

# Exhibit C

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

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code 5S2

**Other Listings**

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) *The Ferris Bagley House***P1. Other Identifier:****P2. Location:**  Not for Publication  Unrestricted a. County *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

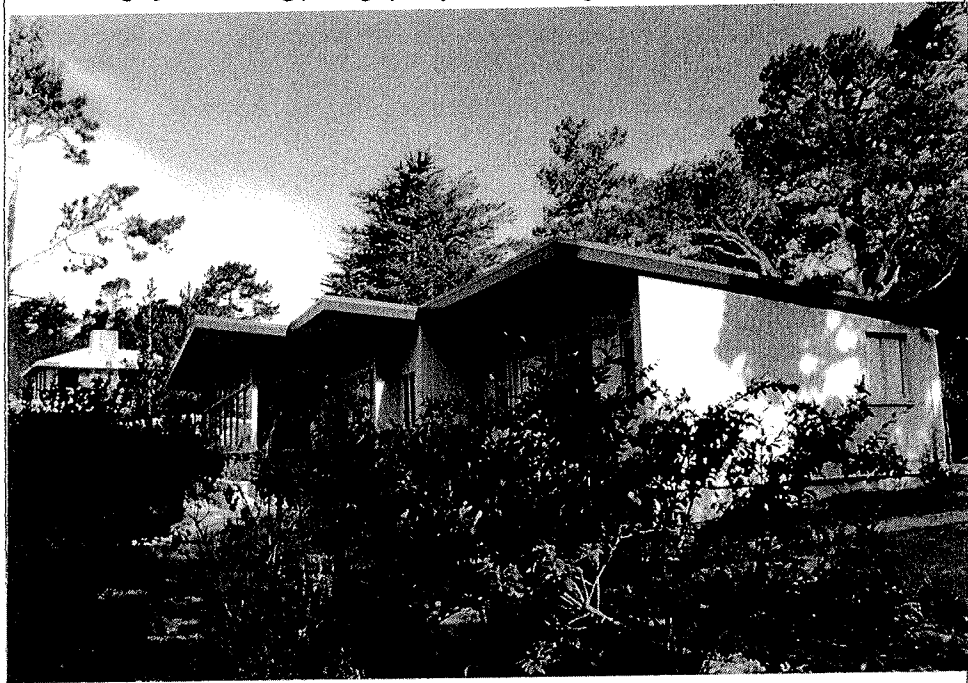
c. Address: *4161 Sunridge Drive* City *Pebble Beach* Zip *93953*

d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *008-071-012***P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*A one-story, wood and glass-framed Second Bay Region Modern Style residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a combination of vertical, flush redwood board siding and full-height, fixed, and sliding, plate-glass windows. The roof has a lift towards the south, to take advantage of the natural views, and remove water from the 1B polyvinyl roof covering, added in 2013. The wide, overhanging eaves express a somewhat skewed geometry with three setbacks along the south facing facade, to capture arresting views of the Pacific and Pt. Lobos. There is also a slight ellipse on the eave line above the recessed main entry on the west side-elevation, as it carries the straight line of the garage wing just below the roof pitch of the main building block. The wide eaves have closed soffits with a wide, but plain fascia. The roof overhang above the recessed entry is supported by simple, steel poles. Similar support is found on the rear (north) elevation where the roof extends over a wide, open concrete verandah. There is one interior flagstone chimney present, as part of a partial-width, bearing north/south wall at the east end of the living area. This feature separates the private family rooms from the public space, with its powerful glass enclosure capturing arresting views of the Pacific and Pt. Lobos.*

