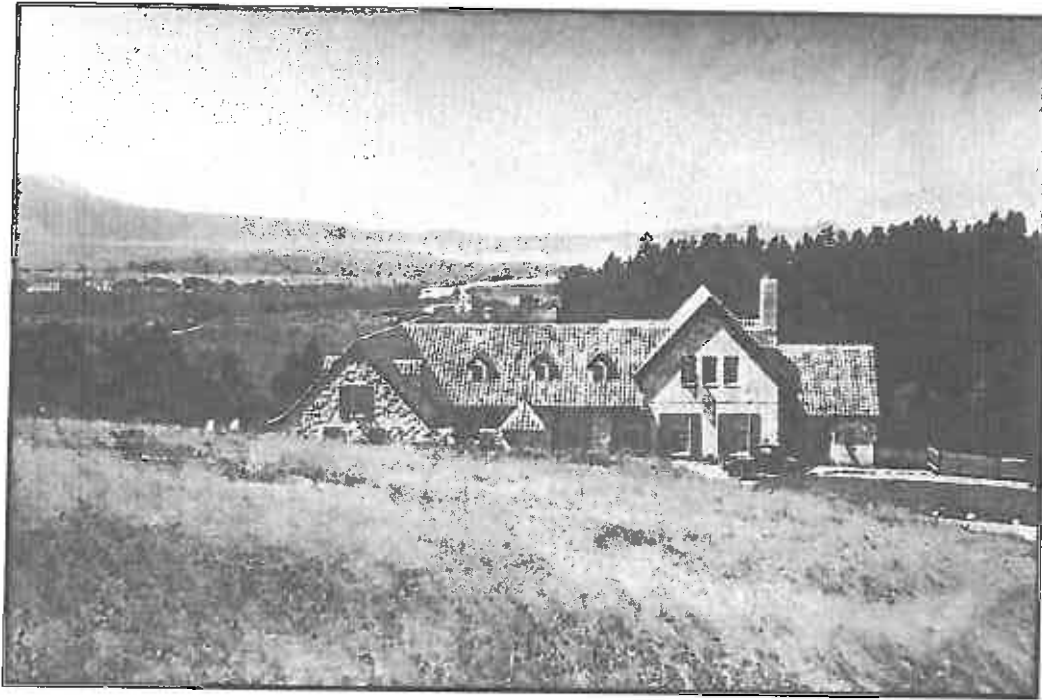


**THE FLANDERS MANSION
HISTORIC AMERICAN BUILDINGS SURVEY (HABS)
DOCUMENTATION**



Historic Photograph of north elevation by Carmel photographer Lewis Josselyn, circa 1926 (*Courtesy: Estate of Fred Ruhl*).

PHOTOGRAPHS BY:

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PREPARED FOR:

CITY OF CARMEL-BY-THE-SEA
CARMEL-BY-THE-SEA CITY HALL
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MARCH 2014

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I. INTRODUCTION

The City of Carmel-by-the-Sea retained PAST Consultants, LLC (PAST) and Kent Seavey Architectural Historian to produce Historic American Buildings Survey (HABS) documentation for the Flanders Mansion, located at 25800 Hatton Road, in Carmel, California.

Methodology

The Scope of Work for the project included:

- 4x5" HABS photographic documentation of the Flanders Mansion;
- Preparation of a HABS standard Architectural Recordation Form;
- Research to supplement existing contextual information that is not presented in the 1989 National Register of Historic Places Registration Form;
- Reproduction of all existing drawings of the Flanders Mansion; and
- Reproduction of existing historic photographs of the Flanders Mansion.

Project Team

Client

City of Carmel-by-the-Sea
Carmel-by-the-Sea City Hall
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Project Management

Monterey Bay Planning Services
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Kent Seavey, Architectural Historian
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Pacific Grove, CA 93950

Principal Seth Bergstein & Kent Seavey, Architectural Historian both meet the Secretary of the Interior's Professional Qualifications Standards in Architectural History and History.

Research Design

The historic context and historic significance of the Flanders Mansion has been established in "Outlands in the Eighty Acres," National Register of Historic Places Registration Form, NRIS #89000228, written by architectural historian Kent Seavey in 1988 and placed on the National Register of Historic Places on 03/23/1989. The entire document is reproduced in Appendix A.

The research design for the subject HABS project focused primarily on locating existing historic photographs, original drawings and developing an understanding of any additions or alterations made to the Flanders Mansion subsequent to the 1989 publication of the National Register Registration Form. Repositories visited to ascertain the above information include:

- California History Room, Monterey Public Library;
- Carmel By-the-Sea City Clerk's Archives;
- Carmel By-the-Sea Community Planning & Building Department Files;
- Carmel By-the-Sea Public Service Department Files;
- Frederick Ruhl Archives; and
- Kent Seavey Archives.

Organization of the HABS Documentation

Following this *Introduction* is a brief *Guide to the Photographs*, which introduces the HABS photographic documentation and relates it to existing historical photographs produced by American photographer Lewis Josselyn (1883-1964) shortly after the construction of the Flanders Mansion.

The *Architectural Recordation Form* follows, which presents the Flanders Mansion using the standard HABS documentation format.

Appendices follow, organizing the information in the following manner:

- *Appendix A.* "Outlands in the Eighty Acres," National Register of Historic Places Registration Form, NRIS #89000228.
- *Appendix B.* Site and Location Plans
- *Appendix C.* Historic Photographs
- *Appendix D.* 2014 HABS Photographs
- *Appendix E.* 1984 Drawings by Frank Lee, Consulting Engineer
- *Appendix F.* Miscellaneous Drawings

II. GUIDE TO THE PHOTOGRAPHS

Photographs for this project appear in Appendices C and D. Appendix C presents digital scans of existing photographs located for this study and include historical images found in local repositories.

The most compelling of these images is a series of architectural photographs taken by American photographer Lewis Josselyn (1883-1964) who was active in Carmel, California from 1914 – 1940. Found in the archives of Frederick Ruhl, builder of the Flanders Mansion, the images represent the earliest views of the Flanders Mansion and display the completed building effectively. These images were taken shortly after construction of the Mansion, circa-1926.

The current HABS photographs by PAST attempt to duplicate the locations of the Josselyn images as best as possible. This will facilitate an assessment of how much the building and site have changed between 1926 and 2014. However, some locations could not be duplicated due to overgrown vegetation that now blocks the viewpoints achieved in the Josselyn images. Figure B-3, Photograph Location Plan presented in Appendix B, shows the locations of both the 1926 Josselyn photographs and the 2014 HABS photographs by PAST Consultants, LLC.

The 2014 HABS photographs are presented in Appendix D. A total of 23 images were taken of the Flanders Mansion and grounds. Four of these images are interior views of the Den, which contain original frieze paintings by Carmel artist Paul Alix Beygrau (1871-1935). The 4x5 images are presented as digital scans of the negatives and printed on archival paper, as accepted by current HABS standards. A photographic index prepared according to HABS standards provides image captions and appears before the photographs in Appendix D.

III. ARCHITECTURAL RECORDATION FORM

HISTORIC NAME OF BUILDING: Outlands in the Eighty Acres

SECONDARY OR COMMON NAMES OF PROPERTY: The Flanders Mansion

COMPLETE ADDRESS: 25800 Hatton Road
Carmel-by-the-Sea
Monterey County, CA 93921

PRESENT USE: Unoccupied

SIGNIFICANCE: Outlands in the Eighty Acres (the Flanders Mansion) is significant under National Register Eligibility Criterion C as the work of prominent architect Henry Higby Gutterson and represents the architect's only work in the Monterey region. The Flanders Mansion also represents the use of a distinctive type, period and method of construction in the architect's employment of the Thermotite cavity wall system. This system employs light, precast concrete structural units (Thermotite units) in a cavity wall system, bonded by grout and connected using metal ties to give the wall system structural and seismic stability. Developed locally by the Carmel Thermotite Company in 1922, the Thermotite wall system was considered long-lasting, waterproof and fireproof. While Thermotite units were employed on several local residences and commercial buildings, the Flanders Mansion is unique as it is the only known example to use Thermotite units in a cavity wall system.

