

The Heritage Society of Pacific Grove NEWSLETTER

Dedicated to Maintaining the Beauty and Individuality of Pacific Grove

Volume 8, Issue 6

October 2008



39th Annual Historic Home Tour

by Barbara Lazarony



112 18th Street



225 Congress

As the early October sun shines on Pacific Grove, the Monarch butterflies return and the first weekend in October hosts the 39th Annual Historic Home Tour, Sunday, October 5, 2008.

This year's tour includes six houses; and most are in within walking distance of each other, a special attraction for tour attendees. The oldest of the homes was built in 1886, an example of a retreat house that has modern touches and a lovingly maintained garden. And the youngest house was built in 1926, a California adobe style gem which boasts an

artist's studio above the garage. In addition to the six homes, four favorite public buildings will appear on the tour: the Point Pinos Lighthouse, Ketcham's Barn, Chautauqua Hall, and the Christian Church. And the fifth public building, the Grace H. Dodge Chapel Auditorium at Asilomar, will be making its first appearance ever on the Historic Home Tour; this is certainly a very special treat.

Tours are ongoing between 10am and 4pm, for all but the Christian Church and the Grace H. Dodge Chapel Auditorium, whose tour times are from 1pm

to 3pm. Docents are present at each site. Tickets are \$20 per person, \$10 for youth 18 years old and younger and are available from the Pacific Grove Chamber of Commerce, 800-656-6650 or 831-3304 or visit www.pacificgrove.org

In addition, this year's tour includes many other events:

* At Chautauqua Hall there will be Artists In Chautauqua, where more than fifteen local artists will display and sell their creations; as well as Heritage Houses for the Birds, where bird houses designed and built by members of the community will be on display or up for

Calendar

OCTOBER

SWAN BOAT DEDICATION

Swan Boat at Lovers Point
Saturday, October 4, 2pm

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 2:45pm

ARTISTS IN CHAUTAUQUA

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

DECEMBER

CHRISTMAS AT THE INNS

Tuesday and Wednesday,
December 2 and 3, 6-9pm

auction in Elmarie Dyke Park, the auction closes at 2:45pm.

* At the PG Art Center, in addition to four new exhibits, entries to the 1st Annual Pacific Grove Home Tour Art Contest will also be displayed. Come and see the winning entry, "Point Pinos Lighthouse" by Anne Downs.

* At the Victorian Corner there will be a Fine Wine & Hors d' Oeuvres Tasting, featuring the "The Wine Guy" George Edwards, Monterey

© Sylvia Cook

County Herald & PG Hometown Bulletin Wine Writer in his first PG appearance at 3:30pm. Tickets are \$20 per person and are limited; please call (831) 373-3304.

* Enjoy a Walking Tour of PG's most historic business blocks. In addition to the houses and the other historic buildings, guests are invited to hear stories about the original merchants at 11am, 1pm and 3pm.



832 Lighthouse

The Historic Home Tour is sponsored by the Heritage Society of Pacific Grove, Pacific Grove Chamber of Commerce and the Pacific Grove Art Center.

Important Notice: Historic properties that retain original architectural features may not be accessible to all. If you have special access needs please call (831) 373-3304. Shoe covering will be provided, no high heels please.

Oral History Committee

by Darlene Billstrom

The good news is that the Oral Histories committee became a reality this year under the fine leadership of Marilyn Beck. The committee has mapped out a method to capture the wonderful stories of

Pacific Grove. The Heritage Society is in the process of buying a camcorder, lapel microphone, and a tripod for the committee's work. But the bad news is that one of our committee members had to resign, and it really does take at least two people for each interview. Once again, we're asking for help.

The project entails finding residents who are willing to tell their stories, recording those stories, and then transcribing those stories for permanent retention in our archives. Marilyn has taken classes of instruction on how to do oral histories, so new volunteers need have no previous experience, just enthusiasm and interest.

I hope I've tempted you to get involved in this interesting project. If so, please call me at 375-8448 or e-mail me at billstrm@pacbell.net

Guidelines for Historic Assessments

by Darlene Billstrom

In March 2008, Lynn Burgess, the City's new Chief Planner, instituted the Pacific Grove Guidelines for Historic Assessments. This new policy has immediate impact on any remodeling project in Pacific Grove that involves a structure that is 50 years or older. The reason this policy was put into place was to comply with the California Environmental Quality Act (CEQA). I'll try to be as succinct as possible in explaining this new policy.

