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Subject: **Findings of Effect for AT&T Mobility, LLC Candidate CCL07146, 3150 17 Mile Drive, Pebble Beach, Monterey County, California**

Introduction:

AT&T Mobility, LLC (AT&T) proposes the installation of a new unmanned telecommunications facility at 3150 17 Mile Drive, Pebble Beach, Monterey County, California. AT&T proposes to modify the Cypress Point Club Pro Shop building which is located on the grounds of the Cypress Point Club. The candidate building is over 45 years of age and is part of the historic Cypress Point Club property. Therefore, prior to implementation of the proposed project, the candidate building was evaluated for historical and architectural significance by Kathleen A. Crawford, M.A., Senior Architectural Historian, Environmental Assessment Specialists, Inc. (EAS) in April-September 2025. Ms. Crawford meets the Secretary of the Interior's Standards for both Architectural Historian and Historian. Ms. Crawford is also listed on the Monterey County List of Qualified Historical Consultants. This letter report will present the conclusions reached regarding the historicity and historical and architectural significance of the candidate building and the potential effects of the proposed project on the Cypress Point Club property.

Project Description:

The proposed actions by AT&T includes adding a 6-foot faux chimney extension (8'-0" x 4'-6") to an existing 21-foot tall faux chimney on a structure constructed in 1930. The faux chimney was added to the building in 2018 to cover modifications on the roof of the existing Pro Shop building. The resulting height of the extended faux chimney will be 27 feet with AT&T antennas at a 24-foot centerline within the extended faux chimney. No existing fabric of the existing building will be removed or altered as part of the proposed installation activities.

Information Sources:

A variety of sources were used to obtain the information necessary to provide the current evaluation of the candidate property. Ms. Crawford conducted a site visit to the Cypress Point Club in May 2025 to inspect the property and take photographs of all pertinent areas. Multiple oral interviews were conducted with the General Manager of the Club, Allan Morrison, and Richard Barrett, one of the former Club Presidents who provided invaluable information regarding the history and development of the Cypress Point Club. Archival sources included a wide range of books, online sources, historic photographs, and County of Monterey histories. A "Records Research Request" was filed with the County of Monterey Building Department for the archived building permits for the property. The County was unable to provide the documents and therefore, no building permit information has been included in this letter report.

Brief Overview History of the Cypress Point Club

The Cypress Point Club was created in the 1920s by Samuel F. B. Morse, a Monterey County hotelier and real estate developer. Morse created the Del Monte Properties Company which was responsible for many residential, recreational, and commercial projects in Monterey County in the early decades of the 20th century. Marion Hollins, famed woman golfer of the 1920s, played a prominent role in assisting Morse to organize, plan, and build this unique property known as the Cypress Point Club. Morse envisioned an economically successful and vibrant community in the Pebble Beach and Monterey County area and was the primary force behind many successful developments in Monterey County. The Cypress Point Club property was specifically designed to include a world-class golf course which would serve as the centerpiece of the developing area. Planning for the golf course began in the 1920s as the first priority in the development of the property. Morse and Hollins built a team of talented individuals who helped bring the plans to life for the golf course and subsequent growth of the surrounding area. They chose internationally-known golf course architect, Dr. Alistair MacKenzie, to bring their vision to fruition. Dr. MacKenzie brought his team of associates to create the golf course. Robert Hunter Sr. was MacKenzie's "right hand man" who handled every aspect of the course construction and every issue imaginable, Robert Hunter Jr. used his American Golf Course Construction Company to build the amazing new course, MacKenzie's "Irish immigrants" – Paddy Cole, Jack Fleming, and Dan Gornley did the heavy work of the project, and Julian P. Graham, the official Del Monte Properties photographer, documented the entire process for posterity.

The site chosen was a rare example of nature's beauty with the dramatic sand dunes, majestic cypress trees, a forest of native Monterey pines and others, and rolling hillsides – a unique setting for what was to become one of the most important golf courses in the United States. Dr. MacKenzie created a masterpiece that utilized the beautiful bounty of the area and melded it with a design that challenged and inspired the golfers who have walked the links for almost 100 years.

Design and construction of the golf course began in 1927 when the Cypress Point Club Corporation was formed. Marion Hollins was involved in all aspects of the club and course development and built up the initial membership to serve as the financial base for the project. The course was completed and opened for use in 1928. Now the group's attention turned to building a clubhouse and support buildings. The team chose Santa Barbara architect, George Washington Smith, to design the Clubhouse and the secondary buildings on the property. Smith, a master architect who helped to popularize the Hispanic architectural heritage of California, chose the Monterey Revival style of architecture for the Clubhouse building and the secondary Pro Shop (originally the Caddy Shack) and utility buildings. The buildings were designed in 1929 and construction of the buildings was completed in 1930.

The Cypress Point Club was opened and operating right on the brink of the beginning of the Great Depression. The country was suffering greatly and membership in the Club declined. World War II began soon after in the 1940s, bringing additional difficulties to the United States. Morse chose to save the Club by taking over many of its debts and made many sacrifices to keep the Club in operation. When the war was over, the United States entered a new prolonged period of prosperity. The Club leadership chose to revitalize the Club in the 1950s by upgrading the facilities to attract new members, refurbish the buildings, and add new amenities for the Club membership. The number one priority of the Club's leaders, then and now, was to maintain the golf course as close to its original condition and Dr. MacKenzie's design as possible. This process of preserve and protect the Cypress Point Club has been the mission of every president and management team over the last 98 years. The Cypress Point Club has become one of the premier golf clubs in the United States, hosting many important tournaments and events for almost 100 years.

Architectural Discussion of Cypress Point Club Buildings and Golf Course

Introduction:

The Cypress Point Club property includes multiple components. The Pro Shop/Candidate Building is located on the north portion of the property. The Cypress Point Club Garage, a small utility building, is located behind the Pro Shop building. The main building on the property is the extensive Clubhouse building which is located south of the Pro Shop building, in immediate proximity to the 180-acre Cypress Point Club golf course. The golf course grounds cover the majority of the property of the Club. The buildings on the property were designed by Santa Barbara architect, George Washington Smith in the Monterey Revival style of architecture. The buildings were designed in 1929 and construction was completed in 1930. The buildings have remained in operation since 1930 and have undergone modifications and alterations as necessary over the decades.

This letter report will focus primarily on the candidate building, the Pro Shop building, as it is the location of the proposed AT&T telecommunications project.

