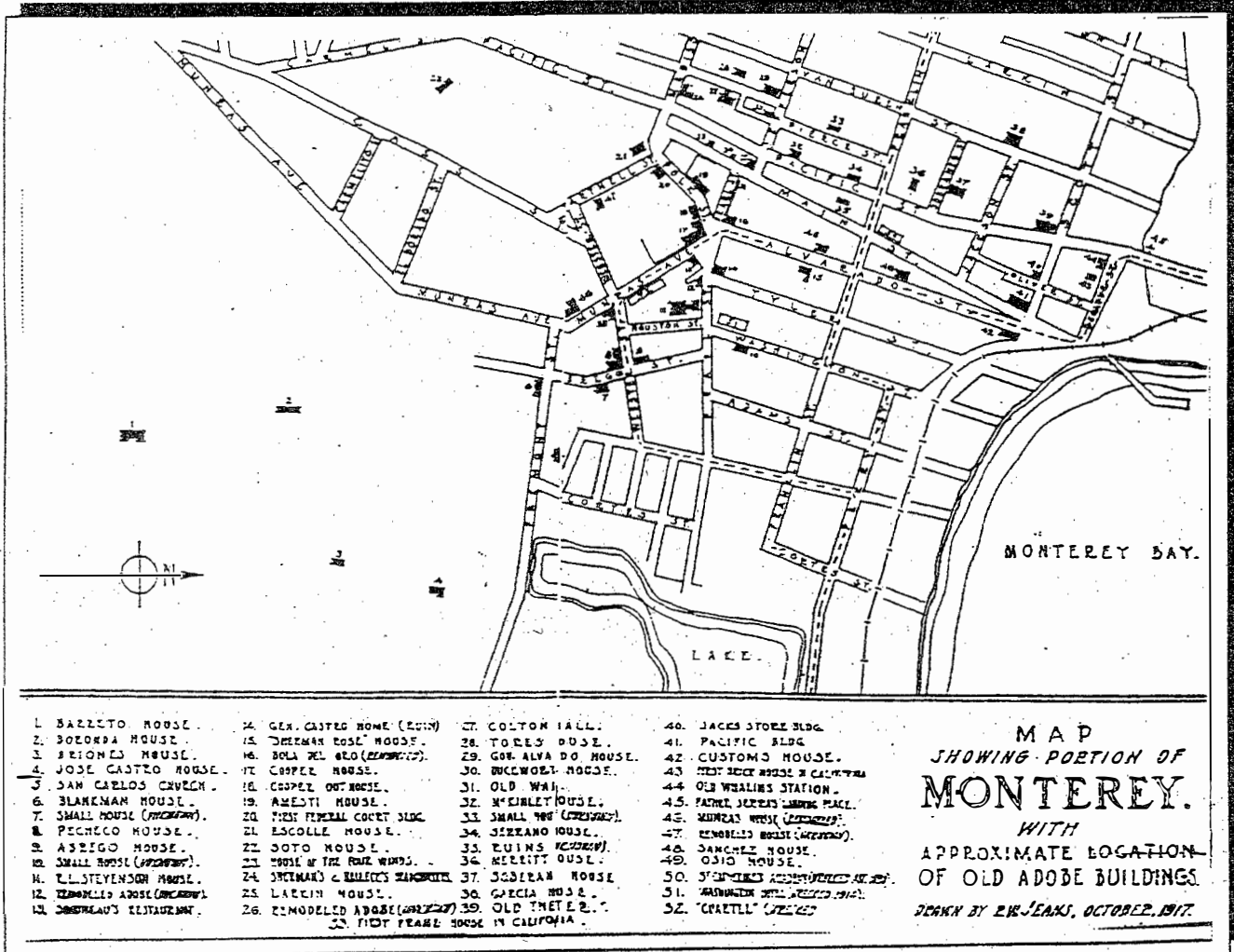


MONTEREY HISTORIC MASTER PLAN

Monterey, California



Prepared for:
The City of Monterey

MARCH 7, 2000

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In addition to City staff, appointed officials and the consultant team, a number of local citizens and representatives from various cultural organizations and non-profit organizations contributed to the development of this Historic Master Plan. The Historic Preservation Commission vice-chair served on the review team.

Architectural Resources Group

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Element 1. EXECUTIVE SUMMARY. Purpose of the Monterey Historic Master Plan and Summary Statement of Historic and Archaeological Goals

The Monterey Historic Master Plan will establish a framework for preserving and interpreting historic, archaeological and cultural resources in Monterey, including private, city, county, state, federally and institutionally-owned resources. Because multiple jurisdictional agencies own or control resources within the City, there is the need for cooperative and coordinated preservation efforts. The City of Monterey was awarded a \$10,000 Certified Local Government (CLG) grant to complete this project and the Monterey City Council approved \$17,500 in additional funding.

The City of Monterey is one of the most historic cities in the United States. Government and nonprofit agencies, property owners and individuals work actively to preserve its rich history. While these preservation efforts are individually effective, improved coordination among history providers, some changes in Monterey's historic preservation ordinances and implementation practices would preserve currently unprotected historic resources and make more efficient use of funds spent on preservation.

This Historic Master Plan has two primary goals:

- (a) To establish programs to improve coordination among agencies, nonprofit organizations and individuals who own historic buildings in order to maximize preservation, maintenance, promotion and education with limited financial resources; and
- (b) To establish programs to improve preservation of historic buildings, sites, landscapes, artifacts and memories.

During the development of this Master Plan, the City met with State Parks, the Army and Navy, Monterey History and Art Association, other nonprofit history organizations and the public to outline its scope, gather information and develop recommendations.

This document is based on *Preparing an Historic Preservation Plan* (1994) published by the National Trust for Historic Preservation and the American Planning Association. *Preparing an Historic Preservation Plan* outlines 10 elements for developing a comprehensive historic preservation program.

The following is a summary of the Master Plan:

(NOTE: Element 1 is the executive summary of goals and programs. Elements 2-8 are a compilation of information from existing sources. Elements 9 and 10 are based on work by Architectural Resources Group.)

Element 1. Executive summary.

Element 2. Summary of the City of Monterey's Historic and Archaeological Resources.

The Context Statement (Element 9) identifies the significant themes that have made Monterey an historic city. Many of these context themes represent events of state, national and international importance. Other themes relate to the growth of Monterey and would not be recognized outside of the Monterey Peninsula area.

Many fine examples of the City's historic heritage have been preserved by government or nonprofit ownership and through implementation of the City's Historic Zoning ("H" zone). Others have been preserved by private owners. Figures 1-4 show the "H" zoned buildings, National Landmark Districts, National Register Districts and National Register Eligible Districts, as well as areas surveyed or proposed for survey.

In addition to archaeological artifacts, buildings and landscapes, there are a wide variety of historic objects, photographs, books, oral histories, photographic collections and written histories that tell the story of Monterey. These are typically preserved and displayed in museums and libraries. In addition, many of Monterey's historic buildings have been preserved and converted to museums.

Element 3. Past and Present Preservation Efforts in Monterey.

Preservation has long been a concern of Monterey citizens, with the preservation of historic and cultural resources undertaken by a number of governmental agencies, non-profit organizations, property owners and citizens. As early as the 1880's, the Native Sons of the Golden West first attempted to have the Monterey Custom House designated as an historic landmark. Finally, in June of 1932 this structure became California's first State Historic Landmark. In 1939-40, preservation and "H" zoning were added to Monterey's General Plan and zoning regulations. The City, State Historic Park, Monterey History and Art Association, Army, Navy, residents, property owners and nonprofit organizations now have an extensive preservation network throughout the Monterey community and the integration of these efforts into a more unified program is one of the goals of this Historic Master Plan.

"Preservation and reinforcement of Monterey's historic character" is the first goal of the Economic Element of the City's General Plan. A significant number of Monterey's key economic activities occur in historic areas, are dependent on the historic ambience of Monterey to attract customers and would be diminished if the historic ambience is compromised. In fact, many of Monterey's historic buildings have been preserved and adapted to present-day use. Monterey's historic economic centers include the Monterey downtown, the State Historic Park, Cannery Row, the Monterey Bay Aquarium and research institutes, the Defense Language Institute, Naval Postgraduate School, Coast Guard, Fisherman's Wharf, Monterey Marina and City Hall.

Element 4. Explanation of the Legal Basis for Protection of Resources.

Historic zoning, which regulates privately owned property, is the City's primary preservation tool. A large number of government owned historic properties in Monterey are not subject to city zoning regulations but are subject to other preservation rules. Coordination within the context of those rules is an important element of the Plan. The following rules apply to various levels of governmental ownership:

"H" ZONE HISTORIC BUILDINGS
City of Monterey, California

- | | |
|-------------------------|--------------------------------------|
| 1 Casa Abrego | 32 Richardson/Olin Adobe |
| 2 Casa Alvarado | 33 Casa Santhorpe |
| 3 Casa Alvarado | 34 Casa Santos |
| 4 Casa Arnold | 35 Shannon Headquarters |
| 5 Casa Barbaresco | 36 Casa Solorzano |
| 6 Casa Barbaresco | 37 Casa Juanita Soto |
| 7 Brown-Underwood Adobe | 38 Casa Juanita Soto |
| 8 Casa Beale | 39 Stevenson House |
| 9 Cathedral Hall | 40 Stokes Adobe |
| 10 Casa De Caceres | 41 Casa De La Torre |
| 11 Cates Hall | 42 Vantage Adobe |
| 12 Catter-Moore Adobe | 43 Whiting Station |
| 13 Cattle House | 44 Duero Store |
| 14 Casa De Caceres | 45 Thomas City House |
| 15 Casa De Caceres | 46 Marston Hall |
| 16 Casa De Caceres | 47 Shannon Rose Inn |
| 17 Casa De Caceres | 48 Santa Theresa |
| 18 Casa De Caceres | 49 Santa Theresa |
| 19 Casa De Caceres | 50 Casa Santa Theresa |
| 20 Casa De Caceres | 51 Pickman House |
| 21 Casa De Caceres | 52 Perry House |
| 22 Casa De Caceres | 53 Harbison Peruvian Viceroy |
| 23 Casa De Caceres | 54 Mayo Hayes O'Donnell Library |
| 24 Casa De Caceres | 55 Don Ralston's Lab |
| 25 Casa De Caceres | 56 Carmel Carrying Company Warehouse |
| 26 Casa De Caceres | 57 William O. Brown House |
| 27 Casa De Caceres | 58 James Chappell House |
| 28 Casa De Caceres | 59 Monterey Peninsula Hotel |
| 29 Casa De Caceres | 60 Gage House & Saults |
| 30 Casa De Caceres | 61 Green Building |
| 31 Royal Prussia Chapel | 62 1111 Franklin |
| | 63 Casa Schaefer |

November 1999

City of Monterey Historic Preservation Commission



Figure 1

"H" ZONE HISTORIC BUILDINGS
Page 2. Cannery Row/New Monterey Area

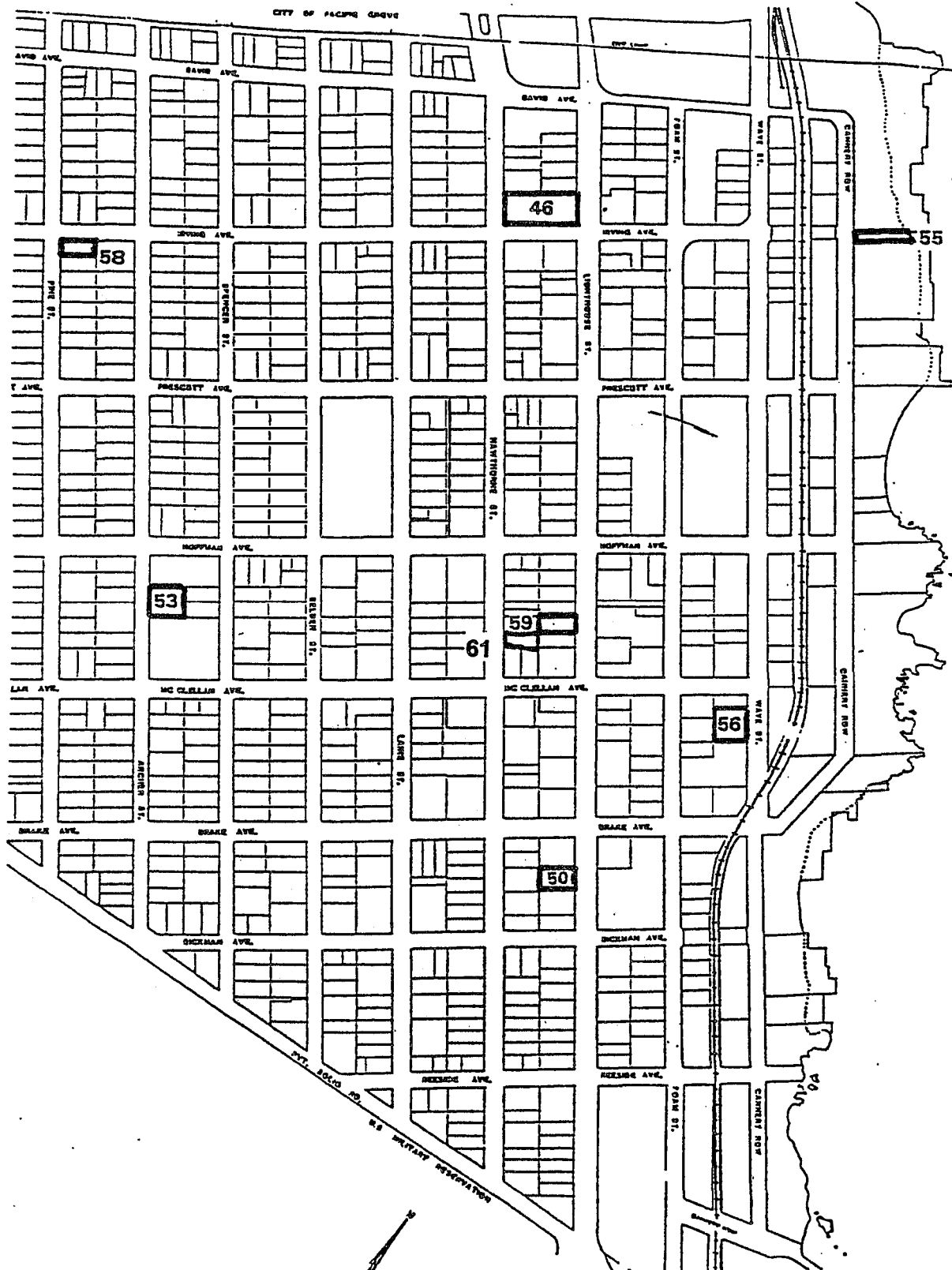
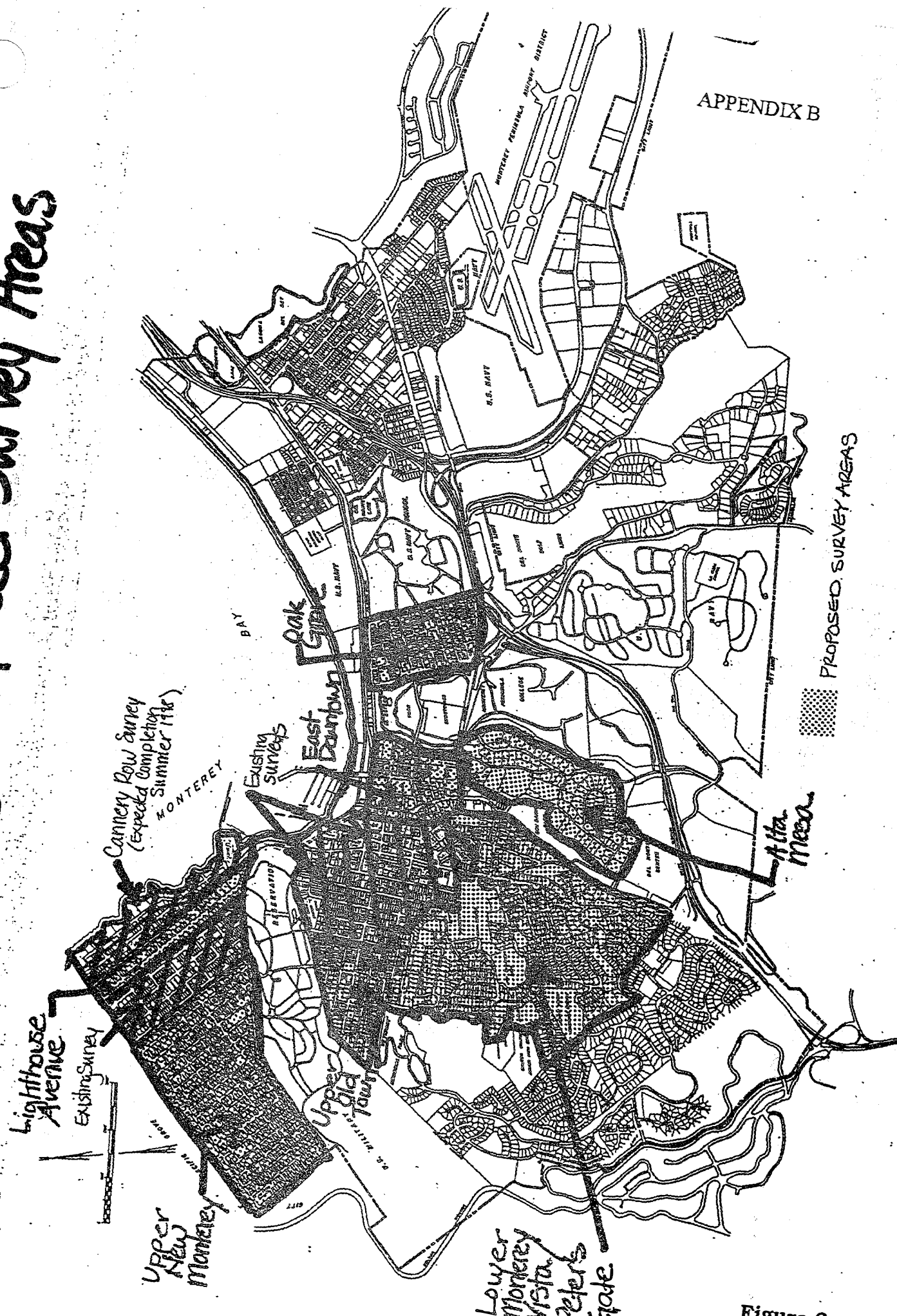


Figure 2

Existing & Proposed Survey Areas



APPENDIX B

Figure 3

National Register
or Eligible Districts

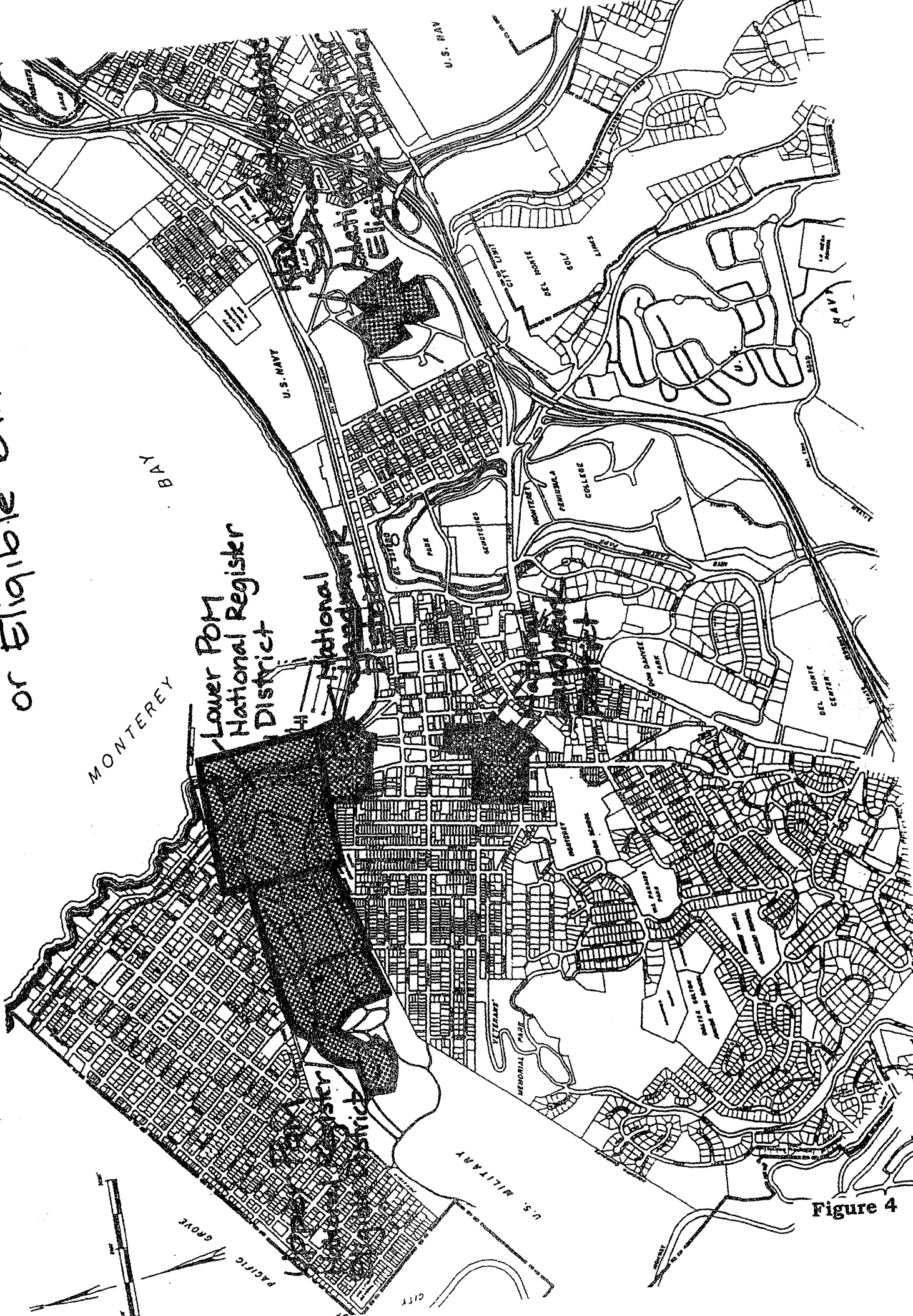


Figure 4

Monterey Historic Master Plan

Ownership	General Plan	Zoning	CEQA	State PRC	Sect. 106	NEPA
Private Ownership	X	X	X			
City Owned	X	X	X			
Special Districts			X			
State Owned			X	X		
Federally Owned or Funded					X	X

Element 5. Relationship between Historic and Archaeological Preservation Needs and the City of Monterey's Zoning, Land Use and Growth Management Policies.

Most of the sites and buildings from the Spanish, Mexican and California Constitution eras are of state, national and international importance and are protected by "H" zoning or government/nonprofit ownership. Preservation of historic buildings of state, national and international importance has remained a priority in Monterey since the adoption of the 1940 Zoning Ordinance. One important exception, however, is the original Royal Presidio grounds, one of the City's most historic sites. The Chapel that resides on the grounds is "H" zoned, but the site itself is not protected. With the support and cooperation of the City, the Diocese of Monterey has proposed the development of a Master Plan for the entire Royal Presidio site.

