

PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code

Other Listings

Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: (Assigned by recorder) Dorothy Green Chapman House

P1. Other Identifier:

*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 Location: ☐ Not for Publication ☒ Unrestricted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 _____ Date _____ T _____ R _____ 1/4 of _____ 1/4 of Sec _____ B.M.

c. Address 3rd S.E. of 4th on E. side San Antonio 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)

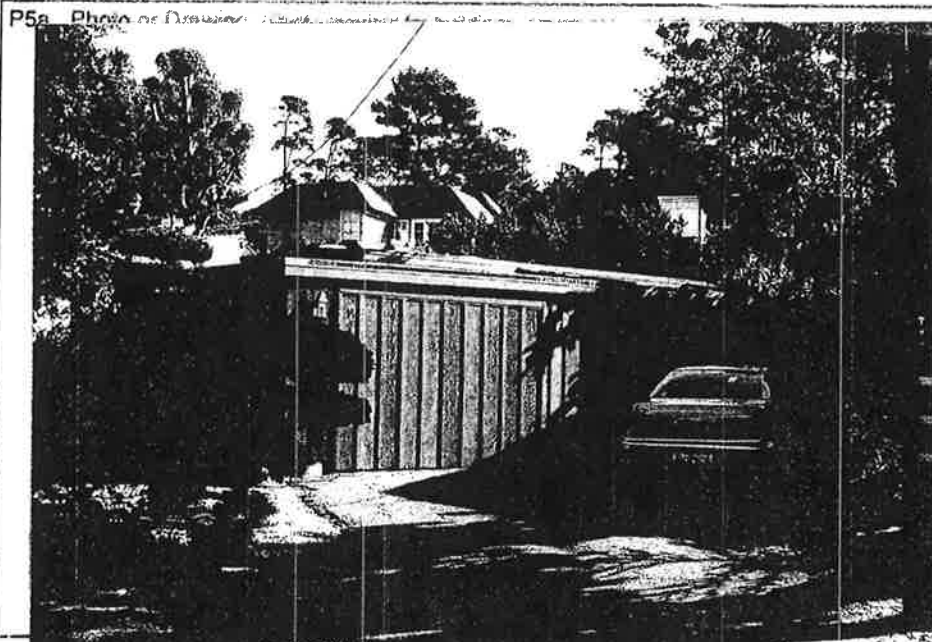
Monterey County Assessor's Parcel #10-253-16 (Block HH Lot 22)

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

See Continuation Sheet.

*P3b. Resource Attributes: (List attributes and codes) (HP-2) Single Family Residence

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #) S.E. Corner
2/2/01 #8678-11

*P6. Date Constructed/Age and Sources: ☒ Historic
☐ Prehistoric ☐ Both
1949 Carmel Building
Files

*P7. Owner and Address:
Virginia Hayes
P.O. Box 6204
Carmel, CA 93921

*P8. Recorded by: (Name, affiliation, and address)
Richard N. Janick
Monterey Architecture
Resource Inventory

*P9. Date Recorded: 7/20/01

*P10. Survey Type: (Describe)

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Significant Building Survey for
The City of Carmel By-The-Sea 1979

*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 5S1

*Resource Name or # (Assigned by recorder) Dorothy Green Chapman House

B1. Historic Name: Mrs. Dorothy Green Chapman House

B2. Common Name: Same

B3. Original Use: Single Family Residence B4. Present Use: Single Family Residence

*B5. Architectural Style: Usonian (Taursin Influence and Bay Area Style)

*B6. Construction History: (Construction date, alterations, and date of alterations)
See Continuation Sheet.

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

*B8. Related Features: Rowen Maiden also designed "Nepenthe" in Big Sur for William Fassett and the commercial complex at Monte Vista Village off Soledad Drive in Monterey.

B9a. Architect: Rowen Maiden

b. Builder: Monterey Construction

*B10. Significance: Theme Modern Architecture

Area Carmel By The Sea

Period of Significance Post WWII

Property Type Single Family Res.

Applicable Criteria CPHR-3

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

See Continuation Sheet.

B11. Additional Resource Attributes: (List attributes and o

*B12. References:

See Continuation Sheet.

B13. Remarks:

Zoning R-1

*B14. Evaluator: Richard N. Janick

*Date of Evaluation: Summer 2001

(This space reserved for official comments.)

