

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

5S1 5R1

Other Listings

Review Code _____

Reviewer _____

Date _____

Page _____ of _____

Resource Name or #: (Assigned by recorder)

Doll's 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☐ Not for Publication ☐ Unrestricted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:

City Carmel-by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

; _____

mE/ _____

mN _____

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

NW cr. Santa Rita and Ocean (Blk 66, Lots s/pts 2,3,4)

Parcel No. 010-039-007

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-and-one-half story, wood-framed, Tudor Storybook cottage, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a textured cement stucco, w/ rustic hand-carved horizontal wood siding in the principal gable ends. The steeply pitched side-gable roof has a lower projecting bay on the east side elevation that was originally an attached garage, but was converted to bedroom space in 1945. The roof on this stepped bay sweeps toward the north, saltbox fashion. There is a partial width shed roof, covering a later bathroom addition on the first floor at the SE corner of this feature. Two shed roof dormers flank the central entry along the south facing facade. The entry is recessed behind the roof overhang, which is supported by simple square wood posts w/a cruck form at the top. These features were originally natural wood, but have been painted. There is a stuccoed interior chimney, which pierces the ridge line of the main building block midway along the roof. It is capped by two square clay pipes of differing heights. The roof covering is wood shingle. Fenestration is irregular with a combination of fixed, single, and paired and banked casement type multi-paned wood windows. The principal change from the original 1928 plan is found on the east side elevation, where French doors and a larger fixed focal window, dating from the 1945 garage conversion to a bedroom, were changed in 1981 to two, small fixed multi-paned wood bathroom windows.

b. Resource Attributes: (List attributes and codes)

Resources Present

☒ Building

☐ Structure

☐ Object

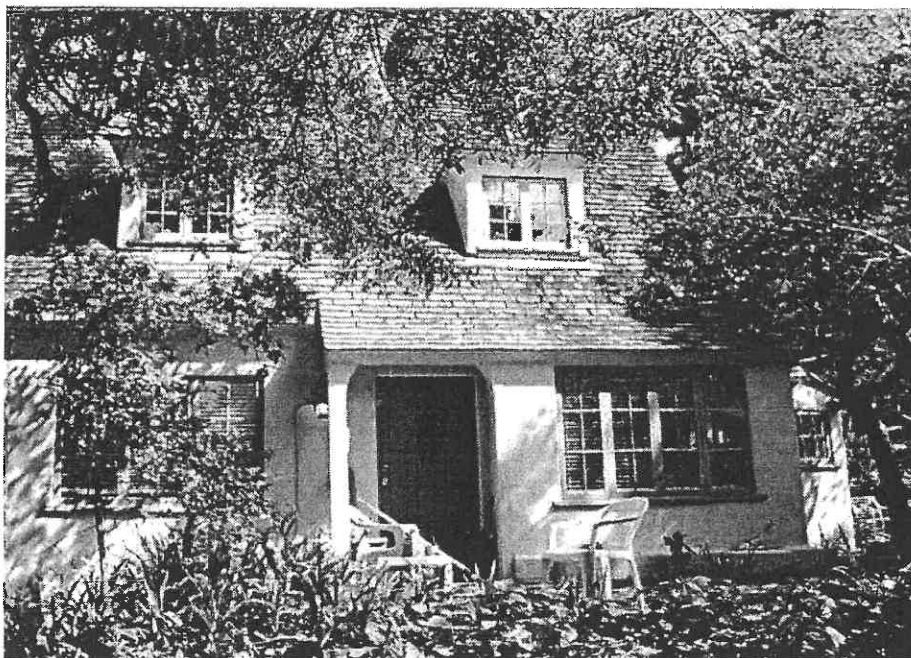
☐ Site

☐ District

☐ Element of District

☐ Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession #)
(View toward _____). Photo No: 1090-_____.

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1928 Carmel bldg. records

P7. Owner and Address

James & Mary Allender
114 Canyon Vista Place
Alamo, CA 94507

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

Kent L. Seavey, Preservation Consultant, 310
Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 4/21/2002

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

1. Report Citation: (Cite survey report and other sources, or enter "none")
Significant Building Survey of Carmel 1979

Attachments

NONE

☐ Continuation Sheet

☐ District Record

☐ Rock Art Record

☐ Other: (List)

