

A TREASURE SAVED!

The Burde Bank Building (aka Homescapes)

BY ANNE BELL

If you want to demolish a building in order to build your own project, does affordable housing law trump the saving of an architecturally unique building? The Carmel City Planning Commission thought that it did.

However, former Carmel City Councilwoman and AMAP member Barbara Livingston sought to appeal this verdict through the City Council. On November 4th, numerous citizens of Carmel, AIA architects, AMAP members and CEQA attorney Susan Brandt Hawley appeared and spoke in favor of the appeal which was unanimously approved by Carmel's Mayor and City Council. Now the 1972 masterpiece, designed by Walter Burde, a nationally recognized architect, will be saved for a clever adaptive re-use such as the current tenant, "Homescapes Carmel," has provided.

News From Pacific Grove

BY KEN HINSHAW

The big news from Pacific Grove is that the Swan Boat has landed. A replica of the glass bottom swan boats that plied the calm waters of Lovers Point has been installed next to the recreation trail overlooking the cove. A dedication took place on Oct. 4th. This Heritage Society effort was spearheaded by board member Steve Honegger. The swan heads are all that could be salvaged from the last remaining craft that languished outdoors in Carmel Valley for years.

The scaled down version of the original was built by boat builders Frank Siino, Tom Fordham and Gary Goulart of the Monterey Boat Works.

Pt. Pinos Lighthouse Update

The Heritage Society has also been working on getting funding to develop a ten year preservation plan for Pt. Pinos Lighthouse written by preservation specialists. The city took possession of the 1855 National Register property last year but is in a strained financial situation. A small group of former



Swan Boat Memorial

and current board members (yes, including Steve Honegger) has been meeting for a year to work out the details. The group has received a \$30,000 grant to recreate the WWII landscaping, fencing, and entry gateway. This effort is being coordinated by AMAP board member Ken Hinshaw.



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Preservation NOW!

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Enid Sales Affected Lives, Not Just Buildings

BY DAVE WEINSTEIN, AMAP MEMBER

To visitors, Carmel can seem a placid place, quaint and out of time. But for Enid Sales, who remembered the Monterey Peninsula when it really was an artists' hangout, it became a battlefield

For 10 years Enid Thompson Sales, who died Sept. 17 at 87, fought to preserve the remnants of Carmel's architectural beauties and historic past. Although she was a slender woman and stood 5 feet 4, Sales was seen by her opponents as a terror, willing to do anything, including sue, to get her way.

"Enid never had any problem telling people off if that's what was needed to get it done. She told the city off; she told mayors off; she told me off," said architect Brian Congleton, one of her friends. "She'd throw anyone necessary under the bus to get the job done."

"How little she is," another friend, James Bryant, once said of her. "It's the distillation of will. When she believes strongly in something, she's like the point of the chisel."

Sales was also a chisel point when it came to her own biography, focusing entirely on what was before her at the time. "She doesn't dwell on the past," Congleton said once. "I don't think she considers herself to be historic."

'The glory time'

She had friends in Carmel who knew little about her past lives including what she called "the glory time," when, working for the San Francisco Redevelopment Agency, she scurried to save as many Victorian homes as she could from the Western Addition slum-clearance wrecking ball.



Enid Sales

The effort, which began in the mid-1960s, preserved more than 350 homes - mostly by providing low-cost loans and construction services - including 13 houses that were trucked to other sites.

Nor did many of her Carmel friends and enemies know the full range of her activities, from running a pottery studio that sold to Gump's and operating a small film studio in San Francisco, to promoting the career of dancer Iris Mabry and growing Pinot Noir and Zinfandel grapes in Healdsburg.

Her biggest claim to fame, though, was building. She was the first woman in California to get a general contractor's license, by passing the exam. Besides restoring Victorian homes in San Francisco and Healdsburg, Sales designed and built homes, additions and remodels, and was known for her attention to detailing, fine proportions and a subtle sense of color.

But to her many friends, Sales was no chisel. "She liked the good life,"

(continued on page 2)

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see page 5 for details

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recalls Barbara Thompson, Sales' friend from Reed College, co-founder of their Allied Pottery, and later her sister-in-law. Thompson recalled dining together ("a meal at a restaurant became an occasion when she did it"), discussing literature and attending the Carmel Bach Festival.

"She had magnetism, a way of making you want to be on the in with her," Thompson said, adding, "She had a sort of wry sense of humor, an intellectual sense of humor. She generated enthusiasm."

