

(“Enid Sales” Continued from page 1)

Q. As development pressures have increased around Carmel, preservationists have had to grow-up and become more strategic. Do you think local elected officials and planners are being adequately vigilant in safeguarding Carmel’s celebrated quality of life?

Well, ultimately [in Carmel] I ran into something I had never quite come face to face with before: militant politics! It was largely because of Silicon Valley and the homecoming of a Carmel girl who had spent some thirty years with the CIA who knew how to become Mayor, and did [Sue McCloud, Carmel Mayor 2000 -present]. Between the realtors, the dot.commers, and Beltway techniques I found it very rough going and saving Carmel became very unpopular. I fought very hard and, luckily, had the incomparable help of the Coastal Commission, who were demanding that the Local Coastal Plan be updated. We have been trying to save this fragile community, but unfortunately we really haven’t succeeded. It would have meant suing for compliance, which we couldn’t afford to do. And the reality is that when even a 40 X 100 lot sells for a million dollars we had no chance. Carmel’s old guard has pretty much been seduced with money and sold out, or left in despair, or just plain died. Our main street is still here so now we would like to try to save it.

Q. Can you select one or two historic resources for which you’ve gone to bat, that epitomize for you “Carmel” or “California,” or that really crystallize the “history” that we’re trying so hard to preserve?

In Carmel there is Flanders Mansion and Sunset Center on the National Register, in Salinas there is the Old Monterey County Jail, a Gothic structure where Cesar Chavez was incarcerated in the 1970’s, and now in Monterey there is Marsh’s Oriental Art Store, which is back with the Registrar at the moment. All these buildings are very important to their communities and needed to be saved as all were threatened.

Q. In your opinion, what are the greatest threats to preservation in California and the Carmel area?

It is difficult to pinpoint the origin of threats to preservation, but threats certainly seem to be building in California. The deceptive booming economy is keeping everyone on tender-hooks, the growing loss of “home town” stability, which upsets continuity of communities, the cultural ignorance of the babyboomers, and last but not least must be considered is the massive immigration which is changing our demographics, our housing needs, and creating huge swaths of cityedge look-alike housing which can’t help but affect our historic memory.

Q. Could you tell us something about Alliance of Monterey Area Preservationists (AMAP)?

AMAP or The Alliance of Monterey Area Preservationists is an innovative organization and potentially one of the most effective preservation methods those of us who live in this very diverse Peninsula have ever experienced. Part of its effectiveness is that everyone on the Board is an active preservationist, and they each represent one of the communities. AMAP’s mission is to support any preservation effort in the whole County: providing assistance with applications for either County, State or National Register applications and expertise for qualifying resources for designation; monitoring of EIRs or projects that need EIRs; disseminating preservation information and seminars on all the How-To topics, i.e. Mills Act, Secretary of Interior’s Standards, Historic Districts, etc. In two years we have sponsored two major forums, helped with two Register nominations, monitored four EIRs, and have published one Newsletter and are about to send out our second one. We feel that one of our big successes was achieving the attendance of Planners from three cities and the County, as well as two City Administrators and several Council Members from two cities and a surprising number of realtors, at our Forum on The Economics of Preservation with Richard Roddewig, a national expert on the subject.

**Enid, thanks so much for bearing with my curiosity; you are an inspiration.
Hugh Rowland**

(Editor’s Note: The above excerpts are quoted with permission from a more extended interview with Hugh Rowland published in the September newsletter of the NTHP’s Western Office; the full article is available online at <http://www.nationaltrust.org/western/newsletters/wro-0806.pdf>).



Alliance of Monterey Area Preservationists
Post Office Box 2752
Monterey CA 93942
831-224-2754 (t) • 831-648-1704 (f)

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*and Help Us Preserve
Our Historic and
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see page 6 for details*



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Preservation NOW!

