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PHASE TWO HISTORIC ASSESSMENT

for:

The Goulding House

3377 Fourth Avenue

Carmel, CA.

APN: 009-153-006

Applicant:

Anne Urban

3377 Fourth Ave.

Carmel, CA 93923

Architect:

Wynkoop Design Corporation

POB 3846

Carmel, CA 93921

Historical Consultant:

Meg Clovis

14024 Reservation Rd.

Salinas, CA. 93908

July 5, 2025

Table of Contents

INTRODUCTION	3
HISTORICAL BACKGROUND.....	4
DESCRIPTION OF THE GOULDING HOUSE.....	6
IMPACTS OF THE PROPOSED PROJECT	7
MITIGATION SUMMARY	10
CONCLUSION.....	10



INTRODUCTION

Property Owner & Applicant:

Anne Urban
3377 Fourth Avenue
Carmel, CA. 93923

Address & Parcel Number:

3377 Fourth Avenue
Carmel, CA. 93923
APN: 009-153-006

Project Description & Current Use:

The proposed project includes the construction of a 1122 square foot addition on the rear (north) elevation, the removal of the 1940 and 1967 additions on the rear elevation, the replacement in-kind of deteriorated windows, and a reroof of the entire house with Class A Brava mixed size weathered synthetic shake. First floor additions will include a sunroom on the northwest corner and a dining area on the northeast corner, totaling 457 square feet. Terraces will be located on the second floor above both additions, totaling 665 square feet.

Current Use

The house located at 3377 Fourth Avenue is a residence and has been used as a residence since its construction in 1928.

Historic Consultant:

Meg Clovis' qualifications and experience as a historian span the past 45 years. After graduating from Boston University with a M.A. in Historic Preservation in 1979, Ms. Clovis joined the firm of Charles Hall Page and Associates in San Francisco as an Architectural Historian. During that time, she consulted on projects throughout the western United States. In 1981 Monterey County hired Ms. Clovis as County Historian and she served in that capacity for 36 years. She staffed the Monterey County Historic Resources Review Board and Historical Advisory Commission. She was responsible for the adequacy of historical reports for the purposes of CEQA and she is well-versed in the criteria of the Monterey County, California and National Registers. In 2019 Ms. Clovis was employed by the National Trust for Historic Preservation as Historian for the Cooper-Molera Adobe in Monterey. Ms. Clovis currently serves as consulting historian for the City of Carmel-by-the-Sea. Meg Clovis is a certified Historian and Architectural Historian with the County of Monterey, and she meets the Secretary of the Interior's Professional Qualifications Standards in Architectural History and History (36 CFR Part 61).

Research Design:

During July 2025, Meg Clovis carried out background research for this report including:

- Meeting with the architect and HRRB subcommittee members
- Reviewed proposed renovation plans

- Reviewed all pertinent National Park Service publications related to the Secretary of the Interior's Standards and Guidelines for Rehabilitation including:
 - a) Preservation Briefs
 - b) Interpreting the Standards Bulletins
 - c) Preservation Tech Notes
- Reviewed the property DPR dated December 2024

Current Listing Status:

A Phase One report completed in December 2024 determined that the Goulding House is eligible on the local level under California Register Criterion 3 and Monterey County Register Criteria A1, A5, and B1. Specifically, the house is eligible because it embodies the distinctive characteristics of the French Eclectic style of architecture, and it represents the work of locally significant architect Anthanase Nastovic. The Period of Significance for the house is 1928, the year of construction.

HISTORICAL BACKGROUND

Location Map



Goulding House History:

The Goulding House was built in 1928 and is in the Hatton Fields subdivision which was developed by the Carmel Land Company. The developers did not build model homes but relied on contractors who invested their own money to build speculative houses. One such builder was Serbian architect Anthanese Nastovic (1876-1965) who built the subject property as well as five other homes in Hatton Fields (*Carmel Cymbal*, 2/9/1927). Nastovic was formerly a professor of architecture at the Art Academy at Petrograd. He designed several famous buildings in Moscow, Petrograd, and Bulgaria and designed a well-known monument to Alexander II in Moscow. Nastovic and his wife Olga escaped from Russia during the Russian Revolution and made their way to a cousin's home in Shanghai. In 1921 the couple left China and sailed to the United States. They settled in Oakland and soon Nastovic was designing numerous homes and apartment buildings in the San Francisco Bay Area. By 1926 Nastovic was partnered with the Carmel Development Company and started building residences in Hatton Fields and in the Peter's Gate area of Monterey. The Carmel Development Company promoted Nastovic as "an architect with the reputation of building distinctive homes" (*Carmel Pine Cone*, 4/8/1928) in the popular revival styles of architecture. Unfortunately, the residences did not sell at the rate Nastovic anticipated. By 1929 he found himself over-extended and he filed for bankruptcy. He returned to Oakland to manage an apartment building he designed. He dropped out of the public eye and passed away in New York in 1965.