Photographs of the Cypress Point Club buildings and golf course are included in Attachment A at the end of the report.

Architectural Description of Pro Shop/Candidate Building.

Photograph: View of Pro Shop/Candidate Building, East and South Elevations, Candidate Location is Faux Chimney Structure in Center of Roof Area, View Northwest



The candidate building, the Pro Shop building, was built in 1930 and designed by George Washington Smith. The building was originally used as the “Caddy Shack” or “Caddy House” and currently houses the Pro Shop which sells golf clubs, clothing, golf balls, and other related sports equipment. The building also includes offices, men’s and women’s locker rooms, storage areas, and resting areas for the caddies. The commercial shop area is located in the front, one-story portion of the building. The two-story rear sections of the building are used for the women’s and men’s locker rooms and the caddy room. Storage facilities and office areas are part of the building’s overall design.

Smith designed the buildings on the property in the Monterey Revival style of architecture. However, the Pro Shop building was to be used as a secondary, utility building and, therefore, the design is more limited and missing several of the primary Monterey Revival architectural design characteristics that are present in the design of the Clubhouse building. The original ca. 1930s design of the building appear to have been a very limited application of the key style characteristics. As a secondary building, it appears that it was specifically designed as a generic version of the Monterey Revival style and that the building was not designed to serve as a key architectural element of the property.

The candidate Pro Shop building is an irregular-shaped, one- and two-story, multi-component, Monterey Revival style, multi-use building. The building is sited on the northeast side of the Cypress Point Club property, north of the main Clubhouse building, and is surrounded by grass lawns and majestic Monterey Pine trees and Cypress trees.

The candidate building has a reinforced concrete foundation, white plaster/stucco and horizontal and vertical wood siding exterior. The roof system is a mixed gable and hipped roof system with wood shingles with a narrow eave overhang. The roof system contains a faux chimney structure in the center of the roof system that covers the Pro Shop area of the building. This is the proposed location of the AT&T stealth cell tower project. The roof area in this specific section was raised due to an interior renovation project. To cover the changes, a faux chimney was added to this section of the roof system in 2018, according to Mr. Barrett.

The south elevation contains an additional brick chimney that extends the full height of the elevation. This fireplace and chimney structure are fully operational. Both of the chimneys lack the decorative detailing at the top of the chimney that is present on the multiple chimneys on the main Clubhouse building. Presumably, this detailing was not added to the chimney structures on the Pro Shop building due to its role as a secondary utility building.

The east elevation of the building contains the main entrance to the Pro Shop commercial area of the building. The roof extends forward over the entrance area, creating a small porch, and is supported by square wood posts. The entrance area includes a brick porch area which extends out to the front lawn area of the building. The main entrance includes non-original wood and multi-lite glass doors. Additional secondary entrances are present on the south-facing elevation and around the side and rear elevations of the building. The single doors are primarily wood on the lower half of the door with the multi-lite glass panes in the upper half of the door. A few of the doors are constructed entirely of wood with no glass sections.

The fenestration system for the building includes large, rectangular-shaped, wood framed, multi-lite, glass windows, both fixed pane and double hung sash style. The windows around the building are basically the same size. Many of the windows are flanked by painted wood shutters.

The north side of the building contains a concrete staircase with a metal railing which leads around the building to the side of the building to the rear entrances. This portion of the property slopes downward and includes large stands of majestic Cypress trees. This area of the building is two stories in height and contains the same basic architectural detailing, stucco exterior, and mixed gable roof system with wood shingles. This portion of the building is used for the locker rooms, caddy areas, storage facilities, and office areas.

A parking lot is present at the edge of the lawn area to the side of the Pro Shop building. This parking lot also extends southwest to the front area of the main Clubhouse building.

The Pro Shop building appears to be in good condition. However, the Pro Shop building has been altered extensively over the decades and retains few of the original character defining features of the original building. The building has been maintained with periodic upgrades, including re-roofing, painting, and general tenant improvements. It appears that the majority of the stucco/plaster surface materials have been replaced. Few of the windows and doors appear to be original to the building. The two-story portions of the building was added to the building in multiple stages over the years.

Alterations

Multiple oral interviews were conducted with Allan Morrison and Richard Barrett regarding the Pro Shop building and other aspects of the Cypress Point Club property. According to Mr. Barrett, approximately 25% of the current Pro Shop building is original. More than 75% of the building includes alterations, new additions, and multiple types of changes. Little is left of the original exterior of the building as designed by George Washington Smith. The interior has also undergone extensive changes as new uses of the building were undertaken. The building was originally designed and used as the “caddy shack” for use by the caddies while they waited for members to request their services. The building was simply designed with a limited number of the main Monterey Revival architectural characteristics as it was considered to be a secondary, utility building. Over time, the building has been used as the Pro Shop, selling various items for members, and as locker rooms for both women and men club members. The building has also been used for office purposes and storage facilities. These changing uses required significant interior and exterior alterations to the building over the decades. The large, two-story sections were added to the building at various times in the post-1950s years, with additional modifications as needed to accommodate new uses of the building.

The faux chimney was added to address interior changes to the building. According to Mr. Barrett, the building originally had two attic spaces and a decision was made to enlarge the flat roof space between the two attics. The goal was to create one large attic space for easier access and use. In order to minimize the roof changes, the decision was made to add a faux chimney to the renovated area. This was done in 2018, according to Richard Barrett in an oral interview with Kathleen Crawford on August 12, 2025. In addition, Mr. Morrison and Mr. Barrett have confirmed that the building has been upgraded in a variety of ways by adding extensive new sections to the building, greatly enlarging the original building. The original footprint no longer exists as the building has undergone major, extensive alterations. The interior spaces of the building have undergone multiple upgrades between 1960-2020 to maintain the viability of the spaces. General tenant improvements have taken place which have included basic repairs to wall surfaces, replacement of doors and windows while maintaining the original measurements of the windows, replacement of doors with similar doors, re-roofing of the roof systems, maintenance of chimneys and fireplaces, and general electrical, plumbing, and heating systems. Due to these changes little remains of the original building and its original design features.

When the seven criteria of integrity were applied to the Pro Shop building – location, design, materials, setting, workmanship, feeling, and association – only two criteria were met. The original location of the building has been retained and the overall setting of the Cypress Point Club has been retained. Therefore, the Pro Shop building has not retained a sufficient amount of integrity for historical and architectural significance.

