

United States Department of the Interior
National Park Service

FEB 21 1989

National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name OUTLANDS IN THE EIGHTY ACRES
other names/site number FLANDERS; PAUL MANSION

RECEIVED

AUG 25 1988

2. Location

street & number 25800 Hatton
city, town Carmel By-the-Sea
state CA code 06 county Monterey code 053 zip code 93921

not for publication
vicinity

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input checked="" type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	_____ buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>1</u>	_____ Total

Name of related multiple property listing:
N/A

Number of contributing resources previously listed in the National Register -0-

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Kathryn Matthews Signature of certifying official 2/9/89 Date

State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official _____ Date _____

State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.
 See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

Alaric Byers Signature of the Keeper 3/23/89 Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Residence/Single Dwelling

Current Functions (enter categories from instructions)

Education/School (Art)

Landscape/City Park

7. Description

Architectural Classification

(enter categories from instructions)

Tudor Revival

Other: English Cottage

Materials (enter categories from instructions)

foundation Concrete

walls Concrete

roof Ceramic Tile

other _____

Describe present and historic physical appearance.

A two story cement residence resting on a full concrete foundation with partial basement and capped with an intersecting gable roof clad with tile, Paul Flander's "Outlands" at 25800 Hatton Road in Carmel, California, is complex-irregular in plan. The plan includes a small one story entry wing to the west, abutting the main two story residential block further east, this in turn connects with a second entry wing or hyphen with a south facing open entry court. West of this is the two story garage/servants wing. Designed in 1924 for the Carmel civic leader and land developer in an English Cottage substyle of the Tudor Revival, the home is an impressive example of the mature work of noted San Francisco architect Henry Higby Gutterson (1884-1954). Gutterson employed a cavity-walled building system of precast interlocking concrete blocks locally produced by the Carmel Thermotile Company, advertised as "fireproof, waterproof and practically everlasting." The construction of this cavity wall system is unique to its California location. The residence and its park-like setting retain to a remarkable extent their integrity as designed by architect Gutterson in 1924.

"Outlands" steeply pitched intersecting gable roofs are capped with Gladding McBean & Company's "Berkeley" small trough ceramic tiles, irregularly laid and fired in a russet color. Flashing throughout is in copper and lead. False rafters support the original redwood gutters at the eave line throughout the roof system. These rafter tails and simple vergeboards at the major gable ends are also of redwood. The roof plane is pierced on all elevations except the west entry wing by a series of small tile capped gable dormers with outward opening, 4 light casement windows. These casement windows are doubled in one of the two dormers along the west elevation of the main living block. The second, on the south side of the house is a wall dormer with 6/6 double hung wood sash. These two dormers flank the rectangular stack of an end wall chimney which is secured to the main roof by a pair of metal tie rods. Both this chimney and an interior chimney piercing the south facing roof plane of the entry court elevation at the ridgeline are constructed of Thermotite units to the eave line and faced with a light colored standard brick in the stacks which are topped with multiple undecorated chimney pots.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1924-1925

Significant Dates

1924

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Gutterson, Henry Higby

Ruhl, Frederick

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Significance

The Paul Flanders Mansion, "Outlands", is significant under National Register Eligibility Criteria C as the work of a prominent architect employing an innovative method of construction. "Outlands", if not the first, was one of the earliest architect designed residences in Carmel By-the-Sea and currently the only known example of Gutterson's work in the region. The architect used a unique cavity wall system from locally developed and fabricated precast hollow concrete structural units called Thermotite as his principal building material. Bonded by grout and bound by special metal ties for structural and seismic stability, the building material professed to be "waterproof, fireproof and practically everlasting". "Outlands" English cottage design was one of the first applications of this pictorial style of residential architecture in Carmel By-the-Sea. Variations on this mode, beginning in the town's commercial core in 1923, and expanding to the residential housing stock by 1924, established the still held popular image of the community as a quaint seaside village of creative artists. "Outlands" retains to a remarkable degree both its context and integrity as originally constructed in 1924-25. Its planned views of the Mission and Carmel Bay remain intact as conceived by architect Gutterson. Surely this beautiful building and its immediate setting qualify for listing at the local level of significant in the National Register of Historic Places.

Context

Carmel was founded toward the end of the nineteenth century in reaction to a tourist influx on the Monterey Peninsula. First precipitated by the success of the Pacific Grove Methodist campground established in 1875, it was further excellerated by the coming of the Southern Pacific Railway to Monterey in 1880, with its subsequent construction and operation of the Del Monte Hotel. A by-product of this

See continuation sheet

9. Major Bibliographical References

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property 1.43 acres

UTM References

A

1	0	5	9	7	0	6	7	4	0	4	5	1	0	0
Zone		Easting						Northing						

B

Zone		Easting						Northing						

C

Zone		Easting						Northing						

D

Zone		Easting						Northing						

See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

The boundary justification is based upon legally recorded boundary lines drawn by the City of Carmel By-the-Sea to immediately encompass all that remains of the original historic property.

