

Attachment A

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DRAFT
Before the Board of Supervisors in and for the
County of Monterey, State of California

Resolution No.

Resolution of the Monterey County Board of Supervisors to approve adding the “2852 Forest Lodge Road” House to the Monterey County Register of Historic Resources, the Local Official Register of Historic Resources. The house is located at 2852 Forest Lodge Road, Pebble Beach (Assessor’s Parcel Number 007-192-009-000)

WHEREAS, On March 9, 2020, Jason Peltier and Jean-Mari Peltier, husband and wife, property owners of the historic building site, submitted a written request to add the “2852 Forest Lodge Road” House to the Monterey County Register of Historic Resources;

WHEREAS, the Monterey County Register of Historic Resources is the Local Official Register of Historic Resources under section 18.25.100 of the Monterey County Code;

WHEREAS, on May 7, 2020, the Monterey County Historic Resources Review Board (HRRB) recommended that the Board of Supervisors add the “2852 Forest Lodge Road” House to the Monterey County Register of Historic Resources, the Local Official Register of Historic Resources (see HRRB Resolution No. 20-003);

WHEREAS, the “2852 Forest Lodge Road” House is a residential building located at 2852 Forest Lodge Road, Pebble Beach (APN 007-192-009-000) in the unincorporated area of Monterey County;

WHEREAS, the “2852 Forest Lodge Road” House is found to be eligible for listing on the Monterey County Register of Historic Resources pursuant to Chapter 18.25 (“the Preservation of Historic Resources”) of the Monterey County Code, under County Historic Preservation Review Criterion A.5 and B.1 (Monterey County Code Section 18.25.070.A.5 and B.1) based on the following evidence:

- 1) The building meets County Historic Preservation Review Criterion A.5 (Monterey County Code Section 18.25.070.A.5), since the buildings architecture is from the work of two master architects, Clarence A. Tantau (1884-1943) and Wesley W. Hastings (1881-1939). Clarence A. Tantau was identified in the County’s 2013 Pebble Beach Historic Context Statement as the most prolific architect in the early development of Pebble Beach. Wesley W. Hastings was responsible for handsome houses built in a variety of styles in San Jose and Monterey communities.
- 2) The building meets County Historic Preservation Review Criterion B.1 (Monterey County Code Section 18.25.070.B.1), as it represents a handsome example of Spanish Colonial Revival architecture which includes character-defining Spanish Colonial Revival style of architecture features such as: a U-shaped floor plan, asymmetrical façade, cross-gabled roof, terra-cotta roof

tiles, textured stucco siding, corridors with wooden posts, courtyards, wrought-iron balconettes, decorative tile risers and double-hung windows.

WHEREAS, the property owners, Jason and Jean-Mari Peltier, have formally requested that the “2852 Forest Lodge Road” House be added to the Monterey County Register of Historic Resources;

WHEREAS, on July 21, 2020, the Board of Supervisors conducted a public hearing to consider adding the “2852 Forest Lodge Road” House to the Monterey County Register of Historic Resources; and

WHEREAS, the Board of Supervisors finds that adding the “2852 Forest Lodge Road” House to the Monterey County Register of Historic Resources is categorically exempt under CEQA Guidelines Section 15331 because designating the structure as an historical resource will enhance the potential for preservation of an historical resource.

NOW, THEREFORE, BE IT RESOLVED, having considered all of the written and documentary evidence, the HRRB recommendation, and the administrative record as a whole, the Board of Supervisors hereby finds that the 2852 Forest Lodge Road House is eligible for designation as an historical resource based on the following evidence:

1. On March 9, 2020, the property owners, Jason and Jean-Mari Peltier, submitted a letter to RMA-Planning requesting the “2852 Forest Lodge Road” House be added to the Local Official Register of Historic Resources;
2. Compliance with the procedures and criteria for listing contained in Chapter 18.25 of the Monterey County Code;
3. The completion of Phase 1 Historic Assessment (Department of Parks and Recreation Primary Record) prepared by Anthony Kirk, dated May 27, 2019;
4. The HRRB recommendation to the Board of Supervisors to approve the requested listing following a HRRB public hearing held on May 7, 2020 (HRRB Resolution No. 20-003);
5. The building meets County Historic Preservation Review Criterion A.5 (Monterey County Code Section 18.25.070.A.5), since the buildings architecture is from the work of two master architects, Clarence A. Tantau (1884-1943) and Wesley W. Hastings (1881-1939). Clarence A. Tantau was identified in the County’s 2013 Pebble Beach Historic Context Statement as the most prolific architect in the early development of Pebble Beach. Wesley W. Hastings was responsible for handsome houses built in a variety of styles in San Jose and Monterey communities;
6. The building meets County Historic Preservation Review Criterion B.1 (Monterey County Code Section 18.25.070.B.1), as it represents a handsome example of Spanish Colonial Revival architecture which includes character-defining Spanish Colonial Revival style of architecture features such as: a U-shaped floor plan, asymmetrical façade, cross-gabled roof, terra-cotta roof tiles, textured stucco siding, corridors with wooden posts, courtyards, wrought-iron balconettes, decorative tile risers and double-hung windows;

7. The historic resource listing request does not include the detached garage with a second story guesthouse located on the property some fifteen feet to the east of the house, as the historian determined that the garage structure is not a contributor to the historic complex but does not affect the historic integrity of the historic residential home; and

BE IT FURTHER RESOLVED, based on all of the above findings, that the Board of Supervisors does hereby:

Approve the addition of the “2852 Forest Lodge Road” House to the Monterey County Register of Historic Resources, the Local Official Register of Historic Resources.

PASSED AND ADOPTED on this 21st day of July 2020, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

I, Valerie Ralph, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book ___ for the meeting on _____.

Dated:

Valerie Ralph, Clerk of the Board of Supervisors
County of Monterey, State of California

By _____
Deputy

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