

State of California X The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code

Other
Review Code

Reviewer

Listings
Date

Page 1 of 7 Resource Name or #: (Assigned by recorder) Dorothy Green Chapman House

P1. Other Identifier:

*P2. Location: Not for Publication x Unrestricted

*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Date T ; R ; 3 of 3 of Sec ; B.M.

c. Address 3rd S.E. of 4th on E. side of 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) APN 10-253-16, Lot 22
Block HH

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

See Continuation Sheet.

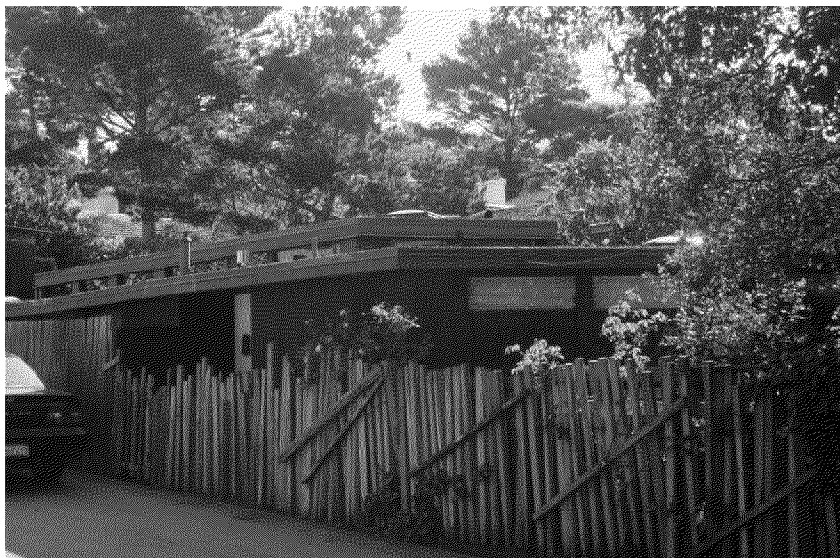
*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Residence

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

P5b. Description of Photo: (view, date, accession #)

Front elevation 03/20

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P6. Date Constructed/Age and Source: X Historic Prehistoric Both

1949

*P7. Owner and Address:

Virginia Hayes
POB 6204
Carmel, CA 93921

*P8. Recorded by: (Name, affiliation, and address): Meg Clovis
14024 Reservation Rd
Salinas, CA

*P9. Date Recorded: 07/2020

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation:
Carmel Historic Building
Survey 1979; DOCOMOMO
Survey; OHP/BERD

*Attachments: Location Map X Continuation Sheet X Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
Artifact Record Photograph Record Other (List):

B1. Historic Name: Dorothy Green Chapman House
B2. Common Name: Dorothy Green Chapman House
B3. Original Use: Single family residence
B4. Present Use: Single family residence
*B5. Architectural Style: Wrightian Organic
*B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1949; carport enclosed 1994
Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____
*B8. Related Features: Japanese Garden

B9a. Architect: Rowan Maiden b. Builder: Monterey Construction
*B10. Significance: Theme Architectural Development Area Carmel by the Sea

Period of Significance 1949 Property Type Building
Applicable Criteria CR 2, 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 codes) HP2

*B12. References:

Building File, Carmel Planning Department
Carmel Context Statement & Historic Preservation Ordinance
Carmel Pine Cone, Monterey Herald (numerous articles)
Sunset Magazine, House Beautiful Magazine
MAARA Files (Monterey Area Architectural Resources Archive)
National Register Bulletin 15

B13. Remarks:

See attached Sketch Map & Photographs

*B14. Evaluator: Meg Clovis
*Date of Evaluation: 07/2020

Background

In August, 2001 architectural historian Richard Janick, identified the Dorothy Green Chapman House as a historic resource under California Register of Historic Resources Criterion Three (architecture) as part of the City of Carmel's on-going survey of its historic buildings. The Chapman House is a single-family home located on San Antonio between Ocean and 4th (APN 010-253-016). DPR 523 forms A and B were filed with the City and the building was accepted by the California Coastal Commission as part of Carmel's inventory of Historic Resources in October, 2004.

In 2006 the property owner requested that the property be removed from the inventory and in November of that year the Historic Resources Board denied the request. The decision was appealed to the City Council which granted the appeal and the property was removed from the list for a period of five years. This determination has now expired and the property is being evaluated again, taking into consideration Carmel's updated Historic Context Statement.