In Monterey, Sales spent time with such bohemian artists, writers and scientists as Henry Miller, Jean Varda, Ed Ricketts and John Steinbeck. "We used to listen to music and just talk for hours," Sales recalled about Sunday afternoons at Ricketts' lab on Cannery Row. "She seemed to know every cultural icon of the 20th century," said Sales' Carmel friend Suzanne Paboojian - including Howard Hughes and Bing Crosby, whom she met through her father, a Salt Lake City horse breeder.

In San Francisco she knew many jazz players, thanks to her husband, the noted jazz critic Grover Sales. They later divorced. Her Victorian home attracted such poets as Philip Whalen and Lew Welch. Gary Snyder also came around - until she told him he was no longer welcome.

Sales could be difficult, Thompson said. "She had very high intellectual criteria and she didn't like people that she thought were stupid."

It was about the people

To Sales, preservation was always about people more than buildings. "I'm not just into saving buildings, for God's sake," she

protested - only those that were meaningful to people because of architectural or historical importance.

Helping owners of Victorians rehab their properties with the Redevelopment Agency, she said, "was one of the gratifying things about it. Those people were tremendously grateful; they used to bring me cookies and booze and everything."

When Sales' crew of 15 to 20 needed time off, she would take them to sea on a salmon boat she moored at Bodega Bay. "I believed in keeping my group happy," she said.

Sales grew up in a well-to-do Utah mining family, the granddaughter of Salt Lake's first non-Mormon mayor, she said. After her parents divorced, Sales grew up largely in Berkeley, attending the Anna Head School. She and her mother spent time in Carmel.

Twenty years ago, Sales settled in Carmel, where she virtually founded the Monterey Peninsula's preservation movement. "The Carmel period of her life was by far the most successful," Thompson said, citing the many awards Sales won, including the California Preservation Foundation's preservationist of the year title.

Sales organized the Carmel Preservation Foundation, put herself on the map by lifting and moving the First Murphy House to save it from destruction, saved the Door House (made entirely of doors), went behind the city's back to place the Sunset Center on the National Register of Historic Places and pushed for stronger preservation measures. She earned a living by evaluating potentially historical properties and doing some contracting-designing, and served on Monterey County's historic resources review board.

Characteristically, Sales was as hard on herself as on other people. "I failed," she said of her efforts in Carmel. "The real estate boom has doomed that effort, more or less, at this point."

Sales slowed down toward the end of her life, tethered to oxygen as a result of a three-pack-a-day habit she had long since dropped. But she kept working, trying to persuade Carmel to create a historic district downtown, designing a garage for a friend, preparing historic evaluation reports in Soledad and organizing a heritage tourism forum that was held two days after her death.

Her last major success was helping restore the Marsh Building in Monterey, a landmark Asian antiquities showroom that reopened earlier this year. The effort involved battling the Diocese of Monterey, which hoped to tear the building down.

"You don't take on the Catholic Church lightly," said Jerry Janssen, who opened Orientations at the Marsh there. "But Enid would take on anyone."

Sales is survived by a daughter, Rachel Lopez; two grandchildren; sister-in-law Barbara Thompson of San Francisco; and three nephews. A private memorial is planned.

Dave Weinstein writes about Northern California architects for the San Francisco Chronicle and is the author of "Signature Architects of the San Francisco Bay Area" and of "It Came from Berkeley: How Berkeley Changed the World." He first met Enid Sales in 2002 when reporting for Home & Garden on efforts to save Carmel's cottages. His website is www.davidsweinstein.com

President's Message

FROM MIKE DAWSON

AMAP hosted a Forum on September 19th entitled "A Bright Future for a City's Economy." AMAP's forums are in keeping with our mission statement "...to educate the community about the value of recognizing, preserving, securing and displaying the Monterey area's historic assets for public benefit..."

This forum was about Heritage Tourism, and how preserving and using its historic buildings can boost a community's economy. Heritage tourists tend to stay longer and spend more than other kinds of tourists.

Our keynote speaker, Donovan Rypkema, delivered a great presentation on re-use of historic buildings and resources and how community redevelopment and heritage tourism have impacted commercial revitalization.

Our second keynote speaker, Cheryl Hargrove of the HTC Group, spoke on heritage tourism planning, development, and marketing. Ms. Hargrove was the first Director of Heritage Tourism for the National Trust for Historic Preservation, and developed the key steps for sustainable tourism focusing on history and culture.

