

Master Plan Implementation



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IMPLEMENTATION

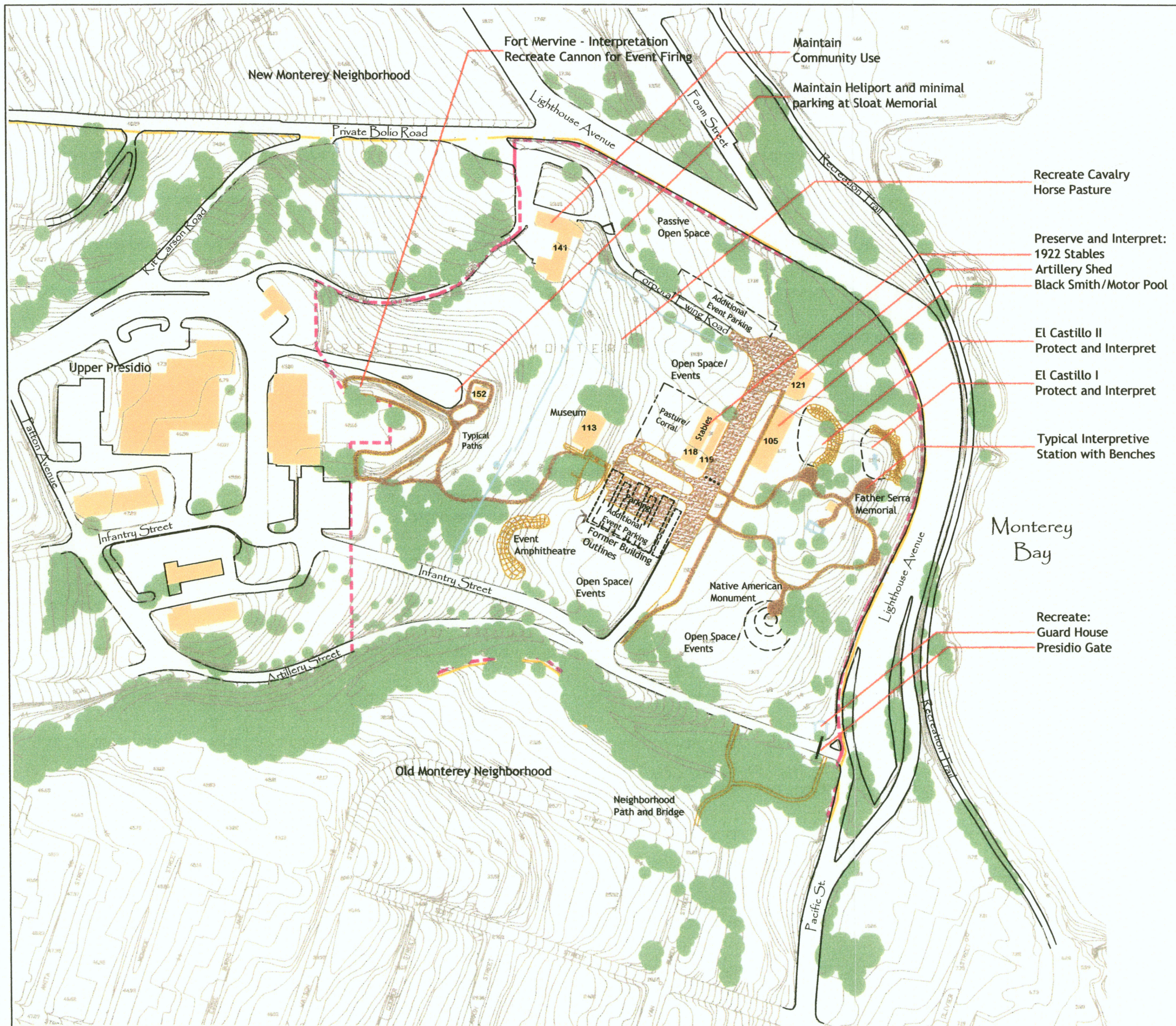
Development of the Historic Park has already begun with the reconstruction of the Artillery Street Gate and re-opening of the Presidio Museum by the City. Maintenance by Public Works and Parks continues to provide a baseline of care for roadways, trees and grass fields.

Marketing the site's history and public access can begin immediately. Combined with attractive re-enactments and period exhibits, the Peninsula visitor may extend their stay.

The following estimates are intended to give only a general idea of the costs involved in the development of Lower Presidio Historic Park. Field testing, archeological and architectural research, facility and interpretive design costs are conceptual only and provided as a reminder of planning costs to implement the project.

PHASING

The various park development recommendations are described in the Interpretive Themes and Master Plan Recommendations sections of this report. The Lower Presidio Historic Park plan recommendations are a guide to implementation. Due to site testing and detailed research for reconstruction of existing facilities, some elements may take considerable time to complete. Many project planning tasks and construction tasks can occur simultaneously.



