

P1. Other Identifier: Pebble Beach Quadrangle Stables and Horse Stalls

***P2. Location:** Not for publication Unrestricted

***a. County:** Monterey

***b. USGS Quad:** Monterey, California 7.5' 1997 MDM

c. Address: 3300 Portola Road **City:** Pebble Beach

Zip: 93953

d. UTM: **Zone:**

***e. Other Locational Data (APN #):** The Pebble Beach Equestrian Center (PBEC) encompasses approximately 28-acres. The PBEC is flanked on the south by Portola Road, on the west by Sombria Lane, on the north by Drake Road, and on the east by the former polo field. The PBEC quadrangle stables are located on the eastern side of the Center flanked by the entrance road and Lunge Ring and Events Arena.

***P3a. Description:**

The Pebble Beach Equestrian Center (PBEC) consists of an ensemble group of buildings, structures, and objects, consisting of a rectangular-shaped stable quadrangle built in 1924; an events arena built in 1924; a stable managers residence built in the 1940s and reportedly moved to PBEC in 1968 for the Olympics; Collins Field built in 1967 in preparation for the Olympic Trials; two dormitories/employee housing built in the 1940s and moved to the PBEC in 1968 for the Summer Olympics; employee housing built in the 1940s/1968 for the Olympics; a school or teaching barn/horse stalls built in the 1960s; a kiosk built in 1968 for the Olympics; two horse stalls built in 1968; a dressage arena built in circa 1968 for the Olympics; paddocks built in 1968 for the Olympics and moved to the site in 1993; a saw dust storage shed built in 1968 and moved to the PBEC in 1996; a hay barn built in 1970; a polo cage/storage shed built in the 1970s; a day ring built in the 1970s; turn-out pens built in 1976; an announcing booth built in the 1980s; a judging booth built in the 1980s; two horse stalls built in 1981; one horse stall built in 1983; a golf course storage shed/paint shed built in the 1980s and moved to the center in 1994; and a lunge ring built in 1993 (refer to Primary Record, Page 2 of 4).

***P3b. Resource Attributes:** HP4 - Ancillary Buildings, Barns, Corrals; HP33 - Horse Stalls and Stables

***P4. Resources Present:** Building Structure Object Site District Element of District

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



P5b. Description of Photo: View looking west inside the 1924 PBEC quadrangle stables.

***P6. Date Constructed/Age:** 1924-1980s Historic
Based upon the Pebble Beach Company records, historic documents, maps, aerial photographs, and unpublished reports.

***P7. Owner and Address:** Pebble Beach Company, 2700 17 Mile Drive, Pebble Beach, CA 93953.

***P8. Recorded by:** Dana E. Supernowicz, Architectural Historian, Historic Resource Associates, 3142 Bird Rock Road, Pebble Beach, CA 93953.

***P9. Date Recorded:** May 2024

***P10. Type of Survey:** Architectural

Describe: Architectural Recordation and Evaluation per Section 106 of NHPA.

***P11. Report Citation:** Architectural Assessment Study of the Pebble Beach Equestrian Center, APN. 008-313-003-000, 3300 Portola Road, Pebble Beach, Monterey County, California 93953. Prepared for Alliance of Monterey Area Preservationists, P.O. Box 2752, Monterey, CA 93942. Prepared by Historic Resource Associates, 3142 Bird Rock Road, Pebble Beach, CA 93953. June 2024.

***Attachments:** Building, Structure, and Object Record; Continuation Sheets

***P3a. Description (Continued):**

Architectural character defining features of the PBEC quadrangle stables and stalls include rustic California Ranch style architecture. The quadrangle stables are flanked on all four sides by horse stalls with the exception of the main entrance on the east elevation that runs perpendicular to the stable roofs rising above those roofs featuring an arched open pass-through with exposed roof trusses on the interior, and on the exterior vertical boards with scalloped ends. Atop the gabled roof is a hipped-roof cupola with a weathervane that once held a galloping horse. There are two wooden entry doors on the left and one on the right. Flanking the entrance on the right is a wood-sash divided-lite casement window that appears identical to the photograph of the windows in Figure 3 taken circa-1924-1925. Additional original wooden, divided-lite casement windows appear further to the south and north of the entrance. The exterior walls of the stables are characterized by board and batten redwood exterior wall siding presumably salvaged from the schooner "Flavel" that wrecked off Cypress Point and was salvaged by Morse to be used for improvements at Pebble Beach. Each of the stalls which are evenly placed along her board and batten walls facing the courtyard or quadrangle feature wooden "Dutch" style doors the wood likely also salvaged from the Flavel schooner. In the center of the courtyard or quadrangle is a wooden kiosk used for judging characterized by a wide hipped-roof clad with asphalt shingles, board and batten exterior siding, a hipped-roof cupola with a weathervane atop the roof and wood divided-lite casement windows. To the west of the main quadrangle stables are two rectangular-shaped horse stalls with an open aisle between the 1924 stables and the newer stalls. Behind or to the north of the northernmost stalls is a two-story gabled, rectangular hay barn and to the right a polo cage/storage shed both of which were built in the 1970s. Figures 1-4 illustrates the spatial layout of PBEC.

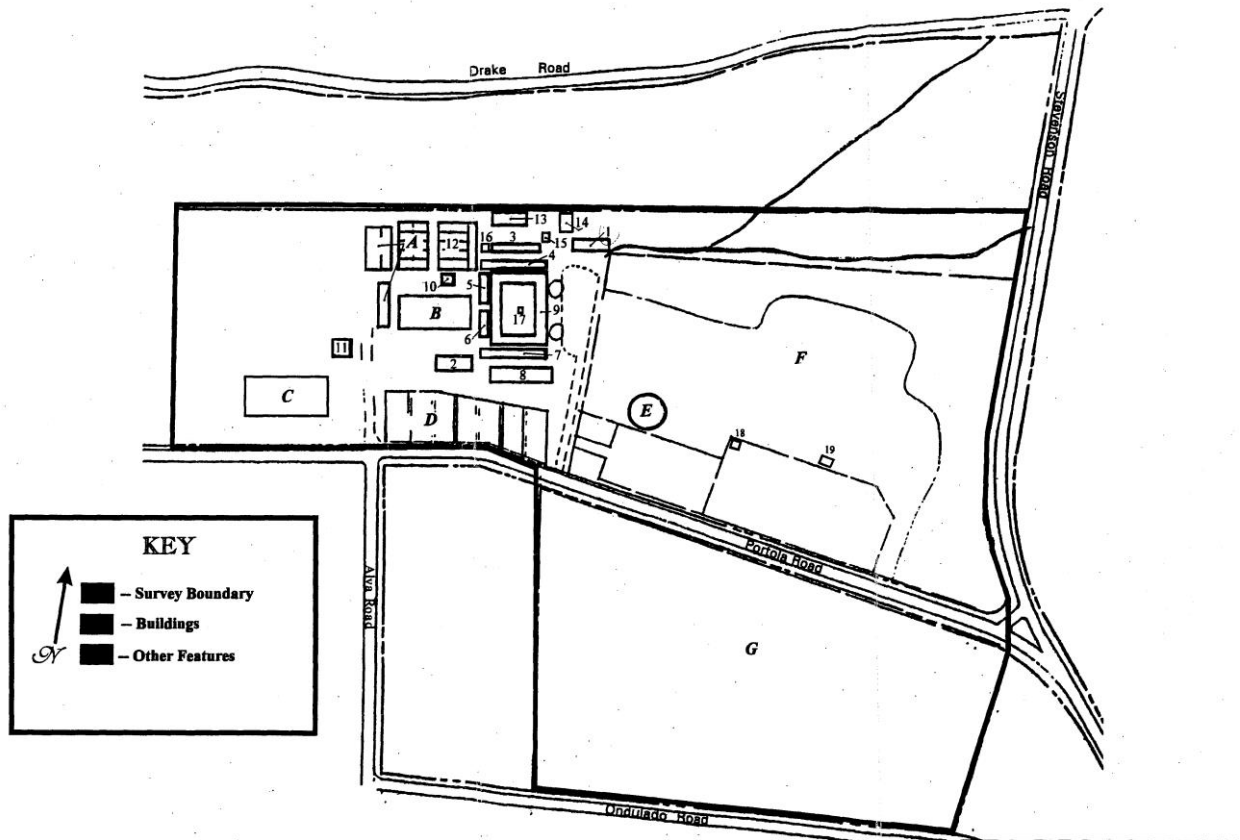


Figure 1: Numbered site plan of the Pebble Beach Equestrian Center (Wee and Bird 1996).

*P3a. Description (Continued):



Figure 2: Aerial photograph of the PBEC looking southwest (Google Earth 2024).



