

Attachment B

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*Resource Name or #: (Assigned by recorder) Donald G. Thompson House

P1. Other Identifier: _____

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 Location:** Not for Publication Unrestricted

*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____ R _____ ; _____ of _____ of Sec _____ B.M.

c. Address 51410 Partington Ridge Road City Big Sur Zip 93920

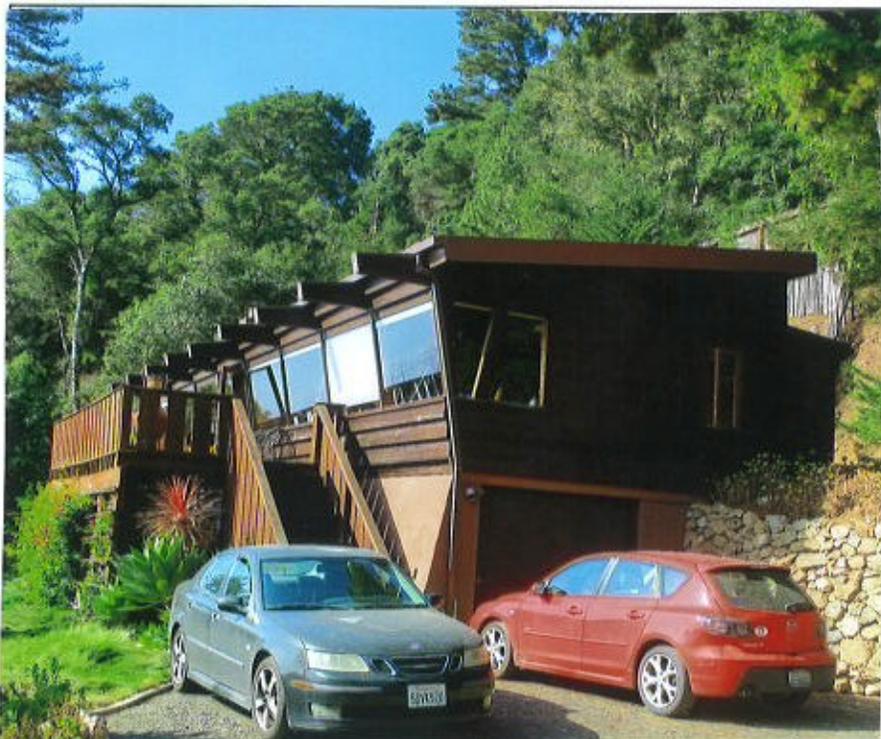
d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
 APN# 420-221-011

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Usonian type residence, with garage & storage space below. It is Irregular in plan, resting on a concrete slab foundation. The exterior wall-cladding is a medium-width horizontal flush redwood siding on the upper portion of the building envelope, and cement-stucco facing the below grade lower garage/storage area, & chimney on the SW side-elevation, all added c.2008. The wood-siding, below the full-width ribbon-band of large, fixed windows along the SE facing facade folds inward and up to allow natural air circulation within the building envelope. The rear (NW) elevation has a flat-roofed, partial width lower extension off the NE side-elevation running about half-way along the rear elevation, containing bathroom and service spaces. A laundry room was added off this feature, enclosing what had originally been the principal entry access route to the living area. A covered open porch & storage area extends SW along this elevation.

***P3b. Resource Attributes:** (List attributes and codes) SFR (HP2)



***P4. Resources Present:** Building
 Structure Object Site District
 Element of District Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #)
 Looking NW at the SE facing facade & NE side-elevations, Kent Seavey, October, 2020

***P6. Date Constructed/Age and Source:**
 c. 11957-1958: Monterey Co. Assessors records.

Historic Prehistoric Both

***P7. Owner and Address:**
 Christopher Grimes Living Trust, 51410 Partington Ridge Rd., Big Sur, CA 93920

***P8. Recorded by:** (Name, affiliation, and address)
 Kent L. Seavey, 310 Lighthouse Ave., Pacific Grove, CA 93950

***P9. Date Recorded:** 11/20/2020

***P10. Survey Type:** (Describe)
 Intensive-owner requested.

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
 None

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

State of California • The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Donald G. Thompson House *NRHP Status Code 5S3
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B1. Historic Name: Donald G. Thompson House B2. Common Name: _____
 B3. Original Use: residence
 B4. Present Use: residence *B5. Architectural Style: Wrightian Organic-"Usonian" type