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Enid Sales “Conversation with a Preservation Sage”

BY HUGH ROWLAND, PROGRAM ADMINISTRATOR,
NATIONAL TRUST FOR HISTORIC PRESERVATION

Enid Thompson Sales was named 2006 Preservationist of the Year by the California Preservation Foundation at its annual conference this spring. That award is CPF’s most prestigious and honors lifetime achievement and exceptional contributions of statewide importance in the field of historic preservation.

Enid Sales is a model of pluck, energy, and indomitable spirit. In a career spanning some 43 years of preservation activity, Enid has worked her way through the historic preservation menu, from soup to nuts. Enid can boast (but she wouldn’t) of completing 127 historical evaluations in Monterey County between 2000 and the present; of planning and contracting for rehabilitation of thirty homes for low income owners in Sonoma County; and of successfully lobbying to release \$72 million of California State funds to provide low-interest loans for rehabilitation of 12,258 housing units in San Francisco.

Enid is current Director of Carmel Preservation Foundation, serves on the Monterey County Historic Resources Review Board, and is the program chairman of the Alliance of Monterey Area Preservationists.

I asked Enid a series of questions to draw out some details of her rich and dedicated career.



Q. Let’s talk about your home today and for the past twenty years, Carmel. Isn’t it safe to say that you have had an impact on preservation in Carmel?

After spending ten years in Healdsburg growing grapes and also doing a fair amount of rehab at the same time, I developed asthma and couldn’t take the sulphuring, the heat and the acacia, so I decided to go down to Carmel where I had started coming with my Mother in 1933. She had moved there in the late forties, so it seemed like home, because I came here so often. When I got to Carmel in 1986, Clint Eastwood had just been elected Mayor and the first thing he wanted to do was tear down “that old heap” - The Flander’s Mansion! I couldn’t believe it. Kent Seavey helped me put it on the National Register, which we could do because the City owned the building so that meant that, as taxpayers, we did too. The next thing was Carmel’s unique Craftsman architecture which clearly needed some protection. So the beginning was recruiting a sizeable group, mostly old timers, to help me conduct a survey. The survey took from 1989 until 1996 to complete: by which point we’d surveyed some 2,000 buildings, 400 of which we felt were significant on the local level, and we had thirty volunteers, all of them still active. (Cont. Page 8.)

- We Need Your Email Address -
 To keep up-to-date on preservation events and bulletins, be sure to include your email address when you return the membership form!
 Visit Our Website: www.amap1.org
info@amap1.org

AMAP Today

JAMES BRYANT, AMAP PRESIDENT

In the nine months since our Winter 2005-06 newsletter, AMAP's membership has grown; more importantly, AMAP's impact on historic preservation in our area has grown as well.

WHAT IS AMAP?

We responded to that question last winter with "AMAP is ACTION." Today, in re-reading the first newsletter, and the articles and updates within these pages, I would add, "AMAP is PEOPLE."

AMAP is volunteers diligently following developments and working to protect historic treasures throughout our area – from Paraiso Hot Springs to Flanders Mansion, from the Royal Presidio Chapel to Burde Bank, from the Whalers Cabin at Point Lobos to the setting of the National Historic Landmark District surrounding Colton Hall.

AMAP is Monterey Senior Planner (and AMAP-Preservationist of the Year) Kim Cole quietly and creatively helping protect and preserve her historic city.

AMAP is Enid Sales crafting innovative and interesting programs to help an ever more diverse audience understand how much we all gain in preserving this area's unique heritage.

And for our next innovative and interesting program, don't miss David Look on September 22. Mr. Look's career in the National Park Service spans over 30 years and he is co-author of the Secretary of the Interior's Standards. Mr. Look will share his unique perspective on these fundamental preservation principles. Read more about it within.

AMAP is people. Invite your friends to join us.

Kimberly Cole Named AMAP 2006 "Preservationist of the Year"

Alliance of Monterey Area Preservationists (AMAP) has selected City of Monterey Senior Planner Kimberly Cole as AMAP 2006 Preservationist of the Year in recognition of her many efforts in support of historic preservation in Monterey.