We had a great panel discussion, with members Forrest Ebbs, Senior Planner for the City of Monterey; Kim Bui-Burton, Monterey's Director of Library, Museums and Cultural Arts; Rick Johnson, Executive Director of Old Monterey Business Association; and Bill Sugaya, Tourism Specialist for Carey & Co, who is also on the San Francis-

co Planning Commission. The panel was, to some of us, the high point of the forum, due to its hometown focus and familiar faces.

AMAP is extremely fortunate to have attracted such nationally known talent to Monterey--and to put a real smile on our faces, to have broken nearly even, thanks to our generous sponsors: the City of Monterey; the City of Pacific Grove; the Heritage Society of Pacific Grove; Old Monterey Business Association; and the Architectural Heritage Association of Monterey County.

Paraiso: Top of the Ninth, Tie Score

BY KEN HINSHAW

Your AMAP board has been busy getting ready for the Paraiso Hot Springs Resort draft EIR to be released. Several board members have been working to craft a consensus among community leaders, and other local stakeholders in Soledad, the community most damaged by the illegal demolitions in 2003. AMAP feels that a just set of mitigations must attempt to balance the damage by setting up a fund that would support other preservation projects in Soledad. The "fine" needs to be enough to discourage any developer in the future from contemplating a similar action.

One project that could be funded by a mitigation settlement is Los Coches. The City of Soledad has been developing plans for the rehabilitation of Los Coches, the stage stop and hotel at the intersection of 101

and Arroyo Seco. This could be the natural southern entry point for the Wine Corridor. The City owns the old adobe and wood building and plans to develop a history museum and welcome center. The building is in very poor condition having been boarded up for decades. AMAP board members and the County HRRB toured the site in May.

Since Paraiso Hot Springs is located just outside Soledad in an unincorporated area, decisions about the planned resort and any mitigations arising from the destruction of the 18 historic buildings will be made by Monterey County decision makers. AMAP has been meeting with Planning Commissioners and members of the Board of Supervisors getting feedback and building support for mitigations that would be in line with the consensus we have helped develop.



Paraiso Springs

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Carmel Valley News

BY ELIZABETH BARRATT

After months of phone calls to the County (some returned a week later, some not at all), many meetings with Public Works to choose a site, attempts to acquire neighbor's permission dragging on forever, the Boronda Trees finally have their National Register Marker. But "no thanks" to the County.

Thanks go to a wonderful longtime property owner on Boronda Road, who donated a plot next to her corral along the road. And with the financial assistance of several Boronda Road area neighbors, in late October we trundled out to a quarry in Sand City, selected a grouping of boulders and had them hauled out and installed at the site along Boronda Road—one inch removed from the county right of way. The elegant National Register plaque was installed two weeks ago.

To see it when you drive down Boronda Road, this understated, natural-looking stone marker is located on your left, about the 4th or 5th tree down, against the corral fencing. Now, the bronze marker glistens beautifully in the Carmel Valley sunshine for passersby to stop, read, and enjoy this bit of local history! For updates on our progress, go to: <http://savetheborondatrees.blogspot.com>.

Ground is about to be broken on a Carmel Valley Museum! The Carmel Valley Historical Society is making progress on a long-standing dream. For more information, please visit: <http://carmelvalleyhistory.blogspot.com>.

Monterey County Receives CLG Grant

BY MEG CLOVIS

The California Office of Historic Preservation (OHP) has selected the County of Monterey to receive a 2008-2009 Certified Local Government (CLG) grant in the amount of \$25,000 to develop a context statement and conduct a survey of the South County Planning Area's historic agricultural resources. The survey project is consistent with Monterey County's Preservation Plan's goal "to identify, evaluate, designate, man-

age, preserve, protect and study historic resources that have historical, architectural and engineering significance and contribute to the heritage of Monterey County."

The inventory of South County's agricultural resources will continue an effort initiated in 1999 to identify potentially significant properties related to the development of agriculture in the Salinas Valley. To date, the Greater Salinas Valley Planning Area has been inventoried. The South County survey will focus on collecting data on the relatively large collection of rammed earth adobes in the San Antonio Valley. The grant will be managed by a sub-committee of the County's Historic Resources Review Board. Members Judy MacClelland, John Scourkes and Kellie Morgantini will be assisted by South County residents and SAVHA Board members, Ann Beckett and Howard Strohm. The firm of Galvin Preservation Associates has been selected to conduct the survey which will start in November.



Patterson Adobe

For more information regarding this project, contact Meg Clovis at the County Parks Dept., 831-755-4913.