**P3b. Resource Attributes:** (List attributes and codes) *HP2 - Single Family Property***P4. Resources Present**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)**P5b. Description of Photo:** (View, date, accession #)*Looking NW at the east side-elev., and south facing facade, Kent Seavey, 8/26/2014***P6. Date Constructed/Age and Sources** Prehistoric  Historic  Both*Construction date-1948-49 Mo. Co. Assessor's records***P7. Owner and Address***Paul & Mary Doble  
4161 Sunridge Drive  
Pebble Beach, CA 93953***P8. Recorded by:** (Name, affiliation, and address)*Kent L. Seavey  
Preservation Consultant  
310 Lighthouse Ave.  
Pacific Grove, CA 93950***P9. Date Recorded:** *9/1/2014***P10. Survey Type:** (Describe)*Intensive-required CEQA review***P11. Report Citation:** (Cite survey report and other sources, or enter "none")*None*

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Resource Name or #: (Assigned by recorder) *The Ferris Bagley House*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Second Bay Region Style*

B6. Construction History: (Construction date, alterations, and date of alterations)  
*Constructed 1948-49 (Mo. Co. Assessor's records); minor additions and alterations, 1972 (MCBP#23756).*

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features:

B9a. Architect: *John E. Dinwiddie*

b. Builder: *Unknown*

B10. Significance: Theme: *Pebble Beach-Post-War (1946-1969)* Area: *Pebble Beach*

Period of Significance: *1948* Property Type: *single family residence* Applicable Criteria: *CR3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The Ferris Bagley House is significant under California Register Criterion 3, in the area of architecture, as an excellent and early expression of post WWII Second Bay Region design, found on the Monterey Peninsula, by noted modernist San Francisco architect, John E. Dinwiddie.*

*Architect John Dinwiddie (1902-1959), was a native of Tennessee who took his degree in architecture from the University of Michigan, Ann Arbor in 1925, where he worked with the Finnish architect Eliel Saarinen. Dinwiddie worked briefly in New York before relocating to San Francisco in 1927, where he entered the office of Lewis P. Hobart. He later worked for Charles W. McCall until establishing his own practice in 1931. About 1938 Dinwiddie brought Albert Henry Hill into the firm as a partner, continuing that association until 1947. In 1945 Erich Mendelsohn entered the firm, establishing his own office in 1947. Dinwiddie taught architecture at U.C. Berkeley in 1952, then at M.I.T. and later, the University of Pennsylvania in Philadelphia. He became the Dean of the School of Architecture at Tulane University, in New Orleans in 1953, relocating his own office to that city. Several of his bay area designs were published in professional magazines between 1941 and 1947. Both he and Henry Hill were included in the seminal 1949 exhibit that saw the emergence of the name Bay Region Style, introduced in by art critic Lewis Mumford in "Domestic Architecture of the San Francisco Bay Region", at the San Francisco Museum of Art. Mumford noted that the bay region architects had "absorbed the universal lessons of science and the machine, and have reconciled them with human wants and human desires, with full regard for the setting of nature, the climate and topography and vegetation...Bay Region architecture both belongs to the region and transcends the region: it embraces the machine and it transcends the machine.*

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

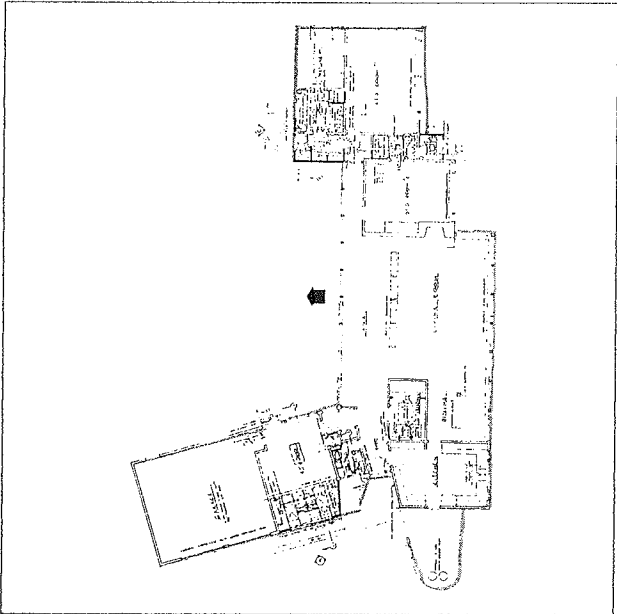
- Bagley, F., California Death Records.*
- Dinwiddie, John, Pacific Coast Architecture Data Base, <http://digital.lib.washington.edu/architect/architects/282/>.*
- Page & Turnbull, Inc., Pebble Beach Historic Context Statement, Monterey, County of Monterey, 2013.*

B13. Remarks: *Zoning-MDR/4-D (CZ)*

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *9/1/2014*

(This space reserved for official comments.)



