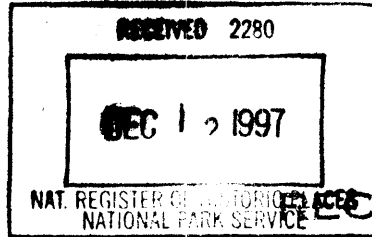


National Register of Historic Places
Registration Form



1693

1. Name of Property

SEP 11 1997

historic name: Parmelee, Lou Ellen, House

OHP

other names/site number: N/A

2. Location

street & number: 570 Archer Street

not for publication: N/A

city or town: Monterey

vicinity: N/A

state: California code: CA county: Monterey code: 053 zip code: 93940

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets ___ does not meet the National Register criteria. I recommend that this property be considered significant ___ nationally ___ statewide X locally. (___ See continuation sheet for additional comments.)

Ramón Almeyda, Deputy 12-3-97
Signature of certifying official/Title Date

State Historic Preservation Officer
State or Federal agency and bureau

In my opinion, the property ___ meets ___ does not meet the National Register criteria. (___ See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register

Edson H. Beall 1.7.98

See continuation sheet.

determined eligible for the National Register.

See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

[Signature]

Signature of the Keeper

Date of action

5. Classification

Ownership of Property: public-local

Category of Property: building

Number of Resources within Property:

Contributing	Noncontributing
<u> 1 </u>	<u> 0 </u> buildings
<u> 0 </u>	<u> 0 </u> sites
<u> 0 </u>	<u> 0 </u> structures
<u> 0 </u>	<u> 0 </u> objects
<u> 1 </u>	<u> 0 </u> Total

Total of contributing resources previously listed in the National Register: 0

Name of related multiple property listing: N/A

6. Function or Use

Historic Functions: DOMESTIC: single dwelling

Current Functions: Work in progress

Parmelee, Lou Ellen, House

Monterey County, CA

=====
7. Description
=====

Architectural Classification:

LATE VICTORIAN/Queen Anne

Materials: Foundation: concrete Roof: composition shingle
 Walls: wood Other:

Describe present and historic physical appearance. See continuation sheet.

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8. Statement of Significance
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Certifying official has considered the significance of this property in relation to other properties: _____

Applicable National Register criteria: C

Areas of Significance: architecture

Period(s) of Significance: 1896

Significant Dates: 1896

Significant Person(s): N/A

Cultural Affiliation: N/A

Architect/Builder: unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above. See continuation sheet.

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9. Major Bibliographical References
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See continuation sheet.

Previous documentation on file (NPS);

preliminary determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

Parmelee, Lou Ellen, House

Monterey County, CA

previously determined eligible by the National Register
 designated a National Historic Landmark
 recorded by Historic American Building Survey # _____
 recorded by Historic American Engineering Record # _____

Primary Location of Additional Data:

State historic preservation office
 Other state agency
 Federal agency
 Local government
 University
 Other--Specify Repository: _____

=====

10. Geographical Data

=====

Acreage of Property: less than one acre.
 UTM References:

1. Zone:10 Easting: 598010 Northing: 4052080

Verbal Boundary Description: See continuation sheet.

Boundary Justification: See continuation sheet.

=====

11. Form Prepared By

=====

Name/Title: Kent L. Seavey/Preservation Consultant

Organization: Monterey Heritage Society Date: Aug. 5, 1997

Street & Number: 310 Lighthouse Ave. Telephone: (408) 375-8739

City or Town: Pacific Grove State: California Zip: 93950

=====

Property Owner

=====

name: City of Monterey (contact: Bruce Kibby)