Current Buildings/Conditions

- = Historic District Boundary
- = Lease Boundary
- 121 = Building w/ Number Designation
- = Existing Trees

History Markers

- = Bouchard Monument
- x = Nino Grave Marker
- = Rain Rock
- = Wall(s)
- + = Large Wood Cross
- = Mexican Barracks
- = Gatehouse (ca. 1903)
- = Former Building Outlines

Lower Presidio Historic Park Master Plan Concept

Prepared For:
City of Monterey

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299 Cannery Row Monterey, CA 93940
Edna E. Kimbro, Historian
Past Forward Archaeology

PROJECT BUDGET TABLE

Project Description	Total Project Cost
SITE PREPARATION	
Demolition of Existing Buildings to be Removed	\$0
Demolish Sloat Site Improvements	\$1,500
Demolish Pavements and Dispose	\$15,000
Remove Wood Cross	\$1,500
Relocate Alexis Niño Grave and Marker	\$7,500
Vegetation Clearing	\$5,000
Site Preparation Subtotal	\$30,500
EARTHWORK & UTILITIES	
Grading	\$75,000
Water	\$18,000
Sewer	\$10,000
Electrical	\$25,000
Earthwork & Utilities Subtotal	\$128,000
CIRCULATION & PARKING	
Asphalt Parking	\$65,000
Gates	\$7,500
Offsite Signage	\$4,000
Offsite Pedestrian Improvements	\$10,000
Circulation & Parking Subtotal	\$86,500

PROJECT BUDGET TABLE

Project Description	Total Project Cost	
PARK STRUCTURES		
New Visitor Kiosks at Pacific St, Presidio Museum & Sloat Memorial	\$30,000	
Stables Restoration	\$225,000	– \$250,000
Enhancement for Storage	\$125,000	– \$175,000
Artillery Gun Shed (move and restore)	\$325,000	
Blacksmith Shop	\$100,000	– \$125,000
Canon Replicas (3)	\$21,600	
Interpretation	\$250,000	
Park Structures Subtotal	\$1,076,600	– \$1,176,600
PARK FEATURES		
Pedestrian Paths	\$156,000	
Interpretive Exhibits (20)	\$70,000	
Horse Corral and Stables	\$22,500	
Pasture Fencing	\$45,000	
Perimeter Fencing	\$52,500	
Amphitheater	\$42,000	
Native American Art Feature	\$100,000	
Miscellaneous Planting and Irrigation	\$85,000	
Park Features Subtotal	\$573,000	
SUBTOTAL	\$1,894,600	\$1,994,600
Project Contingency 20%	\$378,920	– \$398,920
Project Research and Field Testing 10%	\$189,460	– \$199,460
Design and Engineering 15%	\$284,190	– \$299,190
TOTAL	\$2,747,170	– \$2,892,170

PROGRAMS

The quality of interpretive experiences will be enhanced by site activities as well park character and the detail of site development. Some opportunities such as the Path of History currently exists in Monterey. In recreating the past, Fort Mervine, the horse stables and the open space reserved to commemorate the Native Americans should involve the visitor. Other potential events or activities which build on site history would offer visitors more unique involvement experiences.

FORT MERVINE "LIVING HISTORY"

Interpreters in period soldier uniforms could perform daily activities for that time period. Workers dressed as craftsman, could be involved in site construction activities such as preparing wood logs or poles for stockade walls. Cannons and other daily tools would be available for visitors to touch and feel. A cannon replica of some appropriate period could be fired at routine times for visitor participation and education.

MILITARY HORSE STABLES "LIVING HISTORY"

Horses pastured and stabled on site will be a big attraction for visitors. Caring for the animals as well as routine maintenance of saddles, ropes, bridles, shoeing, and artillery pieces would give the visitor an opportunity to smell and feel the stable and its basic tools. Docents, in costume, could be involved with the guided tours, upkeep and stable maintenance.

HISTORY YOUTH CAMP

Under the guidance of a mentor, children could learn the plants to collect and techniques to shape an Indian dwelling. As a craft project, the dwelling might remain on site or re-built annually by a new youth group.

As summer camp, there may be limited overnight stay, such as at Whispering Pines Park. An introduction of Lower Presidio history can be presented each

session or focused on a particular period. Costumes, crafts, food and activities would aid in re-creating "the feeling of the past."

RE-ENACTMENTS

In addition to docent guides or period clothing participants, certain events such as the Sloat Landing can be annually staged events in Lower Presidio Park. Participants in costume and activities replicating the unique event would provide visitors with a personal experience teaches history, culture, and manners of the time.

On a bigger scale, the California Historic Artillery Society is local group who could stage a two or three-day event. Military camps, activities, marches and mock battles are exciting interpretive experiences for park visitors and advertised attendees. A local Native American group may desire to sponsor historical cultural celebrations offered for tribal as well as visitor education and appreciation.

PUBLIC EVENTS

In recognition of the site as a "community place", the amphitheater open space could be scheduled for musical or theatrical celebrations. These events should coincide with a familiar holiday or the historic event which could be an interpretive opportunity of the site. However, at the discretion of the City, special events may be staged as long as the activity respects the site preservation goals.

GUIDED TOURS

As often as practical, visitors to Monterey will learn more from their experience with a docent led interpretive walk. A docent "historian", especially in costume, can help the visitor step into the past with a dialogue that makes history move a personal story.

