

# Historic Preservation Element

## INTRODUCTION

The City of Monterey is one of the most historic cities in the United States, and preservation of historic resources has long been a concern of Monterey 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. In June 1932, it became California's first State Historic Landmark. The City's first Master Plan and Zoning Ordinance, adopted in 1939 and 1940, emphasized historic preservation and included historic overlay zoning for 40 buildings.

Most of Monterey's economic activity takes place in historic areas or areas with a significant number of historic buildings, including downtown, Cannery Row, Wharf I, the Presidio of Monterey, Naval Postgraduate School, and Custom House Plaza. Much of the City's economic activity is based on an active re-use of these historic resources and areas.

The City of Monterey owns and maintains 12 historic buildings<sup>1</sup> built between the 1840s and 1937. In addition, Monterey has leased the Lower Presidio of Monterey as an historic park and has developed a museum and master plan for that park.

The City has historic resources with international, national, and statewide significance. The Monterey State Historic Park preserves several unique adobe buildings in downtown Monterey. The downtown is a National Historic Landmark District and the Royal Presidio Chapel is a National Historic Landmark – the highest level of National recognition. At the Presidio of Monterey, there is a National Register Historic District and a National Register eligible Historic District. On the campus of the Naval Postgraduate School, there is a National Register eligible Historic District and Historic Landscaped Grounds.

The City has developed a comprehensive Historic Preservation Program for the protection of its historic resources. The program consists of:

- Historic Preservation Element
- Historic Master Plan
- Citywide historic survey program
- CEQA historic review
- Historic Preservation Ordinance
- Incentives for historic property owners
- City ownership and maintenance of historic buildings
- Coordination with other historic property owners
- Maintenance of historic records in the Monterey Public Library.

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<sup>1</sup> Vasquez Adobe, Brown-Underwood Adobe, First French Consulate, Colton Hall, Osio-Rodriguez Adobe, Old Monterey Jail, Gordon House, Cannery Row Worker's Shacks, Vasquez Adobe Cookhouse, Few Memorial Hall of Records, Aeneas Bridge overcrossing, Ed Rickett's Lab.

A major part of this program was adopted by the City Council in March 2000, with an Historic Master Plan, revised Historic Preservation Ordinance, and Cannery Row Survey.

The Historic Master Plan is an implementation plan with detailed programs to implement Historic Preservation element goals. The March 2000 Historic Master Plan identified eleven historic contexts<sup>2</sup> as a basis for evaluating historic resources and identified two primary goals for preservation in Monterey: (a) preservation of historic resources and (b) coordination of preservation efforts among historic property owners.

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<sup>2</sup> Monterey Bay and the City Setting, population and cultural groups, government, economy, tourism and recreation, transportation, technology and science, military, religion, education, cultural arts.

## Goals, Policies, and Programs

### a. Protection of Historic and Cultural Resources

**Goal a.** Preserve historic and cultural resources in Monterey, including buildings, sites, landscapes, artifacts, and memories.

**Policy a.1.** Maintain a balanced preservation program with plans, surveys, ordinances to preserve historic resources, and incentives, including permit streamlining, to balance the added costs of maintaining historic resources.

**Program a.1.1.** Maintain the Historic Master Plan with review and updates at five-year intervals.

**Program a.1.2.** Encourage historic zoning and Historic Districts in areas that are eligible. Consider City-initiated historic zoning and Districts for resources with state, national, and international significance.

**Program a.1.3.** Complete the City-wide historic survey program and maintain up-to-date surveys of potentially historic resources.

**Program a.1.4.** Develop a Master Plan for the lower Presidio of Monterey Historic Park.

**Program a.1.5.** Develop a Master Plan for the Royal Presidio Site in conjunction with the Diocese of Monterey.

**Program a.1.6.** Encourage the identification and preservation of historic landscapes, including incentives for preservation.

**Program a.1.7.** Maintain and update the City's historic incentive programs to support historic property owners, including grant programs, land use incentives, flexible zoning and parking standards, property tax relief,

Historic Building Code, and expedited processing for historic resources.

**Policy a.2.** Encourage the collection and preservation of artifacts, print materials, oral histories, and ephemera.

**Program a.2.1.** Maintain and expand the historic collection at the Library California Room.

**Program a.2.2.** Support cultural museums, learning and interpretive centers, and libraries that preserve, store, protect, and make artifacts available for public display and study.

**Policy a.3.** Maintain City-owned historic buildings in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Resources.

**Policy a.4.** Utilize the CEQA process for projects located in archaeologically sensitive areas to identify and mitigate potential impacts on archaeological resources.

### b. Coordination of Historic Activities

**Goal b.** Coordinate the preservation, interpretation, and presentation of historic Monterey by the various agencies that interpret and maintain Monterey historic resources.

**Policy b.1.** Continue to support the Historic Monterey program, which coordinates with government, nonprofit, and other historic organizations to preserve and present Monterey history.

**Program b.1.1.** Coordinate historic programming so that residents and visitors can experience and understand the entire range of Monterey history in a seamless manner.

**Program b.1.2.** Establish a single passport or ticket mechanism that provides access to all historic destinations.

**Program b.1.3.** Coordinate hours of operations and tours so that they do not overlap. Develop sample itineraries for residents or visitors based on length of time they have to visit historic sites.

**Program b.1.4.** Coordinate historic programming with other non-historic destinations and activities in Monterey.

**Program b.1.5.** Integrate marketing efforts of the various agencies that interpret Monterey history.

**Program b.1.6.** Consolidate specialized staffing and functions among organizations with historic resources by sharing maintenance, training, archival, craftspeople, and other resources necessary for the preservation of historic buildings, sites, or artifacts.

**Program b.1.7.** Promote the development of skills programs such as apprentices and internships in preservation or archival techniques.

**Program b.1.8.** Coordinate collections management among libraries and museums.

**Program b.1.9.** Include military bases and military history in the Historic Monterey program by reaching out to the Defense Language Institute and Naval Postgraduate School for coordinated historic programming.

**Program b.1.10.** Encourage publication and interpretation of Monterey history, particularly a comprehensive history that includes the period from signing of the State Constitution in 1850 to the present.

**Program b.1.11.** Develop an historic entrances and vistas programs, to identify and enhance recognition of the various historic influences in Monterey, such as Spanish and

Mexican government, American conquest and statehood, Gilded age, fishing era, etc.

**Program b.1.12.** Work with the partners in the Historic Monterey Program so that levels of service are not diminished if funding is diminished.