street & number: City Hall telephone: (408) 646-3759

city or town: Monterey state: California zip code: 93940

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

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The Lou Ellen Parmelee house at 570 Archer St. is a two-story wood framed Queen Anne style residence constructed in 1896. It is irregular in plan resting on a concrete foundation. Its raised basement is a full story high along the sloping NE rear elevation. The complex intersecting hip and gable roof is covered in a composition shingle. Fenestration is irregular with single and paired 1/1 double hung wood sash. The decorative vocabulary of spindlework and applied sawn trim is typical of the Queen Anne mode. The interior plaster ceiling finishes are noteworthy and of high artistic value. There is a raised one story addition at the east end of the NE rear elevation constructed in 1946. It employs a similar horizontal wood siding and is flush with the historic building envelope. Masked by vegetation, the addition is not generally in the public viewshed. A window along the NW side elevation was converted to a door at the same time (1946), and is scheduled for restoration, as are minor undated changes to the front porch. According to Lou Ellen Parmelee's daughter Irene Selfridge, the white painted house looks much as it did when occupied by the family.

The Parmelee house is set back from Archer St. on a sloping hillside overlooking Monterey Bay, behind a decorative cast and wrought iron fence set in concrete that has been so altered over time that it does not retain its integrity. As originally constructed in 1896 the property encompassed the entire block bounded by Archer St., Hoffman Ave., Spencer St., and McClellan Ave. and included barns and outbuildings, orchards and hay fields, now gone. All but the existing house lot were sold over time. The property is flanked on the east and west by a public park and playground, and to the north by apartment housing which is scheduled for eventual purchase in Monterey's General Plan for added park space.

Currently mature trees and shrubs partially mask the SW facing facade. The main entrance, along the SE side of the facade, is an open porch covered by a hipped roof with a small projecting gable with sunburst sawn work, carried on turned wood posts with brackets below a spindlework frieze. The porch is reached by a straight run brick stair addition. The current X braced rail of this feature is an undated addition scheduled for restoration.

The horizontal drop wood siding has been relieved by bands of cove butt wood shingles between the first and second floor, and as a frieze at the roof-wall junction, which vary the texture on the building envelope. Sawn work, in the form of brackets and sunbursts, and turned spindlework make up the gable ornamentation along this elevation further articulating the surface. The raised concrete foundation has been finished as rock-faced ashlar. This feature and the concrete foundation may date ca.1910.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

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Fenestration on this elevation includes 1 / 1 double hung wood sash and a pair of fixed lights just below the spindlework in the principal gable. The gablet capping the roof line at the NW end of the building has a single 1 / 1 double hung wood sash. Three tall brick chimneys, stuccoed and patterned in ashlar bands of rock-faced concrete, can be seen from this elevation. Two pierce the roof plane of the main building block, to the NW and SE of the gablet. The third is a full height eave wall chimney along the NW side elevation.

The NW side elevation is characterized by the large eave wall chimney centered in the building mass along the sloping grade. Just SW of this feature a first floor window was converted to an exterior multi-paned glazed door in 1946. This feature is reached by a side approach brick stairway with metal rail. It is scheduled for restoration back to its original window form. Wall cladding along this elevation continues the mixture of horizontal drop wood siding and bands of cove butt wood shingle. Fenestration is irregular with single 1 / 1 double hung wood sash. The concrete foundation wall is finished as rock-faced ashlar up to and including the chimney base.

The NE rear elevation is characterized by a raised open kitchen porch entry at the NW corner of the building. This feature is capped with a shed roof carried on turned wood posts and decorative detailing matching that found on the main entry porch. The shed roof is covered in a composition shingle. The porch rail is original. The side approach wood stair has lost its original rail.

There are two wooden doors leading under the building where the basement along this elevation is a full story in height. One door is under the kitchen porch, the second is at the foot of the kitchen porch stairs. Decorative trim in the main gable and gablet on this elevation matches that found on the facade, including the paired windows under the spindlework of the principal gable. Fenestration is a mixture of single and paired 1 / 1 double hung wood sash.

A one story wood framed addition, constructed in 1946, is found at the SE side of this elevation. The addition is basically square in plan, having in filled the original ell formed by a lower projecting bay centered on the SE side elevation. The addition is flush with the NE rear wall and the projecting SE side wall. Its horizontal V wood siding is similar to the original wall cladding. The addition has a shed roof slanting SE and covered in a composition shingle. A flat, wood roof deck and wooden fire escape, added in 1963, are being removed from this feature, but one upper window in the original house, converted to a door with a braced wooden hood, remains. Because of its location at the rear of the building and heavy vegetation along the SE side elevation, the addition is not generally visible from a public street.