See continuation sheet

11. Form Prepared By

name/title KENT L. SEAVEY/CONSULTANT date August, 1988
 organization _____ telephone (408) 375-8739
 street & number 310 Lighthouse Ave. state CA zip code 93950
 city or town Pacific Grove

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All walls are constructed of "Thermotite" precast concrete blocks laid flush in an American bond. A single row of standard sized stretchers of the same material and set out from the surface about one-half inch runs horizontally as a belt course around the main residential block defining the first and second stories. This feature is no longer visible because foliage is overgrowing the wall surfaces. The light grey of the concrete blocks is the finish color of the building's exterior. Of particular interest in the use of the building materials is architect Gutterson's handling of the north facing gable wall of the garage/servants wing. Here he experimented with the textural possibilities inherent in the material and created, in relief, a tapestry-like surface not dissimilar to Random Ashlar patterns found in stone construction. All exterior window and door casings are of pre-cast concrete.

There are two principal entries. One is located in the north elevation of the west wing immediately facing the circular asphalt driveway. The second is found midway along the south elevation as part of a raised, open entry court reach by a set of straight run brick stairs.

A low concrete wall enclosing this open court has had a wood framed glazed wind screen added at an unknown date. These entries are characterized by massive hardwood Tudor headed, batten doors enframed by precast concrete Tudor arch frames. Three, 4-light outward opening casement windows to the right (east) of the door bring light into a reception hall leading left (west) to the main living area. Directly ahead (north) is the dining room. The open entry court's west elevation is a large wall dormer stepped back slightly from the cover of the main residential block enclosing the main interior staircase. Light is brought into the enclosure from a small 4-light fixed window at the ground floor on the south facing wall and a similar outward opening casement window at the second floor facing east.

The west wing entry door is flanked by two small fixed leaded glass windows in a diamond pattern. Both doorways feature the identical cylindrical pierced copper decorative lighting fixture, glazed and electrified.

The remaining exterior entrances are found in the garage/servants wing (east). There are four in all, rectangular in shape. One leads

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off the garage at the north elevation to the kitchen, the other three are found along the east elevation. One about midway in the building enters the laundry. The final two are at the southeast corner, one above the other. An open well two-run staircase, concrete below and wood above leads down to the basement entry and up to a landing and back bedroom entry. The wood upper stair and landing have a simple wrought iron rail. These four utilitarian doors are single panelled below and glazed above with minor variations in design. Fenestration along this elevation (east) is a mix of double hung wood sash and outward open casement types.

Fenestration at the ground floor is predominately double hung wood sash with small square lights scaling back along the residence's north elevation (west to east) from 6/9 to 6/6 to 3/6, generally in pairs. A triple set of tall slender 6 light outward opening casement windows are found in the second story gable end of the main residential block while the south facing gable has one 6/6 double hung sash. Examples of the slender 6 light window type appear in the second story gable ends of the garage/servants wing. Triangular louvered wooden vents are found in the main gable peaks throughout. Decoration is limited to two and three panelled redwood shutters with small single diamond cutouts in the upper panel at the major window openings along the ground elevation and in some, but not all of the second story gable windows. They are pintle hung and held in place by circular wrought iron hold backs mounted directly into the masonry walls. Grilled metal transom windows appear in the foundation along the south elevation bringing light into the partial basement.

Wall mounted vertical wrought iron grills front a pair of 4 light fixed windows on the ground floor garage wall (north elevation).

A retaining wall of concrete block construction runs west from the north side of the garage wall abutting into a small, square gardener's shed of the same construction, capped with a pyramidal tile roof. A decorative copper and glass lighting fixture acts as a finial atop this feature. The shed and retaining wall both act as storage units.

Interior

Interior finishes are generally simple in the Flanders Residence. The only exception being three sets of paired and paneled hardwood doors related to the principal entry along the south elevation. They are respectively the multi paneled segmental arched double doors leading from the entry hall to the main living room and the half circle paneled and carved walnut double doors associated with the dining room off the

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same entry hall. There are two sets of these seen from the dining room interior. The main doors and a matching pair to the west that housed the family glassware. These massive 12 panel doors have quarter-round mouldings inset into each panel enriched with a carved band motif of figure eights. All the doors are hung on heavy duty hinges that fold into the door casing. Furniture on all doors of this type are ornate knobs of cast and burnished brass of the period (1920's).