Usonian
small - 1 story - no attic
no basement. 1.7th orientation

San Antonio

CONTINUATION SHEET

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*Resource Name or # (Assigned by recorder) Dorothy Green Chapman House

*Recorded by Richard N. Janick

*Date 7/20/01

☒ Continuation

☐ Update

P3a. Description:

A one-story flat roofed wood framed house laid out diagonally from N.W. to S.E. across a standard 40' x 100' rectangular lot. The polished concrete floor slab has 30°, 60° and 120° angles incised in the surface with radiant heating under heater. The exposed redwood roof beams follow the trapezoidal patterned floor and are raised on slanting 4" by 12" laminated posts that also create the sides of horizontal clerestory windows above the framed sliding glass wall panels that open out onto an oriental style garden designed by Thomas Church. Vertical 1" x 12" flush siding is used on exterior and interior. Interior sliding screens suggest Japanese influences and a dominant fireplace tucked in the S.E. triangular corner anchors the house and supports the extended overhanging eaves of the roof that mirror the complex floor plan and shelter the outdoor garden and carport which has been enclosed with vertical board and batten siding. The polygonal pattern of the floor extends into the garden plots and pathways. Some of the horizontal clerestory windows slide open for cross ventilation. A small galley kitchen is tucked into a corner adjacent to a small alcove bedroom with built-in cabinets and seating storage bins. A glass windscreen shields the garden from the neighboring house to the south. A tar and gravel roof over diagonal 1" x 12" siding reinforces the whole unusual geometric plan of the building.

B6. Construction History:

- a. Permit #1766 (April 1949) – Build House – cost \$11,245. Architect: Rowen Maiden. Contractor: Monterey Construction.
- b. Permit #94-181 (Sept. 1994) – Enclose Carport and add Laundry Room – cost \$10,000. Contractor: Caribou Construction.
- c. Permit #97-103 (May 1997) – Upgrade Appliances. Contractor: Rich Lawther.

B10. Significance:

This house is eligible for listing in the CRHR under Criteria #3 as the singular example of the work of Rowen Maiden who apprenticed under Frank Lloyd Wright in the Taliesin Fellowship in the 1940s. This residence is an example of Maiden's siting of the house on a 60° diagonal running across the rectangular east-west 4,000 square foot lot therefore allowing the greatest light to flow into the house from morning to evening. That was one of Frank Lloyd Wright's primary siting concepts. The house also utilizes natural materials, exposed structural elements, clerestory windows, and glass sliding partitions leading to a Thomas Church-designed "oriental" style garden. The entire plan, evident in Frank Lloyd Wright's Usonian houses, features 120° and 60° angles creating a polygonal rhythm. Throughout the structure, vertical 1" x 12" flush siding of exposed redwood and sliding glass screens express the modern Bay Area tradition which the corner fireplace, concrete slab radiant heating, built-in alcove seating and storage areas and unusual angles are indicative of Wright's Usonian designs. The sliding glass walls enhance the indoor-outdoor living editorialized in magazines such as *Sunset*, *House Beautiful*, and *Arts and Architecture* (see attached sheets) which feature Chapman House and Rowen Maiden.

Rowen Maiden designs on the Central Coast Area:

1. Nepenthe – Big Sur
2. The Monte Vista Village – Commercial Building, Soledad Drive, Monterey
3. House on David Avenue, Pacific Grove
4. Studio – Huckleberry Hill, Monterey (demolished)

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*Date

7/20/01

☒ Continuation

☐ Update

B10. Significance (Continued):

The house is essentially intact except for the enclosure of the carport in 1994 with vertical board and batten redwood siding to distinguish it from the original flush panels of the house.

This is an excellent example of post WW II San Francisco Bay Area Regionalist design by a former apprentice of Frank Lloyd Wright. An independent building designer, Rowen Maiden and his only known Carmel residence are important modern extensions of the Architectural Theme of Individualistic Master Builders associated with the development of Carmel over time.

THOMAS D. CHURCH

Church was born in 1902 and graduated from the University of California, Berkeley, in 1921. In 1925, he received the degree of Master of Arts in Landscape Architecture from Harvard University. Since 1928, he has practiced in the San Francisco Bay Area and has made a major contribution to the field of modern landscape design, principally in the decades 1930–1960.

Mrs. Chapman, the original owner, was extensively active in public affairs in Carmel and served on the Carmel Cultural Commission for many years.

B12. References:

"Planning Idea," *Sunset Magazine*, January 1952. Chapman House featured.

"Defying Arithmetic on a 40-foot Lot," *House Beautiful*, April 1957.

Copies of articles containing original plan of house are attached.

Six photographs of Thomas Church Garden by Morley Baer, File #1929, Box 9 – Morley Baer. Archive: Monterey Museum of Art.

"The Challenge of Modern Architecture," by Phillip B. Welch, *What's Doing: Monterey Peninsula – San Francisco*, Volume 3, No. 5, August 1948.

"Nepenthe: An Outdoor Restaurant in Big Sur," by Rowen Maiden, *Arts and Architecture*, August 1950. Photography: Morley Baer.

Morley Baer Archive: Monterey Museum of Art, 1994 (Box 91, File #2546 – 6 photos).

Usonian Houses, by Frank Lloyd Wright.

Letters to Apprentices: Frank Lloyd Wright, edited by Bruce Brooks Pfeiffer, The Press at Cal-State Fresno, 1982, pp. 75, 94, 95, 146.

About Wright: Album of Recollections By Those Who Knew Frank Lloyd Wright, by Edgar Tafel, John Wiley & Son, New York, 1993, pp. 195–196.