Figure 1: View of front elevation.

The Goulding House takes its name from long-time owners Dr. Robert L. Goulding and his wife Alice who lived in the house for six decades.

DESCRIPTION OF THE GOULDING HOUSE

Built in 1928, the wood-framed Goulding House has an asymmetrical plan composed of a one-story side gabled west wing and a two-story east wing with a front facing gable and tower. Two additions have been constructed on the rear of the house: a two-story 1940 addition and a one-story 1967 addition. The steeply sloped roof is covered with asphalt composition shingles. Exterior walls are stucco and horizontal wood siding fills the apex of each gable and clads the dormers. The house is an example of the towered subtype of the French Eclectic style (also known as the French Norman style) which became popular after World War I. Elements of the house that represent the French Eclectic style include the prominent tower with conical roof and narrow, vertically oriented windows; the flared eaves at the roof-wall junction; the hipped dormers (the 1940 addition has shed roof dormers); half-timbering in the front gable; and the mix of materials, in this case stucco and horizontal wood siding. Fenestration in the original and 1940 section of the house is wood casement multi-paned sash. An oriel window with three narrow, vertically oriented multi-paned windows is in the second story gable on the front elevation. Vertically oriented tripartite windows run across the front elevation's one-story wing. Brick steps with a wood railing lead to the raised front entry porch. The plank front door, which is flanked by sidelites, is overlaid with a "Z" pattern – one of architect Nastovic's signature features. His other signature feature is the Gothic arch which can be found inside the house and in the wing wall gate that connects the house and garage. A tapered stucco covered chimney is located on the north eave wall.

The two additions do not fall within the period of significance which is 1928.

Character-defining features of the Goulding House include:

- Original 1928 footprint, height and massing.
- Tower with conical roof.
- Gabled roof forms with flared eaves.
- Half-timbering detail.
- Wood casement windows including oriel window dating to 1928.
- Steep roof slope and hipped dormers.
- Stucco exterior walls with horizontal wood siding in gables and on hipped dormers.
- Panel front door with "Z" detail and sidelites.
- Wing wall, garage and arched garden gate.
- Tapered chimney.

IMPACTS OF THE PROPOSED PROJECT

As a historical resource, the Goulding House is subject to review under the California Environmental Quality Act (CEQA). Generally, under CEQA, a project that follows the *Standards and Guidelines for Rehabilitation* contained within *The Secretary of the Interior's Standards for the Treatment of Historic Properties*¹ is considered to have mitigated impacts to a historical resource to a less-than-significant level (CEQA Guidelines 15064.5).

The compliance of the proposed work on the Goulding House is reviewed below with respect to the *Rehabilitation Standards*. The Standards are indicated in italics, followed by a discussion regarding the property's consistency or inconsistency with each Standard.

Rehabilitation is defined as "the process of returning a building or buildings to a state of utility through repair or alteration, which makes possible an efficient use while preserving those portions of the building and its site and environment which are significant to its historic, architectural, or cultural values." (36 CFR 67.2(b)).

Standard One

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The Goulding House was constructed as a single-family residence and this use will continue. The proposed changes to the rear elevation, including the removal of non-historic additions and the construction of new additions on the northwest and northeast corners, will not affect the distinctive materials and features which are primarily assembled on the front elevation. The spaces and spatial relationship with the garage will not be changed. The proposed work is consistent with Standard One.

Standard Two

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

Distinctive materials that define the historic character of the property such as the stucco exterior siding, half-timbering, and horizontal wood siding will not be affected by the proposed project. Changes will be focused on the rear elevation which has been previously altered in 1940 and 1967. The proposed work is consistent with Standard Two.

¹ *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*. U.S. Department of the Interior. National Park Service, 2017.

Standard Three

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties will not be undertaken.

The proposed project does not include adding conjectural features or elements from other historic properties to the house. The proposed work is consistent with Standard Three.

