

Attachment B

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*Before the Board of Supervisors in and for the
County of Monterey, State of California*

**Resolution No. 24-XXX PLN240186- MOSS
RICHARD F & BETTINA E MOSS TRS**

Resolution by the County of Monterey Board of Supervisors listing the “McDonald House” on the Monterey County Register of Historic Resources.

The property is located at 55 Encina Drive, Carmel Valley, CA 93924 (Assessor’s Parcel Number 187-041-042-000), Carmel Valley Master Plan.

WHEREAS, this matter was heard by the County of Monterey Board of Supervisors on December 3, 2024, pursuant to the regulations for the Preservation of Historic Resources contained in Chapter 18.25 of the Monterey County Code.

WHEREAS, the property is located at 55 Encina Drive, Carmel Valley, CA 93924 (Assessor’s Parcel Number 187-041-042-000).

WHEREAS, on June 21, 2024, property owners Richard and Bettina Moss (Owners) submitted a signed letter requesting that their residence at 55 Encina Drive, Carmel Valley, the “McDonald House,” be listed on the Monterey County Register of Historic Resources.

WHEREAS, a Phase I historic assessment evaluating the historic significance of the property (HCD-Planning File No. LIB240172) was prepared by Kent L. Seavey, a qualified historian who is on the County’s list of approved historical consultants.

WHEREAS, this phase I historic report concluded that the McDonald House was eligible for listing under California Register of Historical Resource (CRHR) criteria 2, *“Associated with the lives of persons important to local, California or national history”* for its association with architect noted Mark Mills, and CRHR criteria 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”* as an excellent and intact example of Wrightian Organic design principles as expanded by Mills.

WHEREAS, Monterey County Code section 18.25.070 states that properties meeting the criteria of the California Register of Historic Resources may be designated on the County of Monterey Register of Historic Resources.

WHEREAS, Mark Mills (1927-2007) received his degree in architectural engineering from the University of Colorado, after which, having hearing of Frank Lloyd Wright’s work, contacted him. He became one of Wright’s Taliesen apprentices in Arizona, and between 1944 and 1948 lived in a tent in the desert while helping Wright to build the Taliesen West school. Mills was “taken by one of Wright’s Sunday lectures on the nature of ‘seashells as housing produced by god.’ Wright noted that even though the shell was finite there was never a limit on the design possibility that the forms infinite variety could lend,...” (Seavey, HCD-Planning File No.

LIB240172, 2023).

WHEREAS, a number of Mills’ designs took inspiration from this seashell concept and other forms of nature, including the subject residence; the 1972 “Fan-shell Beach House” in Pebble beach, which appears eligible for the CRHR as noted in the Pebble Beach Historic Context Statement (Past Consulting LLC, 2013); and the 1969 “June Haas House,” which is listed on the Monterey County Register of Historic Resources (HCD-Planning File No. REF230016, 2023). “It was said of him [Mark Mills] that he was ‘an architect of an individual subtlety, rarely repeating designs. Each structure is unique and tailored to the landscape and client.’” (Seavey, HCD-Planning File No. LIB220321, 2021) A 2009 Architectural Digest issue referred to him “as one of the world’s top architects.”

WHEREAS, the “McDonald House” is an excellent example of Mills’ organic designs and retains a high degree of integrity. A one wood framed and cinderblock residence, clad in vertical redwood siding, it has a hip and gable roof system clad in cementation shingles and two cinderblock chimneys. Its character defining features include its:

- Curvilinear shape;
- Use of cinder block and vertical redwood siding as exterior wall-cladding;
- Extensive glazing including multiple skylights extending portions of fenestration into the cementation roof;
- The redwood lath finish of the residence’s interior ceiling, a main design feature; and
- Pie-shaped pool and terrace, which provides an expansive view of the natural landscape setting.

WHEREAS, this matter was referred to the County of Monterey Historic Resources Review Board (HRRB) on September 5, 2024, for review and a recommendation, and the HRRB adopted a resolution (HRRB Resolution No. 24-004) recommending that the “McDonald House” be listed on the Monterey County Register of Historic Resources.

WHEREAS, this historic register listing was considered concurrently with Owners’ request for a historic property “Mills Act” contract, and together the historic register listing and approval and execution of the Mills act contract are categorically exempt from CEQA pursuant to CEQA Guidelines section 15331, which exempts projects that are limited to the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties. The project consists of listing a property on the County of Monterey historic register and approving a historic property contract to allow the on-going maintenance and preservation of a historic home, consistent with the intent of this exemption.

THEREFORE, BE IT RESOLVED THAT, having considered all the written and documentary information submitted, oral testimony, and other evidence presented before it, the Board of Supervisors hereby lists the “McDonald House” on the Monterey County Register of Historic Resources. That decision is supported by the following finding and evidence:

Finding: The McDonald house is eligible for listing on the Monterey County Register of Historic Resources under California Register of Historical Resource (CRHR) criteria 2, *“Associated with the lives of persons important to local, California or national*

history” for its association with architect noted Mark Mills, and CRHR criteria 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” as an excellent and intact example of Wrightian Organic design principles as expanded by Mills.

Finding: The project qualifies for a Class 31 categorical exemption pursuant to CEQA Guidelines section 15331, and that none of the exceptions from Section 15300.2 apply.

Evidence:

1. Application materials in the file PLN240186 including original site plans and elevations
2. Letter requesting the property be listed on the historic register from property owners Richard F Moss and Bettina E Moss;
3. Procedures and Criteria for listing contained in Chapter 18.25 of the Monterey County Code;
4. The State CEQA Guidelines;
5. The phase I historic assessment prepared for the property by Kent L. Seavey (HCD-Planning File No. LIB240172);
6. The historic register listing REF230016 for the June Haas House at 62 Yankee Point Drive, including the historic assessment prepared by Kent L. Seavey with HCD-Planning File No. LIB22032;
7. The Pebble Beach Historic Context Statement;
8. Historic Resources Review Board Resolution No. 24-004; and
9. Oral testimony and Board of Supervisors discussion during the public hearing and the administrative record.

PASSED AND ADOPTED this 3rd day of December, 2024, upon motion of _____, seconded by _____, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Valerie Ralph, Clerk of the Board of Supervisors

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

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