The interpretive walks are designed as a loop gate using the visitor center as a starting point. With that, an audio narrative could be rented for portions or the entire park. A self guided tour utilizing a brochure or kiosk maps allow visitors to travel through park unattended.

OPERATIONS

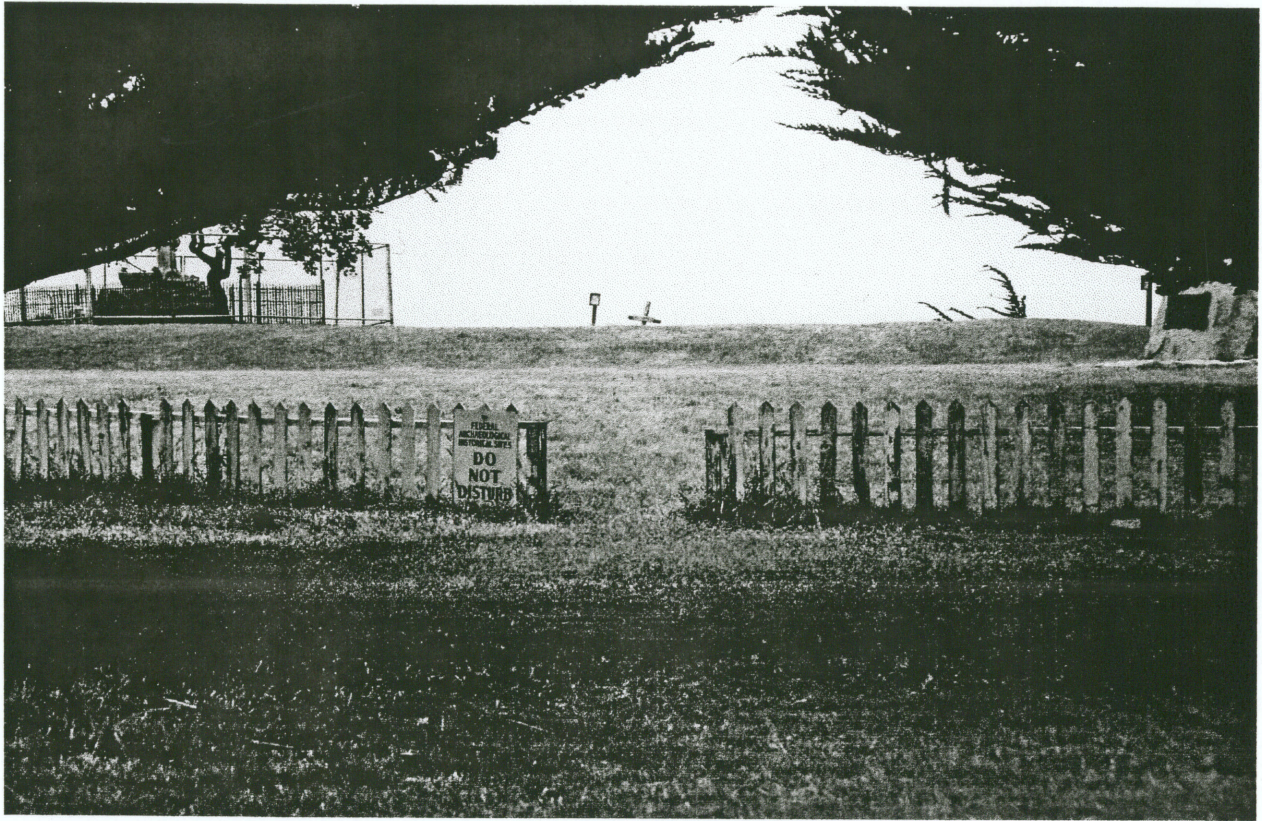
The City of Monterey will be the lead agency to coordinate site activities as well as maintain the park. In 2000, the City Parks Division expended 647 hours (\$14,205) for general mowing and maintenance upkeep of the site. This budget could easily double as the park opens to visitors. Additional maintenance time would be required for special event area upkeep.

The sponsorship and staffing of interpretive activities would come from a variety of sources. Currently, the City manages the Museum on site with volunteer docents. Interpretive staff for the park could also be a combination of volunteer and paid staff. However, for many special events the staff, organization and management cost would be covered by the event sponsor.

EVENT STRUCTURE TABLE

Living History–Fort Mervine	public visitors, special event attendees	weekends, special events	inerpretive and volunteer docents	oversight and staff
Living History–Horse Stables		special events	inerpretive and volunteer docents	oversight and staff
History Field Trips	local and regional schools	weekly during school year	volunteer docents	scheduling only
Cannon Firing	public visitors	daily	Army volunteers	none
Demonstration Activities	special event attendees, public			
Museum/Visitor Center	walk-in visitors, school groups, special event attendees	daily	volunteer docents	oversight only
Self Guided Interpretive Walk/Path of History	special event attendees, walk- in visitors	daily	none	oversight only
Guided Tour	special event attendees, public	as scheduled	volunteer docents	oversight only
Historic Re-enactments	special event attendees, public	as scheduled	none	oversight only
Living History Events/Craft Demonstrations	special events	as scheduled	none	oversight only
Concerts/Outdoor Theatrical Presentation	special events	as scheduled	none	oversight only

Environmental



Environmental

The National Historic Preservation Act (NHPA) was enacted in 1966. Its intent was to preserve the historical and cultural foundations of the nation, and to ensure that the impacts of growth and development were considered during development of federal lands or projects involving federal funds. The spirit of the act was that the federal government would administer historic resources in a spirit of stewardship. Section 106 of the National Historic Preservation Act (36 CFR Part 800) requires federal agencies and agencies using either federal funds or operating under federal permit, to take into account the effect of their undertakings on historic properties. As the City of Monterey is leasing the lands of the Lower Presidio from the federal government, Section 106 applies.

