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Brooke & Glen Kernick
3035 Valdez Drive
Pebble Beach, CA 93953
brookekernick@gmail.com or (650)704-3786

August 29, 2017

VIA EMAIL AND US MAIL

Craig Spencer
County of Monterey
Planning Division
Senior Planner
1441 Schilling Place
Salinas, CA 93901
spencerc@co.monterey.ca.us

RE: 3035 Valdez Drive, Pebble Beach, CA 93953 – Register of Historic Resources

Dear Craig:

As a follow up to our discussion a few weeks ago, I am writing to request the addition of the home at 3035 Valdez Drive, Pebble Beach, CA 93953, Assessor's Parcel No. 007-301-011, the "James E. Wansbrough House," to the County's Register of Historic Resources. The home was built in 1928 and was one of the first structures built in this particular MPCC neighborhood. The house currently sits on a 12,200 square foot lot situated near the corner of Valdez Drive and Pioneer Road in Pebble Beach.

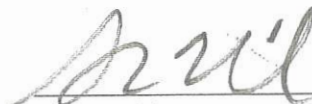
We purchased the James E. Wansbrough House last year on July 1, 2016. In connection with such purchase, we undertook numerous inspections and had a Phase 1 Historic Review completed by Kent Seavey in 2016, attached hereto. It was at this time that we learned about the original and subsequent owners of the home as well as its possible designation as an historic property. We bought the home knowing about its historic nature and our intent is to restore it after many years of deferred maintenance have negatively affected its integrity. Due to these maintenance issues, it has become imperative that we complete renovations and upgrades as soon as possible. We are in the process of applying for a permit through the County of Monterey to complete such renovations and upgrades. Our goal is to preserve the aesthetic and historical nature of this property and return it to a condition that will enable it to last another hundred years.

Our hope is to add the James E. Wansbrough House to the County's Register of Historic Resources and then apply for a Mills Act Contract in order to help defray the costs of our planned renovations and repairs. In terms of the timing, we are trying to move quickly to start the construction in the fall months prior to the next rainy season. However, we understand that this may occur before the conclusion of a Mills Act Contract with the County of Monterey and hope that this will not negatively impact our ability to move forward with that request. Could you please let us know whether we can go ahead and proceed with the repairs and then request the Mills Act Contract while the repairs are underway? Thanks very much. We are in the process of having a Phase 2 Report completed by Kent Seavey as well.

Please let us know next steps. It is my understanding that the Board of Supervisors must approve this request so please let us know if you need any additional supporting documents or information during their consideration of our request. Thanks very much.

Best regards,


Brooke Kernick
Trustees of the Kernick Family Trust


Glen Kernick

Enclosure



State of California • The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #

HRI #

Triennial

NRHP Status Code 552

Other
Review Code

Reviewer

Date

Listings

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*Resource Name or #: (Assigned by recorder) James E. Wansbrough Hse.

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Monterey and (P2c, P2a, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Date T R of of Sec B.M.

c. Address 3035 Valdez Road City Pebble Beach Zip 93953

d. UTM: (Give more than one for large and/or linear resources) Zone mE mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN# 007-301-011

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Spanish Eclectic Style residence, irregular in plan, resting on a concrete foundation. The exterior wall-cladding is a combination of smooth cement stucco with a small amount of medium-width horizontal rustic wood-siding at the base of an angled bay in a bedroom extending off the SW corner of the west facing facade. The low-pitched roof system is a combination of gable and hipped elements, with the hipped portion found on the south side of the building envelope above the bedroom bay identified above. The mission-tile roof does not extend beyond the roof line, but is rolled over the gabled ends. Two small, tiled door hoods are located on the principal entry, toward the north on the west facing facade, and on a kitchen entry toward the west on the north side-elevation. These features are supported on corbeled wood brackets. A flat-roofed hyphen connects the east side of the kitchen to the north facing garage.