**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

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Resource Name or #: (Assigned by recorder) *The Ferris Bagley House*

Recorded by: *Kent L. Seavey*

Date *9/1/2014*

Continuation  Update

*P3 (Cont.) Fenestration is irregular, with a combination of the fixed and sliding-glass bands of tall wood windows above wood louvered vents below, on the north and south sides of the main living area, and a series of smaller, horizontal tripartite windows found in the kitchen area at the west end of the residence and the private family quarters at the east end. Secondary windows on the side-elevations and rear of the building include metal casement types in varying sizes and shapes. The south facing banded windows of the facade are united by a horizontal mullion detail near their tops that runs the full width of the elevation. The recessed principal entry, toward the south on the west side-elevation has a solid-core flush wood door with four small sidelights adjacent to the south. The recessed entry was partially in filled in the 1972 alterations and additions, as was a small corner on the south elevation and a slightly larger corner on the east side of the glazed portion of the rear (north) elevation. These changes have not significantly affected the quality of the building's original design.*

*The residence is sited on the north side of Sunridge Drive, slightly above the roadway and screened by a high wood fence adjacent to the road. It is in an informal landscape setting of low shrubbery, framed by mature pines to the north. It is located at Pebble Beach, a gated recreational resort community, in a wooded neighborhood with homes of varying ages, sizes and styles.*

*B10 (Cont.) It does not ignore particular needs, customs, conditions, but translates them into the common form of our civilization. These qualities are what makes the work of the Bay Region architects so significant..."*

*The Second Bay Region Style was, in effect, a unique combination of the "Less is More" dictum of the International Style and the so called regional "Soft Modernism" that drew from the vernacular architecture of ranches, barns and low-cost homes. It was a bridge between the original Maybeckian "Simple House" designs of the turn of the 20th century, and the International Style. Local redwood board siding, exposed interior roof structure and low-pitched roofs were mixed with International Style influences, like flat roofs, simple geometric forms, large expanses of glass and, particularly, open plans. Glass walls and the open plan provided both intimacy with the nature at hand, and what architect William Wurster called "the long view", nature at a distance made accessible. Architect John Dinwiddie's design for the original owner, Mr. Ferris Bagley, a retired production manager for Golden State Milk Products Company, incorporates most of the salient features of the Second Bay Region Style. Character-defining features include the rather cubist-like footprint; vertical, flush redwood board exterior wall cladding; a flat roof with a slight lift towards the south; fully glazed walls in the main living area that seem to lead outdoors and to take advantage of both the intimate and far views of nature afforded by the hill-top siting of the residence.*

*According to the original plans, located in the Pebble Beach Co. Real Estate office, the exterior was left natural, with two coats of Cabots # 325 Stain. The exterior is presently painted white, also typical of the immediate post-WWII period of construction. The 1972 alterations of the residence appear on the recessed west facing entry, between the bedrooms on the east side of the south facing facade, and toward the east on the rear (north) elevation. They are minor, and generally consistent with the character-defining features of the residence. They do not detract from the original design intent of the residence (see copies of original plans provided).*