Standard Four

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

In 1940 a two-story north wing with a gabled roof and shed dormers on the east and west roof slopes and a wood exterior staircase to the second story was built on the rear elevation. In 1967 a one-story flat-roofed family room was built on the northeast corner of the house. Neither of these additions fall within the period of significance and neither have achieved historical significance. Both these additions will be removed as part of the project. This Standard is not applicable.

Standard Five

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property will be preserved.

The distinctive materials, features, finishes, and construction techniques such as the plank front door, fenestration pattern and types on the front elevation, and stucco exterior walls will be preserved and will not be affected by the proposed project. The proposed work is consistent with Standard Five.

Standard Six

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Plan Sheets A-7 to A-10 indicate that existing windows will be replaced in-kind (based on 1928 sash) if existing windows: a) are too deteriorated to repair, b) energy efficiency is desired, or c) were replaced with incompatible windows such as vinyl in the past. If glazing requires replacement dual-glazed, low-e glass will be used.

Most of the character-defining windows are located on the front elevation, therefore particular care should be exercised when evaluating these windows for repair rather than replacement. Plans indicate that one vinyl window in the tower is scheduled for replacement, which is appropriate.

Regarding the use of insulated glass and low-E glass, the Secretary of the Interior's Guidelines for Windows recommends:

- Modifying a historic single-glazed sash to accommodate insulated glass when it will not jeopardize the soundness of the sash or significantly alter its appearance.
- Using low-E glass with the least visible tint in new or replacement windows.

The proposed work is consistent with Standard Six.

Standard Seven

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

No chemical or physical treatments are planned for this project. This Standard is not applicable.

Standard Eight

Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

The proposed project does not include ground disturbance that may affect archeological resources, if any. This Standard is not applicable.

Standard Nine

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The 1940 and 1967 non-historic additions on the rear elevation will be removed and replaced with a sunroom on the northwest corner and a dining area on the northeast corner. Both additions will have upper terraces. These additions will not destroy historic materials or features that characterize the property since the rear elevation (north) was totally altered in 1940 and 1967.

On the west elevation, three new windows will be added to the tower. These include three narrow windows and one vertically oriented multipaned window. The Secretary of the Interior's Guidelines for Windows recommends:

- Adding new window openings on rear or other secondary, less visible elevations, if required by a new use. The openings and the windows in them should be compatible with the overall design of the building but, in most cases, not duplicate the historic fenestration.

A notation on Plan Sheet A-10 should be added that describes how these windows will be differentiated from the original.

On the east elevation, a multipaned French door will be added for access into bedroom #1. This will necessitate moving one window to the left. The plans indicate that both the new French door and window will be differentiated.

The new additions will have exterior stucco walls which will be compatible with historic materials. Plan Sheet A-13 illustrates how the new stucco will be differentiated from the old. In addition, the horizontal siding in the apex of the new rear gables will be differentiated, using 6-inch rustic siding as compared to the original 12-inch siding found on the front elevation.

The proposed work is consistent with Standard Nine.

Standard Ten

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The new additions, if removed in the future, will not affect the essential form and integrity of the original 1928 historic property. The proposed work is consistent with Standard Ten.

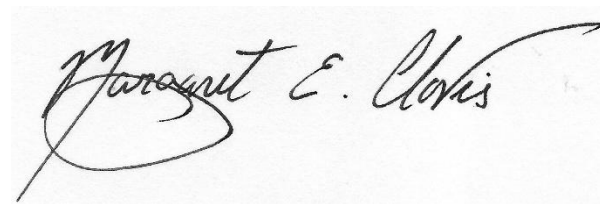
MITIGATION SUMMARY

1. The project meets the applicable Secretary of the Interior's Standards for Rehabilitation; therefore, project mitigations are not necessary. The proposed project will not impact the historic integrity of the Goulding House.

CONCLUSION

The proposed work meets Standards One, Two, Three, Five, Six, Nine and Ten. Standards Four, Seven, and Eight are not applicable.

Respectively Submitted,

A handwritten signature in black ink, reading "Margaret E. Clovis". The signature is written in a cursive style with a large, looping initial "M".

Margaret (Meg) Clovis



Figure 2: View of rear elevation. Arrows indicate 1940 and 1967 additions.



Figure 3: View of east elevation. The arrow indicates the window that will be moved to the left and replaced with a door.