Kim Cole with Family and James Bryant

"The list of Kim's accomplishments is a long and impressive one," according to James Bryant, AMAP President. "She researched and created the first Mills Act program in Monterey County (extending property tax reductions for qualifying historic properties), and for years has served as staff liaison to Monterey's Historic Preservation Commission.

"Her efforts have helped to ensure the survival of several threatened Monterey landmarks including the Parmelee Mansion, the Harry A. Greene Estate and most recently, Kim helped find a way to save the Marsh Building from what appeared to be certain loss," Bryant continued.

Of course, before an historic resource can be preserved it has to be recognized as such, and Cole has helped complete the Cannery Row and Downtown historic surveys and most recently is leading the historic survey of Lower Old Town. Meanwhile, her work behind the scenes to craft a preservation plan for the La Ida Café and Wing Chong Market on Cannery Row (made famous in John Steinbeck's novels) continues.

"Kim is a dedicated professional who through her personal initiative and example has become an inspiration and a resource for other area communities as well as the City of Monterey," said Bryant.

Help Preserve the Monterey Area's Architectural and Cultural Heritage

Yes, I want to become a member of AMAP.

Name: _____

Home Phone #: _____ Office (or cell) Phone #: _____

Address: _____

City, State, Zip: _____

Email: _____ (please include your email for preservation bulletins)

____ (\$15) Individual, ____ (\$25) Family, ____ (\$50) Contributor, ____ (\$100 or more) Benefactor \$ _____

Mail to: AMAP, PO Box 2752, Monterey CA 93942

History of September Ranch Ignored

KEN HINSHAW, AMAP BOARD MEMBER

A major development project in Carmel Valley, September Ranch, has moved into the final phase of hearings. The final 850 page version of the EIR was released days before the county Planning Commission opened its hearings - giving commissioners and the public scant time to study the tome. The document addressed large issues and small (water to weed abatement), but there was not one word about historic preservation. Internal communication within the Planning Department reveals that there may have been a preliminary historic assessment done which concluded that there were historic resources on the property. The County Planning Commission approved the project at a contentious August 16th meeting.

AMAP has been only partially successful in getting the developer, Jim Morgens, and the planners to address the historic preservation issues. Initially, Mr. Morgens planned to demolish the red 1875 ranch house that the Carmel Valley Historical Society says was the home of William Hatton and his family. William Hatton was a leading figure in Carmel Valley history, a leader in the regional dairy industry, and a large land owner. After testimony by AMAP about the historic importance of the house, Mr. Morgens said he would just leave it alone. At a subsequent meeting, the planners announced that maybe it would make a good sheriff's sub-station. The simple board and batten, two bedroom home is 130 years old and has been in a state of neglect for decades. Its original siding has been covered with asphalt shingles; it is in need of rehabilitation so that it can outlast the eighty-plus high end homes that are likely to be built on the hills behind it. An "informal" historic assessment has altered the stance of the Planning Department. Since the consultant says there is something historic about September Ranch, the position

of the planners is that the owner cannot obtain any building permits or demolish the buildings without a more thorough assessment and a hearing in front of the county Historic Resources Review Committee. "Trust us" they say, we will take care of the historic issue at a later date. But Mr. Morgens can just continue neglecting the historic buildings if he chooses. AMAP believes that the assessment of the house, barn, and pastures should have been included in the EIR. This view is shared by Wayne Donaldson, the Director of the State Office of Historic Preservation, who met with members of AMAP's Board of Directors



September Ranch

in late July to get an update on local issues. If this assessment were done, the EIR would include a plan for the rehabilitation and preservation of the resources. We need a pro-active plan, not Demolition By Neglect!

We would like to thank Michael Stamp, Molly Erickson and Paula Lotz for their support and assistance. If you would like to get involved, please contact Ken Hinshaw, kenl@redshift.com.