*B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1958 (Monterey County Assessor's records; hand drawn plan set, by Rowan Maiden, 1956; repair/remodel (copy of original; specs.), 2007.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: Rowan Maiden b. Builder: _____

*B10. Significance: Theme Architectural Development Area Big Sur
 Period of Significance 1957-58 Property Type SFR Applicable Criteria CR 2 & 3 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject property is significant, at the local level, for its "Usonian" architectural design by architect Rowan Maiden. It was Maiden's last residential building prior to his passing in 1957. Rowan Maiden was born in Oakland, CA in 1913. He did his undergraduate work at U.C. Berkeley, & became one of Frank Lloyd Wright's Taliesin apprentices in 1939, working both at Taliesin West in Arizona and at Spring Green in Wisconsin. Maiden returned to California in 1941. As a conscientious objector during WWII, he worked as a draftsman at the Alameda Air Station. He and his young family moved to Monterey in 1948, taking up residence on Huckleberry Hill, an artist enclave in Monterey, deigning four houses in the area, including his own on David Avenue in Monterey.

B11. Additional Resource Attributes: (List attributes and codes) _____

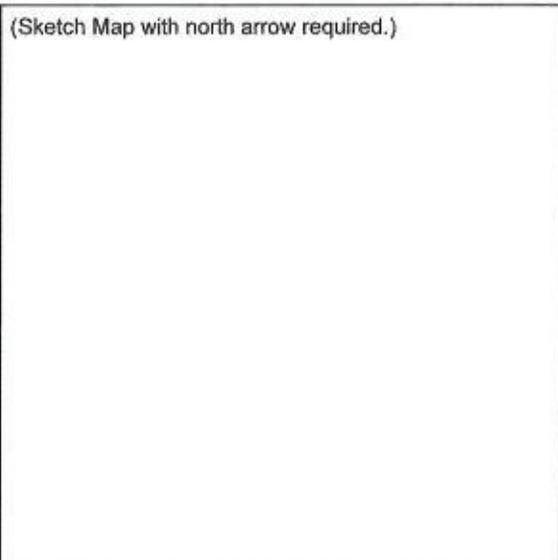
*B12. References:
Hess, Alan, Forgotten Modern: California Houses 1940-1970, Gibbs Smith Pub., 2007, pp. 160-164.
MAARA Files (Monterey Area Architectural Resources Archive) Monterey, CA..

B13. Remarks:
See Continuation sheet 4 for sketch map.

(Sketch Map with north arrow required.)

*B14. Evaluator: Kent Seavey
 *Date of Evaluation: 11/20/2020

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: Donald G. Thompson House

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P3 (Cont) The flat roof is slightly pitched along the rear (NW) elevation, with the ends of the roof joists extending out from the front (SE) of the building envelope as both structural and decorative elements, clearly defining the building's modular framing. There is one stucco-clad exterior eave-wall chimney present centered on the SW side-elevation. All roof covering is in tar & gravel. Fenestration is irregular, consisting of a ribbon band of large, fixed windows running the length of the SE facing facade and wrapping around both the NW & SE corners of the building envelope, with a sliding-glass entry door in one of the bays along the facade. This entry is accessed by a raised open wood deck with a set of straight-run wooden stairs, immediately adjacent to the covered garage beneath the building envelope. The rear (NW) elevation is characterized by narrow, operable tripartite clerestory windows just under the main roof eave-line, with a band of four such windows along the SW portion of this elevation, above the interior living spaces. Several wood casement windows, in varying sizes & shapes appear to have been added along the rear elevation & stucco-clad portion of the lower garage/storage portion of the facade in 2008 when the laundry room was added. The building's orientation towards the SE, in concert with a generous use of glass walls and clerestory windows enabled the architect to capture the greatest amount of sunlight during the day. The ribbon bands of large windows backed by horizontal clerestory windows also exhibit the structural components of its modular system, as well as enhancing the connection between indoor and outdoor living. All these features are elements of "Usonian" design developed by Frank Lloyd Wright as part of his larger concept of organic design.

Character-defining features include its redwood siding, exposed roof structure flat roof system, large expanses of glass, clerestory fenestration concrete slab floor, built-in furnishings and site orientation.

B10 (cont.) Maiden's most noted design was of Nepenthe in 1948, a restaurant in Big Sur which was published in both *Sunset* and *House Beautiful* magazines. His Dorothy Chapman House in Carmel was also published in *Sunset* & *House Beautiful* in the 1950s after Maiden returned to the East Bay Area. Although unlicensed as an architect he continued to design houses in Marin County, Oakland & on the San Francisco Peninsula until returning to Monterey County & Big Sur c.1954.

