



CARMEL-BY-THE-SEA

PRELIMINARY DETERMINATION OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On February 16, 2024, 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: 010-266-007

Current Owner: Frosoli

Block: M

Lot: 19

Street Location: NWC Camino Real & 7th

Date Constructed: 1905

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 December 2023, 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 February 16, 2024, and ending at 5:00 p.m. on Monday, February 26, 2024. 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

PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

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*Resource Name or #: (Assigned by recorder) George Pierce House

P1. Other Identifier: George Pierce 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 Location: ☐ Not for Publication ☒ Unrestricted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 NWC Camino Real & 7th 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 010-266-007, Block M, Lot 19

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

Built in 1905, the George Pierce House is a two-story Craftsman style home with a compound plan and front-gable roof system. The roof has wide, overhanging, boxed eaves that are usually associated with the Prairie style. Wood shingles cover the exterior walls. The house is located on a downward sloping lot, which creates a basement level on the west elevation. A corbeled brick chimney is located on the roof crest. Front gabled dormers are located on each elevation, and a square bay extension is located on the south (7th Street) and the east (Camino Real) elevations. Fenestration is varied and has changed over the years. New windows include all the arched windows in the kitchen and dining room, the arched window on the east elevation's second floor, the living room window on the south elevation, the study and bedroom windows on the east elevation, two windows in the study on the north elevation, and the Palladian window in the west dormer. Skylights were added in 1998. Originally all the windows were six-over-one double hung sash. Additions include the two-story garage (1923) (continued p. 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 #) South Elevation, 12/2023

*P6. Date Constructed/Age and Sources: 1905 ☒ Historic ☐ Prehistoric ☐ Both
Sanborn Maps, Photo

*P7. Owner and Address:

Joan Frisoli
POB 3515
Carmel, CA. 93923

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

Meg Clovis
14024 Reservation Rd.
Salinas, CA 93908

*P9. Date Recorded: 12/2023

*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) George Pierce House

B1. Historic Name: George Pierce House

B2. Common Name: George Pierce House

B3. Original Use: Residence

B4. Present Use: Residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alteration, and date of alterations) Built in 1905; garage added (1923); new foundation, fill in porch & interior remodel (1945); remodel 2 bathrooms (1956); remodel kitchen (1985); add deck & French doors (1987); raise garage foundation (1988); interior remodel & add ½ bath (1994); replace windows & add skylights (1998); remodel kitchen (2019)

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

Original Location:

*B8. Related Features: N/A

B9a. Architect: Gustav Laumeister (probable)

b. Builder: Gustav Laumeister (probable)

*B10. Significance: Theme N/A

Area Carmel by the Sea

Period of Significance 1905- 1923

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.)

Professor George James Pierce (1868-1954) and his wife Anna Hobart Pierce built their vacation home on the northwest corner of El Camino Street and Seventh Avenue in 1905. They bought the lot for \$120, and the house was built for \$600. George once commented that they used his wife's dowry to build the house. The Pierce House was one of the first of fourteen cottages built by Stanford professors on this block, known as Professor's Row. Professor Pierce was an American botanist known for his work in plant physiology. Pierce completed his undergraduate work at Harvard and earned his PhD from Leipzig University. After teaching at Indiana University, he joined the Stanford faculty in 1903 and remained at Stanford until his retirement in 1933. Pierce was a fellow at the American Academy of Arts and Sciences and served as president of the Botanical Society of America in 1932. In 1942 Pierce sold his Carmel house to Paul and Hazel McKinstry, the owners of the Carmel Grocery store. George Pierce is included in Carmel's Historic Context Statement.

Designer/builder Gustav Laumeister is credited with building most of the homes along Carmel's Professors' Row and likely built the Pierce House. An article about Professors' Row in the Harrison Memorial Library files stated that, "Gustav wasn't bothered by building permits, planning commissions, or inspections", (there's no building permit for the Pierce House). (continued p. 5)

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

*B12. References:

Carmel Context Statement & Historic Preservation Ordinance

Building File, Carmel Planning Dept.

National Register Bulletin 15

Harrison Memorial Library, Geo. Pierce & Prof. Row Files

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

Geo. Pierce Obit., *Peninsula Times Tribune*, 10/16/1954, p. 1

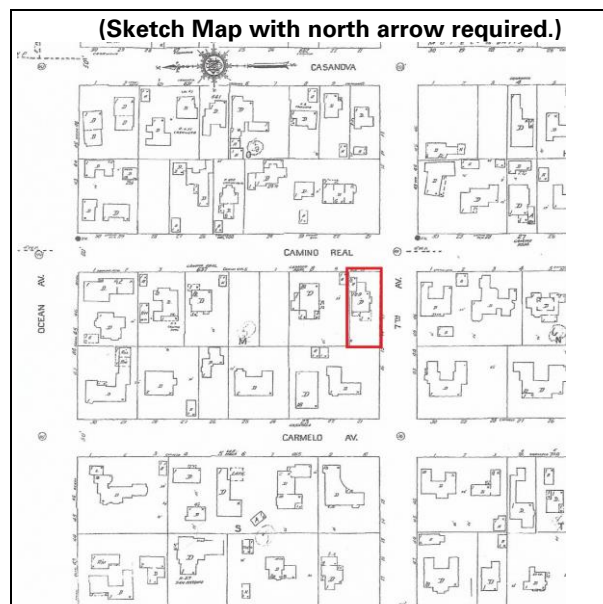
Gustav Laumeister Bio, Pastheritage.org.