Designed in a picturesque Tudor Revival style, with English Cottage architectural design elements, the Flanders Mansion represents the only high-style example utilizing a Thermotite cavity wall system located on the Monterey peninsula. It possesses a high degree of historic integrity with the residence undergoing few alterations since its construction date, 1924 – 1925.

A complete significance statement, as well as biographical information for Henry Higby Gutterson appears in the National Register of Historic Places Registration Form NRIS #89000228, published 03/23/1989 and reproduced in Appendix A.

Grace Livingston moved to New York and became associated with former Carmelites Rollo Peters and Ira Remsen through their mutual interest in the theatre.³ She was familiar with the Carmel area, already having purchased the property in the Eighty Acres Tract from the Carmel Development Company in 1920. This property would become the site for the Flanders Mansion.⁴

In 1923 the couple came to Carmel when Paul Flanders assumed the presidency of the Carmel Land Company. In 1924 Flanders engaged noted bay area architect and planner Henry Higby Gutterson to design and build a family home on the Eighty Acres parcel. Local contractor Fred Ruhl was the builder. Ruhl was a partner in the San Francisco firm of Dowsett and Ruhl. He had represented the company on the Monterey Peninsula since 1916, primarily concentrating on development of the Pebble Beach resort community.⁵ The Flanders rented the Ruhls' Pebble Beach home while Outlands was under construction. In 1925, a fire destroyed the Ruhl house along with most of the Flanders' possessions. After the fire, the Flanders rented a house in Carmel until completion of their new home.⁶

By June of 1925 the Flanders were occupying the Outlands property and the Carmel Land Company had completed its purchase of 233 acres of the former William Hatton Ranch, abutting the east side of Carmel, for residential development. The Carmel Land Company hired Henry Gutterson to design the new subdivision.⁷

A Monterey County Deed recorded on August 19, 1925 shows Paul and Grace Flanders joint owners of the subject property (Vol. 62, Page 464 OR).⁸ The Flanders were active in many phases of Carmel's civic and cultural life during their residence. Paul Flanders reentered the U.S. Navy at the outbreak of WWII, and died in the service of his country in 1944. Grace Flanders lived the remainder of her life at Outlands until her passing in 1967. The property then passed to her estate.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural Character: This structure has architectural and engineering character.
2. Condition of fabric: The Flanders Mansion is in good condition and retains most of its exterior historic character-defining features. Original window shutters have been largely removed and are located in the basement. The Thermotite masonry units are in very good condition. The original Gladding, McBean roof tiles remain on the building and are cracked and broken at various locations. Enough of the original tile fabric remains for matching replacement roof tile, if required in the future.

Interior finishes have been altered since City of Carmel ownership after 1972. These alterations are described below in *Item B, #4: Property Chronology*.

B. Site Description:

1. General setting and orientation: The Flanders Mansion rests on a graded bench, a little below the crest of a gently southwest sloping hillside, just west of Hatton Road. The land was used historically for cattle grazing in the late nineteenth and early twentieth century by the Hatton Dairy farm, which was located at the mouth of Carmel Valley.
2. Historic landscape design:

As originally constructed in 1924-25, the southwest-facing facade looked out over a canyon, framed by Monterey pines on its western slopes and below the house to the south. There was plenty of open grazing land to the south and southeast. The stunning view looked down to the Carmel Mission; the Carmel River and Bay; and Pt. Lobos in the far background toward the southwest (Appendix C, Figure C-1). Framed from north to south by developing forest growth, the building envelope was partially screened from Hatton Road by the grassed slope of the hill (Appendix C, Figures C-1 through C-4). The northeast corner of the residence (garage and storage unit) abuts a cut in the slope, lowering the profile of the building envelope (Appendix C, Figure C-4).

As can be seen from the series of circa-1926 Lewis Josselyn photographs (Appendix C), little in the way of any real landscape design was yet evident, save for some planting beds around the perimeter of the residence. No early landscape design by architect Henry H. Gutterson has been located.

Unfortunately very few images of the property's landscape development have been found for the years between its construction and purchase by the City of Carmel in 1972. An article in the *Carmel Pine Cone*, dated August 24, 1972, looking southeast at the facade from the entry circle shows the residence embowered in English ivy, including the chimney stack (Appendix C, Figure C-14). The island formed by the traffic circle is completely covered in low Cypress hedging with a narrow border of a smaller, unidentified shrub and two younger Cypress trees. As one enters the circle there is a tall hedge to the northwest, screening the formerly grassed lawns running west to east along the narrow bench separating the house from the forested portion of the southwest grounds. Individual gumdrop-shaped topiary shrubs lined the front (northeast) of the Mansion. Mature Monterey Pines and Eucalyptus trees can be seen to the rear (south) of the Mansion as well. At the northwest end of the grassed lawn area, not shown in the Pine Cone article, is the remains of a geometric maze made up of small shrubs, replanted for the 1994 fundraising event, "Romantic Restoration in Carmel."

A second, tall Cypress hedge runs southeast from the rear of the garage, separating the Flanders grounds from the Lester Rowntree Native Plant Garden to the northeast. A rounded arch, cut into the hedge, provides access to the Garden. A further tall Cypress hedge, also with a rounded access arch, frames the southeast end and part of the south side of the grassed lawn space. An undated brochure describing the flora of the Lester Rowntree Native Plant Garden, published sometime after 1980, notes that "No attempt has been made to remove or label the well established non-native trees and shrubs that were part of the Flanders garden."⁹

The only known basic garden plan for the Flanders Mansion was one developed for the 1988 National Register nomination. However, no labeling was done for the then-existing flora. A drawing of existing landscape conditions appears as Figure B-2, Landscape Existing Conditions, presented in Appendix B.

The current appearance of the Flanders Mansion grounds can be seen from an aerial (GIS) photograph included in Appendix B as Figure B-1. The planting in the island for the traffic circle is nearly gone, except for the two Cypress trees. The tall hedge screening the northwest portion of the lawn remains, as do the low geometric maze hedges. The tall Cypress hedges adjacent to the Native Plant Garden and along the southeast and south end of the former grassed lawn are still partially in place. However, there is little left of the grassed lawn. The black outline on Figure B-1 represents the approximate boundary of the original 1.43 acre historic resource as documented in the National Register.

3. Flanders Mansion and Site Description:

See "Outlands in the Eighty Acres," National Register of Historic Places Registration Form, NRIS #89000228, published 03/23/1989 and reproduced in Appendix A.

Interior Painting

In 1933 Paul Flanders engaged Carmel Painter Paul Alix Beygrau(n) (1871-1935) to paint a whimsical frieze decoration in the den at the west end of the Flanders Mansion. The frieze depicts an 18th century pirate vessel landing along the coast of India. According to the entry on Beygrau in Edan Milton Huges' Artists in California 1786-1940, the painter was born in London, England and immigrated to the U.S. in 1909. He lived and worked in Seattle, Washington, then moved to California in 1920. He settled in Carmel in 1932. The artist died in Carmel in June of 1935. The frieze painting is clearly decorative in nature and not meant to be considered fine art, but more of an expression of Paul Flanders' well noted sense of humor. It appears to be in fair condition, and was not cited in the 1989 National Register nomination form. Images of the interior painting in their present condition appear as HABS images D-14 through D-17, located in Appendix D.