Maiden designed the subject property as a vacation house for a Fresno based traveling Freight & Passenger Agent for the Santa Fe Railway Company, Mr. Donal G. Thompson. The original hand drawn plans for the house by designer Maiden are with the current owners. The specific changes to the house noted in this report come from a proposal for construction to then owners, Susan & Pat Black dated December 27, 2007.

The term "Usonian" usually refers to a group of approximately sixty or so middle-income family homes designed by Frank Lloyd Wright beginning in 1934. Many American magazines at that time were offering prizes for affordable & efficient single family dwellings. Wright employed the word to refer to the United States in general, but more specifically to his vision of affordable residential housing for middle-class American employing his concepts of organic architecture. In fact he did not describe the "Usonian" form as a style, but rather as a type of residential architecture.

They were typically small (around 1500 Sq. Ft.) one-story without a garage or much storage area, with a horizontal orientation. They were often "Eli" shaped, to frame a garden terrace, on unusual & inexpensive sites (economical). They were characterized by native materials; flat roofs with no attics or basements & large cantilevered overhangs for passive solar heating and natural cooling, had open floor plans with few interior walls, & natural lighting with clerestory windows & window walls. Combined they captured the maximum amount of daylight creating a strong visual connection between the interior & exterior spaces, particularly for garden settings and much longer views of nature. Typically the houses had little exposure to the front, or public sides of the house. The word carport was first coined by Wright, to describe a simple covered opening for parking adjacent to these houses. The Thompson House exhibits almost all of these elements. As an aside, the Thompson House bears enough of a structural resemblance to Rowan Maiden's Nepenthe to suggest the original owner was familiar with the Big Sur, restaurant, and may have had it in mind when he hired the architect to design his vacation home.

The California Environmental Quality Act (CEQA), PRC Sec.21084.1 requires all properties fifty years of age or older to be reviewed for potential historic significance. Criteria for that significance is addressed in PRC Sec. 5024.1 (a) and asks, did any event important to the region, state or nation occur on the property. Did anyone important to the region, state or nation occupy the property during the productive period of their lives. Does the building represent an important architectural type, period or method of construction, or is it a good example of the work of a noted architect or master builder. The criteria also asks if the property is likely to yield information significant to the understanding of the areas history.

The Donald G. Thompson House represents a theme of Architectural Development in Big Sur; it retains substantial integrity and is fifty years old. The period of significance is 1958, the year it was constructed.

Integrity is defined as the ability of a property to convey significance. There are seven aspects of integrity: Location, Design, Setting, Materials, workmanship, Feeling & Association. To retain historic integrity a property must retain several & usually most of the aspects. This is the case for the Donald G. Thompson House. Over time several minor changes have been made to the house including the stucco wall cladding on the lower garage/storage portion of the building envelope with some glazing to bring light into the storage spaces. Construction of a small laundry room off the NW elevation with attendant small wood windows to bring further light and air into the interior.

CONTINUATION SHEET

Property Name: Donald G. Thompson House

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B10 (cont) In spite of these changes there is no question that the Thompson House retains Location, Setting, Materials, Workmanship, Feeling & Association with its original design by noted area architect Rowan Maiden. Historians employ National Register Bulletin 15 to evaluate properties for eligibility for the National Register of Historic Places, the California Register of Historic Resources & the Monterey County Historic Register. Bulletin 15 States:

"A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique. A property that has lost some historic materials or details can be eligible if it retains the majority of features that illustrate its style (type) in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation."

As noted above, the Thompson House clearly retains the majority of its original design features therefore its integrity is sufficiently intact to convey its significance as an excellent example of a "Usonian" type house of the Wrightian Organic Style. The house shows a geometry as simple as Maiden's Nepenthe, and is the last known residential design of this important, but short-lived California architect. California Architectural Historian and author, Alan Hess said of Rowan Maiden, "His small but exquisitely crafted houses showed his allegiance to Organic concepts. But also his fresh and sensitive response to the site and his client's needs. The subject property clearly qualifies for listing in the Monterey County Historic Register, at the local level of significance, for its "Usonian" design, and as the work of the gifted California architect Rowan Maiden (1913-1957). Its period of significance should be 1957-58.

B12 (cont.)

Monterey County Assessor's records, Mo. Co. Assessor's office, Salinas, CA.