National Register of Historic Places
Continuation SheetSection number 7 Page 3
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The SE side elevation is characterized by a projecting lower bay SW of the 1946 addition. The angled bay is similar in workmanship and materials to the rest of the original building, with the addition of drop pendants. Fenestration is single 1/1 double hung wood sash. An open porch, similar to the main entry porch, was constructed along the NE side of this feature in 1898. It is still part of the flooring of the 1946 addition. This side of the house is planted with mature trees and shrubs masking the elevation from the street. The interior chimney at the SE, described above, pierces the ridgeline of the projecting bay at its junction with the main roof.

There are a number of rooms and hallways in the Lou Ellen Parmelee house that have ornamented ceilings that include cornices, medallions and coffers or a combination thereof. According to San Francisco preservation plastering contractor Michael Casey, the Parmelee house is noteworthy for both the quantity and quality of its plaster decoration.

Typical of the decorative work is the dining room ceiling (see photo #6). The cornice is done in a scalloped shell motif above an egg-and-dart band ribbon. Plain run moldings form raised geometric patterns on the ceiling proper. Several of the ceiling rosettes about the building are quite rare, including the one found in the dining room (see photo #7).

Of special interest is the unusually ornate fluer-de-lis coffered ceiling in the main parlor (see photo # 8). This feature is particularly elaborate, having been made up entirely of precast elements. Even the cornice molding is entirely of precast components. The design itself is composed of several small pieces of plaster. Each individual coffer is made up of almost 30 distinct plaster pieces that were separately applied, not including the 80 dime-sized rosettes that were used to finish each individual coffer. The work is attributed to Monterey plastering contractor George A. Ingram, a Parmelee neighbor living on Archer Street at the time of construction in 1896.

The interior wood finishes, doors, door frames, window casings, and especially the main hall staircase with its ornate newel post and heavy spindlework balusters, are also basically intact as constructed in 1896, and are of merit as excellent examples of late Victorian interior woodwork (see photo #9).

In spite of minor changes to the exterior, and the 1946 addition at the rear of the house, the Lou Ellen Parmelee house retains to a remarkable degree its late Victorian exterior and interior finishes. The quantity and quality of the interior plaster decoration is noteworthy and of high artistic value. The residence still possesses a strong sense of time and place and attendant feeling and association.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 1

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The Lou Ellen Parmelee House is significant under Criterion C in the area of architecture as the best remaining example of Late Victorian Queen Anne high style residential design in Monterey. It is also significant for the high artistic value of its noteworthy interior plaster decoration. The Parmelee residence exhibits a high level of craftsmanship in its exterior and interior finishes, the product of local artisans. In spite of minor exterior changes and a 1946 addition at the rear of the building, the Parmelee House still retains a high degree of integrity as constructed in 1896, evoking a strong sense of time and place and of feeling and association.

In 1896, the year of construction of the Parmelee House, Monterey was just beginning to emerge from a long period of dormancy precipitated by the Gold Rush of 1848. That seminal event in state history had stripped the former capital of Spanish and Mexican California of its population and its political power, leaving in its wake a sleepy seaside fishing village. It wasn't until the mid-1870s with the advent of railroad transportation into Monterey County that the quaint charm of the "Old Pacific Capital" and its unsurpassed natural setting were rediscovered.

The Methodist Episcopal Church established a summer camp meeting ground in a pine forest west of Monterey in 1875. Capitalizing on the success of the Methodist's Pacific Grove Retreat, the Southern Pacific Railroad began construction of "the most elegant seaside resort in the world" just east of Monterey in 1880. A project of Charles Crocker and Collis P. Huntington, the Del Monte Hotel soon became one of the most popular tourist destinations in the state. The Southern Pacific, through its subsidiary Pacific Improvement Company, invested more than two million dollars in the development of the Del Monte Hotel and its infrastructure. Included were a seaside bathing pavilion and wharf, the 17 Mile Drive, and a complete water system for the town of Monterey and the Pacific Grove Retreat.

