

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 \_\_\_\_\_

Page 1 of 5

\*Resource Name or #: (Assigned by recorder) Zanetta Catlett Cottage

P1. Other Identifier: Zanetta Catlett Cottage

\*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 Location: ☐ Not for Publication ☒ Unrestricted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 Dolores 5 NW of 2<sup>nd</sup> 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)

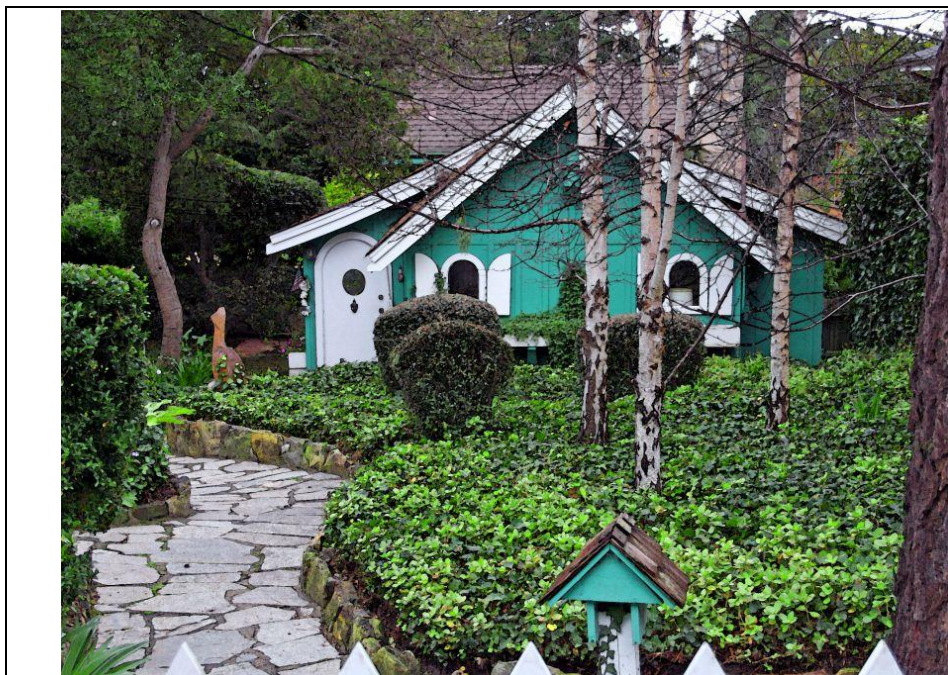
APN 010-127-003, Block 9, Lot 11

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

Built in 1924, the Zanetta Catlett Cottage is located on Dolores 5 NW of 2<sup>nd</sup> Avenue in Carmel Woods. It is described in the Carmel Preservation Foundation's *Artists and Artisans* pamphlet as a "joyful little storybook house from everyone's happiest dreams." The house is nestled like a jewel amongst trees and ivy on a wooded, sloping lot. Set far back on the lot, a meandering stone path leads down to the cottage from the street. The cottage's narrow, asymmetrical plan flows from a one-story front section to two stories in the rear. Intersecting gables cover the different sections of the house and board and batten siding is used throughout. The roof, with its overhanging eaves and exposed rafters, is covered with composition shingles. The off-set, arched front door with small round window is set back from the front gable and is covered by a sloping roof which projects from the principal gable roof. Two small arched windows, flanked by shutters, are located on the front elevation (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, 05/2021

\*P6. Date Constructed/Age and Sources: 1924 ☒ Historic

☐ Prehistoric ☐ Both

Building Permit

\*P7. Owner and Address:

Brian & Erin Clausen  
1645 Woodland Dr.  
San Luis Obispo, CA 93401

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

Meg Clovis  
14024 Reservation Rd.  
Salinas, CA 93908

\*P9. Date Recorded: 05/2021

\*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) Zanetta Catlett Cottage

B1. Historic Name: Zanetta Catlett Cottage

B2. Common Name: Zanetta Catlett Cottage

B3. Original Use: Residence

B4. Present Use: Residence

\*B5. Architectural Style: Fairytale

\*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed in 1924, Garage & Storeroom constructed (1928); Bedroom addition (1953); Remove exterior stair, repair plumbing & electrical, new electrical service (1975); Termite repairs (1975); Powder room remodel (1990); Reroof (1999)

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

Original Location:

\*B8. Related Features: Detached garage & storeroom

B9a. Architect: Hazel Watrous (Designer)

b. Builder: Allen H. Tyler

\*B10. Significance: Theme Architectural Development

Area Carmel by the Sea

Period of Significance 1924 -1928

Property Type Building Applicable Criteria CR 3

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

"An interesting group of houses is being designed on north Dolores Street. These houses, fine in form and color, with interiors decorated and furnished, are proving that the small, moderately-priced house may be complete and beautiful. Enough of gardening is being done to carry out the color and make the unit a whole. Hazel Watrous and Ethel Adele Denny, with Allen H. Tyler as constructor and foreman, are putting up these houses. These two women are planning soon to erect their own studio where they will carry out their creative work and experiments in sound and color. Opposite the site of the proposed studio, tucked into the woods like a stage setting, is the house of Mrs. Walter Leland Catlett of New York which Miss Watrous and Miss Denny, with Mr. Tyler, have just completed."

