



CARMEL-BY-THE-SEA

PRELIMINARY DETERMINATION OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On July 10, 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.

Assessor's Parcel Number: 010-192-008

Current Owner: Deborah B. Storre Trust, PO Box 6040, Eureka, CA, 95502

Block: 93, Lot: 17, 19

Street Location: NWC Lincoln & 8th Avenue

Lot size: 8,000 sf

Original Date of Construction: 1904

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 Preliminary Determination is based on the Intensive survey prepared by qualified professional Margaret Clovis dated 07/2024 (attached). The Intensive survey was prepared subsequent to an Initial evaluation, published June 24, 2024. This preliminary determination will be circulated for a 10 calendar day public review period beginning on July 11, 2024, and ending at 5:00 P.M. on July 20, 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 5 years.

Katherine Wallace

Katherine Wallace, 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) Ernest A. Wettig House

P1. Other Identifier: Anna Starrow 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 Location: Not for Publication Unrestricted *a. County Monterey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 Lincoln & 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 010-192-008, Block 93, Lots 17 & 19

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

Built in 1904, the one-story wood-framed Ernest Wettig House has an irregular plan and a concrete foundation. A hipped roof covers the front portion of the house while a cross-gable roof covers subsequent additions to the north, west, and east elevations. An interior brick chimney (rebuilt in 2007) is situated on the ridge line. Hipped roof dormers with paired Craftsman casement windows are located on the east, west, and south elevations. Coursed wood shingles cover the exterior walls and battered foundation. Fenestration is varied and includes single, paired, and bands of Craftsman type wood casement windows. A recessed front porch is located on the east side of the front (south) elevation. Wood stairs lead to the front porch which has a wood railing with vertical square balusters. The front door is located within the porch, west of the stairs.

There have been multiple changes to the house since it was constructed in 1904. The house was originally a small, one-story cottage. It was probably a simple, vernacular style hipped (cont. 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 #) looking northwest from Lincoln, 06/2024

*P6. Date Constructed/Age and

Sources: 1904 Historic

Prehistoric Both
Deed, newspaper article

*P7. Owner and Address:

Deborah Storre Tr.

POB 6040

Eureka, CA. 95502

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

Meg Clovis

14024 Reservation Rd.

Salinas, CA 93908

*P9. Date Recorded: 07.2024

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (cite survey report and other sources, or enter "none.") Carmel Cultural Resources Survey 2002.

*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

***NRHP Status Code**

***Resource Name or #** (Assigned by recorder) Ernest A. Wettig House

- B1. Historic Name: Ernest A. Wettig House
- B2. Common Name: Ernest A. Wettig House
- B3. Original Use: Residence
- B4. Present Use: Residence

***B5. Architectural Style:** Vernacular/Craftsman

***B6. Construction History:** (Construction date, alteration, and date of alterations) Built 1904; Unspecified alterations 1925 (BP# 1010); Addition & alter porch 1930 (BP# 2268); Unspecified alterations 1932 (BP# 2507); Enclose porch 1932 (BP# 2513); Add bathroom 1935 (BP# 135); Remodel garage into guest house 1949 (BP# 1878); Build detached carport 1950 (BP# 1907); Build greenhouse 1950 (BP# 2656); Repair termite damage 1977 (BP# 77-2); Interior repairs 1995 (BP# 95-2); Repair tub & shower 1995 (BP# 95-28); General interior repairs 1998 (BP# 98-56); Reroof 1999 (BP# 99-63); Reroof garage 2004 (BP# 04-18); Remove old fireplace & replace with new 2007 (BP# 07-125R).

