

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

Approve the application from Joel and Shanna)
Fineberg to add the Louise G. Rose House to)
the County's Local Official Register of)
Historic Resources, as recommended by the)
County's Historic Resources Review Board.....)

Upon motion of Supervisor Potter, seconded by Supervisor Armenta, and carried by those members present, the Board hereby;

Approved the application from Joel and Shanna Fineberg to add the Louise G. Rose House to the County's Local Official Register of Historic Resources, as recommended by the County's Historic Resources Review Board.

PASSED AND ADOPTED on this 24th day of May, 2011, by the following vote, to wit:

AYES: Supervisors Armenta, Calcagno, Salinas, Parker, and Potter

NOES: None

ABSENT: None

I, Gail T. Borkowski, 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 75 for the meeting on May 24, 2011.

Dated: May 26, 2011

Gail T. Borkowski, Clerk of the Board of Supervisors
County of Monterey, State of California

By 
Deputy

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomlai _____
NRHP Status Code 3S

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

Resource Name or #: (Assigned by recorder) *Louise G. Rose Residence*

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 Location: Not for Publication Unrestricted a. County *Monterey*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: *165 Spindrift Road* City *Carmel Highlands* Zip *93923*

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)

Parcel No. *241-251-011*

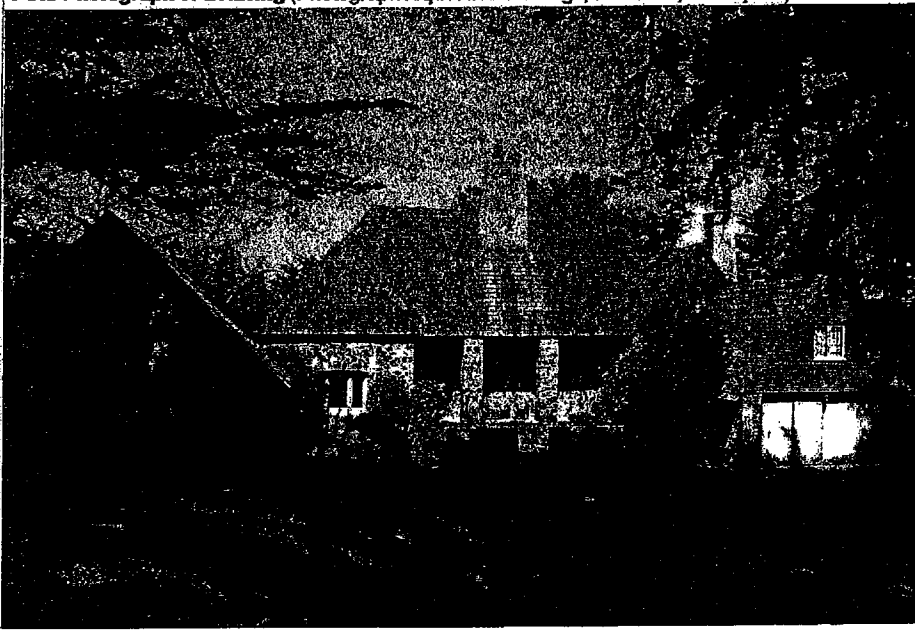
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one and one-half story French Eclectic Style residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a combination of granite masonry in a rubble pattern on the building envelope, vertical board-and-batten and horizontal wood siding in a sea wave pattern in the gable ends, and a glazed gallery wall toward the west end of the NE side-elevation. The complex roof system includes a steeply pitched hipped main roof, with lower, stepped gable bays projecting SE off the east end of the NE side of the SE facing facade. The lowest bay is an attached garage, with a vertically planked sliding wood door. A Hipped lower projecting bay also projects SE off the south end of the SW side elevation. This feature may be a later (1935) addition. The flanking bays frame the open, raised front porch which has two square stone piers further supporting the roof overhang. The principal entry is on the SW side of the recessed porch, being an arched, flush wood Dutch-door with small glazed panels above. It is accessed by a straight run of open stone steps. The rear (NW) elevation is characterized by a large, gabled wall dormer, centered in the building envelope, flanked on the north by a sweeping extension of the hipped main roof that forms a covering over an open porch along the north side of this elevation, and an enclosed glazed gallery running p[artially] along the NE side-elevation. Thick, square wood posts with cruck-shaped brackets support the overhanging roof on both the open porch and enclosed gallery.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP4 - Ancillary Building*

P4. 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 #)
Looking NW at the SE facing facade, w/1980 garage to the SW, Kent Seavey, 4/4/2011