Figure 3: Aerial photograph of the PBEC looking north (Google Earth 2024).

HRI # _____
Trinomial _____
NRHP Status Code: _____
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: Pebble Beach Equestrian Center

*P3a. Description (Continued):



Figure 4: Assessor's Parcel Map of the Pebble Beach Equestrian Center.

BUILDING, STRUCTURE & OBJECT RECORD

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*Resource Name or #: Pebble Beach Equestrian Center

NRHP Status Code: 3S

- B1. Historic Name:** Pebble Beach Quadrangle Stables/Pebble Beach Equestrian Center
- B2. Common Name:** Pebble Beach Stables/Pebble Beach Equestrian Center
- B3. Original Use:** Equestrian center and horse stables
- B4. Present Use:** Equestrian center and horse stables
- *B5. Architectural Style:** Vernacular/Ranch Rustic
- *B6. Construction History:** Based upon previous studies by Page & Turnbull, Inc. (2013); Seavey (1995), Wee and Byrd of JRP Historical Consulting Services (1996), Hotelling (2013), historic newspapers, aerial photographs, records from the Pebble Beach Company, and oral history, the PBEC was constructed in 1924, reportedly designed by Clarence Tantau and built by Fred Ruhl, with later additions and accretions (Table 1).
- *B7. Moved?** No Yes Unknown
- Date:** _____
- Original Location:** Yes
- *B8. Related Features:** The PBEC is located approximately 0.5-miles northwest of Stillwater Cove and the Pebble Beach Lodge. The property is surrounded by the Pebble Beach Golf Academy, the former location of the PBEC lunge ring and events area, forested land to the east and west, and residential homes to the southwest many of which were designed or zoned for equestrian use.
- B9a. Architect:** Possibly Clarence Tantau
- B9b. Builder:** Fred Ruhl
- *B10. Significance: Theme:** Vernacular Architecture/Equestrian Sports/Recreation/Education
- Area:** Pebble Beach/Monterey County/California
- Period of Significance:** 1924-1975
- Property Type:** Equestrian Center
- Applicable Criteria:** A, B and C

The statement of significance described hereinafter reflects review of primary source archival research, oral history, an historic assessment of the Pebble Beach Equestrian Center (PBEC) by Kent Seavey in 1995, inventory and evaluation by Stephen Wee and David Byrd of JRP Historical Consulting Services in 1996, a Historic Context Statement for Pebble Beach by Page & Turnbull, Inc., and an overview of the property by Pebble Beach historian Neal Hotelling (2013). The PBEC is now 100 years old, having been constructed in 1924. The quadrangle stables located at the heart of the PBEC have been the scene of local, state, regional, national, and international equestrian events, including the location of two Summer Olympic Trials 1960 and 1968 and the equestrian trials for the 1963 Pan-American Games. For more than 150 years, Pebble Beach and Del Monte Forest have been interconnected to horses and the skill and training that goes into horsemanship, including competitions and riding for recreational pleasure. In 1924, when Samuel F.B. Morse presented his prospectus for the Monterey Peninsula Country Club, he specifically 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 . . .” (Montella 2004). Beginning in the late-1920s, PBEC drew hundreds of children and young adults, introducing them into the world of equestrian recreation and competition, and after World War II, as noted, the location for equestrian Summer Olympic games trials (refer to BSO, Page 2 of 21).

- B11. Additional Resource Attributes:** N/A
- B12. References:** Brincks, Renee. “On Stable Ground: The Equestrian Center is Nearly as Old as Pebble Beach.” *Pebble Beach Magazine*, Winter 2019; City of Carmel Website. Carmel Historic Survey, Volume 1. https://ci.carmel.ca.us/sites/main/files/file-attachments/carmel_historic_survey_volume_1_block. Accessed June 1, 2024; *Carmel Pine Cone*. Newspaper. Carmel, California 1915-2024; Comstock, Hugh. Post-Adobe: Carmel By the Sea. 1948; Del Monte Association. Meeting Minutes, Pebble Beach Company Archives. 1923-1925 (refer to BSO, Page 20 of 21).
- B13. Remarks:** None
- B14. Evaluator:** Dana E. Supernowicz, Architectural Historian, Historic Resource Associates, 3142 Bird Rock Road, Pebble Beach, CA 93953.
Date of Evaluation: June 2024

AERIAL PHOTOGRAPH (Google Earth 2024)



(This space reserved for official comments.)

BUILDING, STRUCTURE & OBJECT RECORD

*B6. Construction History (Continued):

Table 1: List of Buildings, Structures, and Objects with dates of construction within the PBEC (Wee and Byrd, 1996).

Number or Letter	Current Function and Use	Historic Function or Use	Date Built or Moved
1	Employee Housing	Dormitory	1940s/1968
2	Employee Housing	Dormitory	1940s/1968
3	Horse Stalls (10)	Horse Stalls (10)	1968
4	Horse Stalls (10)	Horse Stalls (10)	1983
5	Horse Stalls (6)	Horse Stalls (6)	1968
6	Horse Stalls (6)	Horse Stalls (6)	1968
7	Horse Stalls (10)	Horse Stalls (10)	1981
8	Polo Barn	Show Barn	1981
9	Quadrangle Stables	Quadrangle Stables	1924
10	Employee Housing	Employee Housing	1940s/1968
11	Residence/Mess Hall	Stable Manager's Residence	1940s/1968
12	School Barn & Stalls	Horse Stalls (16)	1960s
13	Hay Barn	Hay Barn	1970
14	Polo Cage	Miscellaneous Storage	1970s
15	Golf Course Storage Shed	Paint Shed	1980s/1994
16	Saw Dust Storage	Saw Dust Storage	1968/1996
17	Kiosk	Kiosk	Circa-1920s
18	Judging Booth	Judging Booth	1968/1980s
19	Announcing Booth	Announcing Booth	1980s
A	Paddocks	Paddocks	1968-1993
B	Day Ring	Day Ring	1970s
C	Dressage Area	Dressage Area	Circa 1968
D	Turn-out pens	Turn-out pens	1976
E	Lunge Ring	Lunge Ring	1993
F	Events Area	Events Area	1924
G	Collins Field	Collins Field	1967

The PBEC, which is located approximately 0.4 of a mile northwest of the Pebble Beach Lodge, was the brain-child of Samuel F.B Morse, president of Del Monte Properties. It was Morse himself, an expert horseman, who advocated the inclusion of lots designed for equestrian use, along with miles of bridle trails throughout Del Monte Forest. While Pebble Beach has enjoyed international fame for its golf links, its association with horses and equestrians is of equal importance, as was the Del Monte properties in Monterey that Morse managed. As noted by Hotelling, “one of his first moves at Del Monte was reestablishing the massive equestrian center” (Hotelling 2013: 1). While the State of California placed restrictions on the number of days horse-racing could be held, Morse established a Jockey Club at Del Monte in 1917, with some of the best breeders in the country that included A. Kingsley Macomber (to whom Morse also sold 80-acres near Pebble Beach), August Belmont (whose farm foaled Man O' War that year), and Jean St. Cyr, to name just a few (Hotelling 2013: 1).

Samuel Finley Brown Morse (1885-1969) was raised in the Boston area and graduated from Harvard, grew up with horses and was an accomplished rider. In the five years before being hired by the Pacific Improvement Company, he was managing the Crocker ranches in Merced County. In 1919, Morse formed the Del Monte Properties Company and acquired the 18,000 acre Del Monte unit including the Hotel Del Monte, the Lodge at Pebble Beach, and two golf courses. Beginning in the 1920s, following the creation of lots surrounding Pebble Beach Lodge, potential buyers acquired parcels dedicated to stabling horses on their own property. As the demand for more activities associated with horses increased, Morse commissioned the prestigious architectural firm of Hobart and Tantau of San Francisco to design the new Pebble Beach Lodge in 1919, following a fire that destroyed the original log lodge in 1917. Morse also relied on Fred Ruhl, who had previously served as the building superintendent for the Pacific Improvement Company, and after 1919 assisted in the development of his newly purchased holdings in Pebble Beach.