In 1887 the original Hotel Del Monte was destroyed by fire. While a new caravansary was under construction the Pacific Improvement Company diverted their clientele to Pacific Grove, where the virtues of this seaside retreat resulted in increased residential lot sales and rapid (1889) incorporation as a city. In 1889 the Southern Pacific extended its railroad line into Pacific Grove to capitalize on the real estate boom.

The land boom also hit other parts of the Monterey Peninsula. In 1888 Oak Grove, an 87 acre tract of land between the Del Monte Hotel and Lake El Estero was subdivided for residential development by David Roderick and Dr. J.P.E. Heintz, the Del Monte Hotel's resident physician.

National Register of Historic Places
Continuation SheetSection number 8 Page 2
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In 1889, Harry Ashland Greene, a retired San Francisco financier subdivided New Monterey, a 295 acre parcel of land situated between the old (Spanish) town of Monterey and Pacific Grove, advertising that " the town had been systematically laid out into large lots, fronting broad streets and avenues with water mains laid throughout."

On August 12, 1890, entrepreneur Juan U. Malarin and two associates were granted the right under Monterey City Ordinance No. 27 to establish the Monterey and Pacific Grove Street Railway Company, a horsecar line connecting the Del Monte Hotel with Pacific Grove, passing through both of the newly established subdivisions. Regular service began on August 5, 1891. It was in the context of this surge of residential development in and around Monterey that newlyweds Horatio and Lou Ellen Parmelee constructed their family home in New Monterey in the fall of 1896.

Horatio M. Parmelee (1874-1942) was a cultured and well-to-do young man from New Haven, Connecticut who had come to the Monterey area in about 1894-95 for health reasons. While in Monterey he was advised to visit the Big Sur coast to convalesce. There he found lodging with the Swetnam family at Garrapata Creek. Issac and Ellen Swetnam had moved to the Big Sur area in 1885 to homestead a piece of government land. Both adults appear to have had some teacher training as they were well educated for their time. During Parmelee's stay with the family a romance ensued with the Swetnam's third daughter, Lou Ellen (1878-1954). The young couple were wed in Pacific Grove on March 19, 1895. The newlyweds took up residence with Lou Ellen's family and remained in Big Sur until the fall of 1896, when the Archer St. property was purchased and their own home constructed on it.

It is interesting to note that between October, 1896 and January, 1897 Horatio Parmelee and Issac Swetnam had purchased all the parcels in the block encompassed by Archer St., Hoffman Ave. Spencer St., and McClellan Ave. and had deeded the entire property to Lou Ellen Parmelee. The last two lots, 6 and 8, on which the house was built were deeded to Lou Ellen on January 6, 1897 by her father, "for love and affection" as a wedding gift.

The first mention of the Parmelee house appeared in the *Monterey Cypress* on October 3, 1896, noting the price of the new home was \$3,000. No other notice of the residence and its builder has been found to date. Because there were so few two-story Queen Anne houses constructed in Monterey it is possible to speculate that the design may have come from contractor Douglas Knox Frasier. Frasier drew-up and built a two-story Queen Anne house for Dr. J.P.E. Heintz at Oak Grove in 1890, directly across from the Del Monte Hotel bathing pavilion, much frequented by the Parmelees.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 3

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Illustrations of the Heintz house, since demolished, show some similarities between it and the Parmelee residence.

While the Queen Anne style of architecture was quite popular in Monterey in the early 1890s, very few two-story examples were constructed. This was due in part to the general working class composition of the population, and a statewide economic downturn commencing about 1893. Of the four or five remaining residences, the Few House at 504 Van Buren St. by builder John Gray, and the Bralee House at 851 Laine are the oldest, both dating to about 1888.