Two National Landmark Districts in Monterey's downtown area are of the highest level of National importance yet are not protected by a local district. The only penalty for destroying a National Landmark District is removal from the historic registry. Establishment of a local Landmark District to protect these areas is a recommendation in the Plan.

The Historic Preservation Element of the City's General Plan states that the City should extend historic protection to important sites from the late 19th and early 20th century. Since 1940, some of those sites may have increased from local significance to state, national and international significance. The Historic Master Plan recommends survey of these areas to identify significant historic buildings and resources.

Many of Monterey's key historic sites are owned by the Army, Navy, or State Historic Park. Those sites are not subject to Monterey's Zoning and Land Use ordinances and policies; therefore coordination with those agencies is one of the Plan's goals.

Element 6. Statement of Public Sector Responsibility for Publicly Owned Historic and Archeological Resources.

City of Monterey. The City has acquired many historic resources for preservation purposes. The City follows "H" zoning, CEQA, General Plan and Area Plan requirements for preservation of both City-owned and privately owned historic buildings.

State of California. The State Historic Park acquired historic properties for the specific purpose of preservation and public use.

Army and Navy. The Army and Navy follow Section 106 and NEPA in use and maintenance of historic buildings in the lower Presidio of Monterey (POM), National Register District and the middle POM and Hotel Del Monte Districts, both which are eligible for the National Register. Both districts include significant historic elements that have been preserved, even though the owners' missions are education and not preservation.

Element 7. Statement of Incentives to Assist in the Preservation of Historic Resources.

The City offers land use, fee waiver, CDBG cash grants, parking, Mills Act Property Tax relief and State Historical Building Code incentives for "H" zoned buildings. The City is considering increasing these incentives as a part of an expanded historic preservation effort. The Historic Master Plan includes a list of potential incentives, including additional zoning flexibility, parking or water allocation incentives, direct loans or grants and City purchase of targeted sites for resale to owners who are willing to preserve them.

Element 8. Statement of Relationship between Historic Preservation and the Community Education System.

The City of Monterey and State Historic Park coordinate an active school visit program with the Monterey Peninsula Unified School District. In addition, Monterey Peninsula College offers a number of classes on local history and the State Historic Park and other nonprofit organizations offer docent training programs.

Element 9. Context Statement and Interpretive Themes.

1. Monterey Bay and the city setting is the catalyst for Monterey's rich and varied history.
2. Population and cultural groups
3. Government
4. Economy
5. Tourism and recreation
6. Transportation
7. Technology and science
8. Military
9. Religion
10. Education
11. Cultural arts

Element 10. Goals, Objectives and Programs for Interpreting and Preserving Monterey's History

Monterey's history is one of the most important and colorful in California. Numerous landscapes, sites, buildings, artifacts and memories remain as records of its past. There are two broad categories of identified goals: 1) Integration of government and non-profit historic preservation and interpretation efforts; and, 2) Protection of historic resources (landscapes, sites, buildings, artifacts and memories).

GOAL 1. Integrate Historic Preservation And Interpretation Efforts Between Government And Non-Profit Agencies:

OBJECTIVE 1.1: Develop a "seamless" Historic Monterey: The history of Monterey is interpreted by a number of agencies including the City of Monterey, State Parks, Monterey History and Art Association, U. S. Navy (Naval Postgraduate School), U. S. Army (Presidio of Monterey), Cannery Row Foundation and other non-profit organizations. Each group provides a unique independent snapshot of Monterey's history. There is, however, no single well coordinated historic interpretation, as a result "Historic Monterey" is often difficult to find and experience. This problem is compounded by the fact that Monterey's historic resources are scattered throughout the community. Opportunities exist to coordinate efforts and make Historic Monterey a destination and to make the City's history more comprehensible and enjoyable for its citizens.

Program 1.1.1. Establish a coordinating body for historic activities. The goal of the coordinating body would be to establish the organizational base for a seamless presentation of Monterey history. The initial organization would include the City, Monterey State Historic Park (California State Parks) and the Monterey History and Art Association, with input from the historic interpretation staff at the U. S. Army and the U. S. Navy facilities to determine goals and the appropriate form for coordinating the seamless presentation of history. This coordinating body would also work with or include other historic and cultural agencies in Monterey, which could include nonprofit history organizations, other owners of historic properties, and religious institutions which own historic properties. The coordinating body could be created through a Memorandum of Understanding (MOU), Joint Powers Agreement (JPA) or alternative mechanism.

Program 1.1.2. Provide a Starting Place to Explore "Historic Monterey". The major missing interpretive component essential to developing a seamless "Historic Monterey" experience is a museum or interpretive center that gives an overview of Monterey's history from pre-history to the present, including the variety of cultures that have shaped the community. The Stanton Center, originally envisioned as an entry point to Historic Monterey, serves that purpose to a limited extent. The current film shown there, produced by the Monterey State Historic Park, introduces Monterey's history but essentially stops at 1850, the year California entered the Union. This is because the State Park mission focuses on early California, with a mid 19th century cut-off date. Unfortunately, this cut-off date ignores almost 150 years of history. The new State Park's Pacific House exhibition will begin to address the need for an orientation exhibition. However, like the film, it will essentially stop with statehood. The Stanton Center Maritime Museum focuses on maritime and naval history, much of it not specifically related to Monterey. A centralized history center will address this critical gap.

1.1.2.1. Consider the Stanton Center as a Monterey History Center. The site is easily accessible to visitors, especially if on-street and parking lot signage is developed and adequate parking is made available. It is an ideal starting place for "Historic Monterey" visitors.

- 1.1.2.2.* Develop and install an “Historic Monterey” overview exhibition that is appealing to both children and adults. This exhibition should contain information on where to explore the different facets of Monterey’s history and culture. Coordinate with the Pacific House exhibition. Include brochures at the Monterey History Center, as well as individual agencies’ brochures.
- 1.1.2.3.* Provide computerized access to schedules of current and upcoming historic and cultural programs.
- 1.1.2.4.* The theater should introduce the history of Monterey from prehistoric times to the present. A variety of other films on historic or cultural topics could be offered on a regular schedule.
- 1.1.2.5.* Include an “Historic Monterey” store with merchandise produced by the City and from other museum stores. Provide directions to other museum stores (Art Museum, Cooper Molera, OMPS shops).
- 1.1.2.6.* Consider incorporating the VCB Visitor’s Center into a portion of the History Center.

Program 1.1.3. Coordinate interpretive programming and administration so that visitors and residents can easily experience and understand historic Monterey.

- 1.1.3.1.* Analyze existing interpretive programs and develop short and long-term plans for coordinating the various stories and prioritize the development of new programs to ensure a seamless “Historic Monterey” experience.
- 1.1.3.2.* Establish a single ticketing mechanism, such as a passport, that provides access to all historic destinations. Consider developing sample itineraries so that the history experience in Monterey could be experienced in a day, a weekend, or a week.
- 1.1.3.3.* Coordinate hours of operation and tour times where conflicts exist.
- 1.1.3.4.* Coordinate historic programming with other major tour destinations (such as the Aquarium) or activities (such as local conferences).

Program 1.1.4. Integrate marketing efforts of the various agencies that interpret Monterey’s history.

- 1.1.4.1.* Create a logo that identifies Monterey as a single historic destination.
- 1.1.4.2.* Coordinate advertising efforts to promote “Historic Monterey.”

- 1.1.4.3. Work with the Visitor and Convention Bureau to promote heritage tourism in "Historic Monterey".
- 1.1.4.4. Work with the State of California Tourism Agency to define "Historic Monterey" and to promote Heritage Tourism in Monterey.
- 1.1.4.5. Create a web page that promotes all of Monterey's historic programs.
- 1.1.4.6. Create historic brochures, based on the *Mosaic of Culture* brochure, historic districts and historic themes/subjects. Develop a distinctive uniform and easily recognized signage identifying Monterey's historic resources. This program could include:
 - 1.1.4.6.1. A highway signage program directing visitors to Historic Monterey from the freeway.
 - 1.1.4.6.2. A unified signage program for historic areas, with each district distinguished graphically. Place entry signs, specifically designed for each historic area, at each district's primary entrance.
 - 1.1.4.6.3. Develop and publish a map/walking guide that coordinates graphically with historic district signage and that includes historic sites from the Royal Presidio to Cannery Row. (This could possibly be an expanded/revised version of the *Path of History* map). Include accurate information about distances from Downtown to Cannery Row along the Recreation Trail.

Program 1.1.5. Ensure that Monterey's rich and varied history is published and interpreted. Until recently, Monterey's primary preservation and interpretation emphasis has been on the Mexican and Early American period of history and the Adobe Era. During the process of developing this Historic Master Plan, significant gaps in Monterey's written and interpretive histories have been identified:

- 1.1.5.1. Commission a scholarly, but popularly accessible, history of Monterey from its beginnings to the end of the 20th century. While much has been written about the Spanish era and some has been written about the fishing and canning industries, there are significant gaps in the written histories, especially for the period 1850 to the present.
- 1.1.5.2. Encourage historic agencies to fill in existing gaps in Monterey's recorded history through collecting, preserving and interpreting resources.
- 1.1.5.3. Include exhibits highlighting Monterey's ethnic and modern histories in the Historic Monterey Visitors Center.

- 1.1.5.4. In order to ensure the greater understanding of Monterey's diverse cultural groups, encourage the development of a nonprofit multi-cultural center that could include oral histories, film documentaries, written histories, historic photographs, etc.
- 1.1.5.5. Ensure that the Pat Hathaway Historic Photograph Collection remains in this region, preferably in a public collection. This collection is of undisputed importance to the historic study of Monterey.
- 1.1.5.6. Continue the collection of local photographs through the *Shades of Monterey* program at the Monterey Public Library.
- 1.1.5.7. Establish and manage a coordinated oral history program, focusing especially on areas of Monterey's history that have not been recorded or interpreted well.
 - 1.1.5.7.1. Evaluate and catalogue existing regional oral histories; identify those that are key to understanding local history and have them transcribed.
 - 1.1.5.7.2. Make catalogue information about the oral histories accessible through public and university libraries.
 - 1.1.5.7.3. Offer training programs about library standards and preservation techniques, transcription, indexing for holders of oral history collections. Encourage historic and cultural agencies and organizations to ensure that contemporary history (tomorrow's history) is being collected.
- 1.1.5.8. Ensure that photographs, artifacts and ephemera are collected, organized and preserved on an ongoing basis in the thematic areas identified in the context statement. *[Note: The term "ephemera" is used to denote those materials, frequently of paper, that are by their nature ephemeral; they are often effective tools in evoking a sense of the past: brochures, posters, flyers, buttons, decorations, can labels, broadsides.]* Work towards making information about these collections accessible to scholars and the general public.

Program 1.1.6. Ensure that the significant remaining historic resources identified in the draft Survey of Cultural Resources of the Cannery Row area are preserved and interpretation is developed for the residents and visitors.

- 1.1.6.1. Maintain the three workers' shacks.
- 1.1.6.2. Complete the Cannery Row signage project.

Monterey Historic Master Plan

1.1.6.3. Work to ensure that a Cannery Row Museum is developed by either the City or a private agency (The Cannery Row Marketplace project could include a Cannery Row Museum, preferably in the Stohan's building, within the Marketplace site.)

1.1.6.4. Develop an interpretive plan for Doc's Lab and for other buildings as acquired.

1.1.6.5. Implement the Cannery Row Documentation Program.

Program 1.1.7. Expand the interpretation of the military properties in Monterey and include programming, publications and marketing for "Historic Monterey".

1.1.7.1. Include the Naval Postgraduate School's historic interpretive plans and programs (housed in the Hotel Del Monte) in the City's coordinated programming and promotion efforts.

1.1.7.2. Continue to develop the city-leased land of the Presidio of Monterey as an historic park: (a) develop a Master Plan for the development of the historic park (budgeted 1998-99 fiscal year); (b) complete the renovation of the museum and restrooms; (c) complete the installation of pathways and interpretive signs; (d) extend the Path of History markers to the Presidio; and e) training for maintenance staff on archaeological resources and Section 106 clearance.

Program 1.1.8. Coordinate collections management responsibilities with the City, Monterey State Historic Park, Monterey History and Art Association, Army and Navy.

1.1.8.1. Investigate opportunities for shared collection management.

1.1.8.2. Consider developing a joint storage facility for storage of historic agencies' artifacts.

1.1.8.3. Link collections of Monterey Public Library and the Mayo Hayes O'Donnell Library to the California State University Monterey Bay Library via computer. This could be most easily achieved by linking web sites.

1.1.8.4. Place updated information regarding Historic Resource Surveys on the City web site.

Program 1.1.9. Consolidate specialized staffing wherever possible. The staff of the City, Monterey State Historic Park, Monterey History and Art Association, Army and Navy could be shared to optimize efficient use of highly trained staffing resources. For example, one agency could have a maintenance specialist trained in adobe repair, while another could have one knowledgeable in historic woodwork or glazing. Sharing these staff resources will benefit all agencies and more importantly, Monterey preservation

efforts. Use of skilled maintenance, landscaping and inspection personnel to perform work on those historic properties owned by participating agencies meets the Secretary of the Interior Standards for Historic Preservation.

Program 1.1.10. Promote the development of skills programs, such as apprenticeships and internships. Training, apprenticeship and school programs could be developed to teach the crafts used in manufacturing historic materials and repairing historic buildings.

Program 1.1.11. Provide training for maintenance staff on proper treatment of historic resources.

GOAL 2. Protect historic and cultural resources including buildings, sites, landscapes artifacts and memories:

Physical Resources: The City preserves buildings and areas of state, national and international significance through zoning and encourages preservation of areas of local historic significance through design review, planning permit review and historic property acquisition. The City's Historic Process Subcommittee has proposed historic zoning revisions based on two levels of historic significance, which include structures of state, national and international significance and structures of local significance. Even if zoning is not revised, these two distinctions are valuable in setting priorities to preserve the most important structures and areas in the City.

The first step in protecting a community's resources is awareness of those resources. This is accomplished with surveys that identify both context and important resources. Once important resources have been identified within the City's historic contexts, implementation of protection mechanisms can be developed. Although this document outlines historic contexts, all resources associated with those contexts have not been identified.

OBJECTIVE 2.1. Establish a proactive program to preserve areas and resources of historic significance. Since the early 1900's, the City worked to preserve historic resources that are recognized as important to state, national and international historic events. In addition to preservation for future generations, much of the City's economy is based on an active reuse of these historic resources.

Program 2.1.1. Establish H-1 Landmark Zoning for the most important resources using the following criteria: H-1 Landmark zoning may be applied only to properties which meet National Register Criteria and the property is the first, last, only, rare or most significant resource of its type in the region. Notwithstanding the foregoing, the H-1 Landmark zoning district may be applied to adobe resources built prior to 1879 and other "H" zoned resources as of (date of adoption of new Ordinance) which may not meet National Register Integrity standards. The Criteria are generally described as historic event, person, design or information potential and are fully defined in National Register Bulletin 15 (see Definitions).

Program 2.1.2. Establish H-2 City Historic Resource Zoning for the remaining National Register eligible resources and California Register eligible resources using the following criteria. H-2 City Historic Resource zoning may be applied to properties which meet National Register or California Register Criteria. Because designation requires owner consent, the Criteria are presumed to be met unless there is substantial evidence to the contrary. The Criteria are generally described as historic event, person, design or information potential and are fully defined in National Register Bulletin 15 and in California PRC 5024.1 and CCR Title 14 Chap 11.5, Sec 4850 et seq. (see Definitions).

Program 2.1.3. Establish historic districts using the criteria and framework for H-1 and H-2 zoning.

Program 2.1.4. Consider establishment of a full time preservation planning position in the Community Development Department.

OBJECTIVE 2.2. Conduct, maintain and update historic surveys.

Program 2.2.1. Evaluate and update the City's five existing surveys and complete the Cannery Row Survey.

Program 2.2.2. Survey areas that have not been surveyed. The 1998 CLG application identified the following areas for potential survey: Upper Old Town, Upper New Monterey, Alta Mesa, Monterey Vista, East Downtown, Oak Grove, Lighthouse Avenue and Peters Gate. A survey of Wharf I is also recommended.

Program 2.2.3. Maintain and update surveys. Periodically update historic surveys. Surveys should include evaluation of properties eligible for the National Register, the California Register and Monterey's "H" zoning overlay and should establish historic contexts that relate to the area being surveyed.

Program 2.2.4. Develop a review process for surveyed and potentially historic buildings so that they are not modified or demolished without discretionary review.

Program 2.2.5. Amend the Zoning Ordinance to require maintenance of designated historic resources and to prevent demolition by neglect.

Program 2.2.6. Develop a Master Plan for the Royal Presidio site in conjunction with the Diocese of Monterey. The City should support and encourage development and implementation of a Master Plan for the Royal Presidio site by the Diocese of Monterey that maximizes the integration of the site's historic resources, recognizes the value of these resources and allows the Diocese to meet its changing needs.

Program 2.2.7. Develop a sensible incentive package that rewards private owners who preserve historic buildings. In the case of direct City expenditures, the program should ensure that the cost of incentives is a reasonable use of public funds. Incentives could include direct City assistance, such as the current CDBG Grant program, additional land

use and property development flexibility, relief from City zoning or parking requirements, water incentives, Mills Act property tax relief, revolving loan funds, grants and possible purchase and resale with preservation easements and certificates or plaques that recognize preservation efforts.

Program 2.2.8. Consider expanding use of the Historic Building Code to protect distinctive elements and undesignated buildings with historic potential.

OBJECTIVE 2.3. Preserve Historic Landscapes

Program 2.3.1. Include historic landscapes in the historic preservation and incentive program. Develop programs to archive plans and as-built drawings of gardens.

OBJECTIVE 2.4. Develop and encourage interpretive programs and collection of artifacts and memories.

Program 2.4.1. Pursue acquisition of the Pat Hathaway Historic Photograph Collection. Explore funding options and a marketing plan for the collection.

Program 2.4.2. Encourage a nonprofit organization to raise funds and develop a multi-cultural center in Monterey. The Center could assist various cultural groups by providing a space for records, archives and activities and could also provide assistance in preserving oral histories and archives.

Program 2.4.3. Continue to support special facilities, such as cultural museums, learning and interpretive centers and libraries that preserve, store, protect and make artifacts available for public display and study.

Program 2.4.4. Encourage existing interpretive agencies to coordinate their activities so they integrate well into the overall interpretive effort.

Element 2. Summary of the City of Monterey's Historic and Archaeological Resources

Monterey was the Spanish and Mexican capital of California in 1776 and 1846. Monterey's Colton Hall was the site of the California Constitutional Convention in 1849. Its historic sites can be compared in national significance to historic St. Augustine, New Orleans and Santa Fe. Preservation of these resources allows residents, students and visitors to understand a significant element of state, national and international history. While Monterey residents have preserved buildings of the Spanish, Mexican and early Statehood eras, including the lower Presidio of Monterey, several late 19th and early 20th century buildings are unprotected and vulnerable. The City has acquired several resources that relate to the Victorian era and to Cannery Row's historic fishing and canning industry. The Context Statement (Element 9) identifies the significant themes that have made Monterey an historic city.

Many fine examples of the City's heritage have been preserved by government or nonprofit ownership and historic zoning ("H" zone). Others have been preserved by private owners. Appendix A shows the "H" zoned buildings, National Landmark Districts, National Register Districts and National Register Eligible Districts.

Historic and archaeological resources within the City of Monterey include properties that can be defined as buildings, structures, objects, sites, or districts, including:

- 63 "H"-Zoned buildings;
- 37 resources listed on the National Register of Historic Places;
- 46 structures recorded by the Historic American Buildings Survey (HABS);
- two National Historic Landmark Districts downtown;
- one National Register District on the lower Presidio;
- one National Register eligible district in the Middle Presidio;
- one National Register eligible district on the Naval Postgraduate School; and,
- the Monterey State Historic Park encompasses 15 historic buildings, as well as gardens and other historic and prehistoric-era archaeological sites.

A general citywide survey and five site-specific surveys identify historic resources in Downtown (2 surveys), lower Old Town, Lower New Monterey and Cannery Row. In addition to the City surveys, the Army has completed surveys and Preservation and Maintenance Manuals for the Presidio of Monterey and the Navy has surveyed the Naval Postgraduate School site. Areas surveyed and areas proposed for additional surveys are shown in Appendix B.

The Historic Preservation Element of the Monterey General Plan identifies the broad City historic preservation policies. It is included in Appendix A.

Archaeological sites are characterized by deposits of artifacts, buried structural remains and accumulations of dietary, domestic and commercial refuse. Archaeological sites within the City represent Monterey's cultural history from the earliest evidence of Native American habitation to the remnants of early 20th century residential neighborhoods, industries, commerce, transportation networks and military installations. In some cases, archaeological

sites have yielded a record of numerous historic periods and events. For example, at the Presidio of Monterey archaeological excavation has unearthed a unique record of Native American settlements extending back more than 3,000 years, overlain by military fortifications dating from the Spanish, Mexican and American periods. Archaeological sites are among the most inconspicuous of Monterey's historic resources, covered by city streets and buildings or revealed only in tiny patches of undeveloped space in gardens, parks and neighborhood backyards. Beneath the present landscape are remains of Spanish adobes, Chinese stores, military camps, old roadways and back alleys and the pits that once contained common refuse but now yield the artifacts that archaeologists rely on to recreate the unwritten history of Monterey.

Architecturally, Monterey has the richest collection of Spanish, Mexican and early American adobes and structures of any California city. In addition, there are representative examples of the work of some of California's most influential architects, including Charles S. Greene, Julia Morgan, William Weeks, M. J. Murphy, Robert Stanton, John Carl Warnecke, Charles Moore, Edward Durrell Stone, Harry Greene, Reid Brothers and William Wurster. Monterey's oldest building (1794) is the Diocese of Monterey's Royal Presidio Chapel of San Carlos de Borromeo. This building marks the founding of Monterey in 1770 by the Spanish.

Monterey's historic character can be experienced through more than its famous architecture. Historic landscapes, including gardens and parks, are also prevalent in Monterey. These historic gardens and parks exemplify the work of such noted landscape architects as the Olmsted brothers, Florence Yoch, Lawrence Halprin and Harry A. Green.

A wide variety of artifacts, objects, photographs, books and oral histories tell the story of Monterey. These resources are displayed in museums and libraries, including many of the area's preserved historic buildings. In addition, there are outstanding photographic collections and written histories along with certain economic, commercial, maritime and military resources in the area that also convey Monterey's history. Some historic resources are linked to governmental, industrial, religious and educational advancements in Monterey. There are a number of natural and marine resources that are significant to the understanding of the development of Monterey's historic character.

A diversity of cultures has always been present in Monterey. Each of the cultures that came to Monterey has contributed to the intricate multi-cultural fabric and historic character of the City. Monterey is representative of a complex history of parallel, independent and integrated cultural associations. Each of these organizations and their individual histories is reflected in Monterey's historic, archaeological and cultural resources as well as its neighborhoods, buildings and contemporary population.

