

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

Approve the application from Casa Robro,)
 LLC to add the John S. Cravens Gate 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 Salinas, seconded by Supervisor Calcagno, and carried by those members present, the Board hereby;

Approved the application from Casa Robro, LLC to add the John S. Cravens Gate House Structures 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 28th day of June, 2011, by the following vote, to wit:

AYES: Supervisors Calcagno, Salinas, and Parker

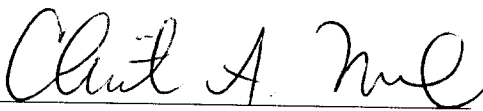
NOES: None

ABSENT: Supervisors Armenta and Potter

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 June 28, 2011.

Dated: July 5, 2011

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

By 
 Deputy

Casa Robro, LLC

May 10, 2011

VIA EMAIL clovism@co.monterey.ca.us
& REGULAR MAIL

Monterey County Parks Department
Attention: HRRB Secretary Meg Clovis
Post Office Box 5249
Salinas, California 93915

RE: 3350 Seventeen Mile Drive, Pebble Beach, California
APN: 008-423-039

Dear Ms. Clovis:

I am the managing member of Casa Robro, LLC, owner of the subject parcel. In my capacity as managing member of the LLC, I am duly authorized to submit this application.

A portion of the subject parcel is occupied by a wall and two structures commonly referred to as the gatehouse structures. Historian Kent Seavey has determined the wall and gatehouse structures to be eligible for listing on the local and state registers, as described in the attached DPR Form 523A.

The Planning Department has advised my legal representative, Mark Blum, that if the wall and gatehouse structures are designated as historic resources pursuant to Monterey County Code Chapter 18.25, I may apply to preserve them in their present state by filing an Application for a Minor and Trivial Amendment to Combined Development Permit PLN060648.

I further understand that the Historic Resources Review Board's next meeting is scheduled to be held on June 9, 2011, and I request that my application be agendaized for consideration on that date.

Finally, I request that if the Historic Resources Review Board recommends the designation of any portion of APN 008-423-039 as a "site" constituting an historical resource, that said site be limited to the footprint of the wall and gatehouse structures described in the enclosed DPR Form 523A. I do not wish to have any resources on the subject property recommended for designation as an historical resource if such recommendation will include the designation of a site extending to areas beyond the footprint of the existing wall and gatehouse structures.

I believe that the attached DPR Form 523A, will provide you with all the application information required under Monterey County Code Section 18.25.060.A. However, should you require any further information, please direct your request to my representative: Mark A. Blum, Horan, Lloyd Law Offices, Post Office Box 3350, Monterey, California 93942-3350, telephone: 831-373-4131, email: blum@horanlegal.com.

Respectfully submitted,
CASA ROBRO, LLC

By: 

Robert C. Vaughn
It's Managing Member

Enclosure

Cc: Laura Lawrence
Mark A. Blum, Esq.

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP_Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) John S. Cravens Gate 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 _____ ; B.M. _____
c. Address: 3350 17 Mile Drive 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)

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) Parcel No. 008-423-039

A one-story, wood-framed Spanish Eclectic style gate house with attached living quarters. The gate house proper is irregular in plan, with a former garage below converted to living space in 1965. The smaller living quarters, immediately SE of the gate house, is one-story and square in plan. It is connected to the gate house by a stucco-clad fence wall running along the 17 Mile Drive. Both features rest on concrete foundations. The exterior wall cladding on both ancillary buildings is smooth cement stucco, with a bricked courtyard space between them. The gate house has a low-pitched, side-gabled roof with little overhang at the eaves. There are two stucco-clad chimneys present. The interior chimney (1925) is centered in the ridge line of the building. The second chimney, an exterior eave wall type added in 1997, is located at the west end of the NW facing facade. The Mission tiled roof partially overhangs the primary entrance of the gate house just north of the 1997 chimney, covering an enclosed vestibule with a wood lattice work porch. The Mission tile roof is rolled over the gable ends. There is a shed-roofed area on the south side of the rear (SW) elevation. The attached living quarters to the SE has a low-pitched Mission tiled hipped roof. Fenestration is irregular with a combination of fixed and casement type multi-paned wood windows on both buildings.