P6. Date Constructed/Age and Sources
 Prehistoric Historic Both

1921-Monterey Co. Assessor's records

P7. Owner and Address

*Joel & Shanna Fineberg
Bella Designs LLC
5424 Eden Dr.
Dallas, TX 75220*

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

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

P9. Date Recorded: *4/16/2011*

P10. Survey Type: (Describe)
Intensive-CEQA required review

P11. Report Citation: (Cite survey report and other sources, or enter "none")

None

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

Page 2 of 4

NRHP Status Code

3S

Resource Name or #: (Assigned by recorder) *Louise G. Rose Residence*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *French Eclectic (asymmetrical Substyle)*

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

main house/guest house constructed in 1921 (Mo. Co. Assessor's records); possible addition of bedroom at the south end of facade in the main house c. 1935 (physical inspection); undated roof dormers on both buildings appear to have been added c. 1950-60s; carriage doors enclosed on guest house & existing aaracae added (undated).

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features: *Detached stone masonry garage, consistent with the character of the main house, constructed in 1980 (MCBP# 29715).*

B9a. Architect: *Earl Percy Parkes*

b. Builder: *Earl Percy Parkes*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel Highlands*

Period of Significance: *1921*

Property Type: *single family residence*

Applicable Criteria: *CR 1, 3*

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

The Louise G. Rose House is significant under California Register Criterion 1, in the area of history in the context of early residential development in the Carmel Highlands, and under Criterion 3, in the area of architecture, as an excellent example of the French Eclectic Style, and as an important design by Carmel architect Earl Percy Parkes.

Earl Percy Parkes (1884-1955), was a native of Ohio, where he received a good business education in the public school system. He worked for a time as excursion agent for a railroad line, that brought him to Los Angeles in 1911. He entered law school at UCLA, but left his studies to enter the building trades. He worked as a contractor in L.A. prior to moving to Carmel in 1919. He was well known for his commercial work including the Studio Theater and the Seven Arts Bldg., as well as a number of residential designs, including the memorable moon-gated De Haas Hse. on Mtn. View. He worked primarily in the romantic revival styles, but did rustic Carmel cottages as well. His work is characterized by its clean lines and attention to detail. Parkes Rose House is an excellent example of the picturesque French Revival Style. The style became popular in the immediate aftermath of WWI, where many Americans had served in France, becoming familiar with the building forms, especially those in the countryside. The Rose house is an example of the asymmetrical substyle of the mode. Identifying features of the style include steeply pitched massive hipped roofs, paralleling the front of the house with off-center doorways and asymmetrical facades. The form was inspired by rambling French farmhouses and in this case, a smaller French country manor house. The rubble patterned stone wall cladding is a typical exterior finish. Doors in less formal examples, like the Rose house, are usually set in simple arched openings. Windows can be double-hung, or casement type. The latter often have small, leaded panes. Large chimney stacks are also common. Of interest in the Rose House is the glazed gallery, and stout porch posts with their cruck-shaped bracketing, reflective of the medieval roots of the style.

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

HP4 - Ancillary Building

B12. References:

- Carmel Highlands, Kent Seavey, architectural files, Pacific Grove.*
- Carmel Pine Cone, Notice of completion for 165 Spindriff, 6/9/2.*
- Monterey County Assessor's records, Mo. Co. Assessor's office, Salinas.*
- Monterey County Deeds, Chicago Title Co., Salinas.*
- Parkes. E. P.. MABARI archives. Monterey.*

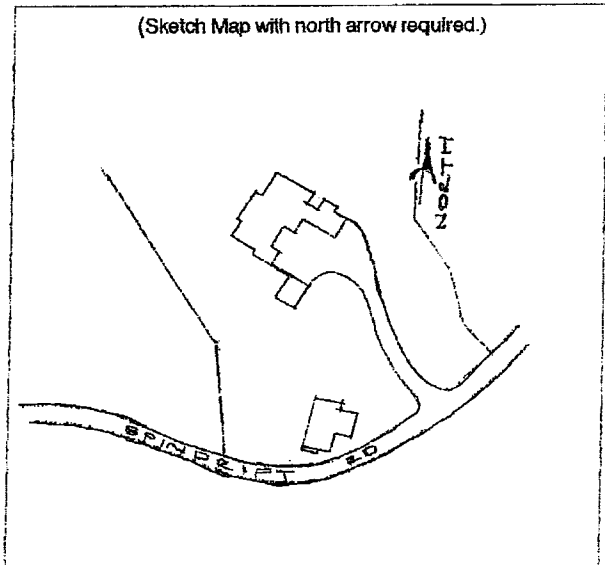
B13. Remarks: *Zoning-LDR/1(CZ)*

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *4/16/2011*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Page 3 of 4