September Ranch People : This circa 1925 photo was taken in front of the Harriet Hatton Ranch house (now September Ranch) looking southeast across Carmel Valley Road. If anyone can identify the mother and child in the picture, please contact Ken Hinshaw. Courtesy Big Sur Historical Society and Carlie Short and Jana Weston.

Paraiso Springs Hot Springs

KEN HINSHAW, AMAP BOARD MEMBER

The developers of the proposed “world class resort” on the site of the illegally demolished Paraiso Springs Hot Springs in Soledad have yet to choose a consultant to prepare the EIR for the project. The photos accompanying this article show only a few of the 18 historic buildings that were destroyed over a weekend in November 2003.

AMAP feels that the developers acted illegally in their destruction of the historic buildings and should be seriously penalized for their actions. We have had communication with the National Trust for Historic Preservation and the California State Office of Historic Preservation about the situation, to make sure the major preservation institutions are all on the same page. When the EIR is completed and the project surfaces, AMAP will be there.

We don't have a good image of the Klaus Spreckles house; if anyone has any pictures of the historic structures at Paraiso please contact Ken Hinshaw, kenl@redshift.com.

Carmel's Threatened Burde Bank Building

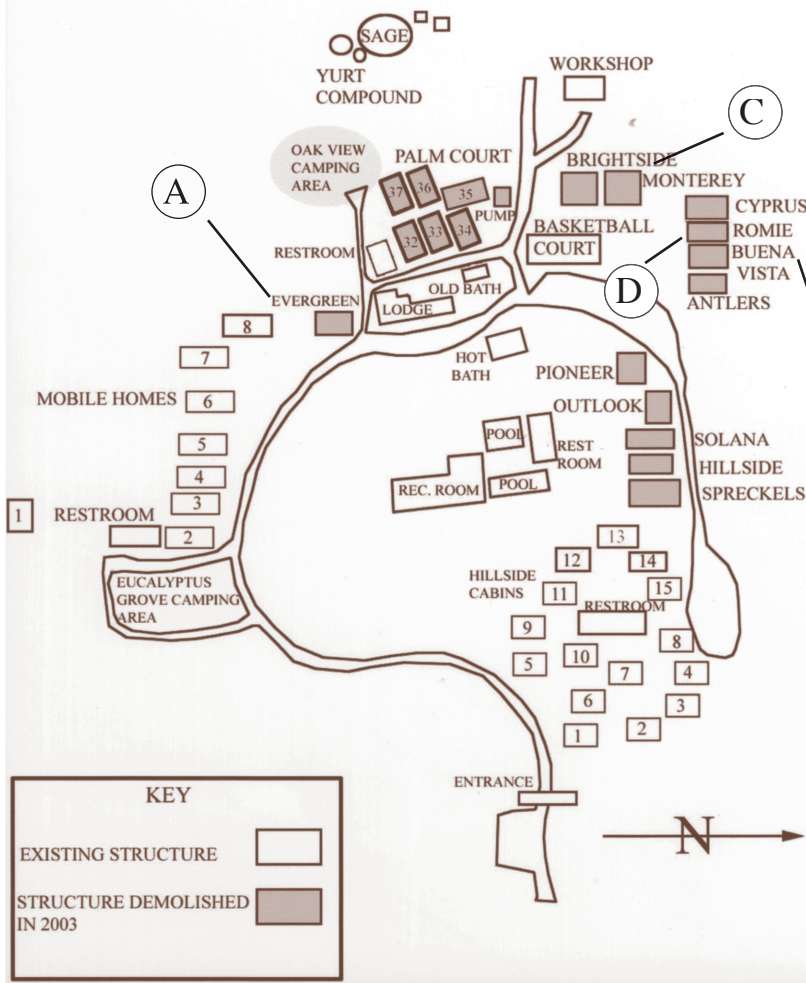
ENID SALES, AMAP BOARD MEMBER

When is a building that is less than 50 years old considered historic? Guidance for identifying such resources is provided by National Register Bulletins #15 and #16. The Burde Bank Building, originally built in 1972 as the Palo Alto Savings and Loan, meets the following criteria as testified by numerous AIA architects and three other professional historians:

- Embodies distinctive characteristics of a type, period, or method of construction, i.e., a fine example of the 2nd Bay Area design;
- Represents the work of a master, i.e., Walter Burde, a nationally recognized architect who has received numerous awards; and
- Possesses high artistic value.