Element 3. Past and Present Preservation Efforts in Monterey

The preservation of historic and cultural resources has long been a priority of governmental agencies and non-profit organizations throughout the Monterey community. The following is a summary of their efforts:

City of Monterey:

Early Preservation Efforts. As early as the 1880's, the Native Sons of the Golden West first attempted to have the Monterey Custom House designated as an historic landmark. The Custom House ultimately became California's first State Historic Landmark in June of 1932.

General Plans. Landscape architect Emerson Knight developed Monterey's first Master Plan in 1939 for the Carnegie Institute of Washington. The historic policies of this early plan focused on Monterey's early Mexican, Spanish and American historic resources. Forty-three historic colonial period buildings were identified and given "H" Historic Preservation overlay zoning in the 1940 Zoning Ordinance. This group of resources continues to serve as the focus of Monterey's preservation efforts. In 1959 the City adopted a General Plan that maintained the 1939 Master Plan policies.

The City adopted a comprehensive General Plan in 1983 that contained an historic Preservation Element (optional by State of California Law). The element focused on buildings from the pre-1870 Spanish, Mexican and California Constitution periods and encouraged preservation of structures built in the late 19th and early 20th centuries.

The City's Cannery Row, New Monterey and Downtown Area Plans all have historic preservation policies. The Cannery Row Streetscape Study is an implementation program for the Cannery Row Land Use Plan and includes provisions for Cannery Row area right-of-ways.

Historic Preservation Zoning Ordinance. In 1940, the City's Zoning Ordinance included "H" Historic Preservation overlay zoning for 43 structures. No additional structures were designated with "H" zoning between 1940 and the 1991 adoption of the current Historic Preservation Ordinance. Since 1991, the City has encouraged additional "H" zoning, including historic resource incentives and an additional 20 buildings have been "H"-Zoned, bringing the total to 63.

The 1991 Zoning Ordinance supports public and private preservation efforts within the City by outlining regulations and incentives for preservation efforts. "H" designation may be applied to resources that are at least fifty years old and that meet at least one of eight criteria:

- archaeological significance
- association with historic events
- historic or notable people
- a noted architect or designer
- a distinctive local feature
- architecture

- use of distinctive local materials
- a distinctive interior.

The Zoning Ordinance strongly discourages the demolition of "H" zoned resources. While the "H" designation may be initiated by the City, it is a long-standing City policy that "H" designation be established only with the permission of the property owner. (Further discussion of Monterey's Ordinance is provided in the Legal Framework and Incentives sections of this Plan). Incentives for historic zoning include additional land uses, use of the Historical Building Code, parking incentives and historic grant programs.

Historic Preservation Commission. The City of Monterey's Historic Preservation Commission (HPC) is comprised of seven voting members appointed by the City Council. These members are historians, design professionals or individuals with experience supporting Monterey's history. Non-voting members with specific historic expertise may also be appointed. All voting members must be Monterey residents.

The HPC is empowered to initiate historic zoning and is responsible for reviewing proposed changes to zoned buildings and new construction on "H" zoned properties. In addition to reviewing "H" zoned projects, the HPC serves as a resource to other committees, commissions and the City Council concerning historic matters.

Historic Process Subcommittee. In late 1997, the City of Monterey formed an ad hoc City Council Historic Process Subcommittee tasked with reviewing existing historic preservation policies and recommending changes to the Historic Ordinance. The subcommittee consists of the Mayor, one Council Member, two Historic Preservation Commissioners, two Planning Commissioners, two members of the Architectural Review Committee and representatives from neighborhoods and business organizations. The subcommittee has recommended historic implementation and zoning changes.

Historic Resource Surveys. In 1977, Elizabeth Nomellini and Jane Wileman conducted a comprehensive Survey of Historic Architectural Resources in Monterey. The Nomellini-Wileman survey was published in September of 1982 as the *Historic Building Survey: The City of Monterey*. This document forms the baseline inventory for the City. In addition, the City has conducted two surveys in the downtown area, a survey of apartment areas in Old Town and New Monterey and a draft survey of the Cannery Row area. These surveys focus heavily on architecture, while the contemporary trend is to focus on historic context and then identify resources that support that context. City surveys include:

- 1977 Nomellini-Wileman Survey (Comprehensive Survey) citywide architectural survey;
- 1987 Dot Brovarney Survey of Apartment-Zoned Areas in Old Town and New Monterey;
- 1990 Urban Programmers Survey and 1993 Kent Seavey Survey of the downtown area;

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- 1998 and 1999 Architectural Resources Group Draft Survey of Cannery Row; and,
- Survey of the Presidio of Monterey and the Naval Postgraduate School.

Certified Local Government Program. The City of Monterey achieved Certified Local Government (CLG) Status in February of 1997. This designation indicates a sound preservation ordinance, a trained and qualified planning staff, Historic Preservation Commission and an up-to-date survey of historic resources. As a CLG participant the City can apply for State Office of Historic Preservation funding to aid in the completion of preservation related projects. CLG status also allows the City to exercise greater autonomy in nomination of properties to the National Register and greater access to federal grant funding.

Economic Development Efforts. "Preservation and reinforcement of Monterey's historic character" is the first goal of the Economic Element of the City's General Plan. A significant number of Monterey's key economic activities occur in historic areas, are dependent on the historic ambiance of Monterey and would be diminished if that ambiance is compromised. Local commerce is also conducted in historic buildings that have been preserved and adapted to present-day use. Historic areas that are central to Monterey's economy include the Monterey downtown, the State Historic Park, Cannery Row, the Monterey Bay Aquarium and research institutes, the Defense Language Institute, Naval Postgraduate School, Coast Guard, Fisherman's Wharf, Monterey Marina and City Hall.

Main Street Program. The City of Monterey was named a California Main Street City in the early 1990's. The Main Street program is a four-point economic development program designed by the National Trust for Historic Preservation that supports economic restructuring, organization, design and historic preservation. The goal of the Main Street Program is to keep America's small downtowns economically viable so that historic downtown buildings can be maintained and preserved. A key goal of the program is to draw both visitors and residents to downtown businesses.

CDBG Grant Program. Federal Community Development Block Grant Program funding has been used by the City for historic preservation studies on 13 historic structures. CDBG funding in 97-98 totaled \$36,500 and \$49,000 in 98-99.

City-Owned Historic Sites. The City of Monterey owns and maintains a number of "H" zoned and historic structures including:

- Colton Hall
- Old Monterey Jail
- Vasquez Adobe
- Underwood-Brown Adobe
- Rodriques-Osio Adobe
- First French Consulate
- Gordon House
- Parmelee Victorian
- Three Workers' Shacks on Bruce Ariss Way

- Few Memorial Hall of Records
- Ed Ricketts Laboratory (Doc's Lab)
- Aeneas Cannery Bridge

In addition to seismic rehabilitation of Colton Hall, the Vasquez Adobe and Ed Ricketts' Laboratory (Doc's Lab), the City has funded the structural evaluation of the historic State Theater in downtown Monterey.

The City's Colton Hall museum is operated by City staff and volunteers. The City employs a Cultural Arts/Historic Facilities Manager who is responsible for maintaining and coordinating use of such City-owned historic sites as Colton Hall Museum and Doc's Lab.

In 1996, the City leased for use as an historic park, the United States Army's Lower Presidio for fifty years. Future plans for this site include a museum and the maintenance, restoration and interpretation of other historic resources.

During fiscal year 1997-98, the City spent over \$1,250,000 on preservation programs and activities in Monterey, ranging from the Main Street Program to seismic retrofit of the Vasquez Adobe and Ed Rickett's Laboratory (Doc's Lab) in Cannery Row. The City funded a Cannery Row area survey, the development of an Historic Master Plan, installation of Lower Presidio Trails and the Parmelee Victorian rehabilitation.

Monterey's General Plan strongly supports preservation of Monterey Bay, bayfront access, bay-oriented industry and the forested hills that frame the City of Monterey. These assets are identified as the primary historic context for the City.

Additional City Preservation Activities. The City has been a consistent participant in the National Trust for Historic Preservation's annual Preservation Week. In July of 1998, Pacific Grove, Monterey and Carmel conducted a daylong joint seminar where a number of preservation-related issues were discussed. As a result of this workshop, participants expressed interest in the ongoing discussion of preservation issues.

State of California:

Monterey State Historic Park. The State of California maintains a significant presence within the City of Monterey. The Monterey State Historic Park consists of 15 historic buildings and several historic sites and gardens that are open to the general public. The Monterey State Historic Park General Plan was adopted in 1983 as a cooperative effort between the City of Monterey and California State Parks. The stated purpose of the plan is to:

"...preserve for the enlightenment and enjoyment of the public forever, the remaining features of the second Spanish colony and Presidio established in Alta California, as well as structures and other features

characteristic of the flow of history and diverse populations associated with the total human experience in and near Monterey. Emphasis will be on the span from the Native American Era through the Spanish, Mexican and American periods, with special emphasis on the period A. D. 1770-1870."

The Monterey State Historic Park buildings are in different locations throughout the City. Three of these historic sites: Boston Store; Whaling Station; and the Gutierrez Adobe are managed by other agencies through lease agreements. These agreements require that the lessee assume some level of responsibility for maintenance. Many of these lease agreements are identified in the discussion of other preservation efforts.

Guided walking tours of both historic Monterey and its historic buildings are offered by the State Park staff. An Orientation Center and History Theater are available to the general public at the Stanton Center near Fisherman's Wharf. These facilities are staffed and maintained by the Monterey State Historic Park. California State Parks is solely responsible for the maintenance and preservation of the historic resources it administers. In the past, some of the State Park's rehabilitation projects have not met *The Secretary of the Interior's Standards for Rehabilitation*.

The Monterey History and Art Association, the California State Parks, the City of Monterey and the Old Monterey Business Association co-sponsored the development of a self-guided "Path of History" walking tour, which includes a visitor resource map and brochure.

Federal Agencies:

The Army and Navy own and maintain historic resources within Monterey in compliance with the regulations set forth in the National Historic Preservation Act of 1966.

The Army has one National Register and one National Register eligible district at the Presidio of Monterey and in 1998 leased twenty-six acres at the Lower Presidio to the City of Monterey. Two military Presidio-based historians provide a wide range of services to the Defense Language Institute. The Army also has a cultural resources manager to review impacts on historic buildings at the Defense Language Institute and former Fort Ord.

The Naval Postgraduate School (NPS) is located on the historic Hotel Del Monte site near the intersection of Del Monte and Sloat Avenues in the northern part of Monterey. The core area of the NPS has been determined to be eligible as a National Register District. The NPS is in the process of developing a public museum that will interpret the site's history.

Other federal agencies are present in Monterey including: the United States Coast Guard, the National Oceanic & Atmospheric Administration, the United States Postal Service, the Federal Aviation Administration, National Marine Fisheries Service and the Army Corps of Engineers. These agencies are responsible for protecting, maintaining and preserving the resources they own.

Monterey History and Art Association:

The Monterey History and Art Association (MHAA) is a non-profit organization that owns and operates historic buildings and collections in Monterey, hosts annual events and publishes periodicals about Monterey's history. Organized in 1931, this is the oldest of Monterey's preservation or historic organizations. The group sponsors the installation and maintenance of Path of History site markers and coordinates with the Monterey State Historic Park to offer interpretive programs at its various sites. MHAA owns or maintains some of the City's finest early California buildings including: the Casa Serrano, the Fremont Headquarters, the Francis Doud House and the Mayo Hayes O'Donnell Library. In addition, MHAA has a costume and textile collection comprised of over 3,500 individual items, including women's, men's and children's apparel, accessories, table coverings, draperies, bed linens, lace, floor carpets and wall hangings. Approximately 40% of the collection is from the late 19th century and 10% dates prior to 1850.

The MHAA also administers the Allen Knight Maritime Museum, for which the City of Monterey provided the land. This museum celebrates Monterey's seafaring heritage with exhibits interpreting Spanish exploration, the mission settlements and the local trade, fishing and canning industries, as well as the importance of the United States Navy to Monterey's history. The museum is open to the public daily and there is an admission fee.

Other Organizations That Preserve and Interpret Monterey History:

The Old Monterey Preservation Society. The Old Monterey Preservation Society is a non-profit, cooperative organization that operates the Cooper Store and sponsors special events, living history programs and slide programs in cooperation with California State Parks.

The Cannery Row Foundation. The Cannery Row Foundation's identified mission is to preserve Cannery Row's remaining buildings and multi-cultural heritage. The group hosts educational seminars on Cannery Row and its associated history.

California Views. The Pat Hathaway Photo Collection was established in 1970 and consists of an extensive photographic archive. This private collection is Central California's most comprehensive historic photo collection of glass plate negatives, film negatives, original prints, mounted photos, stereo views, postcards and photo albums. This archive includes over 75,500 images with views of Monterey, Cannery Row, the sardine fishing industry, John Steinbeck, Ed Ricketts, local Missions and many more historic images relating to Central California.

Housed in downtown Monterey, the collection is open to the public and can be used for research, publications and historic displays. The collection's images can be licensed for commercial and editorial use. Printed credit to the Pat Hathaway Photo Collection and the photographer, if known, is required.

The Monterey Heritage Society. The Monterey Heritage Society encourages residents to recognize, preserve, secure and display Monterey's historic assets.

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The San Xavier Foundation. The foundation has been formed to preserve Cannery Row and Monterey history.

The National Trust for Historic Preservation. The National Trust for Historic Preservation (NTHP) owns the Cooper-Molera adobe, which is managed by California State Parks. The NTHP recently sold the Casa Amesti to a private club, but maintains restrictive covenants to the building.

The Monterey Institute of International Studies. The Monterey Institute of International Studies was established in 1955 to teach modern languages within their cultural context. The school has evolved into one of the few professional graduate schools dedicated to preparing students for the complex challenges of a rapidly changing global environment. The Institute is an international leader in integrating advanced foreign language instruction into professional business, public administration and policy studies programs. The Institute is located in downtown Monterey and owns several sites between Larkin, Franklin, Calle Principal and Jefferson Streets. Among the Institute's holdings are three "H" zoned buildings: Capitular Hall, Bergschicker House and Lara Soto Adobe. The Institute also owns several potentially historic buildings such as the Carnegie Library, several Victorian buildings, the Jules Simoneau house and other period resources. The Institute Master Plan does not have an historic preservation component.

The Catholic Diocese of Monterey. The Diocese of Monterey owns one of the City's most historic and important sites, the Royal Presidio Chapel of San Carlos de Borromeo. Constructed in 1794, this resource is maintained by the Church and is open to the public. The diocese has maintained this resource for the past two centuries and is presently taking steps to assess the condition of the structure and to preserve it. The City has assisted in obtaining grant funds for this effort. The Diocese is presently preparing an Historic Structure Report (HSR) for the chapel. The Diocese has proposed developing a Master Plan for the entire original Presidio site in cooperation with the City.

The Monterey Bay Aquarium. The Monterey Bay Aquarium was established in the mid-1980's and is located at the northern end of Cannery Row near David Avenue. One of Cannery Row's historic cannery buildings was re-created as part of the facilities architectural development and the design of the Aquarium's new structures has maintained compatibility with the remaining historic structures along Cannery Row. The Aquarium features exhibits, programs and publications that introduce visitors to the wonders of the marine world from Monterey Bay to the vast Pacific Ocean beyond. The Aquarium includes a small exhibit on the history of Cannery Row and has preserved the Hovden Cannery boiler. The new building replicated the form and roofline and effectively recreates the original size, shape, footprint and materials of the original Hovden Cannery.

The Historic Garden League. The Historic Garden League provides support to the City, State and Monterey History and Art Association for the maintenance of Monterey's historic gardens.

Monterey Peninsula Museum of Art. The museum owns and maintains La Mirada, the Castro Work adobe, which includes the adobe, historic gardens and an art museum.

The Junior League of Monterey County. The Junior League of Monterey County currently operates and interprets the Old Whaling Station through a lease agreement with California State Parks.

The Monterey Fisherman's Historic Association. The Monterey Fisherman's Historic Association contributes to the understanding and interpretation of Monterey's historically important fishing industry.

Element 4. Explanation of the Legal Basis for Protection of Resources

Overview:

Historic and cultural resources in Monterey are subject to federal, state and local regulations. Monterey's resources are protected by a variety of laws, including Section 106 of the National Historic Preservation Act, California Public Resources Code 5024 and the City of Monterey's "H" zoning regulations.

Individual building designations and historic district designations are the two most common legal tools. Individual designations identify a single resource as having historic importance, while district designations identify a number of resources in close proximity that have a connection or unifying theme. The City of Monterey's "H" zone regulations provide individual building designations but the City does not have historic districts.

Not all historic sites and buildings are subject to the same legal controls. Federal properties are subject to the the National Historic Preservation Act (NHPA) including Section 106 and National Environmental Policy Act (NEPA) review. Any federally funded project must comply with Section 106. State properties are subject to Public Resources Code and the California Environmental Quality Act (CEQA) regulations. City-owned properties must conform to the City's General Plan, "H" zoning regulations and CEQA. Properties owned by other government agencies and special districts are subject to CEQA but are not subject to any other regulations unless federally funded. Privately owned properties must conform to the General Plan and are subject to "H" zoning regulations and to CEQA. Because Monterey is a Certified Local Government, the State Office of Historic Preservation should refer state and federal project reviews to the City.

The following is an outline of basic legal requirements by ownership:

Ownership	General Plan	Zoning	CEQA	State PRC	Sect. 106	NEPA
Private Ownership	X	X	X			
City Owned	X	X	X			
Special Districts			X			
State Owned			X	X		
Federally Owned or Funded					X	X

Non-regulatory Historic Recognition:

The National Register of Historic Places is the nation's master inventory of known historic resources. The Register is administered by the National Park Service (NPS) and includes listings of buildings, structures, sites, objects and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the National, State or local level.

The National Register, National Register Districts and National Landmark Districts guarantee a review of federal property or federally funded sites. Otherwise the National Register designation has no legal power to protect an historic building from inappropriate remodeling or demolition. The primary sanction is de-listing from the Register.

The California State Historic Landmark program recognizes sites and buildings of statewide importance. On September 27, 1992, State Assembly Bill 2881 which amended the Public Resources Code as it affects historic resources, was signed into law and created The California Register of Historic Resources (California Register). This program identifies the state's historic resources to be protected. The California Register criteria are, in many respects, similar to the National Register criteria. In fact, any resource eligible for inclusion on the National Register is automatically listed on the California Register. Resources may also be nominated directly to the California Register.

The City of Monterey's local designation program identifies the City's important resources. The City's General Plan and zoning regulations also have direct impacts on historic resources. California's planning and zoning laws require General Plan elements that guide land use, zoning and property uses. The General Plan must include seven specific elements (optional elements are allowed) including a preservation element.

Federal Legal Requirements:

National Historic Preservation Act. Federal agencies that own and maintain historic resources within the City of Monterey have responsibilities under the National Historic Preservation Act (NHPA). The NHPA is the most widely cited federal preservation law. Section 106 of this act requires federal agencies to consider the effects of any proposed projects on historic properties. The State Office of Historic Preservation (SHPO) and Advisory Council on Historic Preservation (ACHP) review and comment on proposed projects. Federal projects on properties listed on or eligible for listing on the National Register, whether as individual resources or as part of a district, are subject to Section 106 review. Because so many Monterey properties are federally owned or controlled, Section 106 review process plays a significant role in Monterey's overall historic preservation process.

Under Section 106 alterations to sites, structures, buildings, districts, or objects must meet *The Secretary of the Interior's Standards for Rehabilitation (The Standards)*. These ten standards must be adhered to in planning and evaluating the treatment of historic buildings. As indicated in its introduction, *The Standards* are "neither technical nor prescriptive, but are intended to promote responsible preservation practices. For example they cannot, in and of themselves, be used to make essential decisions about which features of the historic building should be saved and which can be changed. But once a treatment is selected, *The Standards* provide philosophical consistency to the work." Because Monterey is a Certified Local Government (CLG), Section 106 reviews must be referred to the City by the State Office of Historic Preservation.

National Environmental Policy Act (NEPA). The National Environmental Policy Act, adopted in 1969, established the foundation for California's subsequent CEQA legislation.

While parallel in some ways to Section 106 review, NEPA is a broader program that requires federal agencies to consider a variety of environmental project impacts, including potential impacts on historic resources. As a CLG, the City of Monterey is also extended courtesy NEPA review.

Other Federal Regulations. Other federal historic preservation regulations subject to local interpretation include:

National Environmental Policy Act of 1969 (the federal equivalent of CEQA)

Archaeological and Historic Preservation Act of 1974

Archaeological Resources Protection Act of 1979

Native American Graves Protection and Repatriation Act of 1990

American Indian Religious Freedom Act

House and Community Development Act

Department of Transportation Act of 1966

Americans with Disabilities Act of 1990

State of California:

California State Parks and the Monterey State Historic Park. Under Public Resources Code 5024, each state agency is responsible for formulating policies to preserve and maintain all state owned historic resources under its jurisdiction. Monterey's primary state agencies are the State Historic Park and California Department of Transportation. The State Office of Historic Preservation can comment on any proposed project referred according to Resources Code 5024. In addition, State agencies must comply with CEQA. Because Monterey is a CLG, Resources Code 5024 reviews must also be referred to the City for review.

Regional:

A number of regional agencies, such as regional water and transit districts, also play a role in establishing and maintaining local historic preservation policies.

California Coastal Commission. The California Coastal Commission was established in 1976 to regulate public coastal access, coastal recreation, the marine environment, coastal land resources and coastal development of various types. Development within the coastal zone may not commence without a Coastal Development Permit from either the Commission or a local government that has a Commission-certified local coastal program. Monterey is not certified by the Commission.

Monterey is required to prepare a Local Coastal Program (LCP) for the portion of its jurisdiction that lies within the coastal zone and to submit it to the Commission for

certification. Section 30244 of the California Coastal Act states that “where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.” However, there is no specific language within the Act that relates to protecting resources of the built environment. The Commission can ask the local jurisdiction to include an historic element in the LCP where there are historic resources that have legitimate connection to the coast. Monterey has prepared a LCP but it has not yet been certified by the Coastal Commission. The LCP has the effect of a local area plan within the City. In addition, there are City-adopted plans for portions of the City’s Coastal Zone. The Cannery Row LCP has identified buildings of historic and special interest.

City of Monterey:

The legal framework for historic preservation within Monterey includes the General Plan, the Historic Preservation Zoning Ordinance, the California Environmental Quality Act and the State Historical Building Code. The City’s primary preservation tool is the “H” zoning designation. Studies are now underway to consider two levels of historic designation and historic districts to augment the “H” zoning regulations.

General Plan. The 1983 General Plan contains an Historic Preservation Element. Much of the Preservation Element is focused on pre-1878 historic resources and, for the most part, these resources have been protected. The plan also encourages preservation of late 19th and early 20th century non-structural resources, protection of districts, establishment of maintenance requirements and zoning to protect privately owned historic homes. The Economic Element of the General Plan identifies preservation and reinforcement of Monterey’s historic element as its first economic goal. In addition, area plans have the same standing as the General Plan. The Cannery Row Land Use Plan and Downtown Area Plan have historic preservation policies.

