

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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RECEIVED SEP 26 1977 MAY 26 1977
DATE ENTERED APR 3 1978 OHP

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC
Olvida Peñas
AND/OR COMMON
Olvida Peñas

2 LOCATION

STREET & NUMBER
1061 Majella Road
CITY, TOWN
Pebble Beach
STATE
California
VICINITY OF
16th
CONGRESSIONAL DISTRICT
16th
CODE
067
COUNTY
Monterey
CODE
053

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> ENTERTAINMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> GOVERNMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> MUSEUM
			<input type="checkbox"/> PARK
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME
Homer & Edith Johnson
STREET & NUMBER
1061 Majella Road
CITY, TOWN
Pebble Beach
STATE
California
VICINITY OF

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.
Monterey County, Recorder's Office
STREET & NUMBER
P. O. Box 2929
CITY, TOWN
Salinas
STATE
California

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
N/A
DATE
DEPOSITORY FOR SURVEY RECORDS
CITY, TOWN
STATE
FEDERAL STATE COUNTY LOCAL

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The property consists of a plot of land, approximately one and six-tenths acres, situated on Lots 1 and 2 in the Monterey Peninsula Country Club tract at Pebble Beach, about a mile southwest of Monterey and one-hundred and twenty-five miles south of San Francisco. The property is on flat ground located in a clearing in the Del Monte Forest, abutting the corner of Forest Lodge Road to the south and Majella Road to the west.

The plan consists of two parallel wings running east and west, which are joined by a covered portico running north and south at the eastern side of the building complex. The wings and portico form an open square facing in on a courtyard. An adobe and mission tile wall running the length of the west side of the complex acts as a barrier for the courtyard to the west.

The south wing of the complex contains an entry, separated from the main living and dining area by an ornate, decorative Italian wrought iron gate. A loft-type library covers one-third of the sixty-foot living room, setting off a partial second floor level to the west, while the kitchen, breakfast room, a bedroom, bath, and recently-added family room complete the wing to the east.

The two-story north wing contains the bedroom, two upstairs and two down, each with its own bath and outside entrance. The original garage was attached to the easternmost lower bedroom and has since been converted into a sitting room.

Both wings are on concrete pads, with massive Monterey pine framing, open throughout. The roofs are simple gables with exposed log trusses and redwood plank sub-roofing surmounted with thick, hand-split redwood shakes cut especially for the structure in the Big Sur area. Fenestration consists of a variety of clear glazed paned windows and French doors. These run from two-over-three to seven-over-three in the south wing, and two-over-three to three-over-three generally outward opening, in the north wing. The exterior walls are a combination of stucco and redwood board-and-batten. The entire exterior of the complex, except for the log supports and woodwork, is painted white.

There are two outbuildings to the rear and east of the main house. One is an open shed and the other a garage, suggestive of a carriage house, which was built in 1927 by Madame Leila B. Hedges. Both structures carry the design and ambiance of the entire complex.

"Olvida Peñas" (Forget Pain), as the complex is known, is said to derive its design from a wayside inn in the mountains of Sonora, Mexico (not verified-tradition). It was constructed in 1926 for Mr. and Mrs. J. M. Mendel, using (not verified) native Mexican craftsmen for the construction

All interior walls are of a Cellotex-type material laid up between the vertical Monterey pine posts and the stucco exterior wall. The exterior wall facing the courtyard in the north, or bedroom wing, and the original

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1926

BUILDER/ARCHITECT Frederick H. Reimers, AIA

STATEMENT OF SIGNIFICANCE

Community Planning:

In 1919 Samuel F.B. Morse with the assistance of San Francisco financier Herbert Fleischhacker purchased Pebble Beach from the Pacific Improvement Company with a view of developing the beautiful 20,000 acre tract through his Del Monte Properties Company into a unique country club community catering to the very rich and socially elite. This, partially in order to conserve the natural setting from over development and to create a recreational development unsurpassed in the western United States. In 1924 Morse set aside some sixteen hundred acres between Pt. Joe and Bird Rock (prominant local geographic features) on the coast and running back into the forest. They took all the land between the water and the timber line including the broad swales running up into the hills and built two eighteen-hole golf courses. Roads were built winding easily around the slopes and through the forest, to fit naturally into the topography. On a central knoll the company built the Monterey Peninsula Country Club (1926) for which the subdivision was named, and at Moss Beach a bathing pavilion (no longer extant). The remainder of the land was divided into two thousand parcels, ranging in size from a quarter of an acre to an acre or more. More than half of the lots fronted either on the coast, a fairway or a park. The company built and maintained the roads, brought water and electricity to the whole area, constructed the country club and golf courses and guaranteed prospective investors in the club concept against loss until a membership of twelve hundred was reached, a number sufficient to give it ample dues with which to operate a plant where all construction work had been done, and on which there was neither indebtedness nor fear of assessments for the club or for public utilities. To assure the country club nature of the community no prospective investor could purchase property until the individual had first been elected a member of the club.

Further restrictions to retain the character of the setting included clauses in the deeds requiring company approval of all architectural plans (supervised by local architect Robert Stanton, AIA), and the promotion of a harmonious development through a requirement that all structures follow "a style of architecture similar to that found in early California, Spain, Italy, Southern France or Mexico".