Figure 3: View of character-defining features on the front elevation, including tower, half-timbering, oriel window, flared eaves, and fenestration.

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 9

*Resource Name or #: (Assigned by recorder) The Goulding House

P1. Other Identifier: The Sheppard 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 N/A Date N/A T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address 3377 Fourth Avenue City Carmel Zip 93921

d. UTM: (Give more than one for large and/or linear resources) Zone ; 36.541033mE/ 121.932922mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN 009-153-006, Block 22, Lot 6

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

Built in 1928, the wood-framed Goulding House has an asymmetrical plan composed of a one-story side gabled west wing and a two-story east wing with a front facing gable and tower. Two additions have been constructed on the rear of the house: a two-story 1940 addition and a one-story 1967 addition. The steeply sloped roof is covered with asphalt composition shingles. Exterior walls are stucco and horizontal wood siding fills the apex of each gable clads the dormers. The house is an example of the towered subtype of the French Eclectic style (also known as the French Norman style) which became popular after World War I. Elements of the house which fit the French Eclectic moniker include the prominent tower with conical roof and narrow, vertically oriented windows; the flared eaves at the roof-wall junction; the hipped dormers (the 1940 addition has shed roof dormers); half-timbering located in the front gable; and the mix of materials, in this case stucco and horizontal wood siding. Fenestration in the original and 1940 section of the house is wood casement with (continued p. 3)

*P3b. Resource Attributes: (List attributes and codes) HP2, Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #) Front Elevation, 11/2024

*P6. Date Constructed/Age and

Sources: 1928 ☒ Historic

☐ Prehistoric ☐ Both

Assessor

*P7. Owner and Address:

Anne Urban

3377 Fourth Ave.

Carmel, CA. 93923

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

Meg Clovis

14024 Reservation Rd.

Salinas, CA 93908

*P9. Date Recorded: 12/2024

*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

Page 2 of 9

*NRHP Status Code **5S2**

*Resource Name or # (Assigned by recorder) **The Goulding House**

B1. Historic Name: The Sheppard House

B2. Common Name: The Goulding House

B3. Original Use: Residence

B4. Present Use: Residence

*B5. Architectural Style: French Eclectic

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed in 1928; additions in 1940 and 1967.

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

Original Location:

*B8. Related Features: Garage

B9a. Architect: Anthanase Nastovic

b. Builder: Unknown

*B10. Significance: Theme Architectural Development Area Carmel by the Sea

Period of Significance 1928

Property Type Building Applicable Criteria CR 3; MCR A1, A5, B1

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

3377 Fourth Avenue in Carmel, commonly known as the Goulding House, was built in 1928 and is located in the Hatton Fields subdivision. The Carmel Land Company purchased the property from the Hatton estate (*Carmel Pine Cone* 11/21/1925, 2/6/1926, 4/3/1926) and filed a subdivision map in 1925 with 300 lots. Home sites opened for sale in 1926. The lots were large, ranging from one-third acres to three acres. Paul Flanders, the president of the Carmel Land Company, diligently promoted the subdivision as a "high class residence section" with weekly advertisements in the local newspapers. A 1926 advertisement noted that,

"Hatton Fields was laid out with the express purpose in mind of affording to and preserving for home owners a degree of seclusion which Carmel properties enjoyed in the beginning but is in danger of losing because of the small size of some building lots. Hatton Fields sales contracts carry an agreement against subdividing of lots, while moderate building restrictions protect future residents against architectural monstrosities." (*Carmel Cymbal*, 12/8/1926)

The developers did not build model homes but relied on contractors who invested their own money to build speculative houses. One such builder was Serbian architect Anthanase Nastovic (1876-1965) who built the subject property as well as five other homes in Hatton Fields (*Carmel Cymbal*, 2/9/1927).