BUILDING, STRUCTURE & OBJECT RECORD

***B10. Significance (Continued):**

Fred Ruhl (August 27, 1876 - October 25, 1961) is credited as an “American master builder” in Monterey County. He is best known for his contributions to the architecture of Pebble Beach and Carmel-by-the-Sea. He worked closely with architect Robert Stanton to build the Normandy Inn on Ocean Avenue in Carmel. Ruhl was born on August 27, 1876, on a farm in Topeka, Illinois. His parents were Jesse Franklin Ruhl (1839-1920) and Harriet Upp (1839-1887). His father possessed carpentry skills, but chose to follow a farming path. Growing up immersed in the rural landscape, Ruhl received his education from local schools before embarking on a journey into carpentry. In 1903, Ruhl moved to San Francisco, California, where he ventured into contracting with Frank Dowsett. He joined the firm Dowsett and Ruhl located at 77 O'Farrell Street. In 1916 Ruhl moved to the Monterey Peninsula where in the 1920s, he became the building supervisor for construction projects in Pebble Beach. Noteworthy among his projects were the McComber residence, the Pebble Beach lodge, the Malcom McNaughton household, and the McKensie House (Watkins 1925: 34; City of Carmel Website 2024).



Figure 1: Photograph of Fred Ruhl

Clarence Tantau, who acquired a parcel near the lodge from Morse, was among a group of elite architects that also included Bernard Maybeck, Mark Daniels, George Washington Smith, Bakewell and Brown, Miller and Warnecke, Julia Morgan, Willis Polk & Company, Johnson, Kaufmann & Coate, and Addison Mizner, to name just a few who are credited with designing properties in the Del Monte Forest. While Tantau focused primarily on residential architecture that included homes in Oakland, Berkeley, Piedmont, Santa Cruz, and Pebble Beach, he was also active in designing commercial architecture. Tantau was member of the Northern California Chapter of the American Institute of Architects and the State Association of Architects. Some of the more impressive properties in Pebble Beach designed by Tantau include the residence of Mrs. Charles Wheeler, Jr., and Mr. and Mrs. Harry C. Hunt (*The Architect & Engineer*, February 1925). Hunt's Spanish Revival villa down to the west of PBEC off Ondulado Road, featured a walled center courtyard or quadrangle, where various equestrian events were held.

In regards to who designed and built the 1924 stables that later became PBEC, historic documentation is somewhat sketchy. In 1996, Wee and Byrd of JRP Historical Consulting Services suggested it was Ruhl who designed and built the stables (Wee and Bryd 1996: 17). However, in 2013, Page & Turnbull, Inc., in their Historic Context Statement for Pebble Beach, unequivocally stated that the stables were designed by Tantau in 1924 (Page & Turnbull 2013: 83. Initially, the stables were built to serve as a boarding stable for the horses owned by residents, who did not have their own private stables.

BUILDING, STRUCTURE & OBJECT RECORD

***B10. Significance (Continued):**

Pebble Beach Company records provide some additional information on the stables. In the minutes for the Del Monte Association Meeting on January 2, 1924, it was noted that:

Mr. Olmstead [engineer and treasurer for the Del Monte Association] was instructed [by Morse] to have a definitive estimate of the cost of building the new stables at Pebble Beach prepared on the basis of having Mr. Ruhl handle the construction furnishing labor, the company [Pebble Beach] to furnish all necessary materials from the stock of the lumber salvaged from the Flavel (Del Monte Association, Meeting Minutes, January 2, 1924).

As evidenced in the Del Monte Association meeting minutes, it appears that Ruhl was tasked with constructing the new stables, while Pebble Beach Company provided the lumber, apparently from the ship-wrecked schooner named the "Flavel." The Flavel wrecked off of Cypress Point in Pebble Beach with 300,000-350,000 board feet of lumber, presumably redwood. On July 25, 1924, the Del Monte Association announced that there "was an agreement commencing work on the new stables" at a cost of \$12,000 (Del Monte Association, Meeting Minutes, July 25, 1924). It is important to note that in 1924, the same year as the stables were constructed, meeting minutes indicate that Tantau had an active role in a variety of improvements at Pebble Beach, such as the new gates on top of Carmel Hill (Del Monte Association, Meeting Minutes, 1924). At the time Tantau was also busy overseeing the construction of the residence for Harry C. Hunt to the west of the stables flanking Ondulado Road, that also included stables of its own. While Tantau's designs for residential architecture generally featured Spanish Revival or Mediterranean designs, Tantau along with Ruhl likely designed and built the stables using the lumber salvaged from the Flavel schooner, which likely saved Morse a great deal of money. While Morse's vision of the stables was initially to house animals of residents in Del Monte Forest, it was not long before the stables included sponsored riding lessons, horse shows, and eventually team trials for the 1960 Summer Olympics. In 1926, Morse developed a property on the Carmel River that he called the "River Ranch." The River Ranch mirrors the design of the Pebble Beach stables, characterized by gable roofs and board and batten exterior siding. It is also conceivable that lumber from the "Flavel" schooner was also used to develop Morse's River Ranch. Other Morse equestrian related properties included the Del Monte Guest Ranch at the San Clemente Dam, which was designed more as a "dude ranch," then a location for stabling horses (Osborne 2018: 71-74).

Until World War II (1942), Hotel Del Monte was the core of the resort operation, largely because its sheer size was more than adequate to house visitors. The Pebble Beach Lodge was run as an adjunct to the hotel operation and to encourage sales of home sites in the forest (Hotelling 2013: 2). Both the Del Monte property and PBEC shared in providing a range of activities for equestrians. However, Pebble Beach, unlike Del Monte, also had miles of bridle trails, that served both residents and visitors, and its ruggedness and beauty was admired by all. Morse, formerly a member of the citizen Cavalry at the Presidio of San Francisco, maintained a good relationship with the 11th Cavalry, which operated a large stable at the Presidio of Monterey. Morse contracted for the company to remove the manure, which the company blended with green waste to create a soil enhancer, and also allowed the soldiers to use the open coast of Del Monte Forest as a practice ground for their equestrian exercises. Prior to construction of the stables at Pebble Beach, notable socialites who had acquired parcels near the lodge took part in various equestrian activities, as noted in the *Oakland Tribune* newspaper in 1923:

To the attractions of Del Monte and Pebble Beach is to be added the horn of the huntsman, the flash of red coats over fence rails and the bay of fox hounds. The horse has come so thoroughly into favor at Del Monte this summer that plans are now a-foot to organize a hunt club modelled on the best English style. Colonel and Mrs. John Hudson Poole of Pasadena have given a fillip to the movement by beginning construction of a large stable close to their Pebble Beach home. Here next summer Colonel Poole will install a stable of English hunters. The Robert Fullerton Jrs. of Los Angeles are already converts to the hunt club idea. This summer they brought with them a stable of six horses which they and their three children use daily in excursion through Del Monte Forest. Others who are very much in sympathy with the formation of a Pebble Beach Hunt Club are the Malcolm McNaughtons of Los Angeles and the S. C. Fertigs of Pasadena, who spend the summer and fall at Pebble Beach. Mr. and Mrs. Elmer Cox, Mrs. Willis J. Walker and Mrs. L. A. Nares, all enthusiasts of the saddle, are listed for membership in the proposed club. Others keenly interested are Mrs. J. A. MacKenzie, an old-time polo enthusiast; Mr. and Mrs. John Cravens, Mr. and Mrs. A. W. Goodfellow, Mr. and Mrs. S. F. B. Morse, Major and Mrs. George Syes, and Mr. and Mrs. Louis Hill and the Hill children, Mr. Louis Hill and Miss Maude Hill, who will have their own places at Pebble Beach next year (*Oakland Tribune*, September 23, 1923: 24).

BUILDING, STRUCTURE & OBJECT RECORD

***B10. Significance (Continued):**

According to the *San Francisco Examiner*, on August 16, 1924, shortly after the completion of the stables, on August 16, 1924, Pebble Beach hosted “The First Annual Del Monte Horse Show” with 50 children competing. While the nearby airfield remained unfurfed, locals used it to practice and work out their polo ponies in preparation for the big matches at Del Monte (Hotelling 2013: 2). International polo star Eric Pedley, who managed the Del Monte Equestrian Center, reportedly was in charge of the new facility at Pebble Beach.

Besides competition, the Pebble Beach Stables witnessed community events including a “treasure hunt” in March 1925, as reported by the *Palm Beach Post* newspaper, which remarked that “Those who ride will find the Pebble Beach Stables and two hundred miles of bridle paths at their disposal” (*Palm Beach Post*, March 13, 1925).