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

***B8. Related Features:** Guest cottage, carport
B9a. Architect: N/A
b. Builder: Unknown

***B10. Significance:** Theme N/A
Period of Significance 1904 **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.)

On August 24, 1904, Ernest A. Wettig (1855-1933), a cement salesman, bought lots 17 and 19 on Block 93 from the Carmel Development Company. He built a small one-story cottage on the corner lot, and his mother-in-law, Katherine "Kate" Cullen Hunter (1840-1927) moved into the house. Mrs. Hunter's 1904 occupation of the house is confirmed by one of her obituaries (*Santa Cruz Evening News*, 3/14/1927, p. 5). Mr. Wettig and his wife Katherine, who lived in Sacramento, visited during the summers. Mrs. Hunter traveled across the plains as a child in the 1840s and settled with her family in Santa Cruz. Her father served in the State Assembly from 1859 to 1860. After her marriage to William Hunter, a blacksmith, the couple moved to Parkfield where Kate owned and operated a hotel. Mr. Wettig sold the cottage to John McKnight Starrow (1856-1948) in 1925 (*Salinas Californian*, 12/5/1925, p. 5). Mr. Starrow, the heir to a Comstock Lode fortune, lived in a 22-room Pasadena mansion with his wife Anna. Starrow immediately hired contractor DeWitt Appleton to renovate the cottage (*Carmel Pine Cone*, 5/16/1925, p. 7). The renovations were completed in August and the Starrows used the cottage as a vacation home. John Starrow deeded the house to his (cont. p. 6)

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
Various articles, *Carmel Pine Cone*.
McAlester, Virginia. *A Field Guide to American Houses*. New York, 2019

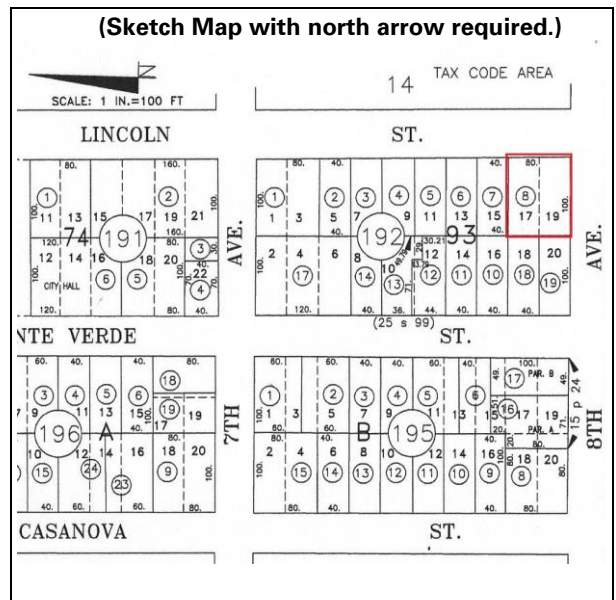
Ernest Wettig Obit., *Sacramento Bee*, 1/5/1933, p. 9
Kate Hunter Obit. *Salinas Californian*. 3/15/1927.

B13. Remarks

***B14. Evaluator:** Meg Clovis

***Date of Evaluation:** 07/2024

(This space reserved for official comments.)



CONTINUATION SHEET

P3a. Description continued:

roof cottage that characterized Carmel's earliest summer homes, as described in Carmel's Historic Context Statement (p. 52). Sanborn Maps indicate that the cottage's most distinctive feature was a wrap-around porch which extended the length of the front (south) elevation and almost to the rear of the house on the west elevation. The presence of the generous porch is understandable considering Mrs. Hunter and the Wettigs would have had an unobstructed view of the Ocean.

