

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)

P1. Other Identifier: Casa Laiolo

*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 Location: Not for Publication Unrestricted *a. County Monterey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 San Antonio 1NW of 9th 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 010-301-020, Block A1, Lot E 110' of Lot 10.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)
(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, 10/20

*P6. Date Constructed/Age and Sources: 1929 Historic
 Prehistoric Both

Building Permit

*P7. Owner and Address:

Mary Katherine Hall Trust
26515 Carmel Rancho Blvd.
Carmel, CA. 93923

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

Meg Clovis
14024 Reservation Rd.
Salinas, CA 93908

*P9. Date Recorded: 10/20

*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) Casa Laiolo

B1. Historic Name: Casa Laiolo

B2. Common Name: Casa Laiolo

B3. Original Use: Residence

B4. Present Use: Residence

*B5. Architectural Style: Spanish Eclectic

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed in 1929; interior alterations 1953 – 1965, exterior additions 1953 – 1965 (estimated)

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features: None

B9a. Architect: Frederick Bigland (Designer)

b. Builder: Frederick Bigland

*B10. Significance: Theme Government, Civic & Social Institutions

Area Carmel by the Sea

Period of Significance 1968 - 2000

Property Type Building

Applicable Criteria CR2

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

(continued on page 3)

B11. Additional Resource Attributes (List attributes and codes): HP2

*B12. References:

Carmel Context Statement & Historic Preservation Ordinance

Carmel Pine Cone (numerous articles)

Barney Laiolo Biography File, Harrison Memorial Library

Sanborn Maps, 1930, 1962

Elinor Laiolo Oral History, Harrison Memorial Library

National Register Bulletin 15

Polk's City Directories, Harrison Memorial Library

Building Permits, 1920-1933, Harrison Memorial Library

(Sketch Map with north arrow required.)

B13. Remarks: See attached sketch map

(This space reserved for official comments.)

CONTINUATION SHEET

P3a. Description:

Casa Laiolo is located on a sloping lot on San Antonio Street, 1 NW of 9th (APN 010-301-020). A white brick wall fronts the house with a central wood entry gate posted with a Casa Laiolo sign. In the front yard brick pathways lead into a central courtyard and around the side of the house. Privet hedges define the planting beds. The house rests on a concrete foundation and is a front facing U-shaped plan which creates the entry courtyard. The central section of the house is two stories, and the two wings transition from one story on the front elevation to three stories in the rear, due to the full basement at the rear elevation. The low-pitched roof covered with wood shingles has shallow eaves. The roof system is varied, with the central section topped by a side gabled roof and the two wings are covered by front gabled roofs. The north wing's gable is partially covered by a shed roof addition and an additional shed roof, which covers an interior staircase, skirts the north side of the courtyard. A second-floor, cantilevered balcony is covered by the principle, side-gabled roof and looks out over the courtyard. It features flat sawn, pierced balusters with plain posts. The courtyard leads to an offset front door which is set within an arched door surround. Fenestration is varied. The original windows are distinguished by a wood lintel. Other window types, products of past remodels, include plate glass, paired and tripartite windows, and a sliding glass door on the rear elevation. The windows on the front elevation have shutters with a decorative cut-out of a bird.

The rear elevation is dominated by a massive brick chimney that rises a full three stories. The sliding glass door on the second floor opens to a modern exterior staircase which leads to a patio below. The two-level patio, part brick, part aggregate, dominate the backyard. Brick is visible along the front line of the foundation and then wraps around to the side and rear of the house, rising to the second floor and intersecting with the brick chimney. Stucco covers the walls above the brick. Landscaping is minimal.

The house first appears on the 1930 Sanborn Map which pictures a U-shaped building with a central two-story block flanked by one-story wings. Map symbols indicate that the roof was originally covered with wood shingles. There are no changes in the house configuration in the last available Sanborn Map (1962). A 1969 article in the *Carmel Pine Cone*¹ states that, "many changes were made in this house by the Laiolos, enlarging some areas and adding a complete kitchen with many innovations." These changes are evident on the rear of the second floor's north elevation and in the shed roof addition to the front of the north wing. Other changes include the addition of sliding glass doors and outdoor staircase on the rear elevation. At some point, perhaps after Barney Laiolo's death in 2000, part of the basement area was converted to a two-bedroom apartment with living room, kitchen and bath. The basement area also includes a garage and workshop. The exact dates of these changes and perhaps others cannot be confirmed as the building file for the property is not available.

Architecturally the house is a fusion of two different stylistic traditions – Spanish Eclectic and the Monterey Revival. Spanish Eclectic characteristics include the arched door surround and arched windows, decorative inset tiles, the asymmetrical façade, multi-level roofs, and partially enclosed courtyard. Monterey Revival style characteristics include the wood shingle roof, the cantilevered balcony covered by the principle roof, false shutters, plain window surrounds, the full-length window that opens onto the balcony and the balcony's simple posts. Common characteristics between the two styles that are found in Casa Laiolo are the low-pitched side-gable roof with shallow eaves and the exterior stucco walls that extend into the gables without a break. Combined these characteristics can be considered the **character-defining features** of Casa Laiolo.

B10. Significance:

The house known today as Casa Laiolo was built by Frederick Bigland for Mrs. Vera Peck Millis in 1929. Mrs. Millis christened the house Casa Querida. She was the first president of the Sunset School's PTA, a Girl Scout Leader, active in the Bach Festival, and a member of All Saint's Church. Mrs. Millis's social activities fill the pages of the *Pine Cone* newspaper. She hosted many community meetings and events in her rambling home. It was not unusual to read about

¹ *Carmel Pine Cone*. "Barney Laiolo – Carmel's First Citizen". December 22, 1969, p. 8.

concerts with an audience of 80 or weddings with 100 guests taking place at Casa Querida. Mrs. Millis lived in the home until the early 1940s when she moved to Carmel Valley.