The article announcing Zanetta Catlett's new home appeared in the Carmel *Pine Cone* on June 7, 1924. She purchased her lot in the fourth addition from the Carmel Development Company that same year, and it was only natural that she asked her sister, Hazel Watrous, to design her (continued on pg. 3)

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

\*B12. References:

Carmel Context Statement & Historic Preservation Ordinance

Carmel Pine Cone: 6/7/1924, 10/10/1924, 5/15/1926, 6/12/1936

Building File, Carmel Planning Dept.

National Register Bulletin 15

Polk's City Directories, Harrison Memorial Library

U.S. Census & Voter Registration Records

Hazel Watrous Obit., Santa Cruz Sentinel, 10/6/1954, pg. 12

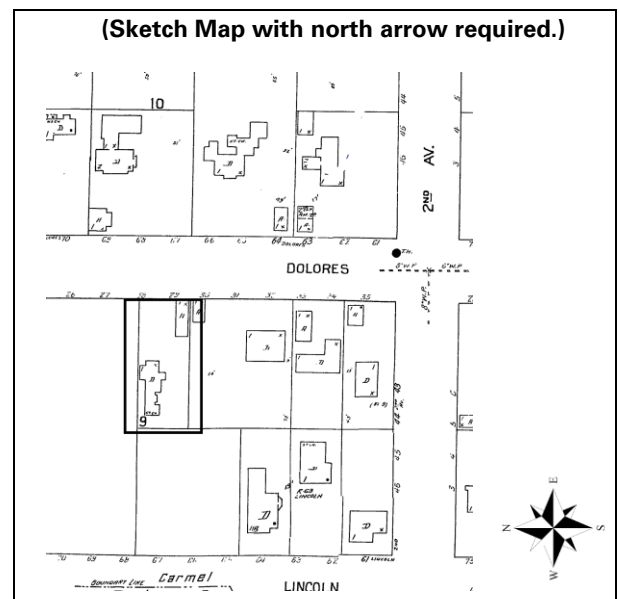
*Artists & Artisans* pamphlet, Carmel Preservation Foundation

B13. Remarks

\*B14. Evaluator: Meg Clovis

\*Date of Evaluation: 05/2021

(This space reserved for official comments.)



**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial \_\_\_\_\_

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\*Resource Name or # Zanetta Catlett Cottage

\*Recorded by Meg Clovis

\*Date 05/2021

☒ Continuation ☐ Update

**P3a. Description:**

A window box planter, which runs the length of the front elevation, is located beneath these windows. Fenestration throughout the house is irregular, consisting mostly of banks of multi-paned windows and one large, multi-paned picture window on the south elevation. A window box planter is situated beneath this window. The stone chimney is located on the north elevation and a small balcony is located on the west (rear) elevation.

A 280 square foot board and batten garage and storeroom, designed by Watrous and built in 1928, is located at the front of the property near the street. It has a front gable roof with overhanging eaves and exposed rafters. Composition shingles cover the roof and vehicle access is gained through an arched garage door. The rear storeroom is covered by a shed roof. Two entrances are located on the north elevation, one of which leads into the garage and the other into the storeroom. A small multi-paned window is located on the garage's north elevation while the storeroom's west elevation has a larger multi-paned window divided into three sections.

The Catlett Cottage retains a high degree of integrity as very few exterior changes have been made to the house over the years. Permitted changes include:

- Permit #2455 (1953): 98 square foot bedroom addition (board and batten) at the rear elevation
- Permit #75-27 (1975): new electrical service, removal of exterior stair, repair of balcony and plumbing, and miscellaneous repairs to the exterior
- Permit #75-133 (1975): termite repairs
- Permit #90-166 (1990): powder room remodel
- Permit #99-41 (1999): composition reroof

Evidently the cottage originally had an outhouse but per Richard Catlett, Zanetta's son, a bathroom was installed in 1928. There is no record of a permit for the bathroom however there are records of sewage problems, so the original bathroom may not have been properly installed.

