

Attachment C

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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 6

*Resource Name or #: (Assigned by recorder) 2852 Forest Lodge Road

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 Location: Not for Publication Unrestricted *a. County Monterey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 Monterey Date 2012; Mount Diablo B.M.

c. Address 2852 Forest Lodge Road City Pebble Beach Zip 93953

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 APN 007-192-009

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

The single-family residence at 2852 Forest Lodge Road is a one-story 2,538 square-foot Spanish Colonial Revival house that was constructed in 1926-27, after plans by the celebrated San Francisco architect Clarence A. Tantau, and subsequently enlarged by another prominent architect, Wesley W. Hastings (DPR 523A Photo and figures 1-4). The wood-frame house, with a partial basement, is built roughly on a U-plan and faces southeast by south, or south as it is designated here for simplicity and clarity, toward Forest Lodge Road. The primary entry is a glazed-and-paneled door near the southeast corner of the house. The exterior walls are clad with lightly textured stucco siding, painted white. The complex roof system is composed of low-pitched cross-gabled and shed roofs, characterized by no overhang at the eaves and finished with American Spanish tile, as well as a flat roof above the family room at the northeast corner. The flat roof has significant overhang on the north side and no overhang on the west side and is finished with composition sheets or roll roofing. A stepped stucco-clad wall runs along the west and south sides of a courtyard with a brick and concrete-block floor. A large fountain is set near the center of the courtyard. A gabled roof extends over a *corredor* on the north side of the courtyard and is supported by wooden posts crowned by *zapatas*. The brick floor of the *corredor*—or “passage” as it is called in the plans—wraps the northeast corner of the courtyard, becoming what is described as a (continued on page 3)

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

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



P5b. Description of Photo: (View, date, accession #) Looking northeast at west and south sides, 3/26/19

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

1926-28; Original Plans, Pebble Beach Architectural Review Office

*P7. Owner and Address:

Jason and Jean-Mari Peltier

2852 Forest Lodge Road

Pebble Beach, CA 93953

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

Anthony Kirk, Ph.D.

420 Alberto Way, No. 13

Los Gatos, CA 95032

*P9. Date Recorded: 5/27/19

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (cite survey report and other sources, or enter “none.”) Page & Turnbull, *Pebble Beach Historic Context Statement* (San Francisco, 2013).

*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

*Resource Name or # (Assigned by recorder) 2852 Forest Lodge Road

- B1. Historic Name: None
- B2. Common Name: None
- B3. Original Use: Single-family residence
- B4. Present Use: Single-Family Residence

*B5. Architectural Style: Spanish Colonia Revival

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed 1926-27; enlarged 1927-28; family room built on east side ca. 1945-60; wood-sash windows replaced with vinyl-sash windows above garage ca. 1990; front door to house replaced 1998; balcony on south side of garage removed and new garage door installed 2000.

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

*B8. Related Features:

B9a. Architect: Clarence Tantau, Wesley W. Hastings

b. Builder:

*B10. Significance: Theme Architecture Area Pebble Beach

Period of Significance 1926-27

Property Type House

Applicable Criteria A5, B1

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

The house at 2852 Forest Lodge Road is significant under Criterion A5 and Criterion B1 of the Monterey County Local Register of Historical Resources (MCLRHR), as a handsome example of Spanish Colonial Revival architecture, the work of two master architects, Clarence A. Tantau and Wesley W. Hastings. According to the *Pebble Beach Historic Context Statement*, prepared by the San Francisco firm Page & Turnbull (San Francisco, 2013), Tantau was in all likelihood “the most prolific architect in the early development of Pebble Beach.” He designed Spanish Colonial Revival houses for Kenneth Monteaule, Francis McComas, and others who lived in the community. Wesley W. Hastings was responsible for handsome houses built in a variety of styles. While living in Pacific Grove he drew plans for the distinguished Spanish Colonial Revival houses of the brothers Sylvester and Salvador Enea. The *Pebble Beach Historic Context Statement* lists eleven character-defining features associated with the Mediterranean and Spanish Colonial Revival styles, of which the house at 2852 Forest Lodge Road boasts ten.

