

*Before the Board of Supervisors County of
Monterey, State of California*

Resolution No. 23-492

**PLN230067 – RIVERA STEVEN A & JUNE M
TRS**

Resolution by the County of Monterey Board of Supervisors adding the “Ferris Bagley House” at 4161 Sunridge Road, Pebble Beach to the Monterey County Register of Historic Resources.

[The property is located at 4161 Sunridge Road, Pebble Beach (Assessor’s Parcel Number 008-071-011-000 and 008-071-012-000), Del Monte Forest Land Use Plan, Coastal Zone.]

WHEREAS, this matter was heard by the County of Monterey Board of Supervisors on December 5, 2023, pursuant to the regulations for the preservation of Historic Resources in County of Monterey contained in Monterey County Code Chapter 18.25.

WHEREAS, the property is located at 4161 Sunridge Road, Pebble Beach (Assessor’s Parcel Number 008-071-011-000 and 008-071-012-000), Del Monte Forest Land Use Plan, Coastal Zone.

WHEREAS, on February 7, 2023, the owners Steven and June Rivera submitted a request that their property be listed on the Monterey County Register of Historic Resources.

WHEREAS, the site is a property with a one-story, wood framed single-family home constructed between 1948 and 1949 in the “Second Bay Region Style” in a residential neighborhood in Pebble Beach.

WHEREAS, a Phase I historic report was prepared by Kent L. Seavey (LIB140306) evaluating the historical significance of the home.

WHEREAS, the Phase I report describes the home as significant under the California Register of Historic Resources Criterion 3, “*Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values*”, in the area of architecture, as an excellent and early example of Post World War Two Second Bay Region design, found on the Monterey Peninsula, by noted modernist architect John E. Dinwiddie. Additionally, state Criteria 3 corresponds with Monterey County Code section 18.25.070.B “*Historical, Architectural, and Engineering Significance*,” which includes resources that exemplify a particular architectural style important to the County.

WHEREAS, The Second Bay Region style is described in the historic report as a combination of the less is more philosophy of the International Style and “Soft Modernism”, which drew from vernacular architecture of ranches, barns, and low cost homes. Local cordwood 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. This style is also mentioned in the Pebble Beach Historic Context Statement. The construction date places it within the post war theme of residential development in Pebble Beach between 1946 and 1969 according to the Pebble Beach Historic Context Statement. This period was the greatest period of sustained growth in the history of the Pebble Beach/Del Monte Forest area and was mostly marked by the construction of single-family properties of a variety of styles, including the Second Bay Region Style. The Pebble Beach Historic Context Statement list the defining characteristics of this style as:

- No standardized appearance, but frequently simple or vernacular with a horizontal orientation;
- Emphasis on volume over ornamentation;
- Wood siding, including boards, board-and batten and shingles Flat, shed or canted roof forms;
- Overhanging eaves with exposed rafters;
- Emphasis on indoor-outdoor living spaces, including the use of large window openings; and
- Open plan of flexible plan interior spaces.

WHEREAS, the home demonstrates many of these. It has a simple ornamentation with architectural relief provided by volumetric transitions. Its primary exterior finish is a redwood siding. It has a large overhanging eave, and it has large window openings and fully glazed walls which emphasize indoor-outdoor living space.

WHEREAS, John Dinwiddie earned his degree in architecture from the University of Michigan, Ann Arbor in 1925. He worked briefly in New York before re-locating to San Francisco in 1927, where he worked until establishing his own practice in 1931. Several of his bay area designs were published in professional magazines between 1941 and 1947, and Lewis Mumford introduced John E. Dinwiddie and Henry Hill at a 1949 exhibit on “Domestic Architecture of the San Francisco Bay Region” that saw the emergence of the name “Bay Region Style” at the San Francisco Museum of Modern Art.

WHEREAS, the Phase I report describes the character defining features of the residence as:

- Cubist like footprint;
- Vertical, flush redwood board exterior wall cladding;
- A flat roof with a slight lift toward the south; and
- 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.

WHEREAS, according to the historic report alterations since construction consist of painting the house (which was originally a stained wood) an off-white; and minor additions constructed in 1972 on the plan east and plan west sides of the home, as shown in the building plans attached to the historical report (LIB140306). The report concludes that the residence retains integrity: most of its original features and finishes are in place, and it evokes a strong sense of time, place, and feeling.

WHEREAS, the County's Historic Resources Review Board (HRRB), adopted a resolution on July 6, 2023, recommending that the property be listed on the Monterey County Register of Historic Resources, 6-0 with one member absent.

THEREFORE, BE IT RESOLVED THAT, having considered all the written and documentary information submitted, oral testimony, and other evidence presented before the County of Monterey Board of Supervisors, the Board of Supervisors hereby decides to add the "Ferris Bagley House" to the Monterey County Register of Historic Resources.

This resolution is additionally supported by the following finding and evidence:

Finding: The "Ferris Bagley House" is eligible for listing on the Monterey County Register of Historic Resources under California Register of Historic Resources Criterion 3, *"Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values"*, in the area of architecture, as an excellent and early example of Post World War Two Second Bay Region design, found on the Monterey Peninsula, by noted modernist architect John E. Dinwiddie.

Evidence:

1. Application materials in the file PLN230067, including letter requesting the property be listed on the historic register;
2. Procedures and Criteria for listing on the Monterey County Register of Historic Resources contained in Chapter 18.25 of the Monterey County Code;
3. Phase I Historic Resources Assessment (LIB140306) prepared by Kent Seavey, Pacific Grove, CA, September 1, 2014;
4. The Pebble Beach Historic Context Statement;
5. Historic Resources Review Board Resolution No. 23-006; and
6. Oral testimony and Board of Supervisors discussion during the public hearing and the administrative record.

PASSED AND ADOPTED on this 5th day of December 2023, by roll call vote:

AYES: Supervisors Alejo, Church, Lopez, Askew, and Adams

NOES: None

ABSENT: None

I, Valerie Ralph, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 82 for the meeting December 5, 2023.

Dated: December 15, 2023

File ID: RES 23-224

Agenda Item No.: 9

Valerie Ralph, Clerk of the Board of Supervisors
County of Monterey, State of California



Vicente Ramirez, Deputy