Zoning Ordinance. The "H" designation includes both regulations and incentives for preserving historic buildings. It is intended to:

- promote preservation;
- enhance and preserve the historic setting; and,
- encourage public awareness and participation in the retention of historic structures, sites and features.

To date, 63 historic resources within Monterey have been assigned "H" zoning designation.

A major element of Monterey’s “H” Zoning Ordinance is the requirement for an historic Preservation Program. This provides a detailed history of the historic building and a plan for rehabilitation and preservation. Monterey’s HPC reviews proposed changes to "H" zoned buildings and its decision can be appealed to the Planning Commission and to the City Council.

California Environmental Quality Act. In 1970, the California State Legislature adopted the California Environmental Quality Act (CEQA) to inform the public and governmental

decision makers of the environmental impacts of a proposed project. The legislation seeks to avoid or significantly reduce environmental damage by promoting the incorporation of mitigation measures or alterations to projects. CEQA applies to City land use decisions.

Under CEQA a project that results in a "substantial adverse change" to an "historic resource", is a project that may have a significant adverse effect on the environment (Cal. Pub. Res. Code § 21084.1). An "historic resource" is a resource listed in, or determined to be eligible for listing in, the California Register. The Public Resources Code defines "substantial adverse change" as "demolition, destruction, relocation, or alteration" activities that would impair the significance of an historic resource (Cal. Pub. Res. Code § 5020.1q).

Only "discretionary" projects are subject to CEQA review. A discretionary project is defined as one that requires the exercise of judgment or deliberation when the public agency decides to approve or disapprove an activity. A "ministerial" act is defined as a government decision involving little or no personal judgment by the public official. Each public agency defines whether an act is discretionary or ministerial. In Monterey, demolition permits are defined as non-discretionary except for City "H" zoned resources. An interim demolition review process was originally approved by the City Council in April of 1998. This interim regulation allows the City to delay demolitions until February 2000. After that time demolition will no longer be subject to CEQA review unless "H" zoned.

State Historical Building Code. The State Historical Building Code (SHBC) provides a mandatory alternative "historic" building code that must be applied whenever a project involves a "qualified historic structure". A qualified historic structure is defined as: "any structure, collection of structures and their associated sites deemed of importance to the history, architecture or culture of an area by an appropriate local or state governmental jurisdiction."

The SHBC allows the use of alternative materials and construction methods for "repairs, alterations and additions necessary for the preservation, restoration, rehabilitation, moving or continued use of an historic building". The Uniform Building Code often requires removal of historic elements because they do not comply with the strict rules of the Code. The SHBC is a "performance" based code that requires the same level of safety with minimal impacts on historic fabric. In many instances, SHBC requirements result in a considerable reduction in construction costs.

California municipalities that administer the SHBC can adopt what they consider to be qualified historic resources. In Monterey any "H" zoned building and National Register Listed property is subject to SHBC regulations. SHBC regulations can also be applied to a wider range of potential historic buildings so that historic fabric is not removed from buildings that could be "H" zoned in the future.

Element 5. Relationship Between Historic and Archaeological Preservation Needs and the City of Monterey's Zoning, Land Use and Growth Management Policies

The Historic Process Subcommittee recommended two levels of historic designation: (a) historic buildings of national and international importance and (b) historic buildings of primary importance to the State and City and its development. This is an important distinction for Monterey even if the designations recommended by the Historic Process Subcommittee are not adopted. The City has actively preserved buildings of national and international importance and has left the preservation of locally significant buildings to their private owners. Monterey is fortunate in that private property owners have chosen to preserve many locally significant buildings even though not legally required to do so.

Areas of state, national and international importance:

Most of the local Spanish, Mexican and California Constitution era sites and structures, which are of state, national and international importance, are protected by "H" zoning or government/nonprofit ownership. Monterey has actively worked to preserve these sites since adoption of its 1940 Zoning Ordinance. One key exception is the original Royal Presidio grounds, one of the City's most historic sites. While the resident chapel is "H" zoned, the larger site is not protected. This Plan incorporates a recommended Master Plan for this site. However, state law currently prohibits designating historic zoning to noncommercial properties owned by religious organizations without the owner's consent.

The City's current "H" zoning regulations apply to individual properties only and not to adjacent properties, a surrounding area, or to entire historic districts. Changes to adjacent buildings or to the immediate neighborhood, including building height and style, should be recognized as potentially damaging to a zoned building's historic character.

The two downtown National Landmark Districts are of the highest level of national importance, yet they are not protected by a local district. The only penalty for destroying a National Landmark District is de-listing. Establishment of a local Landmark District to protect these areas is recommended in this Plan.

Areas that may have matured to state, national and international significance:

The basic list of "landmark" level buildings was established in the City's 1939 Master Plan and 1940 Zoning Ordinance. Several buildings and areas have achieved national significance in the 60 years since that list was established. For example, the Pacific Biological Laboratory (Doc's Lab) was reconstructed in 1937 and is now listed on the National Register of Historic Places. The Presidio of Monterey and Naval Postgraduate School have been identified as National Register districts or eligible districts since 1940. Surveys based on the context statement could identify whether the Downtown Monterey, Cannery Row and Wharf I areas have matured to national level significance.

Areas primarily important to City history. The Historic Preservation Element of the City's General Plan states that the City should extend historic protection to important sites from the late 19th and early 20th century. Some of those buildings or areas may have changed since

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1940 from local significance to state, national and international significance. The Historic Master Plan recommends a survey of these areas to identify potential historic buildings and resources.

Areas exempt from City zoning requirements. Many of Monterey's key historic sites are owned by the Army, Navy and State Historic Park. These sites are not subject to Monterey's zoning and land use policies, therefore, coordination with the agencies that own them is one of the Plan's goals.

Zoning as an incentive or disincentive to preservation. Citywide zoning can serve to encourage or discourage preservation. In the July, 1997 historic preservation workshop, the City of Carmel noted that there were few demolitions in the downtown area where existing buildings are generally larger than would be allowed under current zoning regulations. Carmel also noted that there were several demolitions in residential areas where zoning allows larger buildings than current exist structures. Where construction of larger structures is permitted or where different or more intense uses are allowed, replacement of the current building stock is often slow. In areas where the existing buildings are historic, or potentially historic, the result is often removal of the City's historic fabric. In Monterey, several areas with potential historic buildings are zoned for larger structures and changes in use.

Local Districts and the Survey Process. The City has no designated local historic districts at the present time. As it updates its historic resource survey, the assessment of historic districts and the establishment of historic contexts for use in evaluating these districts should be included. Specific zoning or planning mechanisms, as well as incentives, can be implemented within identified districts to protect identified resources. Often the designation of specific conservation districts can aid in the implementation of a broad range of preservation policies allowing for the retention and rehabilitation of historic resources.

Element 6. Statement of Public Sector Responsibility for Publicly-Owned Historic and Archaeological Resources

As noted in Elements 3, 4 and 5, the City, State and Federal governments own, preserve and maintain many historic resources within Monterey and are governed by strong preservation rules. In addition, the City's General Plan has a strong focus on preserving the bay and hillsides, a primary historic context, as a planning policy but not as an historic policy. Government agencies use the following standards for publicly owned historic resources:

City of Monterey. The City has acquired many historic resources for the purpose of preservation. The City follows "H" zoning, CEQA, General Plan and Area Plan requirements for preservation of both City owned and privately owned historic buildings.

State of California. The State Historic Park has acquired historic properties for the specific purpose of preservation and public use.

Army and Navy. The Army and Navy have followed Section 106 and NEPA in use and maintenance of buildings in the lower POM National Register District, the middle POM and Hotel Del Monte National Register eligible districts. Both have preserved significant historic elements even though their missions are education and not preservation.

Element 7. Statement of Incentives to Assist in the Preservation of Historic Resources

Preservation incentives are necessary to protect historic resources. Incentives encourage preservation and provide some compensation to historic property owners for expenses incurred or revenues lost as a result of preservation efforts. Incentives can be a powerful tool to spark individual renovation projects and can be a catalyst for neighborhood revitalization.

Present Incentives in Monterey:

There are a number of local, state and federal incentive programs in place in Monterey.

Existing "H" Zoning Incentives. The City's primary incentive program is linked to "H" zoned resources. "H" zone benefits include use of the State Historical Building Code, Mills Act, tax reduction, land use incentives, various grants and fee waivers.

Relief from Zoning and Building Code Regulations. Relief from Zoning and Building Code Regulations helps reduce the construction costs associated with restoration projects. The State Historical Building Code is a powerful tool and the City can expand the resources that qualify for SHBC use. Many communities have implemented a 50-year cut off for use of the SHBC.

Mills Act. This legislation was adopted in California in 1976 and created an alternative method for determining assessed value of qualified historic properties. The law provides an income based tax formula for eligible properties subject to historic property agreements. Mills Act contracts offer advantages to both the local government and the property owner. Owners of qualified historic properties who contract with the City to abide by reasonable preservation requirements are also afforded considerable property tax relief. The contracts run for ten years and are approved on a case-by-case basis. The contract renews each year so that it always has a ten-year life unless it is cancelled. Local governments have the option to choose which properties are suitable for the incentive. The popularity of the Mills Act program has grown in recent years and can offer solutions to development pressures in older communities.

Land Use Incentives. The City of Monterey Historic Ordinance provides flexibility to historic building property owners by allowing additional uses in historic structures. For example, a property owner may be able to divide a large historic structure in a multi-family zoning district into an office building in order to preserve the structure. A non-historic building would not be provided this same opportunity in this zoning district. Refer to the City's Historic Ordinance for a complete listing of land use incentives.

Façade Grants. The City of Monterey has offered grants to improve commercial facades for two fiscal years (1998-1999 and 1999-2000). The program has primarily funded new paint and façade repairs. Funding has totaled \$82,210. Improvements to historically zoned buildings are a top priority for the program.

Direct Grants. The City of Monterey has offered grants to historic property owners to correct health and safety deficiencies for the past three years. These grants have funded the

historian's research as well as the actual repair. The majority of funding has been from the Community Development Block Grant Program with supplements from the City of Monterey General fund. A total of 20 projects have been funded.

Waiver of Planning Permit Fees. Applicants are not required to pay planning permit fees for "H" zoned buildings in the City of Monterey. Typical cost savings range from \$25-\$500. If a property owner is proposing several building improvements, more money could be saved.

Waiver of Downtown Parking Adjustment Fees. Business owners are not required parking adjustment fees in downtown Monterey. This is a substantial cost savings.

Possible Future Incentives:

Federal Historic Preservation Tax Certification. Inclusion in National Register of Historic Places can provide owners with certain financial incentives. Preservation tax incentives are available for any qualified project designated by the Secretary of the Interior as a certified historic structure rehabilitation. A certified historic structure is any building listed individually in the National Register or located in a registered historic district that is certified as being of historic significance to that district. To be eligible for tax credits, a project must meet both IRS tax requirements and certification requirements. The building must be a depreciable building (i.e. used for trade or business or held for the production of income and may not be an owner-occupied residence). Certifications may be requested through the State Office of Historic Preservation and are issued by the National Park Service. The process involves the completion of a three part Historic Preservation Certification Application outlining the significance of the historic building, the rehabilitation plans and the completed rehabilitation.

Several aspects of the Tax Reform Act of 1986 directly affect the rehabilitation of historic buildings and established a 20% tax credit to owners (or long term lessees) for the substantial rehabilitation of historic buildings for commercial, industrial and rental residential purposes.

Tax-Exempt Bond Financing. Tax-exempt bond financing has been used to provide grants or loans for non-profit organizations that renovate historic buildings. Bond financing has also been used by government agencies to directly fund rehabilitation projects or to buy historic properties and then resell them to developers who then restore them at a reduced cost. The Maryland Historic Trust has a revolving loan program funded by tax-exempt bonds that is used to buy, stabilize and rehabilitate historic properties.

Mortgage Guarantees or Credit Enhancements. These incentive strategies are used to help fund projects that are difficult to finance traditionally. The guarantee reduces the risk to the mortgagee and such benefits as loan interest rate reduction can be passed on to the project developer. This type of incentive can be used to help secure both construction and permanent financing.

Tax Increment Financing (TIFs). TIFs can be used in historic districts where increased tax revenues generated by the renovation work in the area are used to repay capital improvement bonds issued by the governing agency. These improvements can be very broad in nature,

ranging from site improvements to land purchases and are generally underwritten to help defray renovation expenses. This is a common tool used by many redevelopment agencies to revitalize historic commercial areas. Pasadena, Santa Monica, Palo Alto, San Rafael and many other California cities have effectively used this incentive.

Write-down Sale of Historic Resources. Local government purchase and resale of renovation materials is another successful incentive strategy. A pool of funds is used to purchase the materials which are then resold at reduced rates for rehabilitation projects.

Direct Loans or Grants. A local government may create a pool of funds to be disseminated as loans or grants to stimulate restoration work. These may be leveraged requiring the homeowner or developer to provide the bulk of the financing. In Whittier, California, four of the local banks created a loan pool that was used to help finance reconstruction of the historic downtown core after a major earthquake. This incentive spreads the risk and allows owners, who might not have been able to qualify for a conventional loan, to finance their rehabilitation projects.

Loan Interest Reductions. Loan interest reduction programs reduce the interest rate on renovation financing by a number of points. In Redlands, California, the City pays a homeowner the cash equivalent of the difference in the interest that would have been paid over ten years had the loan been made at one point over prime. As a result, the City does not have to guarantee loans and because the reduction payment is made at one time, the related paperwork is reduced significantly. The applicant is required to meet the *Secretary of the Interior's Standards* and maintain the property for the life of the loan.

Water. Water is a limited resource in the Monterey Peninsula. If additional water sources become available for new development, the City Council should consider prioritizing water for historically zoned properties.

Transfer of Floor Area Ratio. Transfer of floor area ratio allows the City to retain the historic square footage of a resource and to transfer the additional square footage which would be allowed for new construction to a non-historic site.

Purchase and Revolving Fund. Revolving funds are used to purchase historic resources, restore the resource, and then re-sell to an owner with easements or other provisions to protect historic design and fabric. Revolving funds allow the City to purchase properties that are threatened by demolition or improper alteration, so that the property owner receives market value, and the resource is preserved. Purchase of a resource often allows the owner to donate a part of the property value for a tax benefit.

Element 8. Statement of the Relationship Between Historic Preservation and the Community Education System

Within any community, it is important to consider whether the educational system supports historic preservation programs. This support is most often seen in specific curriculum programs with an emphasis on local history and culture at all educational levels. When a community is exposed to and offered interpretation of the historic and cultural resources, they will better understand their local heritage and its connections to other state and national regions. There is a high degree of collaboration between the City, State Parks and educational institutions.

Elementary and Secondary Educational Institutions and Programs:

The Monterey Peninsula Unified School District (MPUSD) was established in July of 1966 and serves grades kindergarten through twelve in Marina, Fort Ord, Sand City, Seaside, Del Rey Oaks and Monterey. The MPUSD is comprised of fourteen elementary schools, four middle schools, two comprehensive high schools and one alternative high school.

One of the goals of MPUSD is to “appreciate and understand the richness of multicultural diversity and global awareness”. Part of this understanding of the region’s multicultural diversity is an appreciation of the historic and cultural artifacts representative of Monterey’s heritage. The MPUSD should have a long term commitment to support historic preservation through local history curriculum and programs in K-12 classrooms. With Monterey’s wealth and diversity of historic, cultural and archaeological resources, educational opportunities abound to foster greater appreciation and understanding of Monterey’s cultural heritage.

As outlined in the Comprehensive Statewide Historic Preservation Plan for California, the State Historic Resources Commission Subcommittee on Education has established programs to study Heritage Educational Curriculum. These specific curriculum programs may include lesson plans and resource guides for the following:

- on-site interpretation programs;
- museum exhibits;
- environmental living programs;
- History Day events;
- Archaeology and Historic Preservation Week events;
- student internship programs;
- Teaching with Historic Places programs;
- vocational skills training;
- oral history interviews of relatives, friends; and,
- visits to sites associated with local history and natural history.

Private Schools:

Many regional private institutions offer educational opportunities for area children, including:

- San Carlos School in Monterey;
- Junipero Serra School at the Carmel Mission;
- York School in Monterey;
- Santa Catalina School for Girls in Monterey;
- All Saints Episcopal Day School in Carmel;
- Montessori school at the Possibility House; and,
- Chartwell School in Seaside.

Each of these institutions has its own curriculum and mission statements. However, each should understand the wealth of historic, cultural and architectural resources available in Monterey that could be used as teaching tools.

California State Parks:

Throughout the past year the Monterey State Historic Park has been developing a revised Teacher's Guide based on the California State Parks guidelines for fourth grade educational programs. As of September 1998 the project was approximately 75% complete.

The City of Monterey:

The City participates in several educational programs including National Historic Preservation Week and provides educational opportunities in the museums and exhibits it maintains.

Institutions of Higher Learning:

Regionally, Monterey is in close proximity to a number of institutions of higher learning including:

- California State University of Monterey Bay;
- Naval Postgraduate School;
- Defense Language Institute;
- Monterey Institute of International Studies;
- Golden Gate University in Salinas;
- Chapman College;
- Hartnell Community College District;
- Monterey Peninsula College;
- Monterey College of Law; and,
- Stanford University's Hopkins Marine Station.

Each of these educational facilities offer important opportunities to the region's inhabitants, including specific programs in history, anthropology, archaeology and other fields related to historic preservation. In addition, several of these schools maintain programs and museum facilities highlighting the region's history and historic resources. All of these colleges and

universities encourage student research topics relating to the region's wealth of historic, cultural and archaeological sites.

Element 9. Context Statement and Interpretive Themes

This chapter of the Monterey Historic Master Plan outlines the broad flow of historic events that have shaped Monterey. Monterey's written history is quite rich prior to California's statehood in 1850 and is quite poor after that date. Several publications explore specific communities or industries, however, no good basic history of the City exists. This context statement is essentially an outline rather than an extensive history.

Monterey Bay and the City setting is the catalyst for Monterey's rich and varied history:

The Monterey Bay and its surrounding landscape are the primary reasons for Monterey's rich history. It is a transportation link, the impetus for an ongoing military presence, the support of an ongoing fishing industry, a basis for the tourism industry and the primary reason for an ongoing marine research establishment. The overarching theme of Monterey's history is its bay, rich in marine life and the tree covered hills that surround the City. The Peninsula's beauty, geography, climate, flora and fauna have dictated much that has occurred and that still occurs in Monterey.

Population and Cultural Groups:

Monterey's heritage is deeply rooted in a history of interactions among immigrant cultures that arrived at different times. At certain points in history, Monterey's various cultures interacted as a small ethnic village (i.e. the Sicilian and Chinese communities). Over time the City also experienced an influx of diverse cultural groups, including Yankee and British traders, Cannery Row workers and the instructors and students at the Defense Language Institute and Monterey Institute of International Studies. Each of these cultural groups has contributed to Monterey's intricate social fabric and its complex history of parallel, independent and integrated associations. As some cultural groups struggled to maintain and bring forward their identity, others tried to assimilate into the American culture. The individual history of each cultural component is reflected in Monterey's existing neighborhoods and its contemporary population. The framework for discussing Monterey's heritage is rooted in the participation of its diverse population, political affiliations and social institutions.

Native Americans: The early presence of Native Americans in Monterey thousands of years ago is recorded in its rich archaeological sites. Before contact with the European settlers, the California natives developed numerous tribal territories consisting of one central and permanent village and additional seasonal villages distributed throughout the Central Coast area. This primitive culture, noted for its hunting techniques, subsisted on shellfish and meat from beached whales, as well as the coastal forest's abundant nuts, fruits, berries and wild game. Descendants of the original Native Americans still reside in the Monterey area. Native American village sites have not been catalogued or recognized in the City's preservation programs.

The Monterey Peninsula's Native American population declined dramatically following European contact in 1770. Death records at the Spanish missions confirm the devastating

European impact on the Native American population. By the end of the 19th century, census data included few Native Americans. Their official numbers have risen steadily throughout the 20th century as the Native American population has been recaptured in contemporary census records. This occurred in part because many Native Americans assumed Hispanic social identities as a cultural self defense. One group of Native Americans lived on and around Dutra Street from the 1920's through the 1950's. A clearer picture of this and other Native American groups that resided throughout the Monterey area should be developed and incorporated into the area's historic records.

Spanish: On June 3, 1770, Don Gaspar de Portola with Franciscan Father Junipero Serra and their crews arrived at the site of Vizcaino's landing at Monterey Bay. They claimed California for Spain and began constructing a mission (relocated to Carmel the following year) and a Presidio. Monterey was named the capitol of Alta and Baja California in 1777 and it remained the seat of Spanish rule in California until Mexico won its independence from Spain. The primary remaining structure from this era is the Royal Presidio Chapel, which remains today as the Roman Catholic Cathedral of the Diocese of Monterey. Spaniards from Malaga were also some of the first Cannery Row workers.

Mexicans: In 1821 during an era of tumultuous revolution when colonies revolted against European colonial powers, Mexico gained independence from Spain. In March of the following year, Alta California swore allegiance to Mexico and in 1834, Governor Figueroa began a three year process of secularizing California's missions. Land that had been tightly controlled by the Spanish missions was divided into large ranchos and granted to loyal Mexican citizens. Most of these landowners, known as Californios, were born in California of Spanish speaking parents. The Californios using Indian labor, raised cattle, cut timber and took part in the hide, tallow and lumber trade that flourished along the California coast. Rancho life revolved around cattle, horses, family and festivities. Families often traveled hundreds of miles to visit one another. Their lengthy visits were highlighted with feasting and merriment. Many of Monterey's adobes are from this Mexican period.

Anglos / Yanquis (Yankees): The Mexican government, unlike the Spanish, welcomed foreign traders. The first traders were from England, others, primarily from New England, followed later.

In April of 1846, territorial disputes sparked the Mexican-American War. In July of that year American forces, commanded by John Drake Sloat, peacefully took Monterey and raised the American flag over the Custom House. The war ended in February of 1848 with the signing of the Treaty of Guadalupe-Hidalgo, and Alta California officially became part of the United States. The treaty completed the link of United States territories from the Atlantic to the Pacific Oceans fulfilling the country's "Manifest Destiny".

Unbeknownst to the Mexican government, gold was discovered near Sacramento only nine days before the treaty was signed and California experienced an incredible influx of gold seekers from around the world. This international emigration changed California forever.

Monterey was the site of California's Constitutional Convention, held at Colton Hall from September 1 to October 13, 1849. Subsequently, Monterey has been the location of many

California firsts: the first newspaper; the first public library; and the first post office. A number of local buildings represent this era, including public buildings like Colton Hall and privately owned houses like Larkin House and the Cooper-Molera building (both of which bridge the Mexican and Early American eras).