P3b. Resource Attributes: (List attributes and codes) 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 south at the NE side-elevation & NW facing facade, Kent Seavey, 3/28/11

P6. Date Constructed/Age and Sources
 Prehistoric Historic Both
1925-Pebble Beach Co. property records

P7. Owner and Address
Casa Robro LLC
6116 North Central Expressway, Suite 1440
Dallas, TX 75206

P8. Recorded by: (Name, affiliation, and address)
Kent Seavey
Preservation Consultant
310 Lighthouse Ave.
Pacific Grove, CA 93950

P9. Date Recorded: 4/7/2011

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

Primary # _____
HRI # _____

Page 2 of 3

NRHP Status Code 5S2

Resource Name or #: (Assigned by recorder) *John S. Cravens Gate House*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *gate house*

B4. Present Use: *guest house*

B5. Architectural Style: *Spanish Eclectic*

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

Constructed, 1925 (Pebble Beach Co. property records); lower garage portion altered to living quarters, 1965 (MCBP# 6154); minor remodel w/deck add., 1966 (MCBP# 6641); Add fireplace, 1997 (MCBP# 46230)

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: *Lewis P. Hobart*

b. Builder:

B10. Significance: Theme: *Architectural Development*

Area: *Pebble Beach*

Period of Significance: *1925*

Property Type: *ancillary building*

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 John S. Cravens Guest House is significant under Criterion 1 of the California Register of Historical Resources (CRHR) for its association with the exclusive recreational resort community of Pebble Beach, "the Riviera of California", established by Samuel F. B. Morse and his Del Monte Properties Company after 1916. It is also significant under CRHR Criterion 3, in the area of architecture, as one of the few remaining examples of the work of noted California architect Louis P. Hobart on the Monterey Peninsula.

The Del Monte Properties Co., under the leadership of S.F. B. Morse, "a hard-driving, Yale-educated New Englander", began to expand the formerly rustic enclave for the wealthy at Pebble Beach into a recreational resort community with the construction of the Pebble Beach Golf Links (1916), and the Lodge at Pebble Beach (1919). The famous Cypress Point Golf Club (1925), and Monterey Peninsula Country Club (1925), were also part of Morse's ambitious plans. As part of the development of the resort specific planning controls and deed restrictions were included in the lot sales, requiring both the company 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 and dried sameness of most such efforts".

The economic atmosphere of the 1920s drew people of means from all over the United States to Pebble Beach to establish both permanent and vacation residences in the rapidly developing resort. Among them were the John S. Cravens family of Pasadena. Mr. Cravens, a native of Missouri, had attended Yale University in the early 1890s. Here he met and married Mildred Myers, daughter of one of the founders of the Liggett and Myers Tobacco Company.

B11. Additional Resource Attributes: (List attributes and codes) *HP4 - Ancillary Building*

B12. References:

Cravens, John & Mildred, Carbon Canyon Chronicle, Riverside Co., 2010.

Hobart, Lewis, Monterey Bay Architectural Resource Inventory (MBARI), Monterey.

Monterey County building permits, Mo. Co. Planning Dept., Salinas.

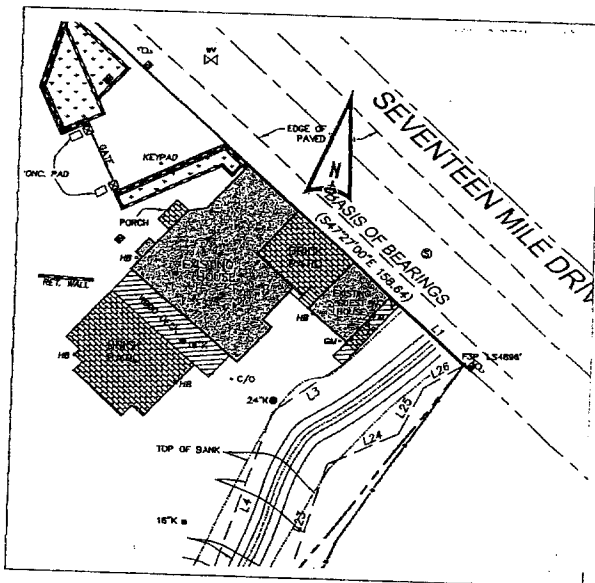
Pebble Beach Co. property records. Pebble Beach.

B13. Remarks: *Zoning-LDR/1.5(CZ)*

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *4/7/2011*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3 Resource Name or #: (Assigned by recorder) *John S. Cravens Gate House*
Recorded by: *Kent Seavey*

Date *4/7/2011* Continuation Update

P3(Cont.) The NE elevations, flush with and facing the 17 Mile Drive have single multi-paned fixed wood windows with highly decorative metal grilles centered in their respective building envelopes. The SW side-elevation of the gate house is characterized by two sets of glazed wood French doors with glazed side-lights, with a fixed single light window between them. They face onto an narrow, open wood deck with simple metal railing added in 1966.