The Bralee House on Laine St. in New Monterey lacks any architectural distinction other than the basic Queen Anne house form. The Few House, in old town Monterey is the only 19th century towered example of the Queen Anne style. Unfortunately an inappropriate modern roof covering and a 1920s interior remodel have compromised the building's physical integrity.

651 Belden St. and 487 Foam St. in New Monterey, date closer to the Parmelee House, however, 487 Foam has been incorporated into a large motel complex destroying its physical setting. and 651 Belden, like the Bralee House, lacks architectural distinction. The El Aposento Church at the SW corner of Prescott and Hawthorne, also in New Monterey, is a remuddled 1890s Queen Anne whose only remaining character defining feature is a tall eave wall chimney, which matches those found on the Parmelee house.

Clearly the Lou Ellen Parmelee House with its commanding hillside setting above Monterey Bay displaying the irregular building form, complex hipped roofs with lower cross gables pierced by tall, patterned masonry chimneys, and decorative vocabulary of sawn and turned wood trim, embody the distinctive characteristics of the Queen Anne style, making it the best remaining example of the architectural mode found in the city of Monterey.

Of particular significance however, are the interior plaster finishes found throughout the Parmelee house. For quantity, quality of craftsmanship and variety of design in a single residential building one would have to travel to urban centers like San Francisco to come close to approximating those found in this residence. According to preservation plastering contractor Michael Casey, the elaborate coffered fleur-de-lis ceiling in the formal parlor would even be unusual for San Francisco. It is made up of entirely precast elements which have been applied to the ceiling. Each individual coffer consists of almost 30 distinct pieces of plaster that were separately applied plus 80 dime-sized rosettes that were used to finish each individual coffer. Several of the large ceiling rosettes found within the building are similarly rare. The plaster work is attributed to George A. Ingram, a Monterey plastering contractor who was the Parmelee's nearest neighbor along Archer St. in 1896.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 4
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The majority of late Victorian interior ornamental plaster work in Monterey was limited to chandelier rosettes (usually purchased pre-cast from pattern books and catalogs), and simple crown moldings. Very few examples of this work remains because of remodeling over time, especially during the 1920s. William Ingram, son of plastering contractor George A. Ingram, to which the Parmelee house decorative plastering is attributed, has stated that there are no early records of the family business, but that his father was one of the first and only plastering contractors doing private and commercial work in Monterey in the mid 1890s.

The 1946 raised one story addition at the rear of the Parmelee house was constructed to fill the inside corner of an open ell at the eastern end of the building and is generally out of view from adjacent roadways. The addition's use of a similar horizontal wood siding as an exterior wall cladding and simplicity of design both differentiates the new construction from the old, and unifies the building infill when observed from a distance. With the removal of the 1963 wooden deck and staircase from this feature, and the restoration of a second story window that was converted to a doorway, the addition will remain a neutral element, neither complimenting nor detracting from the character defining qualities of the residence.

The Lou Ellen Parmelee House is the best remaining example of the Queen Anne style of late Victorian residential design in Monterey. Its interior plaster finishes are significant as unusual and noteworthy examples of decorative craftsmanship, and are of high artistic value. In spite of a 1946 addition at the rear of the building, the Parmelee house retains to a high degree its design integrity as constructed in 1896. The building possesses a strong sense of time and place and attendant feeling and association. Because of the unusual quality and quantity of its interior plaster finishes it is bound to provide information important to the further understanding of 19th century decorative arts.

Parmelee, Lou Ellen, House

Monterey County, CA

National Register of Historic Places
Continuation Sheet

Section number 9 Page 1
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Building permits on file with the Monterey Building Department, Monterey, CA.

Clark, Donald T., Monterey County Place Names, Kestrel Press, Carmel Valley, CA. 1991.

Monterey County Assessment Records, 1896-1907. Located in the Monterey County Tax Assessor's Office, Monterey County Courthouse, Salinas, CA.

Monterey County Deeds, 1887-1985. Located in the Monterey County Recorder's Office, Monterey County Courthouse, Salinas, CA.

Monterey County Great Register of Voters, 1898. Located in the King City Public Library, King City, CA.

