

PRIMARY RECORD

Primary #	_____
NRI #	_____
Trinomial	_____
NHP Status Code	582
Other Listings	_____
Review Code	_____
Reviewer	_____
Date	_____

Page 1 of 4

Resource Name or #: (Assigned by recorder) *George A. Barn 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 Location: Not for Publication Unrestricted a. County *Monterey*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 _____ ; S.M. _____
 c. Address: *3078 Bird Rock Road* City *Pebble Beach* Zip *93953*
 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. *007-411-001*

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

A one-and-two-story wood-framed Spanish Eclectic Revival style residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a smooth cement stucco. The roof system includes a front gabled two-story main building block to the south, connected by a one-story side-gabled gallery connecting to a one-story pass through garage on the north that has a side-gabled roof facing west and a parapeted flat roof facing east, with auto bays on each side. There is a flat-roofed, one-story room attached to the main building block on the west side of the structure at the junction of the two-story block and the one-story gallery. An undated high, stuccoed wall has enclosed this feature in a small patio space between the garage and main building block. The low-pitched Mission tiled roofs of the gabled elements slightly overhang the eaves with exposed decorative rafter-tails. The flat-roofed garage and attached room are covered in tar & gravel. There are two stucco-clad interior chimneys present. One is just north of the ridge line on the two-story main building block, toward the east, and the other is centered in the ridge line at the north end of the one-story gallery. A stucco-clad wall projects off the east facing elevation and runs north connecting with the flat-roofed garage, forming an enclosed patio with a brick decking. The patio is accessed by a vertically wood planked gate toward the south.

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.)

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

P5b. Description of Photo: (View, date, accession #)
Looking NW at the Stevenson Rd. (east) elev. and southside-elev. Kent Seavey, 11/2/2010

P6. Date Constructed/Age and Sources
 Prehistoric Historic Both

1926-California Architect & Engineer, October, 1926

P7. Owner and Address

*Ms. Joan Hoover
 16501 Skyline Blvd.
 Los Gatos, CA 95033*

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

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

P9. Date Recorded: *11/10/2010*

P10. Survey Type: (Describe)

Intensive-required CEQA 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

Resource Name or #: (Assigned by recorder) *George A. Born House*

B1. Historic Name: *George A. Born House*

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Spanish Eclectic Revival Style (Monterey subtype)*

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

Constructed 1926 (Cal. Arch. & Engineer Mag., Oct., 1926); undated window change to door on the south side-elev., undated; stucco wall enclosure added to Bird Rock Rd. elev.

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: *William H. Toepke*

b. Builder: *S.A. Born Building Company*

B10. Significance: Theme: *Architectural Development*

Area: *Pebble Beach*

Period of Significance: *1926*

Property Type: *single family residence*

Applicable Criteria: *CR3*

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

The George A. Born House is significant under California Register criterion 2, for its association with the S.A. Born Building Company, and under criterion 3, as an excellent and little altered example of the Spanish Eclectic residential design of noted San Francisco architect Will H. Toepke.

The subject property was constructed in 1926 as part of the Monterey Peninsula Country Club development in the Pebble Beach resort, owned and operated by the Del Monte Properties Company. Between 1916 and 1925 the Del Monte Co. under the leadership of S.F. B. Morse, had begun to expand the recreational resort community with the Pebble Beach Golf Links and Lodge at Pebble Beach, The Cypress Point Golf Club, and Morse's most ambitious undertaking, The Monterey Peninsula Country Club (MPCC). In 1925 Morse convinced his board of directors to invest in a clubhouse and further golf course, the Dunes Course, in the area between Pt. Joe and Bird Rock along the Pacific Ocean. The MPCC was created to to sell 1200 building lots adjacent to the golf facility, and eventually construct a second golf course, the Shore Course, along the sea front. Membership in the MPCC was invitational. Once elected, the individual was sold a \$1,500 quarter-acre lot, and charged a five dollar a month club fee for maintenance of the operation. Morse included specific deed restrictions in the lot sales, requiring both the club facilities and individual residences to be designed in "...a style of architecture similar to that found in early California, Spain, Italy, Southern France or Mexico". Design control was part of the Del Monte Properties Co. philosophy of developing, "...a community which will fit harmoniously into the landscape, maintain the traditions of the early days and present to the world a unity of aspect in a style or mode free from the cut an dried sameness of most such efforts".

