



# Royal Presidio Chapel

## Conservation Project Update

MARIANNE VAN GELDER

The need for heroic conservation effort for Monterey's Royal Presidio Chapel was first identified in the early 1990s when the National Park Service placed the Chapel on their 'Endangered' Watch List. Today, there is real concern about the deterioration of the building advancing to the level of 'Threatened.'

Conservation efforts began in 1992 when then-Pastor Fr. Joe Occhiuto commissioned architectural conservator Edna Kimbro (see 'EDNA E. KIMBRO' page 7) to form a multi-disciplinary team to create a Historic Structure Report (HSR) to define the required conservation. She assembled a team of experts and a final report was submitted in 1999. Fr. Peter Crivello replaced Occhiuto as Pastor of the Royal Presidio Chapel in the Fall of 2004 and under his direction the project was introduced to the parishioners and public in November 2004.

With visitor safety a top priority, a number of HSR recommendations have been completed to-date including electrical upgrades, replacing some irrigation next to walls with xeriscaping and drip system and replacing colored glass windows with clear bubbly glass. The remainder of the recommendations requires professional planning which is restricted due to the parish's lack of funds.

Pre-professional planning activities in 2005 focused on 1) volunteer recruitment, 2) information and education and 3) fundraising. Some of the project's early successes include: docent training commenced, \$25,000 raised for the Chapel's new Heritage Center, June's Casino Night raising \$40,000, and July's project status and educational conference.



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

Many thanks and kudos to AMAP and its members for all the work you've put into helping the Royal Presidio Conservation Project. Thanks to you, we are getting the word out that this important conservation project is in the works, we're raising funds, and we're getting volunteer help where it is urgently needed. Keep up the good work.

For further information contact:  
Marianne Van Gelder at  
mvangelder@sbcglobal.net. (Editor's  
Note: AMAP was one of the sponsors of  
the June Casino Night)



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*and Help Us Preserve  
Our Historic and  
Architectural Heritage  
see page 7 for details*



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# Preservation NOW!

Volume 1

*A Publication of the Alliance of Monterey Area Preservationists*

Winter 2005

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## Monterey's Public Service Center

The Monterey City Council seems determined to build a multi-building office complex inside the Old Monterey National Historic Landmark District.

At their April 19 meeting the Council referred the 'Public Service Center' project to the city's Historic Preservation Commission (HPC) and Architectural Review Committee (ARC) for review and recommendations.

At the subsequent July 27 ARC/HPC joint meeting, the public unanimously opposed the proposed complex; AMAP spoke strongly in favor of reducing the scale of the project and/or selecting an alternative site. At the conclusion of the meeting the HPC recommended that the size and mass of the project be reduced

because of its negative impact on nearby historic buildings, especially Colton Hall. After much discussion (and a motion the project's aboveground size be reduced a minimum of 30% to 50% due to impacts to the historic buildings and the surrounding Old Town neighborhood), the ARC denied the project as proposed.

In response to the ARC/HPC adverse recommendations, Mayor Dan Albert and Councilmember Clyde Roberson met with representatives of the National Park Service and National Trust for Historic Preservation -

Continued on page 4

## Join AMAP

*and Help Us Preserve  
Our Historic and  
Architectural Heritage  
see page 7 for details*

**- 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!

Coming soon:  
[www.amap1.org](http://www.amap1.org)

# AMAP Celebrates Navy Post Graduate Preservation

In a festive mood AMAP members received an exclusive tour of the Naval Postgraduate School and a glimpse at the planned renovation and preservation activities related to Hotel Del Monte's historic wings in May. A virtual Who's Who of local preservation was in attendance - including Molly Erickson, Neal Hotelling, Enid Sales, Carrol Patterson and Linda Bailey to mention just a few.

John Sanders, Director of University Relations and Mark Reed, project coordinator of the renovation, conducted the tour. Reed suggested that the \$30 million project, on track to be completed by January, 2007, will have as many as 300 personnel on site each month and be a boon to local business. The project consists of buttressing the foundation, seismically retrofitting the building and upgrading everything from HVAC to plumbing and will use local businesses to do the work whenever possible. Mark assured attendees that no changes to the exterior of the building would be visible except the removal of the exterior metal stairs and cosmetic work to the existing plaster.

