



CARMEL-BY-THE-SEA
PRELIMINARY DETERMINATION
OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On September 19, 2022, the Department of Community Planning and Building made a preliminary determination that the property identified below does not constitute an historic resource and is therefore ineligible for the Carmel Inventory of Historic Resources.

APN: 010-265-010

Current Owner: CAUSSIN MYRTLE ROSALIE DE TR ET AL

Block: N

Lot: 16

Street Location: Carmelo 2 NE 8th

Date Constructed: 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 evaluation dated September 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 September 19, 2022, and ending at 5:00 p.m. on Thursday, September 29, 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.

Evan Kort, Associate Planner

State of California -- The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code _____

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

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*Resource Name or #: (Assigned by recorder) Wood-Turnbull House

P1. Other Identifier: Wood-Turnbull 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 Location: Not for Publication Unrestricted *a. County Monterey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 ; 1/4 of 1/4 of Sec ; Mount Diablo B.M.

c. Address Carmelo, 2 NE of 8th 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 010-265-010, Block N, Lot 16

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

Built in 1940 by Hugh Comstock, the Wood-Turnbull House is located at Carmelo 2 NE of 8th Avenue (APN 010 265 010)). The residence has a T-shaped plan with a cross-hipped shake roof. A one-story extension fronts the larger two-story section of the house. A wooden belt course separates the first and second floors on the two-story section. There is a slight overhang of the second floor on the south elevation. Exterior walls are primarily stucco, but rough-cut stone surrounds the garage door and front door. A rough-cut stone chimney is located on the north elevation. Multipaned windows are randomly placed throughout the house and vary in size. The most distinctive are corner windows set in the end corners of the front elevation's second floor and on the south corner of the first floor living room. A large bay window (added in 1963), topped by a galvanized metal roof, is located on the rear elevation. The rear door is topped by the same type of hood which was added at the same (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, 08/2022

*P6. Date Constructed/Age and Sources: 1940 Historic Prehistoric Both

Building Permit

*P7. Owner and Address:

Myrtle deCaussin
 9820 E. Thompson Peak Pkwy.
 #609

Scottsdale, AZ. 85255

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

Meg Clovis
 14024 Reservation Rd.
 Salinas, CA 93908

*P9. Date Recorded: 09/2022

*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) Wood-Turnbull House

- B1. Historic Name: Wood-Turnbull House
- B2. Common Name: Wood-Turnbull House
- B3. Original Use: Residence
- B4. Present Use: Residence

*B5. Architectural Style: Hybrid Tudor

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed 1940 (BP# 660); 1957 garage conversion (BP# 3078); 1963 bay window addition (BP# 3943); 1992 applied garage doors (BP#92-129); 2011 new windows installed; 2011 reroof (BP# 11-101R)

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

*B8. Related Features: None

B9a. Architect: N/A

b. Builder: Hugh Comstock

*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.)

Miss Muriel Wood and Miss Elizabeth Turnbull are recorded as the original owners of the house located on Carmelo, 2 NE of 8th in Carmel. Neither woman is listed in residence at the house in City Directories during the 1940s and early 1950s. Either they built the house as a rental property, or it was their vacation home. A search of the *Carmel Pine Cone* did not reveal any activities they may have participated in the town. Monroe and Harriet Rude bought the house in 1957 and were listed in the City Directories. The couple was originally from San Francisco where Monroe worked as a building contractor. None of the former owners of the property are listed in Carmel's Historic Context Statement.

Wood and Turnbull hired Hugh Comstock (1893-1950) to design and build their house. Hugh Comstock is best known for the development of the Fairytale style of architecture which is unique to Carmel. Born in Evanston, Illinois in 1893, Comstock moved to Santa Rosa with his family (continued on page 3)

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

*B12. References:

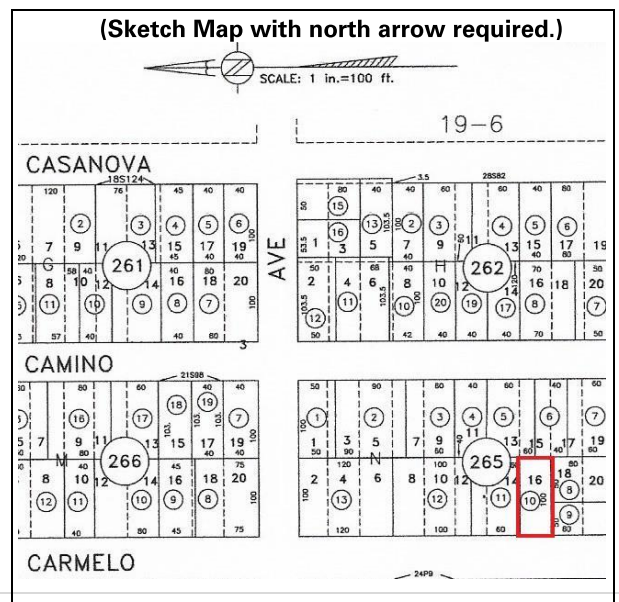
- Carmel Context Statement & Historic Preservation Ordinance
- Sanborn Maps
- Building File, Carmel Planning Dept.
- National Register Bulletin 15
- Polk's City Directories
- U.S. Census & Voter Registration Records

B13. Remarks

*B14. Evaluator: Meg Clovis

*Date of Evaluation: 09/2022

(This space reserved for official comments.)



