

Exhibit E

This page intentionally left blank.



Stephen R. Wee Principal / President
Rand F. Herbert Principal / Vice President
Meta Bunse, Partner
Christopher D. McMorris, Partner
Bryan T. Larson Partner

April 13, 2016

Joel R. Panzer
Maureen Wruck Planning Consultant, LLC
21 West Alisal Street, Suite 111
Salinas, CA 93901

Re: Phase 1 Historic Assessment – Johnston House, 3044 Cormorant Road, Pebble Beach, Monterey County, California

Dear Mr. Panzer:

Attached to this Phase 1 Historic Assessment letter report you will find a copy of a State of California Department of Parks and Recreation (DPR) 523 Form, which includes a Primary Record and a Building, Structure, and Object Record, for the Johnston House, located at 3044 Cormorant Road, Pebble Beach (APN 007-303-010-000). The DPR 523 form and this report have been prepared in conformance with the County of Monterey's Resource Management Agency-Planning Department ("RMA") *Guidelines for Historic Assessments* (July 2007; updated September 2008), which requires that buildings, structures, sites, or objects that are fifty years old or older be evaluated using the criteria of significance as outlined in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and the Monterey County Register of Historic Resources (MCRHR). This historic assessment evaluates the potential significance of the property in accordance with Section 106 of the National Historic Preservation Act (NHPA) as codified under 36 CFR 800; Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA), using the criteria outlined in Section 5024.1 of the California Public Resources Code; and Monterey County Code, Section 18.25.070.

In support of this historic assessment, JRP Staff Historian Joseph Freeman conducted fieldwork on March 16, 2016, to document and record the physical characteristics of the Johnston House. JRP historians also reviewed material that Joel Panzer (on behalf of the home owner) provided, which included Monterey County assessment records for the parcel, original construction plans of the residence, remodel construction plans, and building permits. Additionally, JRP conducted research in the local history collection at the Henry Meade Williams Local History Department of the Harrison Memorial Library in Carmel-By-The-Sea; at the California History Room at the Monterey Public Library in Monterey; the Del Monte Forest Architectural Review department; in various online digital archive collections; and in our own company library and archives to collect sources related to the architectural history of Monterey County and Pebble Beach. JRP also consulted "Pebble Beach Historic Context Statement, Revised Draft," 15 July 2013, prepared by Page & Turnbull, Inc., for Monterey County Parks Department.

Our study concludes that the Johnston House – named after the original owners of the residence who commissioned its design and construction in 1967 – does not meet any of the NRHP, CRHR, or MCRHR significance criteria and is therefore not eligible for listing in any of these registers. The property is not currently listed on the Monterey County Register of Historic Resources, nor is it a historical resource for the purposes of CEQA.

The Johnston House was one of countless single family residences built during the housing boom in the decades immediately after World War II in Pebble Beach, the Monterey Peninsula, and the rest of the state, and there is nothing distinctive about this particular house that makes it significant within that context. It was designed by well-known local architect Mark Mills, who would likely be considered a master in his craft; however, this residence does not represent a significant example within the context of Mills' body of work. It is not among his many designs that received praise and recognition at the time it was built, or by historians or architectural critics since that time. Its design is modest and restrained in comparison to other Mills residential commissions of the 1960s and 1970s, many of which represent examples of high-style, innovative, or daring designs. The house is also not an important representative of its Mid-Century Modern style, and has suffered diminished historical integrity as a result of a substantial addition and remodel that occurred in the 1980s. Additionally, the original owners and occupants, George and Clare Johnston, who occupied the home throughout the historic period, do not appear to be historically significant individuals as defined by any of the above-referenced evaluation criteria. Please refer to the DPR 523 form for a full evaluation with rationale for ineligibility under each criterion.

This historic resource assessment was conducted by JRP Staff Historian Joseph Freeman under my direction. I am on the Monterey County Approved Consultant list for historic architectural resources, and Mr. Freeman and I qualify as historians and architectural historians under the Secretary of the Interior's Professional Qualification Standards (as defined in 36 CFR Part 61).

Thank you for working with us on this project, and please let us know if you have any questions or comments about this report.

Sincerely,



Bryan Larson
Partner, JRP Historical Consulting, LLC

Enclosures:

DPR 523 Form – Johnston House (3044 Cormorant Road, Pebble Beach)

Department of Parks and Recreation (DPR) 523 Form

for

**Johnston House, 3044 Cormorant Road,
Pebble Beach, Monterey County, California**

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 37

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

P1. Other Identifier: 3044 Cormorant Road

***P2. Location:** Not for Publication Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County Monterey

*b. USGS 7.5' Quad Monterey Date 1947 (photorevised 1993) T ; R ; ¼ of Sec ; B.M.

c. Address 3044 Cormorant Road 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, etc., as appropriate)

Assessor Parcel Number: 007-303-010-000

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

The 2,458-square-foot residence at 3044 Cormorant Road is located near the northwest end of Pebble Beach, an upscale unincorporated community on the Monterey Peninsula. The 9,400-square-foot lot is separated from the coast and 17 Mile Drive by open space and a golf course. The roughly U-plan 1967 house features a Mid-Century Modern style with elements of Ranch-style architecture. Most of the south wing is an addition built in 1984. The west side of the house is the most visually prominent, and exhibits the most distinctive elements of Mid-Century Modern architecture (**Photograph 1 and 2**). It has a moderately-pitched gable roof, below which extensive fenestration provides expansive views of the ocean from the main living area. The roof is covered with wood shingles and has wide eaves that include wood soffits and copper flashing and gutters (**Photograph 3 and 4**). The roof is supported by exposed wood beams tapered at the ends. Exterior wall siding throughout the house consists of wide horizontal wood boards with channels at the joints. A stone chimney occupies the south portion of the west wall. Most of the windows on this side are fixed and framed in wood. These include tall, narrow windows and smaller square windows near the north side, and large, near full-height windows on the south side. One window on the north half is a replacement aluminum casement. A glazed wood door providing access to the master bedroom is the only entry point on this wall. A wood deck wraps around the southwest corner (see Continuation Sheet).

***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. Photo or Drawing (Photo required for buildings, structures, and objects.)



***P5b. Description of Photo:** (View, date, accession #) **Photograph 1: Johnston House, March 16, 2015, camera facing southeast.**

***P6. Date Constructed/Age and Sources:**
 Historic Prehistoric Both
1967 (Monterey County Assessor)

***P7. Owner and Address:**
Norman J Kauffmann Jr. and Carol B. Kauffmann
PO Box 1536
Pebble Beach, CA 93953

***P8. Recorded by:** (Name, affiliation, address)
Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** March 16, 2016

***P10. Survey Type:** (Describe) Intensive

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

***Attachments:** None Location Map Sketch 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) _____

DPR 523A (1/95)

*Required Information

B1. Historic Name: Johnston House

B2. Common Name: 3044 Cormorant Road

B3. Original Use: Residence B4. Present Use: Unoccupied

*B5. Architectural Style: Mid-Century Modern with Ranch elements

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed: 1967; south wing addition, carport converted to bedroom and bathroom, and master bathroom remodel: 1984.

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

*B8. Related Features: None

B9. Architect: Mark Mills b. Builder: Original 1967 construction: Floyd Carter; 1984 addition: Houghton Construction

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The Johnston House does not meet any of the criteria for significance set forth in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or the Monterey County Register of Historic Resources (MCRHR), and is not eligible for listing in any of these registers. The property is not a contributing element to an existing historic district, nor does it appear part of a potential historic district. Additionally, it is not a historical resource for the purposes of the California Environmental Quality Act (CEQA).

Historic Context

The Johnston House at 3044 Cormorant Road was built in 1967 in the Monterey Peninsula Country Club subdivision of Pebble Beach for George H. and Clare L. Johnston, during the most rapid period of growth in Pebble Beach's history. Like many other communities throughout California and the rest of the country, the decades immediately after World War II in Pebble Beach was characterized by a vibrant economy and expanding population that manifested in extensive new construction, particularly in the residential sector. The construction boom in Pebble Beach during the postwar period was heavily focused on residential development, although new commercial and retail buildings were also erected in considerable numbers. Local architect Mark Mills designed the Johnston house and local contractor Floyd Carter constructed it on Cormorant Road. Mills designed the house in the Mid-Century Modern style with Ranch style influences, both of which were widely popular architectural styles throughout the country and on the Monterey Peninsula (see Continuation Sheet).

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

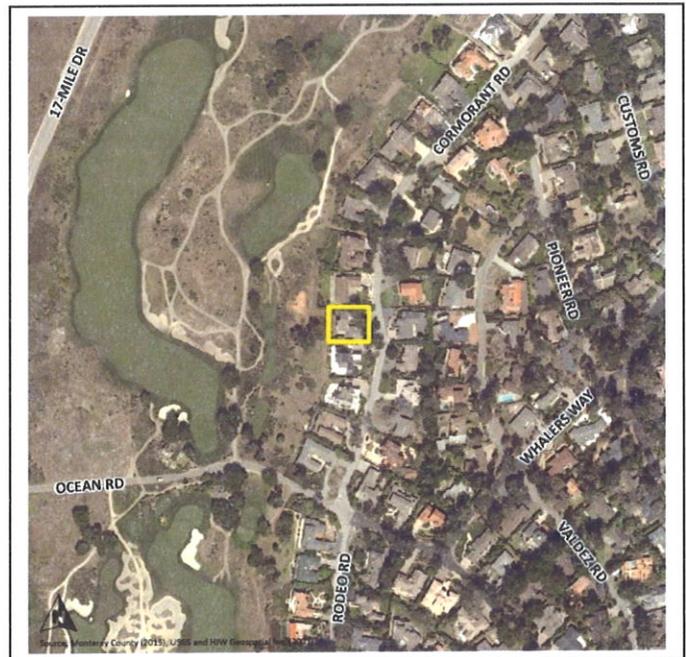
*B12. References: Page & Turnbull, Inc., "Pebble Beach Historic Context Statement, Revised Draft," 15 July 2013, prepared for Monterey County Parks Department; Architect Files at Harrison Memorial Library; also see footnotes.

B13. Remarks: _____

*B14. Evaluator: Joseph Freeman

*Date of Evaluation: April 2016

(This space reserved for official comments.)



P3a. Description (continued):

The south side of the residence includes the connection between the original house and the 1984 addition. The original building on this side features the gable roof's wide overhang sheltering large fixed windows similar to those found on the west wall, and an aluminum-framed sliding glass door (**Photograph 5** and **Photograph 6**). The copper gutter on this side is partially deteriorated. East of the sliding glass door is a large stone wall that links the old building to the addition.

The addition mimics certain design elements of the original building. The newer construction has channel-joint horizontal wood board siding and a hip roof with wood shingles, copper gutters and flashing, and wood soffits. The west wall of the addition also features a sliding glass door (**Photograph 7**). Other fenestration includes an aluminum casement window, a fixed window in wood framing, and a corner window that continues on the south side of the addition. A glazed wood door is also located on this south wall (**Photograph 8**). To the east is the garage portion of the addition, which features a tall, narrow textured window fixed in a wood frame. The east side of the garage includes a two-car tilt-up wood garage door with the same channel-joint horizontal wood board siding found on all exterior walls (**Photograph 9**). North of the garage door is a wide, hinged door used to access the golf cart parking space.