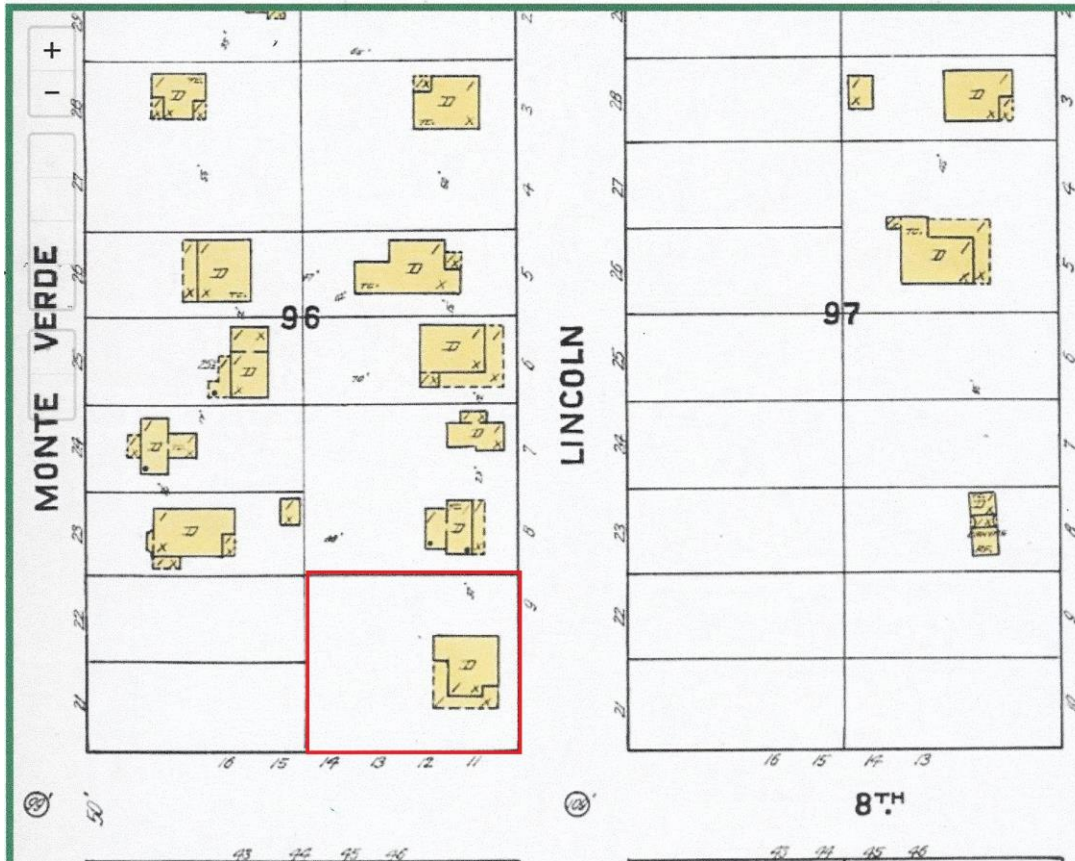


Figure 1: View of Ernest Wettig House, 1910 Sanborn Map.

The 1930 Sanborn Map and Building Permit #2268 (issued April 1930) reveal that the footprint of the house had been considerably enlarged by 1930 and a portion of the west side of the porch had been enclosed. Additionally, an L-shaped garage with a hipped roof and shingled exterior walls had been built in the northwest corner of the property. The Starrows continued to renovate the house through 1932. Two permits were issued, one in May (BP# 2507) and one in June (BP# 2513). The work on the house was considerable and was still not completed in October when the *Carmel Pine Cone* reported on the Starrows' "extensive renovation and enlargement of their house."¹ Plans in the building file, drawn by Michael J. Murphy, detail some of the work. When the original wrap-around porch was enclosed, the front entrance to the house, which was originally centrally located on the façade and faced south, was moved to its current east-facing location within the recessed porch. The relocation of

¹ *Carmel Pine Cone*, October 14, 1932, p. 15.
DPR 523L (1/95)

the front door² necessitated the relocation of the front steps and walkway, which were also originally centrally located. New windows were installed on the front elevation and on the south corner of the west elevation. When this major renovation was completed, the entire west and north elevations had been altered, and many of the character-defining features that linked the cottage to Carmel's earliest homes were lost. Ultimately, the renovations transformed the house into a Craftsman hybrid, that was not representative of Carmel's distinctive Craftsman aesthetic. This probably explains why the house was confused with the American Foursquare style in the evaluation that was completed in 2002, as part of the Carmel Historic Resources Survey.

