

# Whalers Cabin Dedication

Alliance of Monterey Area Preservationists, the Point Lobos Association and California State Parks invite you to the dedication of The Whalers Cabin as a National Register of Historic Places site. The event will be held at Point Lobos State Reserve, October 31st, 2007 at 1:00 pm.

The Whalers Cabin, c. 1851, is a lone representative of a Chinese fishing village that once occupied Whalers Cove. Largely unchanged, it is believed to be the oldest remaining wood-frame residence of Chinese origin in California. The building's topographic setting, architectural features, as well as views to the east remain much the same as when it was built. The listing of the Whalers Cabin on the National Register of Historic Places (NRHP) is an important recognition of the role this building played in the history of the Monterey area. The NRHP is the country's official list of buildings, structures, objects, sites, and districts worthy of preservation because of their significance in history, architecture, archaeology, engineering, and culture. Listing on the NRHP requires a lengthy nomination and review process following specific criteria, ensuring that only the most important resources are included. Please RSVP to California State Parks by October 26, 2007 by calling (831) 625-1470.



Left to Right: Kris Quist, State Parks Museum Curator & AMAP Board Member; Ed Clifton, Pres. Point Lobos Assoc.; Kurt Loesch; and Wayne Donaldson, California State Historic Preservation Officer.  
Photo by: Nancy Runyon



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

*Don't Miss the Upcoming  
Marsh's Preview*



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# Preservation NOW!

Volume 3

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### - 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!

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[info@amap1.org](mailto:info@amap1.org)

## Kurt Loesch AMAP 2007 Preservationist of the Year

NANCY RUNYON, AMAP BOARD MEMBER

AMAP is pleased to award the 2007 Preservationist of the Year honor to Kurt Loesch for his many years of dedication to the preservation of the Whalers Cabin at the Point Lobos State Reserve.

Kurt has volunteered as a docent at Point Lobos since he retired to Pacific Grove in 1984. He has since trained most of the docents. He was there when the State Archaeologists dug beneath the Cabin floor and discovered the Chinese artifacts that proved that the Cabin was built by Chinese fishing families who settled at Whalers Cove in about 1851. He then became the unofficial curator of the Whalers Cabin Museum, collecting and interpreting the hundreds of artifacts and oral histories that tell the rich multicultural history of Whalers Cove. Anyone who has stepped inside the Cabin knows what a jewel box of history it is.

In December 2004, Kurt called me and requested help from AMAP to complete the application to nominate the Whalers Cabin to the National Register of Historic Places. Most of us were surprised to learn that this treasure of a living history museum had no official historic designation or protection. I was happy to assist Kurt in this project on behalf of AMAP and, with the approval of the Point Lobos Association, the writing for the nomination process began.



Kurt Loesch at the Whalers Cabin  
Photo By Kelli Uldall

After over two years of work with the State Office of Historic Preservation to complete the nomination, the California State Historic Resources Commission unanimously voted to accept the Cabin to the California Register of Historic Places on February 2, 2007, and sent the nomination on to the Keeper of the National Register for approval. On May 9 of this year the Cabin was officially listed on the National Register of Historic Places.

AMAP is working with the Point Lobos Association and State Parks to plan a celebration for the Whalers Cabin's Nomination to the National Register later this year.

Thank you to Kurt and all of you who dedicate hours to protecting our important historic resources and living history museums. We are fortunate to live in a place with such rich history and dedicated people protecting it.

RELATED STORY ON BACK PAGE (8).

# What's New with AMAP?

JAMES BRYANT, AMAP PRESIDENT

With the arrival of each new issue of 'Preservation Now!' we have an opportunity to sit back and take a few minutes to reflect on the events of the past year affecting Historic Preservation in the Monterey Area – and to look forward at opportunities and challenges on the horizon...

Much is new with AMAP, and AMAP has had a growing impact in our area in the past year. I especially want to draw your attention to these recent successes:

1) Remarkably, TWO area landmarks, the Whalers Cabin at Point Lobos and Monterey's Marsh Building, with the support of AMAP, and many others, have achieved National Register of Historic Places status in the past year.

2) The newly renovated wings of the Naval Postgraduate School's historic Hotel Del Monte were officially dedicated at a June 11, 2007 ceremony – and AMAP was recognized for 'the key role it played in the success' (see photo above).

Thanks to everyone (there are many!) who has played a role in these significant accomplishments.