P3a Description Continued

The Dorothy Green Chapman House is positioned diagonally on its small lot. The diagonal siting is the first of several Usonian concepts, developed by Frank Lloyd Wright, that architect Rowan Maiden used in the design of the house. The siting in concert with the generous use of glass walls and clerestory windows enabled Maiden to capture the greatest amount of light during the day thus fulfilling his client's wish to "wake in the morning and see the sun."¹ The one story wood frame building is trapezoidal in plan and is covered by a flat, tar and gravel roof. Clean, horizontal lines dominate the design. Horizontal clerestory windows as well as sliding glass wall panels help bring the outdoors in, another Wrightian concept of organic design. The building's wide, overhanging eaves shade outdoor pathways and the line of the fireplace hearth continues out to the garden seating, enhancing the connection between indoor and outdoor spaces. In 1994 the carport was enclosed with board and batten siding.

Character-Defining features of the Chapman House include:

- Redwood siding
- Exposed roof structure
- Overhanging eaves
- Low pitched roof
- Large expanses of glass
- Clerestory fenestration
- Concrete slab floor
- Built-in furnishings

B10 Significance Continued

History

Dorothy Green Chapman moved to Carmel from San Francisco in 1932. She invested in real estate and was soon the owner of five little cottages, which she renovated and rented. Mrs. Chapman lived in Carmel for fifty years. During that time, she became involved in community affairs, so much so that Mayor Charlotte Townsend referred to her as "Mrs. C", which stood for "Mrs. Carmel". Chapman served on the City's Cultural Commission for four terms, co-founded the Monterey Peninsula Republican Women's Club, and championed the bond issue which led to the City's purchase of Sunset School for a cultural center. She was also co-founder, along with Admiral C.W. Fisher, of the Carmel Citizen's Committee, a non-profit organization that protected the scenic, cultural, and residential character of Carmel by stimulating active

¹ *Monterey Peninsula Herald*. "Mrs. Chapman Works to Preserve Carmel". April 9, 1964.

citizen interest and participation in community affairs. The organization grew to 600 members and preceded the Carmel Resident's Association. She was a patron of the arts and donated a room bearing her name to the Sunset Center. A portrait of Chapman painted by Julia Stohr in the 1930s is in the City's art collection.

In 1949 Dorothy Chapman contracted with Rowan Maiden to design a house for her small lot on San Antonio Avenue. Maiden was a bright, young architect, fresh off his apprenticeship with Frank Lloyd Wright at Taliesin West. He had the design sensibilities to make Chapman's vision a reality. Despite her modest lot, Chapman wanted a large garden room that would fuse outdoor and indoor spaces. In addition, she "told the designer I wanted to wake up with the sun in my eyes. I wanted the house to be a sun trap."² The house was also known for its exquisite Japanese garden, which was developed by Mrs. Chapman with design help from her friend, Mrs. Yoshiko Tanimoto.

Rowan Perkins Maiden was born in Oakland in 1913. He was awarded a fellowship at Taliesin West and apprenticed there from 1939 to 1941. By 1948 he was living on the Monterey Peninsula, having established a studio in Monterey's bohemian enclave on Huckleberry Hill. Although he adopted Frank Lloyd Wright's organic philosophy of architecture, he was not a mimic. During his short career he developed his own unique style. Maiden's promising career was cut short when he fell from the roof of a barn on Gordon Newell's ranch in Big Sur. He died of head injuries.³ Maiden is best known as the architect of Nepenthe in Big Sur. Other local projects include the Monte Vista Village commercial building in Monterey and a residence on David Avenue in Pacific Grove.

Maiden utilized several of Frank Lloyd Wright's Usonian principles of design in the Chapman House. Usonian design was a simplified version of Wright's Prairie style, and grew out of the need for moderate cost houses for middle income families after the Great Depression. Based on a small footprint, Usonian houses could be built on compact or uneven lots without much trouble. Other features included no attics, no basements, simple roofs, the use of natural materials, and an efficient use of space. Two types of windows were common: clerestory and walls of windows. Combined they captured the maximum amount of daylight and blurred the transition from indoor to outdoor space. The Chapman House exhibits all of these elements.

