

UNIT 455

MONTEREY STATE HISTORIC PARK

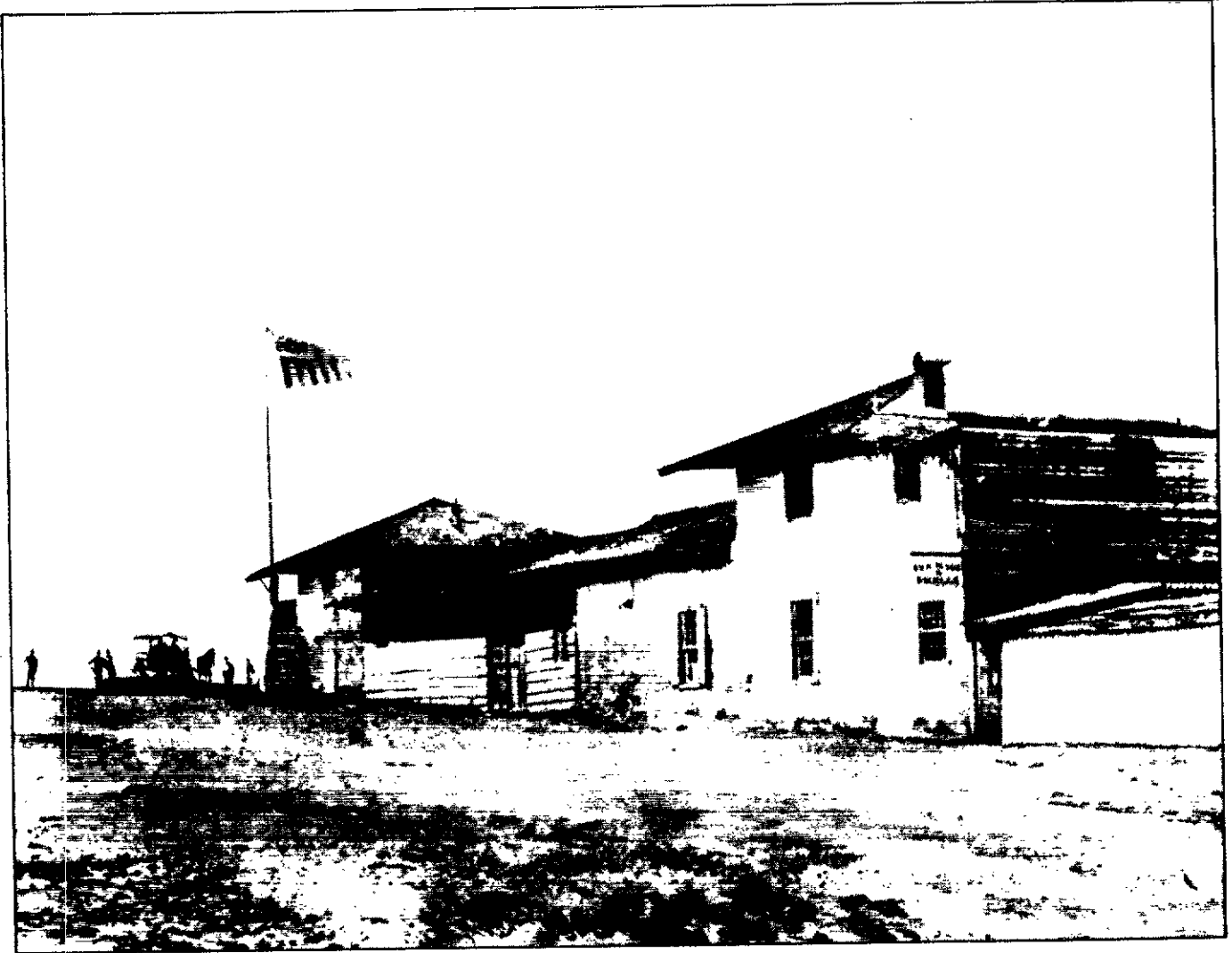
GENERAL PLAN

January 1982

MONTEREY

STATE HISTORIC PARK

GENERAL PLAN



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION



June 1983

MONTEREY

State Historic Park
GENERAL PLAN

June 1983

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**SUMMARY OF MAJOR
RECOMMENDATIONS**



Monterey from site of present Custom House Plaza, by James Alden (1855)

SUMMARY OF MAJOR RECOMMENDATIONS

The recommendations of this plan provide for protection and interpretation of the cultural resources of Monterey State Historic Park. Additionally, recommendations are made to improve orientation to the park and to provide for safer public use. Implementation of many of these recommendations will require continued cooperation among the City of Monterey, the State Department of Parks and Recreation, and numerous civic-minded volunteer organizations.