Woolfenden, John, Big Sur: A Battle for the Wilderness 1869-1981. Boxwood Press: Pacific Grove, CA, 1981.

Monterey Daily Cypress, 3/16/1895, p.1 c.4; 3/30/1895, p.1 c.4; 10/3/1896, p.2 c.1; 2/16, 1909, p.1 c.4; 10/13/1917, p.2 c.1.

Monterey New Era, 2/18/1909, p.2 c.1.

Monterey Peninsula Herald, 1/1/1910, p.1 c.3; 12/12/1926, p.3 c.2.; 10/12/1946, p.3 c.2.

Personal interview with William Ingram, son of plastering contractor George A. Ingram. 9/24/1994.

Personal interview with Mr. Clyde Klaumann, a neighbor of the Parmelee/Scarlett family on Archer St. during the period 1910-1920. 9/10/1994.

Personal interview with Irene (Scarlett) Selfridge, daughter of Lou Ellen (Parmelee) Scarlett. 9/20/1994.

Sanborn Fire Insurance Maps for Monterey, CA, May 1905, Aug. 1912.

Parmelee, Lou Ellen, House

Monterey County, CA

National Register of Historic Places
Continuation Sheet

Section number 10 Page 1

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Verbal Boundary Description

Beginning at a point along the NE side of Archer Street 100 feet from the NE corner of Archer Street and Hoffman Avenue in Monterey, thence running NE 117 feet, bounded on the NW by a parking lot, thence running SE 100 feet, bounded on the NE by an alley, thence running SW 117 feet, bounded on the SE by a community center, thence running NW 100 feet, bounded on the SW by Archer Street to the point of beginning, the property is identified as Assessor's Parcel Number 1-098-4.

Boundary Justification

The boundary includes the legal parcel containing the historic property as configured today, because the rest of the original land holdings have been sold off.

National Register of Historic Places
Continuation Sheet

Section number Photographs Page 1

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(Except where noted the information for items 1 through 5 are the same for all photographs listed.)

- #1
 - 1. Lou Ellen Parmelee House
 - 2. 570 Archer Street, Monterey, CA 93940
 - 3. Kent L. Seavey
 - 4. 1997
 - 5. City of Monterey, City Hall, Monterey, CA 93940
 - 6. Looking NE from the SW side of Archer St. toward the facade of the Parmelee House and its setting. Note Monterey Bay at left rear.
 - 7. Photograph #1 of 9

- #2
 - 6. Looking east at SW facade and NW side elevation of the Parmelee House. Note window change to door w/stairs at lower left center.
 - 7. Photograph #2 of 9

- #3
 - 6. Looking SE at NW side elevation of the Parmelee House.
 - 7. Photograph #3 of 9

- #4
 - 6. Looking west at NE rear elevation of the Parmelee House. Note 1946 addition at left w/partially removed stair, and door hood at second floor.
 - 7. Photograph #4 of 9

- #5
 - 6. Looking west at SE side elevation of Parmelee House. Note heavy vegetation along this elevation. Door at lower right leads into 1946 addition.
 - 7. Photograph #5 of 9

- #6
 - 6. Looking NW at the plaster ceiling finishes in the dining room. Note ornate cornice moldings, geometric plain run moldings in the ceiling and the rare central rosette.
 - 7. Photograph #6 of 9

- #7
 - 6. Looking up at the dining room ceiling rosette, one of several rare examples of individualized rosette patterns in the Parmelee House.
 - 7. Photograph #7 of 9

- #8
 - 6. Looking west at the main parlor ceiling. Note elaborate plaster coffering.
 - 7. Photograph #8 of 9

