

# The Heritage Society of Pacific Grove NEWSLETTER

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

Volume 9, Issue 4

July/August 2008



## Heritage House Awards

*by Maryanne Spradling*

During May, the National Trust's designated Preservation Month, the Heritage Society made its 30th annual presentation of Heritage Houses. Barbara Nelson presented the program, Sonia Cook provided the photography, Ranger Roxanne Jacobus gave some background information regarding the Asilomar Whistle Stop, and Donna Stewart and Maryanne Spradling coordinated the nominees, judging and talent.

**Preservation Awards** honor the houses that had no additions, but did an exceptional job in preserving the original exterior and features.

- 406 8th St.  
Owner: Nicole Ayers  
Contractor: Mark Travaille  
Norton Painting
- 178 Central  
Owner: Thomas Calvert
- 517 12th St.  
Owners: Douglas and Nicole Yount

### Renovation/Addition

**Awards** honor homes that built additions in keeping with the historic fabric of Pacific Grove.

- 217 Chestnut St.  
Owner: Margaret M. Mudd  
Architect: Ted Larson, AIA, NCARB and Jeanne Byrne, FAIA; Linda Bell, Home by Design; Tavo Garcia, Landscaping



*217 Chestnut, Heritage House Award*



*115 Grand Ave, Heritage House Award*

- 115 Grand Ave.  
Owners: James and Diana Thorsen; Contractor: Jeff Hurd, Layout Construction
- 312 Walnut St.  
Owners: Christine Chatwell and Maria Maglaya; Architect: James McCord; Contractor: Richard DiLorenzo  
A Certificate of Appreciation

was given to the Asilomar Whistle Stop builders and inspirers: Steve Honegger, Dennis Tarmina, Ken Hinshaw, Geoff Welch and Ranger Roxanne Jacobus.

Thank you to our highly qualified Heritage House Award judges: Judy MacClelland, Gary Sprader, Steve Honegger,

## Calendar

### JULY

#### FEAST OF LANTERNS

Wednesday, July 25  
through Sunday, July 29

### SEPTEMBER

#### HERITAGE BIRDHOUSES

Premiere Presentation and Bidding  
Elmarie Dyke Park, next to  
Chautauqua Hall  
Sunday, September 25, noon to 4pm

### OCTOBER

#### HISTORIC HOME TOUR

Sunday, October 5  
10am to 4pm

#### HERITAGE BIRDHOUSES FINAL AUCTION

Elmarie Dyke Park, next to  
Chautauqua Hall  
Sunday, October 5  
10am to 3pm

#### ARTISTS IN CHAUTAUQUA

Chautauqua Hall (Central and 16<sup>th</sup>)  
Sunday, October 5  
10am to 4pm

Jeff Becom, Janet Cohen and Barbara Nelson. (See photo next page).

Thanks to the museum volunteers, especially David Shoneman, for assisting the Heritage Society.

And a great thanks our awardees and all the other PG historic home owners who live up to the Awards motto, "Your home is an inspiration to others and a gift to the entire community."



Judges, from left: Janet Cohen, Judy MacClelland, Barbara Nelson, Gary Sprader, Jeff Becom and Steve Honegger

## Through the Restoration Glass

by Darlene Billstrom

Myths abound, especially about old wood windows, and are perpetuated by current window manufacturers. I recently attended the 33rd Annual California Preservation Conference in April and took the workshop “Through the Restoration Glass—Looking at the Preservation of Historic Windows in the Age of Energy Efficiency.” All the sessions and workshops I attended were excellent, but this 3-hour session was the best when John A. Fidler, a historic window expert from Great Britain, started talking.

He began with the history of “timber” windows: Christopher Wren (1632–1723) improved upon wood windows by studying British sailing ships. Because Fidler

had such great respect for these old timber (wood to us Americans) windows he was instrumental in starting a highly successful “Framing Opinions Campaign” in Great Britain with the following points. I repeat them here, because they are pertinent to our historic resources, too.

- Timber windows can last 100s of years
- Cracked paint does not equal rotted timber
- Timber windows are repairable and maintainable
- They have good sustainability credentials
- They can be upgraded for improved performance and utility
- Claims made for substitute materials are not true, or are misleading

Fidler gave examples on how to repair, maintain, and preserve wood windows. He was adamant that today’s facsimiles do not match historic detailing; and that double-glazed windows do not make a house “green.” The energy loss from windows makes up only 10% of a structure’s energy loss. It is far more important to repair and

maintain old wood windows, weather-strip windows and doors, then insulate the rest of the house. Operable shutters and inside storm windows are options. There is a company that makes inside storm windows that can be attached magnetically.

His charts that compared repairing and maintaining old windows to current substitute windows, both as to cost and the carbon footprint, were eye opening. Reusing what is already there is the first cost and energy saver as opposed to manufacturing new windows. Added to that is the long life of wood, single-pane windows. Forty percent of sealed, double-glazed windows fail within five years. Further, the hard wood in those old windows is far superior to the hard wood in new windows simply because present-day hard wood trees are grown too fast.

It was astounding that the following facts were mentioned in every session I attended.

- Houses built before 1920 are the most energy efficient, except for those houses built after 2002
- Air infiltration (loss of energy) through windows is 10% of a house’s total energy loss
- The most important thing you can do to prevent energy loss in windows is to weather-strip.

The bottom line: if you want to be truly “green,” take care of your old wood windows; repair and maintain them. It will save you money and lessen your carbon footprint.