A Phase One historic assessment by a qualified historic consultant is required

on any structure that is 50 years or older. The applicant pays the consultant. The assessment is an evaluation to determine the historic significance of a building, site, object, or structure. The consultant evaluates the project by using criteria from the National Register of Historic Places, the California Register of Historic Resources, and Pacific Grove's Historic Preservation Ordinance (Municipal Code Chapter 23.76).

Should the project be deemed not historic, its CEQA status would be a Class 1 Categorical Exemption, and the project could continue through normal Architectural Review Board (ARB)/Planning Commission channels.

Should the project be assessed as historic or potentially historic, a Phase Two assessment by a qualified historic consultant would have to be done. The Phase Two assessment would provide a more detailed evaluation of the resource and would examine how the project would affect its historic significance.

If a resource were on Pacific Grove's Historic Resources Inventory, it would not need a Phase One assessment; but, depending on the scope of the project, would most probably need a Phase Two assessment. Seventy-seven percent of Pacific Grove's housing stock is over 50 years old. Over 1200 structures are on the Historic Resources Inventory. The impact of this policy on Pacific Grove is enormous. Is it necessary? Is it the only way? I'll try to list the advantages and disadvantages, and maybe those questions can be answered.

Advantages:

1. This policy complies with

the California Environmental Quality Act.

2. The assessment gives valuable historic information about a resource.

3. The Community Development Staff does not have to supply this historic information, thereby lightening their workload. Disadvantages:

1. The applicant has to pay from \$1000 to \$2000 for an historic consultant.

2. Historic consultants do not always understand Pacific Grove's local criteria for an historically significant resource.

3. Projects involving structures 50 years or older have an increased time period for the permit process.

4. In the past the Historic Resources Committee (HRC) would have evaluated the resource.

The answer to the question, "is it necessary?" is yes. Pacific Grove must comply with California State law.

The answer to the question, "is it the only way?" is open for debate. By City ordinance, the HRC is the body that examines potentially historic resources and decides whether or not they should be added to the Historic Resource Inventory. Supposedly this has not changed since the start of the Assessment policy, yet in actual practice, the HRC has not reviewed one of the more than twenty historic assessments done since March. For a Phase One assessment, it is my opinion, that the HRC could evaluate the resource, and the cost would only be the permit fee for coming before the Committee. CEQA does not demand that a "qualified historic consultant" do the Phase One Assessment. This

would mean that Staff would have to do the research, and this would add to their workload. However, such was the case before this policy.

Another advantage of the HRC doing Phase One Assessment is that they are more knowledgeable about Pacific Grove's local criteria for historically significant resources. PG is justifiably proud of the number of historic resources in the Inventory. No other town in California has as many. All of PG's historic resources have been added to the Inventory by interested preservation volunteers.

One more disadvantage of an historic consultant doing the Phase One Assessment is that if the HRC eventually reviews a resource and disagrees with the consultant's assessment, the City may be legally vulnerable.

I think there is another way to comply with CEQA, but as of this writing the Historic Assessment Policy is firmly in place and likely to remain for the indefinite future.

For more complete information on this policy, please visit the Community Development Office and ask for their hand out.

Swan Boat Dedication

The Heritage Society of Pacific Grove will dedicate a replica of the City's famous Glass Bottom Boats to the citizens of Pacific Grove on Saturday, October 4, at 2pm. The Society raised the funds to build a replica of the "Swan Boats" and have it placed at the entrance of



Lovers Point to preserve the memory of the times, from the early 1890s to the mid 1970s, when the boats gave tours of Pacific Grove's Marine Gardens.

The effort took several years and approximately 20 thousand dollars. Contributors to the project, many of whom actually had ridden on the original boats, are listed formally on a bronze plaque placed at the site. Heritage Society of Pacific Grove volunteer, Jan Rose, spearheaded the fundraising campaign.

The event, which will take place at 2pm, provides an opportunity to celebrate Pacific Grove's past and thank those who contributed to the project. Heritage Society Board members will make the presentation.

Artists in Chautauqua

This year's Artists in Chautauqua event will feature Pacific Grove artist Bill Stone. He has been a member of the Carmel Art Association for over 35 years, and his colorful, stylized watercolors always are popular sellers. His subject matter includes coastal and gold rush landscapes, New England fishing and lobster ports, and coastal scenes of England,

Scotland, Portugal, Spain, Italy and Japan. As you can see from the photos, Bill's style is unique, and he is constantly inspired by scenes in his extensive travels.