Several archaeological sites exist within the boundaries of the Lower Presidio district. These have been nominated to the National Register of Historic Places in 1979 (Roberts 1979). The National Register exists to aid in the identification and preservation of historic properties. It lists properties that are important to our nation's past. To be eligible for listing, a property normally must be 50 years of age or more; it must possess historic significance; and it must possess integrity of location, design, setting, materials, workmanship, feeling, and association. Historic significance is the importance of a property to the history, architecture, archaeology, engineering, or cultural aspects of a community. To qualify for the National Register, a property must have significance in American history at the local, state, or federal level (National Park Service 1991:2). This importance can be present in districts, sites, buildings, and structures. It must also possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

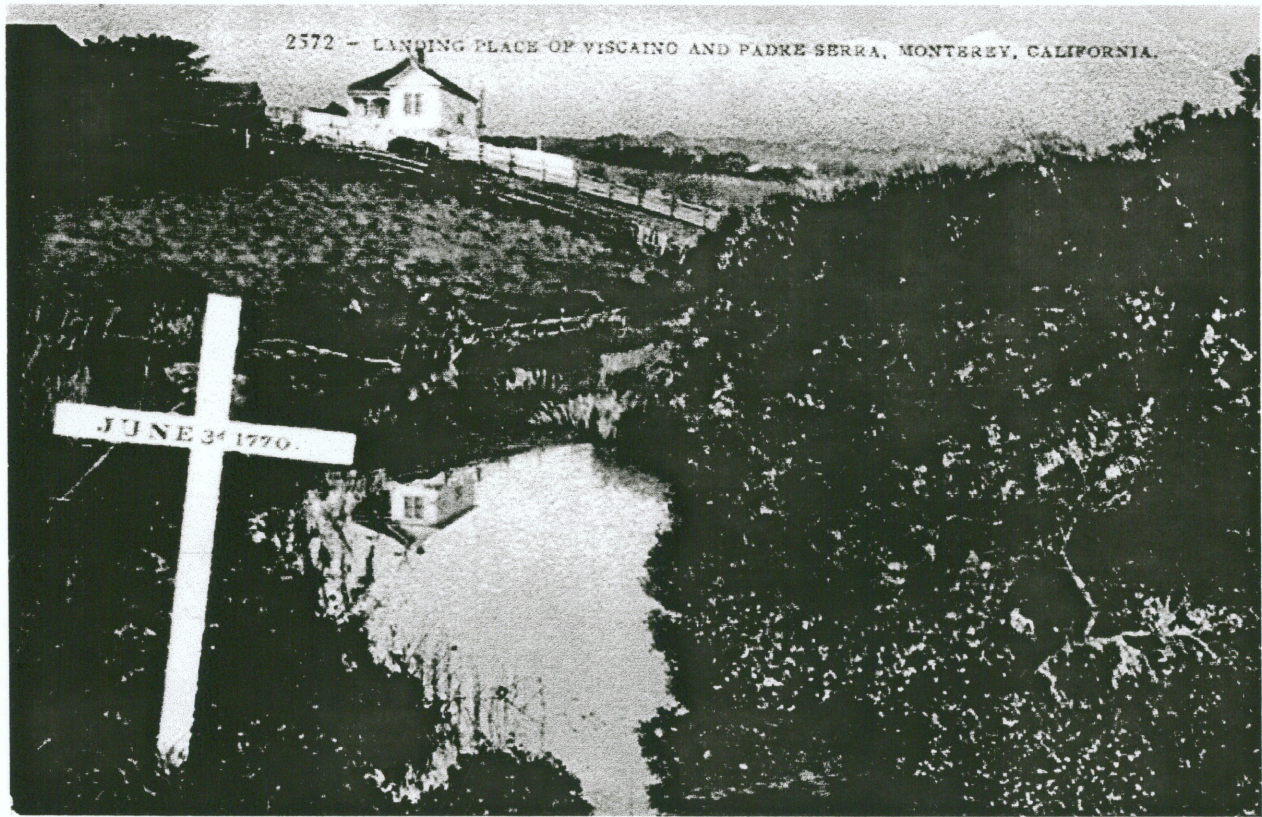
- a) be associated with events that have made a significant contribution to the broad patterns of history;
- b) be associated with the lives of persons significant to our past;
- c) embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high

- artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- d) have yielded, or may be likely to yield, information important in prehistory or history.

As part of an historic district, Roberts (1979) nominated archaeological sites CA-MNT-15; CA-MNT-101; CA-MNT-108; CA-MNT-297; CA-MNT-298; CA-MNT-697; and CA-MNT-931 as eligible under criterion d. A later study (JRP and FWARG 1985) refined this nomination, and declared CA-MNT-697 and CA-MNT-931 as ineligible.

