



# Monterey County

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## Board Report

Legistar File Number: RES 18-148

November 06, 2018

**Introduced:** 10/16/2018

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** BoS Resolution

Adopt a resolution to approve adding the “Charles Moore” house to the Monterey County Register of Historic Resources, the Local Official Register of Historic Resources. The project is located at 4175 Sunset Lane, Pebble Beach (Assessor’s Parcel Number 008-072-013-000).

**Proposed CEQA action:** Statutorily exempt per CEQA Guidelines Sections 15060(c)(3) and 15378(b)(5).

### PROJECT INFORMATION:

**Planning File Number:** REF180038  
**Owners:** Daniel and Katherine Rhodes  
**Project Location:** 4175 Sunset Lane, Pebble Beach  
**APN:** 008-072-013-000  
**Plan Area:** Del Monte Forrest  
**Flagged and Staked:** Not Applicable

### RECOMMENDATION:

It is recommended that the Board of Supervisors adopt a resolution to:

- a. Approve adding the “Charles Moore” house to the Monterey County Register of Historic Resources, the Local Official Register of Historic Resources. The project is located at 4175 Sunset Lane, Pebble Beach (APN 008-072-013-000).

### SUMMARY:

On April 1, 2018, Katherine and Daniel Rhodes, property owners of the historic building site, formally requested that the “Charles Moore” house be added to the Monterey County Register of Historic Resources. On May 3, 2018, the Monterey County Historic Resources Review Board (HRRB) reviewed the Historic Listing Request and supporting documentation, at a public meeting and recommended that the Board of Supervisors approve adding the “Charles Moore” house to the Monterey County Register of Historic Resources by a 6-0 vote (see **Attachment B**). All written and documentary information is attached to this staff report in accordance with the procedures and criteria for listing as contained in Chapter 18.25 of the Monterey County Code.

### DISCUSSION:

A written request from Daniel J. Rhodes, property owner of “Charles Moore” house property was submitted on April 1, 2018 along with supporting documentation (**Attachment C**). The supporting documentation included a Phase 1 Historic Assessment (Department of Parks and Recreation Primary Record) prepared by Kent L. Seavey on May 12, 2018. The assessment determined that the house is historically significant due to the following:

1. The building represents an exemplary example of the work of internationally recognized Master Architect Charles Willard Moore (1925-1993) whose Japanese influenced vernacular architectural design influenced the modernist style architecture in the United States; and
2. The building qualifies for local listing as a historic resource based on criteria for architectural significance contained in the 2013 Pebble Beach Historic Context Statement, specifically, the “Charles Moore” house reflects the Pebble Beach-Post War architectural theme (1954-1969) and is one of Master Architect Charles Willard Moore’s first residential projects.

Based on the evidence discussed below, staff is recommending the Board of Supervisors approve adding the “Charles Moore” house to the Monterey County Register of Historic Resources

1. On April 1, 2018, the property owners formally requested that the “Charles Moore” house be added to the Monterey County Register of Historic Resources, the Local Official Register of Historic Resources;
2. The Historic Resources Listing Request complies with the Procedures and Criteria for listing contained in Chapter 18.25 of the Monterey County Code;
3. The completion of Phase 1 Historic Assessment (Department of Parks and Recreation Primary Record) prepared by Kent L. Seavey on May 12, 2018 that determined the building to be of historical significance; and
4. The Historic Resource Review Board recommended unanimously (6-0 vote) that the Board of Supervisors approve the “Charles Moore” House during a public hearing held on May 3, 2018 (HRRB Resolution No. 18-002).

The implications of placing this home on the Monterey County Register of Historic Resources are as follows:

- Any future modifications to the structure will be subject to Department of Interior Standards, and required to be reviewed by the Monterey County Historic Resources Review Board (HRRB)
- The house will be eligible to apply for a Mills Act Contract which allows owners of qualifying buildings to receive a potential property tax reduction and use the savings to help rehabilitate, restore and maintain their buildings.
- The parcel may be re-zoned with a Historic Resources (HR) overlay, the purpose of which would be to provide incentives and regulation for the protection, preservation, enhancement, and perpetuation of those structures and areas of historic, architectural and engineering significance which contribute to the historic heritage of Monterey County and to encourage conservation of the County's important representative and unique archaeological sites and features.

This action is not a project under CEQA because it is an administrative activity that will not result in direct or indirect changes in the environment (CEQA Guidelines Sections 15060(c)(3) and 15378(b)(5)).

OTHER AGENCY INVOLVEMENT:

County Counsel has reviewed the report as to form.

FINANCING:



Funding for staff time associated with this project is included in the FY18-19 Adopted Budget for RMA-Planning.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

This action represents effective and timely response to our RMA customers. Processing this application in accordance with all applicable policies and regulations also provides the County accountability for proper management of our land resources

Check the related Board of Supervisors Strategic Initiatives:

- ☐ Economic Development
- ☒ Administration
- ☐ Health & Human Services
- ☐ Infrastructure
- ☐ Public Safety

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Reviewed by: Brandon Swanson, Planning Manager   
Approved by: John Dugan, FAICP, Deputy Director - RMA Land Use and Community Development

The following attachments are on file with the Clerk of the Board:

- Attachment A - Draft Board of Supervisors Resolution
- Attachment B - HRRB Resolution No. 18-002
- Attachment C - Historic Resource Listing Request & Phase 1 Historical Assessment

cc: Front Counter Copy; Planning Commission, County Counsel, Jacqueline R. Onciano (Chief of Planning); Daniel and Katherine Rhodes (Owners); The Open Monterey Project; Law Office of Michael W. Stamp (Molly Erickson); LandWatch (Exertive Director); HRRB, Project File REF180038