

Exhibit C

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PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 5S1

Other
Review Code

Reviewer

Date

Listings

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*Resource Name or #: (Assigned by recorder) McDonald 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 Location: ☐ Not for Publication ☒ Unrestricted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 55 Encina Drive City Carmel Valley Zip 93924

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# 187-041-042

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

A one-story cinder-block and wood-framed residence, elliptical in plan, resting on a concrete foundation. The exterior wall-cladding is vertical flush-redwood siding. The gable-and-hip roof is covered in cementitious shingles with cinder-block chimneys in the NW side of the living room, & SW wall of of the study. The ends of the elliptical roof system wrap around the central pie-wedged pool & terrace spaces where they drop steeply in a tripodal form. The central gabled section of the building envelope is fully glazed front and rear, allowing sunlight into the main living area. Narrow, glazed full-height openings along both inner and outer wing walls, all extending into flush skylights along the roof system illuminate the full length of the book-hinged layout. A large, flat-roofed two-car garage extends off the East side of the building envelope, it's rolled roofing visually disappearing into the high hill mass behind it.

*P3b. Resource Attributes: (List attributes and codes) SFR(HP2) Rural open space (HP32)

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 #)
Aerial photo looking NE at house and landscape setting, undated.

*P6. Date Constructed/Age and Source:
1965-Mo. Co. assessors office, Salinas, CA.

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:
Moss Richard F & Bettina E Moss TRS, 55
Encina Dr., Carmel Valley, CA 93924.

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

*P9. Date Recorded: 2/15/2023

*P10. Survey Type: (Describe)
Intense-Requested by owner.

*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):

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) McDonald House

*NRHP Status Code 5S1

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B1. Historic Name: McDonald House

B2. Common

Name: Robert E. McDonald III House

B3. Original Use: residence

B4. Present Use: residence

*B5. Architectural Style: Wrightian Organic

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

Constructed 1972 (Mo. Co. Assessor's Off., (MCBP# 23898) ; Pool constructed 1973 (MCBP# 24198).

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

*B8. Related Features:

B9a. Architect: Mark Mills

b. Builder: Mark Mills (?)

*B10. Significance: Theme Carmel Valley Architecture-20th Cent. Area Carmel Valley

Period of Significance 1972 to present 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 McDonald House is an excellent and intact example of Wrightian Organic Design principles expanded upon through the inventive hands of one of Wright's apprentices, architect Mark Mills (1921-2007). It is significant under California Register criterion 2 & 3, for its design by, & association with architect Mark Mills. Born and raised in the Arizona mining town of Jerome, where Mark's father was a mining engineer, Mills grew up learning carpentry & the nature of structure. He completed a degree in architectural engineering at the University of Colorado. Aware of Frank Lloyd Wright and his work, Mark contacted him, and was invited to meet the master in Scottsdale, Arizona as Wright was beginning work on Taliesin West. As an apprentice, Mills spent the majority of his four years (1944-'48) with the Fellowship physically building the school, while living in a tent in the desert.

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

*B12. References:

Bennett, Janey, "The Fantastic Seashell Of The Mind, The Architecture of Mark Mills", ORO Additions, 2017.

_____, "Profile: Work of Mark Mills", Journal of the Taliesin Fellows, Issue 10, Spring, 1993.

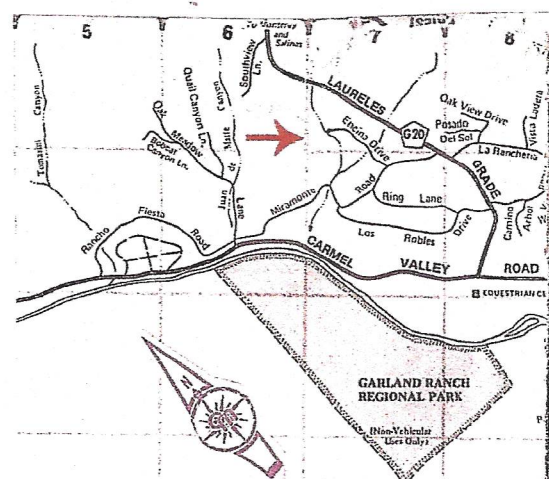
B13. Remarks:

*B14. Evaluator: Kent L. Seavey

*Date of Evaluation: 2/15/2023

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Property Name: McDonald House

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P3 (cont.) The subject property is located near the brow of a ridge line, with a panoramic view South to Carmel Valley and the Coast Range mountains beyond. Because of the prevailing wind coming from the same direction as the view-shed, architect Mark Mills used part of the building envelope to block the wind by spreading the bedroom wings wide, "like sheltering arms, with the house's back to the mountain." As author Janey Bennett noted in her excellent biography of Mills and his work, "The plan is shaped like an open door-hinge. The central core is a circle with one third removed, with wings radiating out at a 120 degree angle, and curling at their ends to focus the panoramic landscape view for the rooms at the tips. The pool and its terrace are tucked in, away from the wind between the wings, expressing the curving nature of the house. Mills designed a ceiling made up of spherical redwood laths". The house is centrally sited within its six acre parcel, in a natural landscape setting of native trees and grasses. It was constructed for Mr. Robert E. McDonald III, who was Secretary of the Monterey Sand Company, in the town of Marina, CA., The sand plant was established in 1944. Robert's father was apparently the VP of the concern, which later became a part of the current Cemex Sand Company.

Character-defining features include its curvilinear shape; use of cinder block and vertical redwood siding as the exterior wall-cladding; extensive glazing including multiple skylights extending portions of the fenestration onto the cementitious roof covering to garner more natural light for the interior; a pie-shaped pool and terrace projecting from the front of the building envelope, providing an expansive view through the natural landscape setting of the grounds toward the mountains to the South. The curvilinear redwood lath finish of the interior ceiling is a main design feature of the residence.

B10 (cont.) Mills, an independent thinker, 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 end, so long as (its) principle is inviolate. A number of Mills later designs were based on the seashell idea and other forms of nature as sources for designing shelter.

While at Taliesin he and a fellow apprentice, Paolo Soleri designed a small circular "Dome House" at Cave Creek, AZ. This and other "infractions" of FLW's rules caused both men to leave the fold. Mark Mills came to California where he worked as a draftsman with the firm of Anshen + Allen, in San Francisco, until contacted by a friend, then, the contractor for Frank Lloyd Wright's Walker House, under construction at Carmel Point for Mrs. Alma Walker. Without changing the basic outline of Wright's design, the young architect was able to assist the owner in realizing her dream home. As a result of his quality of workmanship Mrs. Walker offered him a chance to plan and build two homes in Carmel, for speculation c. 1951. Mark Mills went on to build more than thirty-five houses in the Monterey area and elsewhere, gaining recognition worldwide for his singular aesthetic. The architect's always claimed that his "first client" was nature. Of importance to remember, Mills could and did build many of his houses with his own hands, using a few basic tools. As noted in his Monterey Herald Obituary, "When designing a building, Mills never sketched. All creative work was done in his head, "drawn" in his mind. Only when he had an architectural design, complete with details, did he touch paper". Of note, there are no eraser marks on any of his working drawings. Of interest is the design of Mills 1972 Fan-shell Beach House at Pebble Beach, which employs the same general footprint of the subject property, but covered by supporting concrete arches in the shape of a seashell.

The McDonald House retains a high degree of historic integrity, as evidenced by the survival of the seven aspects of characteristics that exist from the resources period of significance, 1965 to the present. The residence is in its original location. Its design is essentially unaltered, Its six acre parcel remains primarily in rural open space, The residences exterior materials appear to be largely unaltered, as does the original workmanship, and the property as a whole retains a strong sense of time and space, and of feeling and association with its rural Carmel Valley setting, fulfilling all required aspects of historic integrity. Its Wrightian Organic Design by noted American architect Mark Mills is intact, and it is eligible for listing in both the National and California Registers (NR B/C) and CR 2/3) for that association as well as architectural design. It clearly qualifies for listing in the Monterey County Historical Resources Inventory under a theme of residential housing in Carmel Valley, (1950-1973). The period of significance in 1965 to the present.