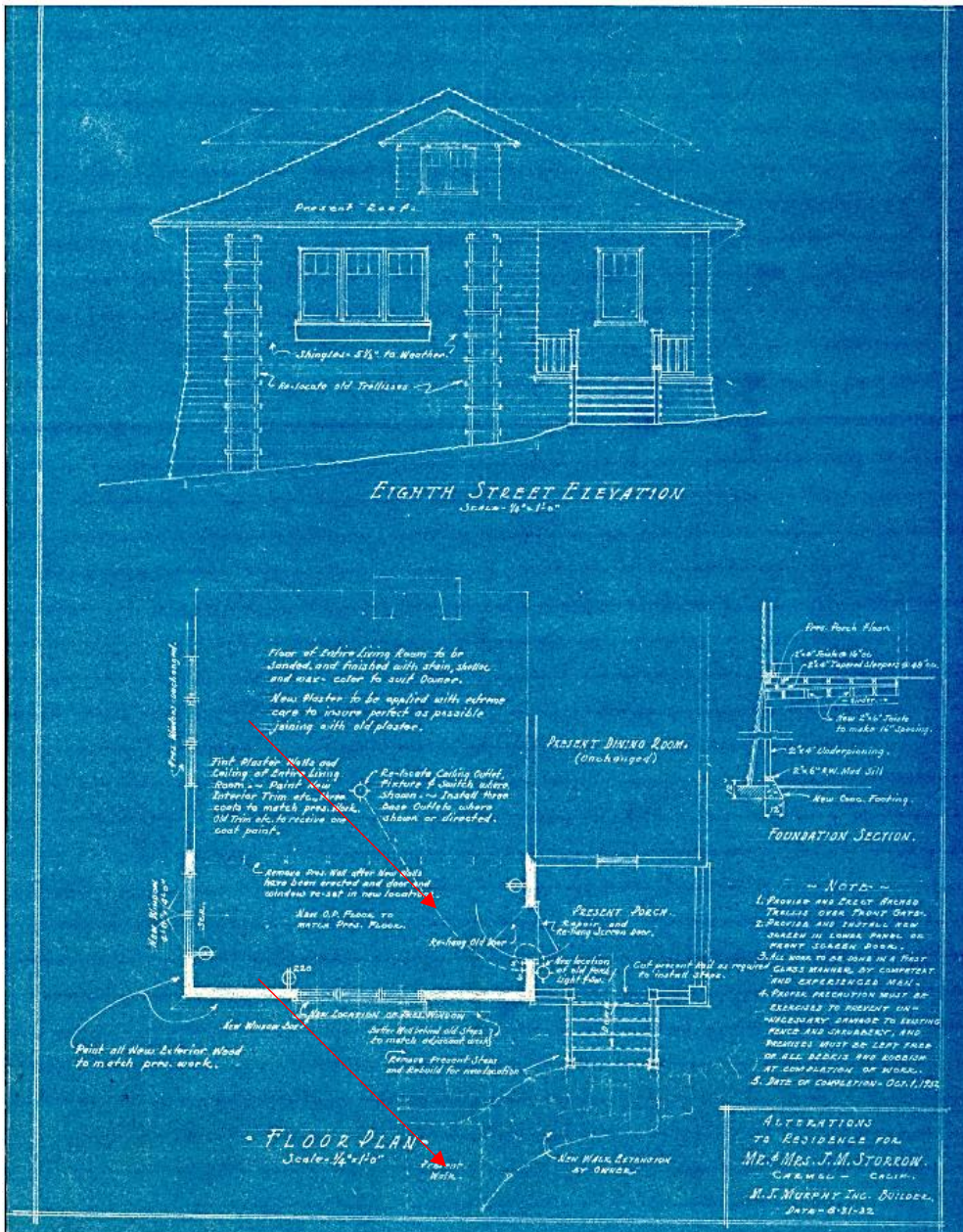


Figure 2: View of Murphy plans for Starrow addition dated 8/31/1932. Arrows indicate the original front entrance location and original front walkway and front step's location.

² Murphy's plans indicate that the original front door was reused however it has since been replaced at an unknown date.

