

# Exhibit E

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State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

## PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 582

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 5

Resource Name or #: (Assigned by recorder) *Alma Urmston House*

P1. Other Identifier:

P2. Location:  Not for Publication  Unrestricted a. County *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address: *3191 Del Cervo Road* City *Pebble Beach* Zip *93953*

d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *008-371-002*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Urmston House is a two-story, concrete and wood-framed Spanish Eclectic Style residence. It is irregular in plan, resting on a concrete foundation. The exterior wall-cladding is a textured cement stucco. The complex hip-and-gable roof system has slightly overhanging eaves with an abundance stubby rafter-tails. The rafter-tails are faced with metal flashing and gutters, as part of the standing-seam metal roof put on the building in c.1989 after a major fire in the Pebble Beach forest, for fire protection. The eave line retains its original configuration, including seven voids for small, gabled wall dormers that wrap around the south wing of the building envelope and much of the north facing facade. As noted by architectural historian Robert Sweeney in the just released book, *Spanish Colonial Style...the Architecture James Osborne Craig and Mary McLaughlin Craig* (The architect of the subject Property), their unique form "defies architectural terminology, and are a distinguishing feature." There is also a partial-width shed roof, covering the below grade two-bay garage entry on the south side of the west side elevation, also clad with the standing-seam metal roof. A second smaller one-story shed-roofed addition is found off the kitchen toward the west end of the north-facing facade in a 1958 kitchen remodel. The residence has two painted brick chimneys. One is an interior type, with two flues, located on the south side of the main building block, just below the ridge-line, where the main roof steps down toward the west.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

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

P5b. Description of Photo: (View, date, accession #)  
*Looking SW at the north facing facade., Kent Seavey, 10/21/15*

P6. Date Constructed/Age and Sources

 Prehistoric  Historic  Both*1927-Mo. Co. Assessor's records*

P7. Owner and Address

*Ms. Julie K. Hansen  
3191 Del Cervo Rd.  
Pebble Beach, CA 93953*

P8. Recorded by: (Name, affiliation, and address)

*Kent L. Seavey  
Preservation Consultant  
310 Lighthouse Ave.  
Pacific Grove, CA 93950*P9. Date Recorded: *12/26/2015*

P10. Survey Type: (Describe)

*Intensive-owner requested review*

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

*None*

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Resource Name or #: (Assigned by recorder) *Alma Urmston House*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *summer residence*

B4. Present Use: *residence*

B5. Architectural Style: *Spanish Eclectic*

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

*Constructed 1927 (Mo. Co. Assessor's records); kitchen remodel, 1958; add handicapped access ramp, 2007; kitchen remodel-general repair/ and rehabilitation 2009 (MCBP#000270);*

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features: *simple, open asphalt tennis Court, to the east of the residence and below it., with no architectural definition, c. 1927.*

B9a. Architect: *Mrs. James Osborne Craig*

b. Builder:

B10. Significance: Theme: *S.B. Morse & Del Monte Properties Co.* Area: *Pebble Beach*

Period of Significance: *1927*

Property Type: *single family residence*

Applicable Criteria: *CR3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The Alma Urmston House is significant under California Register Criterion 3, in the area of architecture, at the local level of significance, as a good, and essential intact example of the Spanish Eclectic Style, by noted Pasadena building designer Mary Craig, with a garden design by Florence Yoch and Lucille Council.*