Soon after construction, the Chapman House was widely recognized for its architectural merit. *Sunset* magazine featured the house in a 1952 article as did *House Beautiful* in 1957. In 2001 it was recorded as a significant structure in Carmel's historic building survey and it was included as a significant building in the DOCOMOMO survey.⁴ The house is listed in the California Office of Historic Preservation's *Built Environment Resource Directory* (BERD) under status code 5S2 (determined individually eligible for local listing or designation). More recently the house was featured in an exhibit at the Carl Cherry Center, entitled "Carmel Modernism: A Retrospective".

Significance

Historians use National Register Bulletin 15⁵ to evaluate properties for eligibility for the National Register of Historic Places, the California Register of Historic Resources, and the Carmel Historic Inventory. The 2001 evaluation of the Chapman House found that it was significant under California Register Criterion Three (architecture). This evaluation expands on this finding, taking into consideration Carmel's updated Context Statement and further historical research.

The Dorothy Green Chapman House is eligible for listing in the Carmel Historic Inventory under Criterion

² *Carmel Pine Cone*. "Dorothy Chapman: A Conventionally Independent Woman." March 24, 1977, p. 17.

³ Rowan Maiden Obituary. *Carmel Pine Cone*. January 17, 1957.

⁴ Documentation and Conservation of the Modern Movement - Monterey

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

Two (people) because the building is associated with the life of a person important to the civic betterment of the community. This is evidenced by a lifetime of volunteering her time and talent to the City and her deep commitment to preserving Carmel's cultural values.

The Dorothy Green Chapman House is also eligible for listing in the Carmel Historic Inventory under Criterion Three (architecture). Carmel's Context Statement affirms that, "Significant single-family residences are those that are related to Carmel's architectural chronology; that reflect Carmel's pronounced taste for individualism; or that represent the work of a master builder or architect." The Context Statement includes the Wrightian Organic style in Carmel's architectural chronology, and points out that, "The most recognizable characteristic of Wrightian architecture found in Carmel were dramatic roof forms sheltering buildings constructed of natural materials." Rowan Maiden is specifically mentioned in association with this style of architecture and design elements in the Chapman House certainly exemplify this style.

Dorothy Green Chapman was widely recognized for her flair with design and distinctive taste, as three separate articles in the *Monterey Peninsula Herald* and *Pine Cone* discuss in detail (1964, 1977, and 1980). Rowan Maiden was able to create a house that personified her individualism and augmented Carmel's collection of unique homes that define its character. Finally, Maiden is recognized in the Carmel Context Statement as a master architect.

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. The Chapman House represents the theme of **Architectural Development**; it retains substantial integrity and is 50 years old. The period of significance is 1949, the year it was constructed.

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 for the Dorothy Green Chapman House. From the time it was built to today, no changes have been made to the house save for enclosing the carport. When the Chapman House was removed from the Inventory in 2007, it was suggested that the building's integrity was lost since the carport was altered. This is not the case. Bulletin 15 states that, "To retain historic integrity a property will always possess several, and usually most, of the aspects." There is no question that the Chapman House retains Location, Setting, Materials, Workmanship, Feeling, and Association. The carport, although enclosed, does not affect the overall integrity of the design. Bulletin 15 states:

A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation."

The Chapman House retains the majority of its design features therefore its integrity is intact and it can convey its significance as a good example of the Wrightian Organic style described in Carmel's Context Statement.

Carmel's Historic Preservation Ordinance states that a potential historic resource should meet at least one of the four criteria for listing in the California Register. The Dorothy Green Chapman House meets Criteria Two and Three on the local level because it:

- Is associated with the life of a person important to local, California, or national history; and
- Embodies the distinctive characteristics of a type, period, region, or method of construction, or

represents the work of a master, an important, creative individual, or possesses high artistic values.