I want to extend personal congratulations to Kurt Loesch, AMAP's 2007 Preservationist of the Year – thank you, Kurt! (Thanks go as well to other worthy nominees John O'Neal of the Central Coast Lighthouse Keepers and Melanie Billig



Front Row: Anne Bell, James Bryant, Bettina Hoteling  
Back Row: Judi Lehman, Nancy Selfridge, Nancy Ruynon, Marcia Hardy

PHOTO BY JAVIER CHAGOYA

of the Flanders Foundation).

Meanwhile, AMAP continues its ongoing educational programs and its tradition of informative and entertaining March Member Meetings.

Let me take this opportunity to welcome new AMAP Board Members Mark Norris and Kris Quist and to thank Nancy Runyon for her many efforts resulting in the successful Whalers Cabin nomination, Judy MacClelland and Craig Riddell for making this newsletter appear, Ken Hinshaw for determination to keep the spotlight on endangered resources throughout our area and Enid Sales for her relentless commitment to saving our area's history for future generations.

AMAP is proving the effectiveness of an alliance of different organizations and interests united in a common aim; invite your friends to join in.

# The 2008 Forum Program

BY ENID SALES, AMAP BOARD MEMBER

The 2008 Forum is to be an in-depth examination of commercial Landmark and Historic Districts. In conjunction with other California cities, the Monterey Peninsula cities should be considering the advantages of such designations. The combined effect of contiguous districts would collectively create an enormous impact on the new traveling public. Research has established that historic and landmark districts have become the key to reaching the newly developing numbers of more discriminating mobile tourists.

The National Trust for Historic Preservation and National Geographic Magazine have noted the burgeoning force of Geotourism, as both American and international visitors have become much more interested in the unique historic aspect of a community rather than the multiplicity of boutiques and trinket purveyors found in abundance all over the United States as well as the rest of the world.

This new light on historic preservation makes it incumbent on communities that have an interesting and colorful past to both protect and celebrate its uniqueness. Join us at this coming Forum to learn how to establish historic districts and make your community proud of its heritage.

## 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 #: \_\_\_\_\_

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# California's First Theatre—Ready For Preservation

BY KRIS QUIST, AMAP BOARD MEMBER

“The House that Jack Built”... Jack Swan was a sailor who arrived in Monterey in the early 1840s and decided to stay. He constructed an adobe and wood timber building from 1845 to 1847 and when completed, used it mainly as a boarding house, saloon and storehouse. In 1850, U. S. soldiers from the New York Volunteers decided to produce some plays in Swan’s building as a money-making venture. Swan built a small stage, provided benches, lamps and curtains made of old blankets to convert his lodging house into a site for the plays. California’s First Theatre was christened and the following performances were well attended. In the later half of the 19th century the building continued to be used as a boarding house for seafaring men, primarily Portuguese whalers and later by Italian fishermen. Swan sold the First Theatre in 1889 to John Martin. In 1906, the Martin heirs sold the property to William Randolph Hearst, Chairman of the California Historic Landmarks Fund, and later that year Hearst sold the building to the Board of the Monterey Custom House Trustees. Soon thereafter the property was donated to the State of California. In ensuing years, the First Theatre continued to be used as a residence, a saloon and later a curio/antique store and tea room. All the while, temporary repairs were made to stabilize the aging building. In 1937, the building’s historic past was reconnected with the reinstatement of theatrical presentations.

Today, the First Theatre is managed by California State Parks. The First Theatre is designated as a contributing building to the Monterey Old Town National Historic Landmark District, and is therefore listed in the National Register of Historic Places at the national level of significance.

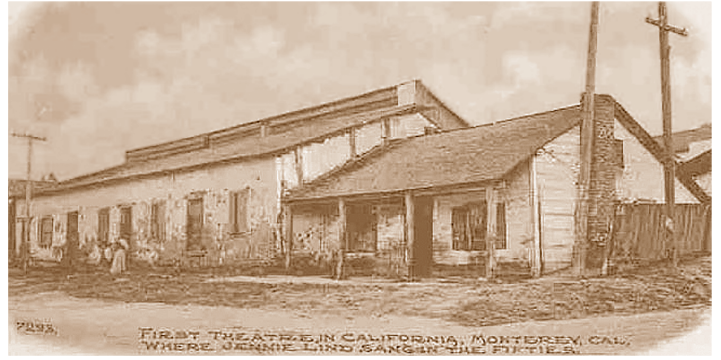
California’s First Theatre remains closed at this time due to a number of preservation, safety and access issues. Several years ago, California State Parks con-

tracted with Architectural Resource Group of San Francisco, in association with architectural conservator Anthony Crosby, to develop a condition assessment for the First Theatre. The analysis yielded many critical preservation issues.