Treasure Hunt at Pebble Beach –

The most extensive treasure hunt of the summer was staged Sunday evening by the Louis Hill family of Pebble Beach. Twenty-five cars participated in the hunt and the treasure seekers drove from one end of the Monterey Peninsula to the other, solving puzzling clues. Among those taking part in the hunt were Mr., Louis Hill Jr., Mr. and Mrs. Louis Hill, Miss Maud Hill, Jerome, Cortie, Louis Hill Jr., Mr. and Mrs. W. W. Crocker, Miss Helen Crocker, Mr. Charles Crocker, Mrs. J. F. Neville, Mrs. Harry Hunt, Mrs. Byinton Ford, Mr. and Mrs. Reginald Johnson, Mr. and Mrs. R. L. Leonard, Miss Ysabel Chae, Miss Eliot Boke, Miss Willette Allen, Miss Bobby Burke of Los Angeles; Miss Mary Elizabeth Easton, Mr. Francis Hixon of Pasadena; Mr. Mike Murray of Pasadena; Mr. Joe Clark, Mr. Winsor Josslyn, Mr. Gail Burke, Winthrop Saltus, “Buster” Dowd and Harrison and Fred Godwin of Carmel. The treasure hunters gathered at the Hill home in Pebble Beach. The first clue given them was the quotation from “Alice in Wonderland” that end in “ – and Cabbages and Kings.” So off they raced to Classel’s shop in Carmel, “Cabbages and Kings.” From Carmel they drove over the Carmel Hill to Hotel Del Monte and to the Mystic Maze in the hotel grounds. They had to solve the mystery of the maze to get the next clue as envelopes were hidden in the very heart of this bewildering series of hedge bordered paths. From Del Monte the treasure seekers went to the Robert Louis Stevenson home in Monterey, then to the Pebble Beach riding stables in the heart of the Del Monte Forest, then to the old “Ghost Tree” on the Seventeen Mile Drive, from there to the Monterey Peninsula Country Club, then to the Carmel bath house, then the Carmel Forest Theater and finally to the beach at Stillwater Cove at the Del Monte Yacht Club landing. The last clue informed contestants that the treasure was buried in the sand at this spot. Mrs. Reginald Johnson discovered the “treasure” – a chest containing several gold pieces (*San Francisco Examiner*, August 7, 1925:10).

Throughout the history of the PBEC, numerous socialites and celebrities used the facility and the abundant bridle trails throughout the Forest. One of the most important socialists was Muriel Vanderbilt (November 23, 1900 – February 3, 1972) who was the oldest daughter of William K. Vanderbilt Jr., creator of the Suffolk County Vanderbilt Museum, and Virginia Graham Faire. Muriel was born in New York City and grew up between Long Island and the West Coast. Muriel was married three times in her life. Her first marriage was to Frederic Cameron Church Jr., an insurance executive, on July 25, 1925. The couple divorced in 1929, and on September 11, 1931, she married her second husband, Henry D. Phelps. After divorcing Phelps in 1936, Muriel married a third and final time to John Payson Adams on August 29, 1944. Muriel shared her mother and paternal grandfather’s love of horses, and owned a ranch near Carmel, California where she kept thoroughbred racehorses (Muriel Vanderbilt Collection, Suffolk County Vanderbilt Museum). When visiting the Del Monte Forest, Muriel documented her visits with numerous photographs that included the newly constructed stables (Figures 2-3).

BUILDING, STRUCTURE & OBJECT RECORD

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*Resource Name or #: Pebble Beach Equestrian Center

NRHP Status Code: 3S

*B10. Significance (Continued):



Figure 2: Pebble Beach Stables, circa 1925 with Muriel Vanderbilt on her horse.
Note that the original entrance rose two-stories until a fire reportedly damaged the upper story (The Muriel Vanderbilt Collection, Suffolk County Vanderbilt Museum, New York).

BUILDING, STRUCTURE & OBJECT RECORD

*B10. Significance (Continued):

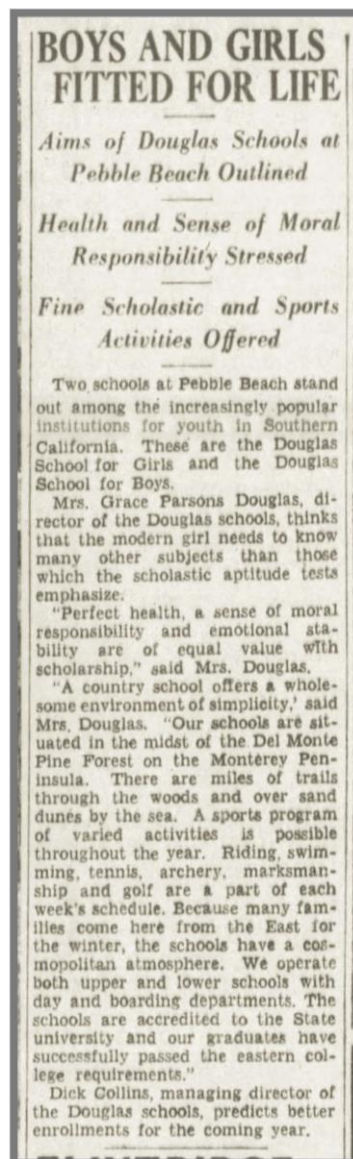


**Figure 3: Portrait of Muriel Vanderbilt taken at the Pebble Beach Stables 1925-1929
(The Muriel Vanderbilt Collection, Suffolk County Vanderbilt Museum, New York).**

BUILDING, STRUCTURE & OBJECT RECORD

***B10. Significance (Continued):**

In 1925, Grace Parsons Douglas, established a summer camp for girls in Del Monte Forest. The history of the camp and later school, created in 1928 now known as the Stevenson School, is rooted in the “Outdoors Movement” of the early 20th Century and the development of rural education and private schools focused on academic excellence and physical activities performed largely outdoors. They participated in a number of outdoor activities, particularly horseback riding, as well as receiving instruction in being proper young ladies. In 1928 The Douglas School opened (at the site of Stevenson School) and Grace hired young Richard Donnell “Dick” Collins (1908-1984) as the business manager and athletic director. Collins was also an accomplished horseman, and taught riding to the school girls (Hotelling 2013: 2-3). He would later become central to the PBEC. On August 27, 1933, the *Los Angeles Times* newspaper proclaimed that “Boys and Girls Fitted for Life” at the Douglas School (Figure 4). The newspaper article supports other evidence that the connection between the PBEC and institutions such as the Douglas School in Del Monte Forest had a profound influence on children and young adults that remained with them throughout their life.



**Figure 4: *Los Angeles Times*,
Newspaper, August 27, 1933.**

BUILDING, STRUCTURE & OBJECT RECORD

***B10. Significance (Continued):**

In July 1932, the Pebble Beach hosted the “Hunter Trials”. *The Californian* newspaper reported that the event brought together some of the finest “jumpers in the “country” with the race beginning at the “riding stables” with Colonel David C. Leiningner acting as judge for the event (*The Californian*, Salinas, July 31, 1942: 6). Shortly after the 1932 Olympics, held at Los Angeles, British polo player Eric Tyrell-Martin became Director of the stables. Collins, who attended the Olympics, was introduced to “eventing.” And a few years later he helped introduce “eventing” at Pebble Beach. According to Hotelling, PBEC Hunter Trials and the Combined Training Event including competitions in dressage, cross-country and stadium jumping tests, were introduced by officers of the 76th Field Artillery and 11th Cavalry out of Fort Ord, which, were featured in the 1938 film “Sergeant Murphy” starring Ronald Reagan (Hotelling 2013: 3).

In 1941, Morse selected Collins to oversee all equestrian activities at PBEC. The appointment of Collins to run the PBEC was a significant achievement for the Center. Collins was regarded as one of the most important figures in equestrian horsemanship in the region if not all of California, and he also served as horse show committee and second vice president of the Monterey County Fair (*Gonzales Tribune*, August 28, 1941). Unfortunately, just as Collins was beginning his tenure at PBEC, World War II broke out, and Collins, 33 years of age, enlisted. In addition, due to concern for Japanese submarines along the coast, the Douglas school was temporarily closed, but continued as a camp in Carmel Valley. In 1943, the Hotel Del Monte was leased to the Navy, and the equestrian center was converted to exercise fields for cadets in pre-flight training and a football field. The Navy opted to keep the (equestrian?) facilities at Hotel Del Monte and purchased them outright in 1948 (Hotelling 2013: 3).

Collins returned to the peninsula after the war and resumed management of the stables, which were soon renamed the Pebble Beach Equestrian Center (PBEC). His first event was a one-day “Pebble Beach Summer Horse Show” on August 4, 1946, with 87 entrants in 15 different classes which continued annually in an expanded form, even beyond Collins’ retirement in 1979. In addition to continuing the Hunter Trials and Summer Horse Show, Collins deserves most of the credit for establishing Pebble Beach as an important equestrian center. In 1955, Collins managed the U.S. Equestrian Team for the 1955 Pan-American Games and later the 1960 Rome Summer Olympics (Pebble Beach Foundation 2024).

By the late-1940s, PBEC was gaining in importance as not only a place for events and competitions, but as an important stable used for breeding expensive horses, which in 1947, became the home for King Biscuit (Figure 5).