On June 6th, the Carmel City Council met on an appeal by the City's Historic Resources Board and by a vote of 3 to 2 overturned the HRB's ruling that the building met the necessary criteria as historic. This allows the applicant to demolish the building and put up a four - story building with an underground garage in its place much to the dismay of many Carmelites. On August 8th, the City Council met again to approve the findings for their vote. But before the findings could be heard, the wife of former mayor Barney Laiola came forward to testify that the bank building was originally built by Barnet Segal, a prominent Monterey Peninsula banker and philanthropist. As a consequence, the hearing on the findings was postponed. This newest information may be the one factor to save the building from the wrecking ball. The next hearing is in September. Stay tuned.

STRUCTURES AT PARAISO SPRINGS



A) Evergreen Cottage



B) Buena Vista Cottage



C) Monterey Cottage



D) Romie Cottage

PROGRESS REPORT

Marsh's Oriental

ENID SALES, AMAP BOARD MEMBER

Marsh's is moving ahead with essential repairs which are necessary following the past years of delayed maintenance the building and grounds have suffered. Some vandalism occurred under its previous ownership, but mostly to the upstairs apartment. Weather has also played havoc with the roof eaves. Removing the tiles and correcting the waterproofing is almost completed - an heroic job fraught with the dangers of height.

New electrical service has been installed, but the rewiring, plumbing, and any structural changes must wait for the necessary steps to be completed toward acquiring a building permit from the City of Monterey.

Garden statuary, beautiful ceramic tiles and other ceramic ornamentation are appearing from the new owner, Mr. Jerry Janssen's personal collection on a regular basis. The Monterey Peninsula and all those who fought to save Marsh's are incredibly fortunate that Mr. Janssen made the decision to restore this historic building and to conduct his elegant business here in beautiful Monterey.

ISSUE UPDATE

Monterey Public Service Center

MIKE DAWSON, AMAP MEMBER

On August 11 the Monterey City Council voted 4-0 to rescind its July 5 approval of a \$14 million City Hall expansion project inside the Old Monterey National Historic Landmark District rather than put the matter before the voters.

The Council's remarkable reversal acknowledged a successful grassroots referendum effort. As one of the core members (and spokesperson) of 'Let the Voters Decide!' I want to thank the many AMAP members who personally assisted with the effort!

While we anticipated there would be strong support for our effort among Monterey residents in light of the serious concerns expressed repeatedly by the National Park Service and others that this project was inappropriate inside such a nationally important Historic District, the outpouring of encouragement our signature gatherers received from residents from Carmel Valley to Marina, from Salinas to Pacific Grove was particularly gratifying.

The emotional and personal concern of so many who would not have been directly impacted by such an



Bird's Eye View (Rendering) of proposed Public Service Center

inappropriate project proves one of AMAP's key principles - an action that is a threat to an historic building or site anywhere in the greater Monterey area is a threat to all of us!

(Editor's note: Mike Dawson and his wife Carole are currently restoring the historic Dormondy House in Monterey and Mike, a retired executive, is a candidate for Mayor of Monterey.)