Chinese: During the 1850's, political turmoil and economic troubles in China, combined with the promise of fortunes made in the California Gold Rush, brought thousands of Chinese from the Kwantung Province to California. The first Chinese colonists to arrive in the Monterey Bay region came directly from China by sea. A half dozen families, arriving in the early 1850's, set up camp on the coast near Monterey and began harvesting abalone. Word of the rich Monterey Bay waters spread quickly to San Francisco and within weeks, hundreds of Chinese arrived to take advantage of the Central Coast's natural wealth. This influx was the beginning of Monterey's infamous fishing industry, which sustained the Chinese community in the region for more than seventy years. Members of the Chinese community also worked on the railroad and in agriculture. Chinese residents were often met with hostility and blatant discrimination. In 1882, the Chinese Exclusion Act effectively ended Chinese immigration to the United States.

During the course of Chinese settlement in the Monterey area, several small camps developed at both Point Lobos in the 1850's and at McAbee Beach by 1906. By 1918, the McAbee Beach camp had dispersed. Many of those families stayed in Cannery Row or moved to the area near today's Franklin and Washington intersection in downtown Monterey where a small 'Chinatown' was developing. Monterey's Chinese population reached its peak in 1890, when 1,667 Chinese resided in Monterey. This number was not exceeded until 1990, one hundred years later.

Only a few Chinese era buildings remain in Monterey. Today the Louie Jang Store is "H" zoned. The Wing Chong Market on Cannery Row remains although it is not interpreted. Regional scholars have collected rich oral histories and accompanying photographic collections. There is limited public interpretation of this community.

Japanese: Japanese immigrants arriving in Monterey during the 1890's immediately established their traditional abalone diving industry. Many imported their equipment directly from Japan, including air pumps, helmets and diving suits. Working in the realms of commercial fishing, abalone diving, woodworking, agriculture (sugar beets, potatoes, orchards) and railroad work, the first Japanese immigrants also encountered racism and financial hardship. From 1891 to 1907, thirty private immigration companies, nine of which were located in Hiroshima Ken, Japan, aided in bringing approximately 70,000 Japanese laborers to the United States. In 1908, Japanese laborers were excluded from further immigration, however, wives and children of United States residents continued to be admitted.

By 1910, Monterey's Japanese population outnumbered its Chinese population and asserted a major impact on the area's abalone and salmon fishing industries. Prior to World War I, the primary salmon market in Germany and the primary sardine market in the North Sea area were cut off. As a result, the Cannery Row salmon fishing industry was established. The demand for canned sardines during World War I resulted in the phenomenal growth of the

Cannery Row sardine industry. During World War II, Japanese businesses were predominant on Fisherman's Wharf. However, many Japanese were interned during the war in inland camps far from the coast. This internment effectively ended the Japanese fishing and farming industry in Monterey and many of those families lost their property, possessions, land leases and houses.

The section of Monterey around Pearl Street became a Japanese neighborhood. Several buildings still remain, including the Japanese-American Citizens League (JACL) Hall and the El Estero Presbyterian Church. Although local scholars have done extensive research into the history of Monterey's Japanese community, there is limited public interpretation.

Sicilian: Sicilians were also drawn to the Monterey Bay area by the fishing industry and the abundance of natural resources. Similar in character to the Sicilian coast, Monterey experienced an influx of Sicilian fishermen during the mid to late 1800's. During 1874 and 1875, two small companies of Italian fishermen arrived in Monterey and as the 19th century progressed, the Italian community ended the Chinese domination of the fishing industry.

In the early 20th century, Pietro Ferrante, a Sicilian fisherman, introduced the lampara net to Monterey fishermen and by 1911 had encouraged fellow Sicilian fishermen working the Sacramento River to join him in Monterey. This specialized net, which was developed in Tangiers, encircled an entire school of fish and prevented escape by gradually closing at the ends. This method resulted in increased profits for local fisherman and became the standard net for Monterey's fishing community. The increased catch eventually led to the sardine canning and reducing industry, Monterey's primary economic engine for almost half a century.

The Sicilians eventually dominated the fishing industry. Today a strong component of Monterey's cultural diversity is linked to the Sicilian fishermen who pioneered fishing and canning technology. A large segment of Monterey's Sicilian community is involved in economic activities such as real estate and the hospitality industry. Other Italians, including the Genovese, also immigrated to Monterey and worked primarily in the fishing industry.

Many buildings related to the Sicilian culture still exist, including private Old Town and New Monterey homes and historic cannery buildings. The existing Sicilian community is doing oral histories and is interested in developing a cultural center. There is limited public interpretation of the Sicilian culture which is primarily located at the Monterey History and Art Association/Maritime Museum.

Portuguese / Azorean: Portuguese immigrants came to the Monterey Bay Area in 1883 from the Azores, bringing their whaling expertise with them. Shore whaling was introduced in the Monterey Bay area and prior to the development of a Chinese village at McAbee Beach, Portuguese whalers brought their catch there to render whale oil. The whaling industry died out at the turn of the century with the development of kerosene for use in lanterns. Portuguese immigrants, like the Japanese and Chinese, were also active in fishing and agriculture.

The primary public historic resource for the local Portuguese culture is the Whaling Station, which provides limited interpretation. The Portuguese Hall is a cultural organization that does not provide public interpretation of the community's history.

African American: Alex Niño, the first non-Native American person buried in Monterey, was a black caulker who died on Serra's ship the day before it landed in Monterey. Alex Niño's 20th century grave marker is on the Lower Presidio. In the 20th century, the African-American presence in Monterey expanded greatly during the Spanish-American War, World War I and World War II, with the American military development at the Presidio and Fort Ord. A squadron of African-American soldiers in the United States Army, known as Buffalo Soldiers, were stationed at the Presidio in 1902 when the post was re-established.

Other Cultural Groups: Other cultural groups that have come to Monterey and whose impact has yet to be formally assessed or whose history is not well known include: Russian, Peruvian, Danish, Philippine, German, French, Vietnamese, Swiss and Norwegian.

The diverse cultural groups discussed above have deeply influenced Monterey's history. Each of these organizations has a distinct history that has been recorded and preserved at varying levels.

Government:

Native-American communities along the Central Coast developed distinct tribal territories with each permanent village having its own government. Serving as the capital of Alta California under both Spain and Mexico, most of Monterey's historic government buildings now exist only as archaeological sites or in pictorial records. One of the major Mexican era government buildings remaining today is the Custom House, parts of which were completed by 1827.

California's Constitutional Convention was held in 1849 in Colton Hall, Monterey. Today that building houses a museum that features the convention. During that historic convention San Jose was named the capital of the new state. This ended Monterey's 75 year history as the capital of California. California was granted Statehood in 1850 and Monterey was identified as the county seat. When the county seat was moved to Salinas in 1873, Monterey's importance as a provincial or regional capital ended.

Monterey was incorporated as a city in March of 1889. Three former acts of incorporation in 1850, 1851 and 1853 were repealed after enactment. In 1883, Walter Colton Little became the first City Engineer. He trained Howard Severance, who prepared Monterey's first engineering maps and was instrumental in the development of New Monterey. City maps are still based on the original Severance mapping. The city government grew during the 1920's to 1940's, its administrative offices were situated in Colton Hall and its surrounding historic buildings located in the heart of Monterey's governmental history. These structures are still used as government offices and remain as significant historic resources.

The federal government has played a substantial role in Monterey's history during the 20th Century. The WPA supported many known artists whose work can be seen in public places

like the Post Office. Local military bases have increased and diversified the population base and provided economic anchors for the City. The Defense Language Institute and Naval Postgraduate School have preserved significant historic resources within the Hotel Del Monte and Presidio of Monterey.

Economy:

One of Monterey's most important community development components is its economic base. Monterey's economy has largely been shaped by the area's wealth of natural resources.

Agriculture has always been an important economic factor in the Monterey region. The Native Americans of the region survived by harvesting seeds and berries and shellfish from the bay. The rich soil of the coastal plain that surrounds Monterey was first fully cultivated in the 1850's. Originally divided into ranchos, this land has produced sugar beets, beans, wild oats, barley, corn, broccoli, potatoes, celery, artichokes, lettuce, wheat and other important agricultural crops. The Monterey region was also known for its fruit crops, including strawberries, peaches, apples and grapes. Monterey's coastal hills afforded excellent pastureland and livestock, such as cattle and sheep, which were also important agricultural contributions to the Monterey regional economy. In the 1860's, Monterey County contained more sheep than any other in the nation. In 1867, clipped wool exceeded 350,000 pounds. The history of the region was heavily influenced by agriculture and many of the cultural groups discussed above participated in the early agricultural development.

Vizcaino's ecstatic but incorrect description of Monterey's coastal access led the Spaniards to select Monterey as a port and to build a town there. While not the quality port originally envisioned by the Spanish, Monterey served as the only commercial port under Mexican rule collecting customs from all foreign traders.

By the middle of the 19th century, commercial fishing and whaling were becoming important economic factors in Monterey. The City's primary economic engines during most of the 19th and 20th centuries have been:

Catching, processing and canning fish: During the first half of the 20th century, Cannery Row became the world's largest sardine canning complex. The sardine industry became Monterey's economic mainstay until the late 1940's when the sardines disappeared from Monterey's waters. Even if one ignores Cannery Row's literary connection with Steinbeck's *Cannery Row* and *Sweet Thursday*, this site has fueled Monterey's primary 20th century economic engine. It was here that the canning industry brought diverse ethnic communities together in a single endeavor and it is this site that now serves as a major international tourist attraction. Cannery Row is a critical part of Monterey's history and its landscapes, sites and buildings should be preserved and a program of public interpretation developed. (See Step 7, Technology and Science)

Tourism [see section discussing tourism and recreation]

Military [see section discussing military]

Education [see section discussing education]

Monterey's key economic sites include Cannery Row, Naval Postgraduate School (Hotel Del Monte and the 17 Mile Drive) and the Presidio of Monterey. Cannery Row itself is probably the single most important 20th century economic site to be preserved and interpreted in the country.

Tourism and Recreation:

The door to tourism opened in 1880 in conjunction with the opening of the railroad and of the elegant Hotel Del Monte. While tourism declined during the cannery era, it revived again when the canning industry deteriorated after 1945.

During the 1970's interest in Monterey as a tourist destination was revived. Continuing efforts to develop Monterey's tourism industry include development of Pebble Beach as a resort destination and construction of the Monterey Bay Aquarium on Cannery Row which opened in 1984.

The Monterey Peninsula offers abundant cultural and recreational resources such as the Laguna Seca race track, a multitude of golf courses, wilderness hiking, kayaking, deep sea fishing and whale watching and many diverse cultural offerings, all of which serve to make Monterey a world class visitor destination.

Transportation:

Indian trade routes in and out of Monterey were its first link to the outside world. When Europeans settled in Monterey they developed El Camino Real, a road (primarily a combination of footpaths and horse trails) linking all the missions. Shipping routes linked California, the eastern coast of the United States (especially New England), Asia (especially Japan and China), as well as Mexico and Central America.

With the completion of the transcontinental railroad in 1869, improved transportation routes made traveling easier. In 1888, the Southern Pacific railroad brought visitors to the Hotel Del Monte, a deluxe Monterey destination. This line also transported produce and canned goods throughout California and the nation. Railroad transportation was critical to the development of such industries as canning and agriculture.

The first automobiles traveled throughout Monterey on crude, unfinished roadways. During the 1930's improvements were made to Monterey's roadways. Two relatively recent roadway improvements include the construction of the Highway 1 Monterey bypass in 1937 and the Del Monte tunnel. These improvements have changed the traffic flow from earlier established patterns in Monterey.

Monterey's airport was built outside the City limits in the late 1930's and remains important to the modern tourism industry.

The Southern Pacific railroad station, which is situated on Del Monte Avenue and is now privately owned, is one of Monterey's key historic transportation sites. This site is not "H" zoned.

Technology and Science:

Technologically, Monterey is perhaps best known for industrializing sardine canning. Canning operations began in 1896 when Frank Booth established a salmon canning plant at the foot of Alvarado Street in Monterey near present day Fisherman's Wharf.

From 1905 to 1915, the canning industry grew as improvements in both fishing practices and canning methods improved productivity. In 1905, Booth brought Knut Hovden, a Norwegian, on as a partner and the two began mechanizing canning operations. The lampara net vastly improved the sardine catch and became the standard net for Monterey's fishing community. World War I and the need for military provisions overseas caused canned sardine sales to increase from 75,000 cans in 1915 to 1,400,000 cans in 1918. As a result, new canneries were constructed along Ocean Avenue. With the end of the war, the sardine industry suffered from both the ensuing recession and over production. In 1921, the industry began to reduce sardines and sardine waste to fish meal fertilizer and other by products. By the height of production in 1945, there were sixteen canneries and fourteen reduction plants lining Ocean Avenue.

The years that followed, however, were disastrous to the canning industry. The suspected combination of several poor spawning years, oceanographic changes and intense over fishing resulted in the disappearance of the sardine from Monterey Bay. Between 1946 and 1948, production tonnage dropped from 235,000 to 15,000 tons. In 1957, there were only five canneries operating and by 1962 all but one had closed.

Monterey was home to Edward "Doc" Ricketts, an important marine biology pioneer. In 1928 Ricketts purchased the property at 800 Cannery Row for use as a biological laboratory, which he named "Pacific Biological Laboratories". Ed Ricketts collected specimens of sea life and sent them to museums and schools all over the world. His collection of marine tide animals was the most comprehensive on the west coast. He wrote a number of books, including *Between Pacific Tides*, which was published by Stanford Press in 1939. This publication is still in print today and is frequently a required college text. Ricketts furthered the field of Marine Biology by analyzing the specimens he collected and placing them within their ecological contexts.

Monterey Bay is the home of a number of marine biology research institutes, including the Monterey Bay Aquarium and the Stanford University's Hopkins Marine Laboratory in Pacific Grove. Doc's Lab (Ed Ricketts' home and laboratory) is owned by the City of Monterey and is opened occasionally for public programs. It will be available for more general public interpretation after 2008.

Military:

The military has significantly shaped the landscape and culture of Monterey. Some examples of the military's local impact include construction of the Spanish Presidio in 1770, construction of a more complex fort on that site in 1792, construction of an American fort on Presidio Hill, the expansion and growth of the Presidio of Monterey during the first decade of the 20th century and the more recent development of Fort Ord in the 1940's.

The Monterey Military Reservation was re-established as a United States Army post in 1902 and renamed "The Presidio of Monterey" in 1904 in honor of the first presidio. In 1917, the United States Army purchased thousands of acres of land near Monterey, now known as Fort Ord. During World War II, at least 50,000 troops were stationed in the Monterey area at the Presidio of Monterey, Fort Ord and the old Hotel Del Monte. After the war, the Presidio of Monterey became the site of today's Defense Language Institute (discussed in the educational context below). This institute was founded during World War II to better the language skills of troops overseas and those stationed at home.

Today the Presidio of Monterey occupies close to 400 acres and represents over three centuries of military presence. The Lower Presidio Historic Park has been leased to the City for fifty years and the City is developing plans to interpret Monterey's military history there.

During World War II, the U. S. Navy leased the Hotel Del Monte for use as a flight school. Following the war, the government purchased the site and developed it as today's Naval Postgraduate School (see "Education" below).

Other significant military resources in Monterey include the archaeological remains of the original Royal Presidio, El Castillo and Fort Mervine on the Lower Presidio, as well as the Naval Postgraduate School at the Hotel Del Monte.

Religion:

The 18th and early 19th century Spanish settlers established missions throughout California in an effort to convert the Indian populations to Catholicism. The Spaniards built 21 missions throughout California. The Spanish mission built in Monterey in 1770 was a small building north of the present Royal Presidio Chapel. The Monterey mission was moved to Carmel a year after its initial construction. The Royal Presidio Chapel, built in 1794, is the oldest active Catholic church in California.

In addition to Catholicism, other religious communities have had a strong presence in the Monterey area, including a Methodist retreat founded near Lover's Point in 1875. Founded by the Reverend J. W. Ross, the Pacific Grove Retreat Association was originally a tent camp. The community expanded and in 1889, its permanent residents incorporated Pacific Grove. Many other Protestant, Buddhist and Jewish congregations as well as other religious organizations have influenced Monterey's cultural and religious context.

The Royal Presidio Chapel is the primary building remaining from Monterey's early religious history. Carmel Mission is also important to Monterey's religious history because it completes the story of Spanish settlement in the area. Most Monterey churches under current state law have not been integrated into the City's historic program. *Historic zoning may not be applied to noncommercial properties owned by religious organizations without the owner's consent.*

Education:

Monterey's Public School System: Monterey's first school opened in Colton Hall about six months before the 1849 California Constitutional Convention. In 1897 the Colton Hall School was moved a block away to the Pacific Street School. The original two-story frame structure was rebuilt several times because of fire. During the 20th century, Monterey's school system expanded with a number of building campaigns to accommodate its growing student population. The Monterey Union High School District was founded in 1915 and succeeded by the Monterey Peninsula Unified School District in July 1966.

Naval Postgraduate School: The Hotel Del Monte and its site were first requisitioned by the Navy in 1942 for use as a flight training school. In 1947, the federal government purchased the Hotel Del Monte and its accompanying 627 acres for use as an independent Naval Postgraduate School campus. Classes began there in February 1952 and the school has grown and contributed significantly to Monterey's academic environment ever since.

Defense Language Institute: The Defense Language Institute originated in 1941 in the Berkeley and San Francisco areas. American leaders realized that war with Japan was imminent and that few Japanese linguists were prepared. As a result, in 1941 both the Army and Navy began teaching Japanese to a handful of Japanese-American draftees. In 1942 when all of the Japanese-Americans were forcibly removed from the West Coast, the Navy moved its Japanese Language School to the University of Colorado.

Monterey Historic Master Plan

After the war in 1946, the Army moved its language school to the Presidio of Monterey. Since that time, with instruction expanded to over 20 languages, it has become the Military Intelligence Service Language School. Air Force, Marine Corps and Navy personnel were also instructed at the Presidio of Monterey. In 1947 the school was redesignated the Army Language School. In 1963 the Defense Language Institute (DLI) was formally established to coordinate all of the Army's Department of Defense language programs. The DLI served as the Army's Executive Agent, with headquarters in Washington D.C. and the Presidio of Monterey became the West Coast Branch. In 1974 the East and West Coast Branches of the DLI merged to form one organization located at the Presidio of Monterey, California. The DLI has made vital contributions to Monterey community life.

Monterey Institute of International Studies: The Monterey Institute of International Studies (MIIS) was established in 1955 to teach modern languages in their cultural context. MIIS focuses on the interaction of language and economics in world business markets. The school has evolved into one of a few professional graduate schools dedicated to preparing students to meet the complex challenges of a rapidly changing global environment. The institute has expanded over the years and presently occupies over fifteen buildings, some of which are of historic interest.

Other Educational Institutions: Other contributing educational institutions in Monterey include Monterey Peninsula College and the Monterey College of Law. In addition, the California State University of Monterey Bay located on the former Fort Ord site, is an important area resource even though it is located outside the City limits. The Hopkins Marine Laboratory of Stanford University is located within Pacific Grove's City limits.

Libraries: An important part of any community's educational system is the public library. Monterey was the home of California's first public library, founded in 1849 by Rev. Samuel H. Willey, Walter Colton and Milton Little. They raised funds to purchase 900 volumes for this first library, which was housed in El Cuartel, a Mexican officers' barracks. In 1874 the library was moved to Colton Hall and later to a school near Colton Hall that burned in 1893. That fire destroyed the original collection of books. The library organization turned its assets over to the City of Monterey in 1907 and by 1910 the City was planning a new building. The 1911 Carnegie Library (now owned by Monterey Institute of International Studies) and the 1952 library were both designed by well known California architects.

The Monterey Public Library's California Room, which houses a collection of books, manuscripts and photographs related to Monterey's history, is a primary resource for preserving and interpreting Monterey's history.

The Mayo Hayes O'Donnell Library (Monterey History and Art Association) also houses a collection of historic materials relating to the history of Monterey. It is located within a relocated structure that originally served as Monterey's first Protestant Church.

Cultural Arts:

Arts and Literature: Monterey's landscape and people have long been an inspiration to writers, painters and musicians. Painters, sculptors and other visual artists have recorded the

Monterey environs for centuries. Writers, most notably Robert Louis Stevenson and John Steinbeck, recorded their impressions of the Monterey Peninsula. Stevenson arrived in Monterey in 1879 and remained only three and a half months. During that period he developed stories and wrote for the Monterey newspaper. Stevenson wrote an essay entitled “The Old Pacific Capital” that details his impressions. The house he lived in while visiting Monterey is preserved today and interpreted by Monterey State Parks. John Steinbeck grew up in Salinas and lived in Monterey during the Depression. In later years he wrote about the people he knew and the sites he remembered along old Ocean View Avenue (now Cannery Row) in his books *Cannery Row* and *Sweet Thursday*. He vividly described life on the Monterey waterfront, creating stories that are modern American literature classics. Other notable local artists include: Evelyn McCormick; Mary Black; Myron Olivier; and Jean Vanda.

Theater: Monterey may have been the home to California’s first theater. New York volunteers resided at Jack Swan’s boarding house in 1847 and 1848 and to entertain themselves they put on dramatic plays. Various regional theatrical organizations continue to flourish. The popularity of 20th century films is evident in the presence of several historic movie theaters, most notably the 1924 State Theater on Alvarado Street.

Music: The Monterey region has a rich musical heritage. While Carmel is known for the Bach Festival, Monterey is best known for its Jazz Festival which originated here in 1947. This festival is now imitated around the world.

Summary:

Monterey’s history is rich and diverse but it has been unevenly preserved and interpreted. The documentation of Monterey’s history, especially its later history, is widely scattered and incomplete. While the scope of this Master Plan does not include the development of a solid record of Monterey history, the attempt to identify Monterey’s important historic themes supports the necessity for such a history.

Each of the broad contextual themes outlined in this document is related in some way to the others. The locale, the bay and the hills underlies many of the other themes. Military, tourism, technology/science and education are all part of Monterey’s economic history. The various cultural histories and traditions are interwoven with economic, technological and scientific, governmental, cultural and educational themes.

Many of the themes are associated with specific buildings, sites, landscapes or neighborhoods. Others have little remaining tangible evidence and must be represented by photographs and recorded memories.

Monterey’s various cultural and historic organizations interpret some, but not all, of Monterey’s historic themes. Spanish colonization is somewhat interpreted, although the Royal Presidio Chapel is the primary building from that period. Monterey’s history since approximately 1850 has had little public interpretation. A few Victorian buildings and their interiors are preserved and interpreted.

A number of different organizations own and interpret Monterey's past. Even those eras that are fairly well represented, especially the Mexican and early American eras, are not presented to the public in a coordinated manner. For example, there is no easily identifiable place to start for the first time visitor to Monterey who seeks to understand the City's history. If one does finally locate the Stanton Center and see the introductory film, one leaves wondering if Monterey's history stopped in 1850. There is little information about Cannery Row. Monterey's history beyond 1900 is sparsely interpreted and its physical manifestations, especially in the Cannery Row Area, are in serious danger of being destroyed by development. Various historic museums are open at differing hours and there is no coordinated ticketing or scheduling. Some recurring programs, such as Christmas in the Adobes, Adobe Tour and Whale Fest, are done collaboratively and are well coordinated. Carrying that sense of cooperation into daily operations is a desirable goal.