B12 (cont.)

Crandall, Chuck, "They Chose to be Different, Unusual California Homes", Chronicle Books: San Francisco, 1972.

Mark Mills, (Obituary) Monterey Peninsula Herald newspaper, 6/10/2007.

_____, Monterey Area Architectural Resources Archives (MAARA), Monterey, CA.

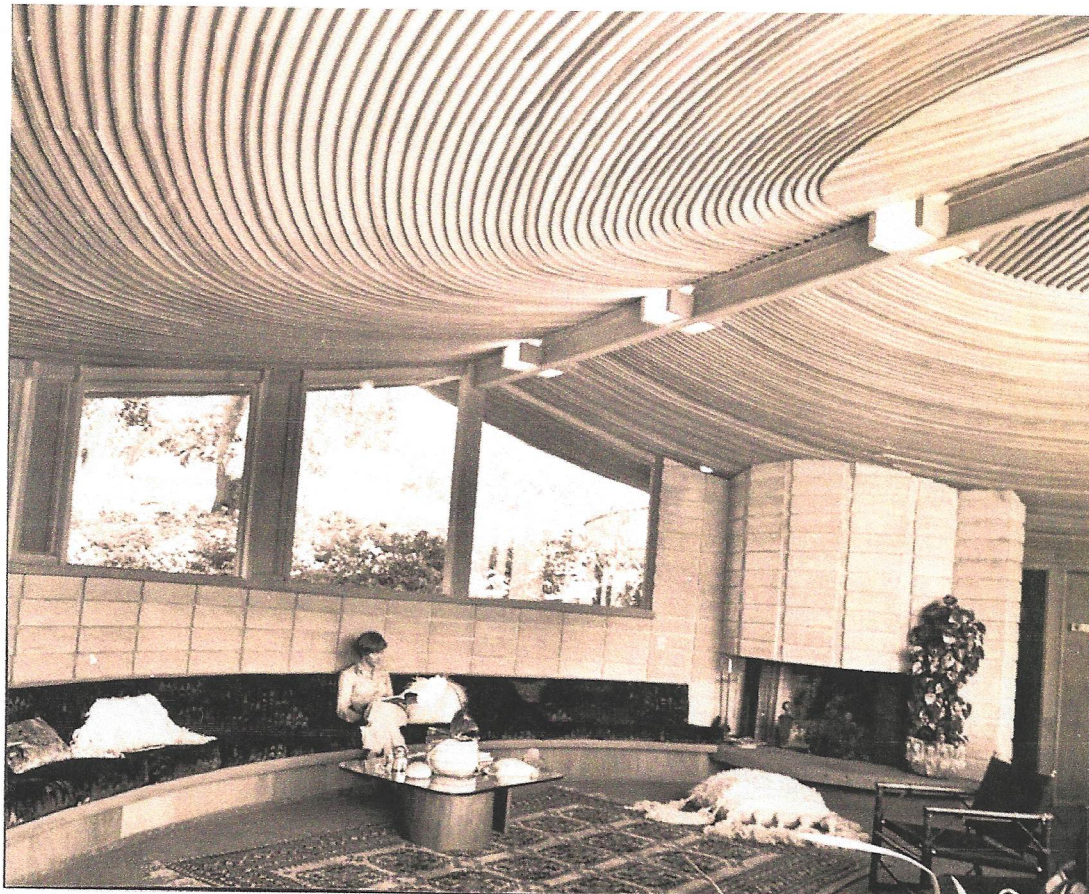
Monterey Herald (Weekend Magazine), 8/17/1975.

Polk Business Directory for Monterey, 1957.

CONTINUATION SHEET

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Detail of redwood ceiling, living room. Photographer Al Weber. c. 1979