Setting

Architect Gutterson carefully sited "Outlands" on a hillside overlooking the Carmel Valley to the southeast, Carmel Mission and Point Lobs to the southwest. He tucked the north elevation into the hill mass for privacy as well as environmental protection. Circulation is well handled using the natural contours of the site for a serpentine asphalt driveway and circle lined at intervals with a low rock wall. Rock pathways lead around the perimeter of the residence, laid in 1927. The mature plantings surrounding the home have tied it both formally and informally into its setting. Well maintained Cypress hedges to the east protect the large lawn area from the wind while the open forest to the south and west continue to afford the magnificent views originally envisioned by the designer. Since its acquisition in 1972 by the City of Carmel By-the-Sea, the property has become part of the Mission Trails Park with its grounds maintained by the City Forester and his staff.

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expansion in the late 1880's was a popular movement to restore the Old Carmel Mission. This effort, coupled with the projected extension of the Southern Pacific Railroad around the Peninsula to the Carmel River led local entrepreneur Santiago J. Duckworth to develop plans for a Catholic Religious Retreat modeled after Pacific Grove's example. Duckworth, in a convoluted land agreement with Honre Escolle, owner of the Las Manzanita Rancho (present day Carmel) surveyed and platted Carmel City and published a map with a gridiron layout superimposed over its myriad sand hills and ravines in April of 1888.

Duckworth and his brother hired Mexican and Chinese laborers to clear the land, form the street lines and mark off corner lots. Home-sites measured forty by one hundred feet and commercial lots along Ocean Avenue, the main thoroughfare were twenty-five by one hundred feet. In 1889, he began to advertise his paper town as a "Catholic Summer Resort" and offered "a golden opportunity for men of enterprise to reap a golden harvest."

Unfortunately, the proposed railroad extension and the restoration of the Carmel Mission failed to materialize. Those factors, coupled with a major economic depression in the early 1890's put Duckworth out of business.

Another entrepreneur, Mrs. Abbie Jane Hunter of San Francisco formed a group of investors under the Womens Real Estate Investment Company and began to build houses in Carmel. Hunter's brother, Delos E. Goldsmith, a carpenter, erected some of the first residences in Carmel near Guadalupe Street and 4th. Avenue which are still in use. They were generally pattern book exercises in a Queen Anne Cottage form. He built the first bathhouse on the beach and constructed the Hotel Carmelo at Ocean Ave. and Junipero Street which was later moved (1903) down Ocean Ave. to Monte Verde Street where it formed the nucleus of today's Pine Inn Hotel.

By 1895, Hunter's efforts failed and her company went into bankruptcy. Some large land purchases were made from the original owner prior to 1900 when experienced real estate men in the form of James Franklin Devendorf and Frank Powers collectively bought up most of the property. Together they formed the Carmel Development Company in 1902 and changed the project's name to Carmel By-the-Sea. Their initial plat expanded the original gridiron west toward the ocean and south towards the Carmel River. The new developers made improvements to the infrastructure, including road grading and a water system and successfully advertised their product to educators and other "brain workers".

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By 1904, the commercial core had begun to develop and a few one and two story wood framed false-fronted business buildings began to dot Ocean Ave. Architecturally, Carmel By-the-Sea was a vernacular affair of owner/builder single wall board and batten cottages. At one point after the 1906 earthquake and fire in San Francisco, the Carmel Development Company purchased and dismantled some older San Francisco cottages and had them shipped in pieces to Carmel to meet the housing needs to potential residents. The result was a series of small houses, some still in place, along Lincoln Street near 9th Ave. built entirely of the doors that had arrived as the first shipment. Devendorf eventually hired a young man named Michael J. Murphy to act as the company's contractor.

Between 1907 and the early 1920's, M.J. Murphy designed and constructed most of the residential housing and commercial buildings in Carmel, establishing the carpenter/builder vernacular look of the village up to that time. Redwood and Monterey Shale, or "Carmel Stone" as it was locally called, were the building materials of choice. The community's commercial blocks, except for their forested setting, resembled any frontier main street. The population continued to expand and by 1913 there were about 450 year round residents. In 1916, Carmel By-the-Sea incorporated to assure local control of growth. Some local traditions established by that time still prevail. There are no sidewalks in the residential zone or street lighting and the houses are unnumbered. Mail, for the most part, is still collected at the post office downtown, a daily ritual for much of the permanent population.