This summary contains three sets of major recommendations -- those for which the state has primary responsibility for coordination or implementation; those for which primary responsibility lies with the city; and recommendations which volunteer organizations will be responsible for.

State Department of Parks and Recreation

1. Develop a major park orientation center in downtown Monterey.
2. Provide additional interpretation at the Sloat Landing Site, Plaza del Muelle, Vizcaino-Serra Landing Site, Gutierrez Adobe, Cooper-Molera Complex, and the gardens.
3. Refurbish worn-out interpretive displays.
4. Expand the Casa del Oro garden.
5. Reduce the impact of automobile traffic on the Custom House, Sloat Landing Site, and Plaza del Muelle.
6. Restore and continue to maintain historic buildings in a safe and attractive condition.
7. Develop a park-like atmosphere at the Vizcaino-Serra Landing Site.
8. Selectively prune or remove some of the plants and other barriers that obstruct views of historic buildings.
9. Modify the existing Custom House plazas to make them more inviting.
10. Use promotional activities to attract more visitors and additional paid attendance.
11. Consider alternatives to the present fee structure.
12. Implement a Path of History identification program on state property.

City of Monterey

1. Using logos, directional signs, promotional materials, interpretive panels, visual presentations, and general signing, and working with the State Department of Parks and Recreation and volunteer groups, develop an integrated identification program which includes state-owned properties, city-owned properties, History and Art Association properties, and private historic properties. The proposed Pedestrian Path of History is to be included as part of this integrated identification program.
2. Protect views of historic structures and sites where possible.

3. Reduce the impacts of vehicles on the Custom House by redirecting traffic with signs and other means.
4. Continue to provide access to the Stevenson House from Munras Avenue.
5. Provide orientation to the historic park in existing parking structures.

Volunteer Groups

1. Continue to provide visitor information, assistance, and interpretation.
2. Continue to operate and maintain historic buildings.
3. Expand interpretive services by operating a book store-information center and artifact restoration workshop, and holding craft demonstrations at the Cooper-Molera Complex.
4. Develop a new self-guided walking path of history.
5. Interpret the maritime history of Monterey.



Monterey near Royal Presidio Chapel, circa 1865

INTRODUCTION



Jimeno Adobe, formerly near corner of Calle Principal and Del Monte

INTRODUCTION AND LETTER OF AGREEMENT

From Spanish landings and colonization, to Mexican rule, through the early days of California statehood -- nearly the full scope of California history is represented within a few square blocks of the City of Monterey.

Monterey State Historic Park contains beautiful walled gardens, sunny plazas, 13 historic buildings and several historic sites, all managed as a unit of the State Park System by the State Department of Parks and Recreation, with the cooperation of the city and many volunteer civic organizations.

For more than 70 years the state has been acquiring buildings and land for Monterey State Historic Park. Although numerous special studies have been undertaken at the park, this is the first general plan for the unit. The purpose of the plan is to provide guidelines for managing and developing the unit according to its classification as a historic park and an approved declaration of purpose. The impetus for the general plan came in 1978, when an "area of interest" plan outlined future acquisitions being considered by the department. That plan, in discussing planning issues resolved by the department and the city, noted certain unresolved ones and pointed out the need for a general plan for the unit.