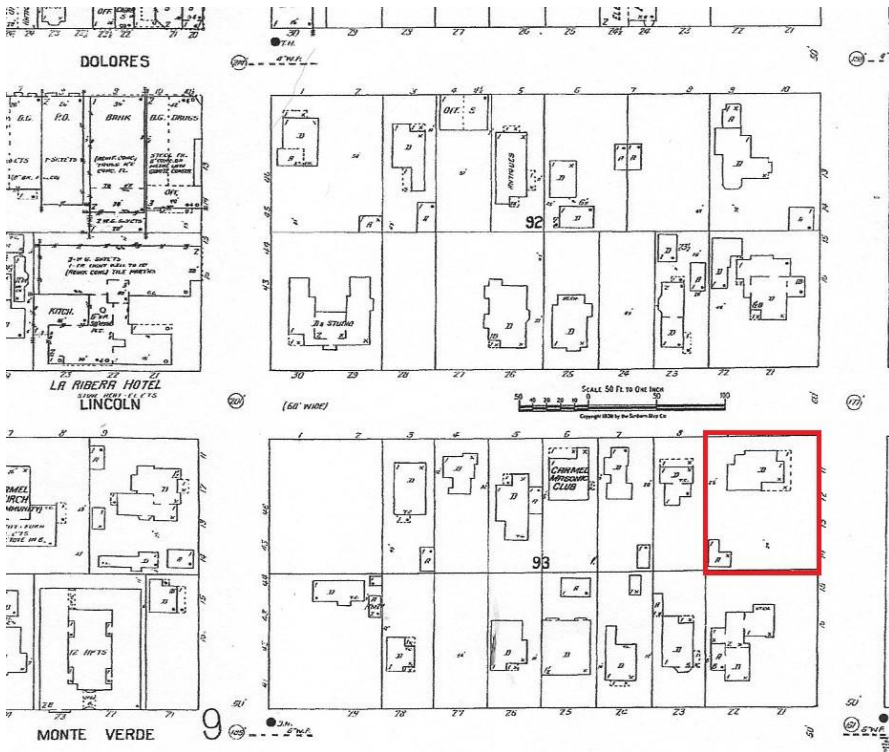


Figure 3: View of 1930 Sanborn with partially enclosed porch on west elevation.



Figure 4: View of the cross-gable and shed roof additions, looking west from Lincoln (east elevation).

CONTINUATION SHEET

In 1935 the Starrows added a 67.5 sq. ft bathroom (BP# 4) and in 1936 they added two more additions, one 70 sq. ft. and one 49 sq. ft. It is not surprising that the Starrows enlarged the house to such an extent as they were used to their ten-acre compound in tony Pasadena which included a 22-room Craftsman mansion surrounded by servants' quarters and guest cottages³. The Starrow additions were not part of a well-conceived, cohesive design that complimented the original house. Their renovations were piecemealed over a number of years, and the additions never achieved significance in their own right.

Other permitted changes include:

1. BP# 1878 (11/10/1949): Remodel garage into guest house.
2. BP# 1907 (1/11/1950): Build detached carport.
3. BP# 2656 (10/13/1954): Build greenhouse (since removed).
4. BP# 77-1 (1/3/1977): Repair termite damage.
5. BP# 95-2 (1/5/1995): Interior repairs.
6. BP# 95-28 (2/21/1995): Repair tub and shower.
7. BP# 98-56 (5/11/1998): General interior repairs.
8. BP# 99-63 (3/29/1999): Reroof with comp. shingles.
9. BP# 04-18 (1/22/2004): Reroof garage.
10. BP# 07-125R (8/6/2007): Remove old interior fireplace and replace with new fireplace.



Figure 5: View of guest house (former garage) and carport (1950).

The Ernest Wettig House is situated on a large, double corner lot. A driveway is located off of Eighth Avenue. The original garage was remodeled into a guest house in 1949 (BP# 1878) and the following

³ *Los Angeles Times*. September 26, 1945, p. 9.
DPR 523L (1/95)

year a detached carport was built (BP# 1907). The garden area is partially enclosed by a chain-link fence and a retaining wall has been constructed adjacent to the carport. Stone pathways meander throughout the garden area, which has minimal landscaping. A wood fence with vertical posts is located on the south and east property lines.



Figure 6: View of the west elevation with additions outlined in red.

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. The Ernest Wettig House was built in 1904, and originally represented the architectural theme of a very early Carmel vernacular, vacation cottage. Starting in 1925 and for several years thereafter, the distinctive characteristics that associated the house with this theme were removed and/or altered. The house was transformed into a quasi-Craftsman House that had no relationship to Carmel's finest Craftsman cottages and in fact was misidentified as an American Foursquare style house.

- Location: the Ernest Wettig House is still in its original location.
- Design: the Ernest Wettig House no longer retains its original design, due to the enclosure of the wrap-around porch and multiple additions.
- Setting: the Ernest Wettig House is still located on a corner lot in a residential setting. Additional buildings have been constructed on the lot since 1904 (garage and carport).
- Materials: the Ernest Wettig House has been altered several times and original materials have been removed and replaced.

