

Attachment L
Phase I Historic Review
Prepared by
Kent L. Seavey
(LIB110334)

PLN060603

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MAUREEN WRUCK
PLANNING CONSULTANTS, L.L.C.

Development Consultants

Planning & ~ Land Use & Permitting ~ Subdivisions ~ Mitigation Monitoring & Permit Compliance ~ Certificates of Compliance

May 6, 2008

David Lutes/Meg Clovis
Monterey County Parks Department
Division of Environmental Health
1270 Natividad Road, Room B301
Salinas, CA 93906

RE: Heritage Development Subdivision "Incomplete" Letter (PLN060603)

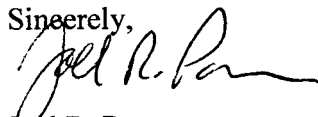
Dear David & Meg

As requested in the Parks Department "Incomplete Notice" for the above-referenced project application, Mr. Taylor engaged Kent Seavey to prepare a Phase I historic assessment. Attached is a copy of the Phase I report and a set of the photos for your files.

Mr. Seavy's report and site photos indicate that the buildings lack architectural distinction due to alterations over time and/or poor design. Mr. Seavey further states that the subject properties do not qualify for listing on the California Register or the Monterey County Register of Historic Resources.

The conclusion of the report is that the buildings can not be considered historic resources as defined by CEQA. I believe that this report addresses Parks staff concerns and that your Department can now deem the project complete.

Sincerely,



Joel R. Panzer

JP/Enclosures: Phase I Historic Assessment & Photos (Kent Seavy, April 30, 2008)

Cc: Jeff Taylor, Applicant

KENT L. SEAVEY

LIB110334

310 LIGHTHOUSE AVENUE
PACIFIC GROVE, CALIFORNIA 93950
(831)375-8739

To Jeff Taylor
5/6 US mail
w/ Request to Ann

April 30, 2008

Mr. Jeff Taylor
Heritage Development LP
280 Corral de Tierra
Salinas, CA 93908-8804

Dear Mr. Taylor:

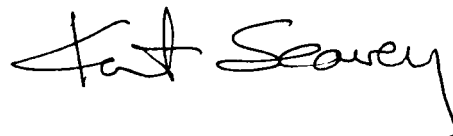
This letter will act as my invoice in the amount of \$1200 for services provided in the preparation of a Phase I Historic Review for the two residential properties and one related outbuilding located at 27080 Rancho San Carlos Rd. (APN# 157-181-008) in Carmel Valley, as required by Monterey County and the California Environmental Quality Act (CEQA). The subject property is identified by the Monterey County Planning Department as Planning File Number: 060603.

Those services included a review of Monterey County building records, followed by a site visit and research on the early ownerships of the subject property, a full literature search, examination of historic photo archives, and preparation of required documentation.

The attached letter report should be submitted to the County of Monterey with your building permit request. Payment is requested upon receipt of the report. Thank you for the opportunity to be of service.

If you have any questions, please call me at (831) 375-8739.

Most Sincerely,



jm

KENT L. SEAVEY
310 LIGHTHOUSE AVENUE
PACIFIC GROVE, CALIFORNIA 93950
(831)375-8739

April 30, 2008

Mr. Jeff Taylor
Heritage Development LP
280 Corral de Tierra
Salinas, CA 93908-8804

Dear Mr. Taylor:

Thank you for the opportunity to prepare a Phase I Historic Review for the two residential and one outbuilding located at 27080 Rancho San Carlos Rd. (APN# 157-181-008) in Carmel Valley, as required by Monterey County and the California Environmental Quality Act (CEQA). The subject property is identified by the Monterey County Planning Department as Planning File Number: 060603

The subject property is sited on bottom land just south of the Carmel River that was once part of a Spanish era land grant called the Rancho El Potrero de San Carlos, that was part of the mission lands of Mission San Carlos de Borromeo. These former mission lands were combined in the early American period with the Rancho San Francisquito.

The San Francisquito was granted during the Mexican era to Catalina Manzanelli de Munras on November 9, 1835. After several transfers of ownership it became the property of Bradley Varnum Sargent in the early 1860s.

B.V. Sargent had come to California in 1849 and gone into the stock raising and meat business. In 1851 he purchased a portion of the Carmel Mission's Rancho El Potrero de San Carlos, immediately west of the San Francisquito, and later combined the two properties into the 23,000 acre Rancho El Potrero San Carlos Y San Francisquito which was devoted to cattle raising and dairying.

Sargent built a home on the San Francisquito Flats portion of the ranch, up Robinson Canyon. He and his wife Julia had four children, Bradley V., Jr, James P., Roswell C., and a daughter named Harriet. J.P. and R.C. Sargent managed the Carmel Valley operations and B.V., Jr. and his sister maintained the family land holdings near the town of Bradley, in southern Monterey County.