4. Property Chronology:

Year	Action
1925 -1967	Flanders Mansion occupied by Paul and Grace Flanders. Paul Flanders passes away in 1944.
1951	Grace Flanders donates 1.9-Acre parcel in Block 105 to City of Carmel.
1955	Carmel architect Robert Jones hired to design a glazed enclosure for the front (south) courtyard. Enclosure removed sometime after 1973. ¹⁰
Pre-1972	Raised stone walkway at north elevation entrance removed and replaced with scored concrete (Appendix D, Figure D-5 and D-19)
1972	City of Carmel purchases the entire 14.9-Acre parcel from the Flanders Estate for \$275,000. ¹¹
1973	Repairs to the mansion, including repairs to the furnace, filling of the existing septic tank and installation of a new sewer line.
1973 - 1976	Approximately \$10,000 of interior improvements, including work by Peninsula Plumbing to improve plumbing systems. Electrical improvements also installed. At this time, the original kitchen cabinetry was removed; the coal chute enclosed and installation of a new stove. ¹²
1979	Carmel Ordinance No. 79-6 creates Mission Trail Park
1984	Conditions assessment of Flanders Mansion by Frank Lee, Consulting Engineer. Floor plans from this study are included as (Appendix E, Figures E-1 and E-6). Building found to satisfy engineering codes. ¹³
1987	Mission Trail Park Consortium's (MTCP) Preservation Committee hires John Kariotis, structural engineer to inspect the property. His report concludes that the building is structurally sound. ¹⁴
1988	National Register Nomination prepared by architectural historian Kent Seavey. Flanders Mansion and grounds placed on the National Register of Historic Places on March 23, 1989.
1990	Flanders Mansion leased to Carmel Heritage Organization until 1997.
1994	Carmel Heritage Organization performs repairs for fundraising event, "Romantic Restoration in Carmel." Work to the building included selective roof tile replacement, floor covering removal and replacement, various plumbing and electrical improvements and repainting of interior bedrooms. The interior repainting remains today.
1998	The non-profit organization Flanders Foundation established to preserve, enhance, and maintain the Flanders mansion property as an historical, cultural, and educational resource.
2007	Improvements made to plumbing, heating and electrical systems; roof repairs, sewer repairs and resurfacing of the driveway. ¹⁵
2008	Kitchen and plumbing repairs installed by KNA General Contractors under direction of Bernard Martino, City Maintenance Supervisor. Exterior painting to trim on north and south elevations.
2009	As part of developing a new revised EIR, Architectural Resources Group provides a cost estimate for repairs to the Flanders Mansion.
2013	Carmel City Council adopts Resolution 2013-15 certifying the Recirculated Final Environmental Impact Report (RFEIR) for the Sale of the Flanders Mansion Property (SCH #2005011108), Reduced Parcel Alternative.

PART III. SOURCES OF INFORMATION

- A. Original architectural drawings: Not found. See Appendix E for 1984 Drawings by Frank Lee, Consulting Engineer (6 Sheets).
- B. Early views: By Lewis Josselyn, photographer, See Appendix C.
- C. Interviews: See Bibliography.
- D. Bibliography:

Books and Reports

Mencken, H.L. *My Life as Author and Editor*. New York, NY: Alfred Knopf, 1990.

Seavey, Kent. *Carmel: A History in Architecture (Images of America Series)*. San Francisco, California: Arcadia Publishing Co., 2007.

Architectural Resources Group. *Flanders Mansion Cost Estimate, 2009*.

Seavey, Kent. "Outlands in the Eighty Acres," *National Register of Historic Places Registration Form, NRIS #89000228*. Published 3/23/89.

Articles

Carmel Pine Cone, 2/7/25.

Carmel Pine Cone, 6/27/25.

"Carmel Tries to Decide Flanders Estate Future," *Carmel Pine Cone*, 11/18/82.

"Flanders Estate to Stay as Residence for a Year," *Monterey Peninsula Herald*, 7/77.

"Flanders Mansion Eligible for Historical List," *Carmel Pine Cone*, 11/24/98.

Monterey Peninsula Herald, 9/22/1944.

Monterey Peninsula Herald, 1/20/1967.

Monterey Peninsula Herald, 5/21/73.

Miscellaneous Documents

Bencomo, John. "Review of the Flanders Estate," Feb. 4, 1987.

Flanders Building Files, City of Carmel Community Development Department.

Letter from Mark Orrisch, Real Estate Agent, to Greg Kraft, Coldwell Banker,
12/13/2000, showing interior views of Flanders Mansion, Flanders Building Files.

Monterey County Deeds: Vol. 62, Page 464; Vol. 174, Page 400.

"Welcome to the Lester Rountree Arboretum." (Undated Brochure).

Archives

Carmel By-the-Sea City Clerk's Archives.

Carmel By-the-Sea Community Planning & Building Department Files.

Carmel By-the-Sea Public Service Department Files.

Estate of Frederick Ruhl (for circa-1926 Lewis Josselyn photographs).

Kent Seavey Archives.

Personal Interviews

Banta, Denise, Co- Chairwoman of Carmel Heritage and Alliance on Aging's 1994
Fundraising Event, "Romantic Restoration in Carmel." Interview conducted on
12/3/2013.

D'Ambrosio, Greg, Former Carmel City Forester and Assistant City Administrator.
Interview conducted on 12/5/2013.

Martino, Bernard, Former Carmel Public Service Department Maintenance
Supervisor. Interview conducted on 12/6/2013.

E. Prepared by:

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Endnotes

¹ *Monterey Peninsula Herald*, 9/22/1944.

² Mencken, H.L., *My Life as Author and Editor*. (New York, NY: Alfred Knopf, 1990).

³ *Monterey Peninsula Herald*, 1/20/1967.

⁴ Monterey County Deeds: Vol. 174, Page 400.

⁵ Unpublished biographical information on Frederick Ruhl, Kent Seavey Archives.

⁶ *Carmel Pine Cone*, 2/7/1925.

⁷ *Carmel Pine Cone*, 6/27/1925.

⁸ Monterey County Deeds: Vol. 62, Page 464.

⁹ "Welcome to the Lester Rountree Arboretum." (Undated Brochure).

¹⁰ Plans located in Flanders Building File, Carmel By-the-Sea Community Planning & Building Department Files. The enclosure is visible in a photograph published by the *Monterey Peninsula Herald*, 5/21/73.

¹¹ "Carmel Tries to Decide Flanders Estate Future," *Carmel Pine Cone*, 11/18/82. The article provides an excellent chronology of events related to the property from 1972 to 1982.

¹² Bencomo, John. "Review of the Flanders Estate," submitted to Carmel Planning Commission, Feb. 4, 1987.

¹³ Copies of two Frank Lee documents, a 1984 Field Survey and 1985 structural testing letter are located in the Flanders Building File, Carmel By-the-Sea Community Planning & Building Department Files.

¹⁴ A quote from John Kariotis states that "the structural masonry system used for the Flanders Mansion is unique and worthy of retention as a historical record of California Buildings." Source of quote: "Flanders Mansion Eligible for Historical List," *Carmel Pine Cone*, 11/24/98.

¹⁵ Memorandum from Carmel Building Services and Maintenance Division to City Attorney, 4/20/07, Flanders Building File, Carmel By-the-Sea Community Planning & Building Department Files.

The Flanders Mansion
Mission Trail Nature Preserve
Carmel-by-the-Sea
Monterey County, California
March 2014

**Appendix A: "Outlands in the Eighty Acres," National Register of Historic
Places Registration Form, NRIS #89000228**

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

2. Location

street & number 25800 Hatton not for publication
city, town Carmel By-the-Sea vicinity
state CA code 06 county Monterey code 053 zip code 93921

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
		_____	_____ 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.

Signature of certifying official _____ 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:) _____

Signature of the Keeper

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 RevivalOther: English Cottage

Materials (enter categories from instructions)

foundation Concretewalls Concreteroof 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.

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Continuation SheetSection number 7 Page 2

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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National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 3

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.

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

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

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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 temperament 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" mayoral 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.