*The Ferris Bagley House is significant under California Register Criterion 3, in the area of architecture, as an excellent and early expression of post WWII Second Bay Region design, found on the Monterey Peninsula, by noted San Francisco architect, John E. Dinwiddie. In his design program, Dinwiddie responded with originality to the particular and the individual-a special site-an intimate relationship with the out of doors, functional living, flexibility and freshness, all contributing features of the Second Bay Region Style. Aside from minor alterations and additions, all in keeping with the historic character of the residence, most original features and finishes are still in place. The residence at 4161 Sunridge Dr., in Pebble Beach, clearly retains most of its historic integrity as constructed and evokes a strong sense of time and place, and of feeling and association with post-WWII modernist expression. It is an important example of residential design during its period of significance, 1948, and consistent with the Theme of Pebble Beach Post-War (1946-1969), found in the Monterey County 2013 Pebble Beach Historic Context Statement. It clearly qualifies for listing at the local level of significance, in the Monterey Historic Resource Inventory.*

*B12 (Cont.)*

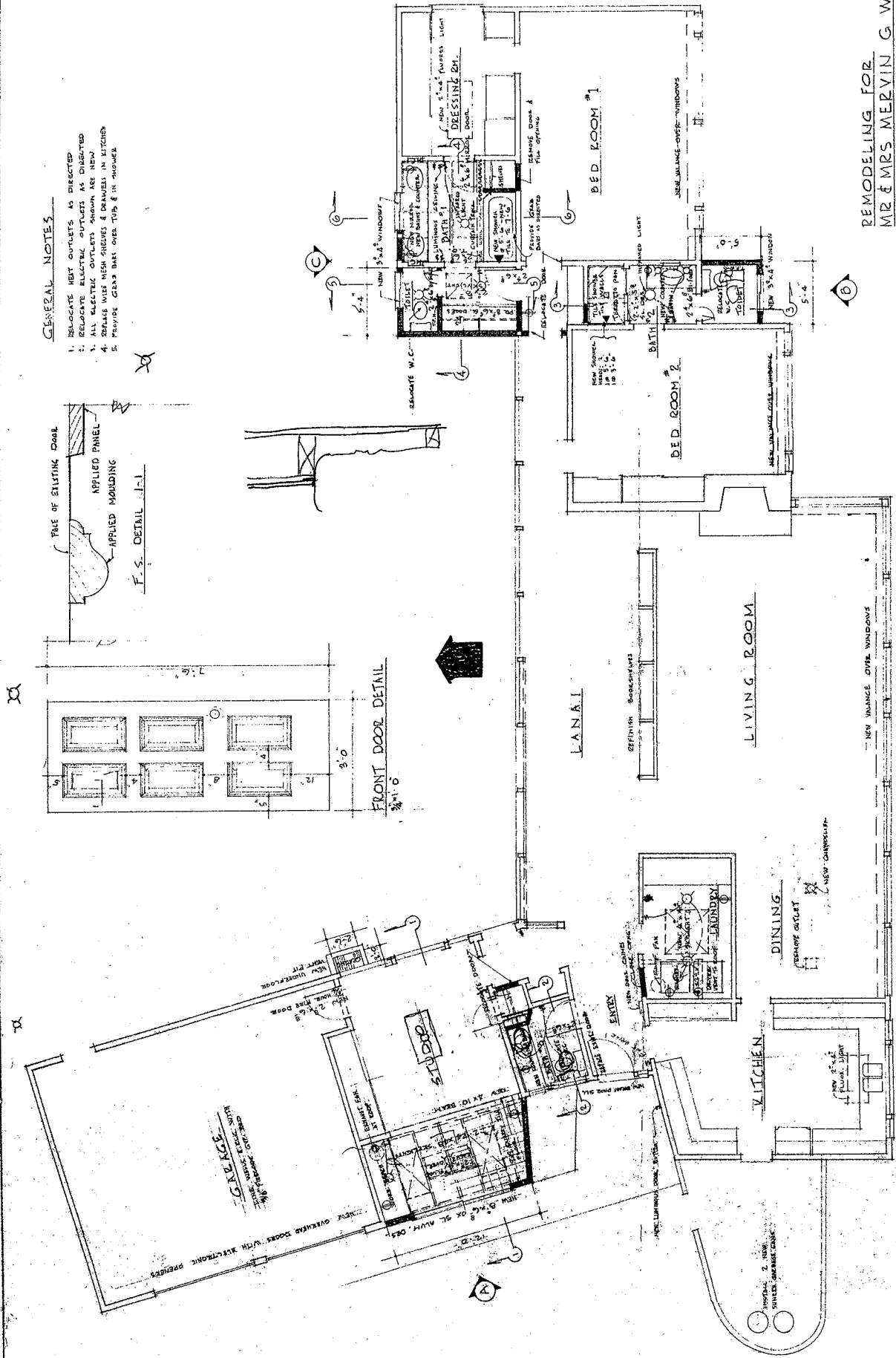
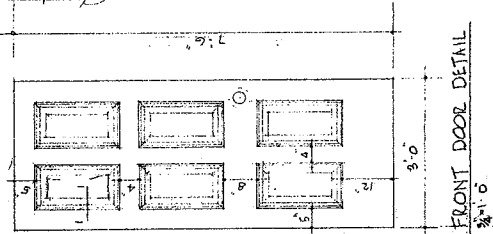
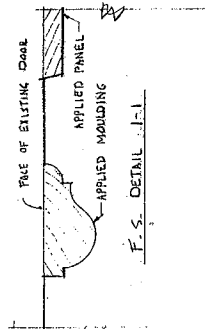
*Pebble Beach Co. Real Estate Office, Pebble Beach, CA.*