The adobe bricks are decaying and losing their compressive strength due to the access of moisture. Raising damp is a threat to all adobe structures and the natural drainage of this site is contributing to the high moisture levels in the First Theatre’s adobe elements.

**The scope of the needed work will require a large allocation of funds that do not currently exist within the State’s budget.**

The weakening adobe is a major safety concern as there has been no seismic stabilization to the building. Cracks in the exterior plaster and hard stucco exist throughout the structure as the building continues to settle due to the weakening of the adobe. The complete collapse of the upper portions of the east wall occurred in the past, and the repairs were dubious at best. The wall was repaired with the use of Monterey shale set in hard Portland cement-type mortar. This unreinforced masonry appears less stable than the original adobe. Three of the original brick fireplaces and chimneys remain, but have deteriorated to a level of partial to full decomposition of the brick. The crumbling brick chimneys pose a safety threat to anyone who enters the rooms where they exist. In 2006, Buehler & Buehler



California's First Theatre

Structural Engineers of Sacramento provided structural engineering plans for the stabilization of all the chimneys but no funds have been secured for this preservation work.

Most of the original wooden timbers are decomposing and need to be stabilized or replaced. There is widespread termite damage and the roof system needs to be re-engineered and seismically restored.

California State Parks has identified the First Theatre high in its deferred maintenance program. The scope of the needed work will require a large allocation of funds that do not currently exist within the State’s budget. State Parks is seeking alternate sources of funding to initiate the restoration of California’s First Theatre; however, none have been acquired at this time. Thus, primarily for safety reasons, the First Theatre will remain closed to the public until the stabilization of the historic structure is accomplished. Once stabilized, Americans with Disabilities Act (ADA) issues will need to be resolved and then the building will need to be re-fitted with stage curtains and lights for interpretive presentations.

Folks interested in getting involved in this project or learning more about the California First Theatre are invited to call Marabee Boone at (831) 375-8329

## Hatton Ranch House and Barn Ignored in September Ranch Approval

KEN HINSHAW, AMAP BOARD MEMBER

The development plan for September Ranch was approved earlier this year by the Board of Supervisors despite the lack of consideration of preservation of the historic resources in the environmental documents. AMAP is concerned that not only was the c.1875 ranch house not assessed, but the ranch complex as a whole (on both sides of Carmel Valley Road) has not been considered.

Sometime in the 20th century portions of the ranch complex were sold off, breaking up the Upper Hatton Ranch that stretched from the River to Jacks Peak Park. Carmel Valley Road now divides the original ranch complex, leaving the red ranch house, built by William Hatton for his family, on the north side of the road and the barn and two newer ranch houses on the south side outside of the development. The original barn located on the south side of the road is very close to the curve of the road at the eastern end of the ranch and could be damaged by the widening of Carmel Valley Road necessitated by the proposed entrance to the development.

Because of the historical importance of Hatton to Carmel Valley, AMAP believes that the entire ranch complex should be recognized as an historic district and steps should be taken to prevent damage to the barn. On the development land proper, the potential historic buildings and site should have been surveyed and assessed for their importance and integrity.



William Hatton's dairy

This information then should have been included in the overall plan of development.

A lawsuit has been filed against the development by Michael Stamp's public interest law office. AMAP's concerns are included in that suit along with issues relating to the natural environment and traffic.

The owner's position toward the preservation of the red ranch house seemed to shift remarkably during the ongoing hearings. Mr. Jim Morgens' first proposal was to demolish the house; at subsequent meetings he proposed turning the house into a sheriff's sub-station, and later promised to "save" the modest home.

Your Board, after some discussion, thought that it may be productive to approach Mr. Morgens at a venue outside of the formal meetings now that the dust has settled and see if any progress could be made on at least preserving the ranch house.

## Chapels, Cemeteries, and Historic Documentation

BY KEN HINSHAW,  
AMAP BOARD MEMBER

The Monterey County Historical Society is justifiably proud of their work creating an interpretive and meeting center at the Boronda Adobe in Salinas. Executive Director Mona Gudgel invited AMAP president James Bryant and board member Ken Hinshaw to Salinas to see the work they are doing and where they met President Carol Alleyne and Administrative Assistant Barbara Brown.