Brief Architectural Discussion of Garage, Clubhouse, and Golf Course

Garage

A secondary, utilitarian garage structure is located on the property in the area behind the Pro Shop/Candidate Building at the north end of the site. The ca. 1930 Garage building is a one-story, rectangular-shaped, generic Monterey Revival style building. The building has a concrete foundation, white stucco/plaster exterior wall surfaces with wood siding elements and a side gable roof system with wood shingles. The rear of the building also contains a shed roof section that slopes downward at the back of the building. Doors and windows are limited and appear to be non-original.

The building faces an asphalt driveway and utility area. Equipment and storage areas are in the immediate vicinity as the building is surrounded by utilitarian activities. The building appears to be in fair condition.

Alterations:

The building appears to have been altered by the addition of new wall surface materials, new doors and windows, and upgrades to the roof system. The basic shape has been maintained but various general tenant improvements appear to have taken place over the decades.

Cypress Point Club Clubhouse Building

The Clubhouse building was designed in 1929 by George Washington Smith in the Monterey Revival style of architecture. The building was completed in 1930 and has been in operation continuously since that time. The Clubhouse building is included in the architectural book *George Washington Smith: Architecture of the Spanish Colonial Revival*. The building is a one- and two-story, irregular shaped, social and administrative center building. The building has a perimeter concrete foundation, white stucco/plaster exterior with vertical and horizontal wood siding on certain portions of the building. The roof system includes hipped and gabled roof areas with wood shingles and a narrow eave overhang. Multiple chimneys with decorative detailing are present on the roof system. A balcony is present on the front elevation of the two-story portion of the building with the typical Monterey Revival style detailing. A similar balcony/porch area is present on the rear of the building. The main two-story portion of the building includes three additional wings. The south elevation includes a one-story wing; the east elevation includes a rectangular shaped section which projects forward from the main mass of the building; and an angled, north extension that projects outward from the north elevation of the Clubhouse. These sections have various kitchen and administrative purposes. Windows vary in size, shape and placement around the facades and include double hung sash style and fixed pane, multi-lite windows. Doors are both decorative as in the main front doors with wood and glass detailing or as service doors on the rear of the building. Brick porches and terraces are present around the building's elevations for entrance and outdoor dining purposes. Walled gardens and large trees accent the building.

Alterations

The Clubhouse building has undergone a variety of general tenant improvements, including general maintenance, painting, replacement of exterior materials, basic repairs, re-roofing, and general interior and exterior upgrades. Many of the original doors and windows have been replaced over the decades and additional square footage was added to the rear of the building for expansion of the kitchen areas and dining services. An ADA-required elevator replaced an interior staircase in the main living room area of the Clubhouse.

Cypress Point Club Golf Course

The Cypress Point Club is a private golf club with a single 18-hole golf course. The course was opened in 1928 and was designed by Dr. Alistair MacKenzie and Robert Hunter Sr. with assistance from Marion Hollins, the famed woman golfer. The 180-acre course is a Par 72 course, and the length of the course is 6,554 yards.

The golf course is considered to be one of the finest in the country. One of the key reasons is its series of dramatic holes along the Pacific Ocean. The golf course is set on coastal sand dunes, the course's front nine enters the Del Monte Forest and emerges onto the rocky coastline for the back nine. The signature hole is considered to be #16. The hole requires a 230-yard tee shot over the Pacific Ocean to a mid-sized green which is strategically bordered by a series of bunkers.

Alterations:

One of the primary missions of the leadership of the Cypress Point Club has been to maintain, as close as possible, the original design of the golf course as designed in 1927 by Dr. Alistair MacKenzie. This has been accomplished and only minor changes have taken place on the grounds of the golf course over the last 98 years. General maintenance activities have kept the golf course in pristine, original condition with no significant alterations to the design created by Dr. MacKenzie. No major alterations or modifications to the course have taken place over the last ten decades.

Discussion of National Register of Historic Places Eligibility Criteria

Cypress Point Club Pro Shop/Candidate Building

Criterion A: Event: *Properties can be eligible for the National Register if they are associated with events that have made a significant contribution to the broad patterns of national history:*

The Cypress Point Club property was assessed under National Register of Historic Places **Criterion A: Event** for its potential significance as part of any historic trends or events that may have made a significant contribution to the broad patterns of our history.

Introduction

The property currently under evaluation, the Cypress Point Club, was one of the earliest golf clubs in the Monterey area. It's growth and development helped to set the stage for the development of the sport of golf on the West Coast and across the United States. The Pebble Beach area of Monterey County now hosts some of the most important national golf competitions each year. The vision of Samuel F.B. Morse, the developer of the Cypress Point Club and multiple other properties in Monterey County, helped to create, along with others, the foundation for the development of the sport of golf in Monterey County. The Club has been in existence for almost 100 years and has become one of the premier social, athletic, and cultural institutions in Monterey County and across the United States. The Club's golf course is considered to be one of the finest in the United States and also has global acclaim.

Cypress Point Club Pro Shop

No evidence was located to indicate that the candidate building, the Cypress Point Club Pro Shop, was part of the historic events that shaped the history of the Cypress Point Club over the last 100 years. No information was obtained that the important activities of the Club took place within the Pro Shop building. No information was located in any of the written histories, oral interviews, or other research materials that mentioned the building in any way. This would indicate that the building did not have any type of significant role in any of the events or activities of the Cypress Point Club property. No information was located to indicate that the important individuals connected with the Club engaged in any significant activities within the Pro Shop building or were connected in any significant way with the building. The building served its purpose as a secondary, utilitarian, multi-use building over the years and no evidence was located to indicate that it played any type of significant role in the social, economic, cultural, historical, or sports-related events on the Cypress Point Club property. Due to the number of significant and irreversible changes and alterations to the Pro Shop building over the decades, the building has lost its historical and architectural integrity and no longer retains the main character defining features of the original building and its original use. **Therefore, the Pro Shop/Candidate Building is not considered to be an historic resource under the National Historic Preservation Act (NHPA) eligible for nomination to the National Register of Historic Places (NRHP) or a potential contributor to the, as yet unformed, Cypress Point Club Historic District under Criterion A: Event.**

Criterion B: Person: *Properties may be eligible for the National Register if they are associated with the lives of persons significant in our past.*

The subject property was evaluated under National Register of Historic Places **Criterion B: Person** for its potential significance and association with a person of importance in national history.

