

The Heritage Society of Pacific Grove NEWSLETTER

Dedicated to Maintaining the Beauty and Individuality of Pacific Grove

Volume 4, Issue 8

November 2004



Christmas at the Inns

by Maryanne Spradling



Centrella Bed & Breakfast Inn on Central Ave.

One of the best ways to get into the holiday spirit is to take a tour of our inns decked in their holiday finest. It's a wonderful opportunity to invite friends and relatives for a holiday treat and take advantage of the inns' reduced room rates just for this event. Live entertainment and refreshments will be offered at all locations, including the Natural History Museum. For the first time, the Old Monterey Inn will be joining the festivities and opening their doors to holiday makers.

Inns that will be participating both evenings include the Gate House Inn, Centrella Bed &



We welcome Patti Valletta, proprietor of Old Monterey Inn, as a first time participant in the annual Christmas at the Inns.

Breakfast Inn, The Inn at 213 Seventeen Mile Drive, Old Monterey Inn, and Asilomar's Engineer's cottage where Julia Morgan stayed.

Tuesday evening only: Martine Inn, Gosby House Inn and Pacific Grove Inn.

Wednesday evening only: Grand View Inn, Old Saint Angela Inn and Green Gables Bed & Breakfast.

Tickets for the two-evening event can be purchased at the Chamber, 584 Central Ave.: \$20 for adults; \$10 for children 12 and under.

For more information, call the Pacific Grove Chamber at 373-3304.

Calendar

NOVEMBER
CHRISTMAS AT THE INNS
Tuesday and Wednesday
Evenings, November 30 and
December 1, 6-9 pm

DECEMBER
RESTORATION PRESERVATION
of the Bali Dining Room at
the Old Del Monte Hotel
November 13, 1 - 3pm

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

Over the Top Home Tour

by Ken Hinsbaw

The organizers of the Home Tour would like to thank everyone who participated in this year's successful event. Linda Smith Bailey, Darlene Billstrom, and Jan Rose worked tirelessly to put on the Home Tour. Jeanie Anton brought twenty artists to Chautauqua Hall to display and sell their creations.

Thanks to all the homeowners who graciously opened their beautiful homes to the many admiring guests. The spectacular Mayflower Church was featured for the first time this year. They have completed major exterior renovations, sealing the brick walls, and are still incrementally having the many stained glass windows reread as funds permit.

Polly Moore owner of the Julia Morgan Home at 104 First Street teamed up with her contractor Mark Travaile to give two well received talks at the Natural History Museum. The indefatigable Don Beals served up his famous homemade ice cream to 200 visitors at the Barn again this year.

Financially, this was our most successful Home Tour ever. Proceeds are divided three ways between the H.S., the Chamber of Commerce, and the Art Center. Thanks again to Sandi Gondring from the Art Center for organizing the docents, and Moe Ammar at the Chamber for promoting the event far and wide.

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120 15th Street showing the second story addition under construction in the rear.

We Get Letters

by Gary Sprader

Dear Gary,
I read your article "Additions to Historic Homes" with great interest since I live in one. I am glad that you are trying to preserve the historic look of P.G. by trying to insure that any additions do not change the character of the historic home. I have noticed that many new constructions have greatly enlarged the original house. It seems to me that the city is allowing large homes to be built by tearing down the original ones. This does not seem to me to be in keeping with trying to maintain the look a small town. I am enclosing a picture of an addition in progress on 15th Street and wonder if you agree with me that this addition is so large that the character of the original house is lost. How did this get approved?

Sincerely, Concerned 14th Street Resident

A picture was enclosed of an addition in progress at 120 15th Street. This letter is in response to my article, *Additions to*

Historic Homes, in the August 2004 issue of this newsletter.

Thank you for writing. I can see why you are concerned about this addition. In its favor the second story addition only covers part of the house and is located in the back which is the preferred placement. However, the addition seems much higher than it needs to be and it really overwhelms the original house. I believe there was some space between the original house and the existing one car garage. It looks like the first floor has been expanded so there is now no space between the house and the garage. This increases the mass of the building.

The height of the addition is 29 feet, which is almost twice the height of the original house. The pitch of the roof is much steeper than the original house. The floor space in the house was increased from 1,100 to 1,726 square feet which is rather modest. I think using a lower plate height, less steep roof pitch and perhaps dormers could have dramatically lowered the height of the addition and made it more compatible with the original historic house. This addition contains a lot of

volume for the amount of floor space added.

The Architectural Review Board (ARB) approved this design at its February 25, 2003 meeting. I looked at the minutes and only one member expressed any concern about the height and he voted to approve it anyway. The *Architectural Review Guidelines* state that "Additions and remodels should be compatible with the original historic building in form, scale and materials.", and "Additions to historic buildings should be designed to preserve, as much as possible, the scale and overall character of the original structure." Do you think this addition meets these criteria?

The ARB also approved a historic preservation permit to allow the addition to extend into the rear and side yard setback areas. This type of permit grants zoning variances as a reward to the homeowner for preserving their historic home. It's ironic that in this case that permit allowed the addition to be larger, which had the effect of destroying some of the historic character of the house.

gary@backporchfabrics.com

September 15th City Council Meeting

by Darlene Billstrom

Photo Inventory

The Council meeting opened with a wonderful presentation by Bob Davis and Nat Rojanasathira, a senior at UCSMB, reporting on the photographic inventory. In the spring of last year the Heritage Society, working with the City, hired Nat as an intern to establish a computer database to hold information about the structures on the Historic Inventory. A committee headed by Ken Hinshaw chose an Access database sanctioned by the State of California Historic Preservation Office and created by the city of Ontario, California. Nat and Bob presented the city with a CD of the entire Historic Inventory, complete with a current picture for each structure, the State form, and other pertinent data. Impressive samples of the database were shown on the overhead screen. Nat and Bob are currently in the process of printing each form and picture, copies to be held at the City offices, the Heritage Society, and the Library, where they will be available to the public. CDs of the Inventory are available through the Heritage Society, along with an impressive manual that Nat created on how to use the database. This was truly a wonderful project that Bob Davis spearheaded for the Heritage Society. The Council members seemed to be impressed that all this work was

done for \$2,500, financed by the Heritage Society. Mr. Davis said comparable work done by contracted professionals would have cost, at the very least, \$15,000.