AMAP Board of Directors

James Bryant - Monterey (President)	643-2754	jrbryant@pacbell.net
Craig Riddell - Pacific Grove (Vice President)	646-0351	riddell1@comcast.net
Mary Hill - Monterey (Treasurer)	643-2754	mhill@pacbell.net
Nancy Runyon - Monterey (Secretary)	649-8132	nancy.runyon@mindspring.com
Carrol Patterson - Pacific Grove	375-6123	carrol.patterson@sbcglobal.net
Anne Bell - Carmel	624-3942	anne.bell@sbcglobal.net
Ken Hinshaw - Pacific Grove	375-0816	khinsha2@aol.com
Judi Lehman - Monterey	375-2294	jlehman@redshift.com
Judy MacClelland - Carmel	624-7268	judy_macc@sbcglobal.net
Enid Sales - Carmel	625-0566	etscarmel@sbcglobal.net
Toynette Bryant - Monterey		toylbryant@aol.com

Secretary of Interior's Standards for Preservation Projects Forum September 22, 2006

AMAP is pleased to announce the first of its 2006-07 Education Seminars. The date is Friday, September 22, and the topic is the preservation principles of the Secretary of the Interior's Standards for Preservation Projects. Watch for your registration brochure to arrive in the mail and by e-mail. The Monterey Maritime Museum is the location of this event.

Our featured speaker is David W. Look, FAIA, FAPT, Deputy Lead of the Cultural Resources Team for the Pacific West Regional Office of the National Park Service in Oakland. Mr. Look is an architectural engineer and historical architect with a 32-year NPS career. Recognized for educational outreach and publications in cultural resource management and preservation technology, he also helped write the Secretary of the Interior's Standards. We are most fortunate that he has included this visit to Monterey in his schedule.

The Secretary of the Interior's Standards for Historic Preservation Projects are intended to provide guidance to owners of historic buildings, preservation consultants, architects, and project reviewers. Understanding the Standards helps historic building owners to develop appropriate expectations when planning a project, thus minimizing conflicts with project reviewers and neighbors.

Decision-makers and project reviewers find their job easier when they understand how to apply the Standards. Appropriate application of the Standards is a more reliable method of evaluation than creating each decision out of whole cloth. There is an improved level of consistence, making the

process less subjective and fairer to all concerned. Seminar attendees will gain appreciation of these preservation principles and insight into how to apply them.

Cost: \$30.00 per person;
AMAP members \$20.00

1:00 PM Check In:
Maritime Museum - Custom House
Plaza, Monterey CA

1:30 PM Welcome by James Bryant-President of
AMAP

1:45 PM Presentation by David Look, FAIA,
FAPT—The Principles Behind
The Secretary of Interior's Standards
For Historic Preservation Projects

3:00 PM Tour of Historic Homes, both before
and after rehabilitation, including: The
Parmalee House, The Davidson House,
The Green & Greene House and the
Rollo Peters House; hosts will be
available at each home with additional
information.

The AMAP Education Seminars are going to be as timely as possible and oriented toward practical preservation. The intent of this year's programs is to give City Planners, City Administrators, and the concerned public the kind of information that can be woven into planning and zoning documents, and be helpful to nonprofit preservation organizations, and to planners, architects, designers and realtors.



James Bryant-President of AMAP

Upcoming Seminars

AMAP will hold a seminar specifically on the Mills Act, preservation's most rewarding tool. This is true for both the city and the owner because of its adaptability. Richard Roddewig discussed the Mills Act at the AMAP Spring Forum. He pointed out what a strong aid it is for preservation. We will have experts who will explain its flexibility as well as its benefits for cities who both desire and require preservation and need carrots for encouraging it.

There will be instruction for both owners and administrators about how to put a Mills Act contract together to achieve the best, mutually satisfactory goals. New data-base material has been devised to facilitate the use of the Mills Act.

AMAP will also hold a seminar in conjunction with the California Preservation Foundation. The agenda will be focused on Historic Districts. Stay tuned for further information about these seminars.