*Mary Craig (1889-1964) was the widow of Scottish born architect James Osborne Craig, who with George Washington Smith established the local Spanish Colonial vernacular style of architecture in Santa Barbara in the late teens of the twentieth century. James Craig's early 1920s El Paseo Building became the paradigm for the style and sealed his design legacy. Craig married Mary McLaughlin in 1919. Mary had never studied architecture or design, but was smart, independent, and socially well connected, with a good eye for style and shape. She partnered with her husband on his projects, learning the trade on the job. James Craig died at age 33 in 1922, leaving Mary with the business, which she determined to carry on. She joined the office of Carlton Winslow, who finished construction of the El Paseo building. Mary was able to use the talents of one of his draftsmen, Ralph Armitage (1890-1966), to translate her design concepts to paper. Armitage, a licensed architect, was a skilled draftsman who understood engineering and construction, and was noted for his exceptionally well built houses. He could grasp and transfer to paper the ideas of others presenting their needs to him. One of Mary's first commissions was the Paseo de Las Flores, for the Santa Barbara Seed Co., connecting the El Paseo Building to State Street. Mary Craig's designs were similar to her husband's. She used hasty sketches to work out her ideas, which were translated into presentation and finished working drawings by Ralph Armitage. In 1924 they collaborated on a group of small houses in a neighborhood close to the Santa Barbara Mission called Plaza Rubio. The finished ensemble was said to have an air of authenticity based on the careful adaption of their individual siting to the location, During their long association Ralph Armitage served as supervising Architect for Mary Craig.*

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

**B12. References:**

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

*Pebble Beach Co. building records, Pebble Beach Co. real estate office, Pebble Beach.*

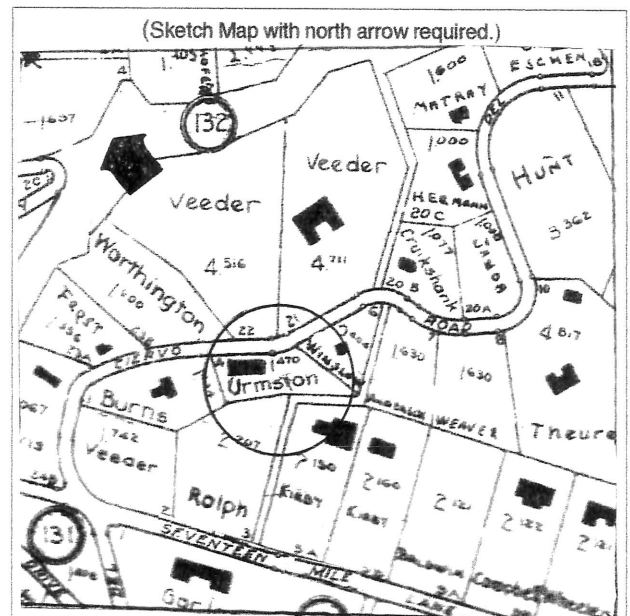
*Pebble Beach Historic Context Statement, Monterey County Parks, 2013*

B13. Remarks: *Zoning-LDR/1.5-D-C-Z*

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *12/26/2015*

(This space reserved for official comments.)



**CONTINUATION SHEET**

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Date *12/26/2015*

Continuation  Update

P3 (Cont.) One of the chimney flues services an open fireplace facing the rear verandah. The second chimney is an eave-wall type, with three flues, located at the east end of the recessed, verandah below the cantilevered second floor balcony along the rear (south) elevation connecting the north and south wings of the building. The roof of the main building block overhangs this feature, supported on chamfered wood posts, with a simple, code compliant metal railing, added in 2009. The balcony deck was replaced, in kind, at that time as well. The original 1927 plans do not call out a specific roofing material for the residence. However, the covering previous to the 1988 fire was heavy wood shakes, which may have capped the original construction.

Fenestration is irregular, with a combination of single and paired multi-paned 1/1 double-hung wood and casement type windows, in a variety of shapes and sizes. Some windows are recessed and some have very simple flush casings. The north facing facade is characterized by simple Colonial Revival style door and window surrounds, with classic architraves carried on pilasters. The fenestration in concert with the three small wall dormers on the second floor, creates an aesthetic expression more akin to the decorative vocabulary of the early English and Dutch houses of the Atlantic seaboard than the Spanish/Mexican West. This reference to Eastern colonial sources is also evident in an outsized header with a denticular course capping a pair of recessed casement windows on the second floor adjacent the garage on the west side elevation. The vertically planked garage doors themselves slide open, into the garage on curved metal tracks. The principal entry, noted above, is recessed, and has glazed multi-paned wood double doors, with paired louvered and wood panel storm doors at the front of the building envelope for use when the summer residence was closed for the season. The rear (south) elevation however, is all about Spanish California, with its wooden French doors accessing both the recessed open balcony and the terraced verandah below. Simple, but elegant sidelights were added to the French doors on both floors in 2009, and a window in the kitchen space was changed to a door at that time for access to the verandah. These minor changes are consistent with the Secretary of the Interior's Standards for Rehabilitation.