National Register Bulletin 15

Rowan Maiden Obituary, Carmel Pine Cone, 1/17/1957.

Serraino, Pierluigi, NorCalMod: Icons of Northern California Modernism, Chronicle Books:San Francisco, 2006.
Sunset Magazine, House Beautiful Magazine.

B13 (cont.)



KENT L. SEAVEY
310 LIGHTHOUSE AVENUE
PACIFIC GROVE, CALIFORNIA 93950
(831) 375-8739

November 30, 2020

Mr. Christopher Grimes
51410 Partington Ridge Rd.
Big Sur, CA 93920

Dear Mr. Grimes:

Introduction:

This Focused Phase II Historic Assessment for compliance with *the Secretary of the Interior's Standards for the Treatment of Historic Properties* has been prepared as part of an application for minor alterations & an addition to a one-story single family residence, owned by the Christopher Grimes Living Trust, located at 51410 Partington Ridge Rd. (APN# 420-221-011), in Big Sur (see photos, plans & drawings provided).

Historical Background & Description

The subject property is a one-story, wood-framed "Usonian" type residence, with a garage & storage space below. It is Irregular in plan, resting on a concrete slab foundation. The exterior wall-cladding is a medium-width horizontal flush redwood siding on the upper portion of the building envelope, and cement-stucco facing the below grade lower garage/storage area, & an eave-wall chimney on the SW side-elevation, all added c.2008. The wood-siding, below the full-width ribbon-band of large, fixed windows along the SE facing facade, folds inward and up to allow natural air circulation within the building envelope. The rear (NW) elevation has a flat-roofed, partial width lower extension off the NE side-elevation running about half-way along the rear of the building envelope, containing bathroom and service spaces.

Evaluation:

The owner proposes to (1) remove the projecting c. 2008 laundry room, and extend the original lower flat-roofed bathroom/service spaces, matching materials in kind, along the length of this elevation. They propose to add new operable windows to the two existing bathrooms, for adequate light & air, and replace the existing c. 2007 kitchen window with a wider feature to bring light into the interior. (2) Slightly modify the c. 2008 open front deck, moving the existing wooden access stairway which is immediately adjacent to the covered parking garage, to the SE side of the deck, for reasons of fire safety. All new work will be undertaken in conformance with the *The Secretary of the Interior's Standards for the Treatment of Historic Properties, under the Standard for Rehabilitation*.

The Secretary of the Interiors Standards for the Treatment of Historic Properties Identify four primary treatment approaches to historic buildings. They are Restoration, Preservation, Reconstruction and Rehabilitation. Rehabilitation would be the recommended standard of treatment for the subject property, Rehabilitation is defined as the act or process of making a compatible use for a property through repair, alterations and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

The Secretary's Standards encourages "placing a new addition on a non-character-defining elevation." and locating alterations to historic properties in areas where previous alterations already exist. The 1992 National Park Service *Illustrated Guidelines for Rehabilitating Historic Buildings*, states that "The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility."

In this instance, the rehab work is on a secondary or altered elevations. The proposed extension of the lower bathroom/utility space will be on the rear of the historic building envelope, matching in kind the size and scale of the original feature on the historic residence. As proposed any new material will reflect the existing historic building fabric for continuity of design. As noted, the work will be compatible with the size, scale, proportions and massing to protect the integrity of the subject property and its environment.

This is consistent with Rehabilitation Standards #2 and #5. If removed in future, the essential form and integrity of the historic residence will be unimpaired, consistent with Standards #9 and #10.

Impacts of the Proposed Project:

The owner has proposed the following addition for contemporary usage.

SE (FRONT) ELEVATION (primary/altered)

This is the primary elevation. The existing. 2008 open deck, accessing the front door will be slightly modified in moving the location of the existing access stairway away from the building envelope for fire safety, and the deck repaired, adding built in seating.

EAST SIDE-ELEVATION.

No changes to this elevation are proposed.

NW (REAR) ELEVATION (secondary, altered)

The work outlined in the evaluation above will include removal of the c. 2008 laundry room, and extension of the original lower projecting bathroom/service feature along the rear elevation, with replacement of the two existing bathroom windows with new fixed casement types, to bring more light and air into these spaces, as well as new kitchen fenestration, also to bring more light into the interior. The proposed addition will bring the building envelope much closer to its original 1957-58 appearance.

WEST SIDE-ELEVATION (secondary/altered)

The addition of a single access door under the open deck, for maintenance & repair.

