

# The Heritage Society of Pacific Grove NEWSLETTER

*Dedicated to Maintaining the Beauty and Individuality of Pacific Grove*

Volume 3, Issue 6

November, 2003



## THIS OLD P.G. HOUSE

### Julia Morgan House Update

*by Gary Sprader*

An article in the June 2003 issue of the newsletter described the start of the renovation of the historic home at 104 First Street in Pacific Grove. This house was designed by Julia Morgan who is most well known as the architect of William Randolph Hearst's San Simeon and the Asilomar Conference Grounds.

We thought it was time to check on the progress of this project. Mark Travaille, contractor extraordinaire, gave us a tour.

The most significant change is that most of the new cedar shingles used for siding are installed. This was a much more difficult task than it sounds. The old siding was redwood shingle, and, as Mark explained, the shingles had evaporated. The shingles were paper thin in some places. Since these shingles had to be custom milled, the question was how thick to make them. Mark actually made several groups of prototype shingles. Each group had a different thickness. He then installed

each group of shingles and determined which looked best. The choice was a thickness of 1/4".

While the exterior siding was removed, insulation was installed. The interior walls are all redwood so there was no access to the wall cavities



from the inside. A spray-on foam insulation was used. A small amount of this product is sprayed into the cavity and then it expands to fill the cavity. Mark wanted an air space left behind the new shingles so only enough foam to fill about three-quarters of the depth of the cavity was applied. The foam has a much higher R value (better insulator) than fiberglass which is usually used. In addition the foam will not retain moisture like fiberglass which can damage the adjacent wood.

The front porch and steps

are done. The originals had deteriorated and have been replaced by a beautiful granite.

The guesthouse has come a long way. This new building was built on the foundation and slab of an old, nonhistoric building which was demolished. The original slab was covered with tile which was very difficult to remove. The removal was

done with a hammer and chisel, but the tile did not come off in large chunks. It broke into small pieces which greatly increased

the time needed to accomplish that task. Overall the new guesthouse complements the main house.

The new deck on the northwest corner of the main house fits in very well. This was the only change to the exterior of the house. Once the new shingles were installed, the deck blends into the house.

The new windows have been installed, and, as it should be, you can't tell that they are new. There is a lot of work yet to be done on the interior and landscaping. They will be covered in the next update.

## Calendar

### DECEMBER

#### CHRISTMAS AT THE INNS

Tuesday and Wednesday  
Evenings  
December 2 and 3, 2003

*All opinions expressed are those of the authors and do not necessarily reflect the official positions of the Board of Directors, but are meant to stimulate interest in and discussion of preservation issues.*

### Sponsor the Newsletter Thank You!

Bob Davis,  
Frances Grate,  
and Anonymous,  
"Highway 68"  
already have

# Modernism in Pacific Grove: Historic Buildings of the Future?

By Ken Hinsbaw

A small group has been working for fifteen years to develop a list of significant modernist structures in the Monterey area. Architectural historians Kent Seavey, Rick Janick, and interior designer Cynthia Riebe have listed more than 250 structures based on standards developed in Europe. The still evolving inventory is being done under the auspices of the Monterey Museum of Art and makes extensive use of their archive of Morley Baer photographs. There are 15 listings in Pacific Grove. Some of the listings are for multiple buildings such as the Julia Morgan buildings at Asilomar.

You may be surprised by some of those included on the list:

- 1) 137 Fourth Street, duplex by Gino Bucsin, 1972
- 2) Del Monte Laundry (now Mission Laundry), on Sunset, by Gardner Dailey, 1945
- 3) First Baptist Church, Laurel and Third, by Wallace Holm
- 4) 177 Ocean View, apartments by Wallace Holm
- 5) Olympia Motor Lodge, 1140 Lighthouse, by Wallace Holm
- 6) Olympia West Apartments, 1140 Monarch Lane, by Wallace Holm
- 7) Olympia Grove Apartments, 1075 Lighthouse, by Wallace Holm (and Wayne Iverson?)
- 8) Archibald House, 1342

Arena, by David Martin  
9) Jack Martin House, 120 & 122 Twentieth, by Mark Mills  
10) Jack Martin House, Caledonia and Grove, by Mark Mills

11) Asilomar Conference Grounds (original buildings), by Julia Morgan

12) Northwood and Eastwood Complexes, Asilomar, by Barker Hanssen Smith, 1972

13) Del Monte Corporation Model Home, 830 Jewell, by Robert Stanton, 1935

14) Asilomar, Surf and Sand, Seascape, Woodland addition to Crocker Hall, Sea Galaxy, View Crescent, by John Carl Warnecke, 1959-68

Only one building, the house by Robert Stanton on Jewell, is currently listed on our inventory of historic resources. The Julia Morgan buildings are listed on California's inventory of historic resources.

The listing raises several questions: 1) The original work by Julia Morgan on Crocker Hall is recognized as well as the later remodeling by John Carl Warnecke who changed the windows and raised the floor. Which should prevail? 2) If Julia Morgan's work at Asilomar is recognized, why not the house at First and Ocean View? What makes the one modern and not the other? 3) Does the list take into account how well a structure "works" with the neighboring buildings or environment? Was this considered in the case of the First Baptist Church or the Archibald House?

