house, Lansing sold it in 1941 to Gladys Roberta Johnston (1897-1974) who was a well-known Carmel realtor. None of the previous owners are included in Carmel's Historic Context Statement.

The J. Henry Ohloff House was designed and built by Ernest S. Bixler. Bixler was born in a log cabin in the Ozark Mountains in 1898. His family moved west to Sacramento and later settled (continued pg. 4)

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

*B12. References:

Carmel Context Statement & Historic Preservation Ordinance

Carmel Pine Cone: 8/9/1940, p. 1;

Building File, Carmel Planning Dept.

National Register Bulletin 15

Polk's City Directories, Harrison Memorial Library

U.S. Census & Voter Registration Records

Ohloff Obit., *Daily Independent Journal*, 8/16/1957, p. 6

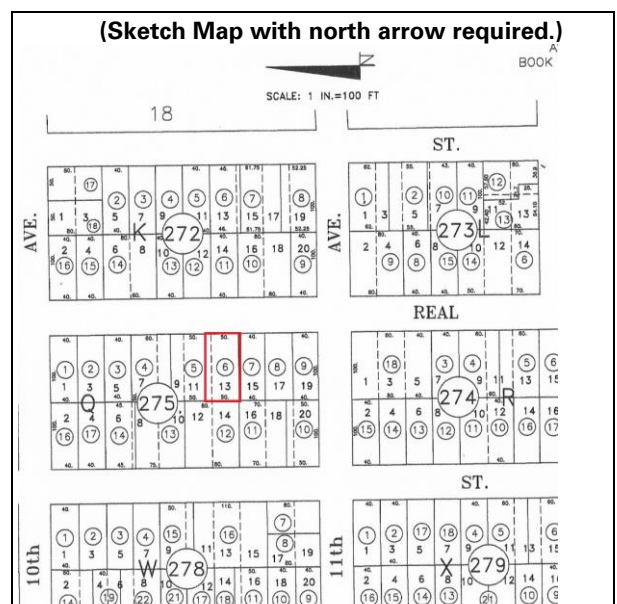
Lansing Bailey Obit., *Salinas Californian*, 4/30/1962, p. 29

B13. Remarks

*B14. Evaluator: Meg Clovis

*Date of Evaluation: 08/2023

(This space reserved for official comments.)



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*Recorded by Meg Clovis

*Date 08/2023

Continuation Update

P3a. Description (continued):

extends across the driveway entrance. The garden is beautifully landscaped with many flowering plants.

In 1940 the house was damaged by fire, but it was not burned to the ground. Miles Bain repaired the house using Ernest Bixler's original plans. In 1941 Miles Bain expanded the back bedroom for use as a dining room. The house was reroofed in 2000. The original old brick chimney was plastered over in 2023.

Character defining features include:

- Cross gabled roof system with sloping eaves
- Compound floor plan
- Horizontal and vertical boards within the apex of the gables
- Louvred vents in the front gables
- Original old brick chimney (recently covered with stucco)
- Multi-paned casement windows
- Partial-width porch
- Stucco exterior walls

The J. Henry Ohloff House retains a high degree of integrity as follows:

- Location: the house is still in its original location.
- Design: the house retains its original Tudor Revival cottage design.
- Setting: the house is still located in a neighborhood setting.
- Materials: the house retains materials from its original construction in 1933 and the rebuild in 1940.
- Workmanship: the house still exhibits the workmanship associated with the Tudor Revival style such as the sweeping roof lines, casement windows, and stucco exterior walls.
- Feeling: the house retains the physical features that convey its historic character.
- Association: this aspect of integrity is only applicable to resources eligible under Criteria One and Two.

B10. Significance (continued):

in Oakland. Bixler served in World War I and then returned to Oakland to learn the building trade from his father Harrison Bixler. They were busy contractors until the Wall Street crash in 1929, which triggered a national collapse of the building industry. Bixler was offered a job as a carpenter in Pebble Beach, and it was then that he discovered Carmel. He would make the Village his home for fifty years. As the building industry started to recover Bixler found plenty of work, going on to design and build close to eighty homes in the city. The J. Henry Ohloff House is an example of his early work which conformed to Carmel's original cottage aesthetic. He made a point of studying home design and considered himself a self-taught architect. His later work is far-ranging, including diverse building styles from Tudor Revival to Ranch.

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In 1940 Bixler retired from building and took a job as Carmel’s postmaster, which explains why he wasn’t hired to rebuild the J. Henry Ohloff House. He served as postmaster until 1951. He also served on Carmel’s Planning Commission from 1946 to 1950. After leaving the post office he resumed his design and construction business until his retirement in 1966. Bixler passed away in June 1978.

The J. Henry Ohloff House was rebuilt by Miles Bain, using Ernest Bixler’s original plans. Miles Bain was a prolific and popular general contractor in Carmel. Born in 1895, Bain was a native of Brainerd, Minnesota. In 1926 he came west by invitation of Carmel contractor George Whitcomb. Initially Bain worked as Whitcomb’s estimator but in the 1930s he became a licensed contractor and established his own business. His tagline was “Integrity of Construction.” Shortly after World War II Bains and Whitcomb joined the Bechtel Corporation and journeyed to Saudi Arabia to build oil pumping stations. When he returned, he resumed his contracting business, working with high profile architects and clients.



Carmel’s Historic Context Statement includes Ernest Bixler and Miles Bain as important early designer/builders.

Figure 1: Garage.

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 3 (Section 17.32.040.D).

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 (Draft)*. Approved by the City Council December 6, 2022.

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The J. Henry Ohloff 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.

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 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. J. Henry Ohloff built the house on El Camino Street as a vacation home and the property does not illustrate his important achievements as "the skid row priest" in San Francisco. Lansing Bliss Bailey, who oversaw repairs to the house, rented the property and lived in Salinas. The J. Henry Ohloff House is not eligible for listing in the Carmel Inventory of Historic Resources under Criterion Two.



Figure 3: Front gate.

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 J. Henry Ohloff House is a good example of a Tudor Revival cottage and clearly illustrates the distinctive characteristics of the style. In addition, Carmel's Historic Context Statement recognizes single-family residences that are related to Carmel's architectural chronology as significant. The J. Henry Ohloff House is eligible for listing under the first part of Criterion Three. Ernest Bixler designed and built the house in 1933. After the fire in 1940, Miles Bain rebuilt the house based on Bixler's original plans. Both men are listed in Carmel's Historic Context Statement as significant builders, therefore the J. Henry Ohloff House is eligible for listing under the second part of Criterion Three. Finally, the J. Henry Ohloff House does not meet the third part of

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*Date 08/2023

Continuation

Update

Criterion Three because it does not possess high artistic values and 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 J. Henry Ohloff House meets the eligibility requirements for Criterion Four.

Summary

To be eligible for the Carmel Inventory (Section 17.32.040.D) 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 J. Henry Ohloff House represents the theme of Architectural Development, it retains substantial integrity, it is over 50 years old, and it meets California Register Criterion Three. In summary, Bulletin 15, the Carmel Historic Context Statement, the Carmel Historic Preservation Ordinance, and the historical record support the conclusion that the J. Henry Ohloff House is eligible for listing in the Carmel Inventory of Historic Resources.



Figure 4: View looking northwest.