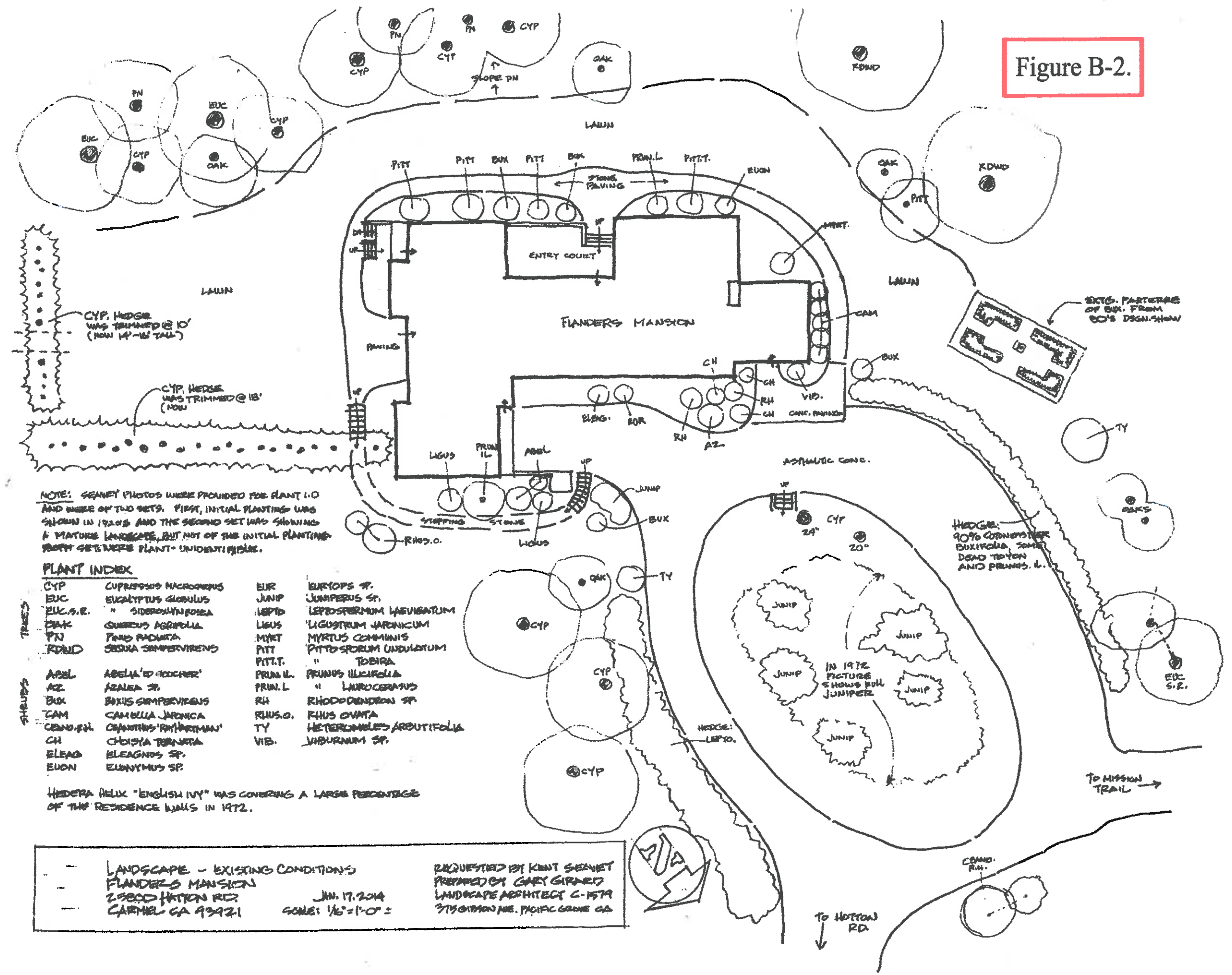
The Flanders residence in Carmel, California, embodies the distinctive characteristics of the English cottage style of design as realized by the mature work of Henry Higby Gutterson (1184-1954), The masonry construction system of the building is a unique variation of eastern construction techniques adapted 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.

Appendix B: Site and Location Plans



Figure B-1. National Register Historic Resource Boundary (1.43 Acres)

Figure B-2.



NOTE: SEANET PHOTOS WERE PROVIDED FOR PLANT I.D. AND MORE OF TWO SETS. FIRST, INITIAL PLANTINGS WERE SHOWN IN 1920'S AND THE SECOND SET WAS SHOWING A MATURE LANDSCAPE, BUT NOT OF THE INITIAL PLANTINGS. BOTH SETS WERE PLANT-UNIDENTIFIABLE.

PLANT INDEX

TREES	CYP	CUPRESSUS MACROCARPA	EUC	EUCALYPTUS GLOBULUS	EUC.S.R.	" SIDEROXYLIFOLIA	OAK	QUERCUS AGRIFOLIA	PN	PNUS RADICATA	ROND	SEQUOIA SEMPERVIRENS												
SHRUBS	ABEL	ABELIA 'ED. TITCHER'	AZ	AZALEA SP.	BUX	BUXIS SIMPERVIRENS	CAM	CAMELLIA JAPONICA	CAND. RH.	CEANOTHUS 'RHYTHMUS'	CH	CHOISYA TERNATA	ELEAG	ELEAGNUS SP.	EUCON	EUNYMIUS SP.								
	JUNIP	JUNIPERUS SP.	LEPTO	LEPTOSPERMUM LAEVIGATUM	LIGUS	LIGUSTRUM JAPONICUM	MYRT	MYRTUS COMMUNIS	PITT	PITTOSPORUM UNDULATUM	PITT.T.	" TOBIIRA	PRUN.L.	PRUNUS ILICIFOLIA	PRUN.L.	" LAUROCERANS	RH	RHODODENDRON SP.	RHUS.O.	RHUS OVATA	TY	HETEROMELAS ARBUTIFOLIA	VIB.	VIBURNUM SP.

HEDERA HELIX "ENGLISH IVY" WAS COVERING A LARGE PERCENTAGE OF THE RESIDENCE WALLS IN 1972.

LANDSCAPE - EXISTING CONDITIONS
 FLANDERS MANSION
 25800 HATTON RD.
 CARMEL, CA 93921

JAN. 17, 2014
 SCALE: 1/8" = 1'-0"

REQUESTED BY KENT SEANET
 PREPARED BY GARY GIRARD
 LANDSCAPE ARCHITECT C-1579
 375 GIBSON AVE. PACIFIC GROVE CA

The Flanders Mansion
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Carmel-by-the-Sea
Monterey County, California
March 2014

Appendix C: Historic Photographs



Figure C-1. North elevation looking south by Carmel photographer Lewis Josselyn, circa 1926 (*Courtesy: Estate of Fred Ruhl*).



Figure C-2. North elevation looking southeast by Carmel photographer Lewis Josselyn, circa 1926 (*Courtesy: Estate of Fred Ruhl*).



Figure C-3. North elevation looking southeast by Carmel photographer Lewis Josselyn, circa 1926 (*Courtesy: Estate of Fred Ruhl*).



Figure C-4. North elevation looking southwest by Carmel photographer Lewis Josselyn, circa 1926 (*Courtesy: Estate of Fred Ruhl*).



Figure C-5. North elevation, detail of Den looking southeast by Carmel
photographer Lewis Josselyn, circa 1926 (*Courtesy: Estate of Fred Ruhf*).



Figure C-6. North elevation, detail of Den looking south by Carmel photographer Lewis Josselyn, circa 1926 (*Courtesy: Estate of Fred Ruhl*).



Figure C-7. West elevation looking northeast by Carmel photographer Lewis Josselyn, circa 1926 (*Courtesy: Estate of Fred Ruhf*).



Figure C-8. South elevation looking northeast by Carmel photographer Lewis Josselyn, circa 1926 (*Courtesy: Estate of Fred Ruhl*).



Figure C-9. South elevation, detail of Entrance, looking north by Carmel
photographer Lewis Josselyn, circa 1926 (*Courtesy: Estate of Fred Ruhl*).