In 1915 the Panama-California Exposition opened in San Diego and the splendid fair buildings of Bertram Grosvenor Goodhue’s fantasy city at Balboa Park, inspired by his study of the architecture of Spain and Mexico, aroused enormous interest in the building traditions of the Hispanic world. Increasingly throughout the southwestern (continued on page 4)

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

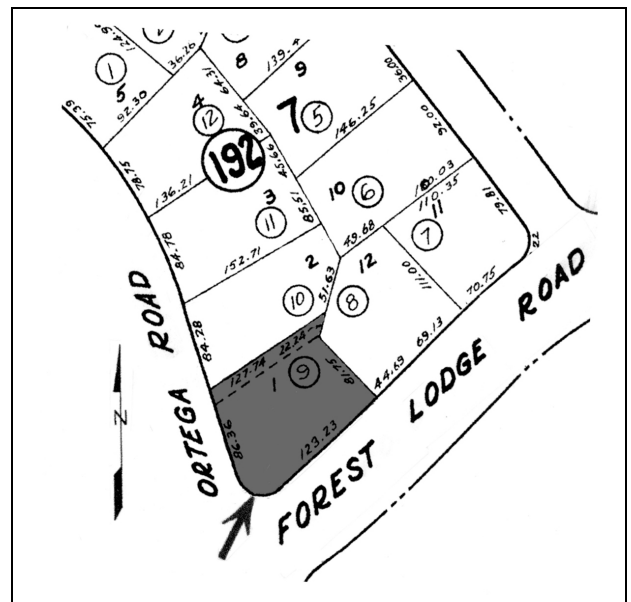
*B12. References: See page 4.

B13. Remarks:

*B14. Evaluator: Anthony Kirk, Ph.D.

*Date of Evaluation: 5/27/19

(This space reserved for official comments.)



P3a. Description:

cloister, protected by the overhang of a cross-gabled roof. A second courtyard is situated to the north, extending west between two bedroom wings to a stucco-clad wall with a plank gate. A *corredor* with a brick floor runs along the south and west sides and is covered by the overhanging roof. Fenestration is asymmetrical and consists exclusively of wood-sash windows, chiefly fixed and casements, some with wrought-iron grilles, others with wrought-iron balconettes. A large fixed window with flanking double-hung windows is set at the south end of the east side. A bay window, with five-light fixed windows and a terra-cotta tile roof, protrudes from the same side. Four- and five-light French doors provide entrance to the house on almost all sides. Four skylights admit natural light to the kitchen and family room. A large internal stucco-clad chimney rises from the living room and pierces the roof, which is double pitched on the north side. A brick chimney rises from a gas heater in a corner of the family room.

A gated stucco-clad wall extends from the house to a two-car garage, which has a guest house on the second floor. The garage/guest house is irregular in plan and rests on a concrete-slab foundation. Entrance to the garage is by way of an overhead aluminum segmental door. The door is set in a two-foot extension of the garage, which is crowned by a low-pitched gabled roof that is characterized by no overhang at the eaves and is finished with American Spanish tile. At the back of the garage is an enclosed laundry room. On the west side, a staircase, with tile-clad risers, winds up to the second-story guest house. The exterior walls are clad with lightly textured stucco that is painted white. The low-pitched front-gabled roof is double pitched on the east side. It is characterized by no overhang at the eaves and is finished with American Spanish tile. Fenestration in the garage and guest house is asymmetrical and consists chiefly of wood-sash and vinyl-sash windows, almost all of which are casements. The laundry room is illuminated by two steel-sash windows, an awning window flanked by fixed windows and two six-light casements crowned by a four-light transom window.

As constructed in 1926-27, after plans by Clarence Tantau, the house was significantly smaller than it is today, consisting of a living room, two bedrooms with adjoining baths, and a kitchen. It was distinguished by an enclosed courtyard at the southwest corner. The plans show the house connected to an integral two-car garage on the east side, but the garage was not built. A brick-floored *corredor* ran along the north side of the courtyard, with French doors opening to the bedrooms, and a cloister extended along the east side, where French doors opened from a commodious living room. The house was begun as a summer home for E. W. and Claire Prentice, who separated in November 1926, a month or so after construction had begun. It was sold in August 1927 to Everett and Francis Tolman, a wealthy Illinois couple who made it their vacation home for decades. Red marking on the plans suggest that Tantau made changes during the course of construction. The Tolmans were presumably not pleased with the work and engaged the architect Wesley W. Hastings to enlarge the house. A new bedroom wing was built to the north of the older bedroom wing; the space between the two wings became a courtyard. The plans drawn by Hastings show double-hung windows, but casements were actually installed. A two-car garage, with a second-story apartment, was constructed to the east of the house. The garage is not integral with the house, as shown in the Clarence Tantau plans, but is set some fifteen feet to the east and rotated toward the west. The garage was built on a different plan than shown in the drawings, with a double-pitched roof on the north side. The plans show French doors on the south side, opening to a balcony but casement windows rather than French doors were installed. Presumably the work was completed in late 1927 or early 1928.