☐ Location Map

☐ Building, Structure, and Object Record

☐ Linear Feature Record

☐ Artifact Record

☐ Sketch Map

☐ Archaeological Record

☐ Milling Station Record

☐ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

je of

NRHP Status Code

5S1 5R1

Resource Name or #: (Assigned by recorder) *Doll's House*

B1. Historic Name: *W.O. Swain Cottage #2*

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Tudor (Storybook substyle)*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1928 (Cbp #2010); convert garage to bedroom 1945 (Cbp #1129); bathroom remodel 1971 (Cbp #71-143); kitchen remodel 1989 (Cbp #89-125)

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

Original Location:

B8. Related Features:

B9a. Architect: *designer/Hugh Comstock*

b. Builder: *Hugh Comstock*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR 3*

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

The Doll's House Cottage is significant under California Register criterion 3, in the area of architecture as an early, and relatively unaltered example of the Tudor influenced Storybook residential design of Carmel master builder, Hugh Comstock (1893-1950). It is also a key contributor to the Comstock Hill Historic District.

Constructed in 1928, the Doll's House was the second of five cottages Comstock designed and built for eastern investor W.O. Swain, on the eastern half of Blk. 66, Carmel City. Swain was interested in grouping his cottage complex with consideration for geography and landscape setting, rather than conforming to "the narrow (40' x 100') wedges of plots-city-fashion", that made up Carmel's subdivision parcels. He was able to gain City Council approval of his basically English garden city plan, that would group the cottages together, "with a feeling of spaciousness about them, as in a park". Swain hired Comstock, Carmel's "builder of dreams" to design the cottages.

Comstock was well known for his strong environmental aesthetic, and his insistence on the suitability of his structural forms to the land on which they were to be sited. His "fairy tale", or Storybook residential style was well suited to Swain's English garden city concept.

Three one hundred foot deep lots along the west side of Santa Rita, between Ocean and 6th were reduced in depth to sixty feet each. The remaining forty feet became frontages on Ocean and 6th for sixty-five foot deep parcels. The lot lines were offset somewhat, to conform to the lay of the land along the westward sloping hillside the cottages would occupy.

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

HP2 - Single Family Property

B12. References:

*Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement*

*Boone, L., Janick, R., Seavey, K., *Architecture of the Monterey peninsula*, Monterey Peninsula Museum of Art, 1976*

The Carmelite, 2/26/29

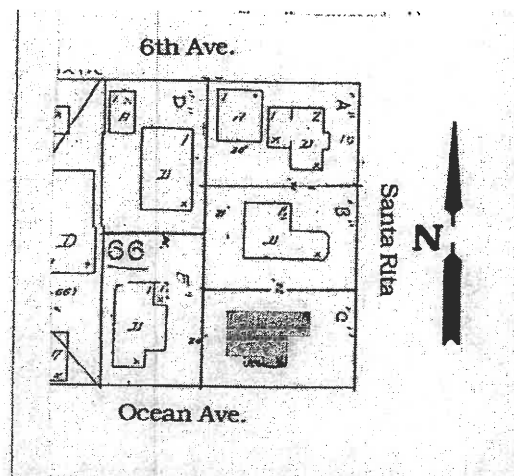
B13. Remarks: *Zoning R-1
CHCS (AD)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *4/21/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

Recorded by: Kent L. Seavey

Resource Name or #: (Assigned by recorder)

Doll's House

Date 4/21/2002

☒ Continuation ☐ Update

P3. The cottage sits somewhat below the grades of both Ocean and Santa Rita on a westward sloping site, surrounded by mature oaks, in an informal landscape setting of tall shrubbery and low groundcover w/Carmel stone walkways.

B10. The south facing Doll's House is a picturesque example of Comstock's Tudor Storybook style. His use of a stuccoed interior chimney was unusual, as he generally employed an end or eave wall exterior Carmel stone chimney of a distinctively rustic design. The appearance of these interior chimneys in most of the Swain cottages suggests a more historically correct reading of the English cottage vernacular by Comstock for the project. The changes to the east side elevation over time did not alter the 1928 shape or massing of the stepped bay. Fenestration was added, and altered after 1945. The current placement of windows is in keeping with the historic character of the cottage, and does not significantly detract from its architectural value. Original drawings of the cottage are on file at City Hall. The Doll's House, along with the remaining four cottages in the group are an important component of the Comstock Hill Historic District. Outside of Michael J. Murphy, Comstock was the most influential early builder in Carmel. His houses set the tone for residential design in Carmel since that time. The property clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

B12.

Cook, Olive, *English Cottages and Farmhouses*, Thames & Hudson, London, 1982

Hale, Sharron, *A Tribute to Yesterday*, Valley Publishers: Santa Cruz, 1980

Mathewson, Joanne, *The Fairy Tale Houses of Carmel*, Tuck Box: Carmel, 1977