The east side of the main house exhibits mostly Ranch style elements, including two projecting hip-roof wings (**Photograph 10**). A landscaped courtyard with concrete patio separates the two wings; the tall gable-roof element is visible west of the courtyard. A wood privacy wall with board-and-batten horizontal wood siding surrounds the courtyard and two separate walls shelter the north wing and main entrance (**Photograph 11**). The south wing's courtyard-facing (north) wall features the same wood siding found throughout, narrow and tall fixed windows (including a corner window), and a glazed wood door (**Photograph 12**). At the west end of this wall is a stone wall. West of the courtyard is the tall, gable roof section of the house (**Photograph 13**). The wall features regularly spaced tall, narrow windows fixed in wood frames and separated by wood panels. Three of the wood panels feature casement openings with wood-frame screens on the inside that permit passive ventilation to the living space. This wall partially angles to connect with the north wing of the house. A stone column connects the two wings. The courtyard-facing (south) wall of the north wing also features regularly-spaced tall, narrow windows fixed in wood frames (**Photograph 14**). A loggia leading to the house's main entrance is located at the east end of this wall. Clerestory windows run along all three sides of the north wing's east end. This end of the wing was converted from a carport to a bedroom and bathroom during the 1984 renovation project.

The north side of the house is simply designed, featuring a stepped wall with tall, narrow windows (**Photograph 15** and **Photograph 16**). A two-light window near the east end features an aluminum casement top sash and fixed bottom sash. The other windows are original and feature different configurations, including fixed bottom sashes and smaller jalousie top sashes. At least one of the original jalousie windows was replaced with a fixed pane.

Interior

A vertical trapezoidal door provides entry to the house (**Photograph 17**). The hallway is lined on the south side by tall windows (**Photograph 18**). To the north are doors to two bedrooms and two bathrooms. At the west end of the hallway is a door for the master bedroom and stairs leading to the living room (**Photograph 19**). The focal-point of the living room is the west wall, which includes large windows overlooking the ocean and substantial stone fireplace (**Photograph 20** and **Photograph 21**). A wood staircase on the north side of the room leads to a loft area with built-in shelves, a bench, and windows on the east and west walls (**Photograph 22** through **Photograph 24**). The east wall of the living room features narrow, floor-to-ceiling windows separated by wood panels (**Photograph 25**). The three wood-panel openings discussed above are situated on this wall (**Photograph 26**). To the south is a large stone wall with a doorway to the kitchen and dining room. The living room originally included the kitchen and dining area, but those spaces were moved to the addition built in 1984. Built-in shelving units, cabinets, a sink, and an ice machine are located on the south wall of the living room. A sliding glass door and windows are also located on this wall. The kitchen and dining room include tile countertops, wood cabinets with melamine-like facing, and exposed wood beams on the ceiling (**Photograph 27** and **Photograph 28**). The room also includes a wine room. Doors are located on each wall: three to the outside and one to the garage. The garage has concrete flooring, exposed wood beams, and unadorned drywall.

The living room, kitchen, dining room, and hallways feature wood flooring, walls, and ceilings. The bedrooms and bathrooms feature similar elements, including carpeted and tiled floors, wood ceilings, and wood or fabric-covered walls (**Photograph 29** through **Photograph 38**). The bedrooms have closets and built-in shelving units. While a number of elements inside the house have been replaced, including lighting and plumbing fixtures, several original details remain, such as the triangular window above the hallway stairs, copper hardware, and wood door pulls on some of the doors (**Photograph 39** through **Photograph 41**).

B10. Significance (continued):

Historic Context

Origins of Pebble Beach Real Estate Market

The origins of the residential real estate market on the southern Monterey Peninsula have roots going back into the nineteenth century and the first marketing attempts were not an instant success. The Central Pacific Railroad's "Big Four" – Charles Crocker, Collis Huntington, Leland Stanford, and Mark Hopkins – began purchasing land on the peninsula shortly after routing railroad tracks to Monterey Harbor. Crocker built the Hotel Del Monte in 1880 to attract the wealthy leisure class to the peninsula for recreational opportunities such as horseback riding, bowling, billiards, horse racing, and polo. As the railroad company developed Del Monte as a destination resort, the Carmel Development Company was improving Carmel Village to the south. The railroad company had leased several thousand acres of *Rancho El Pescadero*, situated between these two developments, at an early date with the intent to purchase the land, but their acquisition was delayed by court challenges.¹

With land title issues related to the *El Pescadero* land grant finally resolved in court in 1904, the Pacific Improvement Company (PIC), real estate holding company of the Southern Pacific Railroad, began its development process for the forested oceanfront tract surrounding Stillwater Cove on the south side of the Monterey Peninsula. The Pebble Beach colony was the first residential community planned within the company's Del Monte Forest Preserve. Lots were placed on sale at Pebble Beach in July 1909, and the first lodge at Pebble Beach, a log building that fit well within its forested surroundings, opened one month later. The development's oceanfront was surveyed into 80-foot wide residential lots, and the relatively few early buyers usually chose to build log cabins or modest homes in variations of the rustic style, following the design ethos of the Pebble Beach Lodge. The colony assumed the air of a secluded and forested retreat, in stark contrast to the upscale resort that Pebble Beach would ultimately become.²

The transformation from rustic retreat to wealthy enclave and sportsman's paradise was the brainchild of Samuel Finley Brown Morse, whom the PIC hired in 1915 to liquidate the company's Del Monte properties. By this time, only a handful of residential lots had been sold and the Pebble Beach land sale program was considered a failure. Morse envisioned a grand real estate development on the peninsula's southern coast that would attract wealthy and upper middle class residents to a master planned resort community providing a variety of sporting opportunities, including as a centerpiece a series of world class championship golf courses.³ Morse enlisted the aid of San Francisco capitalist Herbert Fleishhacker, and in 1919 the two partnered to form the Del Monte Properties Company. On February 17, the new company purchased the entirety of PIC's holdings on the Monterey Peninsula for just over \$1.3 million.⁴

¹ The history of early developments of Pebble Beach and the surrounding southern Monterey Peninsula is presented in: "Del Monte," *Fortune* (January 1940), 56-67, 104, 106; Beverly Borgman, "The Late S. F. B. Morse Left His Mark on the Monterey Peninsula," *Coastings* (October 2, 1985), 56-57; Susan Bock, "The Duke of Del Monte: A Brief History of the Forest and the Man Who Preserved Its Beauty," *Monterey Life* (February 1988), 54-59.

² The original rustic log lodge burned to the ground in 1917. It was replaced by the new Del Monte Lodge (the present Lodge at Pebble Beach) in 1919.

³ For the definitive history of the golf course, see: Neal Hotelling, *Pebble Beach Golf Links: The Official History* (Pebble Beach: Sleeping Bear Press, 1999).

⁴ Hotelling, *Pebble Beach Golf Links*, 29-47; "Del Monte," *Fortune*, passim.

The rush of new residential construction activities at Pebble Beach peaked in the mid-1920s. In June 1924 the *Architect and Engineer* proclaimed that Pebble Beach “is experiencing the greatest boom of its history.”⁵ The architectural palette of Pebble Beach at this time reflected the preference of the Del Monte Properties Company for a “California” interpretation of Mediterranean Revival types of architecture, favoring “architecture of low-pitched roofs, generally of tile; of simple, light-colored walls, and an informality of plan capable of easy adjustment to topography and orientation.” Residential development continued in the second half of the decade, but at a slower pace, and dropped off precipitously during the Great Depression.⁶

This success spurred Morse to prepare plans for future growth on Del Monte Properties land. In an undeveloped area north of Pebble Beach, about halfway up the peninsula, Morse laid out a new Monterey Peninsula Country Club subdivision and golf course. The Monterey Peninsula Country Club was subdivided and planned in 1925 with 1,000 lots, a clubhouse, and the Dunes Course golf course. The subdivision featured smaller lots than at Pebble Beach in an attempt to draw less affluent buyers. The plan featured curvilinear street patterns that rolled with the natural contours of the land. The subdivision’s lots sold for \$1,500 and included membership in the country club. By 1926, the Seth Raynor-designed golf course had opened and finishing touches were placed on the clubhouse, which featured a Mission Revival design by Clarence Tantau. The houses in the subdivision were generally smaller and less architecturally elaborate, reflecting the smaller budgets of the buyers. However, the Great Depression of the late 1920s and 1930s dramatically slowed new construction, leaving many lots empty until after World War II.⁷

Growth and Expansion of Pebble Beach after World War II

Del Monte Properties weathered the Great Depression and World War II relatively well because of revenue from the company’s Del Monte sand plant and lease of the Hotel Del Monte by the U.S. Navy. Immediately after the war, the company developed plans for the first shopping center in Pebble Beach, and ground was broken on the project in 1949. After the war, the demand for more residential properties in Pebble Beach justified Del Monte Properties Company opening additional new subdivisions. Between 1946 and 1948, the company opened Pescadero Heights and Del Monte Forest subdivisions, both in Del Monte Forest, which was further away from the coastline than the earlier subdivisions. While the most substantial activity occurred in the new development areas, the demand also resulted in the infill of unsold residential lots within existing subdivisions, such as the Monterey Peninsula Country Club – future location of the Johnston House – which had been subdivided a few years before the Great Depression.⁸

Johnston House

Lot 38 of Block 23 in Monterey Peninsula Country Club Subdivision #1 (later 3044 Cormorant Road) remained vacant until the late 1960s when George H. and Clare L. Johnston hired Mark Mills to design their house and Floyd Carter to build it. The Johnstons, who made their primary home in the Hillsborough community of San Mateo County, purchased the lot in 1944 from Ethel S. Lansdale, the original purchaser of the lot and Clare’s aunt. George was a lawyer in San Mateo County who, like Clare, came from a wealthy family. The Cormorant Road property that they developed in 1967 appears to have served as a second or vacation home for the Johnstons, who maintained their primary residence in Hillsborough through the early 1970s before constructing a new home elsewhere in Hillsborough, which was also designed by Mark Mills.⁹

⁵ “With the Architects: New Homes at Pebble Beach,” *Architect & Engineer* (June 1924), 119.

⁶ “A Log House at Pebble Beach,” *Peninsula Daily Herald* (Monterey), December 1, 1922; Irving R. Morrow, “The California Riviera,” *Architect and Engineer* (November 1921), 46-108; “Del Monte,” *Fortune*, 107. Notably, mentions of residential construction in Pebble Beach in *Architect and Engineer* dwindled to a trickle in the 1930s, and *Game & Gossip*, Pebble Beach’s society magazine, essentially ceased publishing feature articles on new homes by about 1929.

⁷ Page & Turnbull, Inc., “Pebble Beach Historic Context Statement, Revised Draft,” July 15, 2013, prepared for Monterey County Parks Department, 79-81.