The organization has lately completed the restoration of the Santa Rita Chapel in northern Salinas. Barbara Brown is the dynamo behind the restoration of the small simple wooden Catholic chapel. She and her committee of four raised \$75,000 holding spaghetti feeds and the like. The MCHS is poised to hand this jewel back to the Diocese of Monterey. The simple vernacular building now has a new foundation, fresh paint inside and out, and new matching wood sash and appears ready for its next hundred years of life.

After years of work Anita Mason has completed research studies for both the Santa Rita Chapel and cemetery and the Calvary cemetery in Salinas. These important documents will help insure the future recognition and maintenance of these unassuming reminders of our past.

We hope to feature more news from the Monterey County Historical Society in future issues.

## SUCCESSFUL EVENT Mills Act Forum

ENID SALES, AMAP BOARD MEMBER

On Friday, May 18, 2007 AMAP presented its Spring Forum on the Mills Act. Initiated by Senator James Mills in 1972, the Mills Act is an economic incentive program in California for the restoration and preservation of qualified historic buildings by private property owners. It has become a very desirable mechanism when properly utilized by cities to encourage preservation of historic properties. However, its costs and complexities have all too often seemed too difficult and too expensive for cities to implement. In order to dispel this negative assessment, Charles Jany, Principal Planner from Redwood City, a recognized Mills Act expert, was invited to come and clarify this program and its requirements for use.

Rather than going into its ponderous steps as many other speakers have done, he explained the reasoning and the basic logic of the Act, clarifying what all too often has seemed too mysterious to understand. He left the working details to Kim Cole, Senior Planner from Monterey, to fill in. She has used the Act admirably in Monterey and with a panel of satisfied local users was able to demonstrate how well the program worked for them. The audience was so involved that they stayed until the lights went out.

## PRESERVATION UPDATES

# Endangered Preservation Resources

ENID SALES AND KEN HINSHAW, AMAP BOARD MEMBERS

### Palo Alto Savings and Loan— Homescapes

This significant building is passing through yet another series of Planning exercises which continue to delay its resolution. It is moving toward its solution and is somewhat bolstered because of changes recently made on the Carmel Council. It still, however, must go back to the Planning Commission for their action on the EIR.

### The Meyer / Kuster House

This unique historic stone building, reminiscent of a building on the west coast of Wales on a similar site, will be greatly diminished by a house whose owners threaten to build in front of it on the west facing ocean side. The proposed house is not only three stories tall but it is also of a mock Palladian design complete with columns and multiple floor-to-ceiling arched windows, suitable for an urban office building. It is an insult to its site and to Carmel's sacrosanct Carmel Point and protected coastline.

The Monterey County Historic Resources Review Board, the Coastal Commission, the Tor House Foundation, the City of Carmel and over sixty individuals and organizations have written in opposition to the proposed house.

### Paraiso Hot Springs Still Unresolved Four Years Later



Claus Spreckles at Paraiso Springs, circa 1900

Almost four years after the demolition of 18 historic cottages and houses at Paraiso Hot Springs, Monterey County planners and the developers' attorneys continue to discuss technical issues relating to the destruction and how they need to be taken into account in the all-important Environmental Impact Report (EIR) for the project. It could easily be a year before that process is completed and the public meetings begin.

In this interim period AMAP is reaching out to other interested historic and preservation organizations so that we can work together toward a just solution. AMAP Board members have met with the Board of Directors of the Soledad Historical Society and hope to meet with the Carmel Valley Historical Society, the Monterey County Historical Society, and the San Antonio Valley Historical Society.

## AMAP Board of Directors

James Bryant - Monterey (President)	224-2754	jrbyrant@pacbell.net
Craig Riddell - Pacific Grove (Vice President, Program, Website, Public Relations Committees)	646-0351	riddell1@comcast.net
Mary Hill - Monterey (Treasurer, Membership, Program Committees)	224-2272	mhill@pacbell.net
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Kris Quist- Monterey (Social Programs, Issues Committees)	647-6206	kquist@parks.ca.gov
Enid Sales - Carmel (Program Director, Issues, Newsletter Committees)	625-0566	etscarmel@sbcglobal.net

ISSUE UPDATE

# Orientations- Marsh's Progress

ENID SALES, AMAP BOARD MEMBER

Plainly visible coming into Monterey from points north is the exciting transformation of the Orientations / Marsh building. We have watched the extreme care being taken with the paint colors, the replacement of roof tiles, the return of the dragons, the appearance of the stunning rocks and trees at the entrance, and soon the appearance on Church Street of the new handicap accessible entrance. These increasing pleasures, however, only presage the ultimate treasures behind the formidable walls. The Chinese and Japanese gardens function separately and each is different with its own beautiful interpretation. The Chinese garden is connected to a charming tea room, and the Japanese garden will surprise and thrill you.