Figure C-10. South elevation looking northeast by Carmel photographer Lewis Josselyn, circa 1926 (*Courtesy: Estate of Fred Ruhl*).



Figure C-11. South elevation looking north by Carmel photographer Lewis Josselyn, circa 1926 (*Courtesy: Estate of Fred Ruhl*).

HATTON FIELDS
At Carmel

*A restricted subdivision at the hub of
America's finest playground*



*Residence of Paul and Grace Flanders
Henry Guttenberg, Architect*

At *Hatton Fields* it is both possible and practicable to possess a country home in the most distinctive surroundings at a reasonable cost.

For Hatton Fields villa sites inquire—

Carmel Land Company
PAUL FLANDERS, President
ERNEST SCHWENINGER, Sales Manager
CARMEL-BY-THE-SEA
CALIFORNIA

Office: Ocean Avenue, Carmel TELEPHONE 18

Figure C-12. Scan of advertisement appearing in *Game and Gossip*, May-June 1927, page 3 (Courtesy: California History Room, Monterey Public Library).



Figure C-13. 1988 photograph of north elevation looking southeast, Kent Seavey photographer (*Courtesy: Kent Seavey archives*).



Figure C-14. Scan of photograph appearing in *Carmel Pine Cone*, 8/24/1972
(Courtesy: Kent Seavey archives).

MONTEREY, CALIFORNIA • TUESDAY, NOVEMBER 10, 1987—PAGE 19



THE 4,300-SQUARE-FOOT FLANDERS MANSION, WHICH NOW HOUSES THE CARMEL ART INSTITUTE
... adjacent meadow once was the grazing area for the horses of Paul Flanders, who built the mansion in 1924 for \$17,500

Figure C-15. Scan of photograph appearing in *Monterey Peninsula Herald*, 11/10/1987 (Courtesy: Kent Seavey archives).



Figure C-16. Scan of photograph appearing in *Monterey Peninsula Herald*, 10/17/2007 (Courtesy: Kent Seavey archives).

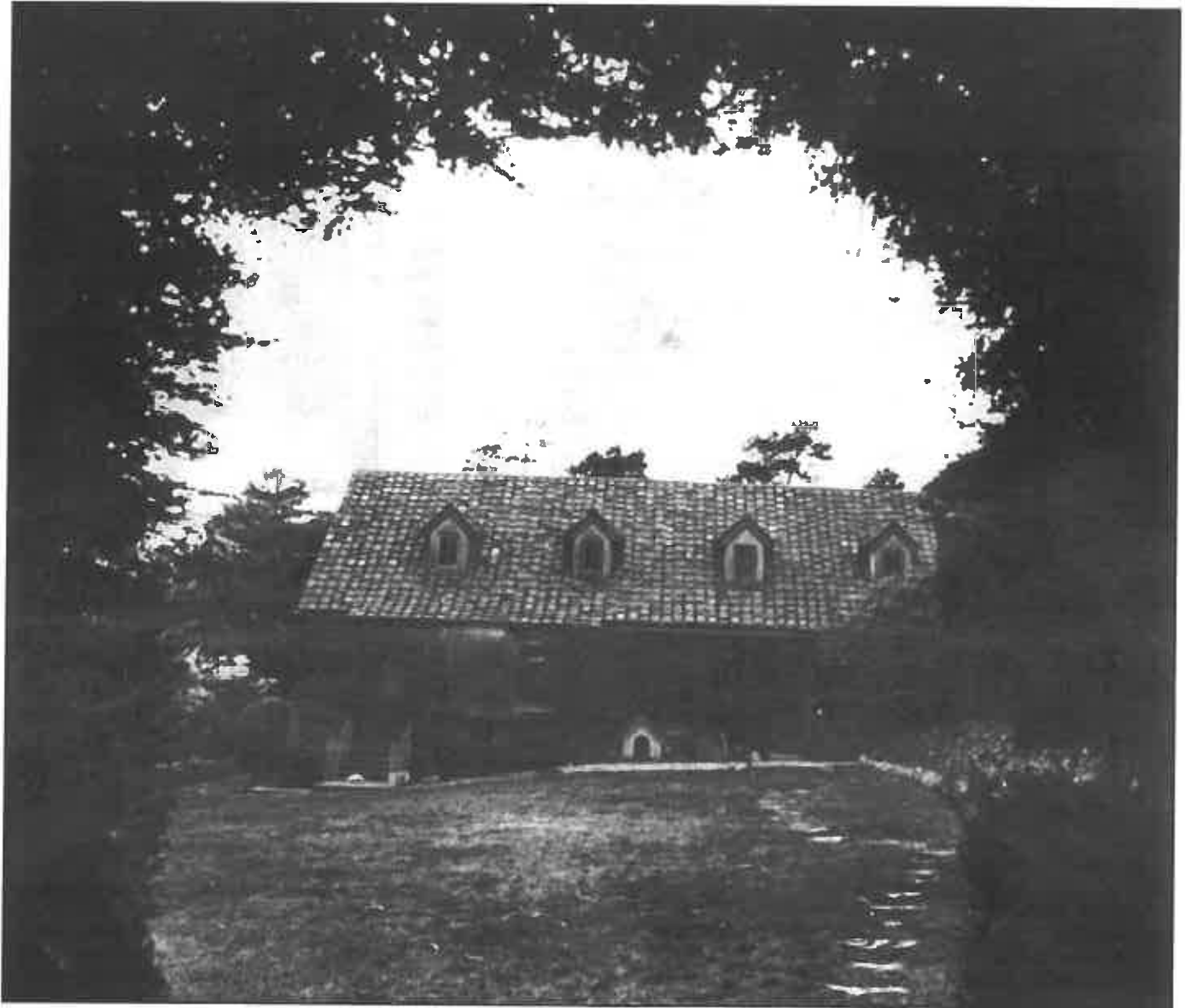


Figure C-17. Scan of east elevation, viewed through arbor, appearing in the *Carmel Pine Cone* 11/24/88 (Courtesy: Kent Seavey archives).

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Appendix D: 2014 HABS Photographs

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Photographers: Seth Bergstein and Kent Seavey

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- 3 SITE: FACING SOUTHEAST FROM WEST SIDE OF
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- 6 WEST ELEVATION OF NORTHEAST WING, FACING EAST;
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- 7 EAST ELEVATION, SOUTHEAST CORNER, FACING WEST;
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The Flanders Mansion
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The Flanders Mansion
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The Flanders Mansion
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The Flanders Mansion
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The Flanders Mansion
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Camel-by-the-Sea
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The Flanders Mansion
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Photograph D-20



The Flanders Mansion
Mission Trail Nature Preserve
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Photograph D-21



The Flanders Mansion
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The Flanders Mansion
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Monterey County, California
March 2014

