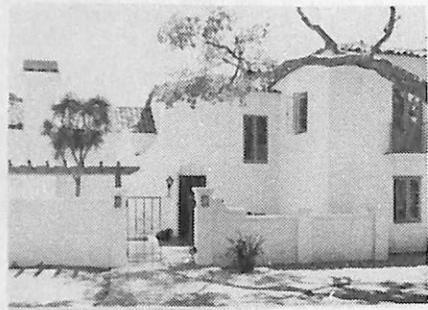# THE EIGHTY ACRES

CARMEL-BY-THE-SEA

Architectural and Historical Survey
of
Carmel-by-the-Sea
1989-1991

1. Owner: H. L. Watson / Builder: Unknown. This impressive Spanish style house with its balconies, tiled roofs, molded doorway and walled compound was built in 1925. H. L. Watson was a retired major and a graduate of West Point. The house was purchased in 1948 by Countess Claude de Kinnoul. The countess had been with the French underground in World War II and bought the house to bring refugees to live with her. She was an artist and a writer and a benefactor of the Monterey County SPCA.

2. Owner: George Sterling / Builder: James Hopper. One of Carmel's most historic homes originally built by the poet George Sterling in 1905. Sterling became the leader of the famous Bohemian group that settled in Carmel after the 1906 earthquake. In 1915 he sold the house to his friend the writer James Hopper. The house burned in 1924 and was rebuilt with thermotite cement blocks, a locally developed fireproof building system. In 1938 Hopper sold the house to Mr. and Mrs. John P. Gilbert, the parents of Mrs. Ungaretti, who lives here today.

3. Owner: Frank Woolsey / Builder: William C. Keating. Lavendar Hill was built in 1928 by W. C. Keating for Frank Woolsey. It was sold in the 1950s to A. R. Nieto, who owned the SuVecino Restaurant on Dolores Street. It was built from a "Holbrook-Mason of Hollywood" carefully designed pattern and called a "small redwood Tudor cottage." One of very few catalogue houses built in Carmel at this period.
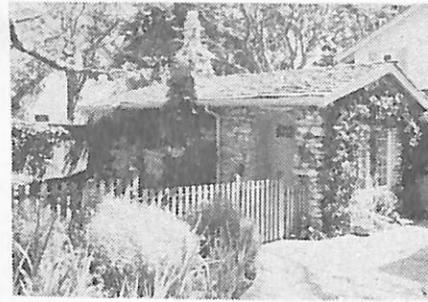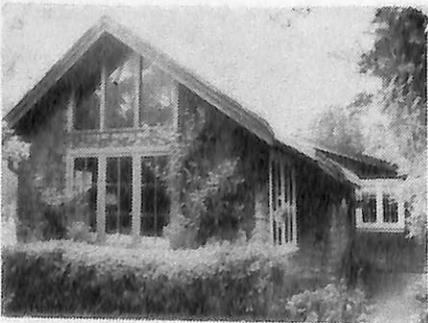
4. Owner: W. J. Kingsland / Builder: M. J. Murphy. A fine example of asymmetrical Mission style designed and built by one of Carmel's most notable master builders. It was built in 1926 for the Kingslands and was later the home of Francisco "Paco" Ferro, an artist and colorful Carmel character.
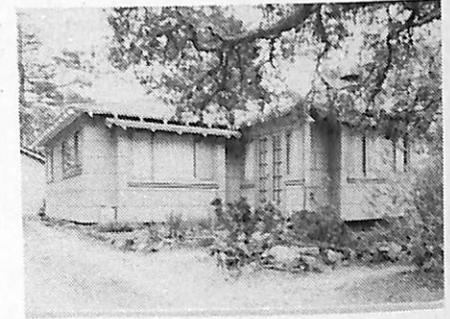
5. Owner-Builder: George Seideneck. Seideneck came to Carmel in 1918, and married talented artist Catherine Comstock, Hugh Comstock's sister. He built this attractive comfortable craftsman style house for them around 1920. The Seidenecks were both active in the art community and he was the second president of the Carmel Art Association.
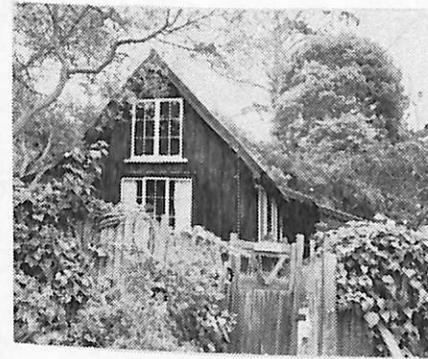
6. Owner: Jacob F. Kreps / Builder: Percy Parkes. Another of Percy Parkes' stylish houses. It is an unembellished, simple Italianate with hipped roofs, triplicate windows and an asymmetrical floor plan. The paired front doors and bayed windows also strongly suggest this style.