*P3b. Resource Attributes: (List attributes and codes) single family residence (HP)

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



*P4. Resources Present: ☒ Building
☐ Structure ☐ Object ☐ Site ☐ District
☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #)

Looking east at the west facing facade, unknown photographer, 2016

*P6. Date Constructed/Age and Source:
1928-Original plans in Pebble Beach Co. building files

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

Glen & Brooke Kernick
2255 Tasso Street, Palo Alto, CA 94301

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

Kent L. Seavey
310 Lighthouse Ave., Pacific Grove, CA 93950

*P9. Date Recorded: 6/13/2016

*P10. Survey Type: (Describe)

Intensive-CEQA required review

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

*Attachments: ☐ NONE ☐ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California & The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) James E. Wansbrough House *NRHP Status Code 5S2
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B1. Historic Name: _____ B2. Common Name: _____
 B3. Original Use: residence
 B4. Present Use: residence *B5. Architectural Style: Spanish Eclectic

*B6. Construction History: (Construction date, alterations, and date of alterations)
 Constructed 1928, (original plans/Pebble Beach Co. build. files; Add 1933 (garage bedroom) Mo. Co. Assessor's records, Salinas, CA; 1978 enclosed rear patio for family room (MCBP# 27872.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____ *B8. Relocated: _____

B9a. Architect: William Otis Raiguel b. Builder: Unknown
 *B10. Significance: Theme Del Monte Properties Co. (1919-45) Area Pebble Beach
 Period of Significance 1928 Property Type SFR Applicable Criteria CR 3 (Discuss Importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject property is significant at the local level under California Register Criterion 3, in the area of architecture as a good example of the design work of notable California architect William Otis Raiguel (1875-1941). Mr. Raiguel began his architectural career in Philadelphia in the offices of Charles Barton Keen, while studying under Paul Cret at the Pennsylvania Academy of Fine Arts. He won a Cresson traveling scholarship in 1906 and went to Europe studying the evolution of architectural development in England, France & Italy. Upon his return to the United States he relocated to the San Francisco bay area to participate in the post-earthquake rebuilding of the region. From 1907 to 1917 he worked for, and became a partner with John Galen Howard in the up building of the campus at U.C. Berkeley, as well as executing commercial and residential commissions around San Francisco.

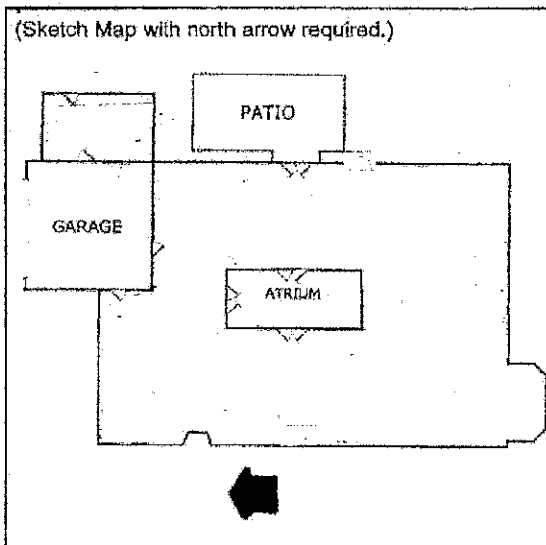
B11. Additional Resource Attributes: (List attributes and codes) single family residence (HP2)

*B12. References:
Monterey County Assessor's records, Mo. Co. Assessor's office, Salinas, CA.
Pebble Beach Co. building records, Pebble Beach real estate office, Pebble Beach.

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

*B14. Evaluator: Kent Seavey
 *Date of Evaluation: 6/13/2016

(This space reserved for official comments.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#

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CONTINUATION SHEET

Property Name: James E. Wansbrough House

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P3. (Cont) There are two stucco-clad chimneys present. One interior type is located along the west facing facade, and the second, added in 1978, is an exterior eave-wall type located on the rear (east) elevation toward the south end of the family room addition. Fenestration is irregular including multi-paned 1/1 double-hung wood windows, a large, fixed focal window and an aluminum sliding window from the 1978 remodel along the north side-elevation, and several multi-paned wood French doors, associated with accessing an interior atrium and the 1978 family room on the rear (east) elevation. The slightly recessed wood-paneled front entry door appears to be original to the house.