Introduction

The Cypress Point Club property is associated with the original owner, Samuel F. B. Morse, who developed the Del Monte Properties Company and created the foundation for the development of the Monterey Peninsula area and the Cypress Point Club. In addition, the golf course was designed by world-famous golf course architect Dr. Alistair MacKenzie and his associate, Robert Hunter Sr. Additionally, Marion Hollins, a famed woman golfer in the early 20th century, was instrumental in the development of the Cypress Point

Club and golf course in many ways. She assisted in developing the main concept of the Club, used her golf expertise to assist in designing the golf course, and helped to create the foundation of the membership of the Cypress Point Club. George Washington Smit designed the Club's buildings. Julian P. Graham, the official photographer for the Del Monte Properties Company, documented the entire development of the Cypress Point Club property.

Cypress Point Club Pro Shop

The proposed AT&T candidate building, the Cypress Point Club Pro Shop/Candidate Building, was not connected in any discernible, significant way with the important individuals who developed the Cypress Point Club property. The research and communication with key members of the Club did not indicate or reveal significant information that connected the Pro Shop building to any of the important individuals responsible for the creation and development of the Cypress Point Club. The secondary building was used for utilitarian and commercial purposes and the research did not reveal a significant connection to any of the important individuals associated with the Club property. Due to the number of significant and irreversible changes and alterations to the Pro Shop building over the decades, the building has lost its historical and architectural integrity and no longer retains the main character defining features of the original building and its original use. **Therefore, the Pro Shop/Candidate Building is not considered to be an historic resource eligible for nomination to the National Register of Historic Places or a potential contributor to the, as yet unformed, Cypress Point Club Historic District under Criterion B: Person.**

Criterion C: Design/Construction: *Properties may be eligible for the National Register if they embody the distinctive characteristics of a style, type, period or method of construction; or that represent the work of a master; or they possess high artistic values; or that represent a significant and distinguishable entity whose components may lack individual distinction.*

The property was assessed under National Register of Historic Places **Criterion C: Design/Construction** for its potential significance as a property which embodies the distinctive characteristics of a type, period, method of construction or style of architecture, represents the work of a master architect, builder, or craftsman, possesses high artistic values, or represents a significant or distinguishable entity whose components lack individual distinction.

Criteria for Evaluation:

Type of construction means the form and materials clearly demonstrate, through the presence of essential physical features, a specific purpose and/or function.

This is the portion of Criterion C under which properties are eligible, for it encompasses all architectural styles and construction practices. To be eligible under this portion of the criteria, the property must clearly demonstrate, through "distinctive characteristics" the following:

- *The pattern of features common to a particular class of resources;
- *The individuality or variety of features that occur within the class;
- *The evolution of the class, or;
- *The transitions between classes of resources.

Method of construction means it is a rare or an important example of building practices, construction innovations, or technological advances during a specific time in history.

Period of construction means the age and physical features reflect the era when the specific recognized architectural style, building type, or method of construction became popular.

Master architect, builder, or craftsman means that the building was designed, constructed, or created by a master in their respective fields.

High artistic values means that the building displays unusual, significant, or creative artistic elements not generally seen on other buildings of its type and time period.

Application of Criteria for Evaluation:

Introduction

The three buildings on the site that are under review – the Cypress Point Club Pro Shop/Candidate Building, the Cypress Point Club Garage, and the main Cypress Point Club Clubhouse building – were designed by noted Santa Barbara architect George Washing Smith. After a review of various architectural style guides, internet research, and visual inspection of the Cypress Point Club buildings, it was determined that the architect, George Washing Smith, had designed the buildings in the Monterey Revival style of architecture.

Monterey Revival Architectural Style

The key character defining features of the Monterey Revival style of architecture include the following features:

- *Popular architectural style in the 1930s-1940s
- *Design reflects fusion of Anglo and Hispanic design concepts
- *Used primarily for single-family residences
- *Two stories in height
- *Shallow pitch gable roof system
- *Clay tile or asphalt or wood shing roof materials
- *Exterior wall surfaces of brick, stucco, or clapboard materials or a combination of materials
- *Second story cantilevered balcony
- *Use of balconies and sleeping porches
- *Roof area supported by square wood columns
- *Sometimes a decorative balustrade is present
- *Side gable roof over balcony area
- *Rectilinear shape of balcony
- *Balcony area usually positioned over main entrance
- *Single or paired doors provide access to balcony
- *Windows can be narrow and tall
- *Multi-lite, wood framed windows
- *Windows grouped in pairs
- *Carved wood main entrance doors
- *Wrought iron lighting elements

Using these design criteria, the main buildings on the site – the Pro Shop, the Garage, and the Clubhouse building – were evaluated for their architectural significance.

Cypress Point Club Pro Shop/Candidate Building

Type of Construction:

The candidate building, the Cypress Point Club Pro Shop, is a typical example of a secondary, utilitarian building seen on many types of golf course properties and other recreational sites. The building has been used for multiple purposes over the years, beginning with its use as a caddy shack, and then later as a commercial shop for golf merchandise, locker rooms for men and women, and general storage. The building represents a generic, limited type of common construction used for multi-purpose buildings. The building has undergone multiple phases of alterations, additions, and upgrades since the 1950s and no longer retains the original design characteristics as created by the architect for the building, George Washington Smith. The building has been enlarged more than three times its original size, thus losing any significant defining architectural characteristics as a result of the changes made to the building. George Washington Smith used few of the more distinctive Monterey Revival design features in his design of the building. He restricted the use of the more definitive Monterey Revival design concepts as the building was going to be used for multiple

utilitarian purposes and was not designed to play a significant role in the architectural development of the property. **Therefore, the Pro Shop/Candidate Building has lost its original historical and architectural integrity and no longer serves as a good example of any significant type of construction.**

Method of Construction:

No information was located to establish that the candidate building, the Pro Shop, was a rare or an important example of building practices, construction innovations, or technological advances during a specific time in history. The information regarding the building did not indicate that any unusual or significant methods of construction had taken place during the original construction of the building or any period of alterations and additions to the building. Due to the number of changes to the building over time, the Pro Shop building has lost its original historical and architectural integrity and is not able to serve as a good example of any significant method of construction. **Therefore, the candidate Pro Shop/Candidate Building does not meet this criterion for potential significance.**

