

## HE23-209 (RODRIGUEZ) Historic Evaluation

Date: 7/20/2023

Prepared by: Meg Clovis

Assessor's Parcel Number: 010-275-006

Current Owner: Greg & Van Rodriguez

POB 594

Carmel, CA. 93921

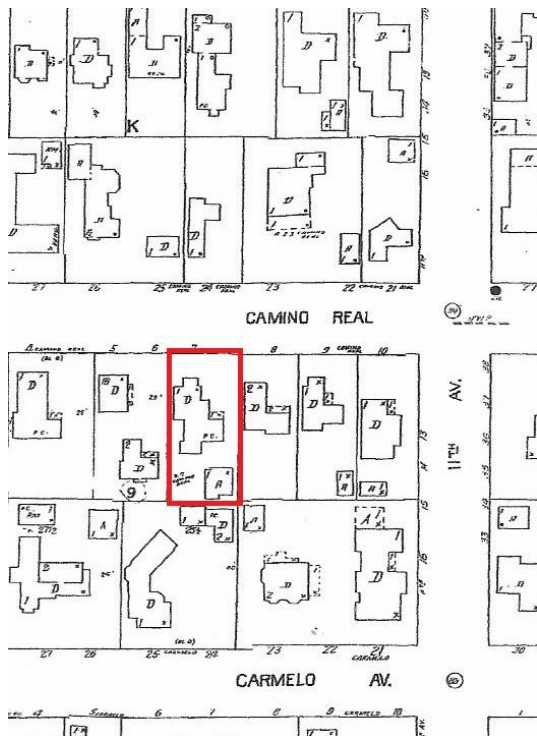
Block/Lot: Block Q, Lots 11 & 13

Street Location: Camino Real 4 NW of 11th

Lot size: 5000 sq. ft.

Date of Construction: 1933; Reconstructed in 1940 after a fire

1. Land Use & Community Character Element, Subdivision Chronology Map: 1908
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? Yes
5. Is the property identified on the Sanborn Maps? Yes, 1962



6. Date of original building permit: 5/16/1933 (BP# 2560); 8/17/1940 (BP# 665)

**7. Original and subsequent ownership:**

- a) J. Henry Ohloff
- b) L. Bailey
- c) Gladys R. Johnston
- d) S. E. Coleman
- e) Joan & Otis Kingery
- f) Lynn Woodbury

None of the former owners are listed in Carmel's Historic Context Statement.

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

The subject property was built by contractor Ernest Bixler in 1933. The house burned down, and Miles Bain was hired to reconstruct it per the original plans in 1941. Both Bixler and Bain are listed as significant contractors in Carmel's Historic Context Statement.

**Ernest Bixler (1898-1978):** Bixler was a prominent builder/contractor in Carmel in the 1940s and 1950s. Bixler was introduced to the contracting business by his father and was trained as a carpenter in Oakland. He began working as a builder in Carmel and Pebble beach in 1940 while serving as Carmel's postmaster. After WWII, Bixler served on Carmel's Planning Commission at a time when the community's zoning standards were in a state of flux. He retired from contracting in 1966.

**Miles Bain (1895-1966):** Designer/builder Miles Bain is best known for building Frank Lloyd Wright's Walker House and Nathaniel Owings house, Wild Bird. Bain arrived in Carmel in the 1920s to work as an estimator for contractor George Mark Whitcomb. In the 1930s, Bain earned his own contractor's license and constructed a number of houses in Carmel. After WWII, Bain and Whitcomb partnered up again to work for Bechtel Corporation, building oil pumping stations in Saudi Arabia. Upon his return to Carmel, Bain received building commissions for the Walker House, Wild Bird and the residences of Ansel Adams and Neil Weston.

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

- a) BP# 665 (8/17/1940): House reconstructed to original after a fire
- b) BP# 889 (7/2/1941): Addition to dining room built by Miles Bain
- c) BP# 00-73 (3/23/2000): Reroof

**10. Conclusions:**

The property is associated with Miles Bain and Ernest Bixler who are listed as important builders/contractors in Carmel's Historic Context Statement. A Phase One Intensive Survey is recommended.

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



View looking northwest



View from Camino Real



View of front gate