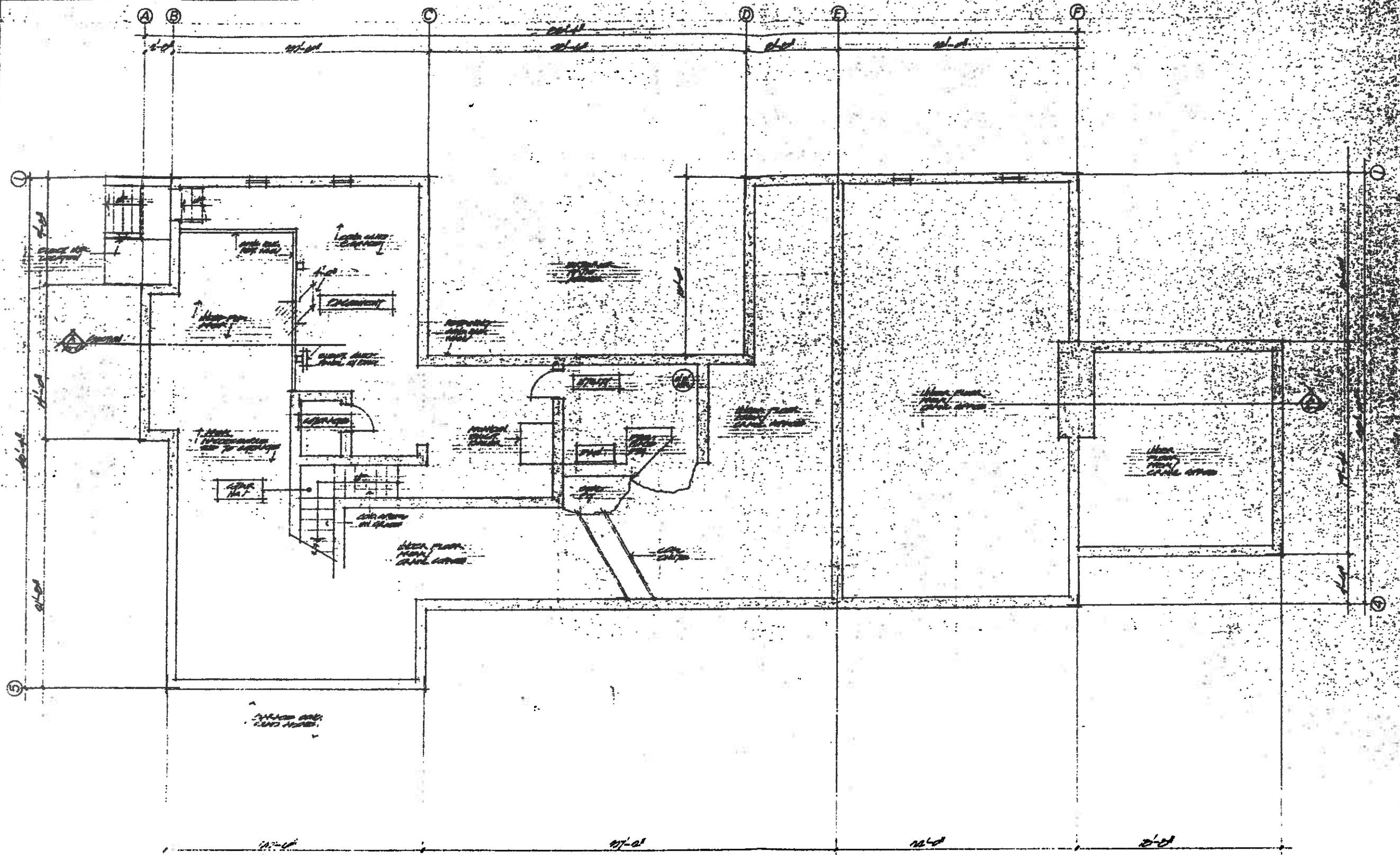
See Index to Photographs for Caption

Photograph D-23



The Flanders Mansion
Mission Trail Nature Preserve
Carmel-by-the-Sea
Monterey County, California
March 2014

Appendix E: 1984 Drawings by Frank Lee, Consulting Engineer



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- A-2 FIRST LEVEL FLOOR PLAN
- A-3 SECOND LEVEL FLOOR PLAN
- A-4 ELEVATIONS
- A-5 ELEVATIONS
- A-6 SECTIONS
- S-1 FIRST FLOOR FINISH PLAN
- S-2 SECOND FLOOR FINISH PLAN
- S-3 ROOF FINISH PLAN