⁸ Page & Turnbull, Inc., “Pebble Beach Historic Context Statement,” 108-112.

⁹ US Federal Census, Sixteenth Census of the United States 1940, San Mateo County, California, Hillsborough, Enumeration District 41-30, Sheet 7B; Coast Directory Co., *Burlingame, Hillsborough, San Mateo City Directory* (San Mateo, CA: Coast Directory Co., 1944, 1953); R. L. Polk & Co., *Polk’s San Mateo City Directory, Including Hillsborough* (Los Angeles, CA: R. L. Polk & Co, 1960, 1968);

Kenneth M. and Shirley C. Johnson purchased the Cormorant Road house from the Johnstons in September 1978. According to the property's long-time gardener, John L. Sullivan, who worked at the property during the 1980s, Kenneth Johnson was a television producer from Houston who in the 1980s helped produce the Olympics. It appears this was the same Kenneth Johnson who was a general manager of Houston-based KTRK-TV, and who in 1986 was promoted to president of Capital Cities/ABC Owned Stations – West. Capital Cities Communications, owner of KTRK-TV, had purchased ABC in 1985, replacing many of the top executives with their own. After purchasing the Cormorant Road property, one of the Johnsons' first tasks was to renovate and expand the house to include a third bedroom and bathroom, kitchen and dining room, and larger garage. In the early 1980s, the Johnsons returned to Mark Mills to prepare renovation drawings that added a south wing and converted the existing carport to a bedroom (see below for discussion of design). The project was completed in 1984. The Johnsons also appear to have used the Cormorant Road property as a vacation house, though little else was revealed through research for this project on the activities of the Johnsons during their period of ownership, which ended with their sale of the property in 1998.¹⁰

In March 1998, Norman J. and Carol B. Kauffmann purchased the property as a retirement house. The Kauffmanns were founders of Norcom, Inc., a school supply manufacturing company. Carol was very active in the local communities in which she resided, first in Atlanta and then in Pebble Beach. Norman, who originated from New Orleans before relocating to Atlanta and then Pebble Beach, passed away in 2013. Carol died in 2015.¹¹

Mark Mills and the Architecture of the Johnston House

Prolific Monterey Peninsula architect Mark Mills designed the Johnstons' Pebble Beach house in the Mid-Century Modern style with elements of Ranch style architecture. Born and raised in Jerome, Arizona, as the son of a mining engineer, Mills studied architectural engineering at the University of Colorado in the 1940s. Upon graduating, he moved to Phoenix to join the firm Lescher and Mahoney as a draftsman. By 1944, he had developed a fascination with studying under Frank Lloyd Wright at Taliesin and successfully applied for a fellowship. Mills spent four years under Wright's tutelage, helping to design and build a number of houses, including the Clinton Walker House in Carmel in 1948. He left the fellowship early to help Paolo Soleri build the well-received Dome House. Afterwards, Mills moved to the San Francisco Bay Area where he worked briefly on Eichler houses for Anshen & Allen before relocating to Carmel where he completed his first residential design at the corner of 13th and Mission streets. Mills' career spanned the next few decades, during which time his designs largely relied on elements from both Organic and Expressionist architecture, a direct influence of his time with Wright and Soleri, but also included Mid-Century Modern designs, a preferred style of Anshen & Allen.¹²

The principles and characteristics of Organic architecture and Expressionist architecture overlapped in many important ways. Both upended the Modernist idea that the form of a building should follow its function, emphasizing instead that form was just as significant to a successful design as the function. In both instances, the rise in popularity of the style in the

The Pacific Telephone and Telegraph Company, [San Mateo Telephone Directory], 1977; "Claire Lansdale Engaged to George Johnston," *The Times and Daily News Leader*, 4; Special Collections Department, Robert E. Kennedy Library, "Guide to the Mark Mills Papers, 1939-2010," California Polytechnic State University, San Luis Obispo, CA; Pebble Beach Company Architectural Review Department, Lot and Block Log Books, Lot 38, Block 23, AP# 7-303-10; Monterey County Planning Department, Building Inspection Division, Application For Building Permit, Lot 38, Block 23, Cormorant Road, Permit No. 20054, March 30, 1967.

¹⁰ John L. Sullivan, personal interview with Joseph Freeman, 16 March 2016; David Crook, "A Job Switch For ABC's Arledge," *Los Angeles Times*, 28 January 1986; P.J. Bednarski, "Cap Cities Splits Responsibility for Stations," *Chicago Sun-Times*, 29 January 1986; Monterey County Planning Department, [Building Permit], Lot 38, Block 23, 3044 Cormorant Road, Permit No. 32971, June 12, 1984; Mark Mills, [Architectural Drawings], House for Mr. & Mrs. Kenneth Johnson, Cormorant Road, Pebble Beach, Calif., December 1982; Pebble Beach Company Architectural Review Department, Lot and Block Log Books, Lot 38, Block 23, AP# 7-303-.

¹¹ "Obituaries: Carol Kauffmann," *The Atlanta Journal-Constitution*, 4 September 2015; Pebble Beach Company Architectural Review Department, Lot and Block Log Books, Lot 38, Block 23, AP# 7-303-

¹² "Mark Mills," [Obituary], *The Monterey Herald*, 10 June 2007, B7; Alan Hess and Alan Weintraub, *Forgotten Modern: California Houses 1940-1970* (Layton, UT: Gibbs Smith, Publisher, 2007), 168-171; Janey Bennet, "Mark Mills – Beyond Frank Lloyd Wright," *Journal of the Taliesin Fellows* 10 (Spring 1993), on file at Henry Meade Williams Local History Department, Harrison Memorial Library, Carmel-by-the-Sea; Pierluigi Serraino, *NorCalMod: Icons of Northern California Modernism* (San Francisco: Chronicle Books LLC, 2006), 128-139.

United States can be linked to Frank Lloyd Wright. Their differences were also important. Organic architecture took its primary inspiration from nature. The forms of Organic designs are influenced in great measure by the forms witnessed in the natural environment. Moreover, a primary tenet was a near-seamless connection between building and nature. While also eschewing traditional linear and rectilinear shapes, Expressionist architecture was largely motivated to put into physical form an expression of the building's function, especially through the interplay of non-traditional forms. Both styles became moderately popular among a group of architects starting in about the 1950s and continuing for several decades—in some respects, both remain used in the present. Mid-Century Modern architecture refers to the residential architectural movement that started in the decade immediately following World War II that was, in many ways, influenced by several architectural movements of the time. It relied on the function-driven principles behind Modern architecture, but often attempted to connect the indoors with the outdoors through extensive windows and natural materials, frequent elements of Organic architecture. Mid-Century Modern architectural is generally characterized by sleek roof lines with projecting eaves, large and plentiful windows, and the use of new or unusual materials, for example substituting plastics or metals for elements that traditionally used other materials such as wood. One of the primary goals was to bring the aesthetics of high-style architecture to the masses through affordable houses.¹³

Mills gained widespread recognition for his work on the Monterey Peninsula during the 1960s and 1970s, and his most famous houses were designed using Organic and Expressionist characteristics. His Shell House (1972) is arguably his most recognizable work because of its unique design and prominent location overlooking 17 Mile Drive (**Figure 1**). The ocean-facing side features near-floor-to-ceiling window walls tucked under five vaulted roofs. The house's arc plan provides a panorama view of the ocean and helps connect the house to the surrounding environment. The Farrar House (1966), a since-demolished wood and concrete residence that was located in Carmel Highlands, also ranked high among his most celebrated designs. This commission took on a more Expressionist form with a curved copper-topped beam that formed the roof's primary support and trapezoidal windows. The Organic inspiration, though, was present in the rock-like concrete walls that mimicked the cliffs upon which the house perched. Mills also designed the Haas House (1969), an innovative Organic-style residence that dangles over coastline (**Figure 2**). This house resembles the form and color of the rolling hills on which it was built.¹⁴

¹³ Mary Brown, "San Francisco Modern Architecture and Landscape Design, 1935-1970: Historic Context Statement," 2010, 116-117; Marcus Whiffen, *American Architecture Since 1780: A Guide to the Styles* (Cambridge, MA: The MIT Press, 1992; revised 1996), 273-278; Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013), 656.

¹⁴ Linda Leigh Paul, *Cottages by the Sea: The Homemade Homes of Carmel, America's First Artist Community* (New York: Universe Publishing, 2000), 198-205; Janey Bennet, "Mark Mills – Beyond Frank Lloyd Wright"; Chuck Crandal, *They Chose to be Different* (San Francisco: Chronicle Books, 1992): 83-86, 103-106; Margo Burke, "Fortress Against the Sea," *Monterey Herald*, 25 November 1972; Monterey Peninsula Museum of Art, *Architecture of the Monterey Peninsula*, 76-77; Gordon Alastair, "Maritime Modern: The California Iconoclast's Unforgettable Far-A-Way on the Monterey Peninsula," *Architectural Digest* 66, no. 10 (October 2009), 50, 52, 54; Ray Patterson, "An Architectural Masterpiece that was Love at First Sight," *The Carmel Pine Real Estate*, June 14-20, 2013, Robert Wernick, "Seaside Fortress: Up Front at One of Nature's Greatest Spectacles," *Life* 62, no. 18, 5 May 1967, 99-106; Hess and Weintraub, *Forgotten Modern: California Houses 1940-1970*, 196-201; Paul Wolf, "Seaside 'Fortress' in Highlands Slated for Demolition," *Pine Cone*, 29 June 1995.



Figure 1. Shell House, from 17 Mile Drive (JRP photograph, March 16, 2016).

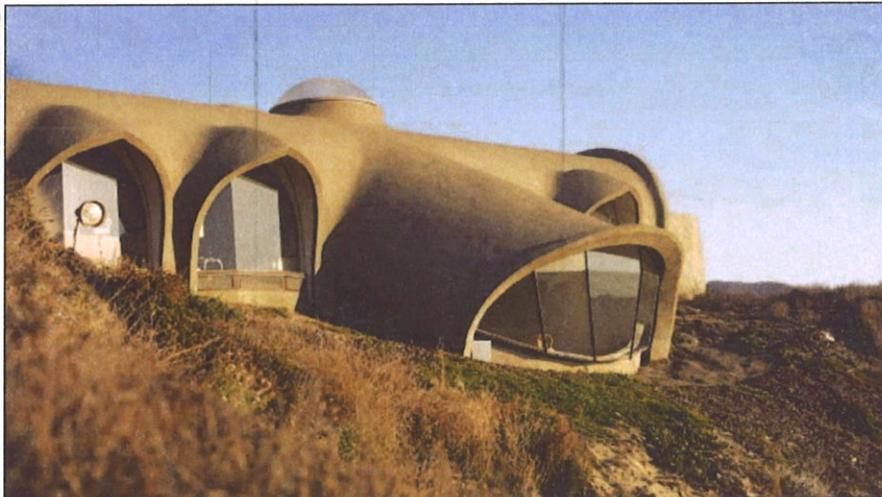


Figure 2. Haas House (photograph courtesy of Special Collections, Cal Poly San Luis Obispo).