In the early 1920's, S.F.B. Morse and his Del Monte Corporation began in earnest to develop Pebble Beach as an affluent country club. The subsequent success of this venture impacted the primarily residential Carmel. Pebble Beach's expanding population used the village as a service center and tourism flourished with the advent of the automobile and the improving road systems. Even Carmel's main street, Ocean Ave., a dirt road known locally as "The Devil's Staircase" was paved in 1922. Builders began to settle in Carmel to take advantage of the Pebble Beach development. Major architectural names were being employed by the wealthy to build their homes and estates. Morse, as owner of the property, defined the look of Pebble Beach as predominately Mediterranean Revival, "a style of architecture similar to that found in early California, Spain, Italy, Southern France or Mexico." All architectural control rested with his company and no structures could be erected without prior design approval.

The Mediterranean Revival was one of the two pictorial architectural styles that would permanently change the physical appearance of Carmel By-the-Sea in the decade of the 1920's. Tudor Revival or the

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"Old English" style as it was referred to at the time was the second. This suburban mode of architecture was characterized by elements loosely based on early English building traditions and was ideally suited to the community temperment of decidedly anti-urban Carmel. Edward G. Kuster designed the first examples as part of this theatre of the Golden Bough complex at the southeast corner of Ocean Avenue and Monte Verde Street across from the Pine Inn. L.R. Gottfried was the builder. The shops, half timbered cottages, are still in commercial use today. The Carmel Pine Cone for April 24, 1924 reported:

"In Carmel By-the-Sea there is a group of little shops that might well be transferred to an artist's canvas and labeled 'a bit of Old Europe.'"

The newspaper's editor/publisher, Perry Newberry, who later became one of the more colorful mayors of the village gave Kuster full credit for introducing the building style and in a later article noted how rapidly its popularity spread. "So" he said, "instead of the white front wooden buildings that are characteristic of every small town in the west, Kuster's dream - made into reality - has changed our main street into an Ocean Avenue of beauty and artistry."

The development of Pebble Beach introduced another design consideration into Carmel in the 1920's as well, that of the garden city subdivision. Morse's concept for the Monterey Peninsula Country Club at Pebble Beach was, "A community which will fit harmoniously into the landscape, maintain the traditions of the early days and present the world a unity of aspect in a style or mode free from the cut and dried sameness of most such efforts."

Following his lead, three major land developments were initiated adjacent to the city limits between 1922 and 1925. "Carmel Woods", a 125 acre tract on the north side of town was the first. The Walker Tract to the south of town on 216 acres of the old Martin Ranch was called "The Point". The third was "Hatton Fields", 233 acres between the eastern town limit and the county road (now Highway 1).

In three short years, 574 acres of planned residential development had been added to Carmel's immediate sphere of influence but controlled by the County of Monterey. The major effect of this decade of development was the successful "Keep Carmel off the Map" mayorial campaign by Perry Newberry. In 1929, Carmel By-the-Sea wrote its first basic zoning ordinance in March of that year establishing only two zones in the village: 1) residential and 2) essential business. The ordinance's preamble, still in effect in 1988, states that "Carmel is a residential community in which business and commerce have been, are now, and are proposed to be subordinate to its residential character." This

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political perspective, coupled with the nationwide economic depression already underway slowed, but did not stop development in Carmel By-the-Sea until the outbreak of World War II.

It was in this context of architectural change and community development that real estate developer Paul Flanders came to Carmel in 1923 to establish a home and business. It was he and his partners in the Carmel Realty Company that purchased and ultimately developed the "Hatton Fields" subdivision. He was one of the earliest, if not the first to hire an outside professional architect to design his residence. Named "Outlands" by his wife and constructed in 1924/25, it was sited just within the city limits of Carmel, immediately adjacent to the Hatton Fields subdivision. Flanders' choice for an architect was Henry Higby Gutterson (1884-1954) from San Francisco.

Gutterson had been trained at the University of California, Berkeley and the Ecole des Beaux Arts in Paris. He had worked under Daniel H. Burnham, Willis Polk and John Galen Howard before establishing his own practice in 1913. He was supervising architect for the St. Francis Woods garden city development west of Twin Peaks in San Francisco where he designed more than 30 homes. When hired by Paul Flanders to design his Carmel home, Flanders continued to retain Gutterson as supervising architect for the layout and design of the Hatton Fields tract.

Gutterson, along with his Bay Area contemporaries, John Hudson Thomas and Walter H. Ratcliff, had long been identified with the English period Revival movement. It seems more than fitting, then, that this skilled practitioner and his prominent real estate developer client should choose a mode that would take advantage of the immediate popularity of its commercial equivalent as a new and proper residential mode for Carmel By-the-Sea.