The hard work and attention to detail is artistry we rarely have an opportunity to experience in this day and age.

UPCOMING PRESERVATION EVENT

# A Very Special Night at Marsh's

ENID SALES, AMAP BOARD MEMBER

An enormous first for Alliance of Monterey Area Preservationists (AMAP) who have been invited by the remarkable new owner Jerry Janssen to hold the first preview at an exclusive reception at the reconstructed Marsh building, which will now be known as Orientations at the Marsh.



We have just been informed that the building has been listed on the National Register. The Director of the State Office of Historic Preservation will come from Sacramento to make the presentation of the designation, and Monterey's Mayor Della Sala will present a Proclamation.

This will be a truly gala event with live music, elegant food, fine wine, and a silent auction as befits this significant building. Mr. Janssen will speak about the future finishes and the fabulous goods coming from China and Japan and answer questions, as Orientations begins its new life. Monterey will again, as in 1927, be graced to have this beautiful structure at its gateway!

## Friday, January 25th, 2008 5:30 PM TO 7:30 PM

599 FREMONT ST., MONTEREY, CA 93940

Advance Tickets: Members \$30 • Non-members \$45 • (\$35/\$50 at Door)

Please Dress for an Occasion

For Tickets Call 831 224-2272

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AMAP: P.O. Box 2752, Monterey, CA 93942

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# Surprises and Support at Membership Meeting

BY KEN HINSHAW, AMAP BOARD MEMBER

## Enid Sales Receives AMAP's Highest Honor

Those of you who attended the March 28th membership meeting and heard the AMAP Lifetime Achievement in Preservation tribute to Enid Sales in her absence will be relieved to hear that she is back in action after pneumonia put her in intensive care. It will take more than a few nasty microbes to keep Enid down! She was honored in her absence by AMAP Vice President Craig Riddell for her long career in preservation work as the founder of Carmel Preservation Foundation and her present work of creating the very successful AMAP workshop programs.

## New Board Members

AMAP welcomed new Board members Kris Quist, who works for State Parks at the Monterey State Historic Park, and Mark Norris, an architectural designer who is past president of Architectural Heritage Association, an organization responsible for preservation of the Salinas Jail.

## Preservationist of the Year Nominees

John O'Neal, Kurt Loesch, and Melanie Billig were nominated for Preservationist of the Year.

John O'Neal is president of the Central Coast Lighthouse Keepers which has been so successful in raising money and restoring the Point Sur Lighthouse. Kurt Loesch is a longtime docent and curator of the Whalers Cabin Museum at Pt. Lobos and has worked with AMAP Board member Nancy Runyon putting together the successful National Register application for the Whalers Cabin. Melanie Billig, the indefati-

gable founder and president of the Flanders Foundation, has fought to keep the landmark in the public domain.

## Kelp Highway

The surprise of the evening was the presentation entitled "The Kelp Highway" by husband and wife archaeologists Gary Breschini and Trudy Haversat. They shared their research findings based on two excavations conducted recently in Pacific Grove that have uncovered some intriguing clues about the patterns of settlement of local native peoples over the past several thousand years. The excavations were adjacent to Lover's Point at the senior housing site, and next door at the mobile home park. They uncovered four burials, a collection of unique faceted grinding stones, and numerous other fascinating items. Using stable isotope, protein residue, and bone analyses, the dietary basis of these early people over time has been established with surprising findings. The group who lived in this area 5000 years ago subsisted almost exclusively on marine mammals. This differs from later groups, who subsisted more on deer, fish and acorns. These clues support the theory that the ancestors of these early people migrated by sea from Asia hugging the coast and living off the familiar and easily caught mammals. Another question that this and other local excavations bring up is a period from about three thousand years to two thousand years ago when people apparently disappeared from the Monterey Peninsula for a period of a thousand years. As more is discovered the questions become more complex.

## Membership Meeting Highlights

### Enid Sales Awarded "Lifetime Achievement in Preservation"

First Ever Presentation By AMAP



Enid Sales

### AMAP Welcomed Kris Quist & Mark Norris

New Board Members



Kris Quist



Mark Norris

### Accepted Nominations For "Preservationist of the Year"

Nominees included: John O'Neal, Kurt Loesch, and Melanie Billig

### Enjoyed an Interesting Presentation "The Kelp Highway"

presented by

Gary Breschini and Trudy Haversat