

# Attachment C

This page intentionally left blank.



Daniel and Katherine Rhodes  
4175 Sunset Lane  
Pebble Beach, California  
93953

T. (310) 480-1751  
[danrhodes@aol.com](mailto:danrhodes@aol.com)

April 2, 2018

Mr. Craig Spencer  
Supervising Planner  
Monterey County Resource Management Agency  
Land Use and Community Development  
1441 Schilling Place  
Salinas, CA 93901

Dear Mr. Spencer,

Per our March 16 phone conversation, we would like to proceed with formally listing our house at 4175 Sunset Lane in Pebble Beach (A.P.N. 008-072-013-000) on the Monterey County Historic Resource Inventory.

Both the Phase I and Phase II documentation have been prepared by Kent Seavey, and have been approved by the commission.

Please find both the Phase I documentation (Primary Record, DPR 523A) and the Focused Phase II Historic Assessment enclosed.

The Zoning Administrator approved the Combined Development Permit at the public hearing on March 29, 2018 (Project File No. PLN170237).

I sent an email copy of this request yesterday to [spencerc@co.monterey.ca.us](mailto:spencerc@co.monterey.ca.us); please let us know if we can do anything further to help.

I can be reached by email ([danrhodes@aol.com](mailto:danrhodes@aol.com)) or by phone (310.480.1751).

Thank you for your help,

*Daniel Rhodes*  
Daniel Rhodes

*Kent Rhodes*

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S2

Other  
Review Code

Reviewer

Date

Listings

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) Charles Moore Hse.

**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 Location: ☐ Not for Publication ☒ Unrestricted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 4175 Sunset Lane City Pebble Beach Zip 93953

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

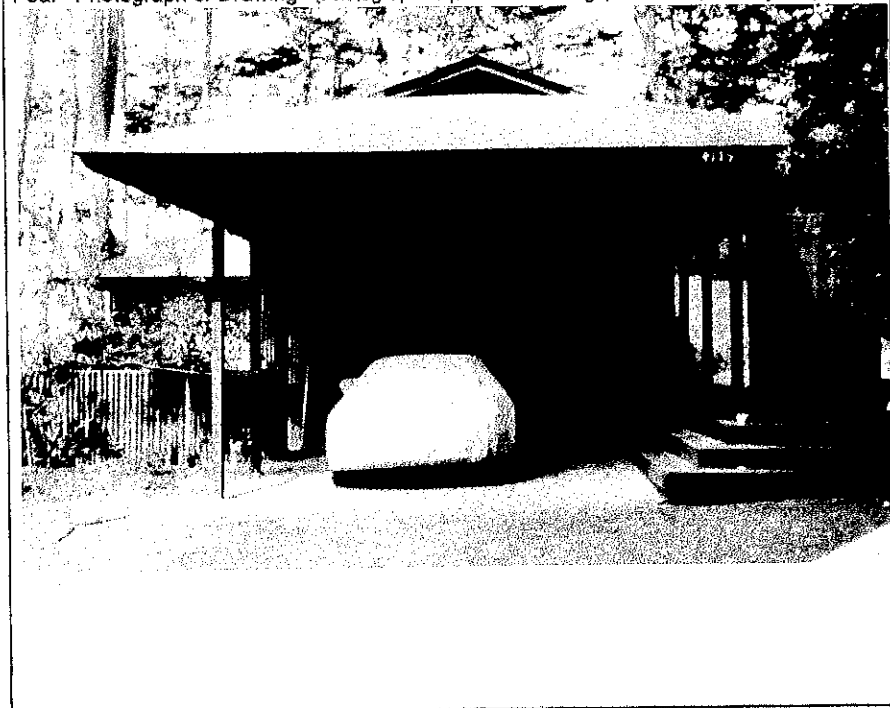
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, declinal degrees, etc., as appropriate)  
APN# 008-072-013

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

A one-story, wood-framed residence of Japanese influenced design, Irregular in plan, resting on a concrete foundation. Constructed in 1954, the exterior wall-cladding is a combination of vertical wood siding along the north facing facade, with wide, horizontal ship-lap wood siding and extensive glazing along the rear (south) elevation, as well as a large, open wood deck. In 1974 a bedroom/bathroom addition, projecting south off the main building block, with vertical flush-board siding, was added toward the west, off the deck along this elevation. The roof system is a low-pitched gable-on-hip type, called Irimoya in Japanese. The roof has wide, overhanging eaves and is covered in composition shingles. Fenestration is irregular, with a combination of single, paired and banded fixed wood and metal sliding glass doors. A glazed access point for the 1974 addition from the living room area was created by expanding a portion of the rear (south) wall to the edge of the roof overhang.

\*P3b. Resource Attributes: (List attributes and codes) (HP2) single family property

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



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

P5b. Description of Photo: (view, date, accession #)

Looking west at the east elevation, note 1974 wing addition on left, Kent Seavey, 5/12/2017.