Gutterson's only competition in this line was a young man named Hugh Comstock who, in late 1924, designed a tiny shop for his wife's handmade doll business on Torres Street near the corner of 6th Avenue, northeast of the commercial core. Comstock called the structure "Hansel" which was appropriate to its fairy-tale cottage appearance. This sub-type of the Old English style would flourish, both commercially and residentially, through the last half of the 1920's but was no comparison to Gutterson's design for Paul Flanders.

Architecture

"Outlands" is an impressive example of Gutterson's mature work.

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He sited the building into the slope of a hill to take full advantage of a view shed that encompassed Carmel Valley and the Santa Lucia Mountain Range, as well as Carmel Bay and the Pacific Ocean. The building was segmented into distinct separate volumes to allow it to be read in small increments. This, in part, no doubt to reduce the impact and rawness of its untreated cement block construction. Detailing was kept to a minimum with contemporary materials, especially the cast concrete door casings alluding to the past by repeating traditional Old English forms. In this case, Tudor moldings. Modern fittings and machine fabricated decorative entry lights tend to balance the potential dichotomy of ancient forms in modern fabrics. The passing of time and natural foliation now covering most of the buildings' surface enhance these details and give them a feeling of hand craftsmanship realized by the machine. Typical of the English cottage style is the sense of enclosure evoked by the residence. Its multi-paned window openings read as screens rather than openings.

Designed both technically and aesthetically to meet the realities of Carmel's coastal climate, the mood of home and hearth is quickly established by the arrangement of interior spaces. Particularly effective is the south entry. Here one enters a shall hall with simple tiled floor. To the west, dark massive paneled doors open to view the central fireplace while dead ahead, their rich walnut equivalents invite the guest into an intimately scaled dining hall. The excellent condition of all interiors after sixty-four years of service is a credit to the technical design of the architect. Gutterson designed in the popular styles of his time, including the English half-timbered, English country house and English cottage styles. His strongest statements combine the elements of these styles with a clear, individualistic expression and a great classical control over proportion and massing. He worked with wood shingle, wood and stucco and various types of concrete and concrete tile systems.

Method of Construction

The choice of cement masonry construction was predicated in part on the recent and disastrous fire in Berkeley, California (1923) that destroyed many of the finest homes north of the University of California campus. Ironically, during construction of "Outlands" in February of 1925, the Flanders family was burned out of its temporary quarters in the Pebble Beach house of their contractor, Fred Ruhl. One of Gutterson's earlier Berkeley designs, the home of Raymond T. Farmer, had employed a concrete wall construction not dissimilar to that chosen for the Flanders home. "Outlands" was fabricated of precast concrete units manufactured locally by the Carmel Thermotite Company, a business that had been in operation since 1922 and incorporated in 1925. A number of local

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commercial buildings and some residences had employed this new product before construction of the Flanders home, but none in a cavity wall system. The most well known example was the Seven Arts Building at the southwest corner of Lincoln Street and Ocean Ave. "Outlands" continues to be the only known example of cavity wall construction in the region.

Although cavity wall construction was well known throughout the United States, its employment was not common to California. The construction of the "Outlands" cavity wall is unique to its California location. The Thermotite blocks were laid in a manner similar to a two wuthe cavity wall. Three inches in thickness, they have tongue and groove bed and head joints. The use of grout rather than mortar for bonding is unique to this building as is the employment of special size ties to reinforce standard horizontal ties. These special ties are used to form x-braced vertical truss webbs between the exterior wythes. The x-braced system appears at window jambs as well as functioning to provide a vertifally spanning system to carry wind loading on the wall. The anchors used for the connection of the cavity wall wythes were anchored into the joints of the inner walls. The anchors were then bent and attached to the rim roof joist evidencing a sound knowledge of construction details to meet California's building conditions.

The Flanders residence in Carmel, California, embodies the distinctive characteristics of the English cottage style of design as realized by the mature work of Henry Higby Gutterson (1184-1954), The masonry construction system of the building is a unique variation of eastern construction techniques adapted for California conditions clearly making it worthy of retention as a historical record of California building. Architect Gutterson's design and site planning possess the high artistic value that qualify this significant structure for listing on the National Registry of Historic Places under Criterion C.