Nastovic was formerly a professor of architecture at the Art Academy in Petrograd. (continued p. 4)

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

*B12. References:

Historic Context Statement for Carmel by the Sea, 2022

Monterey County Historic Preservation Ordinance

Accela Files, Monterey County

National Register Bulletin 15

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

Archives retrieved from Ancestry.com

News articles retrieved from Newspapers.com

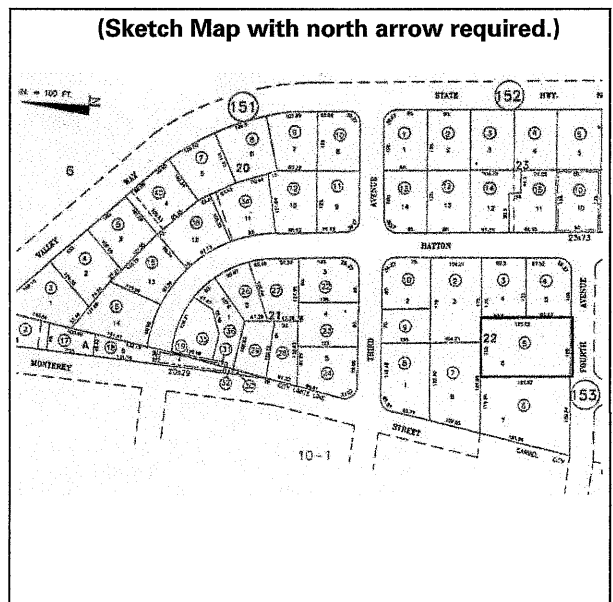
B13. Remarks

*B14. Evaluator: Meg Clovis

*Date of Evaluation: 12/2024

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



P3a. Description continued:

multi-paned sash. An oriel window is located in the second story's front gable on the front elevation. Vertically oriented tripartite windows run across the front elevation's one-story wing. Brick steps with a wood railing lead to the elevated front entrance and partial width porch. The plank front door, which is flanked by sidelites, is overlayed with a "Z" pattern, - one of architect Nastovic's signature features. His other signature feature was the Gothic arch which can be found both inside the house and in the wing wall gate that connects the house and garage. A tapered stucco covered chimney is located on the north eave wall.

Two additions have been constructed on the rear (north) elevation since 1928. In 1940¹ a two-story north wing with a gabled roof and shed dormers on the east and west roof slopes was built. Fenestration and finishes (stucco walls) match the original house. A wood staircase leads up to a second story door, located on the gable end of the addition. In 1967 (BP# 20445) a one-story flat roofed family room was built on the rear northeast corner of the house. Sliding glass doors and large plate glass windows dominate this addition. Neither of these additions fall within the period of significance which is 1928.

The house is located on a half-acre lot. It has a circular driveway, and a garage is located on the west side of the lot. The garage has a front gable roof with horizontal wood siding in the gable's apex. The exterior walls are stucco. The garage has carriage doors with Nastovic's signature "Z" detail, although the garage doors not original. The original garage burned down, and the current garage is a replacement. The original garage's carriage doors had a different "Z" detail and sidelites flanked the doors (see Figure 6). A stucco wing wall with an arched wooden gate and gate opening connects the house and garage. There are several large mature trees on the parcel and the grounds have minimal landscaping.

Character-Defining Features

Character refers to all the visual aspects and physical features that comprise the appearance of a historic building, its materials, craftsmanship, decorative details, and the various aspects of its site and environment. The Goulding House exhibits design traits that characterize Carmel's French Eclectic style of architecture, as described in Carmel's Historic Context Statement (p. 53). The following are the character-defining features of the Goulding House:

- Original floor plan (1928) and massing
- Tower with conical roof
- Gabled roof forms with flared eaves
- Half-timbering detail
- Wood casement windows
- Height, massing and floor plan
- Original fenestration including wood casement windows and oriel window
- Hipped dormers
- Stucco exterior walls with horizontal wood siding in gables and on hipped dormers
- Paneled front door with "Z" detail and sidelites
- Wing wall and arched garden gate
- Tapered chimney

¹ This information was provided to the current owner by the previous owner.

State of California -- The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # _____ HRI# _____ Trinomial _____
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Page 4 of 9	*Resource Name or # The Goulding House	*Date 12/2024
*Recorded by Meg Clovis	<input checked="" type="checkbox"/> Continuation	<input type="checkbox"/> Update

Integrity

Integrity is defined as the ability of a property to convey its significance. There are seven aspects of integrity and to retain integrity, a property must retain several, if not most aspects. Two additions, one in 1940 and one in 1967, have been constructed on the rear (north) elevation of the Goulding House. Neither of the additions are visible from the public right-of-way and neither addition has compromised the integrity of the original design of the house

Location: The Goulding House is still in its original location.

Design: The Goulding House retains all the elements of its original French Eclectic style design such as its one and two-story massing, tower with conical cap, and the gable roof with flared eaves.

Setting: The Goulding House is still located in a residential setting.