What do you think? Drive around and take a look. Should these buildings be recognized and protected by our community?

*Khinsba2@aol.com*

# Clinker Bricks

by Maryanne Spradling

**C**linker: *a misfired brick resulting in irregular shapes and black blisters. With more air pockets, such bricks make a hollow clinking sound when hit together, hence the name.*

During Victorian era architecture, bricks were expected to be uniform in size and color, to create a seamless, textured-brick wall, fireplace or chimney. Clinker bricks, a product of mistakes in brick manufacturing, were simply discarded. Misshapen and discolored, with hues ranging from brown to purple, clinkers simply didn't fit into the aesthetics of the Victorian era.

But in the late 1800s/early 1900s, as the Arts and Crafts movement (a counter movement to the Industrial Revolution) entered into architecture and interior design, attributes of nature were embraced; mass-produced uniformity was not. Previously discarded clinker bricks gained a new status with architects and builders embracing the sensibilities of the Arts and Crafts period. The clinkers fit in with the more earthy, muted tones of this new period.

The famous Greene and Greene brothers of Pasadena introduced expanses of clinker bricks on walls and chimneys as early as 1902. They also created foundations with fieldstone and randomly placed clinkers, melding house with earth.

Examples of clinker masonry can be found throughout Pacific Grove, from small cottages in the Retreat to more substantial homes such as the

Chivers brothers' house at 178 Central, built in the early 1900s. This grand house features clinker porch columns, clinker entrance columns, and, most notably, a whimsical chimney with protruding clinkers at all angles (see picture below).

Another interesting example of clinkers is Charles Greene's brick studio, built in 1923 in Carmel (now a home), in which the trim around the front door includes clinkers. Also, the Julia Morgan house that is currently undergoing an extensive remodel from foundation to rooftop includes two clinker fireplaces, to be featured in an upcoming issue of the newsletter.



Though the greatest use of clinkers took place between 1900 and 1925, clinkers are still in demand and available. There are now brick manufacturers who purposely create clinkers, so if you need to match or create a clinker fireplace or wall, there are plenty of sources. A brief search on the internet will result in the site "Gavin Historical Bricks, Authentic Antique Brick Suppliers." Or, check out our local Granite Rock's rendition of a brownish clinker brick.

# September's Mystery House



By Darlene Billstrom

Kent Seavey contacted me with the information on last month's mystery house. The house isn't a Pacific Grove house at all but is located at 750 David Avenue in New Monterey. The picture was taken in 1919, but the date of its construction is not known. It is merely designated as early twentieth century. The house was first owned by Mrs. Alice Lafler and is the only identified log cabin in Monterey.

# Artists in Chautauqua a Success

By Jeanie Anton

Twenty-two artists, including painters, photographers, a potter, quilt artists, jewelers, and craftspeople came together for a day in Chautauqua Hall during the recent Historic Home Tour. Though the crowds didn't turn up as much as last year, the artists were busy all day. Chautauqua proved to be a great location for showcasing local art. A special thanks goes to Janet Dawson, a P.G. historic homeowner, who donated all the proceeds from her sales to the Heritage Society.

# All Aboard

The Asilomar Railroad Shelter project is off to a good start. Board member Steve Honegger, talented craftsman Geoff Welch, and businessman Dan Cort have been meeting regularly to sort out the problems. The most daunting task is dealing with all the unknowns. Where was the original shelter? Who owns the land now? What coastal environmental requirements will have to be met? Will the shelter cause an increase in recreation trail use and will the neighborhood object to that? Who will be responsible for maintenance?

If you know anyone who has memories of riding the train to the Asilomar stop, we would appreciate hearing from you.

Ken Hinsbaw 375-0816

# Farewell to Marilyn

It is with heavy hearts that we say thank you and farewell to longtime board member Marilyn Arioto, who passed away on October 4. Marilyn was a Heritage Society member since 1977 and an active board member for the last 24 years. She served as Quilt Show Preview Party chairperson for many years and was the co-founder and only Heritage Society chairperson for Christmas in the Inns. She also founded "Artists in the Garden," (now "Artists in Chautauqua") a successful fund-raiser for the last three years. Marilyn was the ultimate fund-raiser...and a great lady. She will be sadly missed.

Jeanie Anton

# ADA Lawsuits (OPINION)

Ken Hinsbaw

The lawsuit over disability access to the Red House Cafe has been in the news lately. The *Herald* editorial of September 21 called for a commonsense approach to the application of the law, a sentiment that I think we can all agree with.

Local building officials and architects describe a law that is broadly written and difficult to apply with certainty. One local professional involved in this area said that "clear decisions will be possible only after years of litigation." Any owner of a historic building that is being remodeled and is used for business is required to spend portions of the budget on handicapped facilities. The state and federal regulations are in conflict regarding when the local building officials can make decisions in projects where the disability requirements threaten the historic nature of the structure. State law allows local officials to make this decision. Federal regulations, on the other hand, allow this only when the city has a historic preservation plan that has been certified by the state or after the official has consulted the State Office of Historic Preservation about the situation.