B13. Remarks

*B14. Evaluator: Meg Clovis

*Date of Evaluation: 12/2023

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

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*Resource Name or # George Pierce House

*Recorded by Meg Clovis

*Date 12/2023

☒ Continuation ☐ Update

P3a. Description continued:

located on the east elevation and deck and French doors (1987) on the rear elevation. Stone steps lead to the off-set front door on the front elevation. Stone piers and a metal gate are located at an angle at the corner of 7th and El Camino, and a stone path leads to the front steps.

An early (1905) photo of the house shows the original south elevation of the house (see Figure 1). George Pierce added the two-story garage to the front elevation in 1923 (BP# 701). No other changes were made to the house until 1945 when the McKinstrys enclosed the rear porch, shortened the front entry porch, added a new foundation, and remodeled the interior (BP# 1086). At some point in time the window box was removed from the front elevation's second floor and replaced with faux beams. Other changes to the house include:

1. BP# 2847 (1/23/1956): Remodel bathroom.
2. BP# 2861 (2/27/1956): Remodel bathroom.
3. BP# 85-105 (7/16/1985): Kitchen remodel.
4. BP# 87-127 (6/25/1987): Add deck & French doors.
5. BP# 88-40 (3/3/1988): Raise foundation in garage.
6. BP# 94-122 (6/28/1994): Interior remodel & add half-bath.
7. BP# 98-232 (12/10/1998): Replace windows & add skylights.
8. BP# 180423 (9/17/2018): Add Tesla charging station.
9. BP# 190394 (9/19/2019): Remodel Kitchen.
10. The natural wood colored shingles have recently been painted grey and new garage doors have been installed.



Figure 1: George Pierce House c. 1908.
Courtesy of the Harrison Memorial Library
History Room.

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Character Defining Features

Character refers to all the visual aspects and physical features that comprise the appearance of a historic building. Character-defining features include the overall shape of the building, its materials, craftsmanship, decorative details, and the various aspects of its site and environment. The George Pierce House exhibits some of the design traits that characterize Carmel's Craftsman style homes, as described in Carmel's Historic Context Statement (pp. 52-53). Character-defining features include:

- Two stories with compound plan
- Shingle siding
- Corbeled brick chimney
- Complex gable roof system with wide overhanging eaves and gabled dormers

Typical Craftsman details such as the open porch on the rear elevation, window types, and window boxes have since been changed or removed.

Integrity

Integrity is defined as the ability of a property to convey its significance. There are seven aspects of integrity and to retain integrity, a property must retain several, if not most aspects. Multiple changes over the years, including filling in the back porch and changing the window types have impacted the integrity of the George Pierce House:

- Location: the George Pierce House is still in its original location.
- Design: the George Pierce House has retained its two-stories and compound plan, but many of its Craftsman style characteristics have been removed and the rear porch has been filled in.
- Setting: the George Pierce House is still located in a residential setting.
- Materials: the George Pierce House retains its shingle siding, although it has been painted.
- Workmanship: the George Pierce House has lost Craftsman style details such as the majority of the original windows.
- Feeling: the John Kenneth Turner House does not retain the physical features that convey its historic character, i.e., an early Craftsman house in Carmel.
- Association: Association is only considered if a property is eligible for listing under Criteria One and Two.

B10. Significance continued:

Pierce himself noted in a letter that despite the lack of oversight, all of Laumeister's cottages along the block withstood the 1906 earthquake. The Pierce House was built in Laumeister's signature Craftsman style, which he used for most of the houses he built in Palo Alto's Professorville. Laumeister also built a Craftsman style house for the Pierce family in Professorville, located at 281 Embarcadero.

Gustav Laumeister (1865-1955) was born in San Jose. He learned the carpenter trade from his German father and other expert builders. He started his career in Menlo Park and then became active in the construction of the new town of Palo Alto. He built several homes within Palo Alto's Professorville Historic District and over 100 residences throughout Palo Alto, helped rebuild the Stanford campus after the 1906 earthquake, and was responsible for numerous commercial buildings within the city. Laumeister is not included in Carmel's Historic Context Statement.

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Figure 2: View of front elevation from El Camino.

Evaluation for Significance

Historians use National Register Bulletin 15¹ 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 specific qualifications for criterion 3 (Section 17.32.040.D).

¹ National Register Bulletin 15. *How to Apply the National Register Criteria for Evaluation*. National Park Service. 1998.

² *Historic Context Statement: Carmel-by-the-Sea (updated)*. Approved by the City Council December 6, 2022.



The George Pierce 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.

The George Pierce House is not eligible under **Criterion Two (Person)** as the house was used as the family's vacation home. Professor Pierce's productive life is better represented by his Professorville home in Palo Alto, which is still standing at 281 Embarcadero.

Figure 3: View of front gate, entrance, and new paint.

Criterion Three (Architecture) has three eligibility factors as follows:

- a) The property embodies the distinctive characteristics of a type, period, or method of construction; or
- b) The property represents the work of a master or important creative individual; or
- c) The property possesses high artistic values.

The George Pierce House is not eligible under the first part of **Criterion Three (Architecture)** because it has lost many of the characteristics that originally made it a good example of an early Craftsman style cottage. The property does represent the work of an important creative individual (Gustav Laumeister) however many of the details of his original design have been lost. The property does not meet the third part of Criterion Three because 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 George Pierce House meets the eligibility requirements for Criterion Four.

To be eligible for the **Carmel 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. The George Pierce House no longer represents the theme of

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Architectural Development due to changes over time which have impacted its integrity. The house is over 50 years old. It does not meet any of the California Register criteria.

In summary, the Carmel Context Statement, the Carmel Historic Preservation Ordinance, and the historical record do not support the eligibility of the George Pierce House for the Carmel Historic Inventory.



Figure 4: Arrows indicate new windows on south elevation.