Celebrating may as "National Historic Preservation Month" was a natural for AMAP - founded to bring the Monterey area's various historic preservation organizations together with individuals interested in preserving and protecting the area's historic heritage. AMAP was celebrating its own first anniversary along with the selection of the AMAP Preservationist of the Year for 2005 and its first success story - saving the historic wings from demolition (see 'NEAL HOTELLING SELECTED...' on page 3).



## September Ranch

KEN HINSHAW  
AMAP BOARD MEMBER

Early this year the owners of September Ranch unveiled their hundred mega-house subdivision plan for the familiar horse ranch on the north side of Carmel Valley Road, located ten minutes from the intersection with highway one. Leaving the issues of water ("no problem," the owners say) and the increase in traffic ("we've got it covered") the owners originally were planning to tear down the old house on the property. A little research by AMAP revealed that the house in question was indeed quite old and built by William Hatton in the late 1870's. Because of this information the County Planers are now requiring that an assessment be done of the historic resources on the property. The next meeting has yet to be scheduled, but AMAP will be there when it is. If you are interested in being notified about upcoming meetings, let us know.

For more info visit:  
[www.amap-monterey.org](http://www.amap-monterey.org)  
or contact: Ken Hinshaw  
[Khinsha2@aol.com](mailto:Khinsha2@aol.com)

## Los Californianos Salute AMAP

BOYD DE LARIOS,  
PRESIDENT LOS CALIFORNIANOS

The Monterey area is of historic interest and beauty to all Californians. Los Californianos was founded in 1969 by historians and Anza party descendants in anticipation of the Bicentennial of the Anza expedition of 1775-1776. Current membership is more than 750, with members throughout the United States, and a few overseas. Descendant members have proven that an Hispanic ancestor came to Alta California before the Treaty of Guadalupe Hidalgo, February 2, 1848. Some descendants trace their ancestry to the Catalan Volunteers and the soldados de cuera of the Portola Expedition of 1769.

Some members of Los Californianos have family connections to the Monterey area of greater than 200 years. Their ancestors were residents, both civilian and military, with weddings, births, and deaths documented in Monterey. Los Californianos meets quarterly at different sites around the state, and our 2004 meeting on the lawn of Monterey's 1817 Boronda Adobe was one of the largest gatherings in recent memory. This was a soul-stirring event for descendants.

As Californians with at least 150 years of ties with Monterey, Los Californianos congratulates AMAP on its successes in proactively working to protect the unique history of the Monterey area and can be counted on to continue to support you in those efforts!

For more information on  
Los Californianos, please visit  
our website at:  
<http://www.loscalifornianos.org>.

# AMAP'S First Forum

ENID SALES, FORUM CHAIRPERSON

The first public meeting sponsored by the Alliance of Monterey Area Preservationists was held at the McCone Auditorium (on the MIIS Campus) on January 21st, and was very well attended. It was especially gratifying that thirty new memberships were received that evening.

The program was particularly rewarding because two of the top State professional preservationists were on board. The speakers were Wayne Donaldson, the much lauded, new SHPO, or head of the State Historic Preservation Office, and Susan Brandt-Hawley, the illustrious attorney who has created several new, powerful legal precedents, which have considerably strengthened the powers of the California Environmental Quality Act to protect historic resources.

Donaldson gave an upbeat presentation of the new directions of the State office to strengthen Certified Local Governments, and also the intent of OHP to travel through rural, small town California to help these communities strengthen and pursue their preservation programs. This certainly pertains to the Monterey area.

Brandt-Hawley described in detail the two precedents she recently established; the first is to require a full Environmental Impact Report to protect resources for which there is a "fair argument" that they are historic, even though not listed on any historic register. The second precedent is to require a full EIR on buildings that are themselves historic, or whose sites are aesthetically historic. In the case of both of these precedents the EIRs will not allow the historic resources to be demolished, moved, or unrecognizably altered, a commonality in most EIR's of historic resources.