A family room, which is not visible to pedestrians or motorists, was added to the house in the late 1940s or 1950s, when a concrete-floored patio was enclosed and roofed. There are no plans for the family room in the Pebble Beach Architectural Review office. Vinyl-sash windows were installed in the apartment above the garage about 1990. The original front door to the house was removed in 1998 and replaced with the current door. In 2000, the Pacific Grove architect Jeanne C. Byrne prepared plans for altering the garage. The balcony on the south side was removed and a roll-up aluminum segmental door installed.

The house, which appears to be in good-to-excellent condition, stands at the corner of Forest Lodge and Ortega Roads. The grounds are informally landscaped with towering oaks and pines, small yuccas, a redwood tree, shrubs, and countless succulents, a large Camilla, and potted plants.

B10. Significance:

states and Florida, architects produced plans for houses, hotels, business blocks, churches, and other building types in a design mode that came to be known as Spanish Colonial Revival (even though some of what was built was generally more Mediterranean in character, showing the influences of Italy and southern France). "By the 1920s," as the architectural historian David Gebhard observed, "it became *the* style for Southern California." It was widely popular through much of the central reaches of the state, as well, including the extensive and exclusive Monterey Peninsula development of Del Monte, where under the management of the energetic Yale-educated Samuel F. B. Morse, the Del Monte Properties Company made Spanish Colonial Revival *the* style of the emerging American Riviera.

As William Otis Raigul observed in an article on the company's Monterey Peninsula Country Club subdivisions in the October 1926 issue of *Architect and Engineer*, deeds of sale required review and approval of all building plans by Del Monte Properties. In order to promote "harmonious development," the company required "the style of architecture shall be similar to that found in early California, Spain, Italy, Southern France or Mexico." Scattered through the article, titled "Monterey Enchantment," are numerous photographs illustrating the Spanish Colonial Revival character of the new golf-oriented community, including pictures of the Club House designed by Clarence A. Tantau and more than a dozen residences. The house at 2852 Forest Lodge Road handsomely exemplifies the romantic imagery associated with the Spanish Colonial Revival. It embodies the distinctive characteristics of the style and is distinguished by its imaginative massing and fenestration, large focal windows, inviting enclosed courtyards, and handsome wrought-iron window grilles and balconettes.

The character-defining features of the house at 2852 Forest Lodge Road are the U-shaped plan, asymmetrical façade, cross-gabled roof, terra-cotta roof tiles, textured stucco siding, *corredors*, with wooden posts and *zapatas*, courtyards, wrought-iron balconettes, decorative tile risers, and wood-sash casement, fixed, and double-hung windows.

B12. References:

- Residential Building Record: 2852 Forest Lodge Road, Office of the Monterey County Assessor.
2852 Forest Lodge Road file, Pebble Beach Architectural Review Office.
William Otis Raigul, "Monterey Enchantment," *Architect and Engineer* 87 (October 1926): 33-86.
"S.F. Clubman Is Sued for Divorce," *Oakland Tribune*, 30 November 1927.
"Mrs. Prentice Wins Divorce," *San Francisco Examiner*, 30 November 1927.
Page & Turnbull, *Pebble Beach Historic Context Statement* (San Francisco, 2013): 96, 98.
Krista Van Laan, "Wesley Warren Hastings: Pacific Coast Architect," *Continuity* (Winter 2017): 13-17.



Figure 1. Looking northwest toward courtyard and south and east sides of house, 3/26/19.

Figure 2. Looking southeast at east side of house and north side of garage/guest house, 3/26/19.





Figure 3. Looking northeast at corridor running along south side of bedroom wing designed by Wesley W. Hastings, 3/26/19.

Figure 4. Looking northeast at south and west sides of courtyard designed by Clarence A. Tantau, 3/26/19.