DELIVERED APR 16 1985

B A S E M E N T F L O O R P L A N

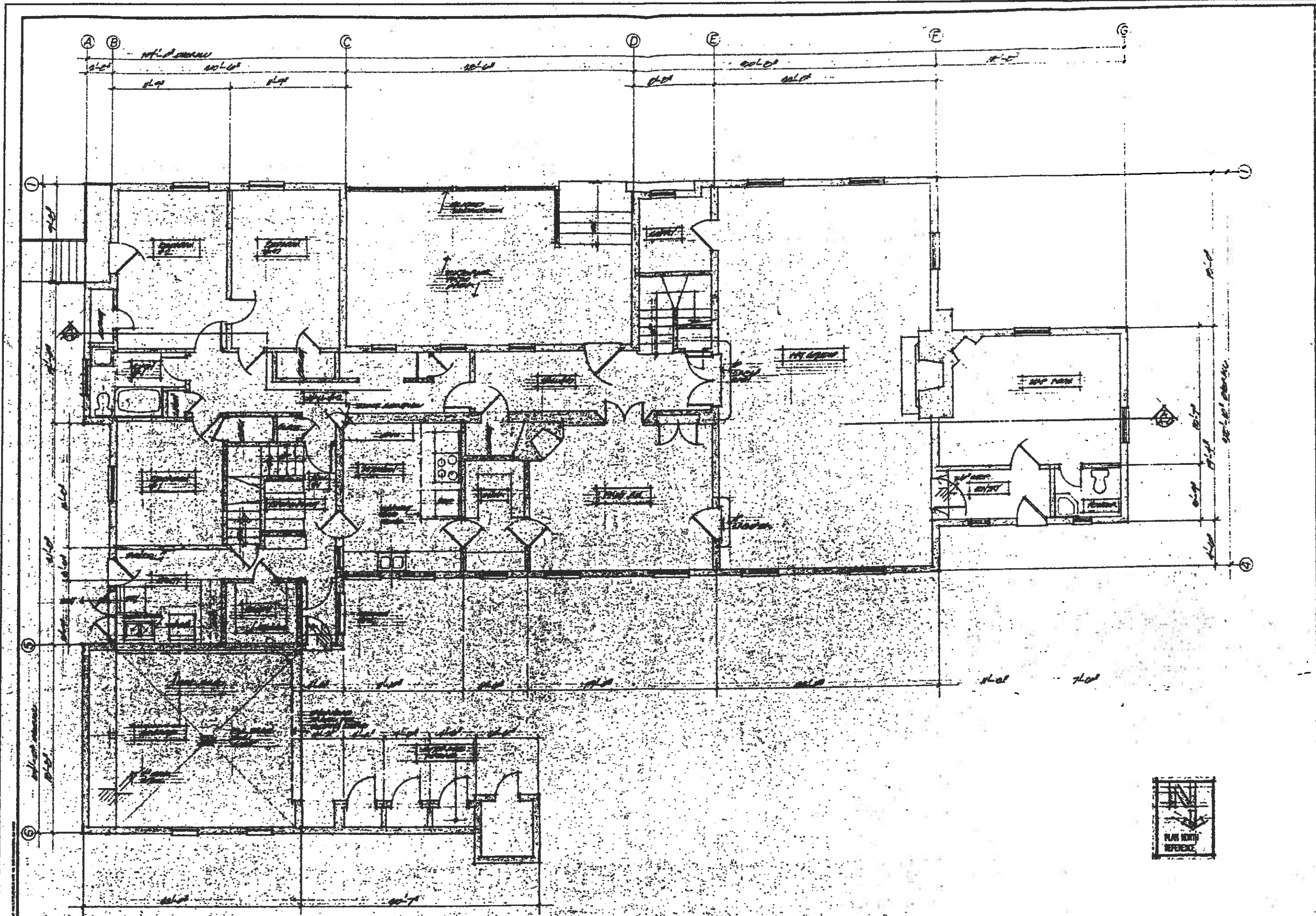
ELANPERSI MANSION

4/16/85

A-L

NO.	DESCRIPTION

FRANK LEE
CONSULTING ENGINEER



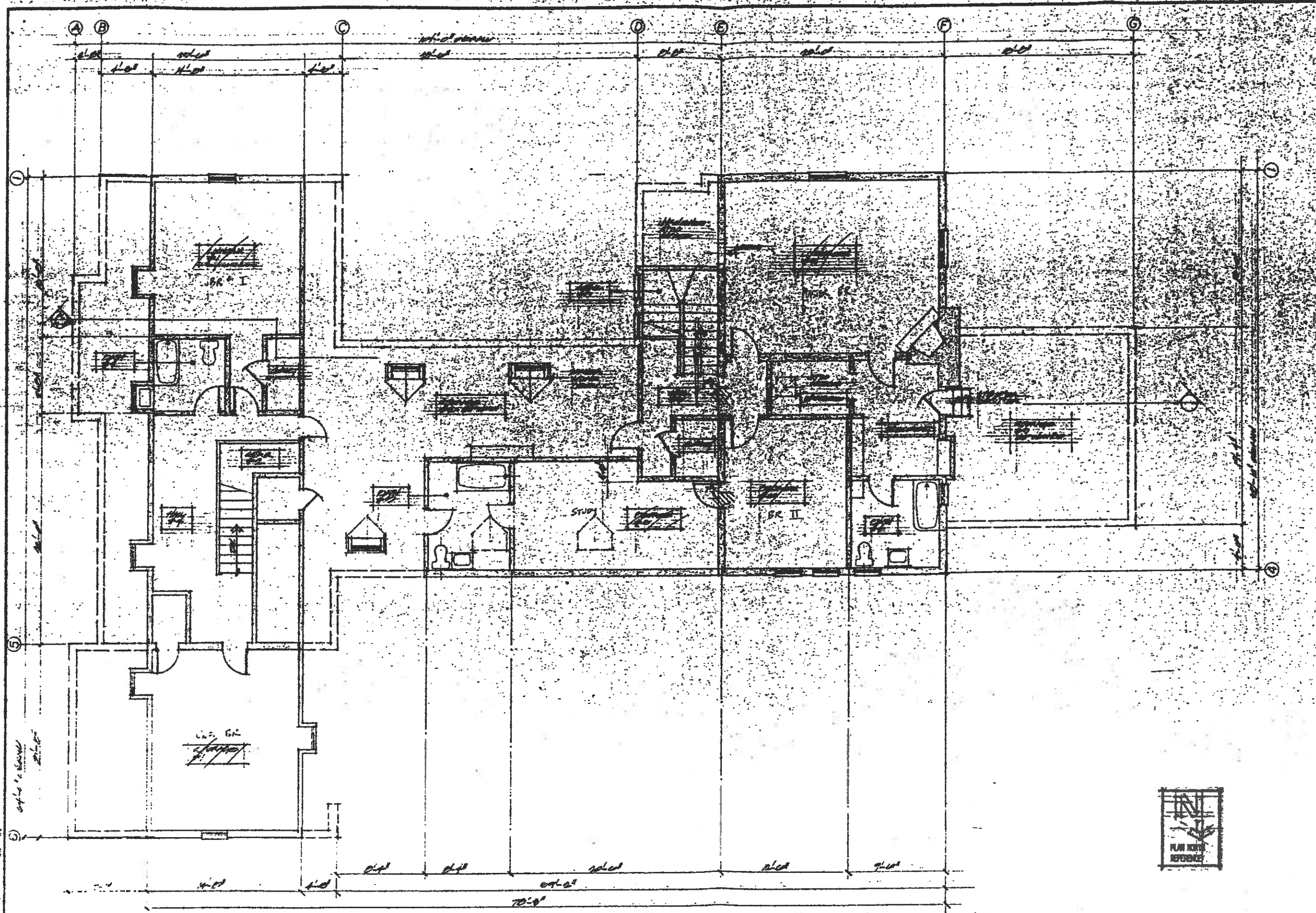
FIRST LEVEL FLOOR PLAN

1000 HATCH RD.
SANTA ANA, CALIF.

FLANDERS MANSION

NO. 1005
DATE
BY
CHECKED
DATE

AL-2



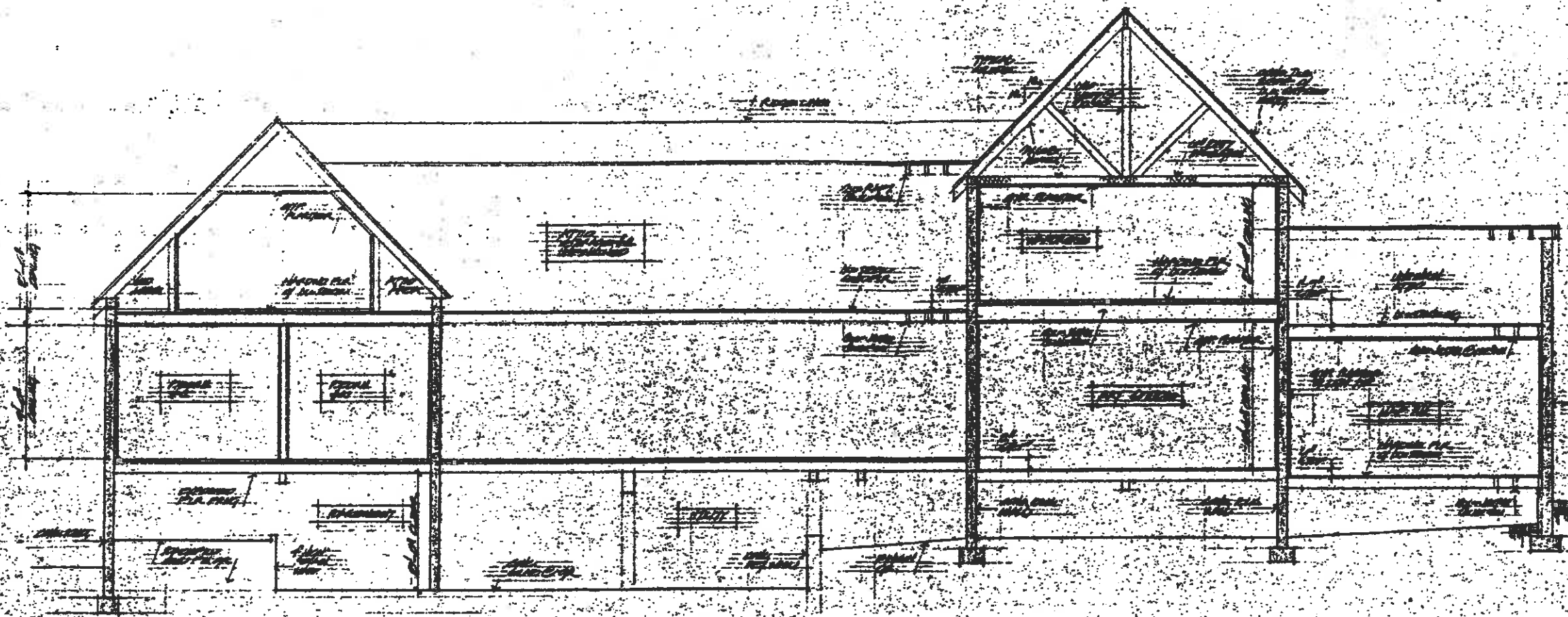
SECOND LEVEL FLOOR PLAN



FLEANDERS MANSION

DATE: 11/10/21
 SCALE: 1/8" = 1'-0"
 DRAWN BY: J. H. HARRIS
 CHECKED BY: J. H. HARRIS
A-3

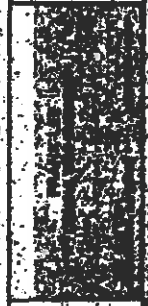
— 11/10/21 — A



S E C T I O N

Scale 1/4" = 1'-0" A

NO.	DATE



AS BUILT DRAWING OF THE
ALEXANDERS MANSION
 100 N. 10th St. St. Paul, Minn.