The grounds of the Urmston House were designed by noted California Landscape Architects Florence Yoch and Lucille Council from Pasadena, who are widely recognized as two of the finest garden designers and landscape architects in California. Based on available original landscape plans, the Carmel stone terracing, retaining walls and some planting beds and walkways are still present. Their design and original planting scheme reflected a style of landscape design in the West which combined formal courtyards and gardens, with native vegetation and scenic vistas to provide their clients with charming "outdoor rooms".

The original Urmston garden planting scheme has been modified over time, particularly by the second owners, Dr. Max and Kate Panzer, who owned the property from 1956 to 2007. Kate Panzer was a successful businesswoman and social activist, who loved gardening and was an accomplished bricklayer, explaining in part the modification of the terraced parking area and overlook, and possibly the front (north) courtyard. What is significant to note however, is the retention of the original Yoch/Council general design layout, still present, surrounding the residence, including one of the best long views southward towards the Carmel coast and Pt. Lobos in Pebble Beach. Sited on one-and-one-half acres of a steeply wooded bluff, the Urmston House itself sits high on the property, almost immediately adjacent to Del Ciervo Road. It is located in a wooded residential neighborhood with homes of varying ages, sizes and styles, in the gated Pebble Beach resort community.

The changes made to the original building envelope and the grounds, over time, have been sympathetic to the original design intent of building designer Mary Craig and Landscape architects Florence Yoch and Lucille Council.

B10 (Cont.) Armitage also served as Santa Barbara's Chief Building Inspector.

Aside from Mary Craig's association with Ralph Armitage, her principal professional associates at Santa Barbara appear to have been Lulah Maria Riggs, a principal designer for George Washington Smith, and landscape architects Florence Yoch and Lucille Council. Florence Yoch (1890-1972) was a native Californian, educated at U.C. Berkeley, Cornell, and the U. of Illinois at Urbana-Champaign, where she took a degree in landscape gardening. She went into private practice in 1918, and over the next 50 plus years completed more than 250 projects, ranging from the Huntington Gardens in Pasadena, and Shoshone Falls National Park to the film sets, including the Tara Plantation in "Gone with the Wind".

Lucille Council became an apprentice to her firm in 1921, becoming her business associate and lifelong companion. Together they made many trips to Europe, concentrating on great gardens of the past. The 1920s and 1930s were one of California's most active periods of garden design. According to Los Angeles Times writer Robert Smaus in a 1989 article on California Gardens, "Florence Yoch helped develop the style of the period—a casual but distinctively Californian interpretation of classic European gardens. She became a link in the chain of garden design that leads from the villas of Italy and the Moorish gardens of Spain to the Mediterranean landscape of Southern California." Significantly, Yoch introduced the concept of the garden as an outdoor room to California landscape design.

Between 1916 and 1925 the Del Monte Properties Co. under the leadership of S. F. B. Morse, had begun to expand the recreational resort community with the Pebble Beach Golf Links and Lodge at Pebble Beach, The Cypress Point Golf Club, and Morse's most ambitious undertaking, The Monterey Peninsula Country Club.

Morse included very specific deed restrictions in Pebble Beach lot sales, requiring individual residences to be designed in "...a style of architecture similar to that found in early California, Spain, Italy, Southern France or Mexico". Design control was part of the Del Monte Properties Co. philosophy of developing, "...a community which will fit harmoniously into the landscape, maintain the traditions of the early days and present to the world a unity of aspect in a style or mode free from the cut and dried sameness of most such efforts".