According to *The Californian* newspaper:

King Biscuit was the Great Grandson of Man O’War and Son of the Famous Sea Biscuit. King Biscuit was a dark bay horse with no white markings. Authorities who inspected the stallion claimed that he had the best conformation and was one of the best dispositioned government stallions that had ever been placed in Monterey County. He was four years of age and due to an illness in early life, was never raced. The government remount breeding program was not new to horsemen in Monterey County. It was first introduced there in 1934 when the army placed the first thoroughbred stallion, whose name was Wu on the F. A. Dougherty ranch, River Road in Salinas. During the years in which the stallions were in the county, a total of 293 colts were sired by them. The army remount breeding program was started in the United States in 1921 in order to improve the light horses of the country. Some of the best saddle horses and pleasure riding horses are of the thoroughbred breed. One of the best cow-horse stallions that Monterey County ever saw was a horse called Dazzler, who was a registered thoroughbred and a grandson of the famous Man O’War. He was owned by George Gordon Moore. Approximately 200,000 horses have been sired by government stallions throughout the country. They have a value of about \$30,000,000. The government officials in charge of the program at the time believed it was one of the most valuable livestock breeding programs ever instituted by the government. King Biscuit was offered for breeding purposes and those interested were to contact Dick Collins in Pebble Beach (*The Californian*, February 15, 1947: 39).

BUILDING, STRUCTURE & OBJECT RECORD

*B10. Significance (Continued):



Figure 5: *The Californian*, February 15, 1947: 39.

During the 1950s, Stevenson, then a boys' school, took over the former site of the Douglas School, and Santa Catalina opened as a girls' school – both came to Pebble Beach for equestrian lessons. During this period activities, events, and competitions accelerated with Collins at the helm. In the photograph below (Figure 6), Mrs. Allen Pattee of Coral De Tierra and her children Susan and Harry are shown accepting first prize in the family class (*The Californian*, June 9, 1950).

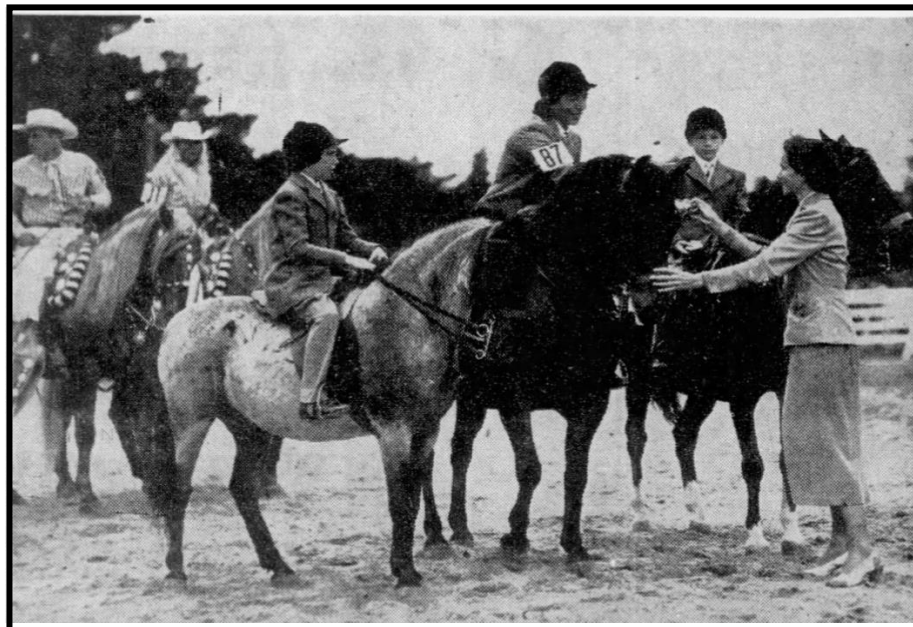


Figure 6: *The Californian*, June 9, 1950.

BUILDING, STRUCTURE & OBJECT RECORD

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*Resource Name or #: Pebble Beach Equestrian Center

NRHP Status Code: 3S

***B10. Significance (Continued):**

As reported in *The Californian* on April 29, 1952:

In connection with the Pebble Beach Hunter Trials, scheduled for this week end, a modified Olympic Test will be held. It is the first of a series of equestrian team competitions ever held on the West coast in which six teams have been entered, two from Northern California, one from Southern California, two from Pebble Beach, and one still to be named. Hitherto team competition has been confined to the East coast, but members of the U.S. Equestrian Teams, Inc. are this year introducing this new and thrilling sport to the Pacific coast (*The Californian*, April 29, 1952: 12).

In 1954, Collins established the Pony Club, based on the English model for training young riders; it was the first such club in America. Collins prominence in the equestrian world was also on the rise. He was named manager of the U.S. Equestrian Team for the 1955 Pan-American Games, held in Chicago, and that was followed by his appointment to manage the U.S. Team at the 1960 Olympics, held in Rome (Hotelling 2013: 3).

Pebble Beach Show Tied to Olympics –

The dates for the Pebble Beach summer horse show Saturday and Sunday fall on the exact dates of the equestrian events at Helsinki. The purpose of the Olympic test over a modified course held in conjunction with the Pebble Beach event, is to train young riders for the 1956 Olympics. Among the local boys who might make the team are Tom Bunn, Jr. and Ronald Stolich, who are training under Richard Collins' guidance for a chance to compete in the next Olympics (*The Californian*, August 1, 1952: 11).

The same year that Collins established the Pony Club, James M.R. Glaser of Pebble Beach was named vice president heading Zone 10 of the United States Equestrian Team, Inc., which included California, Washington, Oregon, and Arizona. Collins reportedly retained his position as member of the National Technical Committee for the organization (*The Californian*, February 13, 1954).

In 1959, the Los Altos Hunt began making annual April treks to Pebble Beach, using both the facilities near the stables and the Hunt Course at the shoreline, originally established by the cavalry, and initially preserved when Monterey Peninsula Country Club completed their Shore Course in 1961. In 1967, the Los Altos Hunt added a steeplechase event to their annual outing, the first on the peninsula since before WWII. Their annual events continued for 35 years until MPCC closed the course in 1995 in preparation for a remodel (Hotelling 2013: 3-4).

The 1960 Rome Summer Olympics were particularly important in that they were the first Olympic games to be televised and broadcast live on network television. The 1960 Olympic equestrian team trials were held at the PBEC. According to *The Californian* newspaper on June 23, 1960, social events helped highlight the Olympic trials:

Luncheons and dinners in honor of the Olympic equestrian games committee continue in Pebble Beach and Monterey this week as the trials for the United States equestrian team to the Summer Olympics in Rome get into full swing after opening last week-end. The three-day Pebble Beach equestrian event starts tomorrow. The 15-mile endurance test scheduled for Saturday will be the occasion for a luncheon party at Indian Village adjacent to the cross-country endurance course. Guests of Mr. and Mrs. Richard Osborne will view the contest from their luncheon tables. Before the grand finale Sunday, which will include stadium jumping and closing ceremonies, Mr. and Mrs. James M. R. Glaser will entertain at a luncheon in their Pebble Beach home (*The Californian*, June 23, 1960: 8).

In 1963, equestrian trials were held at PBEC for the Pan-American Games. In 1964, however, the Olympic Equestrian trials were not held at the PBEC, but the annual Pebble Beach Horse Show was held in August (*The Californian*, August 6, 1964). Despite the trials not being held at the PBHC in 1964, several local riders qualified for the Olympics in Tokyo. In 1968, the former airstrip next to the PBEC was finally turfed and christened as "Collins Field" on April 21, 1968. Though not quite regulation in size, it occasionally saw polo, as well as soccer, rugby, Scottish games, dog shows, and also golf (Hotelling 2013: 4).

BUILDING, STRUCTURE & OBJECT RECORD

***B10. Significance (Continued):**

In August 1968, one of the foremost experts in equestrian events was at PBEC to observe the Olympic trials – Commandante Jean Saint-Fort Paillard, a two-time member of the French Olympic equestrian team, who was asked by the U.S. Olympic Equestrian Committee to observe dressage events in Pebble Beach and Gladstone, New Jersey. The dressage trials at the PBEC were the only trials held on the West Coast, according to Collins (*The Californian*, September 13, 1968). Along with the Olympic Trials, the “Western America Cup” was also held at PBEC in late-August and early September 1968 (*Gonzales Tribune*, August 29, 1968).