The ancillary buildings are sited immediately adjacent to, and historically identified with, the scenic 17 Mile Drive. They are located in a residential neighborhood of one and two-story homes of varying ages, sizes and styles. Noted changes to the building appears to be consistent with the Secretary of the Interiors Standards for Rehabilitation.

NOTE: The original Cravens residence on this property was much altered in a remodel that compromised its historic integrity, sometime after 2000.

B10(Cont), Young Cravens entered his wife's family business and rapidly rose in its managerial ranks. When the firm sold to the Duke tobacco interests in the late 1890s, John and Mildred moved to Southern California, where John became the second president of the Southern California Edison Company in 1900, at age 28. The couple settled in Pasadena and were well known in both philanthropic and club circles. They purchased the four acre parcel at Pebble Beach, on which the subject property rests, in 1920 and hired the architect of the Del Monte Hotel and the Lodge at Pebble Beach, Lewis P. Hobart to design a vacation home for them.

Precedents for S.F. B. 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 the Craven's community of Pasadena had already established zoning regulations requiring the use of these styles to reflect the Hispanic character of California. Morse employed noted Bay Area architects like Clarence Tantau, Lewis Hobart and Santa Barbara's George Washington Smith to design Del Monte Properties buildings, but made no requirements upon his Pebble Beach buyers to select equally prestigious designers. He did have plan checkers with the company who 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 which was Lewis P. Hobart.

Lewis P. Hobart (1873-1950) was born in St. Louis, Missouri, studied architecture at U.C. Berkeley, under Bernard Maybeck, and attended both the the American Academy in Rome and the prestigious Ecole des Beaux Arts in Paris. He returned to the United States in 1904, practicing first in New York, then returning to California in the immediate aftermath of the 1906 San Francisco earthquake to take part in the rebuilding of the city. Hobart designed a number of office buildings in San Francisco, but is best remembered for his Grace Cathedral on Nob Hill, and his many commissions for large estates on the San Francisco peninsula, including George T. Cameron's *Rosecourt*, and Joseph D. Grants *Strawberry Hill*, both in Hillsborough. In 1932 he became the first president of the San Francisco Arts Commission.

Hobart's Simple Spanish Eclectic design for the Craven's Gate House came in 1925. Its character-defining features of planar stucco walls, red tile roofs and recessed, ornamental metal grilled windows, face directly on the historical 17 Mile Drive and have been an established feature of the roadway for over 80 years. The property retains much of its historic integrity. Noted changes to the subject property are on secondary elevations, out of the public view. They appear to be consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, and based on the set of original drawings in the files of the Pebble Beach Co., they are readily reversible. The John S. Craven's Gate House clearly qualifies for listing in the Monterey County Register of Historic Resources, at the local level of significance. It reflects, in a highly visible way, both the developmental history of the Pebble Beach resort community during its period of significance as "the Riviera of California", and as a good example of the Spanish Eclectic design of a significant California Architect, Lewis P Hobart .

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

Resolution No. 1104
Resolution by the Monterey County Historic Resources Review Board (HRRB) to recommend approval to the Board of Supervisors for the application from Casa Robro, LLC to add the John S. Cravens Gate House Buildings and Frontage Wall 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 June 9th, 2011, pursuant to the criteria for designation as contained in Chapter 18.25.070 of the Monterey County Code; and

WHEREAS, the John S. Cravens Gate House Buildings and Frontage Wall are located at 3350 Seventeen Mile Drive in Pebble Beach (APN 008-423-039) and represents the work of a master architect and distinct historical period; 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 John S. Cravens Gate House Buildings and Frontage Wall meet 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.
2. The resource proposed for designation represents the work of a master architect.

Evidence:

1. Application and other materials in file 1104 (John S. Cravens Gate House Buildings and Frontage Wall).
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 John S. Cravens Gate House Buildings and Frontage Wall as a historic resource.


Passed and adopted on this 9th day of June, 2011, upon motion of Judy MacClelland, seconded by Salvador Munoz, by the following vote:

AYES: John Scourkes, Sheila Lee Prader, Salvador Munoz, Judy MacClelland

NOES: None

ABSENT: Barbara Rainer, Kellie Morgantini

ABSTAIN: Kent Seavey



Attest
Name, Meg Clovis
Date, June 9, 2011