Resource Name or #: (Assigned by recorder) Louise G. Rose Residence

Recorded by: Kent Seavey

Date 4/16/2011

Continuation Update

P3(cont.) They rest on a raised wooden deck, that projects beyond the roof line. Two smaller shed-roofed roof dormers, flanking the large gabled wall dormer are undated additions. The roof plane on the NE side-elevation has a larger shed-roofed dormer, over the glazed gallery, that is also a later addition. Two modern skylights appear along this elevation, toward the SE. One is on the taller of the two stepped gable bays, and the second in on the lower garage bay. There are two, tall stucco-clad chimneys present. Both are interior types. One is found just below the roof line of the SE facing main roof, centered on the building envelope, with a large decorative metal "S" roof tie. It is capped by two small clay chimney pots. The second is located in the roof plane on the NE side-elevation at the junction of the first lower gabled bay. The steep-pitched roof system slightly overhangs the eave line, and the entire roof is covered in wood shakes.

Fenestration is irregular, with a combination of single, paired and banked fixed and casement type wood windows, with pronounced mullions, set in deep reveals with flattened stone arches, or voussoirs. These are found in the masonry portion of the building envelope. Some windows are single-paned, others have diamond pattern leaded glass. The wooden gable ends have paired and banked multi-paned wood casement windows, and the later undated smaller dormers have single and banked single-pane wood windows. Three large fixed plate-glass focal windows, centered on the rear (NW) elevation also appear to be undated later additions. The gallery, along the NE side-elevation, has five bays of large, square, multi-paned fixed lights between the cruck bracketed posts, which support the overhanging flared roof. The last bay, toward the east end of the main building block, abuts a board-and-batten wood wall with much smaller banked vertical multi-paned windows that step up toward the SE.

The guest house, abutting Spindrift Rd. about fifty to seventy-five yards SE of the main residence, was also constructed in 1921, and shares many similar design features. It is irregular in plan, resting on a concrete foundation. The exterior wall cladding is a combination of granite masonry in a rubble pattern on the building envelope, and vertical board-and-batten wood siding on the rear (NE) elevation, and attached wood garage (that may represent an undated in fill of former carriage doors and alterations resulting from repeated mud slides over time). Horizontal wood siding in a rustic sea wave pattern is found on the gable end of the garage addition, as well as in the gable apex of a wall dormer on the NW side-elevation, on the gable ends, and a glazed gallery wall toward the west end of the NE side-elevation. There is a stucco-clad angled bay at the base of an overhanging porch roof on this elevation (NW) that may also represent a later addition.

The roof system is less complex than the main house. It includes a steeply pitched hipped main roof, with with narrow, closed soffits, and a lower gabled garage bay projecting off the south end of the SE side-elevation. A gabled wall dormer is found, slightly offset to the NE, on the NW side-elevation. Later shed-roofed roof dormers, like those found on the rear (NW) and NE side-elevations of the main house appear here as well. There are three of them. One is centered over an open porch on the SW facing facade, a second on the SE side-elevation, and a larger example on the rear (NE) elevation, above the former carriage entry. The roof on this elevation projects slightly over eave line to cover the board-and-batten wall. As with the main building, the hipped roof extends over an open entry porch along the SW facing facade. It is supported by heavy square wooden posts with simple corbels at their caps. The posts sit on top of a slightly raised stone porch, covered in red brick in a basket weave pattern. The curved shape of the corbels are repeated in decorative detailing running along the top of the main lintel of the porch interior. There is one large, square interior stucco-clad chimney present. It is centered in the ridge line of the main hipped roof. Of note is the fine flared masonry detailing of the base of the building envelope. This detail appears in the main residence, but not so pronounced as in the guest house. The principal entry is off the porch, toward the SE and is characterized by a recessed wood Dutch-door with multi-paned glazing above, and cross-braced wood paneling below. A raised, four panel wood door at the SE end of the porch accesses the garage. A simple two panel wood side door, with multi-paned glazed lights above, is located at the north end of the NW side-elevation. The roof is covered in wood shakes.