As proposed, the work shall reuse, to the extent feasible, any available historic building material, and where necessary match required replacement features in kind (see photos, plans & drawings provided).

Any new work will be clearly differentiated from the old, but compatible with the size, scale, proportions and massing to protect the integrity of the subject property and its environment. If removed in future, the essential form and integrity of the historic resource and its environment will be unimpaired.

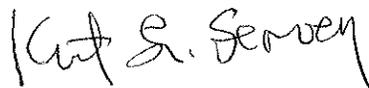
Conclusion:

The proposed work on the subject property will be executed consistent with the *Secretary's Standards for Rehabilitation*, with the least possible loss of historic material so that the remaining character-defining features of the resource will not be obscured, damaged or destroyed. The proposed alterations are reversible. As proposed the new work will not cause a significant change to the listed historic building and will not create a significant adverse effect on the environment.

Mitigation

The project, as proposed, appears to be in conformance with the *Secretary of The Interior's Standards for the Treatment of Historic Properties* under the *Standard for Rehabilitation*. (see documentation, photos and plans & drawings provided). No mitigation is needed for this project.

Respectfully Submitted,



51410 Partington Ridge Road-Big Sur

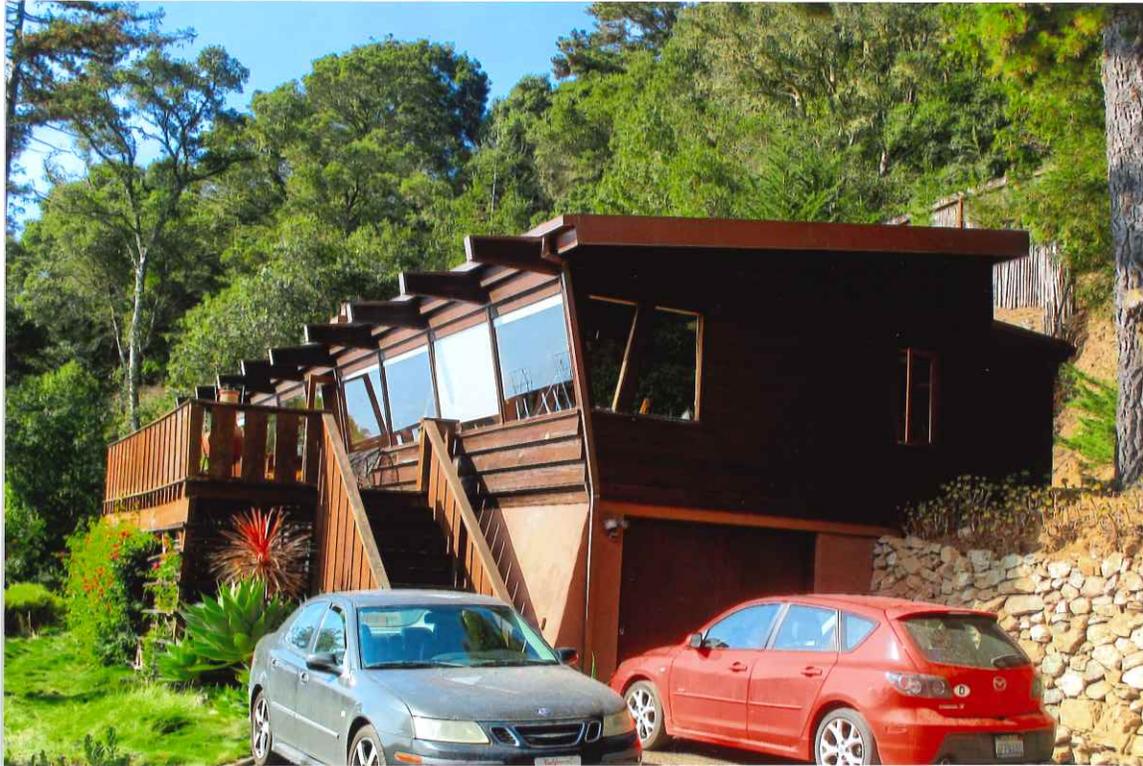


Photo #1. Looking NW at the SE facing entry deck, & access stairs proposed for relocation to the SE side of the deck, Kent Seavey, November, 2020



Photo #2. Looking SW at the East side-elevation. Note original lower bathroom & service spaces on the NW rear elevation. Kent Seavey, November, 2020.