Period of Construction:

The Cypress Point Club Pro Shop/Candidate Building was designed and constructed in 1929-1930. The building was designed in the Monterey Revival style of architecture by George Washington Smith, a noted architect who is known for his Spanish Colonial Revival and Monterey Revival architectural designs. Smith's work helped to popularize the Hispanic styles of architecture which became very popular in California and other regions during the 1920s. However, due to the extensive alterations and additions to the building over time, the building has lost the majority of its ca. 1930 Monterey Revival design characteristics. The building no longer retains its original historical and architectural integrity. **Therefore, the Pro Shop/Candidate Building does not serve as a good example of the ca. 1920s-1930s period of construction and the Monterey Revival style of architecture and does not meet this criterion for potential significance.**

Master Architect, Builder, or Contractor:

The Cypress Point Club Pro Shop/Candidate Building was designed by Santa Barbara architect, George Washington Smith. Smith is considered to be not only a pioneer in his advocacy and endeavors in the area of Hispanic-based architecture, he is considered by many to be the master of this genre of architectural design. He is credited with developing the Spanish Colonial Revival and Monterey Revival styles of architecture, thus ensuring a deep appreciation for California's Hispanic heritage.

While the Cypress Point Club Pro Shop building was originally designed in a limited version of the Monterey Revival style of architecture by Smith, due to the extensive alterations and additions over the decades, the building no longer represents the original design concepts as created by Smith. The building no longer serves as a good example of the Monterey Revival style of architecture as designed by Smith and has lost all of the key aspects of historical and architectural integrity. **Therefore, the Pro Shop/Candidate Building no longer serves as a significant example of the architectural design philosophy of George Washington Smith nor does it serve as a significant example of the Monterey Revival style of architecture due to the extensive loss of historical and architectural integrity.**

High Artistic Values

The Cypress Point Club Pro Shop building no longer retains any high artistic values as an example of the Monterey Revival style of architecture due to the loss of its historical and architectural integrity. The extensive alterations and additions to the building have resulted in the removal of any significant elements that would reflect high artistic values. **Therefore, the Pro Shop/Candidate Building does not meet this criterion for potential significance or potential nomination to the National Register of Historic Places under Criterion C: Design/Construction.**

Conclusion: The Cypress Point Club Pro Shop/Candidate Building meets none of the required criteria for potential historical and/or architectural significance and potential nomination to the National Register of Historic Places as an individual example of the Monterey Revival style of architecture and the work of George Washington Smith under Criterion C: Design/Construction. Due to the extensive range and nature of the various alterations, the building has lost the majority of the key elements of integrity and, therefore, has not historical and/or architectural significance. The candidate building is also not considered to be potentially eligible as a contributor to, an as yet unformed, Cypress Point Club Historic District as it meets none of the required criteria for historical and/or architectural significance under Criterion C: Design/Construction.

Criterion D: Information Potential: *Properties may be eligible for the National Register if they have yielded, or may be likely, to yield, information important in prehistory or history.*

The property was assessed under National Register of Historic Places **Criterion D: Information Potential** for its potential significance and its ability to convey information.

The property does not yield, or may not be likely to yield, information important in prehistory or history. In order for buildings, structures, or objects to be significant under Criterion D, they need to “be, or must have been, the principal source of information.” This is not the case with this property. **Therefore, the Cypress Point Club Pro Shop/Candidate Building does not appear to meet the criteria for significance under Criterion D: Information Potential.**

Summary:

The AT&T candidate building, the Pro Shop, is not considered to meet any of the required criteria for potential nomination to the National Register of Historic Places (NRHP) as an individual structure or as a potential contributor to, an as yet unformed, Cypress Point Club Historic District. The building no longer retains the key elements of integrity due to the multiple phases of operation that have taken place over the last 75 years. Therefore, the Pro Shop building is not considered to be an historic resource under the National Historic Preservation Act (NHPA).

Eligibility of Cypress Point Club Garage, Clubhouse, and Golf Course Discussion

Cypress Point Club Garage

The Cypress Point Garage building does not meet any of the required criteria for potential historical and/or architectural significance. The evaluation of the building determined that the building did not meet Criterion A: Event, Criterion B: Person, Criterion C: Design/Construction, or Criterion D: Information Potential due to its lack of connection to any significant events or persons. The building is not considered to be a good example of the Monterey Revival style of architecture as it lacks the basic character defining features of the style, and due to the various alterations to the building, it does not meet Criterion C as a good example of this style of architecture. The building does not have the potential to meet Criterion D: Information Potential. The building no longer retains the majority of the seven elements of integrity and has lost the potential to have historical and/or architectural significance. Therefore, the Garage building is not considered to be an historic resource under the NHPA and is not considered potentially eligible for nomination to the NRHP as a possible contributor to, an as yet unformed, Cypress Point Historic District.

Cypress Point Club Clubhouse

The Cypress Point Club Clubhouse has been determined to meet Criterion A: Event as a significant part of the economic, social, cultural, and athletic development of Pebble Beach and Monterey County; under Criterion B: Person for its association with Samuel F.B. Morse, Marion Hollins, Dr. Alistair MacKenzie, Robert Hunter Jr. and Sr., George Washington Smith, and Julian P. Graham; and under Criterion C: Design/Construction as a good example of the work of Master Architect George Washington Smith and the Monterey Revival style of architecture. The building does not meet Criterion D: Information Potential. The building has retained a sufficient amount of integrity for historical and architectural significance. The

building is considered to be an historic property under the NHPA and is considered potentially eligible for nomination to the NRHP as a potential contributor to, an as yet unformed, historic district under Criteria A, B, and C.

Cypress Point Club Golf Course

The Cypress Point Club Golf Course has been determined to meet Criterion A: Event as a significant part of the economic, social, cultural, and athletic development of Pebble Beach and Monterey County; under Criterion B: Person for its association with Samuel F.B. Morse, Marion Hollins, Dr. Alistair MacKenzie, Robert Hunter Jr. and Sr., George Washington Smith, and Julian P. Graham; and under Criterion C: Design/Construction as a good example of the work of Master Architect Dr. Alistair MacKenzie and his approach to the design of golf course architecture. The golf course does not meet Criterion D: Information Potential. The golf course has retained a sufficient amount of integrity for historical and architectural significance. The golf course is considered to be an historical property under the NHPA and is considered potentially eligible for nomination to the NRHP as a contributor to, an as yet unformed, historic district under Criteria A, B, and C.

