



106 SUCCESS STORY

Historic Hotel Complex Updated to Meet National Defense Needs

Monterey, California

“Despite the complexity of existing circumstances and unforeseen conditions, the work was completed on time and within budget. The owner, architect, engineers, contractor, and subcontractors all collaborated closely to give future economic vitality to a landmark expression of our inherited culture.”

— CALIFORNIA PRESERVATION
FOUNDATION DESIGN AWARD
NOMINATION
2007



THE STORY

Founded in 1770, Monterey, California, served as the principal port and capital of Alta California under Spain and Mexico. Becoming part of the United States in 1848, Monterey was an important fishing and canning center, a haven for artists and writers, and a regional seaside resort. Between 1880 and 1919 railroad magnate Charles Crocker developed the Hotel Del Monte resort in “Alpine Gothic” style north of the city, with seaside road access and a park (now the 17 Mile Drive and Pebble Beach) along the Monterey Peninsula. The hotel was partially rebuilt after an 1887 fire and 1906 earthquake. A second fire in 1924 led to a redesign of the hotel in Spanish revival style. Two wings of the original 1887 building complex survived. The hotel reopened in 1926 and became a popular golf and sporting destination patronized by celebrities. In 1942, the U.S. Navy leased the hotel for training use. After World War II, the Navy purchased the Hotel Del Monte, and it became the center of a new campus for the Naval Postgraduate School. Renamed Herrmann Hall, the hotel complex opened in 1956 with an administration center, visiting officer accommodations, and special events rooms.

THE PROJECT

The Naval Postgraduate School is the Navy’s fully accredited graduate university, with more than 40 advanced degree programs focused on military applications and national security. In 2001, the Navy initiated renovation plans for Herrmann Hall in the wake of the 9/11 attacks. Numerous engineering and structural deficiencies, along with other rehabilitation work, needed to be addressed. In 2003, the Navy determined the 1887 wings of Herrmann Hall could not be economically repaired to meet code and new antiterrorism standards. Repairs to the wings would cost \$47 million, in contrast to \$30 million to replace them. Accordingly, the Navy planned to retain the 1925-26 central part of Herrmann Hall but demolish the wings.

THE 106 PROCESS

The Navy was the federal agency responsible for conducting the Section 106 review process under the National Historic Preservation Act, which requires agencies to

Photos: Above, front and back of a 1915 resort brochure (photo courtesy Pebble Beach Company Lagorio Archives); Right, Roman plunge pool in 1951 facing Herrmann Hall; Del Monte Lounge postcard circa 1930s (photos courtesy Naval Postgraduate School)

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Photos: Left, Hotel Del Monte flag garden; Right, Hotel Del Monte 1887 wing restored (photos courtesy U.S. Navy)

identify historic properties and assess the effects of the projects they carry out, fund, or permit on those properties. Federal agencies are required to consult with parties that have an interest in the fate of historic properties when adverse effects are likely.

The Navy, in consultation with the California State Historic Preservation Officer (SHPO), determined Herrmann Hall eligible for the National Register of Historic Places and initiated Section 106 consultation in 2003 with the SHPO and the Advisory Council on Historic Preservation (ACHP). The California Preservation Foundation (CPF) and the National Trust for Historic Preservation joined the consultation. Local and state preservationists had raised concerns about the proposed demolition, and the consulting parties asked the Navy to re-examine the approach, estimated costs, and demolition needs. Assisted by the Naval Facilities Engineering Command, the U.S. Army Corps of Engineers Center for Historic Buildings, and consultants, the Navy developed a new feasibility analysis. A Memorandum of Agreement signed in 2004 provided for rehabilitation of the Herrmann Hall wings in accordance with the Secretary of the Interior's Standards and special efforts to retain character-defining building elements.

Consulting Parties:

- Naval Postgraduate School (U.S. Navy)
- California State Historic Preservation Officer
- ACHP
- California Preservation Foundation
- National Trust for Historic Preservation

THE SUCCESS

Revisions to the Navy's plans resulting from the Section 106 consultation brought the cost down to \$31 million, equal to the cost of new construction, and permitted the Navy to structurally upgrade and preserve the historic wings. In addition to maintaining administrative functions, the renovation added 140 residential suites for international visiting officers attending the Naval Postgraduate School.

In 2005, the Navy received the ACHP Chairman's Award for Federal Achievement in Historic Preservation, and the CPF honored the SHPO and local preservationists for their role in changing the outcome. In 2007, the CPF bestowed a Design Award for the overall rehabilitation of the complex. In 2012, the Navy developed a Historic Building Maintenance Plan for Herrmann Hall as part of a new Integrated Cultural Resource Management Plan for the entire Naval Postgraduate School campus. Herrmann Hall has become the pride of the Navy, the school, and the Monterey area.

For more about Section 106 and the ACHP go to www.achp.gov

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