There was a very lively question and answer period with questions on many levels of preservation and responses were thorough and instructive. A munificent wine and hors d'oeuvres buffet preceded the Forum; a good time was had by all!

# Neal Hotelling Selected AMAP Preservationist of the Year

JAMES BRYANT, AMAP PRESIDENT

Local historian and prominent preservation activist Neal Hotelling is the unanimous choice as AMAP's first Preservationist of the Year.

Neal is being honored for his leadership in the 2004 effort that led to the preservation of the wings of the former Hotel Del Monte (now Herrmann Hall of Monterey's Naval Postgraduate School). Hotel Del Monte, the original property of Pebble Beach Resorts, transformed the Monterey Peninsula into a destination resort, and hosted numerous famous guests, even serving briefly as U.S. Presidential headquarters for both William McKinley (1901) and Theodore Roosevelt (1903). When the Navy announced demolition plans in November 2003, Neal pulled together a coalition of groups that included the Monterey Heritage Society, Old Monterey Preservation Society, Pacific Grove Heritage Society, California Preservation Foundation and the National Trust for Historic Preservation to emphasize the significance of the structure and make the case that there was a viable alternative to demolition. He provided documentation to, and met with Monterey officials and U.S. Representative Sam Farr, and even provided background to The White House.

In October 2004, the Navy awarded a contract for the renovation of the wings, affirming the success of the preservation effort. In February 2005, the Advisory Council on Historic



James Bryant & Neal Hotelling  
At Old Del Monte Hotel (NPS)

Preservation presented its Partnership Commendation to AMAP 'for its dedication to preserve, enhance, and productively reuse...' the historic wings.

AMAP is especially indebted to Neal, as his leadership resulted not only in the preservation of Hotel Del Monte, but was the catalyst in forming our organization. He helped demonstrate the strength of building an alliance of the broader preservation community in the Monterey area. For many years he has been a powerful, positive force for preservation on the Monterey Peninsula.

**Congratulations and  
thanks, Neal!**

# Whalers Cabin Application Submitted for Nomination to National Register of Historic Places

NANCY RUNYON, AMAP VICE PRESIDENT

The Point Lobos Natural History Association, with the help of the Alliance of Monterey Area Preservationists, is submitting an application to the National Register of Historic Places for the Whalers Cabin at Point Lobos State Reserve, Carmel, California.

Although the Reserve has long been registered as a National Natural Landmark and the Cabin regarded as one of the premier historic sites in California, it surprisingly lacks official historic designation. The Cabin houses an esteemed museum that tells about the industry and lives of the diverse inhabitants of the small area of land and hosts 35,000 to 40,000 visitors annually.

Built in 1851 by Chinese fisherman, the Whalers Cabin is one of the oldest surviving wood-frame buildings of Chinese origin in California. Several Chinese families lived on Whalers Cove until 1881. The Cabin was later the home of Japanese abalone

divers and was used by the U.S. Army during World War II. The State of California purchased the property in 1933 and established the Point Lobos State Reserve. Point Lobos was also declared a National Natural Landmark in 1968.

Kurt Loesch (a member of the Point Lobos Natural History Association - PLNHA - and curator of the Museum) with the assistance of Nancy Runyon (AMAP Vice-President) has submitted the application for the National Register of Historic Places to the State Office of Historic Preservation. The application will next be presented to the State Historical Resources



Photo By Hortense M. Lion 1973

Commission for approval before being sent to the Keeper of the Register.

For further information, contact Nancy Runyon at (831) 649-8132.

## Monterey's Public Service Center—

CONTINUED FROM PAGE 1

-the agencies responsible for overseeing national historic districts - to solicit their input as to what would be an appropriate project for the historically sensitive site.

The National Trust advised the City that they agreed with the findings of the HPC and ARC particularly that the proposed project would result in a negative impact on the surrounding historic district, further suggesting

'...we urge the City to substantially reduce existing program requirements and/or transfer certain functions offsite to allow greater design flexibility..'

