

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) Cosmas House

P1. Other Identifier: Cosmas 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 Location: Not for Publication Unrestricted *a. County Monterey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 ; 1/4 of 1/4 of Sec ; Mount Diablo B.M.

c. Address Lopez 5NW of 4th 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 010-232-028, Block LL, Lot 14

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

Built in 1961, the two-story Cosmas House has a parallelogram plan set on a diagonal axis across a steep, sloping site. The roof dominates the design and rests on the walls like a paper airplane with wings that almost graze the ground. Redwood decks are located at the front and rear of the house at the points of the parallelogram. The design emphasis is on verticality which is achieved by vertical flush redwood siding and the randomly placed vertical windows. Purple frames outline the windows, and some windows have opaque, colored glass. A wide, Carmel stone chimney breaks up the southwest elevation. The open-framed, overhanging roof eaves, create shadow patterns on the walls and the orange rafters are carried into the house. A wood ramp with sculptural metal railings leads to the front entrance. The house is set in an Oriental-influenced designed landscape accented by native oaks. (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, 07/2021

*P6. Date Constructed/Age and

Sources: 1961 Historic

Prehistoric Both

Building Permit

*P7. Owner and Address:

Lopez 5 NW LLC
3912 Alamanda Drive
Sarasota, FL 34238

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

Meg Clovis
14024 Reservation Rd.
Salinas, CA 93908

*P9. Date Recorded: 07/2021

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (cite survey report and other sources, or enter "none.") 2002 Intensive Survey by Richard Janick

*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

- B1. Historic Name: Cosmas House
- B2. Common Name: Cosmas House
- B3. Original Use: Residence
- B4. Present Use: Residence

*B5. **Architectural Style:** Second Bay Area

*B6. **Construction History:** (Construction date, alteration, and date of alterations) Constructed in 1961 (BP#3715); Kitchen & stairs remodel in 1991 (BP#91-36); Reroof in 2004 (BP#04-9)

*B7. **Moved?** No Yes Unknown Date:

Original Location:

*B8. **Related Features:** Designed Garden

B9a. Architect: Albert Henry Hill & John Kruse

b. Builder: Grove Bishop

*B10. **Significance: Theme** Architectural Development

Area Carmel by the Sea

Period of Significance 1961

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.)

The Cosmas House is one of three weekend homes on Lopez Avenue designed by architect Albert Henry Hill and his partner John Kruse. Hill purchased the property to build his own home. When his partner, John Kruse and client John Cosmas wanted to build as well, Hill subdivided his property into three pie-shaped lots and designed three distinct homes for each. Although each house is a unique design, his placement of the buildings on the lots creates an illusion of space between each house.

Hill designed the Cosmas family's main residence in Marin's Kent Woodlands. The house was featured on the cover of the March 1953 issue of *Progressive Architecture* magazine. He also designed the Cosmas Office Building in Vancouver, B.C. Mr. Cosmas gave the architect free reign in the design of his beach house, and only requested a sloping roof, which Hill made the dominant design element. The roof folds down over the walls like the wings of a paper airplane.

John Andreas Cosmas (1905 -1967) emigrated from Greece with his wife, Phopho (continued on pg. 3)

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

*B12. **References:**

Carmel Context Statement & Historic Preservation Ordinance

Architecture of the Monterey Peninsula, 1976

Building File, Carmel Planning Dept.

National Register Bulletin 15

Environmental Design Archives, UC Berkeley

Cosmas Obit., *Daily Independent Journal*, 11/27/1967, pg. 4

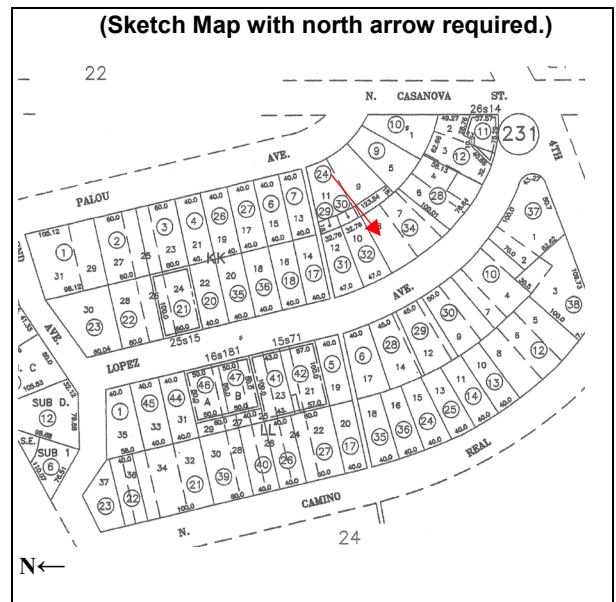
Seavey, Kent. *Carmel: A History in Architecture*, 2007

B13. Remarks

*B14. **Evaluator:** Meg Clovis

***Date of Evaluation:** 08/2021

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Page 3 of 5

*Resource Name or # Cosmas House

*Recorded by Meg Clovis

*Date 08/2021

Continuation Update

P3a. Description:

The Cosmas House retains a high degree of integrity as very few exterior changes have been made to the house since its construction. Permitted changes include:

- Permit #91-36 (3/11/1991): Remodel of kitchen and interior stairs
- Permit #04-9 (1/13/2004): Reroof

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 Cosmas House reflects many of Henry Hill's distinctive design traits as well as characteristics of the Second Bay Region style as described in Carmel's Historic Context Statement. These include:

- Parallelogram plan and dramatic sloping roof
- Sharp, angular forms and irregular massing
- Vertical redwood siding and wide Carmel stone chimney
- Plate glass window walls with some opaque glazing
- Sculptural metal railings
- Color details such as orange rafters and purple window frames
- Decks set in the points of the parallelogram
- Setting and designed landscape.