In early September 1968, *The Californian* reported on the Olympic Dressage Trials at Pebble Beach:

Olympic dressage trials will be held Sept. 14 and 15 at the Pebble Beach Equestrian Center, it was announced today. Richard Collins, equestrian director at Pebble Beach, said the Olympic Equestrian Committee selection trials are open to all riders. Those selected by the committee will be eligible to compete in the Olympics in Mexico City. Commandante Jean Saint-Fort Paillard of Paris will be at Pebble Beach following dressage trials in Gladstone, N.J. to judge the event, according to Collins. An early entry is Mrs. Franklyn Downton of Woodside, who was a gold medal winner last year in the Pan-American Games in Canada. Spectators may attend the event Sept. 15 at no charge, Collins said (*The Californian*, September 4, 1968).

During the 1970s, the PBEC remained an important venue for both education and equestrian events. The annual summer Pebble Beach Horse Show continued with its regular schedule. Riders from throughout California participated as well as students at the nearby Stevenson School. In September 1971, the annual 3-day trials were held at the PBEC along with the Western American Cup. Picnics for these types of events were often held at “Indian Village” east of 17-Mile Drive and just south of Bird Rock Road a popular bridle trail area tied to the PBEC.

Although the Olympic Trials had ended in Pebble Beach in 1968, two years later the 25th annual Horse Show at PBEC drew a large crowd, as reported in *The Californian*, newspaper on July 30, 1970. The show was classified by the American Horse Shows Association as a “B” show in the Hunter Division. Exhibitors received double points for ribbons won. There were also competitions for open jumpers, green working hunters, regular working hunters, junior jumpers, junior hunters and pony hunters, together with a children’s equitation championship. Other classes included English equitation and dressage (*The Californian*, July 30, 1970). In August 1974, Janet Garwood a resident student at PBEC was featured in a photograph during the three-day “cross-country exhibition.

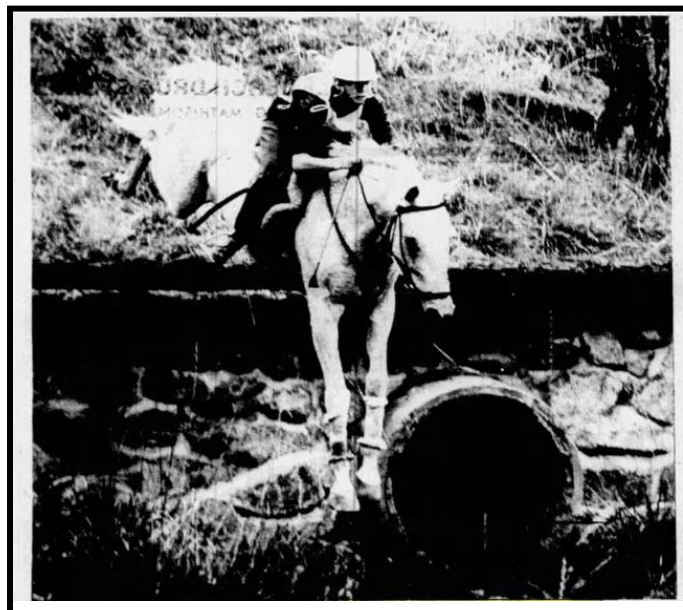


Figure 7: The Pacific Grove Tribune and Pebble Beach Green Sheet, August 29, 1974.

BUILDING, STRUCTURE & OBJECT RECORD

***B10. Significance (Continued):**

With the retirement of Dick Collins in 1980, a new era began for the PBEC under the direction of Abby and Jay Foss. Abby had earlier been Master of the Fox Hounds for the Los Altos Hunt and had been visiting Pebble Beach for many years. In 1981, Foss added a Polo Barn and another building with 10 stalls, and in 1983, before his retirement, he added another 10 stalls (Hotelling 2013: 4).

Between 1984-1992, Derek & Bea diGrazia operated the Pebble Beach Equestrian Center. Derek competed in the 1986 World Championships in Australia and continued the eventing tradition at Pebble Beach. Derek is an FEI (I) International Level Course Designer as well as a US Equestrian Federation National Course Advisor residing in Carmel Valley, CA (USA). He designed the Course at the Horse Park at Woodside and in 2021 for the Tokyo Olympics. From 1992-2013, Tim Postel, who in his youth had been a student of Dick Collins, managed the PBEC. In 1994, Postel reinstated and expanded the Pebble Beach Summer Horse Trials, which had been discontinued after 1984 and attracted top sponsors for events that brought in some of the best equestrian riders in the United States (Hotelling 2013: 4).

On July 1, 2013, the Pebble Beach Company resumed direct management of the Pebble Beach Equestrian Center for the first time since the Collins Era and began to focus on the core activities of boarding, lessons, and trail rides. As described by Hotelling, “throughout the years of major events, however, the core daily activity continued to center around the boarding of horses owned by local residents, riding lessons and trail rides, allowing locals and visitors to enjoy the beauty and serenity of the Del Monte Forest in a truly unique way” (Hotelling 2013: 4).

ARCHITECTS AND ARCHITECTURE

Clarence A. Tantau (1884-1943) developed a mutual relationship with Samuel S.B. Morse in the 1920s and likely designed the PBEC stables. Tantau was associated with Lewis P. Hobart, himself a significant regional architect active. It was Hobart and Tantau that designed the new Pebble Beach Lodge after the 1917 fire, the Monterey Peninsula Country Club in 1925, and the Pasatiempo Clubhouse (Santa Cruz) in 1930. Tantau worked in his early career as a draftsman for Bakewell and Brown, Architects in San Francisco. He became the principal architect after 1916 and occupied an office in the Shreve Building in San Francisco during the 1930s. In 1900, the Tantau family lived at 737 McAllister Street in San Francisco. They were prosperous enough to hire a servant, Julie Horgan, born August 1874 in California (University of California Berkeley College of Environmental Design Website 2024).

Clarence's father George Tantau (born February 1845 in Germany), was a carriage manufacturer, and his mother Tillie Hertel Tantau (born June 1853 in Germany), was a homemaker, who had six children. In 1900, only five of the six children were still alive. These included: George (born August 1873 in California), Frank (born July 1876 in California), Della (born January 1882 in California), and Chester (born September 1885 in California). In 1900, George assisted his father in the carriage building business, while Frank worked as a harness maker (United States Federal Census, San Francisco, California 1900). It may have been during this period of Clarence Tantau's early-life that he learned the skills associated with equestrian merchandizing, and used those skills in his designs of residential houses and perhaps the PBEC. Clarence A. Tantau, Sr., married Elsie J. Burrington. Their son, Clarence Tantau, Jr., (1908-1979), also became an architect. Their daughter, Audrey Tantau Gillespie was born August 24, 1910 in Oakland and died August 18, 1969 in San Francisco (University of California Berkeley College of Environmental Design Website 2024).

HORSE STABLE ARCHITECTURE

Stable architecture spans hundreds of years throughout the world. Initially, equestrian architecture was all about the basics: simple stables and barns built larger for their functionality. These early structures were straightforward, focusing solely on sheltering and caring for horses without any embellishments. The Renaissance came, and with it was a major transition that occurred to equestrian spaces sparking a shift from largely practical buildings to more stylish and elaborate stables. Formal equestrian centers and lavish estates began to dot the landscape, showcasing not just the owners' wealth but also their devotion for horses in grand architectural styles. This period transformed the housing of horses blending utility with beauty. Stables became works of art, featuring everything from elegant arches to detailed stonework, reflecting a growing appreciation for horses not just as working animals but as companions and symbols of status.

BUILDING, STRUCTURE & OBJECT RECORD

***B10. Significance (Continued):**

In California, during the mid to late-nineteenth century the nouveau rich began to build stables with elaborate designs reflecting their own prosperity and wealth. During the first two decades of the twentieth century “rustic architecture” and less elaborate stable designs emerged, many designed as commercial or quasi-commercial operations designed for the care and comfort of horses introducing recreational and competitive riding to the general public. During this period traditional equestrian spaces featured classic barn designs, characterized by stick or timber frames, gabled roofs, and Dutch doors, while stall layout emphasized natural light, ventilation, and spaciousness to promote the health and well-being of the horses. Arenas and riding facilities were often integrated into the landscape, blending with the natural surroundings while providing optimal riding conditions.

Taking into account the divergence of architectural styles that evolved in California, the PBEC stables were designed for the benefit of the horses and for recreational and competitive events, evidenced by the courtyard or quadrangle in the center of the stable. The history of horse stables in California spanned the last half of the nineteenth century. In 1876, Peter Coutts, a prosperous gentleman rancher developed a large equestrian compound seen in the top right of the photograph below (Figure 8).