In June 1980, the city and the department formally agreed to cooperatively develop a general plan. The following is the text of that agreement, which contains the plan's goals and steps to accomplish them:

LETTER OF AGREEMENT
CITY OF MONTEREY AND STATE DEPARTMENT
OF PARKS AND RECREATION

The City of Monterey and the State of California are both responsible for retaining, maintaining, and sharing the historic values of the City of Monterey, and are legally mandated to develop General Plans to accomplish these purposes. Monterey State Historic Park is an integral part of the City of Monterey, although under separate authority. As both the City and State must move forward on planning efforts, it is reasonable that they participate jointly on such efforts so as not to develop plans that are contradictory. Thus, the City of Monterey and the State of California by this letter agree to cooperate in the development of a General Plan for Monterey State Historic Park.

There are specific reasons for the development of this General Plan. First, the Monterey Area of Interest Plan, mandated by the 1976 Budget Act (Chapter 320, Statutes of 1976, Item 368j), identifies areas for resolution of the matter through a General Plan. Second, to resolve some of these differences requires major capital outlay expenditures which cannot be accomplished without an approved General Plan for the State Historic Park (Public Resources Code, Section 5002.2).

Major goals thus far identified are:

1. The preservation of Monterey's historic fabric and the protection of the City's historic setting.
2. The development of an integrated circulation system to promote visitor access and appreciation of Monterey's cultural resources.
3. The encouragement of continued involvement of private groups and individuals in the preservation of Monterey's historic values.
4. The development of a policy plan with implementation measures.

To accomplish these goals, the following planning process will be followed:

1. The development of an historic background.
2. The identification and discussion of issues and concerns.
3. The co-sponsoring of public workshops by the City and State to enunciate the planning process and to receive public input.
4. The drafting of a General Plan by the State with City input.
5. The joint review and acceptance of a Preliminary General Plan by the City Council.
6. The approval of the General Plan by the California State Park and Recreation Commission.

The planning process will be implemented by the State Department of Parks and Recreation with the assistance of City Staff and a Technical Advisory Committee established by the City.

Approved and Accepted:

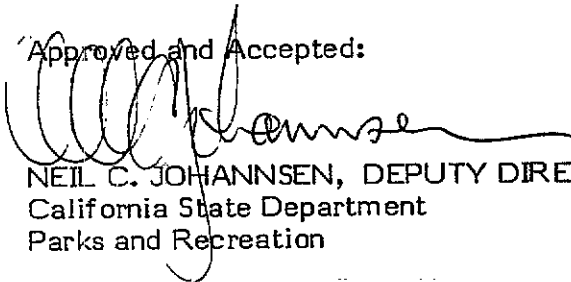


GERALD T. FRY, MAYOR
City of Monterey

JUN 4 - 1980

DATE

Approved and Accepted:



NEIL C. JOHANNSEN, DEPUTY DIRECTOR
California State Department
Parks and Recreation

JUN 16 1980

DATE

Attachments:

Map of Monterey State Historic Park

Resolution No. 14,157 C.S. (City of Monterey)

Public Involvement

The department held three workshops in Monterey to receive public comment. All the meetings were well attended. The first meeting, on September 11, 1980, helped to identify planning issues. At the next meeting, on January 22, 1981, the issues were evaluated, while at the third meeting, on April 15, 1981, planning concepts were reviewed and refinements were made to recommendations of state park planners on land use and facilities.

As part of the general planning process, 1,500 questionnaires were distributed to park visitors. Results were publicized in a newsletter before the second public meeting and reevaluated at the meeting.

In addition to the public meetings, a multidisciplinary team of department staff met frequently with city staff and members of interest groups to help prepare this plan.

Organization of This Plan

This report is divided into five sections:

The RESOURCE ELEMENT contains a description of the unit's classification and a declaration of its purpose in addition to a summary of the natural and cultural resources and the management policies for the protection and use of these resources. Also included in this element are city plans and policies relating to the unit.