*Rifkind, C., Contemporary American Architecture, Dutton:New York, 1998.*

*San Francisco Museum of Art, "Domestic Architecture of the San Francisco Bay Region", 1949.*

GENERAL NOTES

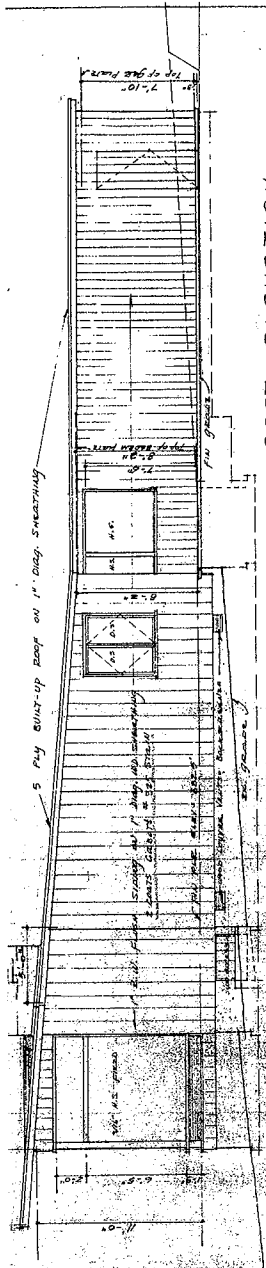
1. RELOCATE HEAT OUTLETS AS DIRECTED
2. RELOCATE ELECTRICAL OUTLETS AS DIRECTED
3. ALL ELECTRICAL OUTLETS SHOWN ARE NEW
4. BREAKS WITH MEN SHERIES & DRAWERS IN KITCHEN
5. PROVIDE GRAY BART OVER TUB & IN SHOWER