Materials: The Goulding House has retained its original materials such as the stucco exterior walls, the horizontal wood siding in the gables and on the hipped dormers, and the wood casement windows.

Workmanship: The Goulding House has retained Nastovic's signature details, the half-timbering in the front gable, and the distinctive oriel window.

Feeling: The Goulding House retains the physical features that convey its historic character, i.e., an example of French Eclectic architecture in the Hatton Fields subdivision.

Association: Association is only relevant if a property is eligible for listing under Criteria One or Two.

B10. Significance continued:

He designed several famous buildings in Moscow, Petrograd, and Bulgaria and designed a well-known monument to Alexander III in Moscow. Nastovic and his wife Olga escaped from Russia during the Russian Revolution and made their way to a cousin's home in Shanghai. In 1921 the couple left China and sailed to the United States. They settled in Oakland and soon Nastovic was designing numerous homes and apartment buildings in the San Francisco Bay area. By 1926 Nastovic was partnered with the Carmel Development Company and started building residences in Hatton Fields and in the Peter's Gate area of Monterey. The Development Company promoted Nastovic as "an architect with the reputation of building distinctive homes."² He designed homes in both the Spanish and English styles.³ Unfortunately, the residences did not sell at the rate Nastovic anticipated. By 1929 he found himself over-extended and he filed for bankruptcy. He returned to Oakland to manage an apartment building he designed. He dropped out of the public eye and passed away in New York in 1965.

The first owners of the subject property were Harry Joseph and Mary Sheppard.⁴ The couple bought the house, which they called "Top of the World", as a second home. Their primary residence was in Oakland. Mr. Sheppard was the general plant manager for the Pacific Telephone and Telegraph Company.⁵

² *Carmel Pine Cone*, 4/8/1928.
³ *Carmel Cymbal*, 6/15/1926.
⁴ *Carmel Development Company Parcel Map*, Harrison Memorial Library, 1930.
⁵ *H.J. Sheppard Obituary, Oakland Tribune*, 5/4/1934.
 DPR 523L (1/95)

State of California -- The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # _____ HRI# _____ Trinomial _____
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Page 5 of 9 *Resource Name or # The Goulding House *Date 12/2024 ☒ Continuation ☐ Update
 *Recorded by Meg Clovis

The second owners were Dr. Henry Cloyd Murphy (1863-1948) and his wife Vinnie who bought the property as their retirement home in 1938. Dr. Murphy received his medical degree from Kings College in Tennessee. He came to California in 1888 where he practiced medicine in Monterey and San Luis Obispo counties. The family settled in Salinas in 1899, and Murphy established a thriving practice. He opened the Murphy Hospital in 1922 and in 1932 he built the Park Lane Hospital which he owned and operated until 1943. Dr. Murphy retired in 1938 after fifty years of practice.⁶

George and Ellen Fortier bought the house from the Murphys. George Fortier was a pharmacist who owned pharmacies in Monterey, Pacific Grove, and Carmel. He graduated from the University of California's College of Pharmacy.⁷ George Fortier sold the house after Ellen's death in 1956.⁸

Dr. Robert L. Goulding and his wife Alice bought the house in 1957, and it remained in their family for the next six decades. Psychiatrist Robert Goulding attended medical school at the University of Cincinnati and interned at Bethesda Hospital in Maryland. He maintained a practice in Carmel and was a noted expert in Transactional Analysis. The couple divorced in 1969, and Alice remained in the house until her death in 2017. Alice was a well-known philanthropist and supported educational and health care organizations.⁹

Anthanase Nastovic is listed in Carmel's Historic Context Statement as a significant architect. None of the former owners are included in the Context Statement.

Evaluation for Significance

Historians use National Register Bulletin 15¹⁰ as a guide when evaluating a property's significance whether on a local, state, or national level. To qualify as a significant historic resource the property must be evaluated within its historic context and the Carmel-by-the-Sea Historic Context Statement provides this context. The property must also be significant for one or more National Register of Historic Places criteria, California Register of Historic Resources criteria, or Monterey County Historic Register Criteria. The Criteria describe how properties are significant for their association with important events or people, for their importance with design or construction, or for their information potential. In addition, a significant property must represent an important part of the identified context and must retain integrity – the characteristics that make it a good representative of properties associated with that aspect of the past.