Near the School



The Old Pier



Bob's Crab Shack

Other locals with work for sale include glassworkers, ceramic and textile artists, a gourd artist, jewelers, a local author/book seller, and several other painters.

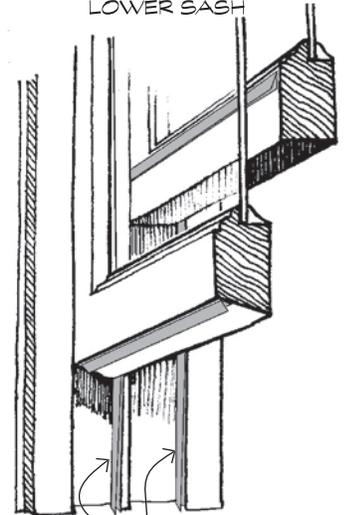
There is no admission charge to this event. Come enjoy the work of these talented artists ... and do your holiday shopping early.

Weatherstrip Old Double Hung Windows

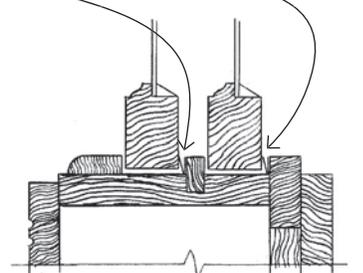
by Dr. Haus

An effective and inexpensive method of weatherstripping windows exists in the form of a polypropylene strip which folds in half and has an adhesive backing. It is sold by Ace Hardware. The illustrations show where to place it and there are detailed instructions on page 21 at www.centerpointenergy.com/staticfiles/CNP/Common/SiteAssets/doc/Mo reComfort,%20LessEnergy-SGO.pdf

V-SHAPED WEATHERSTRIP ON INSIDE OF BOTTOM RAIL OF UPPER SASH AND ON UNDERSIDE OF BOTTOM RAIL OF LOWER SASH



V-SHAPED WEATHERSTRIP ON INSIDE EDGE OF PARTING STRIP AND INSIDE EDGE OF BLIND STOP



225 Congress Renovation: Part Three

by Jeff Edmonds

In anticipation of the next 100 years for this old house, we removed the antiquated knob and tube electrical wiring and all the subsequent wiring, which had been installed. We installed a new 200 amp electrical service. This size service may be somewhat oversized, but the equipment was affordable and more useful for any future expansion.

We also plan to install photovoltaic panels on our southern facing exposed roof. As electricity becomes more expensive, and as the cost of solar electrical generation comes down (hopefully), there should be a near future time point where photovoltaics will make more economic sense. The larger electrical service will provide more options for

connecting to the future solar system. All new wiring is copper and up to current 2008 codes.

No recessed lights, which just do not look authentic in an historic home, have been installed in the home. We plan to use all surface mounted or hanging fixtures with fluorescent bulbs in the kitchen and baths. The GU24 bulbs are very close to being optimal lighting as well as being very efficient (www.rejuvenation.com/GU24bulbs). Current California code requires dimmers at all locations where incandescent bulbs are used in fixtures.

Electrical re-work in old homes is difficult. Access areas called *chases* need to be found to run wiring and utilities to all the rooms in the home. Wiring into lath and plaster walls can be done with very long flexible bits, pull wires and two experienced electricians. To say the least, we are doing lots of plaster patching.

The Edmonds' home will be on the Historic Home Tour on October 5 (see photo on cover).

Newsletter Editor

by Maryanne Spradling

The Heritage Board is looking for a new editor for the newsletter. Darlene Billstrom, the board's current president, launched the newsletter in 2001, and then I took over in 2004.

The requirements for the position are pretty basic: good editing skills, some basic computer skills (knowing how to send attachments), and an enthusiasm for preservation.

We already have an excellent designer, so all one has to do is concentrate on the written copy.

There is a small core of contributing editors, who make the job even easier. We meet to determine the content of the next newsletter, discuss local and national concerns regarding preservation, and assign the articles.

Our objectives are to keep members current with Historic Preservation issues and to publish upcoming events

Newsletter Staff

Editor

Maryanne Spradling

Typesetting

A Volunteer

Contributing Editors

Barbara Lazarony

Darlene Billstrom

Jeff Edmonds

Dr Haus

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sponsored by our Heritage Society. It can be a very creative and rewarding endeavor.

If you are interested or have questions, please call me at 333-0821.

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.

Send your submissions to:
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