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 Catlett Cottage and garage exhibit many of the design traits that characterize Carmel's Fairytale homes.

Character-defining features of the cottage include:

- Asymmetrical plan with intersecting gable roof
- Arched windows with shutters and arched doors
- Multi-paned windows
- Overhanging eaves with exposed rafters
- Balcony
- Stone chimney
- Board and batten siding

As evidenced by the 1924 *Carmel Pine Cone* article about the house, the landscaping was an integral part of the plan. The meandering stone paths, garden walls, and lush plantings that create a woodland atmosphere can be considered character-defining features as well.

**CONTINUATION SHEET**

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\*Resource Name or # Zanetta Catlett Cottage

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☒ Continuation ☐ Update

Character-defining features of the garage include:

- Board and batten siding
- Arched garage entrance
- Front gable roof with overhanging eaves and exposed rafters

All these features, including the location of the garage near the street, correspond directly to characteristics described in the Architectural Styles Section (Section 5.4) in the Historic Context Statement which states:

"An adjunct to many houses figuring prominently in the streetscapes of Carmel is a detached single or double garage, usually front-gabled, sided with board-and-batten, entered via an arched vehicular door, and set close to the street."

**B10. Significance:**

cottage. This was the first house in Carmel designed by Hazel Watrous. Zanetta Watrous Catlett (1886 – 1973) was born and raised in Visalia. She married comedian Walter Catlett when she was 22. Walter was an up-and-coming vaudeville actor who worked his way to Broadway, made a handful of silent films, and then transitioned into the talkies. Between 1924 and 1957 he made over 125 films, including *Yankee Doodle Dandy*, *Bringing up Baby*, and *Davy Crockett*. He was inducted into the Hollywood Walk of Fame in 1960. Zanetta and Walter divorced in 1930.



In 1926, Zanetta Catlett and Mrs. Kennedy Owen opened an interior decorating business in Carmel's Seven Arts Building. They were in business for almost ten years. In 1936 Zanetta sold her house to Blanche Heninger and moved to San Francisco.

The designer of Mrs. Catlett's house was her sister, Hazel Watrous (1888 -1954). She chose the whimsical Fairytale style for the house, which was just beginning to take hold in Carmel.<sup>1</sup> She later designed a matching garage for the house, using the same Fairytale style. Hazel Watrous and her companion, Dene Denny (1886-1959), are well known figures in Carmel history. Dene was a music teacher and concert pianist, while Hazel had studied art at the California School of Arts and Crafts and Columbia University. They restored the First Theatre in Monterey, produced plays and concerts at the Golden Bough Theatre, and opened one of Carmel's first art galleries. They are best known as the founders of the Carmel Bach Festival. Zanetta Catlett's cottage is one of 36 houses in Carmel that they either remodeled or designed. They are both listed in the Carmel Context Statement.

Zanetta Catlett

<sup>1</sup> Hugh Comstock's first Fairytale cottages, Hansel and Gretel, were constructed in 1924.  
DPR 523L (1/95)

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Evaluation for Significance

Historians use National Register Bulletin 15<sup>2</sup> 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 Statement<sup>3</sup> 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 Catlett Cottage is eligible for listing in the Carmel Inventory under Criterion Three (architecture) because it was designed by Hazel Watrous, a builder-designer who is recognized as significant in the Historic Context Statement (Carmel Historic Preservation Ordinance Section 17.32.040.D(1)). In addition, it is a good example of the Fairytale style which is a hallmark of Carmel's architectural legacy and recognized as significant in the Historic Context Statement (Carmel Historic Preservation Ordinance Section 17.32.040.D(3)).

The Catlett Cottage 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. The Catlett Cottage is not eligible under Criterion Two (Person) as Zanetta Catlett is not individually significant within Carmel's historic context. She did not make any outstanding contributions to interior design or Carmel's business community.

To be eligible for the Carmel 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 Catlett Cottage represents the theme of Architectural Development and it is over 50 years old. It meets Criterion Three of the California Register on the local level because it is representative of Carmel's architectural chronology, specifically the Fairytale style, as described in the Context Statement. A discussion of integrity follows.

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. As stated in the Description, the Catlett Cottage has retained a high degree of integrity. The few changes that have been made over time (as outlined in the listing of building permits) have not affected the cottage's location, design, setting, materials, workmanship, feeling, and association.

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

<sup>2</sup> *How to Apply the National Register Criteria for Evaluation*. National Park Service. 1998.

<sup>3</sup> *Historic Context Statement: Carmel-by-the-Sea (updated)*. Adopted by the City Council September 9, 2008.