The Native American Graves Protection and Repatriation Act was signed in 1990. This Act addresses the rights of lineal descendants and members of certain Native American tribes to human remains and cultural items with which they are affiliated. The intent of the Act was to involve Native Americans in the treatment and disposition of Native burial sites and their affiliated artifacts. Burials are known to exist within the archaeological boundaries of the Lower Presidio. While the present Master Plan does not recommend any modifications or disturbances to these burials, it is important to recognize their presence. In the spirit of NAGPRA, and to recognize the importance of Native American perspectives and opinions, consultation with Native American groups has been integral to the development of the current Master Plan.

Appendix A



Appendix A

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Chapter 3. Historic Resources

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Northwest Information Center, Sonoma State University
Pat Hathaway, California Views
University of California, Santa Cruz, Map Room

Individual Consultations

Curator Diane Nichol森, Museum, Presidio of San Francisco
Curator Artillery Walter Nock, West Point Museum, West Point
Historian, Jim McNaughton, Ph.D., Presidio of Monterey
Judson Bennett, Mr. Dougherty and Les Jensen, Curators Center of Military History Museum Division, Washington D.C.

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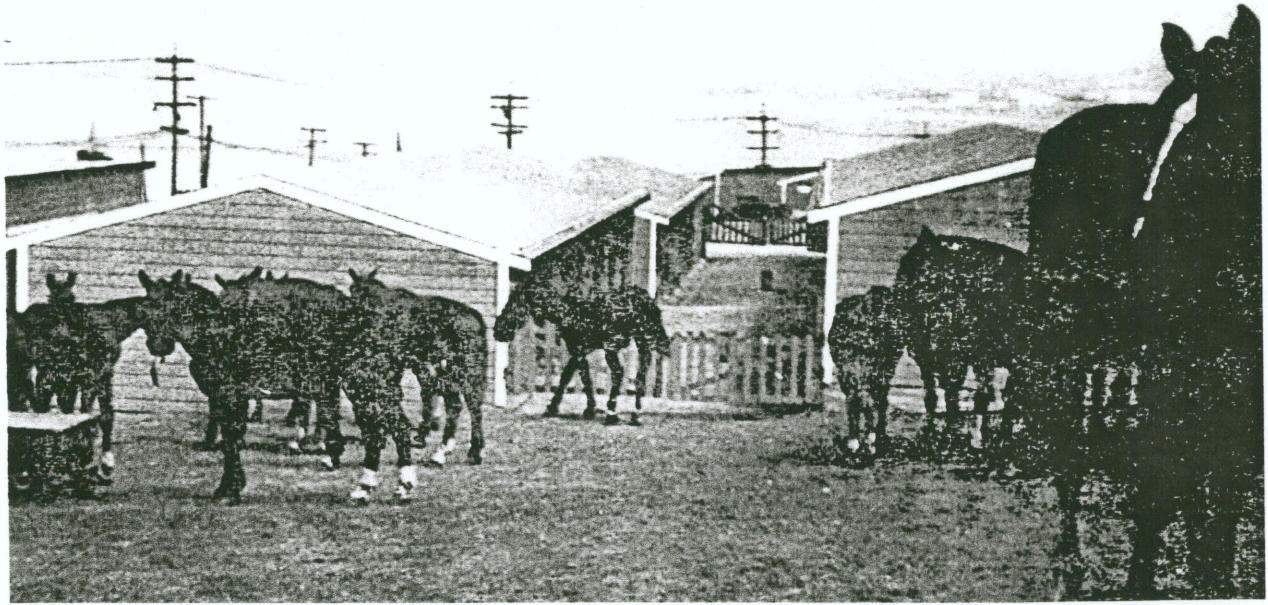
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Monterey County Library
Monterey Public Library
Monterey State Historic Park Library
Pat Hathaway, California Views

Individual Consultations

Curator Diane Nichol森, Museum, Presidio of San Francisco
Curator Artillery Walter Nock, West Point Museum, West Point
Historian, Jim McNaughton, Ph.D., Presidio of Monterey
Judson Bennett and Mr. Dougherty and Les Jensen, Curators Center of Military History Museum

Appendix B



Appendix B

Monterey Presidio Historic Horse Stables Evaluation & Cost Estimate for Restoration or Rehabilitation

This brief section presents an overview of the stables that remain, their present condition and a basic scope of work for the rehabilitation of the structures for a future use. It also suggests the general content of a restoration program and general cost estimates for each alternative.

DESCRIPTION & EXISTING CONDITIONS

There are two buildings left of the stables constructed in 1922 and through the years they have gone through many changes, both when they continued to be used as stables as well as when their use changed. In their present form, they are only similar to their original use in the basic form. The "footprint" and the basic geometry of the structures remain, but the finishes, the fenestration and many of the other details of the stables have been lost. Closer examination reveals additional remnants of features and elements that were original to the building. The concrete and partial dirt floors that remain in several locations under the present floors are examples of these remnants. In at least one case, what appears to be the original concrete floor is still exposed. Two large sliding doors also remain that probably related to the stable use. Sliding doors can be seen in historic photographs on the gable ends, but they appear different than the ones that exist today. The present sliding doors are in a similar, if not the same locations as those on the plan.