The National Park Service concurred '...the size, mass, and scale of the two proposed buildings have a significant negative visual impact on the existing historic buildings of this part of the NHL district... we suggest that the program for space be re-evaluated to determine all possible reductions...A reduction of 25 to 50 percent may be possible and certainly would lessen the impact of the new construction on the district..'

Despite the advice of the public, the

ARC/HPC, the Park Service and the National Trust, on October 4 the City Council voted to modestly (~15%) reduce the size of the project - still all on the site within the historic district - and to move forward.

Visit [www.monterey.org/civiccenter](http://www.monterey.org/civiccenter) for the latest info on the project.

**'...we urge the City to substantially reduce existing program requirements and/or transfer certain functions offsite...'**

ANTHEA HARTIG, NATIONAL TRUST FOR HISTORIC PRESERVATION

# Paraiso Hot Springs

## County Planning Commission Hears Concerns...

KEN HINSHAW, AMAP BOARD MEMBER

Two years ago the new owners of Paraiso Hot Springs illegally bulldozed 18 historic buildings. Many of the residents who had been evicted and frequent visitors expressed their shock at destruction of the facility. The new owners John and Bill Thompson dismissed claims of any historic value of structures saying that it was a myth.

Contrary to the opinion of the owner are the following:

- 1) the "plain and simple" two story vernacular building called Monterey was designed by Julia Morgan.
- 2) The site is believed to have been occupied by Esselen Native Americans from 500 A.D.
- 3) The Hot Springs have been operated as a resort since 1877.
- 4) Claus Spreckles had William Weeks design a house that he had built at Paraiso in the early 20th Century (demolished by the developers).



Photos: Left: Brightside Cottage

Below: Claus Spreckles  
at Paraiso Springs

- 5) The property is listed on Monterey County's Inventory of historic resources.

The development proposal has finally ground its way through the County Planning bureaucracy. Included in this proposal are both the retroactive permit and penalties for the illegal demolition. The County Planners have proposed very weak sanctions: the funding of a historic exhibit of artifacts from Paraiso. The Monterey County Historic Resources Review Board's September meeting was the first time the issue was discussed. AMAP will be represented at the subsequent meetings and will be encouraging the HRRB to impose sanctions commensurate with the



magnitude of the damage and the scale of the project. If you would like notice of meetings where Paraiso will be discussed please drop us a note and we'll put you on the list.

For more information contact Ken Hinshaw at: [khinsha2@aol.com](mailto:khinsha2@aol.com)

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# Working to Preserve and Protect the Architectural and Cultural Heritage of the Monterey Area

A message from the President:

Welcome to the first Alliance of Monterey Area Preservationists (AMAP) newsletter!

## WHAT IS AMAP?

Since there are many fine local history/preservation-oriented organizations, each dedicated to a part of our area's unique historic heritage, what's different about AMAP, and why should you be a member?

Last year's successful grassroots effort to save the wings of historic Hotel Del Monte proved that the actions of individuals and groups working together achieve greater results than individual efforts - that there really is strength in numbers - and gave birth to AMAP.

ACTION is what AMAP is about, and action is even more important now - when local, state and national financial priorities have reduced or eliminated funds available to maintain and protect the historic treasures throughout the Monterey Area.

Too often financial concerns, especially when combined with a lack of understanding and/or indifference, result in decisions being reached that pose a real threat to our historic structures and their settings.

## WHAT HAS AMAP ACCOMPLISHED THIS PAST YEAR...

Take a moment to review this debut newsletter - I think you'll agree it paints a picture of ACTION - and success - in support of education and preservation. Read about

- AMAP's first Preservation Forum
- AMAP's prestigious 'Partnership Commendation' award from the President's Advisory Council on Historic Preservation

- AMAP's programs on two threatened Monterey area landmarks Marsh's Oriental Building and the Royal Presidio Chapel
- AMAP members' only tour of the progress of the historic Hotel Del Monte renovation
- AMAP's first Preservationist of the Year - historian Neal Hotelling
- AMAP joining Kurt Loesch of the Point Lobos Natural History Association and CA Parks in the effort to establish the Whalers Cabin as a California Historic Landmark

