



HISTORIC RESOURCE ASSOCIATES

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NATIONAL REGISTER NOMINATIONS • PRESERVATION PLANNING • HISTORIC INTERIORS

June 11, 2024

Nancy Runyon
Alliance of Monterey Area Preservationists
P.O. Box 2752
Monterey, CA 93942

Re: Architectural Assessment Study of the Pebble Beach Equestrian Center, APN. 008-313-003-000,
3300 Portola Road, Pebble Beach, Monterey County, California 93953

Dear Ms. Runyon:

As per your request, Dana E. Supernowicz, M.A., RPA, principal of Historic Resource Associates (HRA) has completed an Architectural Assessment Study of the Pebble Beach Equestrian Center (PBEC), Assessor's Parcel Number (APN) 008-313-003-000, 3300 Portola Road, Pebble Beach, Monterey County, California. Mr. Supernowicz has over 40 years of experience working in the field of cultural resource management, including serving as a principal historian and architectural historian for three federal agencies, one state agency, and serving as principal staff reviewer at the California State Historic Preservation Office (SHPO) for two years.

This study was conducted under the California Environmental Quality Act (CEQA) and its implementing regulations, whereby historical and archaeological resources are considered part of the environment and a project that may cause a substantial adverse effect on the significance of a resource is a project that may have a significant effect on the environment. The definition of "historical resources" is contained in Section 15064.5 of the CEQA Guidelines. Substantial adverse change includes demolition, destruction, relocation, or alteration such that the significance of an historical resource would be impaired (PRC § 5020.1(q)). The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources, not included in a local register of historical resources, or not deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1 **shall not preclude a lead agency** from determining whether the resource may be an historical resource for purposes of this section.

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CEQA guidelines must consider the passage of time in regards to the efficacy and reliability of past studies particularly those performed nearly three decades ago, as is the case with the inventory and evaluation of PBEC performed by Wee and Byrd of JRP Consulting Services, Inc. in 1996 for the Pebble Beach Company. In essence, to properly review a proposed project, generally the information needs to be current. Until now, there has been no updated architectural assessment of the PBEC, which celebrated its hundred-year anniversary this year, having been built in 1924.

For 100 years the PBEC has served residents of Del Monte Forest, and hosted local, state, regional, and international events, including equestrian trials for the 1960 and 1968 summer Olympics and the Pan American Games in 1963. The PBEC also reflects the vision Samuel F.B. Morse, the founder of Pebble Beach. Morse had a long history of horsemanship and recognized the importance of offering lots for sale exclusively for equestrian use. Morse's plan for Del Monte Forest also called for hundreds of miles of bridle trails. As noted by Thea Montella when writing to the Monterey Planning and Building Inspection Department in 2004, when Morse presented his prospectus for the Monterey Peninsula Country Club (MPCC), he noted that horses would play an integral part in his vision for the Del Monte Forest, and horseback riding will unquestionably have a prominent place among sports here." Beginning in the late-1920s, PBEC drew hundreds of children and young adults, introducing them to the world of equestrian recreation and competition.

At present, there are approximately nineteen primary buildings and structures within the PBEC that date from 1924 through the mid-1990s. Eleven of those buildings and structures date from 1924 to the mid-1970s. Four of those buildings were reportedly moved to the PBEC in 1968 in response to the Summer Olympic Trials held there. Although the original location of those buildings or structures remains uncertain, it is plausible they were originally located nearby and were part of Pebble Beach holdings or they may have been moved to the PBEC from Fort Ord. There are six features, not including Collins Field, that has been covered with asphalt, including paddocks, day ring, dressage area, turn-out pens, lunge ring, and an events arena that was built in 1924.