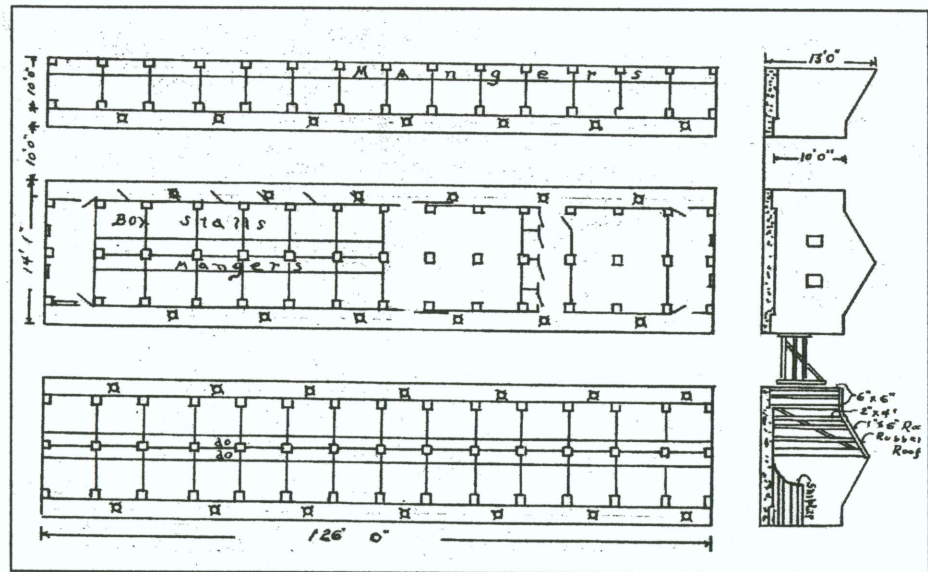


Figure 1: The two existing remaining structures of the stables are the two at the top of this plan. The stable at the bottom, in this case, the south, has been removed.

Figure 1 is a sketch floor plan and north elevation of three buildings, two of which are the two remains ones. The shed building and the gable-roofed building next to it are the two remaining. The other gable building to the right, or the west was removed later. The shed building was 10 feet wide and the gable building was 20 feet wide, not including the wing walls; both were 126 feet long. They are aligned on a north-south axis. The area between the buildings was 10 feet. Figure 2 is an historic photograph of the stable. It can be compared to the present condition of what appears to be the same structures from the same location in Figure 3.

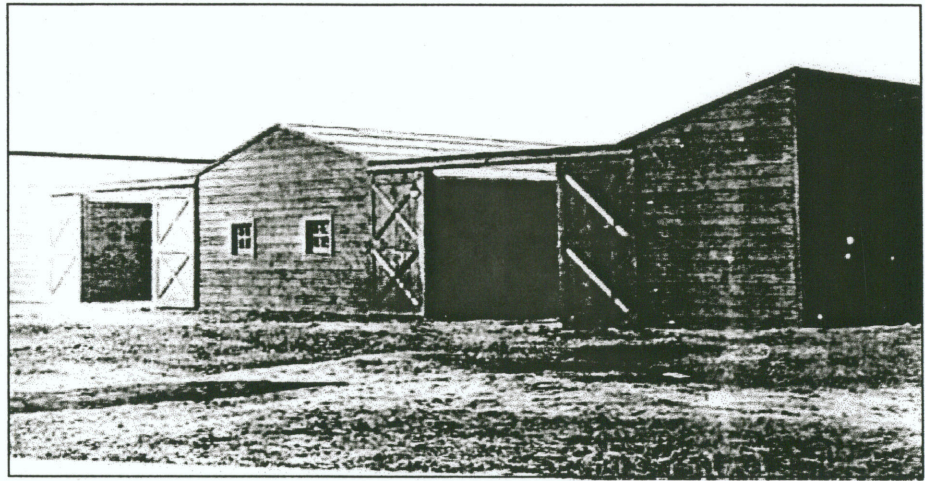


Figure 2: The ends of two stable buildings and part of a third. Compare with Figure 3 for a comparison of the original stable buildings with the present condition of the two that remain.



Figure 3: The present structures from the southeast showing the two typical stable type buildings, the shed roof and the gable roof types.

Some of the changes that have taken place over the years are evident. Windows have been changed and added, as have doors. The basic roofline remains the same as does the siding type, but the actual materials of the roof and the siding appear to both be later additions. Figure 4 shows a view of the

inside wall of one of the buildings that was open originally. The original concrete piers that supported the wood posts of the stable entrance still are visible in these inside walls.



Figure 4: An inside wall, actually the west wall of the shed building that was originally open to allow horses inside.

Another historic photograph of stables show the same basic shaped buildings, but exactly which ones they are is not clear, except that they are obviously farther up Presidio Hill. They obviously no longer exist. It is not know whether the two remaining stable buildings were similar to these and evolved to something similar to those in Figure 2, or does this difference just indicate different details of the same basic structures built at different times.