7. Owner-Builder: James Hopper. At the age of 14, Hopper, son of writer James Hopper, began to build this stone cottage which has now been incorporated into this new house. The lot was given to young Jim by an aunt. He used driftwood and rock dug from a mid-valley quarry and transported the materials in a truck reconstructed from a car given to him by Robinson Jeffers. The cottage rent helped finance his education through medical school.
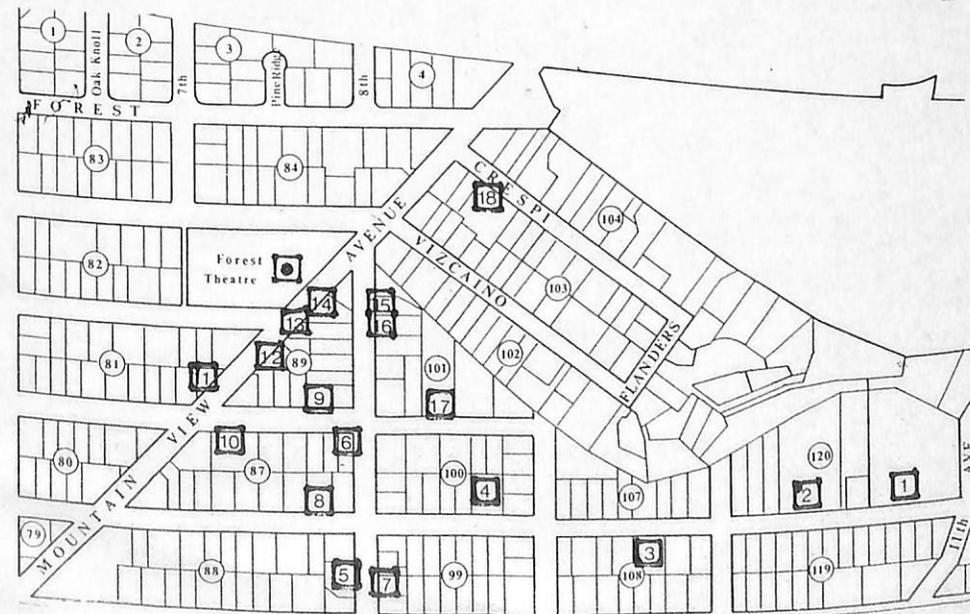
8. Owner: Elizabeth Sullivan / Builder: Percy Parkes. This pleasant shingle style house was built in 1927 for Mrs. Sullivan by one of Carmel's notable builders, Percy Parkes. The design reflects the growing influence of the craftsman architectural style with its overhanging gable roof and many casement windows.
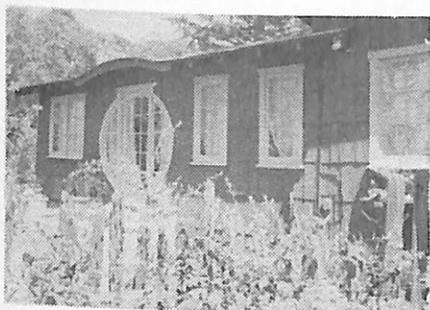
9. Owner: Spencer Kingman / Builder: Unknown. This house was built in 1925 and has had many owners. It is now owned by Englishman Edgar Pye. It is suggestive of simplified Gothic revival style with its gable windows, board and batten siding and steep gable roof.
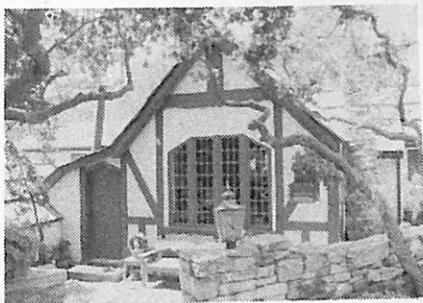
10. Owner: Maud Mallett / Builder: Unknown. Built in 1926 in what could be characterized as early Carmel style. It is board and battened with many multi-paned windows and is beautifully sited on its spacious three lots.

11. Owner: M. DeHaaff / Builder: Unknown. This house was built in 1925 for $3000.00 and was subsequently expanded into a mysterious and evanescent three units. It was probably built by the owner and a carpenter and pleases Carmelites with its imaginative Moon Door and tiny bell cast porch roof.

12. Owner-Builder: Frederick Bigland. This charming Tudor cottage was designed and built by Bigland in 1926. An Englishman, he came to Carmel seeking relief from asthma. He built other homes of artistic character and style. His daughter, Mary, became the wife of Eben Whittlesey, a former mayor of Carmel.