B10. Significance:

in 1941 and became a naturalized U.S. citizen. He was a merchant marine captain and wealthy shipping executive. Cosmas was part owner of the Hermes Steamship Agency in San Francisco and President of the Standard Ship Building Corporation in San Pedro.



Albert Henry Hill (1913-1984) was born in England to American parents and came to California at the age of three when his parents divorced. Hill grew up in the Berkeley hills and studied architecture at UC Berkeley. In 1938 he received his master's degree at Harvard, studying with Walter Gropius, one of the founders of the International Style at the German Bauhaus. Hill returned to the Bay Area, joining the office of John Ekin Dinwiddie, a pioneering Bay Area modernist. He became a partner in the firm in 1939. During World War II Hill served with the Office of Special Services. After the war he returned to San Francisco and the Dinwiddie firm, where he worked with pioneering modernist Eric Mendelsohn who had fled Nazi Germany.

In 1947 Hill established his own practice designing residences in the Bay Area, California, and throughout the United States. Hill's individual style combined International modernism with regional, vernacular influences, placing him among the second phase of Bay Area regional architecture. His commissions were not limited to private residences. During the 1950s,

he served as a consultant to U.S. Steel, and he designed U.S. Embassy staff housing in Vienna for the State Department. In 1955 he won an invitation-only competition to design the hiring hall of the international Longshoreman's and Warehouseman's Union near Fisherman's Wharf in San Francisco. He also designed the AIA award-winning chapel at the public hospital in Moline, IL. Additionally, he served as a lecturer in Architecture at Stanford University from 1948 to 1965.

In 1965, Hill took on long-time associate John (Jack) Kruse as a partner in his architecture practice. Kruse was born in Davenport, Iowa in 1918 and attended Cornell University and MIT. After serving in World War II as a lieutenant in the U.S. Navy, he settled in San Francisco and began working with Hill in 1948. With Hill as the designer and Kruse as the structural expert, the prolific partnership would result in more than 500 residential and commercial buildings in California, Hawaii, Connecticut, Illinois, Kentucky, Quebec, and El Salvador. Hill and Kruse won numerous awards for design throughout their careers, together and individually. Both are listed in Carmel's Historic Context Statement as significant architects.



Henry Hill helped to define the Second Bay Region style, a building tradition that is important to Carmel's architectural chronology. The Historic Context states, "A Bay Region building was viewed as an organic extension of nature. Large expanses of glass window walls, sliding doors and partitions, and lofty ceilings allowed the outdoors to flow flawlessly into interior living spaces. In a place like Carmel where the natural environment reigned supreme, the Bay Region was a perfect fit."

Hill's designs have been described as flamboyant and whimsical. He often started with a hillside lot. From there he added a rectangular box with walls of glass and a roof with wide, overhanging eaves. Details could include lattices and slats arranged vertically and horizontally to create patterns of dappled light, opaque glass to filter light, colored light fixtures, circular stairways, windows with perfectly framed views, and gold leaf fireplaces. Hill was an avid gardener and gardens were integral to his designs, often serving as courtyard atriums. He defined exterior space with mini-walls, free-standing or structural, that extended out from the façade at 90-degree angles. Decks, doorway canopies, and facades were often a series of angles. Hill's signature color palette combined natural shades of grays, browns, and golds accented by window frames of orange, purple, or green. He often created total environments, designing, or choosing furnishings, deciding the color of lightbulbs and even where clients should hang their artwork.

In 1971 Hill moved permanently to his home on Lopez Avenue in Carmel. He became active in the community and served on the Carmel Planning Commission from 1972 to 1977. He died of cancer in 1984.

Evaluation for Significance

Historians use National Register Bulletin 15¹ 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 Statement² 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 Cosmas House is eligible for listing in the Carmel Inventory under Criterion Three (architecture) because it was designed by Henry Hill and John Kruse, architects who are recognized as significant in the Historic Context Statement (Carmel Historic Preservation Ordinance Section 17.32.040.D(1)). In addition, it is a good

¹ *How to Apply the National Register Criteria for Evaluation*. National Park Service. 1998.

² *Historic Context Statement: Carmel-by-the-Sea (updated)*. Adopted by the City Council September 9, 2008.

CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Page 5 of 5

*Resource Name or # Cosmas House

*Recorded by Meg Clovis

*Date 08/2021

Continuation Update

example of the Second Bay Region style which is important in Carmel's architectural legacy and recognized as significant in the Historic Context Statement (Carmel Historic Preservation Ordinance Section 17.32.040.D(3)).

The Cosmas House 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 Cosmas House is not eligible under Criterion Two (Person) as John Cosmas is not individually significant within Carmel's historic context. Mr. Cosmas was a prominent shipping executive in the San Francisco Bay Area and his productive life is best reflected by his permanent residence in Marin County, also designed by Henry Hill, and not his vacation home on Lopez Avenue. The Cosmas House is not eligible for Criterion Four (Information Potential) because there is no evidence of archaeological resources at the site.

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 Cosmas House 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 Second Bay Region 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 Cosmas House has retained a high degree of integrity. Very few changes have been made over time (as outlined in the listing of building permits) and none have affected the building'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 Cosmas House for the Carmel Historic Inventory.