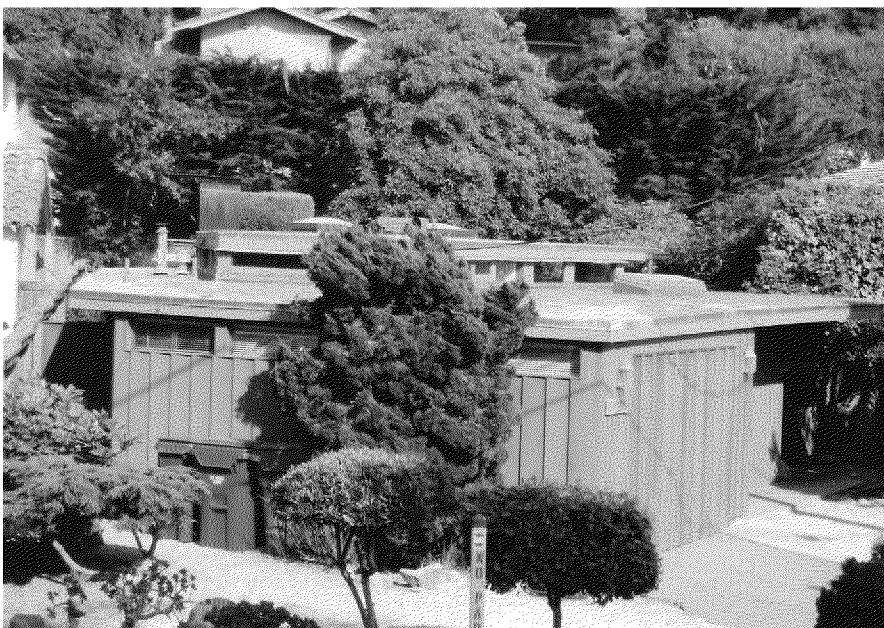
The Carmel Historic Preservation Ordinance cites additional eligibility requirements for Criterion Three. CMC17.32.040(D)1 and 3 state that a resource can be eligible under this criterion if it was:

- Designed and/or constructed by an architect/builder or contractor whose work has contributed to the unique sense of time and place recognized as significant in the Historic Context Statement.
- Be a good example of an architectural style or type of construction recognized as significant in the Historic Context Statement.

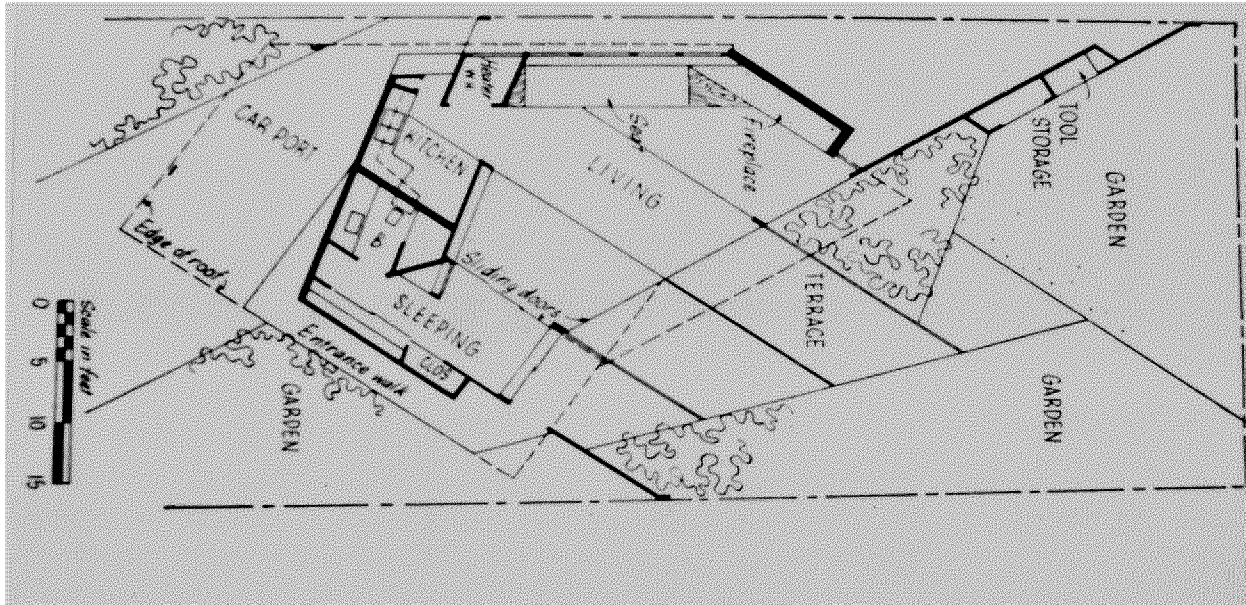
The Dorothy Green Chapman House meets both CMC17.32.040(D)1 and 3. In summary, the Carmel Context Statement, the Carmel Preservation Ordinance and the historical record supports the eligibility of the Dorothy Green Chapman House for the Carmel Historic Inventory under Criteria Two and Three. The Chapman House is also listed in California's *Built Environment Resource Directory* as eligible for listing in the California Register at the local level.



Chapman House. Photo by Morely Baer, MAARA Archives



Chapman House. MAARA Archives



Chapman House Floor Plan, MAARA Archives

Location Map