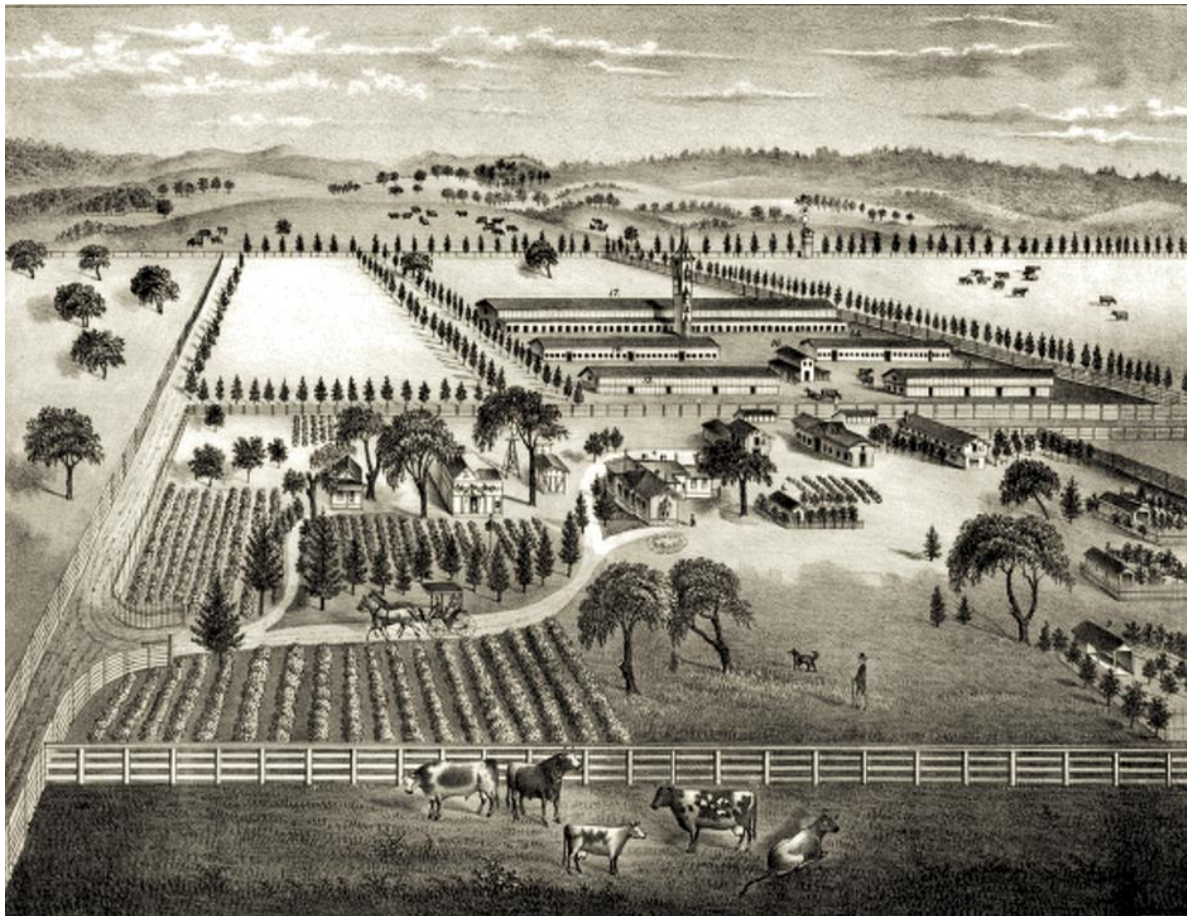


Figure 8: Peter Coutts Ayrshire Farm, Palo Alto, California, 1876.
The illustration suggests a strict spatial order to the ranch (Originally published by Thompson & West, 1876, republished by David Rumsey Digital Map Collection).

California Ranch style architecture had perhaps the most significant influence in horse stable construction during the 1920s-1930s. Architects, such as Cliff May, whose designs were popularized in magazines such as *Sunset*, were characterized by low horizontal roof lines, wide eaves, gable roofs, and board and batten siding (Gregory 2008).

BUILDING, STRUCTURE & OBJECT RECORD

***B10. Significance (Continued):**

During the 1910s-1930s, besides the hundreds of western movies produced in Hollywood that created a lasting image in popular culture, there developed a more “democratized” version of horse stables. Instead, many commercial stables emerged throughout California. Figure 9 below depicts the Pickwick Stables in Burbank in 1967. Although not nearly as grand as PBEC, Pickwick Stables was located in the Rancho neighborhood of Los Angeles and zoned for equestrian use. In Los Angeles County, in 1961, it was reported that there were approximately 40 commercial horse stables along Riverside Drive adjacent to Griffith Park, in 1981 there were 15, and today there are 3 (Save Glendale Riverside Rancho Website 2024).

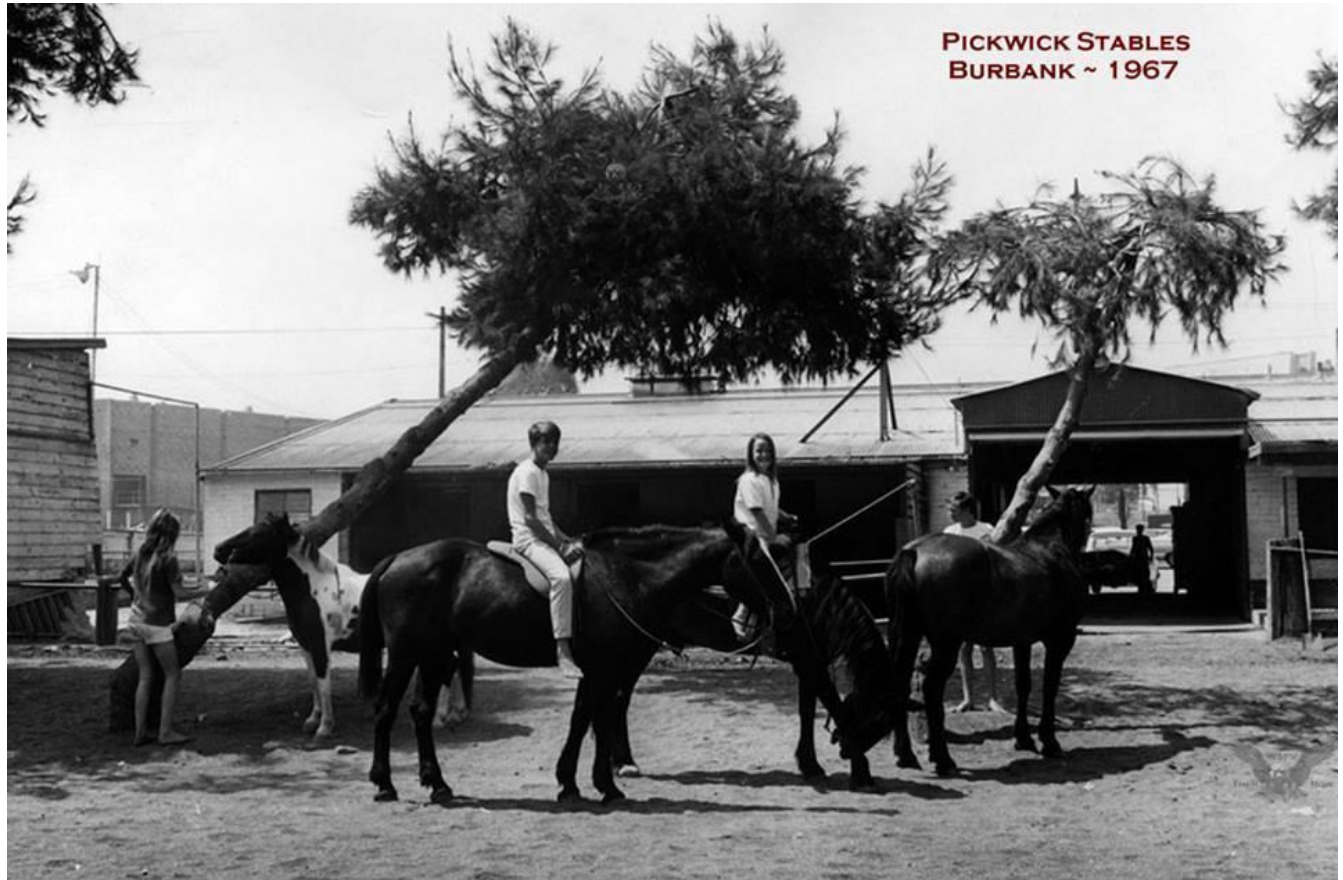


Figure 9: Pickwick Stables, Burbank, California, 1967.