*billstrm@pacbell.net*

Support the Heritage Society  
Sponsor *The Newsletter*

## PG Public Library: Centennial

The PG Library is celebrating its 100th birthday. In 1908, the community applied for and received a \$10,000 grant from the Carnegie Foundation, and the Pacific Improvement Company donated the lot on Central. This grant was given under the condition that the library would be supported through local tax funds. The community has been well served by these generous benefactors.

Between 1902 and 1921, 142 Carnegie Libraries were built in California. Our Library is now only one of 37 buildings still in continuous use as a library. Unfortunately, 57% of California’s Carnegie libraries have been demolished.

As we celebrate the centennial, the Library is facing some serious challenges. Budget cuts combined with loss of staff and a hiring freeze have resulted in the reduction of hours from 52 to 40 per week.

As part of the Centennial Celebration, the Library is asking its friends, neighbors and the community-at-large to give a “Birthday Card” containing a contribution to the Library for books and materials. We are asking for your support to keep library services the level this community is accustomed to and deserves.

Stop by the Library to pick up a “Birthday Card.”

Please call Judy Archibald at 644-0436 for more information.

# This Old House Renovation: 225 Congress

by Jeff Edmonds

Carolee and I bought this home after moving back to PG from upstate New York. Built in 1904, the home has real character and a wonderful setting. However, it was in great need of renovation. The home had been lived in, but not improved for many years. Maintenance had been minimal. Though plans had been drawn for an attached two-car garage with a master bedroom above, the cost of construction deterred us from using these drawings.

Our thinking about home construction projects has evolved. We were blessed with the birth of a grandson in January, and we now feel more of a need to focus on the future of our society. The green and sustainable movements, the apparent plateauing and decline of fossil fuels, and the very practical considerations of dollar costs led us to our plan for this renovation. We needed to create a minimal renovation budget and a quicker way to move into the house. Were three bedrooms and a two-car garage really necessary? For us, the current answer is 'not now.'

This house is now 104 years old! Most homes evolve throughout their long lives. Therefore, planning for future evolution (and knowing that it will happen) is a consideration.

Renovating an old home and trying to be "green" means what? Just the fact that you are re-cycling an old home is green. All the construction



225 Congress

materials for the original house had been cut and milled in 1904! So, then, re-using what is already there is important. It is just as important to be able to use the house efficiently -- this means, space heating, hot water heating and distribution, daylighting, electrical system, phone, cable and internet

getting in a car? Honoring the history of a place or home by rejuvenation is also important. It is important to the owners, people who gather there, and to the following generations, as they accumulate a sense of place and their own history.

The current renovation will include new electrical, new



Close-up of re-roping of historic windows



Window reconstruction

distribution. Also, can this be done affordably? Can you enjoy living in this renovated home, work at a job, payoff the mortgage and enjoy life? Does being green mean that you can live close-in to town, where you can walk to: banks, post offices, coffeehouses, restaurants, meet and greet your neighbors, etc., without

water, gas and sewer lines, new insulation, repair of wood rope and pulley windows, replacement of sash, removal of carpets and vinyl, refinishing of douglas fir floors and stairway, reconstruction of two bathrooms, new kitchen, new bath and kitchen tile floors, new heating system, repair of all doors and hardware, painting inside and out, new

appliances, kitchen cabinets, cable and phone system.

We wanted to proceed using "green" and affordable methods. In this installation of the article, here is how we are addressing our historic windows.

Windows: We struggled with this decision, but decided to keep the original sash windows, with their rope and weight operating system. The historical look and feel of the operation of these windows is unique. Also, where the original glass is intact, there is a waviness and imperfection to the glass that is beautiful. New, replacement windows would have been expensive and would not conformed to the historical accuracy recommended by the PG Architectural Review Board. New windows would be more energy efficient, however, we decided for the sake of cost and historical accuracy, to reuse that which had already been manufactured and used for 100 years. The re-roping and repair of the sash turned out to be a big job. Trims needed to be carefully removed; new ropes installed and re-tied to the weights; all sash repaired, replaced, sanded and primed.

If air leaking and energy inefficiency turn out to be a problem with these old windows, selected sash can be changed out to double glazed wood windows without damaging the existing frames and trim.

100 year old sash and frames can usually be repaired and re-glazed...time consuming but authentic and green as fewer new materials are used.

*This is the first in a multi-part series in which owner/contractor Jeff Edmonds chronicles the rehabilitation of his historic home in a "green" approach.*

# New Members

Melinda Wright  
Irene & Ron Indiveri  
Jim Sheridan  
Jack McClure

Membership Count:  
**1202**



The major fundraising event for the Heritage Society is the "Heritage House for the Birds." Above, local artist Laurel Gaylord's 2007 birdhouse.

# High School Photo Contest

by Donna Stewart

The 2007-2008 Heritage Society Photo Contest "Then and Now" culminated on May 9th with the announcement of the winners just before the Heritage House Awards at the Natural History Museum. Mr. Matt Kelly's advanced photography class again competed for the Philoma Goldsworthy/Heritage Society scholarship by submitting photographs of historical buildings and/or houses from Pacific Grove. The Lighthouse, being the oldest structure in Pacific Grove, was popular this year and actually took 1st, 2nd and 3d place with the Christian Church taking Best of Show. The winners are Petika Hilton, Best of Show; Ally Haylings, First Place; Peter Nichols, Second Place; and Tatum May with Third Place. Honorable



*Petika Hilton, Best of Show*



*Peter Nichols, Second Place*



*Emily Taylor, Honorable Mention*

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Send your submissions to:

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Mention went to Emily Taylor for her picture of Green Gables. Many thanks to Mr. Matt Kelly for supporting this contest, our judges Sharon Blaziek and Jeff Becom and the Museum for having the wonderful venue for our display.

Send your submissions to:  
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