Mills' body of work also includes important examples with more traditional designs, if still unique in many ways. These houses often featured non-traditional geometric elements, such as A-frame roofs, trapezoidal windows and doors, and circular plans. They frequently utilize natural materials, such as wood and stone, and focus on connecting the outdoors with the indoor living spaces through windows. Capturing natural light was an important characteristic of these houses, which featured large windows, skylights, and glass doors. These architectural examples are in many ways similar to Mid-Century Modern house styles, though they exhibit more Organic underpinnings. In a number of Mills' designs, the influences of his former mentor, Frank Lloyd Wright, are clearly visible. Some of these commissions were praised in national trade magazines and journals and have been featured in recent architectural books. Over the years, Mills designed a few houses for himself, including the Mark Mills House 1 (ca. 1950), which features flat and low-pitch shed roofs, clerestory windows, natural materials and exposed structural forms (**Figure 3**). His Marcia Mills House (1951) was one of his earliest works in Carmel, and featured a striking A-frame roof with a ridgeline skylight, gable window wall, and exposed wood materials (**Figure 4**).¹⁵

¹⁵ Serraino, *NorCalMod: Icons of Northern California Modernism*, 128-129, 134-137; Hess and Weintraub, *Forgotten Modern: California Houses 1940-1970*, 168-195; "Attic on a Slab," *House & Home* 4 (August 1953): 76-80.



Figure 3. Mills House 1 (photograph courtesy of Serraino, *NorCalMod*).



Figure 4. Marcia Mills House (photograph courtesy of Serraino, *NorCalMod*).

The architecture of the Johnston House is closely related to Mills' more traditional designs, though the Johnston House style is more muted and restrained than many of Mills' popular works. Mills designed the house on Cormorant Road in the same general period that designed the far more ambitious Haas House, Shell House, and Farrar House, which indicates a purposeful restraint in the Johnston House design. The Johnston House features a mostly Mid-Century Modern style that lacks many of the Organic qualities present in his other designs. Its most prominent features are the gable roof on the west (ocean-facing) side, the liberal use of expansive windows, and the incorporation of natural materials such as wood and stone (Figures 5 and 6). The east side, however, is reminiscent of the widely proliferated Ranch style, with simple gable-roof wings, one of which was a later addition.

The interior of the house also features elements of Mills' design. Wood is used extensively throughout. The ceilings have rough-hewn wood boards, and the wall and floors in many rooms are also wood. A stone chimney, wall, and column accentuate the nature theme while large windows allow light to pour into the living spaces. While the house relies in large part on traditional geometric shapes—most rooms have rectilinear plans, for example—it does employ a trapezoidal front door and several non-rectilinear windows. Other details that are typical, if not exceptional of Mills' work, include wood door pulls, copper hardware, gutters, and flashing.¹⁶

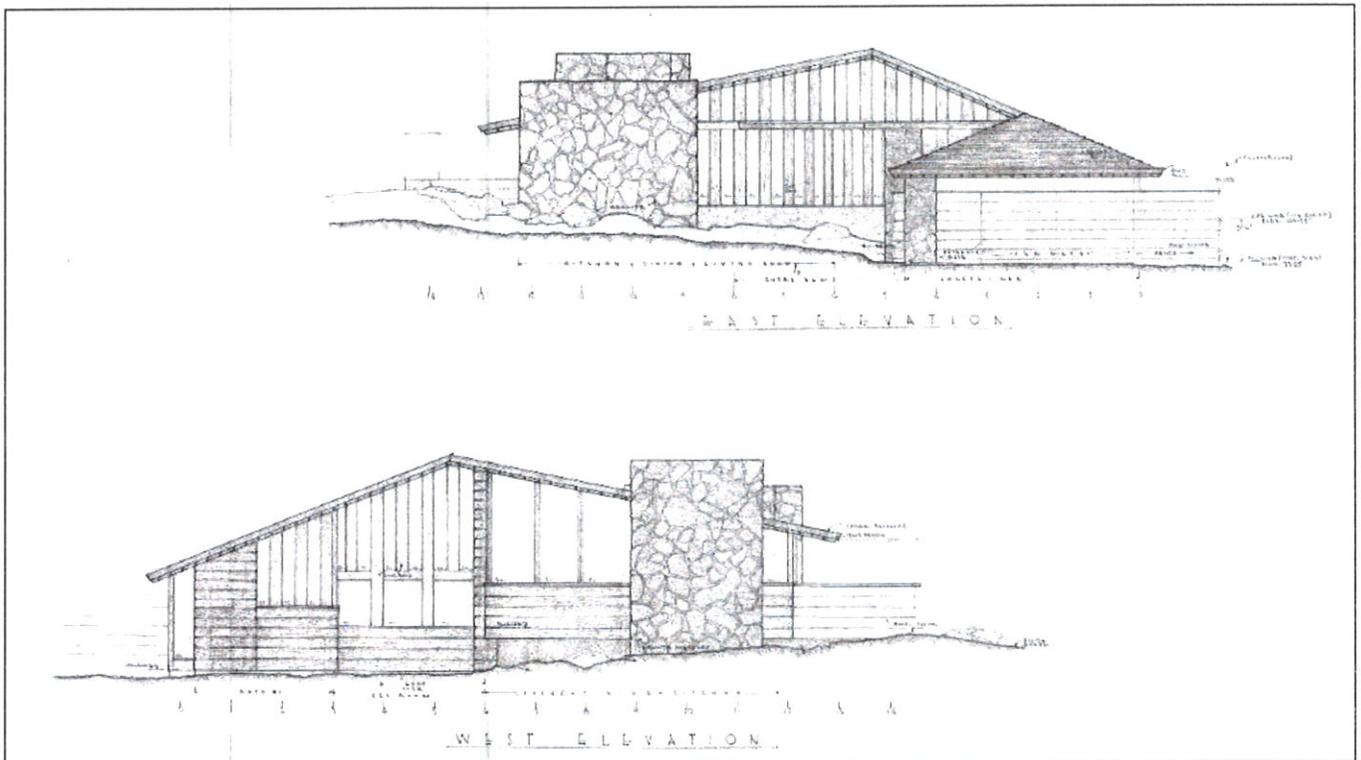


Figure 5. East and west elevations for Mark Mills' original 1967 design for the residence at 3044 Cormorant Road.

¹⁶ Mark Mills, [Architectural Drawings], House for Mr. & Mrs. George H. Johnston, Cormorant Rd., Pebble Beach, Calif., 1966.

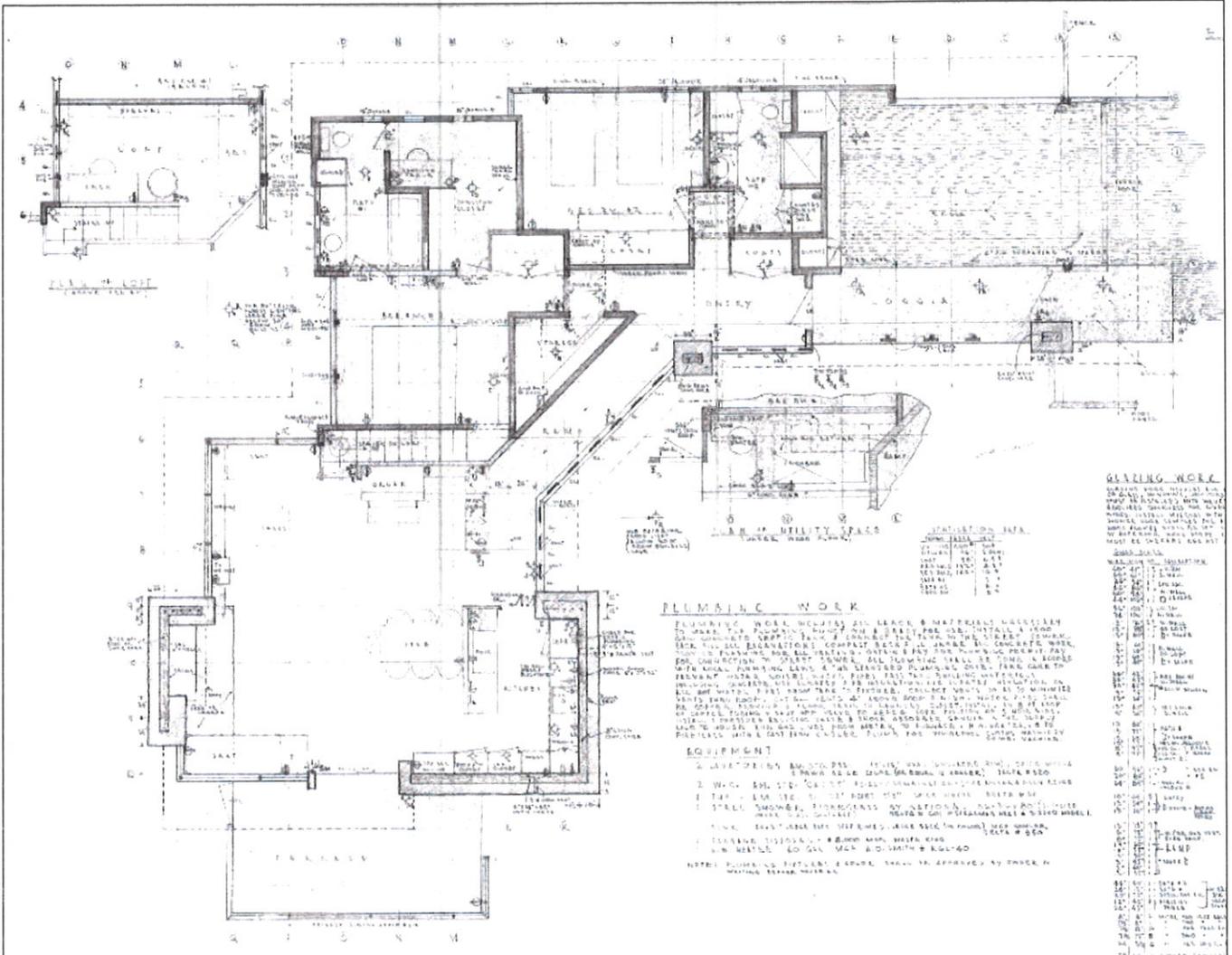


Figure 6. Floor plan for Mark Mills' original 1967 design of 3044 Cormorant Road.

In the early 1980s, Mills designed a remodel project for the new owners Kenneth and Shirley Johnson. This project added a south wing that contained a kitchen and dining room and a two-car garage; it also converted the original carport on the north wing to a third bedroom and bathroom and remodeled the master bathroom (Figures 7 and 8). As with the original north wing, the new wing was designed with a Ranch-style aesthetic, featuring a hip roof with wood siding to match the original. Inside, the new wing also incorporates many features and elements present in the original, while adding some distinct elements. Unlike the original building, for example, the ceiling in the addition's kitchen and dining room uses exposed roof framing. This remodel also altered the master bathroom by adding a jacuzzi bath tub and closet. The project removed the original kitchen and dining area from the living room and cut a hole into the stone wall to create a passageway to the new wing.¹⁷

¹⁷ Mark Mills, [Architectural Drawings], House for Mr. & Mrs. Kenneth Johnson, Cormorant Road, Pebble Beach, Calif., December 1982.