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

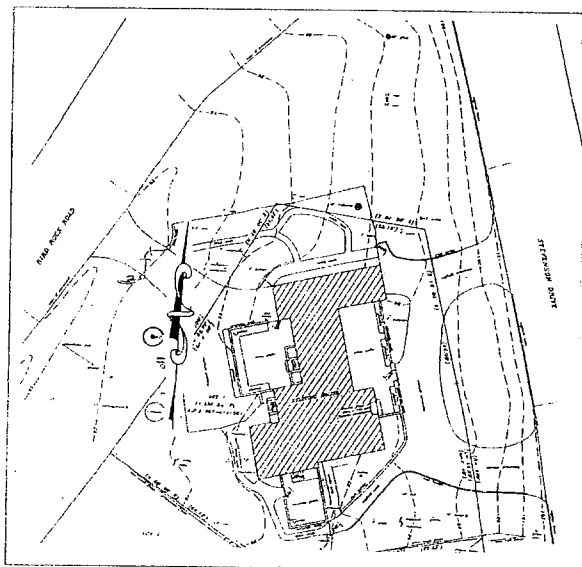
- California Architect and Engineer, Oct., 1926, p.p. 82-86.*
- Monterey County Assessor's records, Mo. Co. Assessor's office, Salinas.*
- Pebble Beach Co. building records.*
- S.A. Born Building Co., Kent L. Seavey, architectural files.*

B13. Remarks: *Zoning-MDR/B-6-D-RES*

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *11/10/2010*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

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Resource Name or #: (Assigned by recorder) *George A. Born House*

Recorded by: *Kent Seavey*

Date *11/10/2010*

Continuation Update

P3(cont.) A stuccoed wing wall projects south along the south side-elevation forming an enclosed garden space along this elevation. Tile pipes form vents in the gable apexes of the two-story main building block, and along the patio wall on the east elevation. One or two decorative glazed Chinese tile grilles are found on the walls of the residence in the enclosed patio space. There are two cantilevered balconets on the second floor of the main building block. They are found at the SE and NW corners of the structure. They are carried on heavy wood joists with decorative ends, and support large, square wood posts with simple corbels holding the wood lintels that carry the partial-width roof loads. Simple rails with small, square balusters enclose the balcony decks. All original exposed wood components, including window and door lintels have been painted white, as have the original wooden planked shutters.

The house is sited at the SW corner of Bird Rock Rd. and Stevenson Drive. The original entry appears to have been off Stevenson. However, it currently carries a Bird Rock Rd. address.

The subject property is sited in an informal landscape setting of mature pines with some shrubbery around the perimeter of the building. It is located in a wooded neighborhood of one an two-story residences of varying ages, sizes and styles. It is part of the gated recreational community of Pebble Beach.

B10 (cont.) Precedents for Morse's Spanish Eclectic look had been established in Southern California after the introduction of the Spanish Eclectic style of architecture to the west at the Panama-California Exposition in San Diego in 1915. Cities like Rancho Santa Fe, San Clemente, Santa Barbara and Westwood in the Los Angeles established zoning requirements requiring the use of these styles to reflect the Hispanic character of California.

Morse hired noted Bay Area architects like Clarence Tantau and Lewis Hobart, and Santa Barbara's George Washington Smith to design Del Monte Properties buildings, but made no requirements upon his MPCC buyers to select equally prestigious designers. He did have a plan checkers with the company that approved private residential design. They included notable architects like Robert Stanton, William Otis Raiguel and Gardner Daily. Many important California architects have been associated with Pebble Beach, not the least of them being William H. Toepke, designer of the George A. Born House.

William Henry Toepke (1870-1949), was a native San Franciscan who was educated locally, then apprenticed in the architectural office of William Mooser in 1886. Four years later he joined C.I. Havens, becoming a partner by 1897. Toepke designed many fine residences San Francisco and down the Peninsula, most notably in San Mateo, Menlo Park and Palo Alto. He did the Flatiron Building at Market and Sansome, and the Mackey, Doe Estate, and Hornlein Investment buildings in San Francisco. He designed the San Mateo City Hall, San Mateo Union High School and Central Fire Station. He also designed numerous residences in San Mateo. Redwood City and Burlingame. When Toepke designed the George A. Born House on Bird Rock Rd. in 1926, he was working in association with Stephen A. Born, owner and president of the S.A. Born Building Company of San Mateo. Born was a well known San Francisco contractor and real estate developer. Because of the quality of his San Francisco tracts, including Sea Cliff, Ashbury Terrace, Bakers Beach, Lincoln Manor and West Clay Park, "Born-Built" was a recognized trademark for quality in residential construction.

In 1925-26 Born began doing business on the Monterey peninsula, establishing a camp and material depot next to the property of the Monterey Peninsula Country Club. Between 1925 and 1928 the S.A. Born Building Company had erected nineteen residential dwelling houses, from one-story model homes to large, two-story mansions, all in Spanish Eclectic design. Born's brother George, and architect Will Toepke were the company designers. By sheer numbers, S.A. Born was the largest builder at the MPCC in the 1920s.