Fenestration is irregular, with a combination of single, paired and banked fixed and casement type multi-paned wood windows. Those on the NW and SE elevations have small, square panes, while most facing NE and SE have small diamond patterned panes. The detached stone masonry two-car garage, just SE of the main residence, was constructed in 1980, and is not part of this analysis. The property is sited in a natural landscape setting on a large, gently terraced NW sloping parcel, toward the sea cliffs. It is located in a wooded coastal neighborhood of one and two-story residences of varying ages, sizes and styles.

B10(cont.) Percy Parkes artistic treatment of the Rose House certainly lived up to his craftsmans reputation for clean lines and attention to detail in his work. The corners of his stone walls remain crisp, and flare subtly at their bases, especially in the guest house. Window casings in the residence are carefully detailed, with stout mullions, and recessed into the stone walls. The flared roof line over the glazed gallery space is quite sophisticated for the seemingly rustic nature of the building, as is the delicate decorative corbeling in the porch areas. The 90 year old Rose House appears little altered from its 1921 date of construction. Only close inspection can detect the deteriorating effects of time and nature in the coastal environment in which it is sited. The wooden elements of the buildings need considerable attention.

Alterations and additions over time, while generally undated, have either been well integrated into the original building envelope(s) of the residence and guest house, or relegated to secondary elevations. The residence and its guest house, in their exceptional natural landscape setting, are excellent examples of the French Eclectic Style of architecture, and secure Earl Percy Parkes reputation as a major architect in the Monterey region. The buildings evoke a strong sense of time and place and of feeling and association with the early architectural development of the Carmel Highlands.

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 4 Resource Name or #: (Assigned by recorder) *Louise G. Rose Residence*
Recorded by: *Kent Seavey* Date *4/16/2011* Continuation Update

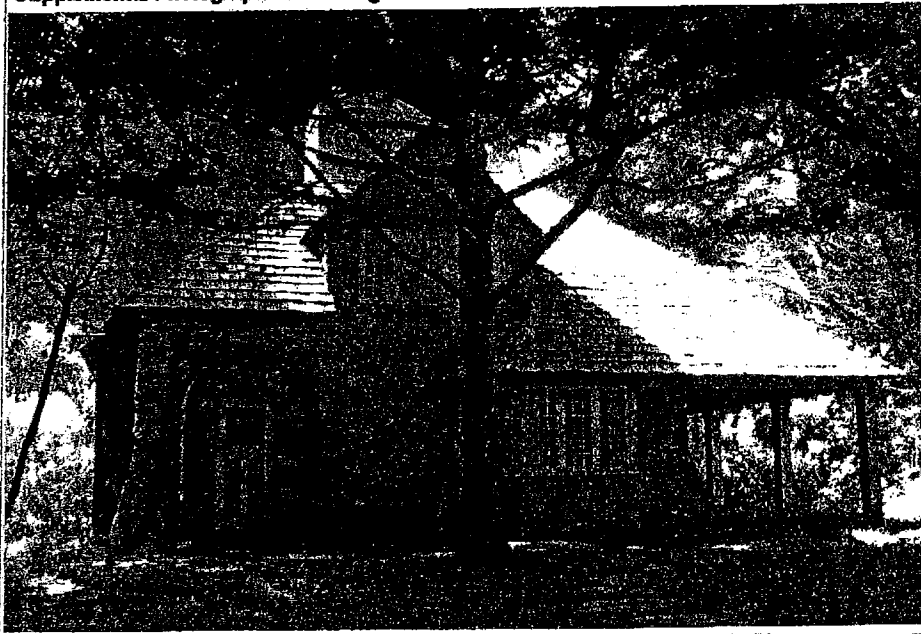
B10(cont.) The original owner of the subject property, Mrs. Louise Grout Rose, was a native of Saginaw, Michigan. When she purchased the Spindrift Rd. property in September of 1920 from the Carmel Villas Co., she was listed as the widow of a Mr. Landon Rose (Mo. Co. Deeds, Reel 782-OR-214). Later on she married Arthur Hill, a former mayor of Saginaw, and a successful businessman in lumber and shipping. Mrs. Hill outlived her second husband, and in 1936 sold the Spindrift Rd. property to Mr. Lee M. Olds, who at the time was one of San Francisco's leading attorneys.