Harriet married M.P. Gragg, a Bradley businessman who was the auditor for the Southern Pacific Milling Co., and owned several grain elevators along the S.P. line.

Bradley V. Sargent was living in Salinas when he passed away in 1895. J.P Sargent moved from the Carmel Valley ranch into Monterey in 1894 to run his Monterey Meat Company. Roswell remained on the ranch until 1915, when his mother died. Roswell suffered from a period of ill health from the time of her passing to 1920 when he and his siblings divided their large land holdings and R.C. moved to the Bradley ranch.

The Sargent family interests sold the Rancho San Carlos Y San Francisquito in 1923 to New York millionaire sportsman George Gordon Moore. Moore improved the property with 10 miles of private roads and constructed a 35 room mansion at the former Sargent homesite on San Francisquito Flats. Among other projects he built a polo field with stables for 80 horses and proposed developing a golf course. Moore also imported Russian wild boars for hunting.

George Gordon Moore was hit hard by the Great Depression and the Carmel Valley property, now known as the San Carlos Ranch eventually went into foreclosure. San Francisco Bay Area businessman Arthur C. Oppenheimer purchased the property in 1939 and returned it to a working cattle ranch.

Of note for the purposes of this study, was the practice of periodic leasing of some of the ranch acreage for agricultural purposes. Typical of such leases was one to Carmel valley resident, William Martin in 1923 for "the current growing season". Similar leases appear from about 1915 into the 1930s (Monterey Co. Deeds Book 339 OR page 136, Book 553 OR page 206).

Oppenheimer continued the practice of leasing some of the land for tenant farming. The Oppenheimer family maintained the 20,000 acre cattle ranch until February, 1990, when they sold the acreage to the Rancho San Carlos Partnership,LC. which applied the name Rancho San Carlos to the property. The current owner, Jeff Taylor, purchased the property in 2005.

An extensive environmental Impact report was undertaken in the early 1990s, which included a review of potential cultural and historic resources throughout the ranch. The subject properties were simply identified as a "derelict" single family residence, and single family residence respectively, on Rancho San Carlos Road.

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An extensive environmental Impact report was undertaken in the early 1990s, which included a review of potential cultural and historic resources throughout the ranch. The subject properties were simply identified as a "derelict" single family residence, and single family residence respectively, on Rancho San Carlos Road.

Review of the 1991 EIR and research in the Monterey County Assessors and Recorder's office records, as well as title searches of Monterey County deeds in the archives of the Chicago Title Co. in Salinas have provided no further information on either residential property. Review of U.S.G.S. and other early mapping of the location of the subject properties do not indicate the presence of any of these buildings.

Single Family Residence (altered & deteriorated) c. 1900

The single family residence described as "derelict" in the 1991 EIR is a one story, wood-framed vernacular style residence on a raised foundation, rectangular in plan, resting on wood mud-sills. The residence is sited on a steep slope dropping toward the north.

The exterior wall cladding is a combination of horizontal rustic, "V" rustic and vertical board-and-batten wood siding. The main building block, clad with rustic wood siding is side-gabled with a north facing facade. There is a full-width, shed-roofed board-and-batten addition at the rear of the building. The original north facing facade has a full-width, shed-roofed "V" rustic addition in badly sagging condition. The front (north) addition appears to be the last to the building, as the "V" rustic siding is also found along the raised portion of the main building block.

The medium-pitched side-gabled roof of the main building block has slightly overhanging eaves and is covered with a combination of wood shingles overlain with both deteriorated composition and shingles and roll roofing. The shed-roof at the rear (south) has deteriorated composition shingles. The shed-roof of the addition on the north facing facade has collapsed into the interior of this feature.

Fenestration is irregular with only one or two window openings showing evidence of former window types. The original main building block appears to have had one or two multi-paned double-hung wood windows. The rear addition shows evidence of several multi-paned wood windows of various size and shape. The front (north) addition has two large window openings in the collapsing feature, suggesting they might have been fixed windows. Some window openings around the building have been boarded up for a long period of time.

Based on the form and building materials present I would estimate the main building block may have been constructed about the turn of the 20th century.

The board-and-batten shed-roofed portion at the rear (south) was probably built fairly soon after. The “V” rustic addition at the front (north), because of the large window openings, may date into the late teens, or early 1920s.

It is also possible, given the siting of the residence on the hillside and its foundation framing members, that it was moved from some other location. Speaking conjecturally, it may have originally been on bottom land and subject to periodic flooding.

There is no available documentary evidence on either the builder or early occupants of the residence. It appears to have been abandoned as early as the 1940s or 1950s, based on the newer residence located about 200 yards NW of this feature. Alterations over time; its probable move from another location, and the deteriorated state of the building have compromised its physical integrity as constructed c. 1900.