Finding of Effect Discussion

Criteria of Adverse Effects

Section 106 of the National Historic Preservation Act requires federal agencies to consider the effects of their actions on historic properties. No adverse effects occur on a preservation project when the Secretary of the Interior's Standards for the Treatment of Historic Properties conditions are met. The criteria of adverse effect, as defined in 36 CFR Part 800.5(a) state that:

An adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register of Historic Places in a manner that would diminish the property's integrity of location, design, setting, materials, workmanship, feeling, or association.

Examples of adverse effects can include, but are not limited to:

1. Physical destruction or damage to all or part of the property;
2. Alterations of a property not consistent with the Secretary of the Interior's Standards;
3. Removal of the property from its historic location;
4. Changes in the character of the property's use or of physical features within the property's setting that contribute to its historic significance;
5. Introduction of visual, atmospheric, or audible materials that diminish the integrity of the property's significant historic features;
6. Neglect of a property that causes its deterioration, except where such neglect and deterioration are recognized qualities of a property of religious and cultural significance to a federally recognized tribe or Native Hawaiian organization; and
7. Transfer, lease, or sale of a property out of federal ownership or control without adequately and legally enforceable restrictions or conditions to ensure long-term preservation of the property's historic significance.

For a visual intrusion to rise to the level of an adverse effect, it would have to impair the ability of a historic property to convey its sense of time and place by significantly damaging the feeling and setting of the historic property. Feeling is the historic property's expression of the aesthetic or historic sense of a particular period. Physical features that convey a property's historic character and convey the sense of feeling. Setting is the character of the place in which the property played its historic role. The sense of setting is conveyed by how the property is situated and the relationship between the property, its surrounding features, and open space. The aspects of both feeling and setting can be negatively impacted by the introduction of modern elements into a historic location.

The guidelines above apply to assessing adverse visual effects. Each of the properties in consideration have been assessed for their individual potential for adverse effects with the implementation of the proposed undertaking.

Cypress Point Club Pro Shop

The Cypress Point Club Pro Shop/Candidate Building is not considered to be an historic resource under the NHPA. The building is not considered to meet any of the required criteria for potential nomination to the National Register of Historic Places. Therefore, there will be no effects to historic properties with the implementation of the proposed AT&T telecommunications project.

In addition, as part of the proposed construction activities, there will be no physical damage or alterations to the existing Pro Shop building. The faux chimney will be increased in height in order to make room for the new FRP extension. There will be no significant alterations to the existing Pro Shop building. No materials of the existing Pro Shop building will be removed or altered. The faux chimney was not a part of the original building and, therefore, was a later alteration to the existing Pro Shop structure.

It should also be noted that the proposed project will not create any impacts to the existing materials. The faux chimney structure can be returned to its original appearance if the telecommunications facility is removed at some future date. All the original materials and structural elements will be retained and returned to the original appearance with the original materials intact, if necessary in the future.

Therefore, as the Cypress Point Club Pro Shop/Candidate Building is not considered to be an historic resource under the NHPA and not eligible for potential nomination to the National Register of Historic Places, there will be no adverse direct, indirect, visual, audible, or atmospheric effects to historic properties with the implementation of the proposed AT&T telecommunications project.

Cypress Point Club Garage

The Cypress Point Club Garage building is not considered to be an historic resource under the NHPA. The building does not appear to meet any of the required criteria for potential nomination to the National Register of Historic Places.

Therefore, as the Cypress Point Club Garage building is not considered to be an historic resource under the NHPA and not eligible for potential nomination to the National Register of Historic Places, there will be no adverse direct, indirect, visual, audible, or atmospheric effects to historic properties with the implementation of the proposed AT&T telecommunications project.

Cypress Point Club Clubhouse

For the purposes of this undertaking only, the Cypress Point Club Clubhouse building will be treated as potentially eligible for nomination to the National Register of Historic Places under Criterion A: Event, Criterion B: Person, and Criterion C: Design/Construction. As such, the Cypress Point Club Clubhouse building will be treated as an historical property and, therefore, the potential adverse effects of the proposed undertaking on the historic property will be assessed.

No changes will take place on the Cypress Point Club Clubhouse building as all changes are restricted to the Pro Shop building only. Therefore, this is not an issue with the Clubhouse building and there will be no adverse direct effects to the Clubhouse building with the implementation of the proposed AT&T telecommunications project.

Visual, atmospheric, audible, and indirect effects to the Clubhouse building were also assessed. The faux chimney structure is not in the direct line of sight from the Clubhouse building, and, therefore, the project will not impair or significantly alter the view from or to the Clubhouse building. No adverse visual effect will be created with the addition of extra height to the faux chimney structure. The additional height of the faux chimney structure is not significant as it does not change the overall appearance of the Pro Shop building

in any adverse way. Also, the large trees surrounding the Pro Shop building create a visual barrier and reduce the overall visibility of the faux chimney to the other parts of the property, including the Clubhouse building.

Therefore, there will be no adverse indirect visual, audible, or atmospheric effects to the Clubhouse building as the faux chimney changes will not take place on any part of the Clubhouse building. There will also be no adverse visual or indirect effects to the Clubhouse building with the implementation of the proposed project due to the distance from the altered faux chimney, the tree and barriers that are in place.

Cypress Point Club Golf Course

For the purposes of this undertaking only, the Cypress Point Club Golf Course will be treated as potentially eligible for nomination to the National Register of Historic Places under Criterion A: Event, Criterion B: Person, and Criterion C: Design/Construction. As such, the Cypress Point Club Golf Course will be treated as an historical property and, therefore, the potential adverse effects of the proposed undertaking on the historic property will be assessed.

No changes will take place on the Cypress Point Club Golf Course with the implementation of the changes to the Pro Shop faux chimney structure. Therefore, this is not an issue with the Golf Course and there will be no adverse direct effects to the Golf Course with the implementation of the proposed project.

Visual and indirect effects to the Golf Course were also assessed. The faux chimney structure is not in the direct line of sight from the Golf Course and it is also located a significant distance from the links. Therefore, the project will not impair or significantly alter the view from the Golf Course. No adverse visual effect will be created with the addition of extra height to the faux chimney structure. The additional height of the faux chimney structure is not significant as it does not change the overall appearance of the Pro Shop building in any adverse way. Also, the large trees surrounding the Pro Shop building create a visual barrier and reduce the overall visibility of the faux chimney to the other parts of the property, including the Golf Course.

