



CARMEL-BY-THE-SEA

PRELIMINARY DETERMINATION OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On August 2, 2022, the Department of Community Planning and Building made a preliminary determination that the property identified below does not constitute a historic resource and is, therefore, ineligible for the Carmel Inventory of Historic Resources.

APN: 010-266-015

Current Owner: Tim and Susan Lee

Block: M

Lot: 1 & 3

Street Location: Camino Real 1 SW of Ocean Ave

Lot size: 4000 sq. ft.

Date of Construction: 1940

The basis for this determination is:

- The property lacks sufficient age to be considered historic.
- The property has substantially lost its historic integrity through alterations, additions, deterioration, changes in the surrounding environment or other causes.
- The property does not relate to historic themes or property types established in the Historic Context Statement for Carmel-by-the-Sea.
- ✓ The property has no association with important events, people or architecture that are identified in the Historic Context Statement or that represent the historical/cultural evolution of Carmel-by-the-Sea.
- ✓ There are other better examples of the builder's work in the city.

This determination is based on the initial assessment (preliminary review) dated August 2, 2022, prepared by Margaret Clovis and attached to this Preliminary Determination.

This preliminary determination will be circulated for a 10 calendar day public review period beginning on Tuesday, August 2, 2022 and ending at 5:00 P.M. on Friday, August 12, 2022. If no requests for further review are received during this period, the determination shall become final and shall remain valid for a period of five (5) years.

Suray R. Mathan
Assistant Planner

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

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*Resource Name or #: (Assigned by recorder) Etta Stackpole House

P1. Other Identifier: Etta Stackpole House

*P2. Location: Not for Publication Unrestricted

*a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary)

*b. USGS 7.5' Quad Monterey Date 2012 T ; R ; ¼ of ¼ of Sec ; Mount Diablo B.M.

c. Address Camino Real 1 SW of Ocean Ave. City Carmel by the Sea Zip 93921

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

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

APN 010-266-015, Block M, Lots 1 & 3

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

The Etta Stackpole House is located on a downward sloping lot on the southwest corner of Ocean Avenue and El Camino. The compound plan is composed of two sections. A two-story section with a hipped roof is located on the southern edge of the property. A garage is located on the ground floor and an upstairs apartment, which was originally used as servant's quarters, is located on the second floor. The upstairs apartment is reached by a stairway on the south elevation. The garage door is not original. Two windows with non-original shutters and window boxes are on the primary elevation of the second story. Exterior cladding is board and batten except the south elevation is clad in roof shingles. A used brick chimney is located on the northern slope of the hipped roof. The one-story section of the house has a side gable with half-hip roof. Since the house is located on a downward sloping lot, a basement area is located underneath the rear deck. (continued on page 3)

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

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



P5b. Description of Photo: (View, date, accession #) Front Elevation, 07/2022

*P6. Date Constructed/Age and

Sources: 1940 Historic

Prehistoric Both

Building Permit

*P7. Owner and Address:

Sheree & Thomas Hanson

Camino Real 1 SW of Ocean

Carmel, CA. 93921

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

Meg Clovis

14024 Reservation Rd.

Salinas, CA 93908

*P9. Date Recorded: 08/2022

*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

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*NRHP Status Code

*Resource Name or # (Assigned by recorder) Etta Stackpole House

- B1. Historic Name: Etta Stackpole House
 B2. Common Name: Etta Stackpole House
 B3. Original Use: Residence
 B4. Present Use: Residence

*B5. Architectural Style: Vernacular

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed in 1940 (BP#685); Alter frame porch to masonry porch in 1966 (BP# 4459); Repair dry rot & termite damage, reframe roof, add skylights in 1994 (BP# 94-238)

*B7. Moved? No Yes Unknown Date: Original Location:

*B8. Related Features: None

B9a. Architect: Jon Konigshofer

b. Builder: Harold Geyer

*B10. Significance: Theme Architectural Development Area Carmel by the Sea
 Period of Significance N/A Property Type Building Applicable Criteria N/A

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

Anna Henrietta Stackpole (1887-1959), known as Etta, opened a jewelry store in the Leidig Building on Dolores in 1931. She and her husband Howard owned a successful jewelry business in downtown San Jose, and the Carmel store was a branch of that business. In 1940 Etta built a house in Carmel on the southwest corner of Ocean and El Camino. She moved to Carmel permanently after her husband's death in 1946 and lived in the house until her own death. Etta Stackpole is not included in Carmel's Historic Context Statement.