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- Gutterson, Henry H., Owners Duplicate Copy Specification For a Two
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4. INTERVIEWS

Ruhl, "Bert", Son of Contractor who worked with Gutterson on the
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5. ADDENDUM

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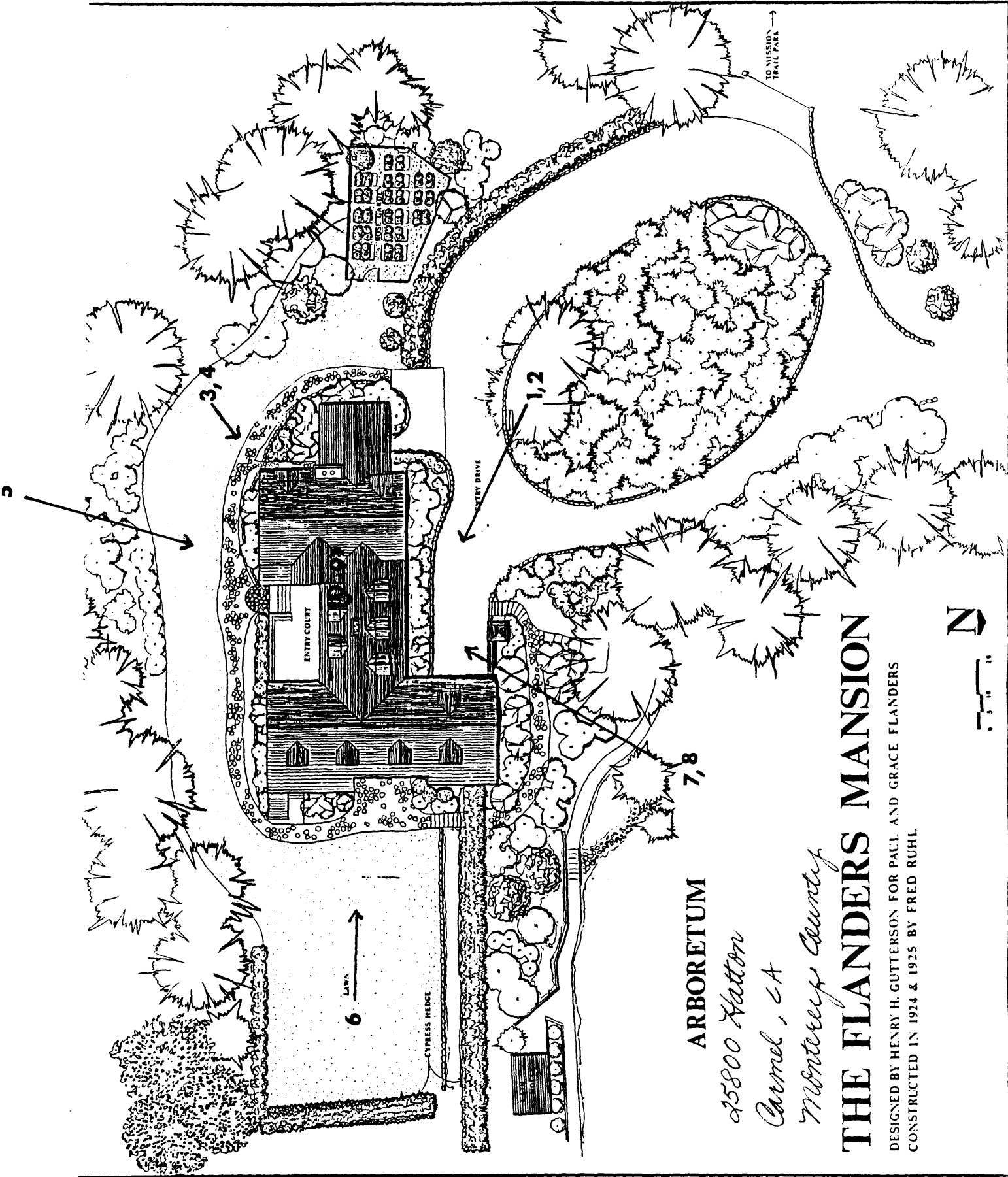
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BEGINNING at a point distant S. 58 00' W., 221.00 feet from the northwest corner of Lot 5, Block 6, as said lot and block are shown on that certain map entitled "Hatton Fields Tract No. 1," etc., recorded in Volume 3 of Cities and Towns at Page 32, Monterey County Records; and running thence

- (1) S. 37° 10' W., 64.51 feet; thence
 - (2) N. 59° 14' 40" W., 245.70 feet; thence
 - (3) N. 25° 20' W., 120.00 feet; thence
 - (4) N. 23° 00' E., 115.00 feet; thence
 - (5) N. 73° 05' E., 200.08 feet; thence
 - (6) S. 27° 41' 30" W., 72.00 feet; thence
 - (7) S. 11° 40' 10" E., 229.38 feet; thence
 - (8) S. 41° 46' 50" E., 78.30 feet to the point of beginning,
- and containing 1.43 acres, more or less, bounded on all sides by Mission Trail Park and recorded as part of APN 10-001-5.