News from the Soledad Historical Society

BY KEN HINSHAW

For some time the Society has been cooperating with writer Corina Lopez Lopez in her search for background material on the German Prisoner of War camp in the Soledad area during World War II. Another research project that is being undertaken is the collection of information and documents about Wayne Handley who went from crop duster to stunt pilot performing around the world.

Lost Towns of Our County

BY MARK NORRIS

At AMAP's annual membership meeting in March, local historian Meg Clovis presented an entertaining talk on "The Lost Towns of Monterey County." Meg has 30 years experience in the field, is a writer, and very active in the community, in addition to being Cultural Affairs Manager for Monterey County.

Her talk covered 11 towns, some beginning as aboriginal settlements, blacksmith shops, or "intentional communities. They failed for classic reasons from resource depletion to various external influences such as the subsequent changes in transportation. "Their remains can still be seen at lonely crossroads...or remembered (only) through photographs and memoirs."

The town of Santa Rita, 1867, was supplanted by Salinas due to the routing of the railroad and is now absorbed into its northern part.

Jamesburg, in the Cachagua area, dating from the late 1880's, had a post office, library and stage stop. It died when the automobile made the stage coach obsolete.

Other burgs include: St Joseph's Colony, 1897; Jolon, 1848; Manchester, a bustling gold mining mountain town of around 1875; Confederate Corners, 1865-ish; Natividad, around 1859; Hilltown, started in 1852 by James Bryant Hill; Blanco, grew in the mid 1800's and the last vestige washed away just recently in the flood of 1995; Pleyto, started between 1845 and 1860, now dead and buried under 100 feet of Lake San Antonio; and finally, Fort Romie, about 1898 was a Salvation Army "commune" near Soledad.

Meg's presentation was full of information, charm and wit and highlighted by wonderful old photos, some from the archives of the Monterey County Historical Society in Salinas, or the Monterey County Agriculture and Rural Life Museum in King City.



Speaker Meg Clovis with AMAP Board Member Judy MacClelland at Annual Meeting

Happenings at the MCHS

BY MONA GUDGEL, EXECUTIVE DIRECTOR, MONTEREY COUNTY HISTORICAL SOCIETY

Preserving the history of our great county is sometimes a task that is both rewarding and frustrating. The Monterey County Historical Society has had the pleasure of being asked by the Mayor of Salinas to help establish a historic committee which would designate historic buildings and areas of Salinas in order for the City of Salinas to qualify as a Preserve America Community. This is a White House initiative promoting the discovery of Heritage through Historical Places. Once designated a historic community there are grants available to help the designated community in its preservation and tourism efforts.

Our first meeting was held in April with Mayor Donohue and the committee of citizens the Society invited. At the meeting, Mayor Donohue did not address the need for a preservation committee but rather established the group as a tourism committee. Concerned that there wasn't discussion on an historic preservation committee/commission Meg Clovis, Gary Breschini and I went over the application the City submitted. We subsequently met with the Mayor expressing

our concerns that an historic preservation commission must be separate from the tourism committee in order to qualify. It was decided at the meeting that the Monterey County Historical Society would be responsible for assisting the Mayor and the City in establishing a historic preservation committee/commission. We tried desperately to have this established before the June Preserve America application deadline so they would qualify. The commission was not established before the June deadline and needless to say the City did not receive the Historic Community designation but was asked to resubmit showing that the proper committees were or are established.

Since May several meetings have been held with City Attorney Vanessa W. Vallarta in order to resolve the need for an ordinance establishing a historic review committee/commission. As of our last meeting of October 15 it was finally resolved that there would be two committees established—the Historical Review Committee and the Historical Tourism Committee. Names previously supplied by Mona Gudgel and Meg Clovis for the Historic Review Committee would be submitted to the City Council for review along with approval of establishing the aforementioned committee. Of importance, the Historical Review Committee must be established by ordinance to meet the qualifications for the application. Hopefully, the City will establish an ordinance and qualified committee that will assist in historic evaluations and help to see that the few historic buildings in Salinas that still stand today will continue to hold their heads majestically high. And, best of all, Salinas will become a designated Historic Community preserving and sharing its rich history.

On a lighter note, the society has submitted its application to the National Register of Historic Places to designate the 1870 Calvary Catholic Cemetery at Old Cemetery Road, Salinas. They have acknowledged receipt of the application and thus far we have not been asked to submit any further research. So, we are crossing our fingers.