Drawn by
 Checked by
 Date
A-6

The Flanders Mansion
Mission Trail Nature Preserve
Carmel-by-the-Sea
Monterey County, California
March 2014

Appendix F: Miscellaneous Drawings

FLANDERS ESTATE
FLOOR PLAN

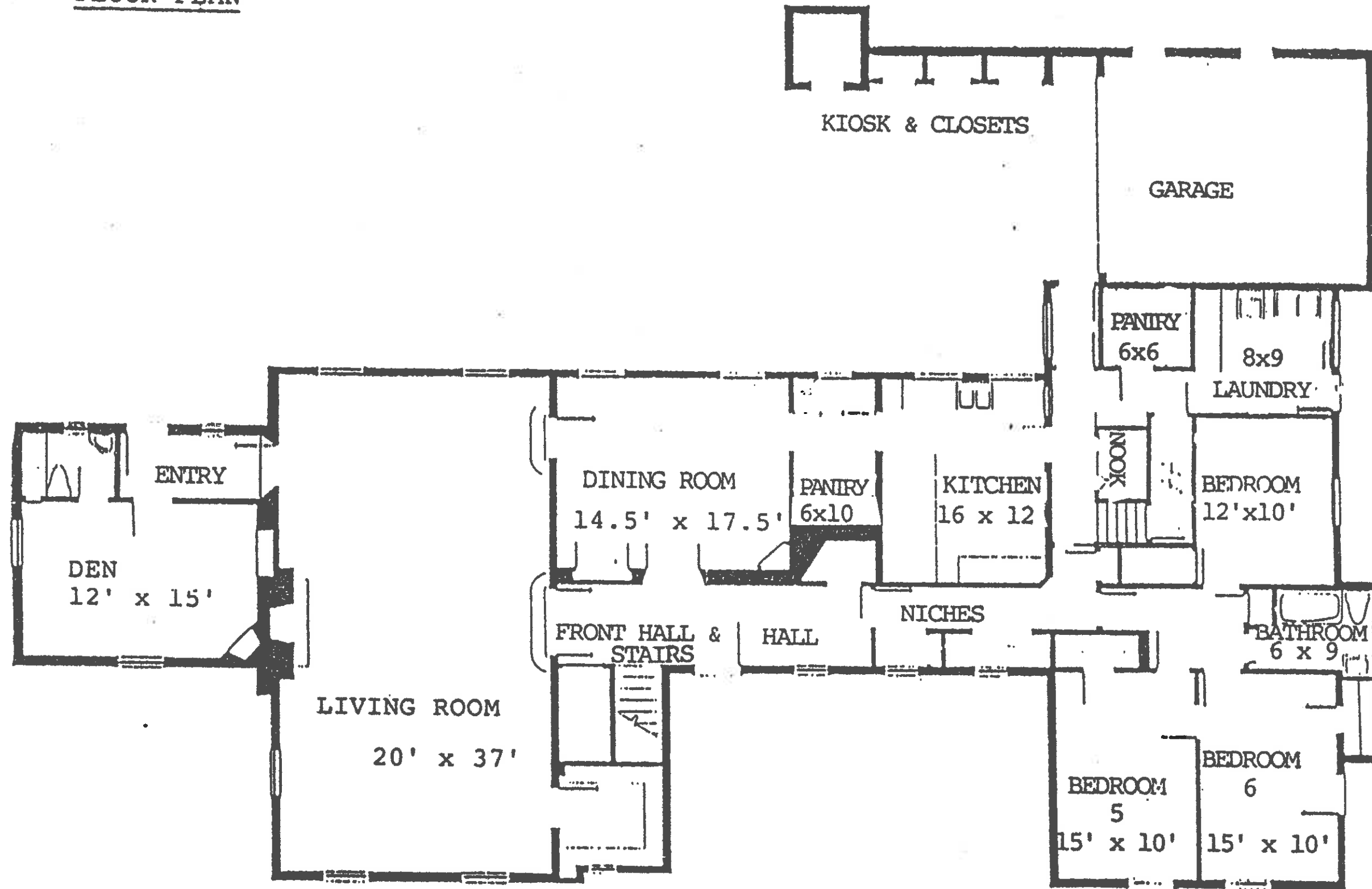
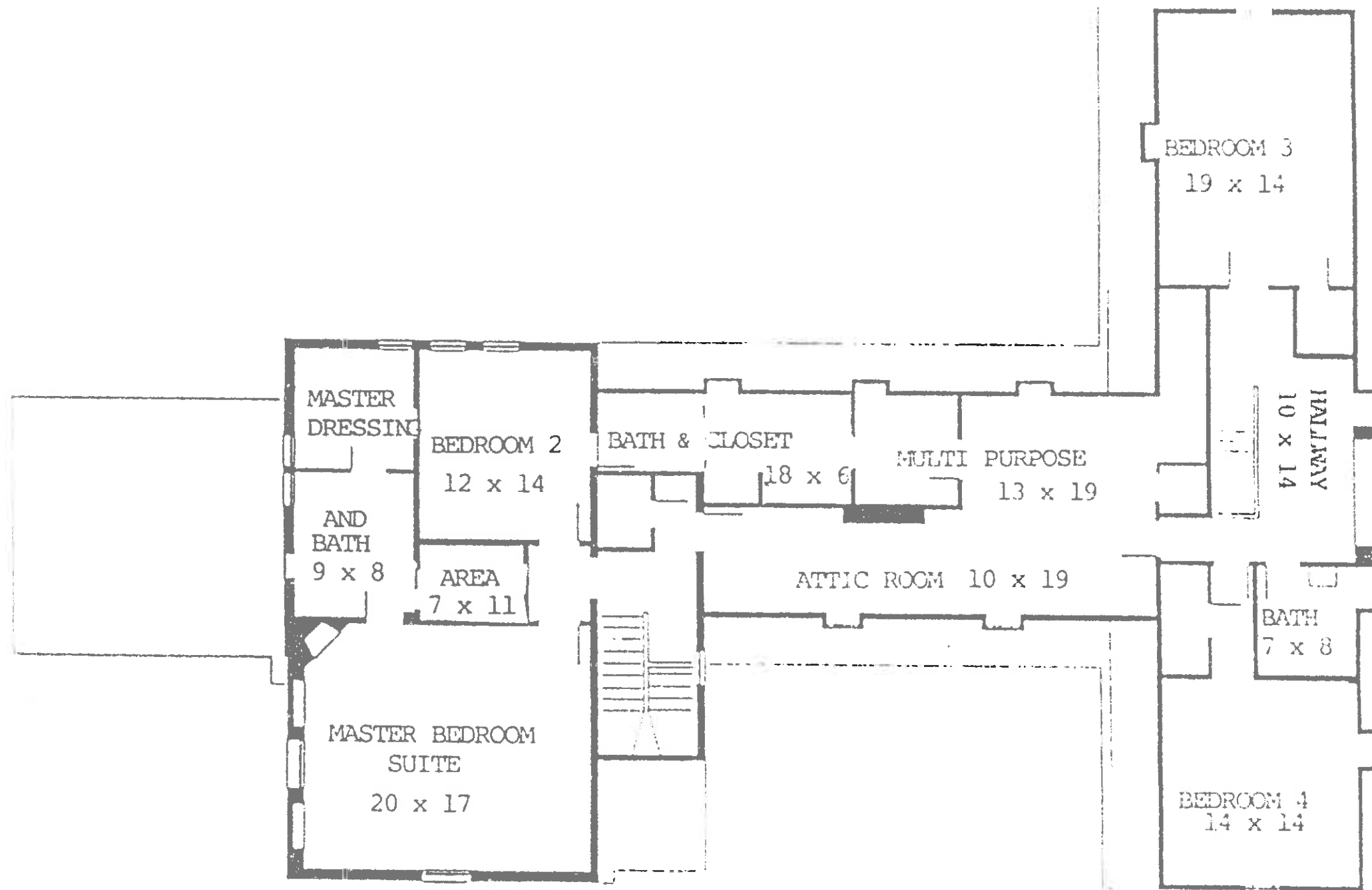


Figure F-1

FIRST FLOOR



SECOND FLOOR

Figure F-2