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Continuation  Update

B10 (Cont.) Design control was part of the Del Monte Properties Co. philosophy of developing, "...a community which will fit harmoniously into the landscape, maintain the traditions of the early days and present to the world a unity of aspect in a style or mode free from the cut and dried sameness of most such efforts". Precedents for Morse's Spanish Eclectic look had been established in Southern California after the introduction of the Spanish Eclectic style of architecture to the west at the Panama-California Exposition in San Diego in 1915. Cities like Rancho Santa Fe, San Clemente, Santa Barbara and Westwood in the Los Angeles established zoning codes requiring the use of these styles to reflect the Hispanic character of California. They were "surface" styles, i.e. the decoration was generally applied over standard wood balloon framing.

Morse hired noted Bay Area architects like Clarence Tantau and Lewis Hobart, and Santa Barbara's George Washington Smith to design Del Monte Properties buildings, but made no requirements upon individual buyers to select equally prestigious designers. The Alma Urmston House was constructed during this important period of Pebble Beach expansion.

Noted Pasadena building designer Mary Craig is one of the very few women identified with the early architectural development of Pebble Beach. The subject property has been well maintained over time and retains the majority of its original character-defining features as a good, and especially interesting example of the designer's interpretation of Spanish Eclectic architecture. In particular, its unusual combination of formal classical detailing in the door and window surrounds of the north facing facade, including the small gabled wall dormers, with the very informal Spanish/Mexican treatment of the rear (south) elevation. The modified "U" plan, textured stucco wall-cladding, and multi-paned wood casement windows are otherwise expected of the Spanish Eclectic form. The dormers in the south wing appear to be a practical solution to bringing light into the upper floor in a forested environment, and does not detract from the overall design.

The change from a wood shake to a standing-seam roof covering is regretful, but understandable as a response to the devastating Pebble Beach fire of 1988. However, as the original eave line remains intact, the roofing material is reversible and may be returned to wood shake or an appropriate substitute material in future. Based on available original plans for both the house and gardens, the property retains its original site, location and landscape setting, designed by celebrated California landscape architects Florence Yoch and Lucille Council, to a remarkable degree.

Mary Craig is not identified in Monterey County's 2013 Pebble Beach Historic Context Statement as an important architect in the development of residential housing at Pebble Beach in the 1920s and 1930s. However, with the addition of the Alma Urmston House she will, as will a newly found garden design by Florence Yoch and Lucille Council. The Alma Urmston House is a previously unknown design from an important period of residential development in Pebble Beach. The subject property appears to retain sufficient historical and physical integrity, as constructed in 1927 to qualify for listing in the Monterey County Register of Historical Resources at the local level of significance, under the theme of Samuel Morse and the Del Monte Properties Company (1919-1945). Its period of significance is 1927.

B12 (Cont.)

Andree, H., Young, N., Gebhard, D., McCall, W., *Santa Barbara Architecture: From Spanish Revival to Modern*, Capra Press: Santa Barbara, 1975.

Smaus, R., "California Essence: Seventy Years Ago: Florence Yoch Brought Us European Garden Design", *Los Angeles Times*, 8/20/89.

Skewes-Cox, P., Sweeney, R., *Spanish Colonial Style: Santa Barbara and the Architecture of James Osborne Craig and Mary*

*McLaughlin Craig*, Rizzoli: New York, 2015.

Williamson, Kate, Williamson Foundation for Music, Pebble Beach, CA (brief bio. of Kate Williamson (Panzer), [kate williamson/wfmusic.org](http://katewilliamson/wfmusic.org))

Yoch, James J., *Landscaping the American Dream: The Gardens and Film Sets of Florence Yoch 1890-1972*, H.N. Abrams: New York, 1989.

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Primary # \_\_\_\_\_

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Date *12/26/2015*

Continuation     Update

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession#)

*Looking NW at the south facing rear and east side elevations from the upper terrace, Kent Seavey, 12/18/2015*

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession#)

*Looking SW at Pt. Lobos from the upper terrace, Kent Seavey, 12/18/2015.*

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