\*P6. Date Constructed/Age and Source:  
1954-Monterey County Assessor's records

☒ Historic ☐ Prehistoric ☐ Both

\*P7. Owner and Address:  
Daniel Rhodes & Katherine Spitz 4175 Sunset Ln., Pebble Beach, CA 93953

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

\*P9. Date Recorded: 6/10/2017

\*P10. Survey Type: (Describe)  
Intensive-CEQA required review

\*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  
DEPARTMENT OF PARKS AND RECREATION  
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #

HRI#

\*Resource Name or # (Assigned by recorder) Charles Moore House

\*NRHP Status Code 5S2

Page 2 of 4

B1. Historic Name: Moore House #1  
Name:

B2. Common

B3. Original Use: residence

B4. Present Use: residence

\*B5. Architectural Style: Japanese influenced vernacular

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1954 (Mo. Co. Assessor's records); bedroom/bath addition 1974 (Pebble Beach Co. real estate office, plans & drawings).

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:

\*B8. Related Features:

B9a. Architect: Charles W. Moore

b. Builder:

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

Area Pebble Beach

Period of Significance 1954-1959

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, under California Register criteria 2, for its association with internationally recognized architect Charles W. Moore and criteria 3, for architecture as an excellent example of Japanese influenced design, and as one of Moore's first residential projects.

Charles Willard Moore (1925-1993) Was an architect, educator, writer and Fellow of the American Institute of Architect, which awarded him the AIA Gold Medal for his many accomplishments in 1991. He was a native of Michigan, where he acquired his basic education through high school. Moore entered the University of Michigan at 16, earning a BA degree in Architecture in 1947. Following graduation he moved to San Francisco because of his interest in the evolving Bay Region aesthetic.

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

\*B12. References:

Gropius, W. & Tange, K., "KATSURA Tradition and Creation In Japanese Architecture, Yale Univ. Press: New Haven, 1960.  
Johnson, E., "Charles Moore: Buildings and Projects: 1949-1986, Rizzoli: New York, 1986. pp.56-57.

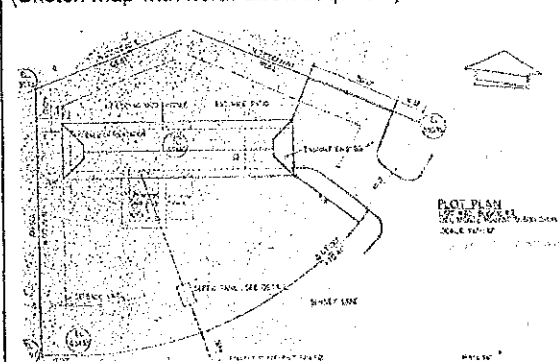
B13. Remarks:

\*B14. Evaluator: Kent Seavey

\*Date of Evaluation: 6/10/2017

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



## CONTINUATION SHEET

Property Name: Charles Moore House

Page 3 of 4

P3 (Cont.) There is one brick interior chimney, centered in the ridge line at the east end of the building envelope, where it meets a tall, open carport, supported by stout wood posts carrying the end of the gable-and-hip main roof. The principal entry is located along a raised, open wood walkway below the overhanging eaves, partially screened from the driveway and carport by vertical wooden screens of narrow wood strips. The entry is characterized by a single tall, fixed glazed window adjacent to a painted flush wood door. This front door is separated from the rear kitchen door, just feet away on the same elevation, hidden by a wooden screen similar to those adjacent to the carport. The house is sited near the corner of Sunset Ln. & Sunridge Rd. on rising ground in a natural landscape setting of native trees and vegetation off the south side-elevation, and an informal Japanese garden, fronting the length of the north elevation, framed by a hill mass to the north. The driveway and parking area is covered in asphalt. It is located in the gated Pebble Beach resort community, in a neighborhood of one and two-story homes of varying ages, sizes and styled.

Character defining features include the simplicity of its Japanese influenced vernacular design; vertical wood siding; Japanese style Irimoya roof system; a raised entry walkway adjacent to a traditional Japanese dry garden; extensive use of glazing on the south wall; a large, open wood deck and its natural forested landscaping.