The loss of commercial stables built in the first two decades of the twentieth century has accelerated in recent years, and the type of equestrian center exemplified by the PBEC is becoming rarer. It is also important to recognize that the PBEC is unique in that it garnered an international reputation sponsoring some of the best equestrians in the world, together with providing an important learning and recreational experience to the general public.

BUILDING, STRUCTURE & OBJECT RECORD

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*Resource Name or #: Pebble Beach Equestrian Center

NRHP Status Code: 3S

***B10. Significance (Continued):**

SIGNIFICANCE CRITERIA

The PBEC was formally evaluated using the National Register of Historic Places (NRHP) Criteria for Evaluation, described as the quality of significance in American history, architecture, archaeology, and culture found in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, material, workmanship, feeling, and association, and meets one of the following criteria:

Criterion A: Are associated with events that have made a significant contribution to the broad patterns of our history; or

Criterion B: Are associated with the lives of persons significant in our past; or

Criterion C: Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Criterion D: That have yielded or may be likely to yield, information important in history or prehistory.

In applying integrity to the Pebble Beach Equestrian Center (PBEC):

Location - The PBEC retains its original location.

Design - The PBEC has undergone a number accretions, additions, and alterations since its construction in 1924 through the early-1970s. However, the PBEC quadrangle stables and 1968 stalls retain the majority of their original architectural design elements reflected in its rustic architecture, use of board and batten exterior wall, cladding, and, most importantly, its spatial design with its inner courtyard or quadrangle.

Setting - The setting of the PBEC has been somewhat altered by the loss of activity areas to the east, however, the setting of the quadrangle stables and stalls is largely consistent with their period of significance, notwithstanding the fact that the Monterey pine forest that surrounded the stables has either been intentionally cleared or the trees have died and have been removed.

Materials - The original materials of the PBEC reflect the different periods in the history of the property beginning in 1924 and extending to the mid-1970s, the properties period of significance. The PBEC quadrangle stables, however, retain most of the original character defining features, particularly the quadrangle-shaped design, exterior wall and stall materials, and various carefully crafted hand-wrought iron work characteristic of the 1920s.

Workmanship - The original workmanship the PBEC varies throughout its history of use, however, as with materials, the PBEC quadrangle stables reflect the workmanship associated with its original 1920s architectural design. The 1968 stalls mirror the design of the original stables.

Feeling - The feeling of the PBEC quadrangle stables and 1968 stalls still evoke a strong sense of historic equestrian use beginning in 1924.

Association – The PBEC quadrangle stables and 1968 stalls reflect an important association not only with the early development of Pebble Beach, but also local, regional, state, and international events, such as hosting the Summer Olympic Trials in 1960 and 1968, along with numerous other important equestrian competitions and horse shows.

BUILDING, STRUCTURE & OBJECT RECORD

***B10. Significance (Continued):**

The regulatory framework for this historic resource study and the evaluation also lies within the guidelines imposed for the California Environmental Quality Act (CEQA) and the California Register of Historic Resources (CRHR) under Public Resources Code section 5024.1. CEQA guidelines define a significant cultural resource as “a resource listed in or eligible for listing on the CRHR. A historical resource may be eligible for inclusion in the CRHR if it:

1. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important to prehistory or history.

The subject property was also evaluated under the California Environmental Quality Act (CEQA) and the criteria defined by the California Register of Historic Resources (CRHR). Even if a resource is not listed in, or determined eligible for listing in, the CRHR, the lead agency may consider the resource to be an “historical resource” for the purposes of CEQA provided that the lead agency determination is supported by substantial evidence (CEQA Guidelines 14 CCR 15064.5). According to the state guidelines, a project with an effect that may cause a substantial adverse change in the significance of a historical resource or a unique archaeological resource is a project that may have a significant effect on the environment (14 CCR 15064.5[b]). CEQA further states that a substantial adverse change in the significance of a resource means the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired. Actions that would materially impair the significance of a historical resource are any actions that would demolish or adversely alter those physical characteristics of a historical resource that convey its significance and qualify it for inclusion in the CRHR or in a local register or survey that meet the requirements of PRC 5020.1(k) and 5024.1(g).

as follows:

1. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important to prehistory or history.

SIGNIFICANCE STATEMENT

At present there are 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 have been covered with asphalt, including paddocks, day ring, dressage area, turn-out pens, lunge ring, and an events arena that was built in 1924. In regards to integrity, in 2008, Linda McClelland on behalf of the National Register (NRHP) prepared a white paper that addressed “additions and accretions” to historic buildings (McClelland 2008). In the paper McClelland addressed the area of “compatibility,” whether or not the alteration or addition was sympathetic to the historic property, whether the accretion or addition was representative of the property’s evolution, and whether the accretion or addition has obscured, covered or altered principal character defining features of the property. McClelland also addressed cumulative effects, in that there may be a certain threshold whereby a historic property has undergone a variety of accretions, additions, or alterations that have diminished its historic integrity to a level that it no longer represents itself or its historic character.

BUILDING, STRUCTURE & OBJECT RECORD

***B10. Significance (Continued):**

It is equally important that a “period of significance” for the PBEC is based upon the property’s date of construction, along with documentary and physical evidence. For the PBEC that evidence strongly supports a period of significance, using the National Register 50-year age criteria, beginning in 1924 when the stables were constructed until the mid-1970s. Previous studies, such as Wee and Byrd in 1996, and the more recent study by 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 use 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 quadrangle stables built in 1924, has remained largely intact with only minor additions and accretions, with the exception of the loss due to fire of the two-story entrance, that are consistent with its historic function and use through the early-1970s, such as boarding and rearing horses to hosting two Summer Olympic equestrian trials, not to mention annual horse shows and competitions for decades. Specifically, a physical inspection of the PBEC quadrangle stables determined that the property, despite, additions and accretions during the period of significance, was not deleterious for the property’s integrity of design, materials, workmanship, feeling, association, setting, and location, as were the 1968 stalls that were constructed in the concert with the 1968 Summer Olympic Trials.

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 (Figure 10) 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.

BUILDING, STRUCTURE & OBJECT RECORD

*B10. Significance (Continued):



Figure 10: Aerial photograph of the significant buildings at PBEC.

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*Resource Name or #: Pebble Beach Equestrian Center

NRHP Status Code: 3S

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NRHP Status Code: 3S

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PHOTOGRAPHS



Photograph 1: Main entrance into the 1924 quadrangle stables looking west.



Photograph 2: View of the stables looking west from the parking area.



Photograph 3: View looking north at the stables from the entrance along Portola Road.



Photograph 4: View looking northwest at the stables from Portola Road.



Photograph 5: Close-up the Pebble Beach Equestrian Center interpretive historic marker.



Photograph 6: View of the larger Pebble Beach Equestrian Center sign along Portola Road.



Photograph 7: View of the "Trail Rules" sign at the Pebble Beach Equestrian Center.



Photograph 8: View of the Pebble Beach Equestrian Center sign and riding arena in the background.



Photograph 9: View looking south from the entrance into the quadrangle stables and the judging kiosk.



Photograph 10: View looking west inside the quadrangle stables and the kiosk.



Photograph 11: View looking southwest inside the quadrangle stables and kiosk.



Photograph 12: Close-up of the 1924 stalls with Dutch doors and wood salvaged from the schooner Flavel.



Photograph 13: View looking south at the aisle between the stables and stalls.



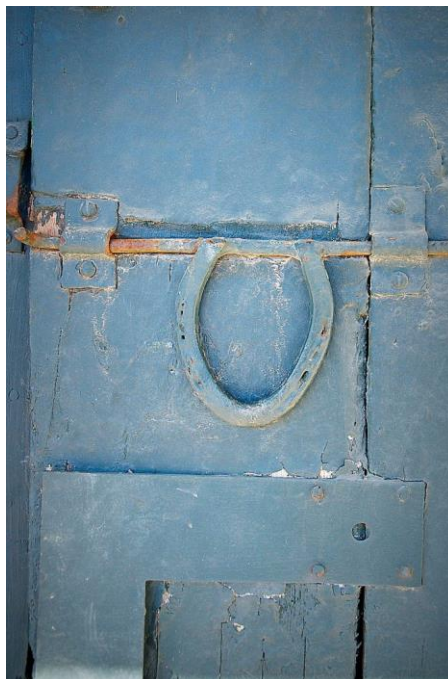
Photograph 14: View looking at horses in the stalls.



Photograph 15: View looking inside a typical stall with old growth redwood siding.



Photograph 16: View looking west at the 1968 horse stalls.



Photograph 17: Detail of horseshoe pull latch on a stall door.



**Photograph 18: Olympic medalist Michael Page
in front of the Pebble Beach Stables 1950s.**



Photograph 19: Ringo Star (right) at the PBEC Stables in 1968.