The George A. Born House is an excellent and example of both architect Toepke's design ability and the S.A. Born Building Companies craftsmanship. The large scale of the residence and its Monterey Colonial character, set off against the red Mission tile roof, perfectly expresses Morse's desire for residential design at Pebble Beach that "will fit harmoniously into the landscape, maintain the traditions of the early days and present to the world a unity of aspect in a style or mode free from the cut an dried sameness of most such efforts".

The George A. Born House was clearly meant to be a showcase for the design abilities of architect Will Toepke, and the workmanship of the S.A. Born Building Company. Detailing throughout is simple but effective. Only minor changes to the exterior can be observed and include the change of a window toward the east on the south side-elevation to a door, and the patio enclosure noted on the Bird Rock Rd. elevation. The undated whitewashing of most exterior wood finishes can easily be reversed. The original character-defining features of the residence that include the planar stucco walls, red tile roof, Monterey style wood balconets and Spanish Eclectic decorative detailing are remarkably intact for a residence that is over ninety years old. The original owner, George A. Born was the brother and partner of Samuel A. Born, and also a building designer with the family construction firm, which was primarily located on the San Francisco peninsula, in San Mateo County.

The George A. Born House is an excellent example of William H. Toepke's Spanish Eclectic designs at the Monterey Peninsula Country Club. It is also an excellent representative example the craftsmanship of the S.A. Born' Building Company, a major construction firm in the early up building of Pebble Beach. It clearly qualifies for listing on the California Register at the local level of significance for its architectural merit and association with S.F.B. Morse's design philosophy for the Monterey Peninsula Country Club in the mid 1920s.

CONTINUATION SHEET

Page 4 of 4 Resource Name or #: (Assigned by recorder) *George A. Barn House*

Recorded by: *Kent Seavey*

Date *11/10/2010*

Continuation Update

Supplemental Photograph or Drawing



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

Looking NW at the Stevenson Rd. (east) elev. and south side-elev., California Architect and Engineer, October, 1926.

November 18, 2010

Meg Clovis
Cultural Affairs Manager
Monterey County Parks
P.O. Box 5249
Salinas, CA 93915

Dear Meg,

I would like to apply to have my house, located at 3078 Bird Rock Road, Pebble Beach, CA, designated as a historic resource under the provisions of the Mills Act.

Attached is a historical analysis of the house, performed by Kent Seavey.

According to the report, the house is considered significant under California Register criterion 2 for its association with the S.A. Born Building Company and under criterion 3, as an excellent and little altered example of the Spanish Eclectic residential design of noted San Francisco architect Will H. Toepke.

Thank you for your consideration,

A handwritten signature in cursive script that reads "Joan Hoover".

Joan Hoover

hoover1@apple.com

408-974-4570

*Before the Historic Resources Review Board in and for the
County of Monterey, State of California*

Resolution No. 1003

Resolution by the Monterey County Historic Resources Review Board (HRRB) to recommend approval to the Board of Supervisors for the application from Joan Hoover to add the George A. Born House to the County's Local Official Register of Historic Resources.

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on December 2, 2010, pursuant to the criteria for designation as contained in Chapter 18.25.060 of the Monterey County Code; and

WHEREAS, the George A. Born House property is located at 3078 Bird Rock Road in Pebble Beach and is considered to be historically significant for its association with the early development of Pebble Beach and architectural design; and

WHEREAS, at the conclusion of the hearing, the matter was submitted to the HRRB for a recommendation. Having considered all the written and documentary information submitted, oral testimony, and other evidence presented before the HRRB, the HRRB rendered its decision to adopt findings and evidence to recommend approval of the application for historic designation, subject to the following findings:

Finding: The proposed designation of the George A. Born House meets one or more of the review criteria set forth in Chapter 18.25.070 of the Monterey County Code specifically.

1. The resource proposed for designation is particularly representative of a distinct historical period, type, style, region, or way of life.
2. The resource proposed for designation exemplifies a particular architectural style or way of life important to the County.

Evidence:

1. Application and other materials in file 1003 (George A. Born House).
2. Historic Resource designation criteria as found in Chapter 18.25 of the Monterey County Code.
3. Oral testimony and HRRB discussion during the public hearing and the administrative record.

THEREFORE, it is the decision of the Monterey County Historic Resources Review Board to recommend approval to the Board of Supervisors for the designation of the George A. Born House as a historic resource.


Passed and adopted on this 2nd day of December, 2010, upon motion of Kellie Morgantini,
seconded by Judy MacClelland, by the following vote:

AYES: Morgantini, MacClelland, Scourkes, Munoz, Rainer, Prader

NOES: none

ABSENT: none

ABSTAIN: Seavey



Attest
Name, Meg Clovis
Date, December 2, 2010