Element 10. Goals, Objectives and Programs for Interpreting and Preserving Monterey's History

Monterey's history is one of the most important and colorful in California. Numerous landscapes, sites, buildings, artifacts and memories remain as records of its past. There are two broad categories of identified goals: 1) Integration of government and non-profit historic preservation and interpretation efforts; and, 2) Protection of historic resources (landscapes, sites, buildings, artifacts and memories).

GOAL 1. Integrate Historic Preservation And Interpretation Efforts Between Government And Non-Profit Agencies:

OBJECTIVE 1.1: Develop a "seamless" Historic Monterey: The history of Monterey is interpreted by a number of agencies including the City of Monterey, State Parks, Monterey History and Art Association, U. S. Navy (Naval Postgraduate School), U. S. Army (Presidio of Monterey), Cannery Row Foundation and other non-profit organizations. Each group provides a unique independent snapshot of Monterey's history. There is, however, no single well coordinated historic interpretation, as a result "Historic Monterey" is often difficult to find and experience. This problem is compounded by the fact that Monterey's historic resources are scattered throughout the community. Opportunities exist to coordinate efforts and make Historic Monterey a destination and to make the City's history more comprehensible and enjoyable for its citizens.

Program 1.1.1. Establish a coordinating body for historic activities. The goal of the coordinating body would be to establish the organizational base for a seamless presentation of Monterey history. The initial organization would include the City, Monterey State Historic Park (California State Parks) and the Monterey History and Art Association, with input from the historic interpretation staff at the U. S. Army and the U. S. Navy facilities to determine goals and the appropriate form for coordinating the seamless presentation of history. This coordinating body would also work with or include other historic and cultural agencies in Monterey, which could include nonprofit history organizations, other owners of historic properties, and religious institutions which own historic properties. The coordinating body could be created through a Memorandum of Understanding (MOU), Joint Powers Agreement (JPA) or alternative mechanism.

Program 1.1.2. Provide a Starting Place to Explore "Historic Monterey". The major missing interpretive component essential to developing a seamless "Historic Monterey" experience is a museum or interpretive center that gives an overview of Monterey's history from pre-history to the present, including the variety of cultures that have shaped the community. The Stanton Center, originally envisioned as an entry point to Historic Monterey, serves that purpose to a limited extent. The current film shown there, produced by the Monterey State Historic Park, introduces Monterey's history but essentially stops at 1850, the year California entered the Union. This is because the State Park mission focuses on early California, with a mid 19th century cut-off date. Unfortunately, this cut-off date ignores almost 150 years of history. The new State Park's Pacific House exhibition will begin to address the need for an orientation

exhibition. However, like the film, it will essentially stop with statehood. The Stanton Center Maritime Museum focuses on maritime and naval history, much of it not specifically related to Monterey. A centralized history center will address this critical gap.

1.1.2.1. Consider the Stanton Center as a Monterey History Center. The site is easily accessible to visitors, especially if on-street and parking lot signage is developed and adequate parking is made available. It is an ideal starting place for "Historic Monterey" visitors.

1.1.2.2. Develop and install an "Historic Monterey" overview exhibition that is appealing to both children and adults. This exhibition should contain information on where to explore the different facets of Monterey's history and culture. Coordinate with the Pacific House exhibition. Include brochures at the Monterey History Center, as well as individual agencies' brochures.

1.1.2.3. Provide computerized access to schedules of current and upcoming historic and cultural programs.

1.1.2.4. The theater should introduce the history of Monterey from prehistoric times to the present. A variety of other films on historic or cultural topics could be offered on a regular schedule.

1.1.2.5. Include an "Historic Monterey" store with merchandise produced by the City and from other museum stores. Provide directions to other museum stores (Art Museum, Cooper Molera, OMPS shops).

1.1.2.6. Consider incorporating the VCB Visitor's Center into a portion of the History Center.

Program 1.1.3. Coordinate interpretive programming and administration so that visitors and residents can easily experience and understand historic Monterey.

1.1.3.1. Analyze existing interpretive programs and develop short and long-term plans for coordinating the various stories and prioritize the development of new programs to ensure a seamless "Historic Monterey" experience.

1.1.3.2. Establish a single ticketing mechanism, such as a passport, that provides access to all historic destinations. Consider developing sample itineraries so that the history experience in Monterey could be experienced in a day, a weekend, or a week.

1.1.3.3. Coordinate hours of operation and tour times where conflicts exist.

- 1.1.3.4. Coordinate historic programming with other major tour destinations (such as the Aquarium) or activities (such as local conferences).

Program 1.1.4. Integrate marketing efforts of the various agencies that interpret Monterey's history.

- 1.1.4.1. Create a logo that identifies Monterey as a single historic destination.
- 1.1.4.2. Coordinate advertising efforts to promote "Historic Monterey."
- 1.1.4.3. Work with the Visitor and Convention Bureau to promote heritage tourism in "Historic Monterey".
- 1.1.4.4. Work with the State of California Tourism Agency to define "Historic Monterey" and to promote Heritage Tourism in Monterey.
- 1.1.4.5. Create a web page that promotes all of Monterey's historic programs.
- 1.1.4.6. Create historic brochures, based on the *Mosaic of Culture* brochure, historic districts and historic themes/subjects. Develop a distinctive uniform and easily recognized signage identifying Monterey's historic resources. This program could include:
 - 1.1.4.6.1. A highway signage program directing visitors to Historic Monterey from the freeway.
 - 1.1.4.6.2. A unified signage program for historic areas, with each district distinguished graphically. Place entry signs, specifically designed for each historic area, at each district's primary entrance.
 - 1.1.4.6.3. Develop and publish a map/walking guide that coordinates graphically with historic district signage and that includes historic sites from the Royal Presidio to Cannery Row. (This could possibly be an expanded/revised version of the *Path of History* map). Include accurate information about distances from Downtown to Cannery Row along the Recreation Trail.

Program 1.1.5. Ensure that Monterey's rich and varied history is published and interpreted. Until recently, Monterey's primary preservation and interpretation emphasis has been on the Mexican and Early American period of history and the Adobe Era. During the process of developing this Historic Master Plan, significant gaps in Monterey's written and interpretive histories have been identified:

- 1.1.5.1. Commission a scholarly, but popularly accessible, history of Monterey from its beginnings to the end of the 20th century. While much has been written about the Spanish era and some has been written about the fishing and

canning industries, there are significant gaps in the written histories, especially for the period 1850 to the present.

- 1.1.5.2. Encourage historic agencies to fill in existing gaps in Monterey's recorded history through collecting, preserving and interpreting resources.
- 1.1.5.3. Include exhibits highlighting Monterey's ethnic and modern histories in the Historic Monterey Visitors Center.
- 1.1.5.4. In order to ensure the greater understanding of Monterey's diverse cultural groups, encourage the development of a nonprofit multi-cultural center that could include oral histories, film documentaries, written histories, historic photographs, etc.
- 1.1.5.5. Ensure that the Pat Hathaway Historic Photograph Collection remains in this region, preferably in a public collection. This collection is of undisputed importance to the historic study of Monterey.
- 1.1.5.6. Continue the collection of local photographs through the *Shades of Monterey* program at the Monterey Public Library.
- 1.1.5.7. Establish and manage a coordinated oral history program, focusing especially on areas of Monterey's history that have not been recorded or interpreted well.
 - 1.1.5.7.1. Evaluate and catalogue existing regional oral histories; identify those that are key to understanding local history and have them transcribed.
 - 1.1.5.7.2. Make catalogue information about the oral histories accessible through public and university libraries.
 - 1.1.5.7.3. Offer training programs about library standards and preservation techniques, transcription, indexing for holders of oral history collections. Encourage historic and cultural agencies and organizations to ensure that contemporary history (tomorrow's history) is being collected.
- 1.1.5.8. Ensure that photographs, artifacts and ephemera are collected, organized and preserved on an ongoing basis in the thematic areas identified in the context statement. [Note: The term "ephemera" is used to denote those materials, frequently of paper, that are by their nature ephemeral; they are often effective tools in evoking a sense of the past: brochures, posters, flyers, buttons, decorations, can labels, broadsides.] Work towards making information about these collections accessible to scholars and the general public.

Program 1.1.6. Ensure that the significant remaining historic resources identified in the draft Survey of Cultural Resources of the Cannery Row area are preserved and interpretation is developed for the residents and visitors.

1.1.6.1. Maintain the three workers' shacks.

1.1.6.2. Complete the Cannery Row signage project.

1.1.6.3. Work to ensure that a Cannery Row Museum is developed by either the City or a private agency (The Cannery Row Marketplace project could include a Cannery Row Museum, preferably in the Stohan's building, within the Marketplace site.)

1.1.6.4. Develop an interpretive plan for Doc's Lab and for other buildings as acquired.

1.1.6.5. Implement the Cannery Row Documentation Program.

Program 1.1.7. Expand the interpretation of the military properties in Monterey and include programming, publications and marketing for "Historic Monterey".

1.1.7.1. Include the Naval Postgraduate School's historic interpretive plans and programs (housed in the Hotel Del Monte) in the City's coordinated programming and promotion efforts.

1.1.7.2. Continue to develop the city-leased land of the Presidio of Monterey as an historic park: (a) develop a Master Plan for the development of the historic park (budgeted 1998-99 fiscal year); (b) complete the renovation of the museum and restrooms; (c) complete the installation of pathways and interpretive signs; (d) extend the Path of History markers to the Presidio; and (e) training for maintenance staff on archaeological resources and Section 106 clearance.

Program 1.1.8. Coordinate collections management responsibilities with the City, Monterey State Historic Park, Monterey History and Art Association, Army and Navy.

1.1.8.1. Investigate opportunities for shared collection management.

1.1.8.2. Consider developing a joint storage facility for storage of historic agencies' artifacts.

1.1.8.3. Link collections of Monterey Public Library and the Mayo Hayes O'Donnell Library to the California State University Monterey Bay Library via computer. This could be most easily achieved by linking web sites.

- 1.1.8.4.** Place updated information regarding Historic Resource Surveys on the City web site.

Program 1.1.9. Consolidate specialized staffing wherever possible. The staff of the City, Monterey State Historic Park, Monterey History and Art Association, Army and Navy could be shared to optimize efficient use of highly trained staffing resources. For example, one agency could have a maintenance specialist trained in adobe repair, while another could have one knowledgeable in historic woodwork or glazing. Sharing these staff resources will benefit all agencies and more importantly, Monterey preservation efforts. Use of skilled maintenance, landscaping and inspection personnel to perform work on those historic properties owned by participating agencies meets the Secretary of the Interior Standards for Historic Preservation.

Program 1.1.10. Promote the development of skills programs, such as apprenticeships and internships. Training, apprenticeship and school programs could be developed to teach the crafts used in manufacturing historic materials and repairing historic buildings.

Program 1.1.11. Provide training for maintenance staff on proper treatment of historic resources.

GOAL 2. Protect historic and cultural resources including buildings, sites, landscapes artifacts and memories:

Physical Resources: The City preserves buildings and areas of state, national and international significance through zoning and encourages preservation of areas of local historic significance through design review, planning permit review and historic property acquisition. The City's Historic Process Subcommittee has proposed historic zoning revisions based on two levels of historic significance, which include structures of state, national and international significance and structures of local significance. Even if zoning is not revised, these two distinctions are valuable in setting priorities to preserve the most important structures and areas in the City.

The first step in protecting a community's resources is awareness of those resources. This is accomplished with surveys that identify both context and important resources. Once important resources have been identified within the City's historic contexts, implementation of protection mechanisms can be developed. Although this document outlines historic contexts, all resources associated with those contexts have not been identified.

OBJECTIVE 2.1. Establish a proactive program to preserve areas and resources of historic significance. Since the early 1900's, the City worked to preserve historic resources that are recognized as important to state, national and international historic events. In addition to preservation for future generations, much of the City's economy is based on an active reuse of these historic resources.

Program 2.1.1. Establish H-1 Landmark Zoning for the most important resources using the following criteria: H-1 Landmark zoning may be applied only to properties which

meet National Register Criteria and the property is the first, last, only, rare or most significant resource of its type in the region. Notwithstanding the foregoing, the H-1 Landmark zoning district may be applied to adobe resources built prior to 1879 and other “H” zoned resources as of (date of adoption of new Ordinance) which may not meet National Register Integrity standards. The Criteria are generally described as historic event, person, design or information potential and are fully defined in National Register Bulletin 15 (see Definitions).

Program 2.1.2. Establish H-2 City Historic Resource Zoning for the remaining National Register eligible resources and California Register eligible resources using the following criteria. H-2 City Historic Resource zoning may be applied to properties which meet National Register or California Register Criteria. Because designation requires owner consent, the Criteria are presumed to be met unless there is substantial evidence to the contrary. The Criteria are generally described as historic event, person, design or information potential and are fully defined in National Register Bulletin 15 and in California PRC 5024.1 and CCR Title 14 Chap 11.5, Sec 4850 et seq. (see Definitions).

Program 2.1.3. Establish historic districts using the criteria and framework for H-1 and H-2 zoning.

Program 2.1.4. Consider establishment of a full time preservation planning position in the Community Development Department.

OBJECTIVE 2.2. Conduct, maintain and update historic surveys.

Program 2.2.1. Evaluate and update the City’s five existing surveys and complete the Cannery Row Survey.

Program 2.2.2. Survey areas that have not been surveyed. The 1998 CLG application identified the following areas for potential survey: Upper Old Town, Upper New Monterey, Alta Mesa, Monterey Vista, East Downtown, Oak Grove, Lighthouse Avenue and Peters Gate. A survey of Wharf I is also recommended.

Program 2.2.3. Maintain and update surveys. Periodically update historic surveys. Surveys should include evaluation of properties eligible for the National Register, the California Register and Monterey’s “H” zoning overlay and should establish historic contexts that relate to the area being surveyed.

Program 2.2.4. Develop a review process for surveyed and potentially historic buildings so that they are not modified or demolished without discretionary review.

Program 2.2.5. Amend the Zoning Ordinance to require maintenance of designated historic resources and to prevent demolition by neglect.

Program 2.2.6. Develop a Master Plan for the Royal Presidio site in conjunction with the Diocese of Monterey. The City should support and encourage development and

implementation of a Master Plan for the Royal Presidio site by the Diocese of Monterey that maximizes the integration of the site's historic resources, recognizes the value of these resources and allows the Diocese to meet its changing needs.

Program 2.2.7. Develop a sensible incentive package that rewards private owners who preserve historic buildings. In the case of direct City expenditures, the program should ensure that the cost of incentives is a reasonable use of public funds. Incentives could include direct City assistance, such as the current CDBG Grant program, additional land use and property development flexibility, relief from City zoning or parking requirements, water incentives, Mills Act property tax relief, revolving loan funds, grants and possible purchase and resale with preservation easements and certificates or plaques that recognize preservation efforts.

Program 2.2.8. Consider expanding use of the Historic Building Code to protect distinctive elements and undesignated buildings with historic potential.

OBJECTIVE 2.3. Preserve Historic Landscapes

Program 2.3.1. Include historic landscapes in the historic preservation and incentive program. Develop programs to archive plans and as-built drawings of gardens.

OBJECTIVE 2.4. Develop and encourage interpretive programs and collection of artifacts and memories.

Program 2.4.1. Pursue acquisition of the Pat Hathaway Historic Photograph Collection. Explore funding options and a marketing plan for the collection.

Program 2.4.2. Encourage a nonprofit organization to raise funds and develop a multi-cultural center in Monterey. The Center could assist various cultural groups by providing a space for records, archives and activities and could also provide assistance in preserving oral histories and archives.

Program 2.4.3. Continue to support special facilities, such as cultural museums, learning and interpretive centers and libraries that preserve, store, protect and make artifacts available for public display and study.

Program 2.4.4. Encourage existing interpretive agencies to coordinate their activities so they integrate well into the overall interpretive effort.



CITY OF MONTEREY HISTORIC POLICIES AND ORDINANCES

Monterey is the most historic city in California. It was the Spanish and Mexican capital of California from 1776 to 1849 and was the stronghold of European civilization on the Pacific Coast. Colton Hall was the site of the California constitutional convention in 1849. Its historic sites compare in National significance to historic St. Augustine, New Orleans, Santa Fe, New Mexico etc.

Since the early part of this century, Monterey citizens have strongly supported historic preservation, beginning with the preservation of the Custom House and Colton Hall. Monterey has preserved more original Hispanic-era adobes than any other city in California. Monterey downtown is a National Historic Landmark District, the highest level of National recognition. In addition there are two National Register Historic Districts on the Presidio, 32 buildings listed on the National Register of Historic Places, and 46 Monterey historic buildings have HABS drawings filed in the National Archives, Washington, D.C.

This packet includes the following information:

1. Historic Preservation Ordinance and "H" zone map.

The Historic Preservation Ordinance contains policies and guidelines for preservation of historic buildings. The ordinance contains a package of regulations and incentives for preserving historic buildings. The Historic Preservation Commission

2. General Plan Policies for Historic Preservation.

The General Plan provides the city's long range objective for historic preservation. The sections included are from the Urban Design Overview and the Historic Preservation Element of the General Plan.

3. National Landmark and National Register Districts.

A National Landmark District is the highest level of national recognition. Monterey has districts to the north and south of the downtown. National Register Districts are the next level of significance. There is a National Register District on the lower Presidio of Monterey, and National Register Eligible Districts on the middle Presidio of Monterey and Naval Postgraduate School.

"H" ZONE HISTORIC BUILDINGS
City of Monterey, California

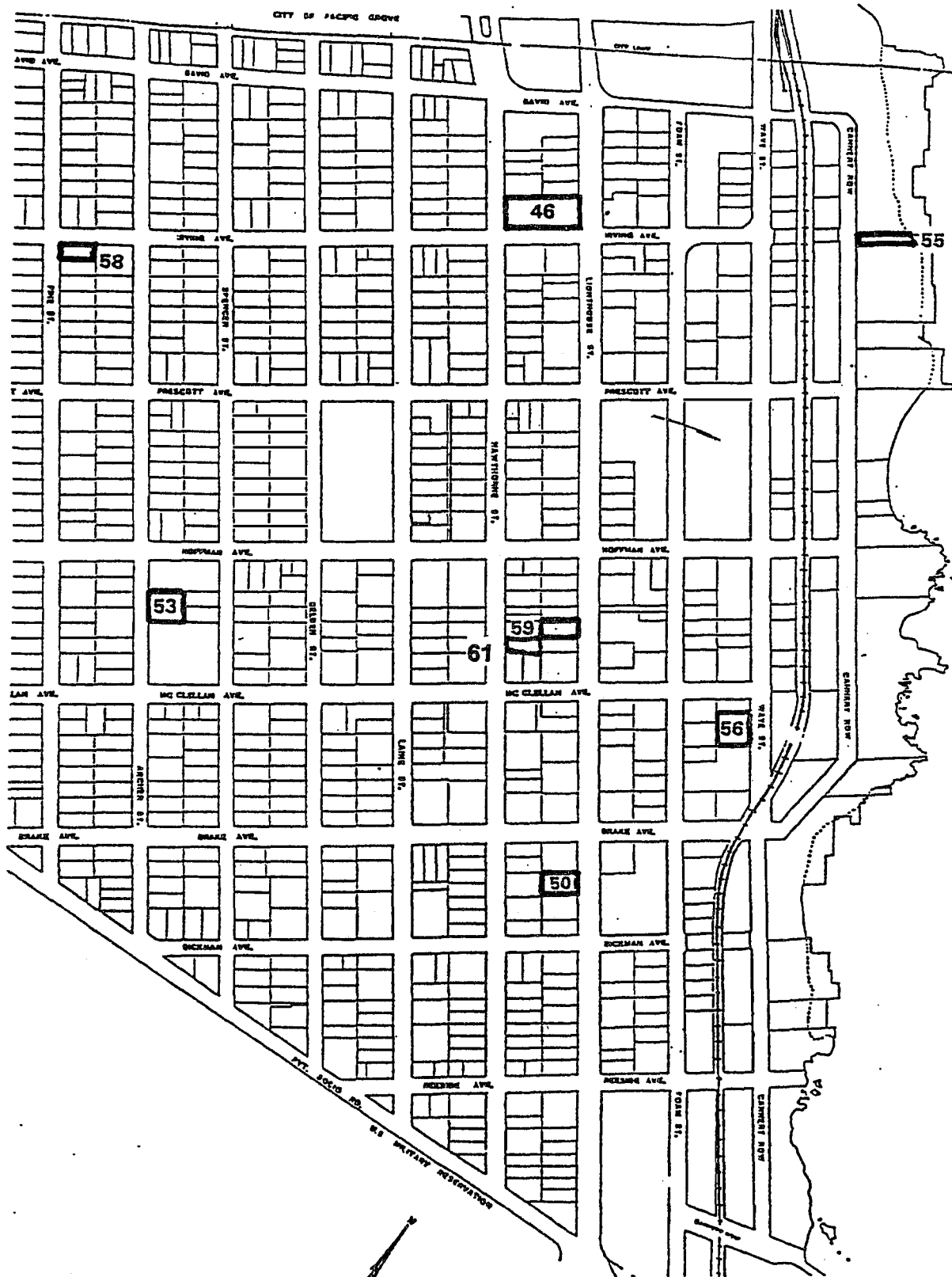
- | | |
|-----------------------------|-------------------------------------|
| 1 Casa Alegre | 32 Rockwood-Cole Adobe |
| 2 Casa Alvarado | 33 Casa Sanchez |
| 3 Casa Alvarado | 34 Casa Sanchez |
| 4 Casa Alvarado | 35 Sherman House |
| 5 Casa Alvarado | 36 Casa Sanchez |
| 6 Casa Alvarado | 37 Casa Jesus Soto |
| 7 Brown-Underwood Adobe | 38 Casa Jesus Soto |
| 8 Casa Alegre | 39 Sherman House |
| 9 Capital Hill | 40 Santa Clara Adobe |
| 10 Casa De Castro | 41 Casa De La Torre |
| 11 Cotton Hill | 42 Vazquez Adobe |
| 12 Casa-Alvarado Adobe | 43 Whiting Station |
| 13 Casa Alegre | 44 Duane House |
| 14 Casa De Castro | 45 Thomas Cole House |
| 15 Casa Alegre | 46 Marquette Hall |
| 16 Santa Clara Adobe | 47 Sherman House |
| 17 First Brick House | 48 Santa Clara Adobe |
| 18 First Federal Court | 49 Santa Clara Adobe |
| 19 First Federal Court | 50 Corcoran |
| 20 First Theatre | 51 Pizzanelli House |
| 21 General Fremont Quarters | 52 Pizzanelli House |
| 22 Gordon House | 53 Horacio Parrochia Vicarage |
| 23 Casa Galera | 54 Mayo House O'Donnell Library |
| 24 House of the Four Winds | 55 Don Robert's Lab |
| 25 Larkin House | 56 Central Cowing Company Warehouse |
| 26 Casa Mendez | 57 William O. Stevens House |
| 27 Meritt House | 58 James Campbell House |
| 28 Casa Del Oro | 59 Monterey Peninsula Hotel |
| 29 Casa Pacheco | 60 Gracie House & Studio |
| 30 Pacific House | 61 Gracie House |
| 31 Royal Pacific Chapel | 62 1111 Franklin |
| | 63 Casa Schaefer |

November 1999

City of Monterey Historic Preservation Commission



"H" ZONE HISTORIC BUILDINGS
Page 2. Cannery Row/New Monterey Area



MONTEREY ZONING ORDINANCE

Article 15 -- H Historic Overlay District

Sections:

- 38-72 Specific Purposes
- 38-73 Applicability and Zoning Map Designator
- 38-74 Criteria for Adoption of H Overlay District Zoning
- 38-75 Land Use Regulations
- 38-76 Required Finds for Historic Permit
- 38-77 Historic Preservation Program

38-72 Specific Purposes

- A. To implement the Urban Design Overview and Historic Preservation Element of the General Plan. To implement historic preservation provisions of adopted neighborhood plans.
- B. To promote the preservation, protection, restoration, reconstruction, and enhancement of historic structures, sites, and features.
- C. To enhance and preserve the setting of historic structures, sites, and features so that surrounding land uses, including design and color, do not detract from the historic resources.
- D. To encourage and promote public knowledge, understanding, and appreciation of the city's history. To promote appreciation and use of historic resources.
- E. To encourage preservation of structures, sites, and features, which will, in the future, be considered to be historic resources.
- F. To promote public awareness of the benefits of preservation.
- G. To encourage public participation in identifying and preserving historical and architectural resources, thereby increasing community pride in the city's cultural heritage.