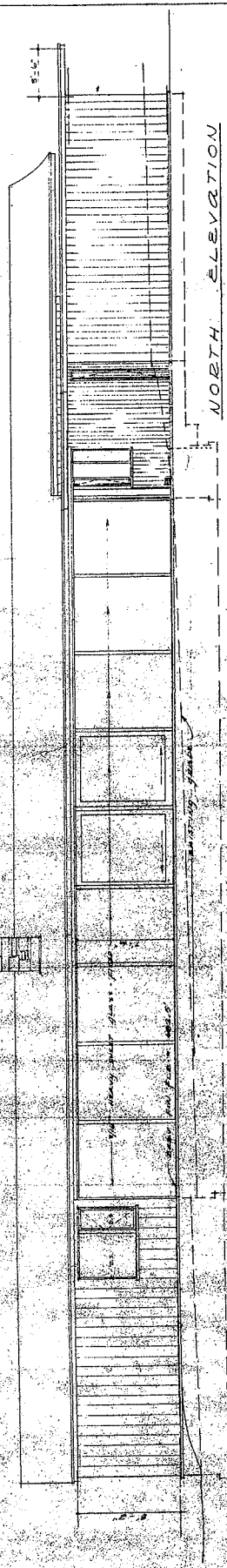
REMODELING FOR  
 MR & MRS MERVIN G WIENER  
 4161 SUDBRIDGE RD. FEBBLE BEACH, CAL  
 EDWARD M. HICKS - ARCHITECT  
 4TH & LOPEZ - CARMEL CAL. 93021  
 624-8949  
 AUG 10, 1972

FLOOR PLAN 1/4"=1'-0"

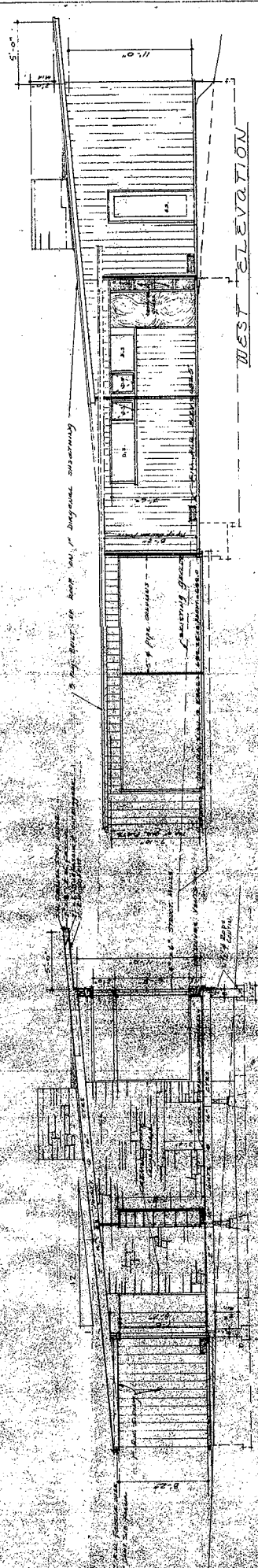




EAST ELEVATION

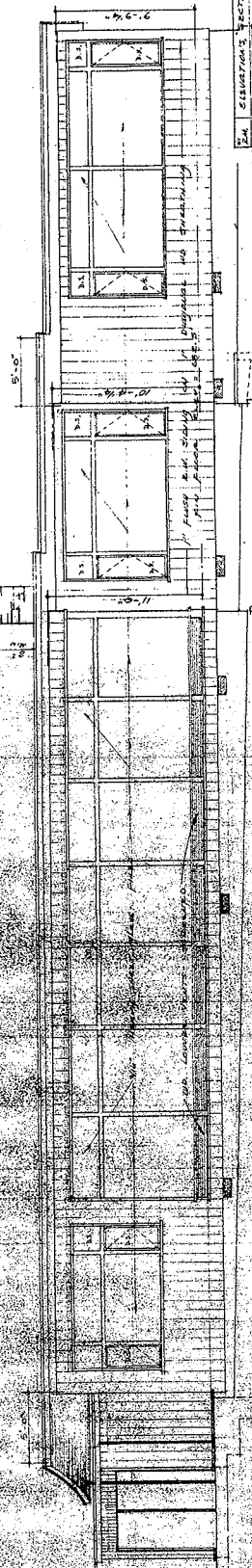


NORTH ELEVATION



WEST ELEVATION

SECTION 1-2



SOUTH ELEVATION

JOHN W. HARRIS ARCHITECTS  
 2000 S. W. 10th St.  
 MIAMI, FLORIDA 33135  
 PHONE 855-253-1111  
 FAX 855-253-1112  
 WWW.JWHARRISARCHITECTS.COM