Mrs. Stackpole hired Jon Konigshofer to design her house. Konigshofer started in the office of M.J. Murphy, designing traditional style buildings popular in Carmel during the first half of the 20th century. Konigshofer was an adherent of Frank Lloyd Wright and applied Wright's philosophies to the houses he designed in Carmel once he opened his own firm. Through the use of inexpensive materials and effective budgeting, he eventually became known for minimalism and (continued on page 3)

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

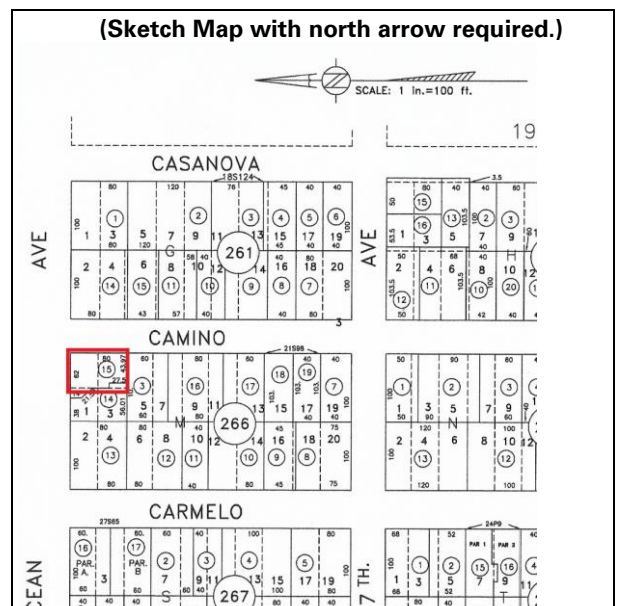
- *B12. References:
 Carmel Context Statement & Historic Preservation Ordinance
 Sanborn Maps
 Building File, Carmel Planning Dept.
 National Register Bulletin 15
 Polk's City Directories, Harrison Memorial Library
 U.S. Census & Voter Registration Records
 Etta Stackpole Obit., *Carmel Pine Cone*, 3/19/1959, pg. 9
 Stackpole Jewelry Ad, *Carmel Pine Cone*, 10/9/1931 p. 2

B13. Remarks

*B14. Evaluator: Meg Clovis

*Date of Evaluation: 08/2022

(This space reserved for official comments.)



P3a Description (continued):

The covered front entry porch, located in one corner of the compound plan, leads to a Dutch door which appears original. Exterior cladding on the one-story section is ship-lap siding with the rough side out. Fenestration is mixed and most appears original. Bay windows are used in the living room and kitchen, and the kitchen bay window is topped by a galvanized metal hood. New French doors have been installed on the rear elevation. All the window shutters on the house are new and were installed by the current owner. The original shutters were louvred.

After Mrs. Stackpole's death her son allowed the house to deteriorate, and it was vacant for almost 30 years. In 1984 the City of Carmel declared the house a public nuisance and called its structural integrity into question. Letters in the building file refer to it as "a rundown eyesore." In the early 1990s Dennis and Camille Fike bought the house and undertook a major renovation. The roof over the one-story section was near collapse and had to be rebuilt. The Fikes raised the roof to accommodate vaulted ceilings and evidence of the former roofline is visible from the back deck.

A high wooden fence screens the one-story section of the house from the street. The house occupies much of the parcel, keeping landscaping to a minimum. Gravel and brick walkways surround the house along with planter beds.

The design of the house does not exhibit the Modernism that Jon Konigshofer became known for. Rather, it utilizes old-world architectural details common to many early Carmel homes, such as the bracket supported bay windows and Dutch door. Stylistically it is best described as vernacular.

B10 Significance (continued):

affordability of his designs and is regarded as one of the foremost pioneers of Modernism in Carmel. The *Monterey Peninsula Herald* described Konigshofer, along with M.J. Murphy and Hugh Comstock, as having "influenced house design [in Carmel] more than any other." Similar to Hugh Comstock and Frank Lloyd Wright, Konigshofer was neither licensed nor degreed in architecture, yet his buildings, according to the *Herald*, "attracted as much comment and praise in the architectural world as those designed by many a high-ranking degreed architect." Notable Jon Konigshofer buildings in Carmel include the Robert Buckner House (1947), the Keith Evans House (1948), and the Sand and Sea development (1941) and he is included as an important designer in Carmel's Historic Context Statement.