The issue of asking for state certification of our standards in historic preservation is one that the last city council was afraid to approve fearing a loss of local autonomy.

The lawsuits are brought as civil rights violations and can

only be settled in a federal court, escalating the cost of defending either the city or a business.

It is unsettling to see our small businesses and the city threatened with this expensive litigation. The risks and challenges of small business owners can be daunting. The possibility of ADA lawsuits adds to their burden.

The Red House is an especially good example of a project that brought new life to a historic building that was threatened. The present owners, Judy Hatchard and Barbara Locke, bought the building from the previous owners who wanted to demolish it.

The neighbors and this organization fought to save it, but it was the new owners who had the vision and were willing to take the considerable risk to put the building to new use. The owners hired contractor Steve Covell, now chairman of the Historic Resources Committee, to do the extensive repairs needed.

It is important that disabled people be able to participate in mainstream life. Reasonable efforts must be made toward that end. But this should be done within the context of preserving the character of our historic buildings downtown. This is the spirit of the ADA legislation.

One change that could be made that might bring some small improvement in the future would be for the city council to request that our historic preservation ordinance and process be certified by the state, giving clear mandate to our building officials to make decisions.

Khinsba2@aol.com

## New Members

Betty Aickelin  
 Thom Akeman  
 Pat & Jeanne Antonellis  
 Jim & Debbie Bigelow  
 Gwen Blaney  
 Greg & Nancy Crawford  
 Penelope Jane Greeven &  
 Kevin Doherty  
 Mr. & Mrs. Harold Fick  
 John & Lola George  
 Carol Glazier  
 Roy & Joan Gustaveson  
 Jim & Carla Gutman  
 Mr. & Mrs. H. Harrow  
 Mathew Hatcher  
 Kim Ann Herndon  
 Jim & Linda Hogan  
 Ken & Judy Johnson  
 Peter Krasa  
 Gary & Katie Kreeger  
 Anita Mainz  
 Ms. Lowell March  
 Dan Matterson  
 Marcia Morris  
 Carolyn Palmer  
 Sharon & Warren Strouse  
 Mrs. Geneva Thornton  
 Mr. & Mrs. William H. Tyler  
 Genie Van Tyle  
 Jim Van Vorhis  
 Tom & Caroline Woolny

Membership Count:  
**1077**

## Home Tour Thank You

The Board would like to thank all of those who made this year's Historic Home Tour a success. First, without the generosity of the homeowners who trusted us with their prized possessions, none of this would be possible. Former Heritage President Bobbie Hall and Lisa Cosino organized the brunch for the homeowners at Lisa's beautiful new gallery on Grand Avenue. Jeanie Anton organized the "Artists in Chautauqua." My lovely wife, Margaret McGovern, was the official bootie chairperson. Bob Davis helped organize the sites. The pamphlet was put together by Darlene Billstrom and the public relations team of Riddell and Riddell. Moe Ammar was in charge of pretty much everything. Sandy Weiner from the Art Center was our excellent docent wrangler. Thanks to Community Hospital for donating the booties, and to Michael Clark for providing balloons and helium. Thanks to Kevin Doherty for his enter-

taining talks at the Art Center. Last but not least, thanks to the fine folks at St. Mary's and the Lighthouse for once again opening these treasures for the home tour.

*Khinsba2@aol.com*

## New Life for the Holman House

*By Ken Hinsbaw*

The landmark Holman House has been sold to Trisha and Tony Perault who, along with their three children, will be moving in as soon as renovations are completed. This is good news for the neighborhood and the community, as the home is zoned for business use or multiple units. Returning it to single family use is the best possible situation. The Peraults have the Sierra Mar restaurant at the Post Ranch in Big Sur.

The couple doesn't plan any major changes to the house. They love it the way it is.

The first step is to take care of the deferred maintenance:

### Newsletter Staff

*Publisher*

Darlene Billstrom

*Graphics*

Billstrom Enterprises

*Typesetting*

A Volunteer

*Contributing Authors*

Ken Hinshaw

Gary Sprader

MaryAnne Spradling

Jeanie Anton

Send your submissions to:

Darlene Billstrom

The Heritage Society  
 of Pacific Grove

P.O. Box 1007

Pacific Grove, CA 93950

or [billstrm@pacbell.net](mailto:billstrm@pacbell.net)

painting, roofing, and getting rid of any mold. The solarium is to be restored and a new kitchen created in the same location as the existing one. The Peraults are new members of the Heritage Society. Welcome to Pacific Grove.

*Khinsba2@aol.com*

Send your submissions to:  
 Darlene Billstrom  
 The Heritage Society  
 of Pacific Grove  
 P.O. Box 1007  
 Pacific Grove, CA 93950  
 or [billstrm@pacbell.net](mailto:billstrm@pacbell.net)

HERITAGE  
 SOCIETY  
 OF  
 PACIFIC GROVE  
 P.O. Box 1007  
 Pacific Grove, CA 93950



Nonprofit Org.  
 U.S. POSTAGE  
**PAID**  
 Permit No. 30  
 Pacific Grove,  
 CA 93950