Parmelee, Lou Ellen, House

Monterey County, CA

National Register of Historic Places
Continuation Sheet

Section number Photographs Page 2

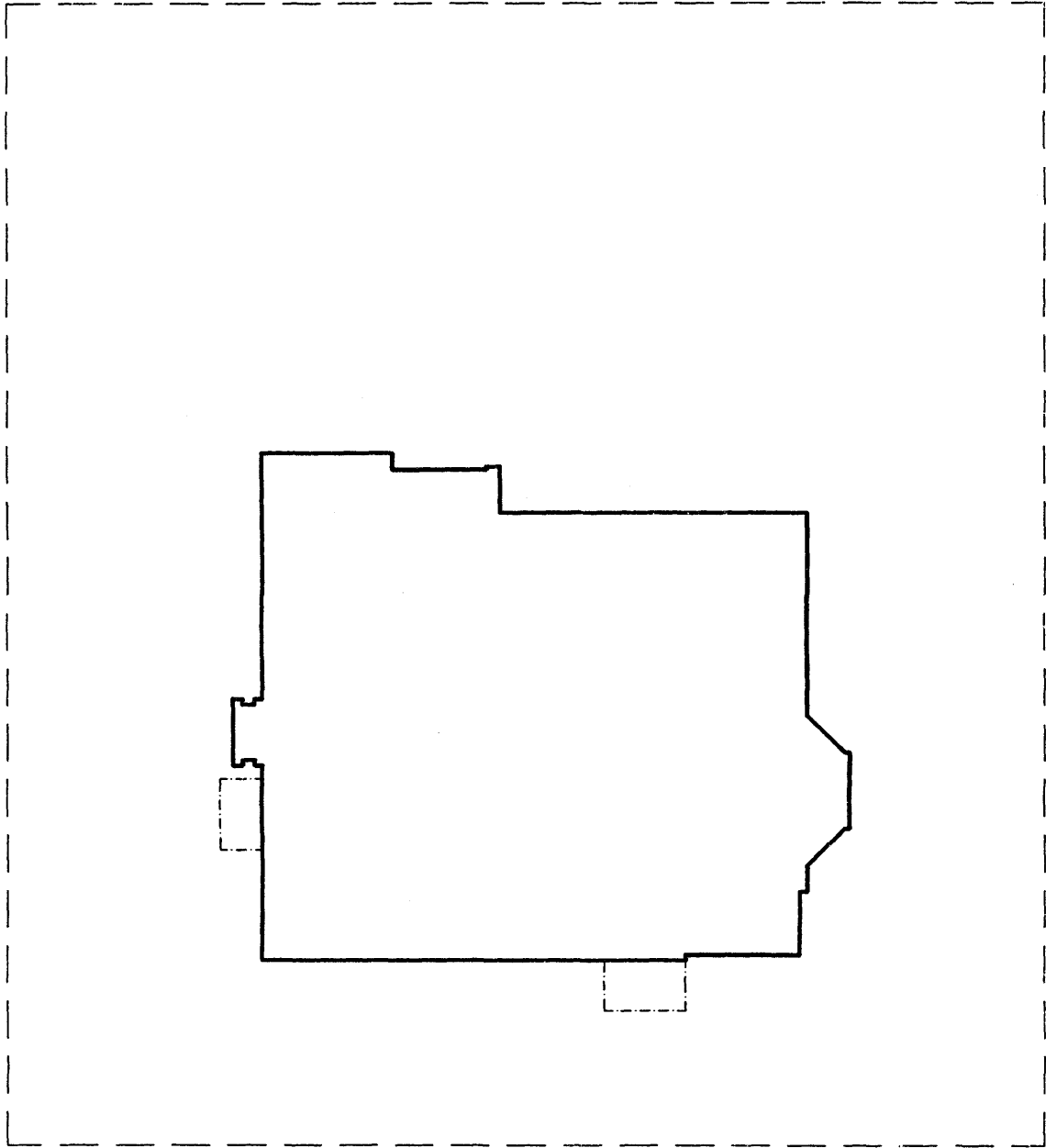
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- #9 6. Looking west at central hall spindlework staircase and newel post.
- 7. Photograph #9 of 9

ALLEY

100.00'

117.00'



ARCHER STREET



LOU ELLEN PARMELEE HOUSE

570 ARCHER * MONTEREY, CA

PHOTOGRAPHIC KEY