Photo #3. Looking SW at the c. 2008 laundry room addition projecting off the rear elevation, proposed for removal, Kent Seavey, November, 2020.

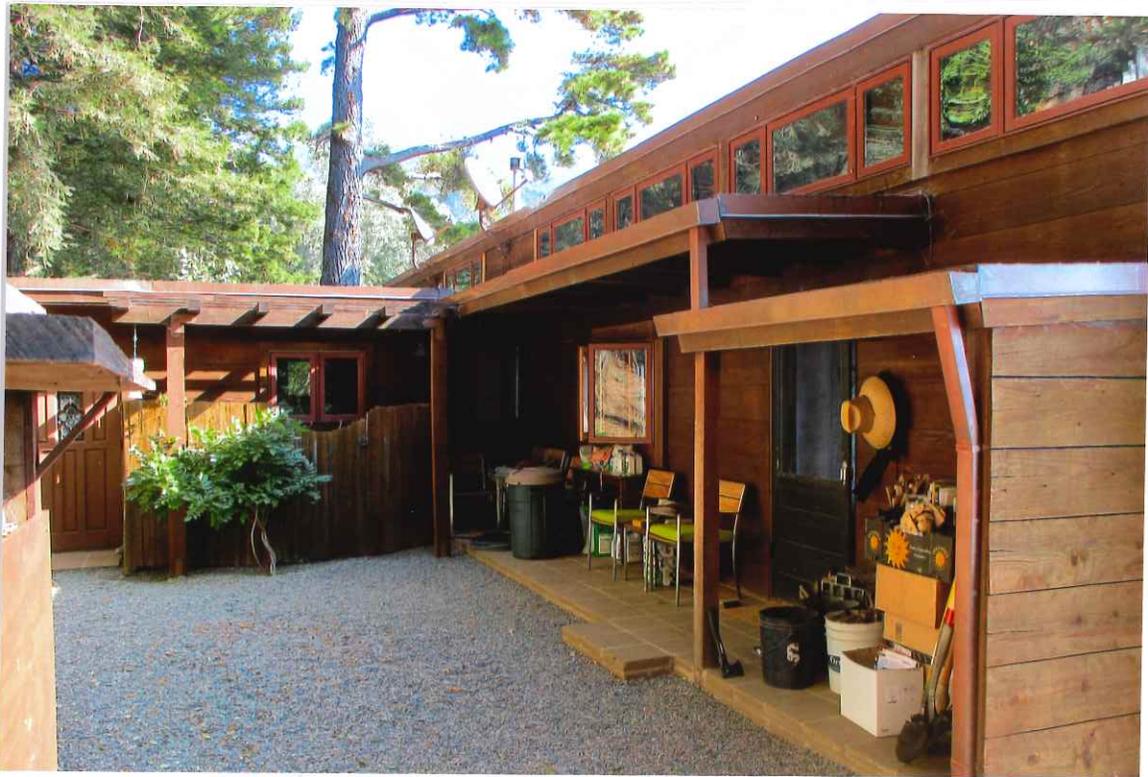


Photo #4. Looking easterly at the NW rear elevation w/c.2008 additions proposed For removal, & enclosure matching original bath/service spaces at the far end of this elevation, Kent Seavey, November, 2020.

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(831) 375-8739

County of Monterey
Planning & Community Development
1441 Schilling Pl., South 2nd Flr.
Salinas, CA, 93901

51410 Partington Ridge Rd., Big Sur, CA APN 420-221-011

Project Description as provided by project designer: Detached one-story wood-framed, Garage-Workshop Addition, West and slightly below existing residence, resting on the edge of a steep slope toward the East.

Project is on site with a residential structure (Grimes House) proposed for historic designation.

To Whom it may concern,

It is my understanding that the County of Monterey is requesting concurrence from a certified historical consultant as to the project's compliance with the Secretary of the Interior Standards for Rehabilitation..

I have reviewed the document titled PLN210053-GRIMES-Reports and Environmental Analysis, reviewed the plans for the proposed design as prepared by Justin Pauly Architects, and walked the property myself. I have also reviewed the subsequent e-mails pertaining to the placement of the subject garage-workshop addition.

Based on the quality and appropriateness of the design for the addition, paired with the physical limitations of the site, it is my professional opinion that the project as submitted is in substantial compliance with the Secretary of the Interior's Standards for Rehabilitation.

Respectfully Submitted,



HISTORIC PRESERVATION MUSEUM INTERPRETATION

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