Equipment Shed c. 1915-1920

There is an equipment shed just west of the “dilapidated” residence. This feature is a one-story, wood-framed utilitarian building, rectangular in plan resting on a combination of concrete and wood mud-sill foundations. The exterior wall cladding is a combination of vertical flush wood boards, on the main building block, and sheet plywood on a full-width flat-roofed addition on the south end of the building. The roof is side-gabled and medium-pitched overhanging eaves and exposed rafter-tails. The gabled portion of the roof is covered in wood shingles. The flat-roofed addition on the south end is covered in roll roofing.

Two-thirds of the east facing facade, toward the north end, is made up of open bays supported under the eave line by two large square wood posts. The remaining third, toward the south, is enclosed, and appears to have been used as a storage or processing room. Two open doorways appear on the east side of the plywood addition further to the south. There is an open access door at the west corner of the north side-elevation. No glazing remains in the several windows along the rear (west) elevation. Because of the presence of concrete foundations, this feature probably post-dates the adjacent residence.

There is no available documentation regarding this secondary utilitarian building. Based on its form and materials it may date from the teens to the 1920s. It is in poor condition and has been altered over time.

Modern Flat-roofed Residence c. 1950s

The second residence, located some 200 yards NW of the building, is more modern in design and may date to the early 1950s. Again, no specific documentation for this building has been located.

It is a one-story, wood-framed post WWII small economic builders house. It is basically rectangular in plan and rests on a concrete pad foundation. The exterior wall cladding is vertical board-and-batten.

The flat roof has wide overhanging eaves with exposed rafter-tails along the east facing facade and rear (west) elevations. Roof joists are visible along the two side-elevations. The roof appears to be capped with roll roofing.

Fenestration is irregular, with sliding aluminum windows of various sizes, including a tripartite focal window just north of the simple wood paneled entry door centered in the front (east) elevation. A pair of wooden, multi-paned French doors are located on the north side-elevation near the NE corner of the building. These may be later additions. The presence of aluminum sliding windows suggests the residence may have been built more toward the mid-1950s. This building was clearly not designed by an architect. It probably was built from a plan book or set of mail order plans. No builder has been identified.

The residence lacks specific documentation as to its builder or early occupants. It also lacks architectural interest due to poor design. This building does not rise to the level of architectural quality necessary to meet the criterion for listing in the California Register or the Monterey County Register of Historic Resources..

The California Environmental Quality Act (CEQA), PRC Sec. 21084.1 requires all properties fifty years of age or older to be reviewed for potential historic significance. Criteria for that significance is addressed in PRC Sec. 5024.1(a). It asks, generally, did any event of importance to the region, state or nation occur on the property? Did anyone of great importance to the region, state or nation occupy the property during the productive period of their lives? Does the building represent an important architectural type, period or method of construction, or is it a good example of the work of a noted architect or master-builder? The criteria also asks if the property is likely to yield information significant to the understanding of the areas history.

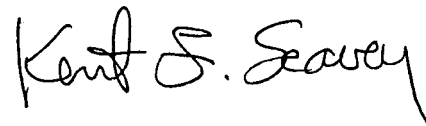
The subject property is not included in the California Office of Historic Preservation-maintained "Historic Property Data File for Monterey County" (updated to April of 2008). It is not listed in any Carmel or Monterey County historic resource inventory or survey. It is not listed in the California Register, nor the National Register of Historic Places.

The three buildings under review appear only once, and briefly in the Santa Lucia Preserve Project Final Environmental Impact Report, Vol. II: Environmental Impact Report, prepared by Jones & Stokes Associates, Inc., Sacramento, CA, for the County of Monterey on September 14, 1995. The historic context established by the EIR for Rancho San Carlos was that of "A Twentieth Century Gentleman's Ranch". Primary emphasis on historic resources was placed on archaeology and on the main ranch house and its ancillary buildings dedicated to sport and recreation.

The three buildings under review appear distant from the main operations of the Rancho San Carlos headquarters compound at San Francisquito Flats. They are adjacent to bottom land that was leased for "seasonal agricultural use". Based on a review of early leases for the entire ranch, and the estimated date of construction for the oldest building, c. 1900, these seasonal leases appear to date from the first half of the twentieth century. Their use appears to have been secondary to the established historic context of the Rancho San Carlos as a twentieth century gentlemen's ranch.

Because of the absence of specific documentation on dates of construction for the three buildings and their builders, and the lack of architectural distinction due to alterations over time and/or poor design, The subject properties do not meet the necessary criterion for inclusion in the California Register or the Monterey County Register of Historic Resources. Therefore, the buildings cannot be considered historic resources as defined by CEQA.

Respectfully Submitted,

A handwritten signature in black ink that reads "Kent S. Seavey". The signature is written in a cursive style with a large, prominent 'K' and 'S'.

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