Louise Grout (Rose, Hill) purchased her Carmel Highlands property in the context of what relator J.F. Devendorf and attorney Frank Powers, partners in the Carmel Development Co. (CDC), saw in 1916 as the next best opportunity for land development in the Monterey region. Dr. John L.D. Roberts, the founder of Seaside, had mapped a coastal route through the Big Sur to San Luis Obispo county in 1897. Some time later Roberts traveled the route accompanied by Frank Powers, who made the first colored slides of the region. Employing Powers color slides, Dr. Roberts convinced the state legislature to include funds to build the highway in a state bond issue which passed in 1919. Well before the bond issue came to a vote, Seth Ulman, the CDC's best salesman was extolling the possibilities of creating an up-scale residential community in the rugged Carmel Highlands, around an exclusive coastal hostelry. The CDC purchased a 600 acre tract that ran from Gibson Creek two miles south to the original Yankee Point and inland about 3/4 of a mile, from then owner Thomas A. Work. By 1917 the CDC had completed construction of the Highlands Inn. The rest of the tract was surveyed into large parcels to attract clients interested in estate properties. The land was divided in such a way as to give each owner access to a communal bridle-path, which led down to the beach at Yankee Point. The beach is still privately held for Highlands residents. Development was slow at first, with several respected Eastern artists and writers purchasing lots and building their west coast studios. Wealthy Southern Californians were also part of the initial tenant mix. Other developers, like the Carmel Villas Corp. purchased land on the periphery of the CDC's holdings. During the same time frame, S.F. B Morse's Pebble Beach enterprise along the 17 Mile Drive interrupted the Highlands growth temporarily, but the latter's development flourished in the mid twenties, until the onset of the Great Depression.

The Louise G. Rose House and property is one of the few remaining intact Carmel Highland estates dating from its early period of development. The French Eclectic manor house and guest house designed by noted Carmel architect Earl Percy Parks in 1921 is an excellent and essentially intact example of the picturesque romantic revival homes that defined the Carmel Highlands residential character at the onset of the 1920s. Existing changes to the Louise G. Rose House over time have respected the historic character of the residence and its guest house for the most part, and have not significantly altered the appearance of the property. Some alterations associated with the guest house were the product of environmental conditions, including three major mud slides since the original construction. The subject property retains its historic integrity of location, design, setting, materials and workmanship to a high degree. It retains a strong sense of time and place and of feeling and association with the early residential development of the Carmel Highlands. It clearly qualifies for listing in the California Register at the state level of significance in the context of this association, and for the high architectural merit of its French Revival design by Earl Percy Parks.

B12(cont.) Polk business directories for Monterey, 1926, 1939.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession#)

Looking SE at the NW side-elevation of the guest house, Kent Seavey, 4/4/2011

Bella Designs LLC
165 Spindrift Road
Carmel, Ca 93923

April 25, 2011

To whom it may concern:

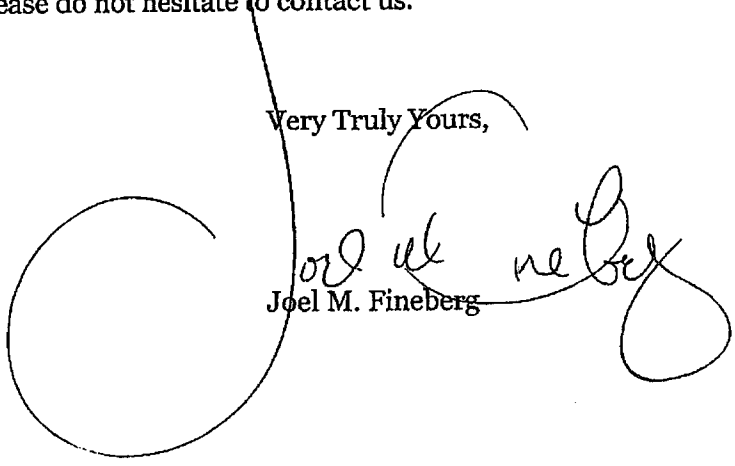
We recently purchased 165 Spindrift Road. Unfortunately, over the decades, the property has fallen into significant disrepair and requires considerable work and financial commitment to restore the property. In fact, as a result of its current condition, several prospective buyers wanted to tear down the structure rather than undertaking the significant restoration efforts that will be required.

We recognized the property's historical and architectural significance to the community and believe that it should be restored as one of the oldest ocean front 2 story homes on the Peninsula. We have hired Stocker and Allaire to perform all restoration work on the property keeping with the historical architecture and style. Upon completion, it will be a pristine restoration emblematic of a time period almost a century ago.

As a result, we request the historical designation under the Mills Act so that this restoration can begin.

If you have any additional questions, please do not hesitate to contact us.

Very Truly Yours,


Joel M. Fineberg