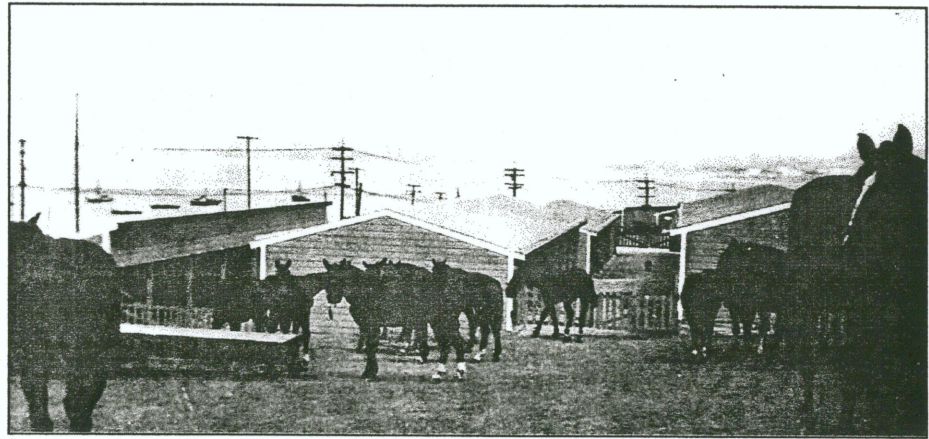


Figure 5: Another historic view of the stables, which were located higher on the hill.

A major alteration to the buildings took place in 1936, according to Army maintenance and work records. Apparently at this time only three stable buildings remained in this area and \$6,363 was spend. The photograph of Figure 2 probably reflects the condition prior to this major rehabilitation. This was a major effort and probably consisted of changing the use of the structures. There were later alterations with the addition of partitions, ceilings, lighting and wall heaters. The stables were apparently lighted by electricity and the electrical system was no doubt altered over the years. There is no power to the buildings currently.

The structures that incorporate the basic structures that were originally stables are generally in poor condition. These two connected structures were part of a much larger complex of stables, the others of which no longer exist. Presently they are partially boarded up, but still serve as shelter for homeless. Much of the interior finishes including the interior partitions, ceilings and floors have either been vandalized, partially salvaged, probably by some of the homeless residents, or have deteriorated from the weather that gains access to the structure from openings, primarily in the roof. The exterior of the existing structures have also deteriorated form lack of use, protection, and maintenance. Figures 6 – 10 show the general exterior and interior conditions.

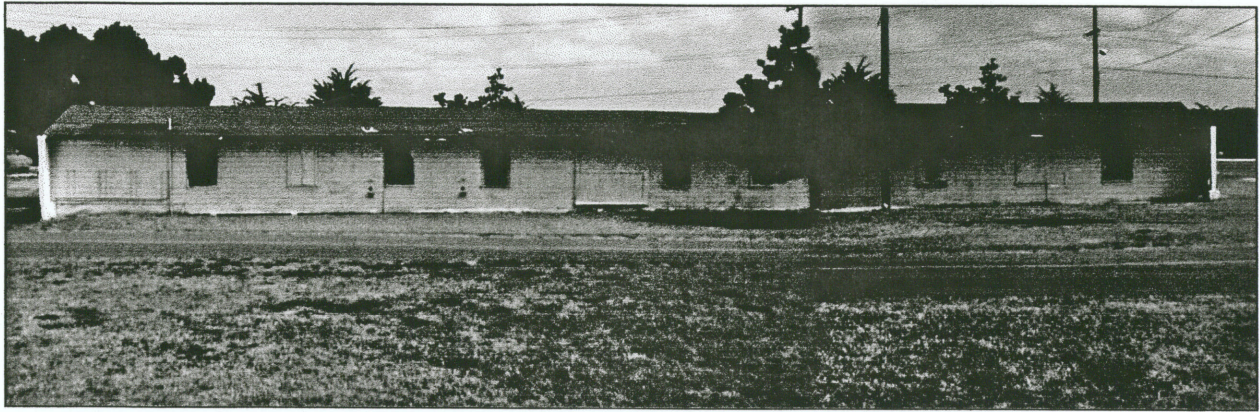


Figure 6: The west elevation of the west stable. September 2000.