TICKET RESERVATIONS:

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Address: _____ Email: _____

City, State, Zip _____

Organization: _____

____MC, ____ Visa CC #: _____ Exp. Date: _____

Credit Card Charge will be made to Carpe Diem Fine Books

I would like _____ tickets (\$30.00 per ticket, \$20 AMAP members) Total Enclosed: \$ _____

Please make checks payable to: AMAP, P.O. Box 2752, Monterey, CA 93940

For more info: www.amap1.org • Anne Bell: 831 624-3942

Parking: Fisherman's Wharf/Waterfront Parking Lot: AMAP special rate \$5.00 for all afternoon. Get ticket at sign-in.

Work at The Royal Presidio Chapel

BY CATHY LEIKER, CONSERVATION PROJECT MANAGER

On June 3rd, the Presidio of Monterey's 236th anniversary, San Carlos Cathedral opened "The Royal Presidio Chapel Heritage Center." This is just one of many things taking place concurrently as we strive to conserve this beautiful old building which is precious to so many people. As AMAP is our partner in this important effort, we thought you might be interested in a progress report.

Within the last eight months, we have assembled a conservation team, hired a construction management firm to assist and advise us, formed a peer review committee of exceptional quality, opened our conservation headquarters at 674 Church Street in Monterey and have daily docent tours available.

To date we have contracted with Anthony Crosby as our Historical Architect for project supervision and consultation. Thus far this year, Mr. Crosby (Tony) has made four trips to Monterey and has consulted with our local Project Manager, Cathy Leiker on numerous occasions as he helps identify our priorities.

Tony, along with Marianne van Gelder, a parish volunteer, were instrumental in developing the Request for Proposal for the conservation of the bas-relief image of Our Lady of Guadalupe, probably the single most identifiable feature of the façade. Tony has also assisted in the selection of conservators for the peer review process (Wayne Donaldson, State Historic Preservation Officer and Jeanne Marie Teutonico, Assistant Director of the Getty Conservation Institute). Griswold Conservation Associates, LLC was chosen for Phase 1: Comprehensive Evaluation which they began on August 1, 2006.

There is significant information we can utilize from the treatment research on Our Lady of Guadalupe that will apply to the conservation of the entire building. By starting here with a complete and detailed technical analysis of the paint, weathering, and stone itself, we can develop effective treatment plans that will facilitate the conservation of the remain-

der of the exterior, especially the carved façade.

Michael Bellinger, of Bellinger, Foster, & Steinmetz Landscape Architecture, is our Landscape Architect and has reviewed the original studies in the Historic Structure Report regarding drainage, irrigation, pavement, and landscaping and has given us an initial plan for design.

Dr. Ruben Mendoza, a Professor of Anthropology at CSUMB will lead the archeology team in the investigation of the lower walls of the Royal Presidio Chapel to determine the material and construction characteristics and the condition of the foundations and the lower parts of the wall that are subject to decay. Work is scheduled to begin in mid September.



Royal Presidio Chapel, circa 1800, photo Nat. Park Svr.

We have been blessed with hard working volunteers and professionals who have a love for this work and a special place in their hearts for this most historic building.

In addition, we are in negotiations with structural engineers for the seismic design work on the Chapel as well as a California-based architect to pull together all of the various pieces of the design to present to the City of Monterey.

We have been blessed with hard working volunteers and professionals who have a love for this work and a special place in their hearts for this most historic building. Every day there are new and exciting challenges associated with this project. For more information, please visit our website at www.sancarloscathedral.org. Also, donations towards this most important work may be sent to:

The Royal Presidio Chapel Conservation Fund, 500 Church Street, Monterey, CA 93940

We thank you so very much for your confidence in us as demonstrated by your support and encouragement.

HISTORIC FOOTNOTE:

The Royal Presidio Chapel, a National Historic Landmark, was constructed of stone in the 1790s. It is the only structure remaining from the Spanish Presidio of Monterey, founded in 1770, and the only remaining chapel associated with a presidio in California. Located at 550 Church St. in Monterey, the Chapel is part of the Monterey State Historic Park. For more information visit the website or call 831-373-2628.

Excerpted from the National Park Service website: <http://www.cr.nps.gov/>