Therefore, there will be no adverse direct, indirect, visual, atmospheric, or audible effects to the Golf Course as the faux chimney changes will not take place on any part of the Golf Course. There will also be no adverse visual or indirect adverse effects to the golf course with the implementation of the proposed project due to the distance and limited visual access from the Golf Course.

Summary and Conclusions:

The Cypress Point Club Pro Shop/Candidate Building is not considered to meet any of the criteria for potential nomination to the National Register of Historic Places, and, is therefore, not considered to be an historic property. As such, there will be no direct, indirect, or visual adverse effects to historic properties with the implementation of the proposed AT&T telecommunications project scheduled to take place on the faux chimney structure.

In addition, the Cypress Point Club Garage structure is also not considered to be an historic resource under any of the established criteria. As a property not potentially eligible for nomination to the National Register of Historic Places under any of the established criteria, there will be no direct, indirect, or visual adverse effects to the structure with the implementation of the proposed AT&T telecommunications project.

The Cypress Point Club Clubhouse and Golf Course elements of the property are both considered to be potentially eligible for nomination to the National Register of Historic Places under Criterion A, Criterion B, and Criterion C as potential contributors to, an as yet unformed, historic district. There will be no direct, indirect, or visual adverse effects to the historic elements with the implementation of the proposed AT&T telecommunications project. The Pro Shop and the faux chimney structure are located visually distant from the Clubhouse and the Golf Course and therefore, there will be no adverse effects to historic resources with the implementation of the proposed project.

EAS has applied the criteria of adverse effects, pursuant to 36 CFR Part 800.5(a)(1) to the proposed undertaking and determined that the proposed project will result in no adverse effects to historic properties pursuant to 36 CFR Part 800.5(d)(1). There will be no physical damage or alterations to the existing Pro Shop building. The faux chimney will be increased in height in order to make room for the new FRP extension. There will be no significant alterations to the existing Pro Shop building. No materials of the existing Pro Shop building will be removed or altered. Therefore, EAS is requesting a finding of No Adverse Effect on Historic Properties in APE for Direct Effects.

In addition, the issue of historicity was addressed as part of the current evaluation. The historicity of the Cypress Point Club Pro Shop/Candidate Building will not be reduced as the candidate building is not considered to be an historic resource.

The historicity of the Cypress Point Club Garage Building will not be reduced as the candidate building is not considered to be an historic resource.

The overall historicity of the Cypress Point Club Clubhouse and Golf Course will not be reduced with the implementation of the proposed project. The addition of six feet of structure to the existing ca. 2018 faux chimney structure on the Pro Shop building is an insignificant, minimal change to the structure. No other changes will take place on any portion of the Pro Shop building. The addition of six feet of structure to a non-historic element of the overall building is minimal in nature and does not constitute a significant or important alteration to the faux chimney and the overall Pro Shop building. Therefore, as the proposed change to the building is minimal in nature, it will not constitute any significant change to the overall historicity of the Clubhouse building, the Golf Course, or the entire Cypress Point Club property.

We at EAS appreciate the opportunity to assist you on this project.

Sincerely,

A handwritten signature in cursive script, reading "Kathleen A. Crawford".

Kathleen A. Crawford, M.A.
Senior Architectural Historian

Attachments: Appendix A: Photographs

ATTACHMENT A:
CYPRESS POINT CLUB CURRENT
PHOTOGRAPHS

PHOTOGRAPHER: Vitaly Manzyuk
DATE: August 17, 2025

**Photograph No. 1: Overview of Main Clubhouse Building, Pro Shop/Candidate building, and
Garage, View West**



Photograph No. 2: Overview of Clubhouse Building, Garage, and Pro Shop/Candidate Building, Portions of Golf Course Included, View Northeast



Photograph No. 3: View of Pro Shop/Candidate Building, East and South Elevations, Candidate Location is Faux Chimney Structure in Center of Roof Area, View Northwest



Photograph No. 4: View of Cypress Point Club Pro Shop/Candidate Building, East and South Elevations, Candidate Location is to the right in the photo. Garage is in rear of Pro Shop building. A temporary Cell on Wheels (COW) is evident to the center left of photo; Garage is located behind Pro Shop Building left of Cell Tower Equipment; View Northwest



Photograph No. 5: View of Cell on Wheels (COW) currently located behind Pro Shop/Candidate building, Garage is located behind Pro Shop building and to the left side of the cell tower equipment; View West



Photograph No. 6: Close-up view of roof area of Pro Shop/Candidate building Faux Chimney structure location, View West



Photograph No. 7: Overview of Clubhouse Building, Garage, and Pro Shop/Candidate Building on right side of photograph, View West



Photograph No. 8: Overview of Clubhouse Building and Garage in lower portion of photograph and Pro Shop/Candidate Building in upper left of photograph, and a portion of Cypress Point Club golf course in upper center portion of photograph, View Northeast



Photograph No. 9: Overview of Clubhouse Building, Garage, and Pro Shop/Candidate Building, View East



**Photograph No. 10: View of Existing Asphalt Surface Driveways Behind Clubhouse Building,
View West**



Photograph No. 11: View of Cypress Point Club Golf Course, View West



Photograph No. 12: View of Cypress Point Club Golf Course, View South



PHOTOGRAPHS OF CYPRESS POINT CLUB
BUILDINGS AND GROUNDS

PRO SHOP BUILDING

CLUBHOUSE BUILDING

GOLF COURSE

PHOTOGRAPHER: Kathleen A. Crawford

DATE: May 15, 2025

Photograph No. 1: View of Candidate Building, East and South Elevations, Candidate Location is Faux Chimney Structure in Center of Roof Area, View Northwest



Photograph No. 2: View of Candidate Building, South Elevation, Candidate Location Visible in Rear of Photo on Roof Are, View Northwest



Photograph No. 3: View of Pro Shop/Candidate Building, North Elevation, View South



Photograph No. 4: View Of Pro Shop/Candidate Building, North and East Elevations, View West



Photograph No. 5: View of Pro Shop/Candidate Building, East and North Elevations, View West



Photograph No. 6: View of Main Clubhouse Building, East and South Elevations, View Northwest



Photograph No. 7: View of Main Clubhouse Building, East Elevations, View West



Photograph No. 8: View of Main Clubhouse Building, View of East Elevations on North Extension, View West



Photograph No. 9: View of Main Clubhouse Building, Detail of Entrance Area on North Extension, View West



Photograph No. 10: View of Cypress Point Golf Course, View Northeast



Photograph No. 11: View of Cypress Point Golf Course, View West



HISTORIC PHOTOGRAPHS

PHOTOGRAPHER: Julian P. Graham

Date: Various Dates, 1920s

www.loonhill.com

Note: No historic photographs of Pro Shop building were located.