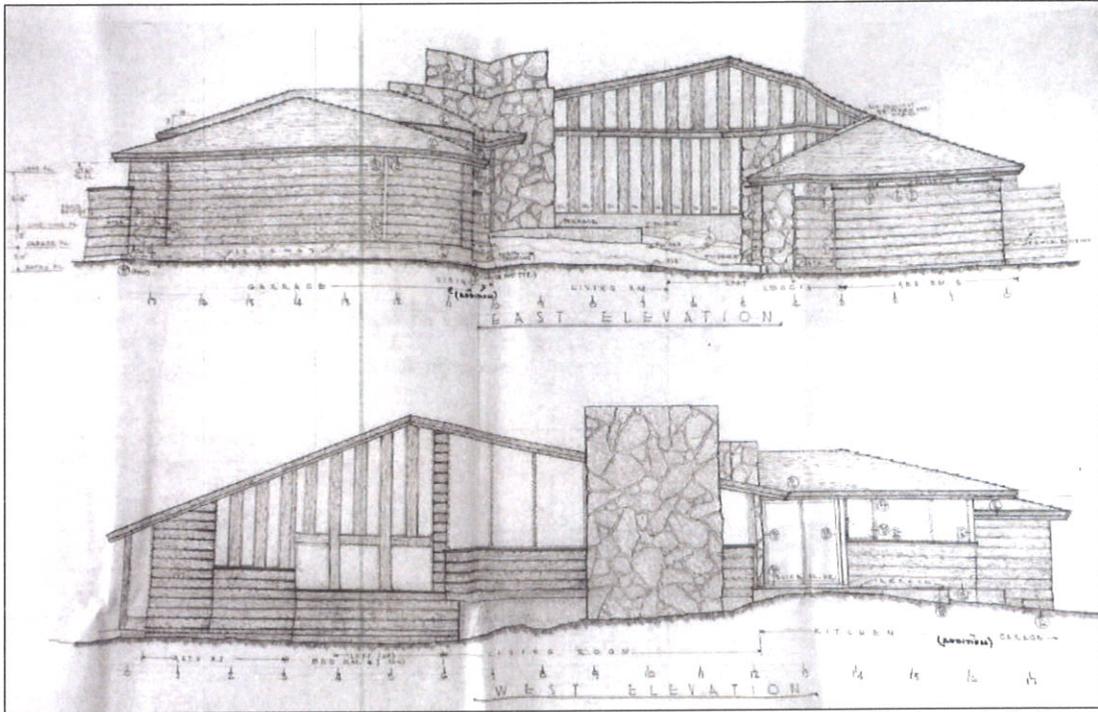


Figure 7. East and west elevations for Mark Mills' 1984 remodel, showing new south wing on left of east elevation and right of west elevation.

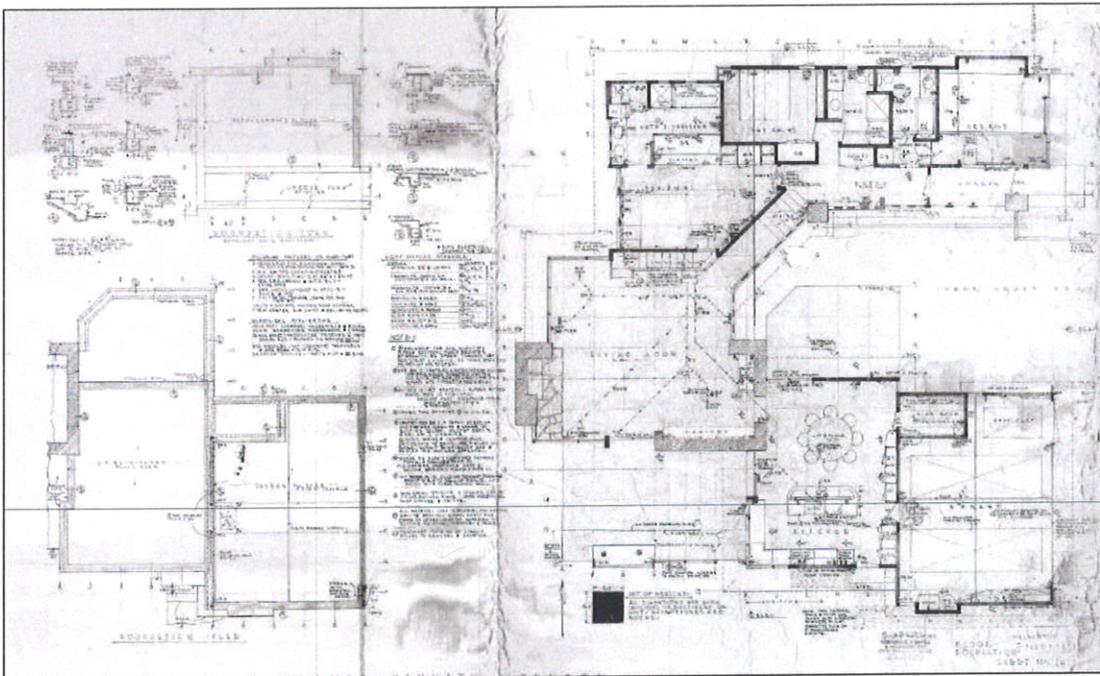


Figure 8. Floor plan for Mark Mills' 1984 remodel, showing additional wing at bottom right and converted garage at upper right.

Evaluation

The eligibility criteria for designating historic properties under federal and state criteria are essentially the same. Monterey County also has its own evaluation criteria. In summary, the Johnston House at 3044 Cormorant Road in Pebble Beach does not appear to be eligible for the federal, state, or local registers because it does not have any significant associations under any of the evaluation criteria.

The criteria for listing properties in the National Register of Historic Places (NRHP) are codified in 36 CFR 60 and expanded upon in numerous guidelines published by the National Park Service. Buildings, structures, objects, sites, and districts listed in, eligible for listing in, or that appear eligible for listing in the NRHP are considered historic properties under the regulations for Section 106 of the National Historic Preservation Act (NHPA). Eligibility for listing buildings, structures, objects, sites, and districts (i.e., resources) in the NRHP rests on twin factors of historic significance and integrity. A resource must have both significance and integrity to be considered eligible. Loss of integrity, if sufficiently great, will overwhelm the historic significance a resource may possess and render it ineligible. Likewise, a resource can have complete integrity, but if it lacks significance, it must also be considered ineligible. Historic significance is judged by applying the NRHP criteria, identified as Criteria A through D. The NRHP guidelines state that a historic resource's "quality of significance in American history, architecture, archeology, engineering, and culture" must be determined by meeting at least one of the four main criteria. Properties may be significant at the local, state, or national level. The NRHP criteria are:

- Criterion A: association with "events that have made a significant contribution to the broad patterns of our history;"
- Criterion B: association with "the lives of persons significant in our past;"
- Criterion C: resources "that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values;"
- Criterion D: resources "that have yielded, or may be likely to yield, information important to history or prehistory."¹⁸

Integrity is determined through applying seven factors to the historic resource: location, design, setting, workmanship, materials, feeling, and association. These seven can be roughly grouped into three types of integrity considerations. Location and setting relate to the relationship between the property and its environment. Design, materials, and workmanship, as they apply to historic buildings, relate to construction methods and architectural details. Feeling and association are the least objective of the seven criteria and pertain to the overall ability of the property to convey a sense of the historical time and place in which it was constructed.

The California Environmental Quality Act (CEQA) requires consideration of the possible impacts to and the evaluation of resources using the criteria set forth by the California Register of Historical Resources (CRHR). In order to be determined eligible and considered a historical resource for the purpose of CEQA, each resource must be determined to be significant under the local, state, or national level under one of four criteria (Criteria 1 through 4) and retain historic integrity. The CRHR criteria closely parallel those for the NRHP (Criteria A through D) outlined above.¹⁹

Monterey County has its own local criteria for designating buildings as historically significant and thus eligible for listing in the Monterey County Register of Historic Resources (MCRHR). The review criteria are outlined in Chapter 18.25 "Preservation of Historic Resources" at Section 18.25.070.

Under MCRHR Criterion A, "Historical and Cultural Significance," the local ordinance includes criteria similar to the NRHP and CRHR programs, but also adds:

- properties that are "representative of a distinct historical period, type, style, region, or way of life";

¹⁸ US Department of the Interior, National Park Service, "Guidelines for Applying the National Register Criteria for Evaluation," *National Register Bulletin 15, 2*.

¹⁹ California Code of Regulations, Title 14, Chapter 11.5, "California Register of Historical Resources," effective January 1, 1993.

Page 14 of 37

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

*Recorded by Joseph Freeman *Date March 16, 2016

Continuation Update

- properties that were, or were connected with a business or used that was, once common but now rare;
- properties “connected with someone renowned”;
- properties that represent the work a master builder, engineer, designer, artist, or architect whose talent influenced a particular architectural style or way of life
- is the site of an important historic event or is associated with events that have made meaningful contribution to history

Under MCRHR Criterion B, “Historic, Architectural, and Engineering Significance,” the local ordinance establishes certain thresholds for significance that are not found in the National Register or California Register criteria. These include properties proposed for designation that:

- exemplifies “a particular architectural style or way of life important to the county”;
- exemplifies the “best remaining architectural type of a community”;
- embodies “elements of outstanding attention to architectural or engineering design, detail, material, or craftsmanship”

Under MCRHR Criterion C, “Community and Geographic Setting,” properties are considered historically significant if the proposed resource:

- materially benefits the historic character of the community;
- by virtue of its location or singular physical characteristics represents “an established and familiar visual feature of the community, area, or county”;
- possesses “a significant concentration or continuity of site, buildings, structures or objects unified by past events, or aesthetically by plan or physical development”;
- “is essential to the integrity of” a historic district.

The Johnston House at 3044 Cormorant Road does not share significant associations with important events in history, either at the national, state, or local levels. It was one of hundreds of houses built in Del Monte Forest during the post-World War II boom in residential development that encompassed Pebble Beach, California, and the rest of the nation. The property was also among more than 1,000 lots developed in the Monterey Peninsula Country Club subdivision, which was originally laid out in 1925. The Cormorant Road property does not have any associations with the early development of the Pebble Beach community in general, or with this specific subdivision. Within this context, there is nothing about the Johnston House that distinguishes it from other residential lots developed by scores of other private parties who also bought and developed individual parcels in Pebble Beach during this period. For these reasons, the Johnston House is not eligible for listing under NRHP Criterion A or CRHR Criterion 1 because it does not have any important associations with any events that have made a significant contribution to broad patterns of history at the local, state, or national level. This residential property is also not an important representative of a historical period, type, style, region or way of life or connected to a use (or business) which was once common, but is now rare, that would make the resource significant under those aspects of MCRHR Criterion A. It is one of numerous houses nestled into a residential part of the community, and there is nothing especially distinctive or distinguished about the property that significantly speaks to a particular way of life.