38-73 Applicability and Zoning Map Designator

- A. The H Historic Overlay District may be combined with any zoning district. It may be initiated under the procedures established by Article 26 or by the Historic Preservation Commission.

In addition to the process specified in Article 26, the Historic Preservation Commission shall make recommendation prior to Planning Commission public hearing on the rezoning. Each H overlay district shall be shown by adding an "-H" designator to the base district designation.

- B. Where a structure, site, or feature meets the criteria for "Landmark" designation, but H zoning of the entire property is not practical, the City Council shall hold public hearing after receiving recommendation from the Historic Preservation Commission and may, by

MONTEREY ZONING ORDINANCE

resolution, designate any structure, site, or feature as a "Landmark" upon making the findings based on the Landmark Designation Criteria.

38-74 Criteria for Adoption of H Overlay District Zoning

In order to be eligible for H zoning, a structure, site, or feature must be at least 50 years old and meet one or more of the following criteria:

- A. Archaeology. The site includes evidence of settlement, occupation, work areas, farming, hunting, gathering, burials, artifacts, and structures of all types dating from prehistoric or aboriginal periods (before 1769), the Spanish period (1769-1821), the Mexican period (1821-1846), or the earlier American period (1846-1879).
- B. Historic Events. It is identified with significant historic events in national, state, region, or city, even if no physical evidence of the event remains.
- C. Historic or Notable People. It is associated with a person important in history or culture of the nation, state, region, or city.
- D. Noted Architect or Designer. It is the work of an architect, artist, designer, or craftsman whose work has achieved national, state, or regional recognition, or whose work has significantly influenced the development of the City of Monterey (e.g., Ernest Coxhead, Julia Morgan, Greene & Greene, William H. Weeks, M. J. Murphy, Robert Stanton).
- E. Distinctive Local Feature. It has unique location or physical characteristics representing an established and familiar visual feature of a neighborhood or the city, such as fences, walls, bridges, trees, waterways, beaches, and forests.
- F. Architecture. It is a recognized example of an architectural type or specimen, such as the Monterey Colonial, Greek Revival, Queen Anne, Victorian, Churrigueresque, Colonial Revival, Shingle Style, Mission Revival, Bungalow Style, Spanish Colonial Revival, or Moderne.
- G. Unique Local Materials. It makes extensive use of building materials which are unique to the Monterey Peninsula, such as Carmel Stone, Monterey Shale, whale bone, or it is an adobe structure built before 1879.
- H. Distinctive Interior. It has interior design, artwork, sculpture, features, etc., that are structural fixtures permanently attached to the building and are: (1) the work of noted architects, designers, craftsmen, or artisans whose work has achieved national, state, regional, or local recognition; (2) are examples of a recognized historic interior design form; or (3) interior adobe walls or interior portions of exterior adobe walls. Interior features that are not permanent fixtures and are not structurally attached to the buildings are not distinctive interior elements of a structure.

38-75 Land Use Regulations

- A. Land use and development regulations shall be those of the base district with which the H Overlay District is combined, provided that the provisions of the H Overlay District shall apply where conflicts arise.

MONTEREY ZONING ORDINANCE

- B. A Historic Permit shall be required prior to:
1. Alteration of any structure or any feature within the H Overlay District.
 2. Demolition or removal of any structure or any feature within the H Overlay District.
- C. A Historic Permit is not required for:
1. Any alteration or other work which conforms to an adopted Historic Preservation Program. A Historic Preservation Program may identify nonhistoric elements of a site which do not require Historic Permit review.
 2. Removal, alteration, or maintenance of landscape material other than trees unless the landscape elements are specifically identified as historic elements in an adopted Historic Preservation Program or by resolution of the City Council.
 3. Interior alteration of any structure that has been exempt from interior review by an adopted Historic Preservation Program. Where a Historic Preservation Program has not been prepared, the Historic Preservation Commission may, by resolution, exempt the structure, site, or feature requirement for a Historic Permit for interior alteration.
- D. An adopted Historic Preservation Program may specify elements of the structure, site, or feature that are not subject to Historic Permit review, including interiors.
- E. Application for Historic Permit shall be made on forms provided by the Community Development Department and shall contain whatever detailed information as is required to review the application, including payment of fees.
- F. Appeals. The applicant may appeal decisions of the Historic Preservation Commission or Planning Commission in manner provided in Article 27.
- G. Additional Uses Allowed. Additional uses not allowed in the base district zoning may be allowed by Use Permit in the H Overlay District. In order to grant such a Use Permit, findings shall be made that the additional uses are necessary for the preservation of a historic structure, site, or feature or historic interior. As a part of a Use Permit, contracts and/or easements between the property owner and the City may be required that would provide for preservation or restoration of exterior or interior features of a historic structure, site, or feature. Additional uses granted under this provision shall be limited to allowing R-G uses in the R-1 district, C-O uses in the R-G district, and C-1 uses in the C-O district or any use that provides public access to a historically preserved or restored interior. Additional uses for a restored interior may only be allowed upon making a finding that impacts of the use, including traffic and parking, would not be detrimental to the surrounding area.

38-67 Land Use and Development Regulations; Conditions of Approval

Land use and development regulations shall be those of the base district with which the D district is combined, unless modified by another overlay district. The following limitations shall apply to conditions of approval:

- A. D1 District. In a D1 district, conditions relating to architectural design are acceptable. However, no condition of site plan approval shall impose requirements pertaining to use, density, FAR, private open space, yards, parking, or loading that are more restrictive than those prescribed by applicable base district regulations, unless modified by another overlay district, a Use Permit, or variance.
- B. D2 District. In a D2 district, the Planning Commission may impose specific conditions or standards pertaining to architectural design, use, hours of operation, special setbacks and buffers, fences and walls, outdoor lighting, driveway locations, parking area landscaping, signs, landscaping, street dedication, and related public improvements, upon finding that:
 - 1. Such requirements are necessary to protect the adjoining property and to assure appropriate development, and are consistent with the General Plan and the purposes of this ordinance.
- C. D3 District. In a D3 district, the Planning Commission may impose specific of standards pertaining to architectural design; building mass, bulk, and height; walls; outdoor lighting; driveway locations; parking area landscaping; signs; landscaping; street dedication; and related public improvements upon finding that:
 - 1. Such requirements are necessary to protect adjoining or nearby historic resources, to assure appropriate development, and to assure consistency with the General Plan and adopted historic preservation policies.

38-68 Review of Plans

- A. D1 District. The submission requirements and procedures of Article 24, Development Review Committee Approval, and Article 25, Architectural Approval, shall apply.
- B. D2 and D3 Districts. A two-part review process is required.
 - 1. Initial Review. The Planning Commission shall review the concept plan required by Article 25 prior to any review by the Architectural Review Committee. In the D3 district, the Historic Preservation Commission shall make advisory recommendation to the Planning Commission. The Planning Commission shall approve, approve with modifications, or deny the concept plan within 45 days of receipt of a completed application, unless an extension of time is acceptable to the applicant. Any requirements imposed pursuant to Section 38-67(B) must be supported by the required findings. The Planning Commission's decision shall be final, unless appealed to the City Council in accord with Article 27. The Planning Commission, on its own motion, may refer its decision to the City Council for further consideration. The City Council shall act on a referral from the Planning

MONTEREY ZONING ORDINANCE

Commission within 45 days or the Planning Commission's decision is deemed affirmed.

2. Final Review. Following Planning Commission or City Council review, all applications for development approval shall be subject to Article 24, Development Review Committee Approval, and Article 25, Architectural Approval.
- C. Appeals. The applicant may appeal decisions of the Development Review Committee, Architectural Review Committee, or Planning Commission in accord with Article 27.

1.

INTRODUCTION

Monterey's heritage of historic buildings enriches the community culturally, architecturally and even financially. Adobe and stone structures of the Spanish and Mexican eras (1770-1846) are a major tourist attraction and are important to national, state and local history. Other buildings of the American era are also significant.

This community has preserved many historic structures for future generations to appreciate. Each decade brings an increasing value to recognized buildings such as the adobes, and adds value to lesser-known structures like the ornate Victorian homes.

It is in the city's best interest to promote preservation of these buildings of historical significance.

2. ISSUES

a. Maintenance of Presently Designated Historic Structures

Due to preservation efforts over the past 140 years, the city is blessed with about 46 recognized historic buildings from the period 1770-1870. Page C-4 lists these structures. Some are more protected than others. Continued preservation requires a variety of community efforts, including those detailed in this element.

b. Additional Designation of Historic Structures

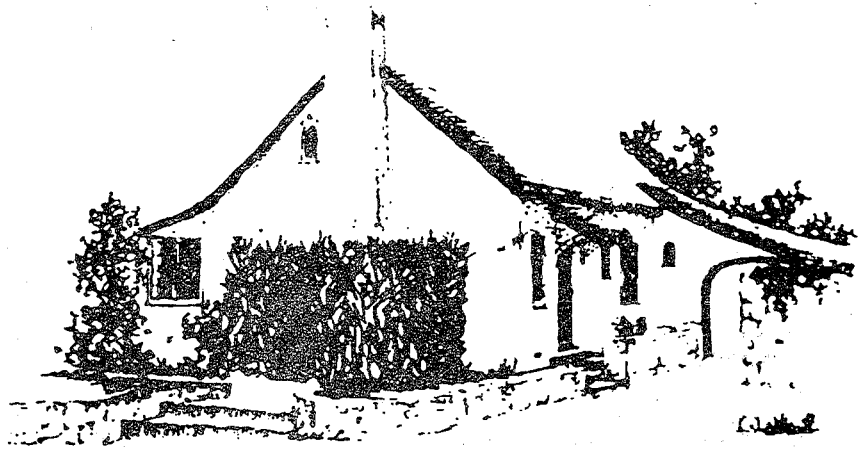
The passage of time often makes previously unappreciated structures into treasures. Before the 1960s, few people saw value in preserving Victorian homes of the 1860s to 1890s. Today, there is a nationwide trend to preserve these increasingly rare dwellings.

Now and in the near future, some 20th century home styles may become important to preserve. Such styles as shingle, bay tradition, bungalow and Spanish revival may be threatened and diminish to a limited supply. The community may wish to restore and preserve such structures as it has done in the past with the adobes.

c. Historic Resources Other Than Buildings

This element concentrates on buildings of the period 1770 to 1930. However, there are many historic resources in Monterey other than buildings: Native American archaeological sites, statues and monuments, streets, and paths and trees. The city may wish to take action to also preserve and protect these resources.

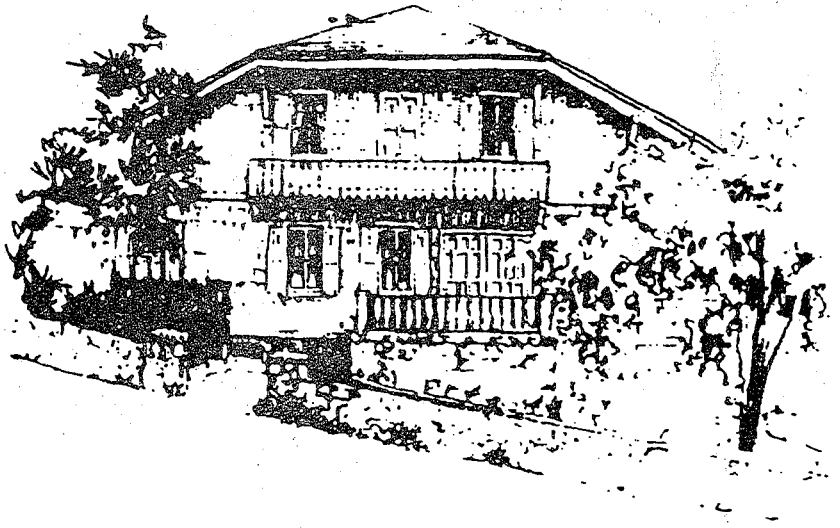
C-2



TYPICAL PERIOD REVIVAL HOUSE



PERRY HOUSE



JULIA MORGAN HOUSE
TYPICAL SHINGLE STYLE HOUSE

3. GOALS



LARKIN HOUSE



FIRST THEATER IN CALIFORNIA



CUSTOM HOUSE



PACIFIC HOUSE

The following city goals should provide direction for more specific policies and programs addressing city historic preservation issues:

- a. Preserve Monterey's heritage of adobe and stone buildings of the Spanish and Mexican eras for future generations to enjoy.
- b. Preserve other noteworthy 19th century structures, such as Victorians.
- c. Preserve early 20th century structures that may become rare and endangered during the next few decades.
- d. Protect historic districts.

4. POLICIES AND PROGRAMS

City policies and programs for the preservation of historic structures should reinforce and expand past community programs. The city benefits from the accumulated efforts of many civic-minded local citizens as well as the federal and state governments. These resources have achieved the level of historic preservation which we enjoy today, and should be recognized.

At the same time, policies and programs should reflect the changing priorities of society. Seemingly ordinary buildings of today can be restored to a vital community role tomorrow. The city must be able to seize opportunities to save and restore these historic treasures before they approach extinction. The city should recognize the strong volunteer spirit in the community and encourage this spirit to become productive in the preservation and restoration of historic buildings.

List of Historic Structures 1770-1930 in Monterey

Structure	Location	National Register	State Park and City- Owned	State "Significant" List	H Zone	1977 Nomellini- Wileman Study
First French Consulate	Camino El Estero		X	X	X	19 X
First Theater	Pacific St.	X	X	X	X	20 X
Fremont Headquarters	Hartnell St.			X	X	21 X
Gordon House	King St.	X		X	X	22 X
Casa Guiterrez	Calle Principal	X	X	X	X	23 X
Merritt House	Pacific St.	X		X	X	27 X
Casa del Oro	Scott St.	X	X	X	X	28 X
Casa Pacheco	Webster at Abrego			X	X	29 X
Rodriguez- Osio Adobe	Alvarado St.			X	X	32 X
Casa Sanchez	Alvarado St.			X	X	33 X
Casa Serrano	Pacific St.				X	34 X
Sherman Headquarters	Calle Principal	X	X	X	X	35 X
Casa Soberanes	Pacific St.		X	X	X	36 X
Casa de Soto	Pierce St.			X	X	37 X
Casa de Soto	Joaquin Court			X	X	38 X
Stevenson House	Houston St.	X	X	X	X	39 X
Stokes Adobe	Hartnell at Madison	X		X	X	40 X
Casa de la Torre	Jefferson St.	X		X	X	41 X
Whaling Station	Pacific St.	X	X	X	X	43 X
El Castillo (Foundation)	Presidio of Monterey	X				
Old St. James Church (M.H. O'Donnell Library)	Van Buren St.			X		X
Casa Munras	Munras Ave.					X
Presidio Chapel- San Carlos	Church St.	X		X	X	31 X
Casa Abrego	Abrego at Webster			X	X	1 X
Casa Amesti	Polk St.	X		X	X	4 X
Casa Boronda	Boronda Lane			X	X	6 X

Structure	Location	National Register	State Park and City-Owned	State "Significant" List	H Zone	1977 Nomellini-Wileman Study
Casa de Castro	Castro Rd.			X	X	X
Casa Madariaga	Abrego St.			X	X	26 X
Estrada Adobe	Alvarado St.			X	X	16 X
Larkin House	Calle Principal	X	X	X	X	25 X
Perry Residence	Van Buren St.			X		X
Colton Hall and Jail	Dutra St.	X	X	X	X	11 X
Vasquez Adobe	Dutra St.	X	X	X	X	42 X
Underwood-Brown Adobe	Pacific St.	X	X	X	X	7 X
Casa Alvarado	Dutra St.	X	X	X	X	2 X
Casa Alvarado	Alvarado St.	X			X	3 X
Casa Bonifacio	Mesa Rd.			X	X	5 X
Casa Buelna	New Perry House			X	X	8 X
Capitular Hall	Pacific St.			X	X	9 X
Cooper-Molera Adobe	Munras Ave.	X	X	X	X	12 X
Custom House	Custom House Plaza	X	X	X	X	13 X
Pacific House	Custom House Plaza	X	X	X	X	30 X
Casa de Doud	Van Buren St.	X		X	X	15 X
First Federal Court	Polk at Hartnell	X		X	X	18 X
First Brick House	Pacific St.	X	X	X	X	17 X

A. NATIONAL REGISTER

The National Historic Preservation Act of 1966 established a centralized list of important older buildings called the National Register of Historic Places. Two districts and several buildings in Monterey have met national criteria and have been placed on the Register. This provides some tax advantages to the owners, and limited protection against demolition.

B. STATE PARK AND CITY-OWNED

Several historic structures are owned by government agencies, which attests to their importance. A structure must be significant before the State or the City will purchase and restore it, using scarce public funds.

C. STATE "SIGNIFICANT" LIST

The 1981 California Department of Parks and Recreation "Monterey State Historic Park Plan", page 16, lists a number of buildings of historic significance. This Plan was prepared by several recognized experts, including Bob Reese of the California Department of Parks and Recreation.

D. H Zone

In 1964, the City of Monterey adopted an overlay zone to protect important historic buildings. This overlay zone augments and effects the underlying zoning (commercial or residential). Any physical change to a historic building in the H zone requires review by the City Planning Commission, which gives limited protection to such structures.

E. 1977 NOMELELLINI-WILEMAN STUDY

The City Community Development Department commissioned this 200-page study by two college students in 1977. Individual histories of important buildings in Monterey were developed by the students and reviewed by history experts in the Community. This document is available from City staff for a fee, and is the Technical Study to this General Plan Element. It is the most complete such study done in recent years.



ROYAL PRESIDIO CHAPEL

C-5

much of the financial base for this preservation effort comes from the state. In recent years, state funds have been limited, but Monterey State Historic Park continues to be expanded and restored. The city must rely on the California Department of Parks and Recreation for this work.

Policy 1 The city should coordinate historic preservation efforts in and around Monterey State Historic Park with the California Department of Parks and Recreation.

Program 1a: The city should lobby state government to assure continued state funding for acquisition and preservation of pre-1870 buildings in Monterey.

Program 1b: The city should use the H Zone and other statutory powers to protect pre-1870 buildings, especially those in public ownership.

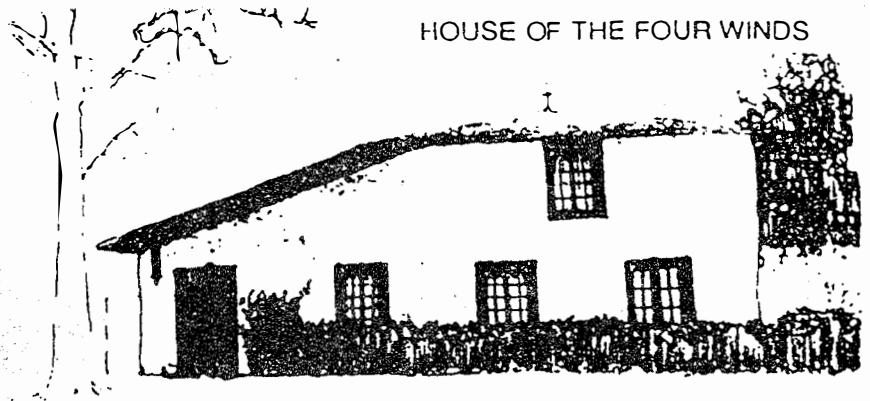
Program 1c: The city should cooperate with the state in diversion of vehicular traffic around concentrations of the state park and other historic buildings where appropriate and feasible. The city traffic committee can take a lead role.

Program 1d: The city should continue to encourage the U.S. Army to add El Castillo, the old Spanish and American fortress, to Monterey State Historic Park.

A majority of the significant historic buildings in Monterey are not in state ownership. Some are city-owned; some are private stores and offices; some are owned by non-profit groups. These buildings are as important to Monterey as the State Historic Park, and may have less funding for restoration.

Policy 2 The City of Monterey will take all reasonable steps within its power to assure the preservation of pre-1870 structures, whether or not they are included in the State Historic Park.

HOUSE OF THE FOUR WINDS



Program 2a: The city will continue to be responsible for maintenance and restoration of heritage structures which are in its custody: Colton Hall, Old Jail, Underwood-Brown Adobe, Vasquez Adobe, Osio Adobe, and First French Consulate. City funds will be used on a limited but continuing basis.

Program 2b: The city should attempt to assist private groups in the acquisition, restoration and maintenance of pre-1870 buildings through loans and revolving funds, and where feasible, waivers of city standards which would not adversely impact the community.

The city can take steps which indirectly protect the environment of preserved historic buildings. The visual, sound and vibration aspects of nearby development should be reviewed to assure that public and private restoration efforts are not offset by nuisances created in surrounding areas.

Program 2c: The city will continue to use its zoning and architectural review powers for pre-1870 structures to prevent adverse environmental effects created by new development. In particular, the present architectural balance of scale with adobes will be maintained.

Development rights transfer is a concept that allows part of the right to build on one property (say a historic site) to be transferred to another parcel elsewhere. Thus, an adobe site might provide 50% of the otherwise allowable density. This technique has been used in large cities and small towns across America to save older buildings. It must be used selectively to avoid adverse impacts.

Program 2d: The city may consider a program of development rights transfer to other sites when privately owned pre-1870 buildings are threatened with demolition to make way for new construction.

Program 2e: The city will consider contracts with owners of historic buildings, pursuant to state law and provisions of the uniform building code, to establish flexibility in interpretation of building code standards for such buildings.

Program 2f: The city will continue to nominate appropriate structures for the National Register of Historic Places, the State Historic Landmarks list and similar preservation programs.

Program 2g: The city will sponsor applications by owners of historic buildings for federal and state grants, such as the National Endowment for the Arts and the Historic Preservation Act of 1966. Private funding for these buildings will also be promoted by the city.

Program 2h: The city will encourage the placement of protective easements over historic structures, and may participate in their creation.