As an outcome of having our very own Inventory database, Gretchen and Brooks Leffler and anonymous donors gave a new Dell computer, complete with printer/scanner to the Heritage Society. The new equipment is vital to the work of Betty Aickelin, Board Member and Research Chairperson. With the new computer Betty will be able to access the newly compiled historic resource data base. This will be a great tool for our on-going research. One of the next tasks facing us is to scan the many pictures archived at the Barn into the database. If anyone is interested in working on this large task, please call the Barn and leave a message (831/372-2898) or e-mail me at billstrm@pacbell.net. We could sure use your help.

Appeal heard

The appeal of the Historic Resources Committee (HRC) decision to add 617 Granite to the historic inventory was heard. The Heritage Society requested the Council to deny the appeal and uphold the HRC decision. A number of other people supported the Heritage Society's stance. Some of their arguments were that the house retained its original integrity of design and was a good example of the simple homes that are already on the inventory.

The appellant argued that the house did not retain its original integrity due to a change in windows and a small addition at the rear. They further said that they had checked with

the Community Development Department when they bought the house in the mid-90s to see if it had historic status. They were told it did not. They were not warned that it might be considered historic sometime in the future. Community Development staff member Barbara Nelson admitted that at the time the house was bought it was not a policy to advise that a house might be considered for historic status in the future, but that that policy has been changed.

The council members' discussion centered primarily on the issue that the homeowners did not know their house could be considered historic at a later date. This discussion led to questions to the staff as to the costs involved: was it more expensive to remodel when on the Historic Inventory or not. Staff explained that this was not a question that could be answered, as staff would have no knowledge of the cost of remodeling; however, the cost of permits might be less if the house had Historic status because it would only go before one board, the Architectural Review Board, thereby involving only one fee. One of the incentives that was put into the ordinance in the last few years was this streamlining of Historic Preservation Permits. Houses that do not have historic status may have to go before the Planning Commission for variances and the Architectural Review Board for design review; historic houses only go before the ARB. Two council members, Shenk and Stidham, felt it was unfair to put the house on the inventory when the homeowners were not warned and voted to uphold the appeal. The appeal was denied by a vote of 4 to 2; the Mayor was absent.

Newsletter Gets New Editor

by Ken Hinshaw

Our founding editor, Darlene Billstrom, will be leaving the post she has been toiling at for the last 5 years. We appreciate all the hard work dealing with such an



Darlene Billstrom

unruly bunch of reporters, several who can't spell and all who chronically miss deadlines. Darlene: your annual color coded editorial meeting schedule was a marvel of organization, and we are sorry that somehow it always got lost and we forgot



Maryanne Spradling

about the meetings. Our new editor, Maryanne Spradling has served on the HRC and has been writing for the Newsletter for several years. She is a tactful, well-balanced person. I for one will promise that in the future I will meet all deadlines and show up for all meetings!

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New Members

Geri Flesher
 Rozalie Gibbs
 Abby and Jerry Pfeiffer
 Nada Kovalik
 Jennifer McKnight
 Arthur Thomas
 Sandy Yagy
 Pacific Grove Business Center
 Barbara Livingston
 Mr. and Mrs. David Anderson
 Erica Burton
 Daniel Campbell
 Chris Fehily
 Carmelita Garcia
 Marcia Keeley
 Stewart and Cassandra Lamerdin
 Ellen Roche Libertine
 Daniel Murphy
 Laura and Brad Niebling
 Susan Nilmeier
 Nan Turner
 Mr. and Mrs. George Walker
 Lynn Bohnen
 Scott Miller
 Jennifer Boyd
 Judi Marquart
 Alec and Kim Murdock
 Burl Willes
 Susan Jeannero
 Shiela Keifetz
 James Bryant
 Renate Barnett
 Pat Coble
 Steve and Meredith Johanson
 Elaine Viau
 Mark Norris
 Betsey Skinner
 Sally and Kerry Wood



Bali Dining Room, Julian P. Graham photograph / Pebble Beach Company Lagorio Archives

Regional Preservation Update: Old Del Monte Hotel, Bali Room

by Ken Hinsbaw

Research that has been done on the inlay mural long covered in the Bali Dining Room indicate that it can be saved and restored at a cost of about \$40,000. Fundraising will begin soon by the non-profit NPS Foundation. The

regional preservation group AMAP provided the funds for the research grant. There will be a public presentation of the project Saturday November 13, from 1-3 pm.

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Correction (10-17-04)

by Ken Hinsbaw

I must correct some misinformation that was contained in my article in last month's newsletter about the Salinas Jail. Thanks to Mona Gudel, Executive Director of the Monterey County Historical

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Society, and Mark Norris of the Architectural Heritage Association (the jail advocacy group) for contacting me. According to both of them the establishing of Architectural Heritage by some members of the MCHS was entirely amicable. Mark explained that his group felt they would have more flexibility as a separate group.

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Send your submissions to:
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