The residence at 3044 Cormorant Road also does not have associations with individuals significant to history, as defined by the various evaluation criteria. The house was originally built for George and Clare Johnston, a couple from the upscale Hillsborough community of San Mateo County where George practiced law. They both appear to have come from wealthy families, but neither of them gained historical significance for their contributions to their communities, nor did historical research for this project reveal that the Johnstons – jointly or individually – make historically significant contributions to the Pebble Beach community during their ownership of this property. Moreover, it appears 3044 Cormorant Road was a

vacation property for the couple, who maintained their primary residence in Hillsborough. As such, the property at 3044 Cormorant Road is not significant under NRHP Criterion B / CRHR Criterion 2. The Johnstons also were not considered “renowned,” and thus would not qualify under that aspect of MCRHR Criterion A. The second couple to own the property—Kenneth and Shirley Johnson—purchased the residence in 1978, which they also appear to have used as a vacation home. Because their association with the property occurred within the past 50 years, the Johnsons would need to be considered exceptionally important to history, a demanding threshold of significance required under NRHP Criteria Consideration G. Research did not reveal that to be the case. Similarly, the most recent owners, Norman and Carol Kauffmann, do not appear to have made exceptionally significant contributions to their professions or communities.

In terms of its architecture, the Johnston House does not meet the criteria for significance under NRHP Criterion C, CRHR Criterion 3, or MCRHR Criteria A or B because it is not an important example of a type, period, or method of construction, nor is it an *important* example of a master architect or builder. The Johnston House is an example of Mid-Century Modern architecture with elements of the Ranch style. Both styles were popular during the decades after World War II, especially in residential design. The Mid-Century Modern elements of this house—including the tall, gable roof on the west side, large and numerous windows, extensive use of natural materials, and indoor-outdoor emphasis—are typical of the style. However, taken together, these features and elements present in the Cormorant Road house do not represent an important example within this architectural trend. Rather, the Mid-Century Modern aesthetic of this house is rather muted and restrained, especially compared to other, contemporary high-style examples of the style. Likewise, the Ranch style elements such as the hip-roof wings, sprawling plan, asymmetry, and use of natural materials represent standard, but not important, characteristics of the style. Overall, the house’s design is attractive but quite modest within the context of the styles. It does not represent a high-style or innovative example of its architectural styles, and is typical within the context of design and construction practices when it was built in 1967.

Mark Mills was a well-known, prolific, and successful architect on the Monterey Peninsula. Several of his designs have received local and national recognition for being architecturally unique, innovative, or influential. It is clear from his body of work and critical reception that Mills is a master architect for the purposes of these criteria. However, for a property to be important as the work of a master, it must, according to *National Register Bulletin 15* “express a particular phase in the development of the master’s career, an aspect of his or her work, or a particular idea or theme in his or her craft.” In short, as the bulletin explicitly states, “a property is not eligible as the work of a master...simply because it was designed by a prominent architect.”²⁰

The residence at 3044 Cormorant Road does not stand out as historically significant within Mills’ extensive body of architectural design work. While the focal point of the Cormorant Road residence’s design is its mostly unobstructed view to the ocean, this characteristic is typical of countless other houses in Pebble Beach and elsewhere on the Monterey Peninsula—some of which were designed by Mills himself—in which clear sightlines to the coast dictate or influence design decisions (such as the use of high, vaulted rooflines and prominent banks of picture windows). The house represents a restrained and relatively late example of Mid-Century Modern style, and is also typical of Ranch-style residences, with asymmetrical hip roofs, wood siding and roofing, and a sprawling plan. The building does not appear to represent a known phase or aspect of Mills’ work, nor is it an important representation of an idea or theme of his craft. The Cormorant Road house, designed at the same time he prepared some of his most well-known designs, lacks the unique, innovative, or daring style qualities of many of his other commissions, several of which are located in Pebble Beach. Among these high-style examples is one of his most famous houses, the Shell House, which still stands and is located roughly one mile south of the Johnston House. Comparatively, from an architectural standpoint the Johnston House does not rank highly with his catalogue of more unique coastal designs, and also appears to lack the intricate qualities of his more traditional designs. Research did not indicate that there was a distinct phase in the development of Mills’ in which he focused solely or heavily on Mid-Century Modern or Ranch style houses. While he helped design Mid-Century Modern Eichler houses for Anshen & Allen early in his career, Mid-Century Modern architecture appears to have played a minor role in his career. The house has also been substantially modified from its original design through the 1984 renovation and addition, diminishing somewhat

²⁰ US Department of the Interior, National Park Service, “Guidelines for Applying the National Register Criteria for Evaluation,” *National Register Bulletin 15*, 20.
DPR 523L (1/95)

Page 16 of 37

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

*Recorded by Joseph Freeman *Date March 16, 2016

Continuation Update

Mark Mills' original design intent. The property is therefore not an important example of a master architect, as required in NRHP Criterion C, CRHR Criterion 3, and MCRHR Criterion A.

The property is not significant under these aspects of MCRHR Criterion B. The house does not exemplify a particular architectural style or way of life and is not the best remaining architectural type of a community. As elaborated above, there are many better examples of the architectural style, including throughout the Monterey Peninsula. The attention to architectural design, detail, materials, and craftsmanship is typical of an architect-designed residence and does not represent an outstanding example.

The Johnston House is also not significant under MCRHR Criterion C. The house does not materially benefit the historic character of the community above and beyond the typical residence constructed in Pebble Beach in the late 1960s. It also does not represent an established and familiar visual feature of the community, area, or county. While it is visible from 17 Mile Drive, it is one of dozens of houses that can be seen from the popular roadway. It therefore is not considered established or familiar in the sense of this aspect of the criterion.

Also, the Johnston House is not part of any historically significant "plan of development" or existing or potential historic district. The surrounding residential neighborhood is a collection of houses with a wide range of construction dates. Despite the fact that the subdivision was originally created in 1925, most of the houses in the immediate vicinity of 3044 Cormorant Road appear to have been constructed after World War II and many exhibit elements of houses constructed within the last several decades, possibly as second-generation houses on the lots. Moreover, the neighborhood was part of typical postwar residential construction experienced throughout Pebble Beach and the Monterey Peninsula, and thus does not appear as if it would be significant within that context. Therefore, these aspects of MCRHR Criterion C do not apply to the Johnston Residence.

In rare cases, buildings may be the sources of information important to history or prehistory and may be eligible for the NRHP under Criterion D or the CRHR under Criterion 4. The Johnston House does not meet these criteria because the design of the house is well documented and it was built according to well-understood methods using common materials.

Because the Johnston House does not meet any of the significance criteria for listing in the NRHP, CRHR, or MCRHR, it is not eligible for listing in any of these registers and is not a historical resource for the purposes of CEQA.

Page 17 of 37

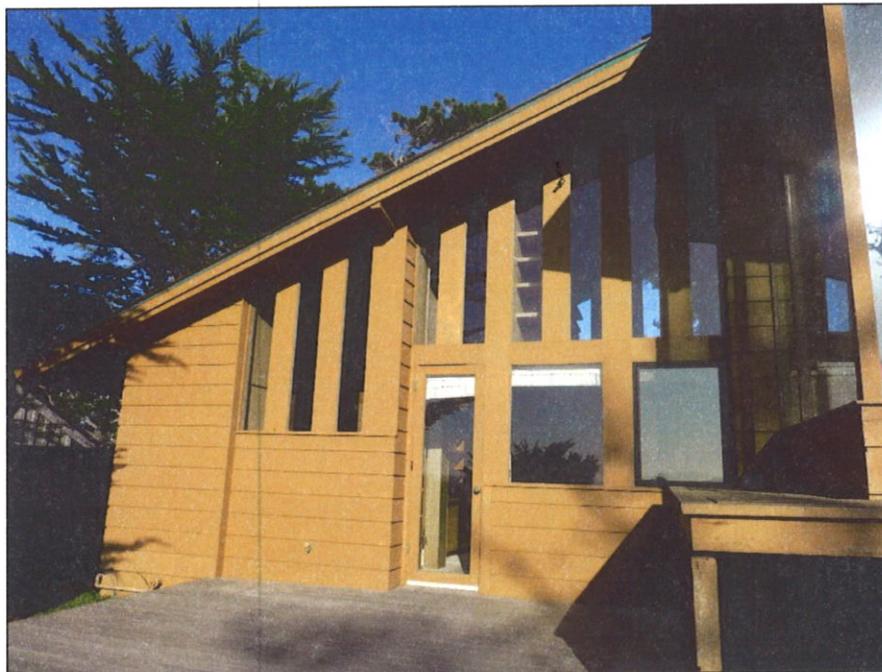
*Recorded by Joseph Freeman *Date March 16, 2016

*Resource Name or # (Assigned by recorder) Johnston House
 Continuation Update

Photographs (continued):

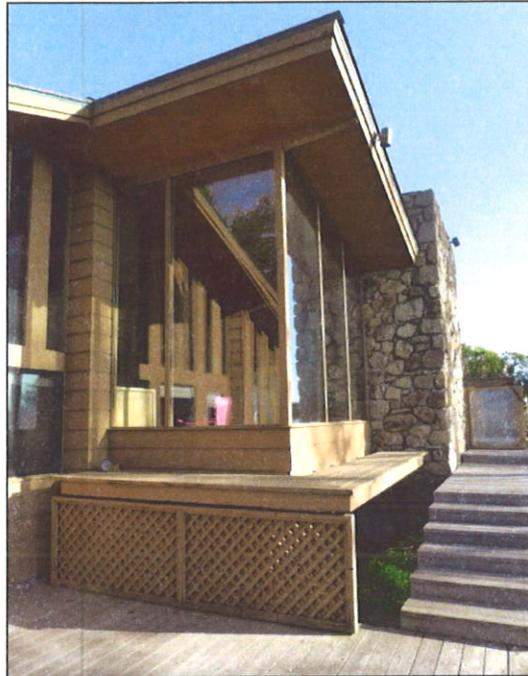


Photograph 2: Johnston House, 3044 Cormorant Road, showing southwest corner. Camera facing northeast, March 16, 2016.



Photograph 3: North end of west wall showing tall, narrow windows and wood siding. Camera facing east, March 16, 2016.

Photographs (continued):



Photograph 4: Corner window on west side. Camera facing south, March 16, 2016.



Photograph 5: South side of gable-roof part of building. Camera facing northeast, March 16, 2016.

Page 19 of 37

*Recorded by Joseph Freeman *Date March 16, 2016

*Resource Name or # (Assigned by recorder) Johnston House
 Continuation Update

Photographs (continued):



Photograph 6: South wall of gable-roof wing. Camera facing northwest, March 16, 2016.



Photograph 7: West side of southeast kitchen wing. Camera facing east façade, March 16, 2016.