The residence is sited well back from the east side of Valdez Road in a grassed lawn with several mature palms and other tree species screening the west facing facade from the street. It is located in a wooded residential neighborhood of one and two-story homes of varying ages, sizes and styles.

Character-defining features include the stucco wall-cladding; Mission tile roof; 1/1 double-hung multi-paned wood windows and French doors and Spanish Eclectic decorative elements including corbeling in the door hoods, and tile pipe vents in some gable ends.

B10.(Cont.) After service in WWI, Raiguel returned to California, and worked for the Galdding McBean Co. developing new methods of roof tiling, and surface treatments for architectural Terra Cotta. In 1926 he moved to the Monterey Peninsula becoming the supervising architect for the Del Monte Properties Company, where he designed a number of residences, as well as an award winning Chamber of Commerce building and new Federal Post Office for the City of Monterey. The subject property is a clear example of the Spanish Eclectic Style of architecture associated with the Del Monte Properties Company's planned development for Pebble Beach during its formative period in the 1920s.

S.F.B. Morse included very specific deed restrictions in Pebble Beach lot sales, requiring individual residences to be designed in "...a style of architecture similar to that found in early California, Spain, Italy, Southern France or Mexico". This 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". Morse hired important architects statewide to design his Del Monte Properties Co. buildings, but made no requirements upon individual buyers to select equally prestigious designers. However his supervising architect reviewed all plans for new construction prior to any approvals. Architect Raiguel designed the subject property for commercial traveler and salesman James E. Wansbrough in 1928. However Wansborough's divorce from his second wife in 1930 saw the new house change hands very quickly. Albert A. Gallenkamp owner of the popular Gallenkamp Shoe Stores, purchased the property in 1933 as a family vacation home. By that date Gallenkamp had 85 shoe stores along the west coast. The family retained the residence until the late 1960s. In 1973 retired Army officer and financial planner Robert A. Hewitt and wife Susan purchased the property.

State of California - The Resources Agency
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Primary#
HRI #
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CONTINUATION SHEET

Property Name: James E. Wansbrough House

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B10. (Cont.) The Hewitt's hired local architect Roger Poole to remodel the house in 1977. There is very little information on Poole except for brief references in local directories identifying him as an interior decorator or building designer.

Fortunately, the exterior changes in the 1978 remodel were relegated mostly to the rear (east) of the residence, a secondary elevation, with two window replacements on the north side-elevation. These appear, from the 1928 building plans, to be in the original voids, so the historic pattern of windows and doors along the visible portions of the building envelope is still present.

Based on the criteria for architectural significance cited in the 2013 Pebble Beach Historic Context Statement, the subject property appears to qualify for local listing as an historic resource for its 1928 Spanish Eclectic design by William Otis Raiguel, then supervising architect for the Del Monte Properties Company. It essentially retains its original form and roof line; exterior stucco wall-cladding; Mission tile roof; original pattern of windows and doors, noted above, and ornamentation. The property also appears to retain its historic landscape setting, evoking a strong sense of time and place and of feeling and association with the theme of planned development tied to a formative period in the evolution of the Pebble Beach area. Anyone familiar with the property in that earlier time would recognize it today. Its period of significance should be 1928.

B12.(Cont.)

Oakland Tribune, brief feature on Gallenkamp Shoe Stores, 11/10/1933.

Obituary, Monterey Peninsula Herald, for Robert A. Hewitt, Jr., 2/7/2006.

Pebble Beach Co. Building files, Roger Poole plans for remodel of 3035 Valdez Road, 11/2/1977.

Pebble Beach Historic Context Statement, Monterey County Parks Dept., 2013.

Raiguel, W.O., "Pebble Beach Famous for Fashionable Homes", Monterey Peninsula Herald, 9/5/1929.

Santa Cruz Evening News, 12/17/1930, p. 2, Divorce notice for James & Florence Wansbrough.
U.C. Berkeley, College of Environmental Design, Environmental Design Archives, Inventory of the William Otis Raiguel Collection 1905-1932, 9/1998.

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