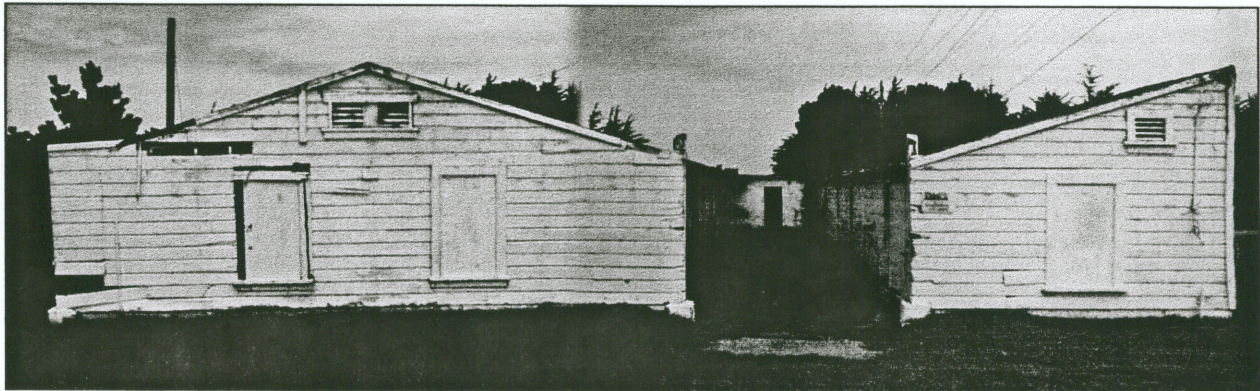


Figure 7: The south elevation of the two remaining structures. September 2000

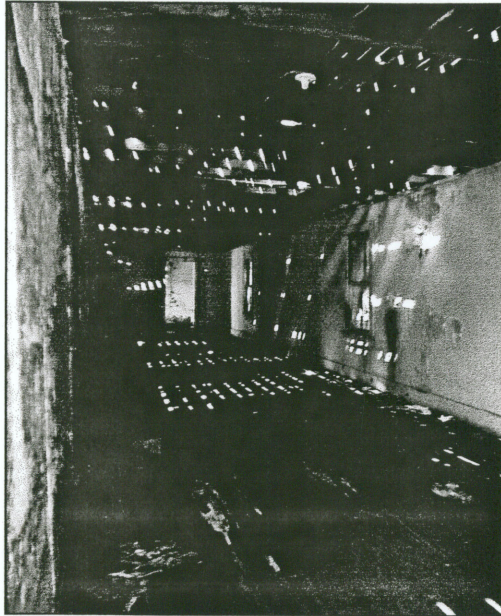


Figure 8: The interior of the east structure showing the general interior conditions that currently exist.



Figure 9: Another interior view showing the deterioration of a typical room.



Figure 10: View of the west building from the east showing one of the sliding doors and its condition. These doors have been reused, but may have been also part of the stable period. See Figure 1 for the two sliding doors indicated on the plan. This specific door appears to be in the same location.

The existing roof has numerous holes with missing sheathing and roofing materials that have allowed rain to enter the building and has resulted in much of the present deterioration. Several rafters are broken and the roof plane sags in several areas. The broken rafters and the sags may also reflect the moisture intrusion.

The existing windows and doors are all in need of either major rehabilitation or replacement. While a comprehensive condition analysis was not undertaken, it is estimated that 50% of the doors and windows, 30-40% present of the flooring, and 20-30% of the exterior siding will have to be replaced.

REHABILITATION & RESTORATION

Either the rehabilitation of the structures for a new use such as storage, or the restoration to the buildings to their appearance in the historic photograph of Figure 2 will be expensive. A thorough condition assessment of all the building systems and a more comprehensive architectural history will be required before all the details of either treatment, rehabilitation or restoration, can be understood.

The rehabilitation will consist of the replacement of the existing heating, plumbing and electrical systems. It will also consist of the rehabilitation of the roof system and some of the floor system. Interior ceilings and walls will also have to be completely replaced, as will some of the exterior siding and the windows and the doors. A new use may also dictate additional changes. It is suggested that any new use, and the associated changes to the buildings will be consistent with the existing character, or more appropriately, the character of the buildings when they were originally rehabilitated to their present condition, apparently in the 1930s.

A restoration alternative will consist of greater changes and will consist of the removal of a great deal of existing materials and systems and will, obviously completely change the existing character of the buildings. If the two existing are restored to the same configuration as that of the plan and the photograph of Figures 1 and 2, some space could result that could serve other uses other than the original. The south half of the west building was enclosed and the interiors could be rehabilitated for other uses without compromising the exterior appearance. Of course, the interior could also be restored to its use during the period when it was actually used as a stable.

Cost Estimates for the rehabilitation alternative or the restoration alternative are based on comparables and are not based on specific details of material

takeoffs and specific labor skills. Normally, the cost for a restoration will be much greater than for the rehabilitation of the same structure. However, in this case, the restoration to a stable will mean that the building, mechanical, electrical, and plumbing systems for the stalls will be relatively simple. In addition, the poor condition of the buildings will result in relatively high costs for the rehabilitation as well. A cost comparison is only part of the information that will determine whether or not the stables should be restored. It appears that with additional research, such as comprehensive historic structures report, it will be possible to restore the structures and meet the appropriate standards and guidelines. However, any restoration must be considered not simply as how the action affects single buildings, but how it affects a larger complex and a completely different landscape than exists presently. As an example, the two building may have never existed as stables without the third building shown in Figures 1 and 2. If they are restored as stables, the results will be creating something that never existed in the past. The same can be said of the immediately surrounding area.

The entire lower presidio area will undergo many changes in the future. All changes will all have to be considered as how they affect the entire area. The rehabilitation or the restoration of the stables is no different.

The two buildings currently contain approximately 3800 square feet. An estimation for the rehabilitation is \$225-250,000 for a generic use; \$375-425,000 for a specialized usage such as museum storage with environmental controls. An estimation of the cost of a restoration of the two structures as stables is \$185-225,000.