B10 (Cont.) Moore first worked as a draftsman in the office of Mario Corbett, a practitioner of the Bay Region aesthetic, then with Joseph Allen Stein briefly, followed by work with Hervey Parke Clark, as a designer in the planning of a home economics building for U.C. Davis and other projects. In 1949, at age 24 Charles Moore passed the California licensing exam, becoming a certified architect. In May of that year he won a prestigious traveling scholarship for independent study in Europe. At this time Moore was also hired to teach at a new school of architecture at the University of Utah when he returned, Roger Bailey, who was developing the architectural school at the U. of Utah had been one of Moore's teachers at the University of Michigan, and would eventually become a tenant in the Moore House on Sunset Lane in Pebble Beach. In 1952 Charles Moore's burgeoning academic career would be put on hold by a draft notice for military service in the Korean Conflict. The young architect served as an officer in the Army Corps of Engineers in Korea, returning stateside before his discharge in 1954. Moore was introduced to the traditional architecture of both Korea and Japan, where he was much taken by it, as author Kevin P. Keim noted in his biography of Moore, "An Architectural Life". He noted:

"Charles was stunned by the craftsmanship of timber structures more than a thousand years old, interiors austere yet highly refined, masterful spatial layering, and the highly tuned sensitivity for water and gardens."

The country villa of Katsura, near Kyoto made a particular impression on him as it is clearly referenced in the design of his Pebble Beach home.

Returning to California and Camp Roberts in San Luis Obispo County put then lieutenant Moore in close proximity to his family. His sister Miriam had married a Navy lawyer who was stationed in Monterey. On weekends Charles would come up to supervise construction on a small house in Pebble Beach he had designed for the couple.

Upon his release from the Army, Moore designed the subject property as a home for he and his mother, close to his sisters residence. The elongated rectangular footprint echoed both the forms and aesthetic of the Katsura Villa. Sited on a high slope facing south toward Pt. Lobos and the sea. Writer Eugene J. Johnson, in his book "Charles Moore Buildings and Projects 1949-1986" describes the plan of the house as:

"...simplicity itself, a long rectangle containing two bedrooms at one end (west), and a living room at the other. The center is occupied by the kitchen and bath, the rooms that need plumbing, the long hall contains ample closets. ...The most arresting visual details occur in the rhythmic changes Moore wrings from the basic modular unit of the 16-inch centers between the vertical members of the balloon frame. ...these rhythmic patterns are clearly visible in the varying widths of the windows of the bedrooms, bath, and kitchen. The regularly, and thus serenely spaced verticals of the living room, on the other hand, held Japanese shoji screens (these now cover up the back hall closet shelves). What Moore sought to achieve here was an inexpensive house graced by visual variety, one that had attained rhythmic complexity without complicating the budget."

The shoji screens, designed and constructed by the architect himself, are still in place. Of importance is the fact that Moore was consistently and personally modifying the details of the residence. This occurred over the duration of his limited occupancy, primarily during preparation of his Master's Thesis, on a proposal to link Monterey's historic adobe buildings with a pedestrian walkway, and his doctoral studies, both degrees taken at Princeton University between 1954 and 1957, with post doc.

work until 1050

## CONTINUATION SHEET

Property Name: Charles Moore House

Page 4 of 4

B10 (Cont.) Charles Moore was an itinerant occupant of his first home on Sunset Ln. in Pebble Beach for about 5 years, from his Army discharge to his Princeton PhD in Architecture. During that period he wrote his Master's Thesis addressing Monterey's historic adobes, designed several buildings on the Monterey Peninsula, including two more Japanese influenced homes, the Satow house in 1956, and the Hubbard House (now Nakamura) in 1957, both still in place. He also designed buildings for his brother-in-law, Saul Weingraten in Seaside. In fact, Moore's last museum commission was for an addition to the Monterey Museum of Art at "La Mirada" in 1993.

The subject property is an excellent example of the early residential work, in the Monterey Region, of Charles Willard Moore, an internationally recognized architect noted for his eclectic range of historicist buildings, each of which represent a unique response to the context of its site and culture. The Japanese influenced vernacular residence at 4175 Sunset Lane in Pebble Beach retains its original location and setting. Its design is essentially intact, including the 1974 wing addition, and a good deal of its original workmanship was executed by architect Moore himself. It retains a high degree of integrity as constructed in 1954, and evokes a strong sense of time and place and of feeling and association with the modern development of the Pebble Beach resort community. The Charles Moore House reflects the finding of, and is consistent with the 2013 Pebble Beach Historic Context Statement, under the theme Pebble Beach-Post War (1945-1969). It clearly qualifies for listing in the Monterey County Historical Resource Inventory, at the local level of significance. Its period of significance is 1954 to 1959.

B12 (Cont.)

Littlejohn, P., "Architect The Life and Work of Charles W. Moore", Holt, Rinehardt, Winston: New York, 1984, pp. 57-60.  
Keim, K. P., "An Architectural Life Memoirs & Memories of Charles W. Moore, Bulfinch Press/Little Brown & Co.: New York, 1996, pp. 27-35.

Monterey Area Architectural Resources Archive (MAARA), Monterey, Charles W. Moore files.

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

Pebble Beach Company real estate files, Pebble Beach, CA.

Pebble Beach Historic Context Statement, Monterey County Parks Department, 2013.

This page intentionally left blank