For a property to be listed under **Criterion A** (National Register), **Criterion 1** (California Register) and **Criteria A1 and A6** (Monterey County Register) it must be associated with events that have made a significant contribution to the broad patterns of our history. No specific event led to the construction of the Goulding House, and no important event took place in the house. The Goulding House is not eligible for listing under the aforementioned criteria.

⁶H.C. Murphy Obituary, *Salinas Californian*, 12/3/1948.
⁷ George Fortier Obituary, *Carmel Pine Cone*, 3/24/1966.
⁸ Ellen Fortier Obituary, *Carmel Pine Cone*, 2/23/1956.
⁹ Alice Goulding Obituary, *Carmel Pine Cone*, 12/8/2017.
¹⁰ National Register Bulletin 15. *How to Apply the National Register Criteria for Evaluation*. National Park Service. 1998.
 DPR 523L (1/95)

State of California -- The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # _____ HRI# _____ Trinomial _____
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Page 6 of 9

*Resource Name or # The Goulding House

*Recorded by Meg Clovis

*Date 12/2024

☒ Continuation ☐ Update

For a property to be listed under **Criterion B** (National Register), **Criterion 2** (California Register), or **Criterion A3** (Monterey County Register) it must be associated with a person who is significant on the local, state, or national level. 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. None of the former owners distinguished themselves within any of the themes identified in Carmel's Historic Context Statement. The Goulding House is not significant under Criteria B, 2 or A3.

For a property to be listed under **Criterion C** (National Register), **Criterion 3** (California Register), or **Criteria A1, A5, and B1-3** (Monterey County Register) it must embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values. The Goulding House embodies the distinctive characteristics of the French Eclectic style of architecture, and it represents the work of master architect Anthanase Nastovic. A property is eligible for its high artistic values if it so fully articulates a particular concept of design that it expresses an aesthetic ideal. The Goulding House does not express aesthetic ideals or design concepts more fully than other examples of the French Eclectic style. The Goulding House is eligible on a local level under California Register Criterion 3 and Monterey County Register Criteria A1, A5, and B1.

Criterion D (National Register), **Criterion 4** (California Register), and **Criterion A7** (Monterey County Register) are applicable to properties that have yielded, or may likely yield, information important to history or prehistory. In other words, these criteria are reserved for archeological sites, and they are not relevant to the evaluation of the Goulding House.

Summary

The Goulding House is eligible for listing on the California Register under Criterion 3 at the local level and for listing on Monterey County's Register under Monterey County Criteria A1, A5, and B1. The Goulding House meets the qualifications as a historic resource under CEQA.

Page 7 of 9

*Resource Name or # The Goulding House

*Recorded by Meg Clovis

*Date 12/2024

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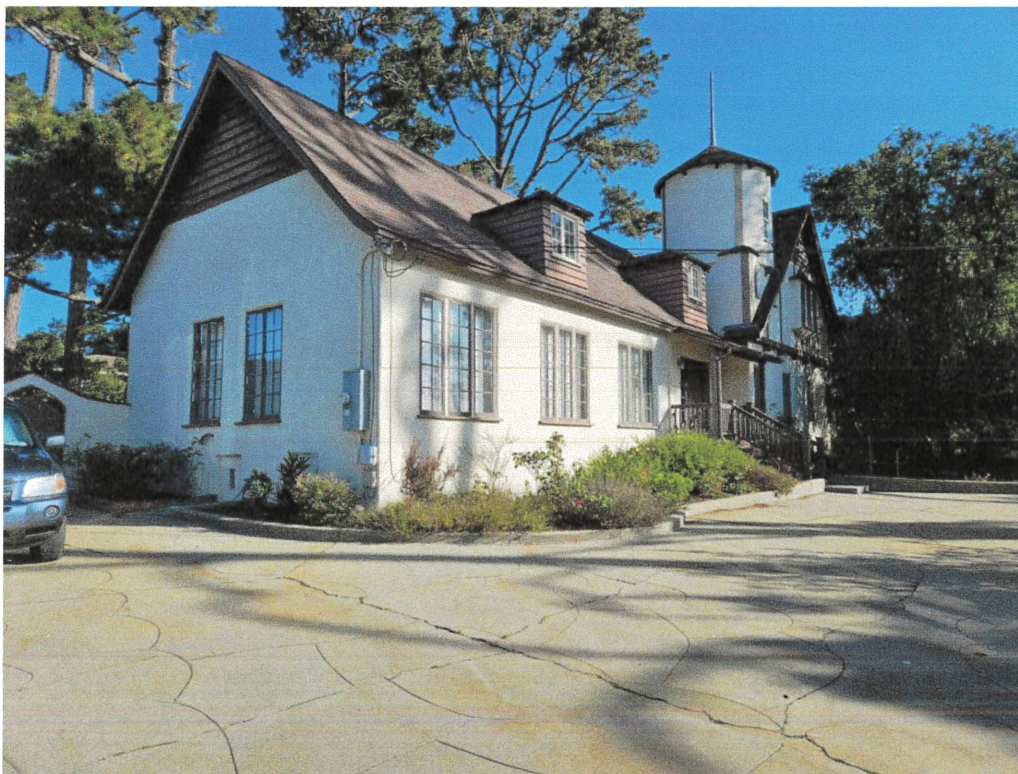