**'... History is the heart of the Monterey Area's special atmosphere. Our quality of life depends on it...'**

- And more - AMAP sponsoring the Royal Presidio Chapel Conservation Project's Casino Night (kicking off Project fundraising) - AMAP funding the study to determine the feasibility of restoring the historic Bali Room - AMAP contributing to the Monterey City Library's drive to make history available online -



James Bryant

## ... AND WHY SHOULD YOU JOIN AMAP?

Though the Monterey Area is small in geography, it is huge in history - and this history is the heart of our area's special atmosphere. Our quality of life depends on it, and each of us has a personal responsibility to help care for it - share it - make certain it is here tomorrow. In the coming weeks and months AMAP plans to continue to help draw attention to and to protect our area's treasures. With YOUR help, we will continue to present interesting & educational programs, continue to support worthy preservation efforts and continue to resist insensitive development, neglect and demolition of the Monterey Area's unique history. In short we will continue to make a difference!

Your passion and participation are essential; take a moment NOW to fill out and mail the membership form on Page 7 to renew or begin your AMAP membership!!!

James Bryant

P.S. Special thanks to Glenn Johnson of pointdesign in Monterey for creating AMAP's logo and Craig and Rebecca Riddell of Riddell & Riddell and The Best of California in Pacific Grove for making this AMAP newsletter magically appear.



# Edna E. Kimbro

June 25, 1948–June 26, 2005

## A Remembrance

JULIANNE BURTON-CARVAJAL

Edna Kimbro, architectural conservator and historian of early California, passed away quietly at her home near Watsonville during the night of June 25th, after marking her 57th birthday.

Edna attended UC Santa Barbara and in 1981 co-founded the Adobe Coalition, spearheading a successful community crusade to secure the future of the last Santa Cruz Mission adobe as a California State Park. That restored School Street Adobe - built in 1823 to house Native American families in recognition of their citizenship - is the only Mission-era site in the West dedicated to interpreting the Native American experience.

Edna worked from Monterey to Ventura counties as a consulting historian during the 1980s and in 1989 was one of two Americans chosen to attend a six-month training program at the International Center for the Study of Preservation and Restoration of Cultural Property (ICCROM) in Rome, Italy. That same year, Edna and her husband purchased the Rancho San Andrés-Castro Adobe, successfully having it designated a State Historic Landmark in 1990.

Thanks to the staunch efforts of the Friends of the Castro Adobe and former Assemblyman Fred Keeley, Edna's dream of making this property a State Historic Park has been realized and seismic retrofitting is now underway.

In the 1990s, as State Historian II for California State Parks, Edna continued to focus on the conservation and material culture restoration of California's adobe heritage, lending her expertise to the San Antonio, San Miguel, and La Purísima missions as well as to Rancho Camulos in Ventura County, the Presidio complex and Casa de la Guerra in Santa Barbara, the Castro-Breen Adobe in San Juan Bautista, the William Dana Adobe at Nipomo, and Monterey's Royal Presidio Chapel. Also in Monterey, she worked intensively on the preparation of historic structure reports and/or furnishing plans for Stevenson House, Larkin House, First Theater, Casa de la Torre, Casa Castro/La Mirada among numerous others, and also prepared context reports on the Presidio of Monterey (second site) and the "Old Monterey" district.

Between 1996 and 1999, Edna led the Adobe Seismic Retrofitting project sponsored by the Getty Conservation Institute to develop an inexpensive method for protecting adobe buildings from destruction by earthquakes.



The resulting report and recommendations have had a worldwide readership.

Edna was a founding board member of the California Mission Studies Association that, in 2003, recognized her lifetime achievements by conferring its Norman Neuerberg Award. She also co-founded the Friends of Mission San Antonio. She was especially proud to be the third State Historian for the Monterey District of California State Parks. Named to this position in 2000, she succeeded Robert Reese and the late Amelie Elkington, the first to hold the title.

Edna's family and many friends and colleagues miss her dearly.

## 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

(\$50) Non-Profit Organization (refundable w/10 individual memberships)

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