Unlike the historical evaluation performed by Wee and Byrd in 1996 that narrowed the period of significance from 1924 to the mid-1940s and focused primarily upon whether the property was eligible as a historic district, this updated historical evaluation proposes that a more inclusive period of significance should extend from 1924 to the mid-1970s. Previous studies, such as by Wee and Byrd in 1996 and Page & Turnbull in 2013, failed to appropriately address the historical evolution of the PBEC and omitted important evidence in regards to the property's continuance as an important, if not significant, location, for local, regional, state, and international equestrian events. Nor was there adequate discussion regarding the importance of recreational horseback riding in PBEC for residents of the Del Monte Forest, particularly children and young adults. Finally, historical documentation and oral history provides a compelling narrative of the importance of horses and the PBEC to the early development of Pebble Beach, its guests, and its original founder, Samuel F.B. Morse.

While the Pebble Beach Lodge has undergone consequential alterations since its opening in 1919, the PBEC stables, built in 1924, have remained largely intact with only minor additions and accretions, with the exception of the loss due to fire of the two-story entrance, and has remained consistent with its historic function and use through the early-1970s, such as boarding and breeding horses to hosting two Summer Olympic equestrian trials, as well as prestigious annual horse shows and competitions. A physical inspection of the PBEC determined that the quadrangle stables and 1968 horse stalls, despite minor additions and accretions during their period of significance, were not deleterious in regards to integrity of design, materials, workmanship, feeling, association, setting, and location.

In applying NRHP Criterion A and CRHR Criterion 1, the PBEC represents a significant chapter in the history of Pebble Beach and the Del Monte Forest. The PBEC quadrangle stables were one of the early improvements in the Del Monte Forest, and garnered equal importance for its residents and guests for many decades, as did those who participated in golf and tennis tournaments. The significance of the PBEC was recognized internationally, evidenced by two Summer Olympic Games equestrian trials held there in 1960 and 1968, as well as Pan Pacific Games in 1963, and many other regional and state events. In conclusion, of all the improvements, the PBEC quadrangle stables and 1968 stalls best represent the vision of Morse, retain integrity, and appear to be eligible for the NRHP under Criterion A and CRHR Criterion 1.

Under NRHP Criterion B and CRHR Criterion 2, while the history of the PBEC has a direct association with Samuel F.B. Morse and Dick Collins, both men had equally important relationships with other properties, particularly Hotel Del Monte. Therefore, the PBEC does not appear to be eligible under NRHP Criterion B or CRHR Criterion 2.

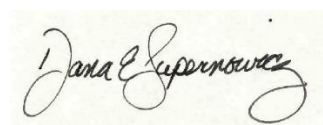
Under NRHP Criterion C and CRHR Criterion 3, of all the improvements of the PBEC, the quadrangle stables and 1968 stalls retain integrity from the period of significance beginning in 1924 through the 1970s. Architectural details still extant within the stable and stalls, such California rustic Ranch style architecture with hand-wrought iron hardware, reflect a level of craftsmanship harking back to hand-made products during the 1920s. The stables and stalls also physically represent a significant chapter in the evolution of Pebble Beach and the importance of equestrian recreation and competition that was a hallmark of the area for over 100 years. Therefore, the PBEC quadrangle stables and 1968 stalls appear to be eligible for the NRHP under Criterion C and under CRHR Criterion 3.

Under NRHP Criterion D and CRHR Criterion 4, the PBEC, including the quadrangle stables and 1968 stalls, do not appear to have the ability to yield information important in history or prehistory.

In summary, the 1924 PBEC quadrangle stables and the three 1968 horse stalls are deemed to be eligible for the NRHP under Criterion A and C, and eligible for the CRHR under Criterion 1 and 3 as an individual property, and, consequently, appear to be a significant resource per CEQA.

If you have any questions regarding the findings or recommendation provided in the attached California Department of Parks and Recreation (DPR) site records, please contact me.

Regards,

A handwritten signature in black ink on a light-colored rectangular background. The signature reads "Dana E. Supernowicz" in a cursive, flowing script.

Dana E. Supernowicz, M.A., RPA
Principal

Attachment: DPR Site Records