Page 20 of 37

*Recorded by Joseph Freeman *Date March 16, 2016

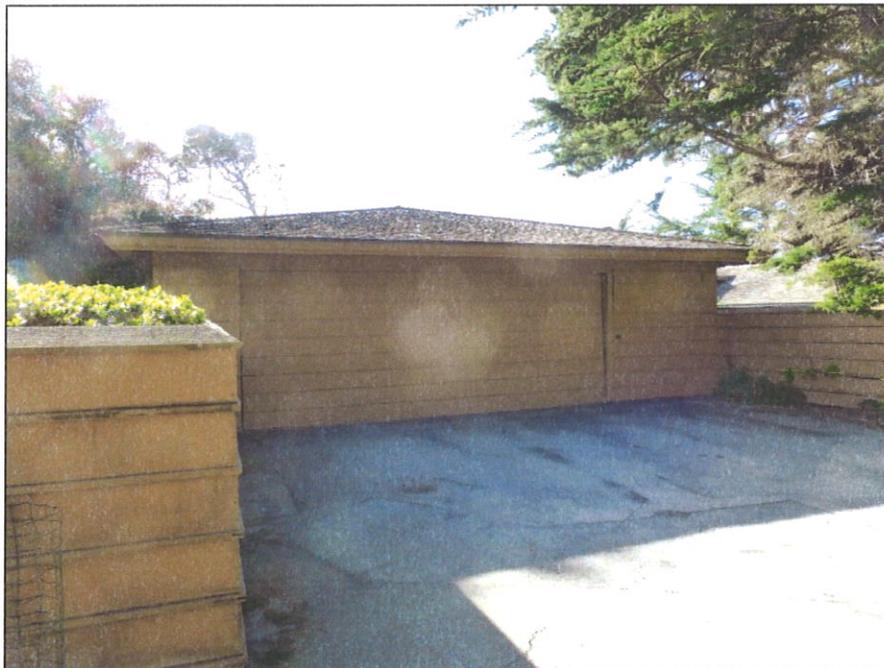
*Resource Name or # (Assigned by recorder) Johnston House

Continuation Update

Photographs (continued):



Photograph 8: Glazed wood door to kitchen.
Camera facing north, March 16, 2016.



Photograph 9: East wall of garage. Camera facing northwest, March 16, 2016.

Photographs (continued):



Photograph 10: Front of residence. Camera facing southwest, March 16, 2016.



Photograph 11: Walls sheltering main entrance. Camera facing northwest, March 16, 2016.

Photographs (continued):



Photograph 12: North side of kitchen and garage wing. Camera facing southwest, March 16, 2016.



Photograph 13: East side of gable-roof wing and south side of north wing. Camera facing west, March 16, 2016.

Photographs (continued):



Photograph 14: Loggia and south side of north wing. Camera facing north, March 16, 2016.



Photograph 15: North side of north wing. Camera facing southeast, March 16, 2016.

Page 24 of 37

*Recorded by Joseph Freeman *Date March 16, 2016

*Resource Name or # (Assigned by recorder) Johnston House
 Continuation Update

Photographs (continued):



Photograph 16: North side of north wing. Camera facing southwest, March 16, 2016.

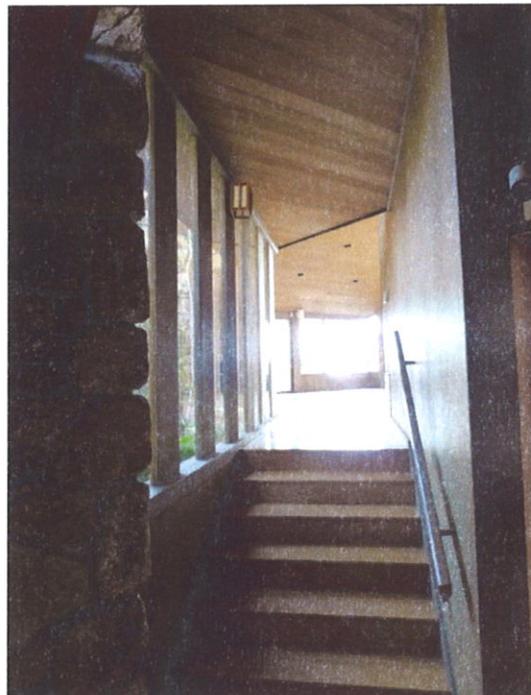


Photograph 17: Entrance hallway inside the house, showing front door. Camera facing east, March 16, 2016.

Photographs (continued):



Photograph 18: Windows in entrance hallway. Camera facing southwest, March 16, 2016.



Photograph 19: Stairs leading from hallway to living room. Camera facing southwest, March 16, 2016.

Page 26 of 37

*Recorded by Joseph Freeman *Date March 16, 2016

*Resource Name or # (Assigned by recorder) Johnston House
 Continuation Update

Photographs (continued):



Photograph 20: Living room. Camera facing west, March 16, 2016.



Photograph 21: Corner window in living room.
Camera facing northwest, March 16, 2016.

Photographs (continued):



Photograph 22: Living room facing stairs to loft. Camera facing north, March 16, 2016.



Photograph 23: Loft, showing windows and shelving units. Camera facing west, March 16, 2016.

Photographs (continued):

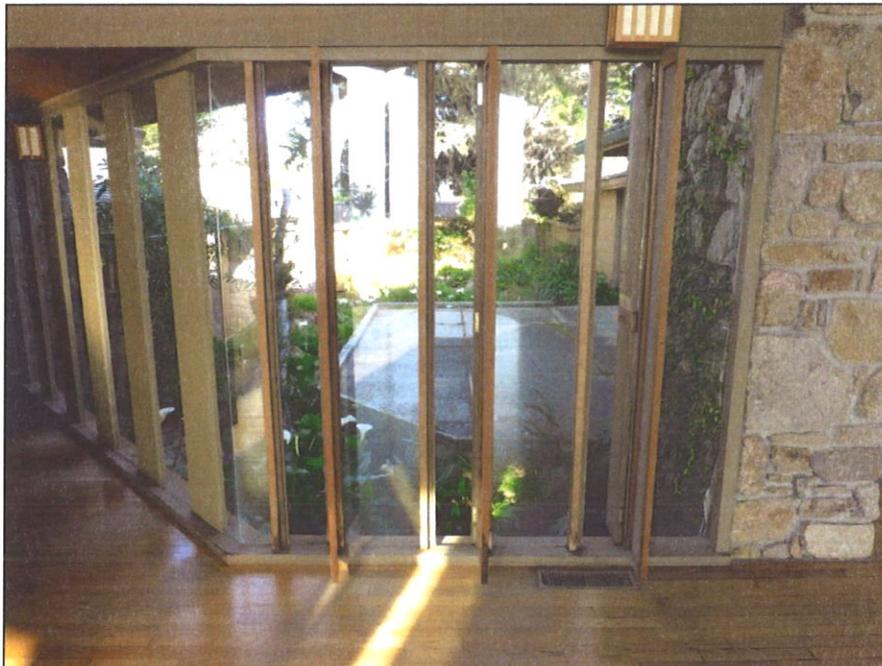


Photograph 24: Loft showing built-in seat. Camera facing northeast, March 16, 2016.



Photograph 25: Living room showing east wall windows and stone wall. Camera facing northeast, March 16, 2016.

Photographs (continued):



Photograph 26: Detail of three openings permitting passive ventilation. Camera facing east, March 16, 2016.

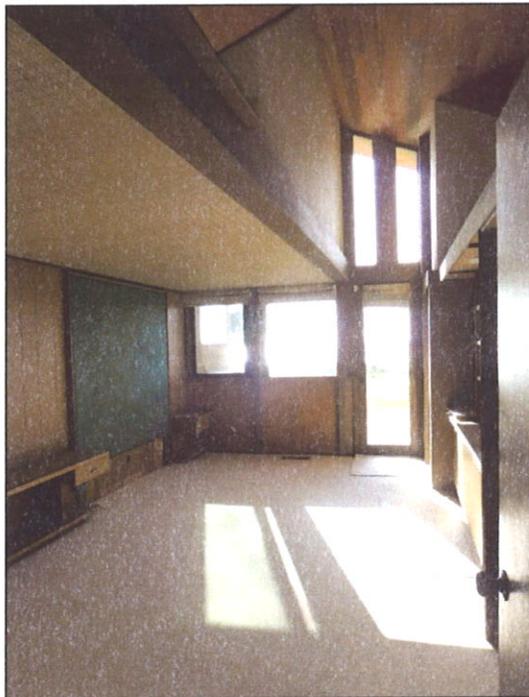


Photograph 27: Kitchen. Camera facing west, March 16, 2016.

Photographs (continued):

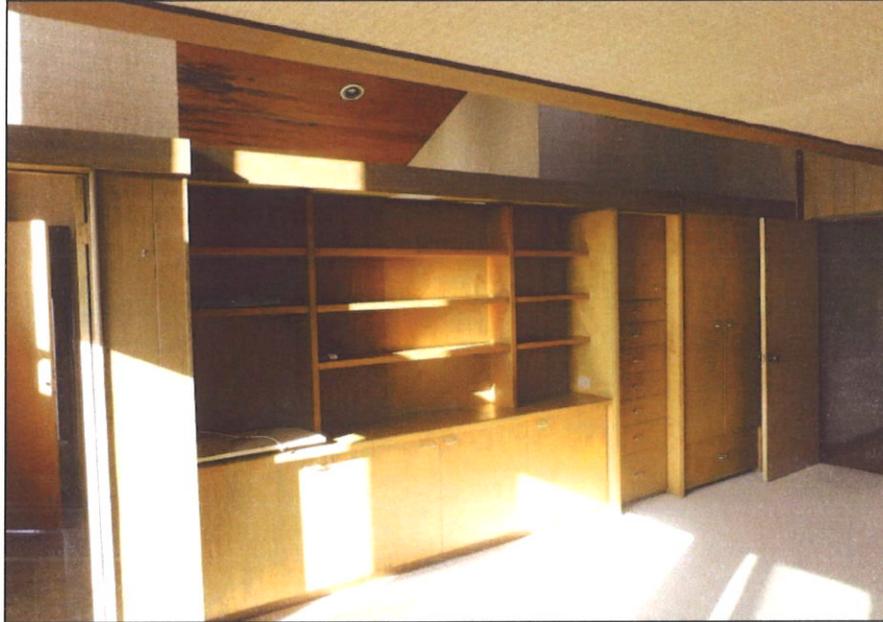


Photograph 28: Dining area. Camera facing northeast, March 16, 2016.