Evaluation for Significance

Historians use *National Register Bulletin 15*¹ as a guide when evaluating a property's significance whether on a local, state, or national level. As a first step, to determine whether or not a property is significant, it must be evaluated within its historic context and the City of Carmel's Historic Context Statement² provides this context. The City of Carmel's Historic Preservation Ordinance (Section 17.32.040) reiterates the role of *National Register Bulletin 15* in the evaluation of historic resources. Adopted eligibility criteria is modeled on the California Register's four criteria with the addition of the City of Carmel's specific qualifications for Criterion Three (Section 17.32.040.D).

The Stackpole House is not eligible under **Criterion One (Event)** as no specific event led to the construction of this residence and no important event took place in the residence.

For a property to be listed under **Criterion Two (Important Person)** it must be associated with a person who is represents a particular theme within Carmel's historic context. An individual must have made

¹ *How to Apply the National Register Criteria for Evaluation*. National Park Service. 1998.

² *Historic Context Statement: Carmel-by-the-Sea (updated)*. Adopted by the City Council September 9, 2008.

contributions or played a role that can be justified as significant and the contributions of the individual must be compared to others who were active, prosperous, or influential in the same sphere of interest. Etta Stackpole nor any of the other previous owners of the Stackpole House are listed as prominent people in the Carmel Context Statement, and they did not make significant contributions within any theme in the Context Statement. The house is not eligible under Criterion Two.

A property is eligible under **Criterion Three (Design/Construction)** if it, “embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.” The Stackpole House exhibits some of the details common to Carmel’s early, traditional architecture, such as the Dutch door, bracket supported bay windows, and window shutters (which are not original). It does not embody enough characteristics of Carmel’s best early architecture to be considered a true representative of this genre. The building’s ramshackle condition precipitated a major reconstruction. Much of the original materials were replaced, including siding and shutters. The roof was completely rebuilt, and the roofline was raised. These changes have compromised the house’s integrity. The house is not eligible under the first part of Criterion Three.

The Stackpole House was designed by Jon Konigshofer, a designer who is recognized as important in Carmel’s Historic Context Statement. Konigshofer is remembered as a pioneer of Modernism in Carmel and there are excellent examples of his work within the city which illustrate his contribution to Carmel’s architectural chronology. To be eligible under the second part of Criterion Three, a property must express a particular phase in the development of the master’s career, an aspect of his or her work, or a particular idea or theme in his or her craft. The Stackpole House is an example of the early, more traditional work Konigshofer completed prior to the full expression of the Modernist design he is known for. As such, it does not express a significant aspect or phase of his career and is not eligible under the second part of Criterion Three.

Finally, the Stackpole House does not meet the third part of Criterion Three because it does not possess high artistic values and it does not express aesthetic ideals or design concepts.

The California Register’s **Fourth Criterion (Information Potential)** is generally reserved for archeological sites. There is no evidence in the historical record that the Stackpole House meets the eligibility requirements for Criterion Four.

Integrity

Integrity is based on significance: why, where, and when a property is important. Only after significance is fully established can integrity be assessed. Since the Stackpole House was not found to be significant under any of the four California Register criteria, the building’s integrity was not assessed.

Summary

To be eligible for listing in the Carmel Inventory a resource must represent a theme in the Context Statement, retain substantial integrity, be at least 50 years old, and meet at least one of the four criteria for listing in the California Register. The Stackpole House represents the theme of Architectural Development, its integrity was not assessed since it did not meet the California Register eligibility criteria, and it is over 50 years old. Since it does not meet any of the California Register criteria it is not eligible for listing in the Carmel Inventory of Historic Resources. The additional qualifying criteria for California Register Criterion Three, found in the Carmel City Code (Section 17.32.040.D), are only considered if a property is found eligible under State Criterion Three. In this case, the Stackpole House was found ineligible under California Register Criterion Three and therefore the additional criteria under this section are not relevant. In summary, *Bulletin 15*, the Carmel Context Statement, the Carmel Historic Preservation Ordinance, and the historical record support the conclusion that the Stackpole House is not eligible for listing in the Carmel Historic Inventory.



Figure 1: View of kitchen bay window & original roofline indicated by arrow



Figure 2: View of rear elevation, basement area and bracketed bay window



Figure 3: View of front elevation



Figure 4: View of front entrance and new shutters