- Workmanship: The Ernest Wettig House has been altered to such an extent that there is no physical record of its original workmanship.
- Feeling: the Ernest Wettig House does not retain the physical features that conveyed its original historic character, i.e., a 1904 vernacular vacation cottage.
- Association: Association is only considered if a property is eligible for listing under Criteria One and Two.

B10. Significance continued:

wife in 1926.⁴ Neither the Wettig nor the Starrow families are listed in Carmel' Historic Context Statement.

The property was surveyed in 2002 as part of the Carmel Historic Resources Survey and subsequently listed in Carmel's Inventory of Historic Resources in 2004 under Criterion Three (Architecture). At the time the property was identified as an American Foursquare style house that was built by the Starrows in 1925. In 2006 the owners appealed the determination based on further historical research that determined that the house was built c. 1910, that it originally was not an American Foursquare style house, and that multiple changes over the years had completely transformed the house. Most notable among these changes was the enclosure of the original wrap-around porch. The house was removed from Carmel's Historic Resources Inventory on February 27, 2006.

Additional historic records have been uncovered as part of this report, including Ernest Wettig's deed from the Carmel Development Company and Mrs. Hunter's obituary from the *Santa Cruz Evening News*. These records confirm the 1904 construction date and the person responsible for the construction, Mr. Wettig.

Evaluation for Significance

Historians use National Register Bulletin 15⁵ 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 Statement⁶ 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).

The Ernest Wettig 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 Ernest Wettig House is not eligible under **Criterion Two (Person)**. Mr. Wettig was a Sacramento cement salesman who is not individually significant within any historic context described in Carmel's Historic Context Statement. The same is true for Mrs. Hunter, whose productive life was spent in Parkfield and for John and Anna Starrow, whose principal home was in Pasadena.

⁴ *Salinas Californian*. 5/8/1926, p. 3.

⁵ National Register Bulletin 15. *How to Apply the National Register Criteria for Evaluation*. National Park Service. 1998.

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



Figure 7: View of carport looking northeast.

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 Ernest Wettig House is not eligible under the first part of **Criterion Three (Architecture)** because it no longer clearly illustrates through distinctive characteristics a type, period or method of construction. In other words, the house can no longer be identified as a turn-of-the-century vernacular vacation home in Carmel. The major renovations that the Starrows undertook starting in 1925 transformed the home into a quasi-Craftsman style house that is easily confused with other styles. It does not embody enough distinctive characteristics of any particular style.

The property does not meet the second part of Criterion Three because the contractor who built the original house in 1904 is unknown. The Ernest Wettig House 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 Ernest Wettig House meets the eligibility requirements for Criterion Four.

CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

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*Resource Name or # Ernest Wettig House

*Recorded by Meg Clovis

*Date 07/2024

Continuation Update

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. Carmel's additional qualifications for a property eligible under Criterion Three are as follows:

1. Have been designed and/or constructed by an architect, designer/builder, or contractor whose work has contributed to the unique sense of time and place recognized as significant in the Historic Context Statement; or
2. Have been designed and/or constructed by a previously unrecognized architect, designer/builder, or contractor if there is substantial, factual evidence that the architect, designer/builder, or contractor contributed to one or more of the historic contexts of the City to an extent consistent with other architects, designer/builders or contractors identified within the Historic Context Statement; or
3. Be a good example of an architectural style or type of construction recognized as significant in the Historic Context Statement; or
4. Display a rare style or type for which special consideration should be given. Properties that display particularly rare architectural styles and vernacular/utilitarian types shall be given special consideration due to their particularly unusual qualities. Such rare examples, which contribute diversity in the community, need not have been designed by known architects, designer/builders, or contractors. Rather, rare styles and types that contribute to Carmel's unique sense of time and place shall be deemed significant.

The Ernest A. Wettig House no longer represents the theme of Architectural Development because major alterations over the years have obliterated its original style. The house does not retain integrity. The house is no longer recognizable as a 1904 vernacular vacation cottage, nor can it be classified as a good example of the Craftsman style due to the haphazard additions. The house is over 50 years old but does not meet Criterion Three of the California Register on the local level.

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