Size and cost of homes were not restricted and the above requirements were employed to carry out the companies philosophy of "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

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Architect & Engineer, Vol. LXXXVII, October 1926, No. 1, Monterey Enchantment, by William Otis Raiquet.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY approx. 1-6/10 acre

UTM REFERENCES

A	10	595	5124200	4951490	B			
	ZONE	EASTING	NORTHING			ZONE	EASTING	NORTHING
C					D			
	ZONE	EASTING	NORTHING			ZONE	EASTING	NORTHING

VERBAL BOUNDARY DESCRIPTION

Monterey Peninsula Country Club lots 1 and 2, block 318 in Vol. 3 maps, page 38 as shown on map filed in Monterey County Recorder's Office March 7, 1927.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Kent L. Seavey

5/25/77

ORGANIZATION

County of Monterey

DATE

(408) 424-8611, ext. 200

STREET & NUMBER

P. O. Box 367

TELEPHONE

CITY OR TOWN

Salinas

STATE

California

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Harold Rhodes

TITLE State Historic Preservation Officer

DATE

JUL 25 1977

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I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

KEEPER OF THE NATIONAL REGISTER

ATTEST:

Castroville, H. Cole

DATE

4/3/78

DATE

3-10-78

KEEPER OF THE NATIONAL REGISTER

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garage (now sitting room) are of single wall board-and-batten construction, with pine post and beam framing. The western and northern exterior walls in the bedroom wing are Cellotex and stucco.

In all instances this heavy Monterey Pine framing is used as a decorative as well as structural device, employing leather strapping attached to the trusses by ornate hand-stamped metal tacks. Quoting Ester McCoy, this is "a visual exploitation of an engineering idea."

Local Carmel stone is employed in the south, or living wing, as a partial divider between vertical posts in the main entrance way and between the breakfast room and the family room addition, constructed in 1972 by then owners James and Annette Schallerer. The addition, in the southeast corner of the living wing, was integrated into the complex with great care, making it difficult to distinguish it from the original construction. During the construction process one set of French doors and a fixed six over three clear glazed window was removed from the southernmost wall of the original living wing (breakfast area) and successfully used in the new addition.

There are two fireplaces in the living wing. A massive one in the living/dining room area is constructed of huge local granite stones, with a fire brick box, and originally heated all water for the house. The second, in shaped concrete is located in the southwest corner of the new family room addition.

Doors throughout the complex are thick, hand-hewn redwood plank in various shapes with decorative ironwork furniture. Decorative tile and ironwork are employed throughout the complex both on the exterior and the interior. Glazed ceramic tiles and plaques of various size and shape appear in all parts of the complex inset into the cement floors, as decoration above both exterior and interior doorways and appended to interior and exterior walls. Decorative ironwork is rampant throughout and appears in gates of varying sizes, window grates on the exterior of the main entrance of the living wing and in many forms on the interior from wall sconces to fire place furniture.

There is a paver brick terrace connecting both wings flanking the courtyard in the open square. Wide roof overhangs make this a protected walkway during periods of inclement weather. Originally at least four Monterey pines on the site were incorporated into the portico terrace, the roof being built around them to retain these natural features.

The open shed to the rear and east of the main complex is of post and beam construction and opens on three sides: north, east, and south; simply a protective covered area for open storage. The garage resembles

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a stable in board and batten construction. The sliding doors, front and rear, are four-inch thick hand split redwood. The structure has four automobile bays and two rooms and bath for servant quarters on the southern end (long axis north and south).

A particularly fine gatehouse appears at the Forest Lodge Road side of the property to the south. It is an outstanding example of the craftsman's art. A beautifully hand-sculptured and decorated wooden gate flanked by stone walls is the highlight of this small ensemble. Ironwork in the form of animal heads and Indian symbols are appended to the gate, which swings on a turned post next to an open stone shed roofed pedestrian entrance with low stone seat.

The grounds are generally flat, and all, including the courtyard, are planted in native vegetation, giving the entire property a rustic look not unlike the mountains of Sonora, Mexico from which Olvida Peñas derives its overall design (tradition). The current owners have kept the complex in excellent repair and continue to do so.

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the cut and dried sameness of most such efforts".

Architecture:

Olvida Peñas (Forget Pain) is a paradigm, architecturally manifesting the philosophy of the Monterey Peninsula Country Club's community plan. Designed and constructed by the noted Oakland architect, Frederick H. Reimers for a Mrs. Mendel in 1926, this copy of a Sonora Mexican way-side inn (tradition, not verified) is one of the very few examples of Mexican rural vernacular architecture in central California. Tradition states that Mrs. Mendel personally supervised imported Mexican craftsmen in the actual construction of the building complex. Although Pebble Beach abounds with excellent examples of the various manifestations of what was termed collectively the Mediterranean/California style of the 1920's by such noted architects as George Washington Smith, Clarence Tantau, Lewis P. Hobart and others, Olvida Peñas may be the only, as well as the best example of Mexican rural vernacular architecture on the Monterey Peninsula. Most of the buildings from the period have a formal dignity that appears in the Mendel house as a relaxed unpretentious quality of rural ease.

Olvida Peñas clearly meets the criteria for inclusion on the National Register as a singular example of intelligent design incorporating modern (1926) amenities while retaining the architectural integrity of an earlier mode in order to meet the specific planning requirements of a unique community plan.