13. Owner: Jacob Wright / Builder: Unknown. Built in 1925 for Wright, first a small country editor, then a successful Southern California realtor. After his retirement, his dream was fulfilled here where he worked with handmade papers, bookbindings and a printing press in his living room. The "Press in the Forest", is a Tudor rock and redwood cottage employing Carmel's characteristic local chalk rock.

14. Owner: Florence H. Gaylord / Builder: Whitcomb & Bain. This house as well as the redwood house at the corner continues this unique block of Tudor style cottages. Built in 1929 for Miss Gaylord, it is the newest of this row, which reflects such a pleasant consistency of style despite no common owners or builders.
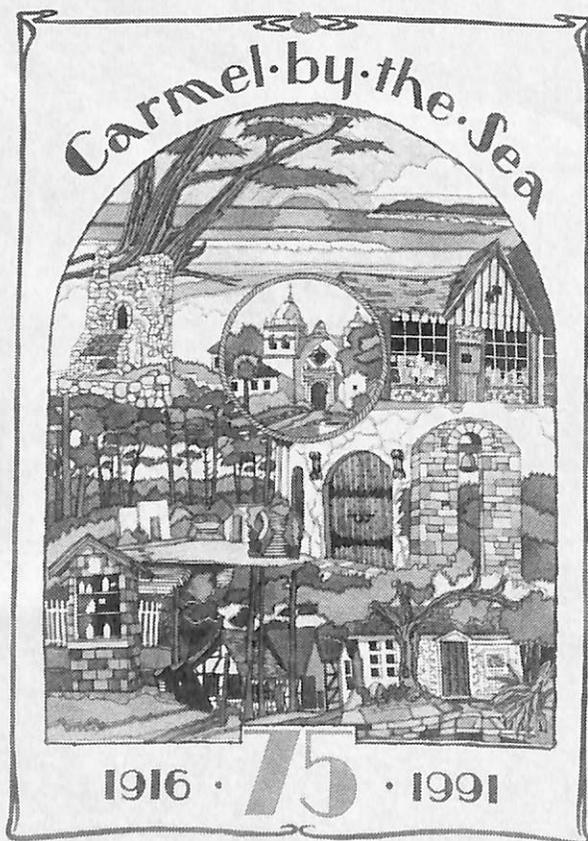

15. Owner: R. A. Coote / Builder: Hugh Comstock. Also built in 1927, this cottage is a precursor of the later post-adobe system Comstock devised to build small low cost houses. This house is, however, frame with adobe veneer.

16. Owner: R. A. Coote / Builder: Hugh Comstock. Built in 1937 this small Norman style cottage was designed and built by Comstock. The front bay suggests a modified tower entrance.

17. Owner: R. A. Coote / Builder: Hugh Comstock. Major Ralph Coote in 1934 chose Comstock to design this house to recreate the appearance of his former British home. An artist, it was revealed after his death that Coote had an English title. He chose not to use it, but on his demise his wife immediately styled herself Lady Coote. This Tudor complex, in late medieval style, was constructed at varying times but reflects a pleasant integration and the feeling of a miniature estate.

The rustic, wooded setting of the Forest Theater, founded by Herbert Heron in 1910, is surely the heart and soul of the Eighty Acres. It was and has been a gathering place for artists, writers and all Carmelites from its inception until now. Many of the plays authored and presented here have earned national reknown.

THE SURVEY

The Eighty Acres is the historic and familiar name of Addition Five of the City of Carmel-by-the-Sea and was one of its earliest tracts.

It is a part of the comprehensive survey of the one square mile of the city, that has been conducted by Carmel Heritage and sponsored by the City of Carmel. The survey has been accomplished by citizen volunteers who looked at every house, photographed them and documented them on the 'State Inventory of Historic Resources' forms. Other volunteers worked at City Hall researching each property folder for original owners and builders, and still others are investigating the historic people and events of interest.

The more significant buildings and districts will, on completion of the Survey, form the basis of an inventory of buildings which we hope to preserve as part of Carmel's and California's cultural heritage.

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Carmel·by·the·Sea

1916 · **75** · 1991

THIS BROCHURE MADE AVAILABLE
BY THE 75th ANNIVERSARY
CELEBRATION COMMITTEE
OF
CARMEL-BY-THE-SEA

Front Cover
18. Owner: Dr. Herman Spoehr / Builder: M. J. Murphy This important house was built in 1922. In a classic Tudor style it was designed by a prominent Bay Area architect, not identified at this time. Its site included most of this block at the time and its entrance was on Mt. View. Dr. Spoehr was associated with the Carmel Coastal Laboratory of the Carnegie Institution at Washington D.C. He eventually became the director and moved with the laboratory when it was relocated to Stanford University.