Figure 1: View of the Goulding House looking northeast.



Figure 2: View of front entrance.

Page 8 of 9

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Figure 3: View of 1940 addition (indicated by arrow).



Figure 4: Arrow indicates 1967 addition.

Page 9 of 9

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*Date 12/2024

☒ Continuation ☐ Update

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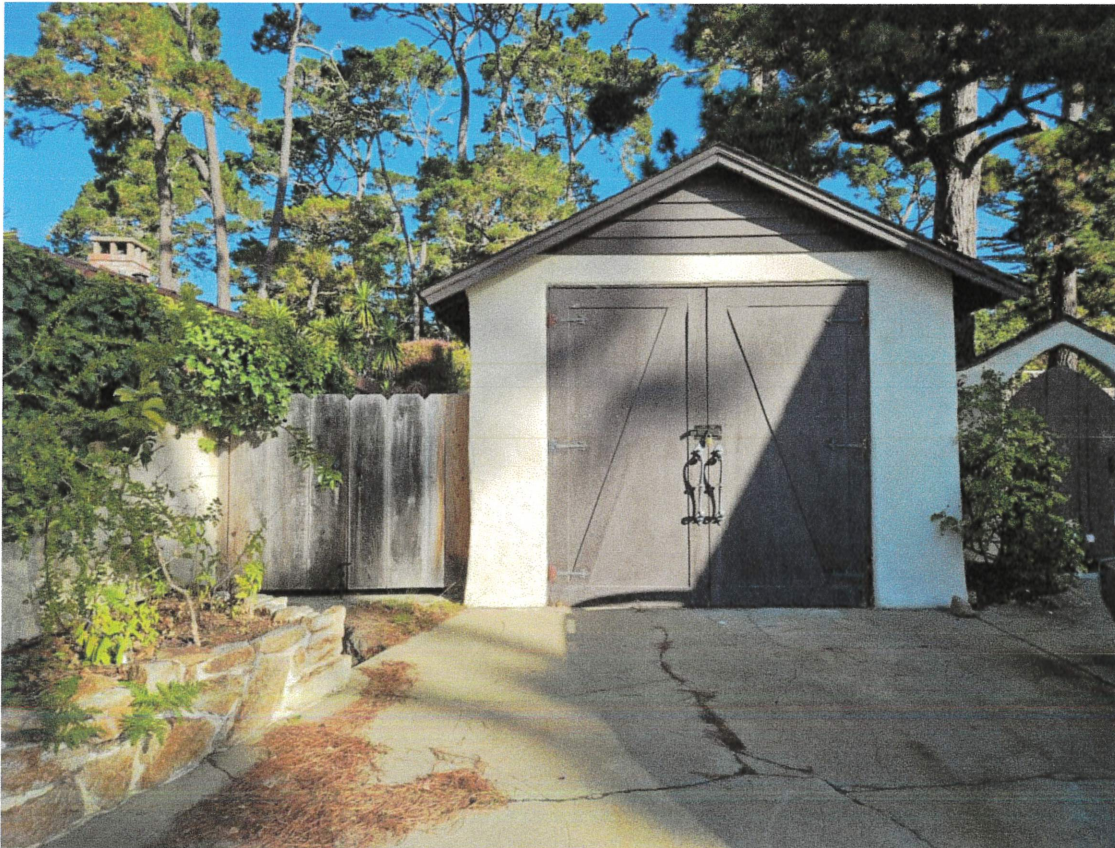


Figure 5: View of garage.



Figure 6: Watercolor of house and original garage. Notice the sidelites and a different application of the "Z" detail.

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