The house was purchased in 1943 by Frank and Alida Huffner. They moved to Carmel after Mr. Huffner retired from his law practice in Seattle. Unfortunately, Mrs. Huffner died that same year but Mr. Huffner lived in the home until his death in 1953.

By December, 1953, Bernard "Barney" and Frances Laiolo had purchased the house on San Antonio which they renamed Casa Laiolo. Born Francesco Bernardo Ercole Luigi Laiolo in 1909, Barney grew up in San Francisco where he attended Galileo High School and later the University of California, Berkeley, where he studied electronics. After serving four years in the US Army Signal Corps during World War II, Barney and Frances moved to Carmel to start an electrical contracting business. They bought a small house on Mission Street which they transformed into the Village Radio Electric Shop. Barney sold small appliances, offered locksmith services and electrical contracting. He was responsible for installing the first underground wiring in Carmel's business district. Frances died in 1965 and Barney continued to operate his electrical business until 1973. In 1978 Barney married Katherine Elinor Shaughnessy, a Bay Area educator who went on to serve on the Carmel City Council.

In 1965 Barney made his first foray into civic life when he served on the Carmel Planning Commission until 1968, when he won a seat on the City Council. His fellow Council members immediately selected him to serve as mayor and he served in this capacity until 1972. Later, when the City began to publicly elect a mayor, he served as the first elected mayor of Carmel from 1980 to 1982. Barney, who was often referred to as "the father of Carmel", led the City through some tumultuous² times, most notably when hippies tried to take over Devendorf Park and during Carmel's protest of California's newly enacted public disclosure law. The first issue was resolved when a stay-off-the-grass law was enacted. The second issue was taken all the way to the California Supreme Court where the City prevailed and the law was thrown out. Barney considered the preservation of Mission Trails Park as his greatest achievement. He negotiated the acquisition of the 17 acres that would become the park as well as the purchase of the Flanders Mansion. In 1994 a grove of redwood trees was created in the park and dedicated in his honor and in recognition of his contributions to the City. Barney Laiolo is included in Carmel's Context Statement.

Frederick Bigland

Frederick Bigland (1889-1971) started his career as a builder in Northern England. In the early 1920s he came to the United States seeking a healthier climate for his asthma condition. He first settled in Santa Barbara but then headed north, landing in Carmel. He brought his knowledge of the English Arts and Crafts building tradition with him and was soon designing and building homes in the English Tudor Revival style, often adding some of Carmel architecture's distinctive storybook details. His own half-timbered home, located on Mountain View near Santa Fe, is probably the best example of his work. Bigland later experimented with other Spanish stylistic traditions, as seen in the North African influenced Markham House on the SW corner of 11th and Casanova, and the Roussel House on Second Street. Both are listed on the Carmel Historic Inventory. Nevertheless, he is most noted for his Tudor Revival residences, such as the Lloyd C. Miller Cottage on the NE corner of Dolores and 12th Avenue. Bigland left Carmel in 1933, still searching for the healthiest location to live. Frederick Bigland is listed as a noted designer/builder in the Carmel Context Statement.

Evaluation for Significance

Historians use National Register Bulletin 15³ to evaluate properties for eligibility for the National Register of historic Places, the California Register of Historic Resources, and the Carmel Historic Inventory. Casa Laiolo is eligible for listing in the Carmel Historic Inventory under Criterion Two (Important Person) because the house is associated with the life of

² *Carmel Pine Cone*. October 15, 1999, pp. 1, 15, 16.

³ *How to Apply the National Register Criteria for Evaluation*. National Park Service. 1998.

notable Mayor Barney Laiolo. To be eligible under this criterion it must be shown that the person gained importance within his profession or group. This is the case with Mayor Laiolo, the only Mayor to serve three terms and the first popularly elected Mayor in the City. The contributions he made during his terms have had lasting effects on Carmel's civic life. In addition, Barney Laiolo lived in the house during all three of his terms as Mayor. In other words, the house is associated with his productive life, a key consideration for Criterion Two eligibility. The period of significance is 1968 through 1982, which reflects all three terms.

Casa Laiolo 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. Casa Laiolo is not eligible under Criterion Three (Architecture) because, as a variant of the Spanish Eclectic and Monterey Revival styles, the variation did not herald an important phase of the architectural development of Carmel nor did it have a stylistic impact on later buildings. Although the house was designed and built by Frederick Bigland, it does not represent his best work which is found in his Tudor Revival houses.

To be eligible for the Carmel Inventory a resource must represent a theme in the Context Statement, retain substantial integrity, and be at least 50 years old. Casa Laiolo represents the theme of Government, Civic, and Social Institutions. It retains substantial integrity and is 91 years old.

Integrity is defined as the ability of a property to convey its significance. There are seven aspects of integrity: Location, Design, Setting, Materials, Workmanship, Feeling, and Association. To retain historic integrity a property must retain several, if not most of the aspects. This is the case with Casa Laiolo. The changes that were made to the house, such as the kitchen expansion and front addition to the north wing were made by Laiolo himself during the period of significance. The basic integrity test for a property associated with a person is whether that person would recognize the property as it exists today and there is no doubt that Barney Laiolo would recognize this house.

Carmel's Historic Preservation Ordinance states that a potential resource should meet at least one of the four criteria for listing on the California Register. Casa Laiolo meets California Register Criterion Two on the local level because it is associated with the life of a person important to local history.

In summary, the Carmel Context Statement, the Carmel Historic Preservation Ordinance, and the historical record support the eligibility of Casa Laiolo for the Carmel Historic Inventory.