Photograph No. 1: Dr. Alistair MacKenzie



Dr. Alistair MacKenzie practices his swing at Pasatiempo

Photograph No. 2: Marion Hollins



Marion Hollins portrait 1920's

Photograph No. 3: View of West and South Elevations of Clubhouse Building, View Northeast



Cypress Point Club House 1930's

Photograph No. 4: View of Cypress Point Golf Course



Golf Architect's Dream, scene along Seventeen Mile Drive where new Cypress Point Golf Club will be created by Dr. Alister MacKenzie and Robert Hunter. *Game and Gossip*, December 1926

Photograph No. 5: View of Cypress Point Golf Course



Cypress Point Golf Course

PHOTOSIMS

Existing



Proposed



view from 17 Mile Drive looking west at site

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

 **AT&T Wireless**

CCL07146 Cypress Point Club
3150 17 Mile Drive, Pebble Beach, CA
Photosims Produced on 11-8-2024

Existing



Proposed



view from lot adjacent to 17 Mile Drive looking northwest at site

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

 **AT&T Wireless**

CCL07146 Cypress Point Club
3150 17 Mile Drive, Pebble Beach, CA
Photosims Produced on 11-8-2024

Curriculum Vita

EDUCATION:

Master of Arts, History, 1987

University of San Diego

Valedictorian/Summa cum laude

Thesis: *History of San Diego Transit Corporation*

Bachelor of Arts, History, 1984

University of San Diego, California and Latin American emphasis

Magna cum laude

Bachelor of Arts, Anthropology, 1984

University of San Diego, California and Latin American emphasis

Magna cum laude

Associate of Arts, General, 1982

Grossmont College

With Honors

EXPERIENCE:

Ogden Environmental and Energy Services, Inc.

1990-1997, Senior Historian

1997-2001, Historical Consultant

Responsible for all phases of research, analysis and preparation of cultural resources reports for compliance with Federal, state, and local agencies and regulations. Selected projects included:

San Diego Naval Training Center - Preparation of National Register nomination for property including approximately 400 buildings

Chollas Heights Radio Station - Preparation of Historic American Buildings Survey for radio station including approximately 100 buildings

Seal Beach Naval Weapons Station - Preparation of Historical and Architectural Assessment of properties including approximately 300 buildings

Long Beach Naval Station and Shipyard - Preparation of Historical and Architectural Assessment of properties including approximately 750 buildings

Marine Corps Air Station, Camp Pendleton - Preparation of History of Air Station

Hickam Air Force Base, Hawaii - Preparation of History of Air Base

Naval Air Station, Guam - Preparation of Base Closure Documentation for approximately 150 structures

San Diego Naval Air Station, Coronado - Preparation of Historical and Architectural Assessment of selected air base facilities

Naval Air Station, El Centro - Preparation of Historical and Architectural Assessment of air base properties, including approximately 100 buildings

San Diego Naval Station, 32nd Street - Preparation of Historical and Architectural Assessment of properties including approximately 350 buildings

Caltrans - Preparation of Historical and Architectural Assessments for approximately 200 properties in San Diego and Riverside Counties

Kentucky Department of Transportation (KDOT) - Preparation of Historical and Architectural Assessments of approximately 100 properties in Louisville, Kentucky

Miramar Naval Air Station - Preparation of Historical and Architectural Assessment of properties including approximately 250 buildings

San Diego Museum of Man

1984-1985; 1997-2000, Assistant Education Coordinator

Responsible for all phases of Education Department activities including teaching anthropology courses, preparation of newsletter, lecture and film series, trips, and overall programs for museum visitors

San Diego Historical Society

1985-1988, Assistant Curator of Collections

Responsible for all phases of collection management and administration, research and exhibition for 20,000+ piece collection of San Diego history displayed in four local museums; supervision and management of Facade Easement Program for donation of historic building facades to Society; served as Museum Registrar which included documentation and management of all curatorial files, archival materials, object documentation, photograph collection, and art collection; supervision of volunteer program, student interns, and preparation of visitor materials and tours.

History, Anthropology and Political Science Lecturer

1987-Present

San Diego State University - 1987-Present

- Early/Modern World History
- Early/Modern U.S. History
- Early/Modern Latin American History
- Early/Modern Western Civilization

United States International University -1990-2000

- The American Presidency
- Introduction to Political Science
- Early/Modern History of Asia
- Early/Modern Western Civilization
- Early/Modern World History
- Intercultural Communication
- American Culture

Grossmont College - 1988-2002

- Early/Modern History of Women in Western Civilization
- Early/Modern Western Civilization

Early/Modern World History
Early/Modern Latin American History

PUBLICATIONS:

Crawford, Kathleen A., "Fifty Years of the Journal of San Diego History," *Journal of San Diego History*, Fall 2005.

Engstrand, Iris H.W. and Kathleen A. Crawford, *Reflections: A History of the San Diego Gas & Electric Company, 1881-1991*, Heritage Press: Los Angeles, 1991.

Davie, Theodore and Kathleen A. Crawford, *A History of San Diego Trust & Savings Bank, 1888-1988*, San Diego Trust and Savings Bank: San Diego, 1988.

Crawford, Kathleen A., *A History of the San Diego Transit Corporation, 1886-1986*, San Diego Transit Corporation: San Diego, 1986.

Crawford, Kathleen A. "God's Garden: A History of the Grossmont Art Colony," *Journal of San Diego History*, Volume XX, Summer, 1985.

Crawford, Kathleen A. and Bruce Kammerling, "The Serra Museum and its Collections," *Some Reminiscences of Fray Junipero Serra*, Santa Barbara Mission Press: Santa Barbara, 1984.

Crawford, Kathleen A., "The General's Lady: Maria Amparo Ruiz Burton," *Journal of San Diego History*, Volume XIX, Fall, 1984.