Program 2i: The city will strive to fund and cooperate in programs of educational value for visitors and residents, including publications, tours, media presentations and support of museums.

Not all the potentially significant structures in Monterey are reflected on page C-4. As time goes on, more and more buildings acquire historical value due to their age, architecture, rareness, events which occurred within them, or other reasons. Only awareness in the community can prevent their loss to demolition, deterioration, or "modernization."

Policy 3 The city should investigate and support preservation of structures erected during the Victorian era of the late 19th Century, including use of city funds where available.

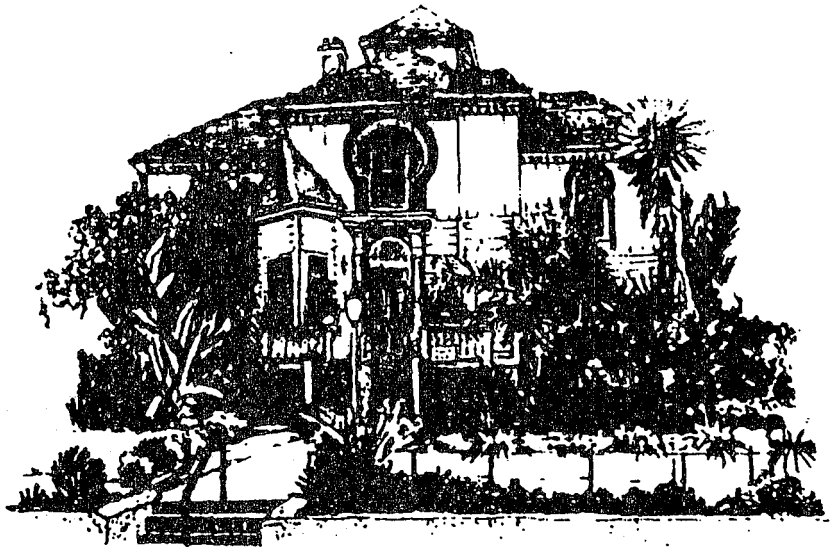
During 1978-1982, the city obtained \$72,000 for the restoration of two Victorian homes in New Monterey. These low-interest loans were made to lower-income households which otherwise would have been powerless to prevent the deterioration of their classic homes. This program can be utilized as long as sufficient federal and state funds are available. Past loans can be recycled as they are paid off, into a fund specifically targeted for the few dozen most significant late 19th century structures.

Program 3a: The city should allocate a portion of its limited federal and state housing rehabilitation loan funds toward the preservation of Victorian homes where appropriate and where owners are eligible for such funds.

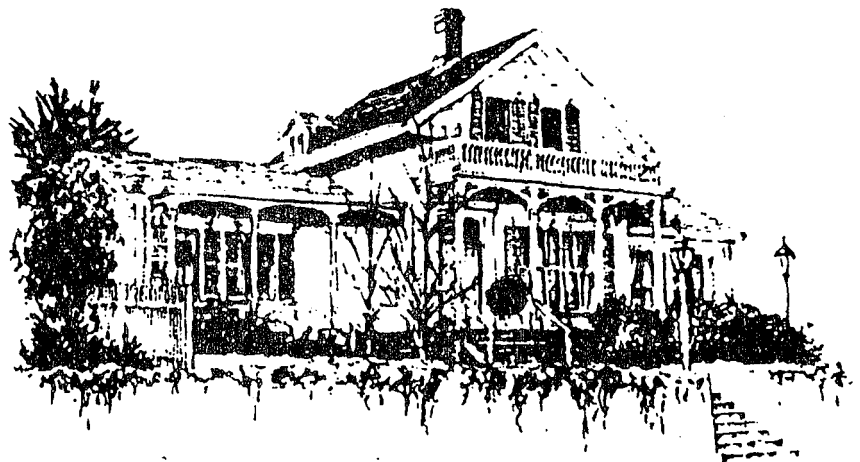
Program 3b: The city should inventory the most significant Victorian homes and contact their owners about commencing preservation efforts prior to 1990.

Program 3c: The city should consider zoning which could support preservation of Victorian homes. One example is possible extension of existing R-G-A-P (multiple family housing/office professional) zoning to cover such homes, where appropriate. Another example might be development rights transfer.

The Victorian wood homes, with their fine detailing and intricate shapes, are probably the most threatened group of buildings in Monterey today. By committing to the principle of protecting these threatened structures, the city's limited resources can be focused on their salvation. However, in the next decade or two, early 20th century homes scattered throughout the city may also be endangered. The city is not presently in a position to do much to protect these resources, due to limited funding. However, the city should monitor the situation.



THE GREEN MANSION



THE FINCH HOUSE

Policy 4 The City of Monterey should anticipate future values that may be placed on early 20th century structures, and encourage their preservation.

Program 4a: As a secondary priority, the city can make low-interest housing rehabilitation loans to early 20th century homes, especially significant architectural examples owned by lower-income families.

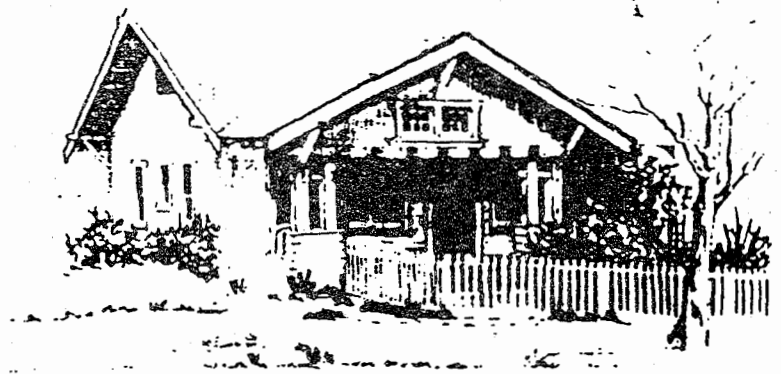
Program 4b: The city can seek funding and generate a professional architectural study of important homes built in the period 1900-1930 as the first step to their preservation. Maximum distribution and community use of this study should be encouraged.

Using the National Register and other established criteria as a guide, the city could identify and promote "historic districts." These clusters of significant structures could be mixed with buildings of other eras, but should reflect a historic mood when taken as a whole. Examples might be the Island of Adobes area at Hartnell and Polk; the Old Town Victorian area; or Cannery Row.

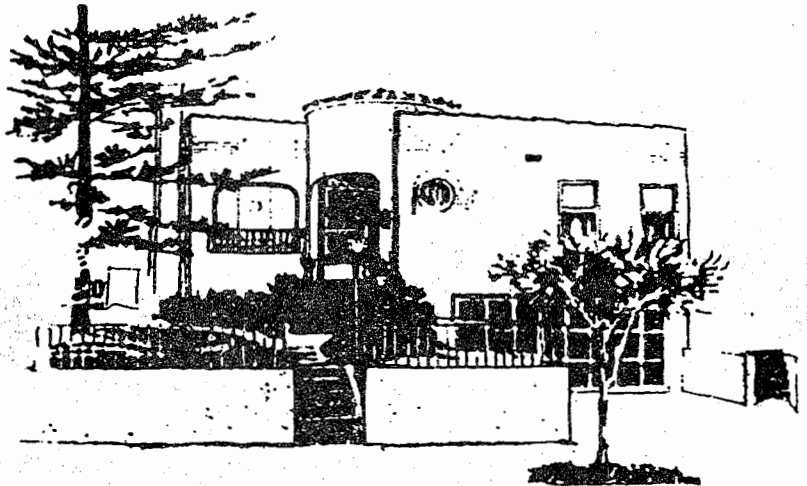
Policy 5 The City of Monterey should protect historic districts of the 19th and early 20th centuries.

Program 5a: The city can fund and generate professional studies which define and designate "historic districts." Citizen participation should be stressed to give property owners maximum protection.

Program 5b: The city can expand its protection of individual buildings, such as H zoning and rehabilitation funding, to cover specified historic districts.



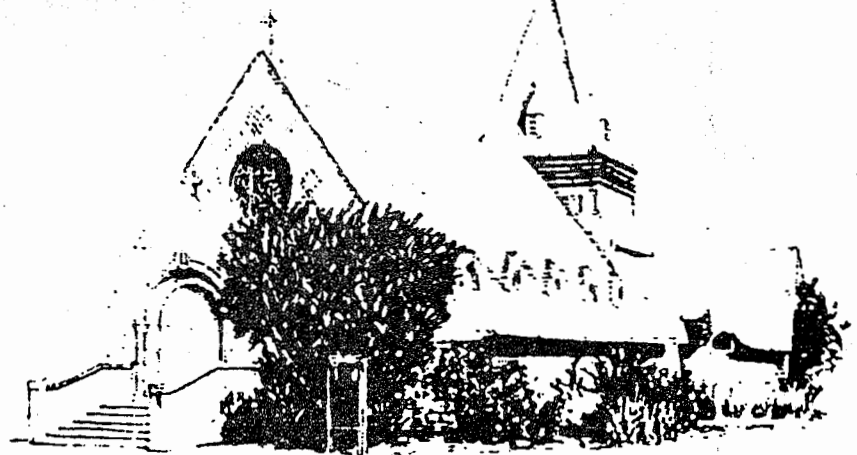
TYPICAL BUNGALOW



TYPICAL ART DECO HOUSE



STEVENSON HOUSE



ST. JOHN'S CHAPEL

e. Historic Buildings

The number and concentration of adobes in Monterey makes them special and historically very significant. Many of these historic buildings also feature gardens. These buildings and their settings should continue to be protected and restored, keeping the flavor of the past. (See also the Historic Preservation Element.)

Policy 35 Protect and enhance the setting of historic buildings.

Policy 36 Discourage modern copies of identified historic buildings because they detract from the real thing. Encourage new buildings which maintain and enhance architectural styles reminiscent of our historical heritage.

Policy 37 Respect the scale of historic buildings by careful design of adjacent buildings.

Policy 38 Continue to advance the pedestrian Path of History. (See "Old Monterey Downtown Urban Design Plan" pedestrian Path of History.)

f. Wildlife Habitats

The maintenance of nature's life cycles is certainly in our best interest. The linkage and continuity of our open space network, the preservation of our natural waterways, and use of native plant species will all help enhance and preserve wildlife habitats.

Policy 39 Avoid isolated islands of open space by encouraging natural open spaces that interconnect and form corridors.

Policy 40 Maintain native plant species in open spaces and remove invasive plant material, such as genista and pampas grass. The city shall develop a program to eliminate genista and pampas grass, a pernicious weed, from its environs. Such a program should be developed by the Parks and Recreation Commission with necessary resolutions and ordinances recommended to the Council.

Policy 41 Maintain natural drainage and waterways.

g. Pedestrian Ways

Our temperate climate, combined with relatively short physical distances within most neighborhoods and commercial areas in Monterey, make walking a realistic and enjoyable method of transportation. By encouraging pedestrian circulation, auto and bus impacts can be minimized, especially in crowded, high-use areas.

Policy 42 Encourage pedestrians in the historic areas, Cannery Row, Fisherman's Wharf and marina areas, beaches and parks; attempt to accommodate autos and tour buses in these areas by providing centralized parking areas and thereby minimize their impact; orient graphics primarily to pedestrians in these areas.

Policy 43 Maintain and enhance the pedestrian Path of History by creating stronger linkage between the adobes.

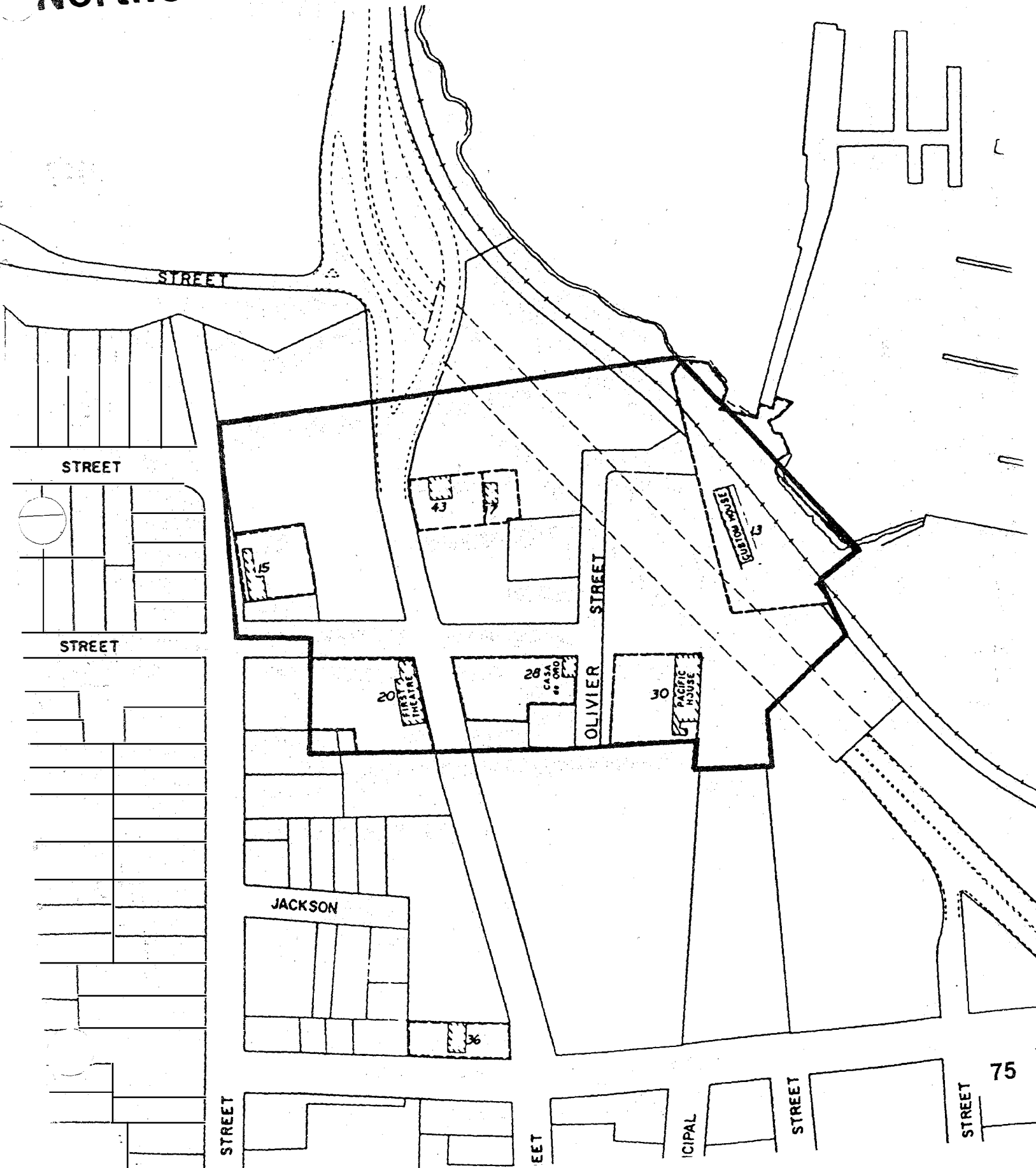
Policy 44 Support construction of a central transit terminal.

Policy 45 Encourage pedestrian, cyclist and possible people movers along the former Southern Pacific railroad right-of-way that are safe and compatible. (See also pages A-4, A-9 and H-6.)



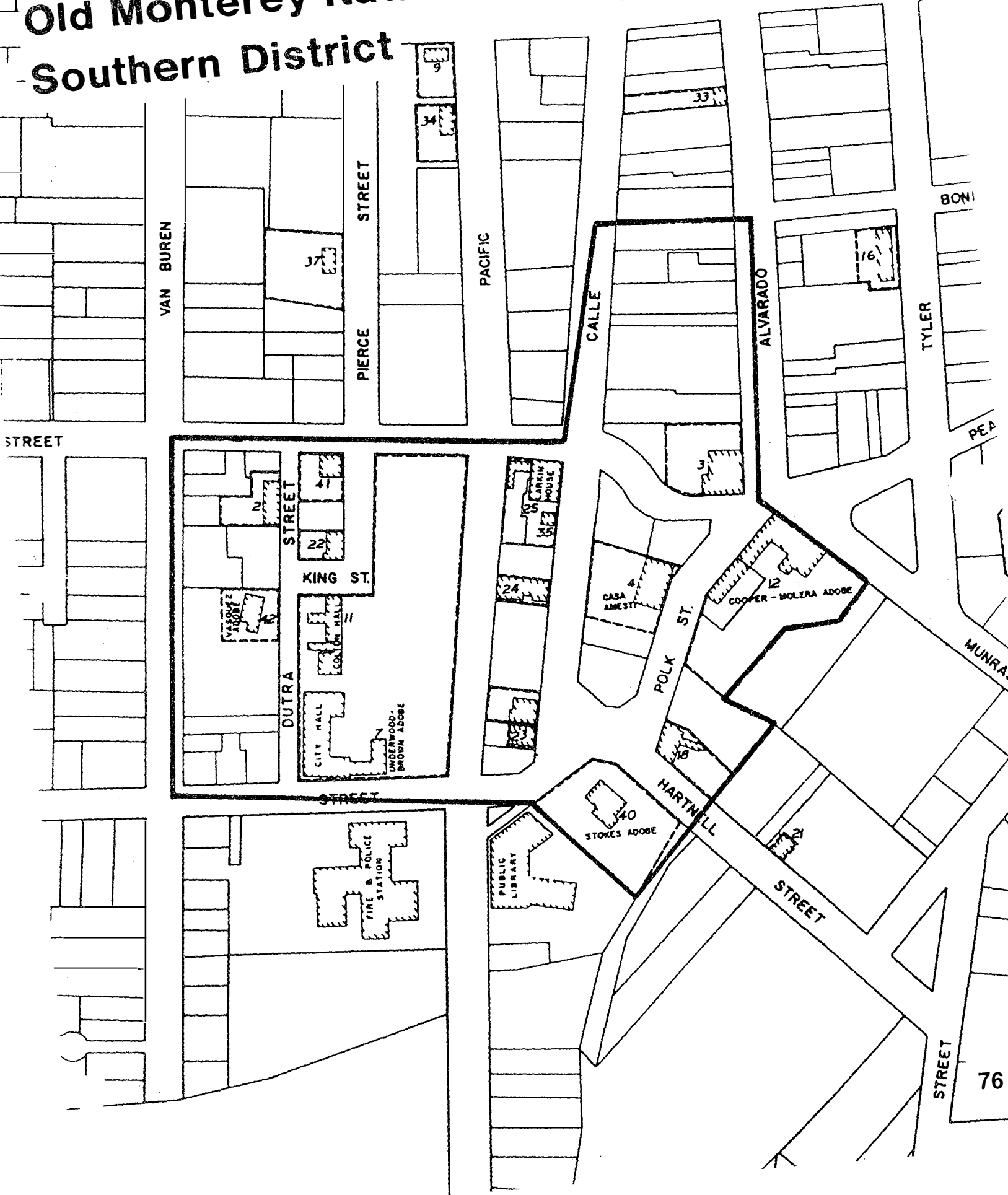
Old Monterey National Landmark District

Northern District



Old Monterey National Landmark District

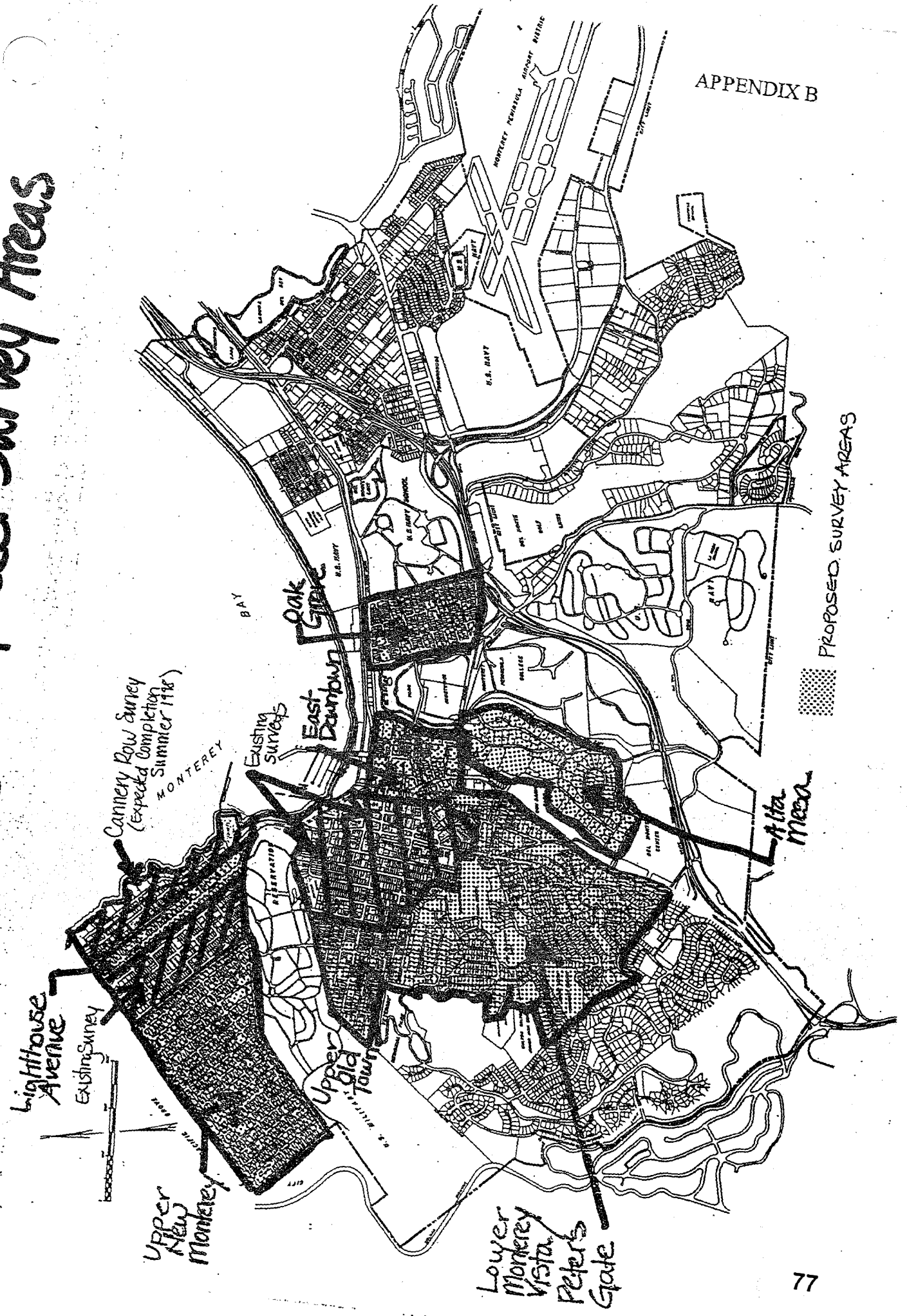
Southern District



Existing & Proposed Survey Areas

APPENDIX B

PROPOSED SURVEY AREAS



APPENDIX C: Bibliography

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Monterey Trader

Pacific Grove Tribune

The project team primarily used these newspapers within the clippings files found in the City of Monterey Public Library California Room.

Governmental Records

Census Records