ARBORETUM

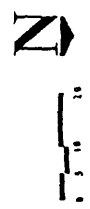
25800 Hatton

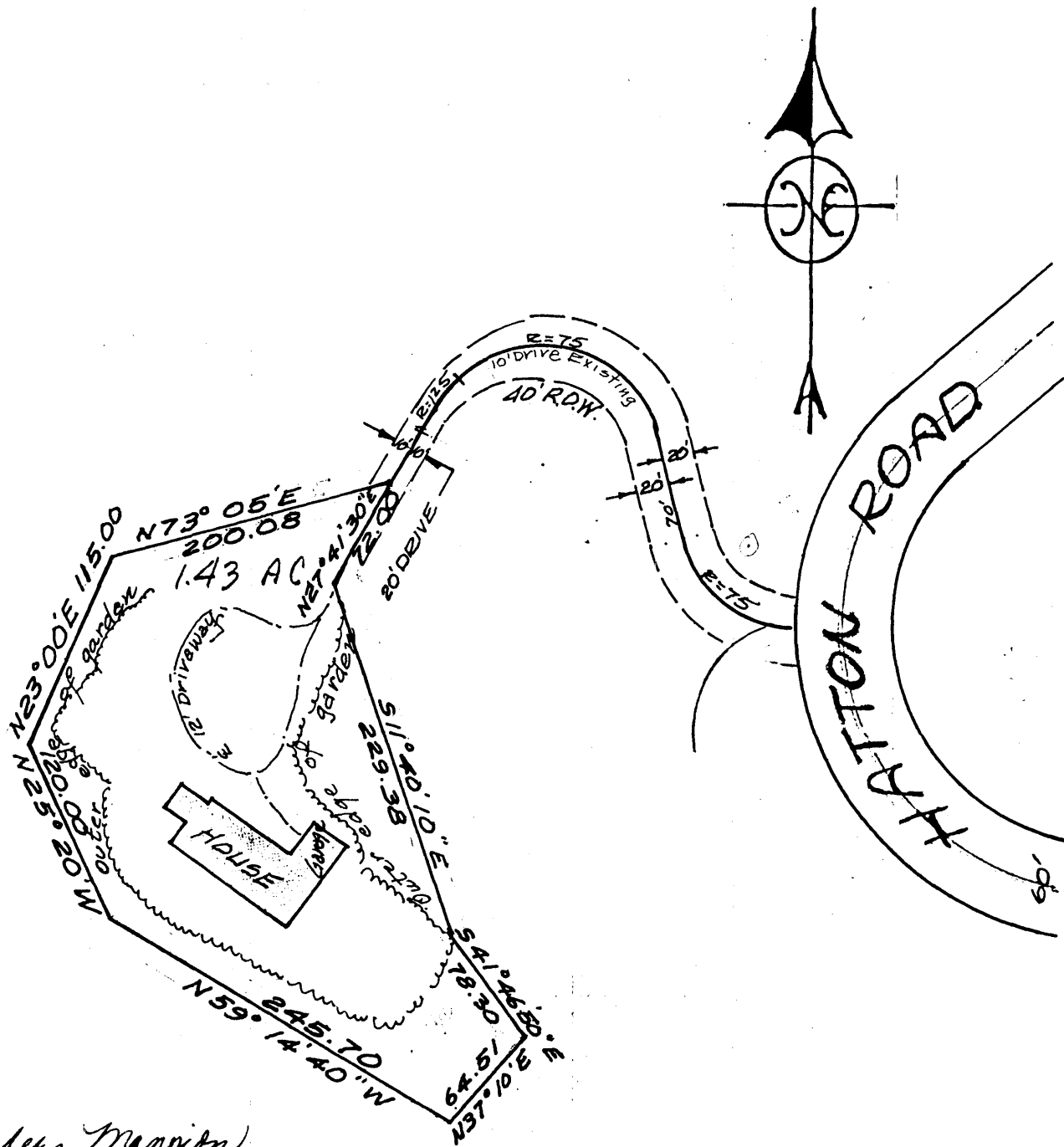
Carmel, CA

Monterey County

THE FLANDERS MANSION

DESIGNED BY HENRY H. GUTTERSON FOR PAUL AND GRACE FLANDERS
 CONSTRUCTED IN 1924 & 1925 BY FRED RUHL



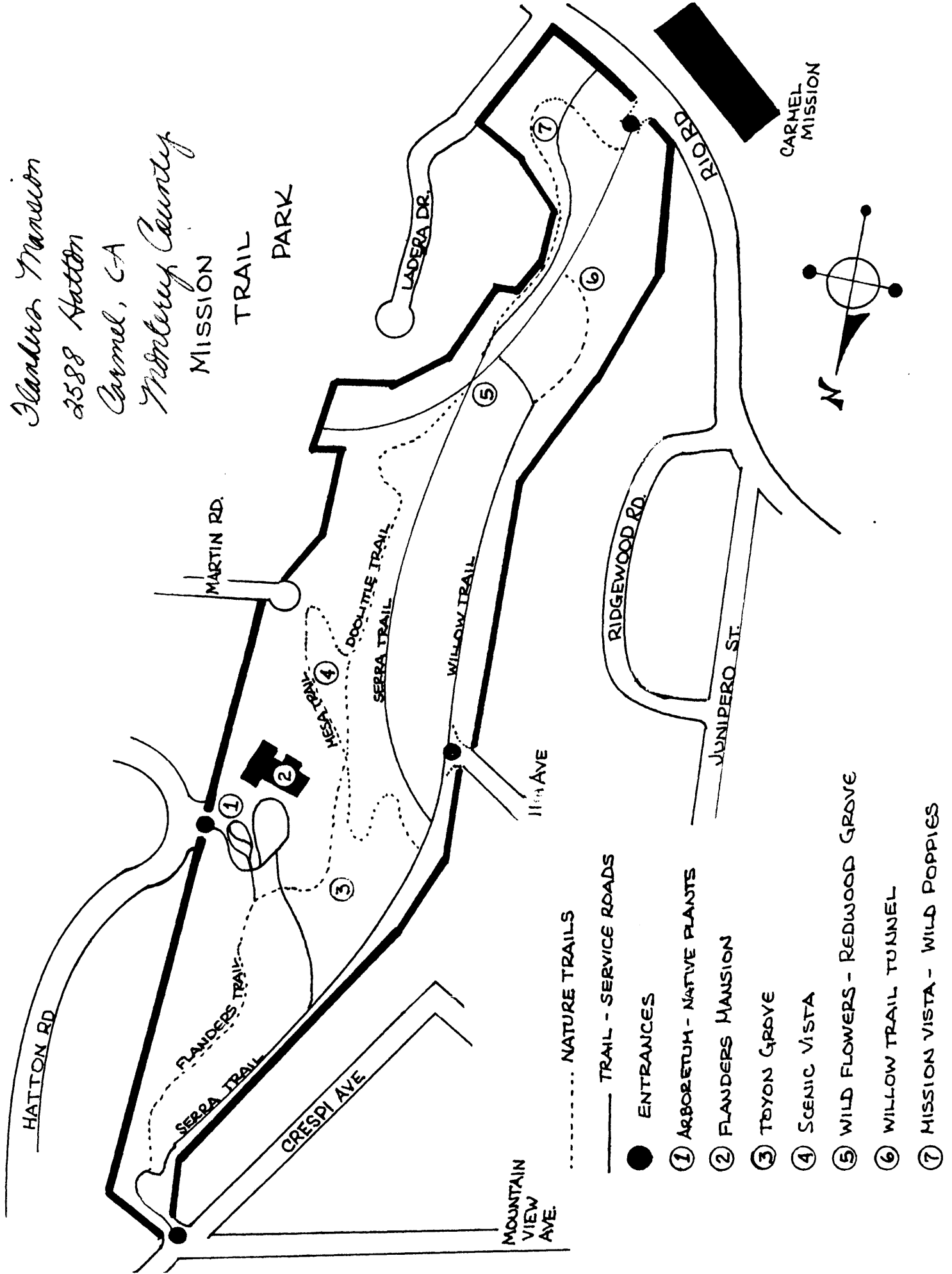


Flanders Manor
25800 Hutton
Carmel, CA
Monterey County

NEILL ENGINEERS, Inc. Consulting Engineers	
CARMEL	MONTEREY
SITE DIAGRAM FLANDERS ESTATE RESIDENCE FOR THE CITY OF CARMEL-BY-THE-SEA	
SCALE: 1"=100' DATE: JUNE 85 W.O. 506285	<i>Clayton B. Heil Jr.</i> Registered Civil Engineer No. 12805

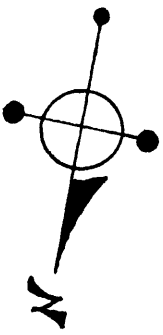
(Revised November 1986)

*Flanders Mansion
 2588 Hatton
 Carmel, CA
 Monterey County*



MISSION TRAIL PARK

CARAMEL MISSION



..... NATURE TRAILS

— TRAIL - SERVICE ROADS

● ENTRANCES

① ARBORETUM - NATIVE PLANTS

② FLANDERS MANSION

③ TOYON GROVE

④ SCENIC VISTA

⑤ WILD FLOWERS - REDWOOD GROVE

⑥ WILLOW TRAIL TUNNEL

⑦ MISSION VISTA - WILD POPPIES