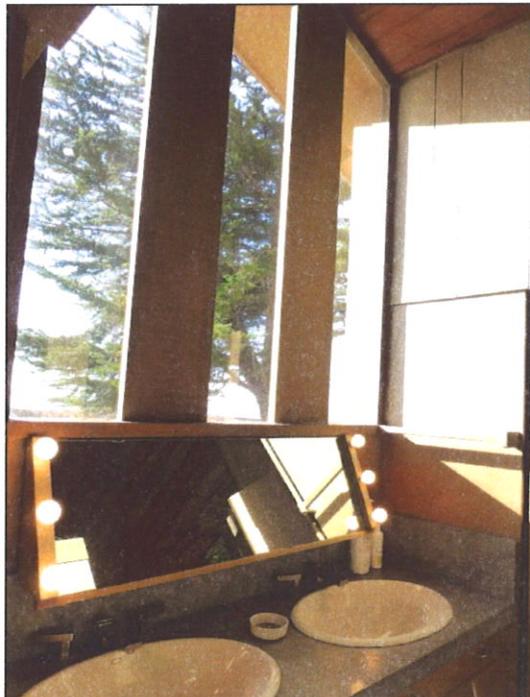


Photograph 29: Master bedroom. Camera facing west, March 16, 2016.

Photographs (continued):

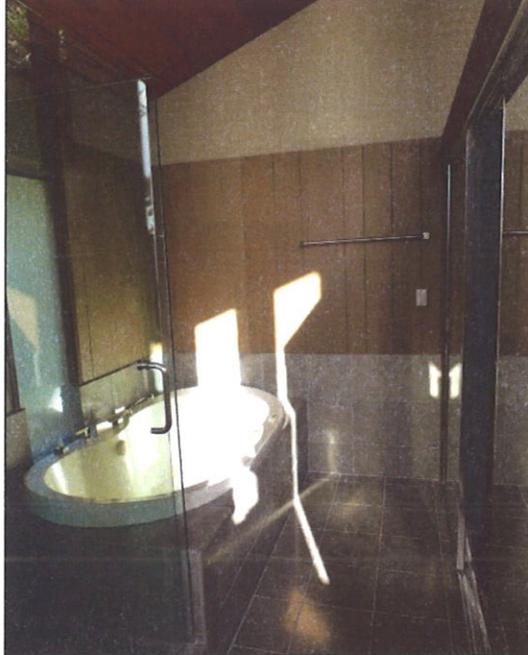


Photograph 30: Built-in shelving units in master bedroom. Camera facing northeast, March 16, 2016.

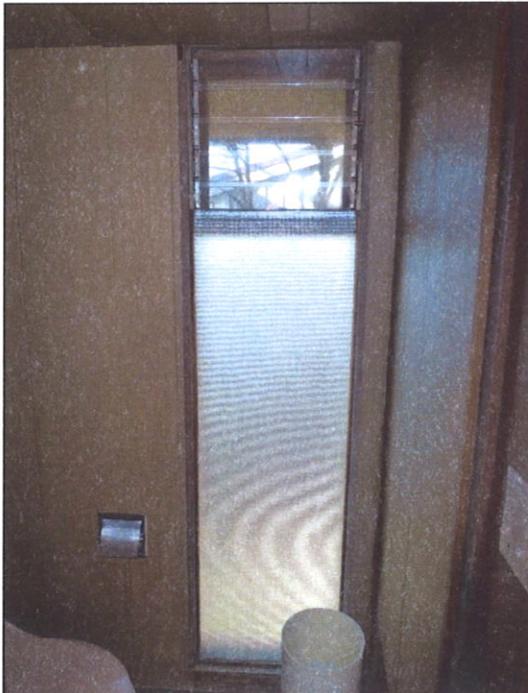


Photograph 31: Sink under tilted mirror and windows in master bathroom. Camera facing northwest, March 16, 2016.

Photographs (continued):



Photograph 32: Master bathroom. Camera facing east, March 16, 2016.



Photograph 33: Vertical window with jalousie sash on top. Camera facing north, March 16, 2016.

Page 33 of 37

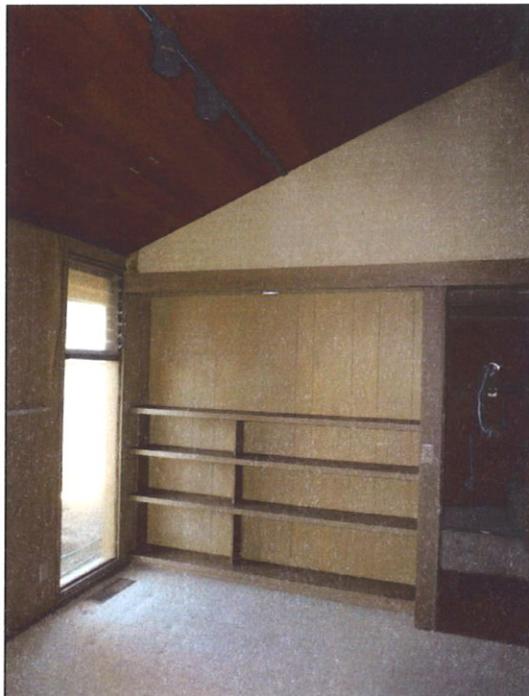
*Recorded by Joseph Freeman *Date March 16, 2016

*Resource Name or # (Assigned by recorder) Johnston House
 Continuation Update

Photographs (continued):



Photograph 34: Guest bedroom. Camera facing northwest, March 16, 2016.



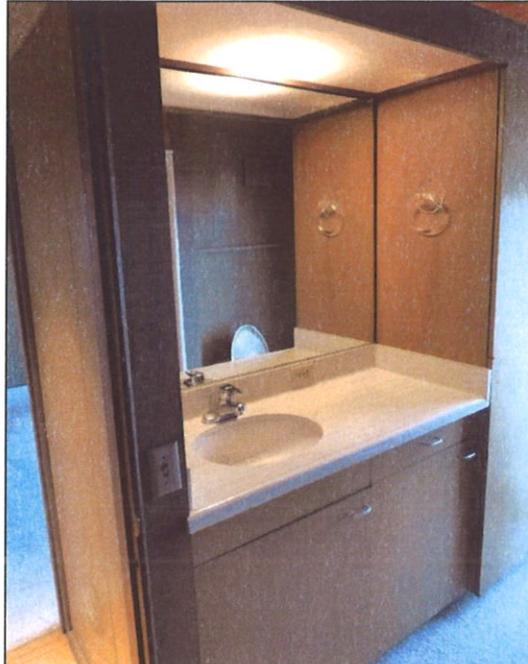
Photograph 35: Built-in shelving units in guest bedroom. Camera facing northeast, March 16, 2016.

Page 34 of 37

*Recorded by Joseph Freeman *Date March 16, 2016

*Resource Name or # (Assigned by recorder) Johnston House
 Continuation Update

Photographs (continued):



Photograph 36: Guest bathroom. Camera facing northwest, March 16, 2016.



Photograph 37: Converted garage guest bedroom. Camera facing southeast, March 16, 2016.

Photographs (continued):



Photograph 38: Converted garage guest bathroom. Camera facing north, March 16, 2016.



Photograph 39: Triangular clerestory window above entrance hallway. Camera facing northeast, March 16, 2016.

Page 36 of 37

*Recorded by Joseph Freeman *Date March 16, 2016

*Resource Name or # (Assigned by recorder) Johnston House
 Continuation Update

Photographs (continued):

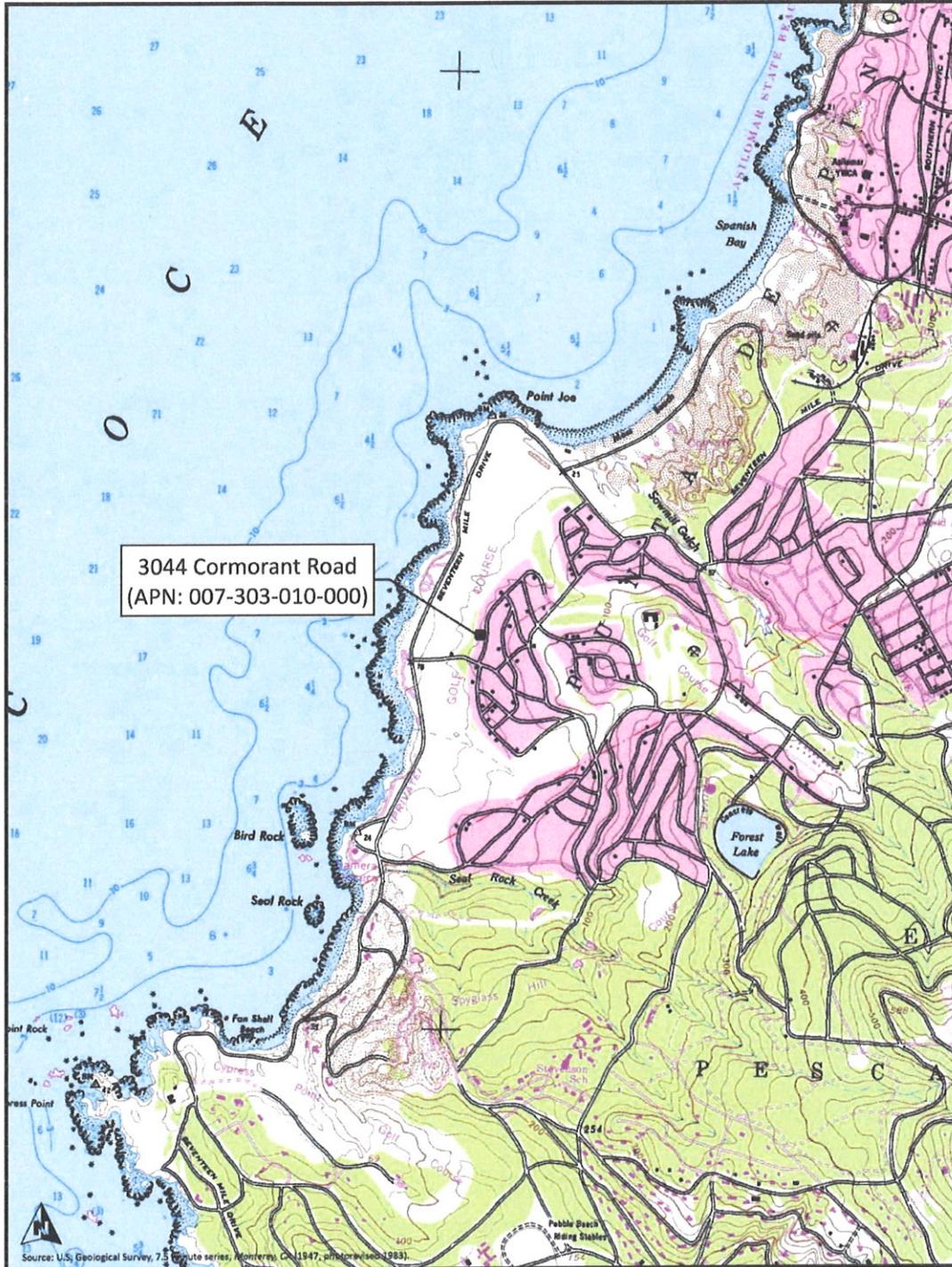


Photograph 40: Detail of copper hardware, March 16, 2016.



Photograph 41: Detail of wood door pull in master bathroom. March 16, 2016.

Location Map:



Base Map: USGS 7.5-Minute Quadrangle, Monterey, Calif. (1947, photorevised 1993)