P3a. Description (continued):

time. Faux, non-original plank shutters border most of the windows. The front door, which appears original, is set within an arched opening. A slight roof overhang shelters the front door.



A board and batten guest house, which was included in the original plans, is located in the backyard. It is a 180 square foot building with a square plan and hipped roof. The front and south elevations are fronted by a pergola structure. The guest house fenestration differs from Comstock's plans. In the original plans, a corner window was located on the south corner of the front elevation, the front door was offset rather than centered, and there was no chimney. The house is set in a beautiful English garden with Carmel stone retaining walls, brick pathways, and a brick patio in the backyard. The former driveway is now a lawn area which is separated from the street by a decorative iron gate.

Comstock's original plans included decorative half-timbering under some of the windows, however this detail was omitted when the residence was constructed. In 2011 the glazing pattern was changed, reducing the number of window panes by half. Both the lack of half-timbering and the reduction of window panes have diluted references to the Tudor style. Other changes include the following:

Figure 1: Front door

BP# 3078 (8/30/1957):

The garage was converted into a bedroom and bath

BP# 3943 (5/2/1963):

Bay window added to the rear elevation

BP# 92-129 (7/28/1992):

Non-operable, applied garage doors added to front elevation; new window installed on side elevation

Design Study Approval (7/1/2011):

Authorizing installation of unclad divided light windows

BP# 11-101R (6/28/2011):

Reroof with Class A shakes



Figure 2: Front walkway

B10. Significance (continued):

in 1907. In 1924 he visited his sister in Carmel and met his future wife, Mayotta Brown. The couple decided to stay in Carmel due to Mayotta's successful doll making business. Comstock's career as a designer builder was launched when his wife asked him to build a fanciful cottage for her dolls. The "Doll's House" was the first of many Fairytale style cottages Comstock would design and build. Comstock's interest in architecture eventually evolved and he produced buildings in a variety of styles including his own post-adobe system of construction. Comstock is listed in Carmel's Historic Context Statement as a notable master builder.



Figure 3: Backyard patio and cottage

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 Wood-Turnbull House is not eligible under **Criterion One (Event)** as no specific event led to the construction of this building and no important event took place in the building.

For a property to be listed under **Criterion Two (Important Person)** it must be associated with a person who is considered significant within Carmel's historic context. An individual must have made contributions or played a role that can be justified as significant and the contributions of the individual

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.

must be compared to others who were active, prosperous, or influential in the same sphere of interest. None of the owners of the Wood-Turnbull House are listed as prominent people in Carmel's Historic 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." Hugh Comstock designed the Wood-Turnbull House later in his career when he had moved beyond his early fairytale cottages to explore more current architectural trends such as the Ranch style and Post Adobe construction. That said, he used some Tudor style detailing in the Wood-Turnbull House which is typically found in the fairytale style homes. Extant details include the stucco cladding, arched front door, and rough-hewn stone features. Changed features include the glazing patterns which were reduced by at least half in 2011. For example, the corner windows originally had 24 panes and they now have 12. The casement windows originally had 16 panes and they now have 6. The Tudor style usually features windows with multiple small window panes and the change in the glazing pattern dilutes the references to the style. The addition of the shutters has changed the appearance of the windows as well. Another Tudor feature, seen in the plans but not executed, was decorative half-timbering below the windows.

Features which are not aligned with the Tudor style include the corner windows (a Minimal Traditional and Ranch style feature), the hipped roof (Tudor homes have steep gabled roofs), and the massing (combining one- and two-story sections). The Wood-Turnbull House does not embody enough of the distinctive characteristics of the Tudor style and therefore it cannot be considered a good example of the style. The house does not meet the first part of Criterion Three.

The Wood-Turnbull House was designed by Hugh Comstock, a master builder who is recognized as important in Carmel's Historic Context Statement. Five Tudor residences designed by Comstock are currently on Carmel's Historic Resource Inventory, including Yellow Bird, Ocean House, Marchen House, the Alfred Mathews House and the Nelson-Crough Cottage. *Bulletin 15* states that buildings are not eligible under Criterion Three simply because they were designed by a noted architect or master builder. 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. Although the Wood-Turnbull House exhibits some elements of Tudor design, it is not representative of Comstock's best work.

Finally, the Wood-Turnbull 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 Wood-Turnbull 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. The integrity of the Wood-Turnbull House was not assessed since it was not found to be significant under any of the four California Register criteria.

Summary

To be eligible for listing in Carmel's Historic 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. As stated, the Wood-Turnbull House does not meet any of the four criteria for listing in the California Register and therefore 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 Wood-Turnbull 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 Wood-Turnbull House is not eligible for listing in the Carmel Historic Inventory.