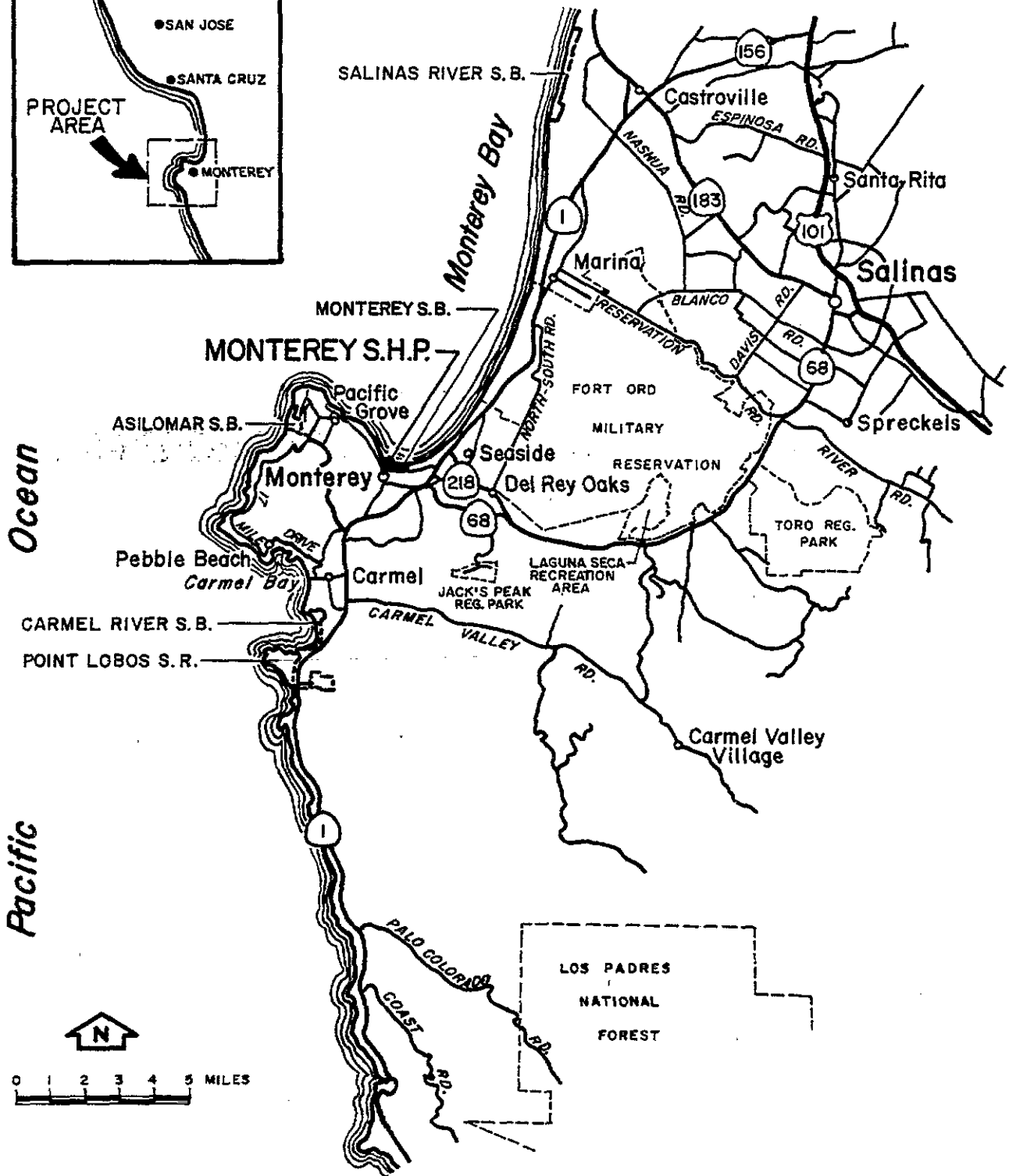
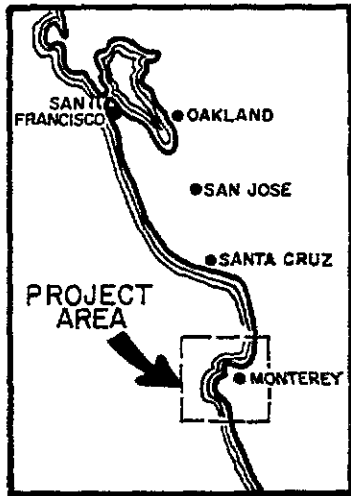
The LAND USE AND FACILITIES ELEMENT discusses relevant planning issues for each site in the unit and makes specific recommendations for site use, interpretation, and facilities development.

The INTERPRETIVE ELEMENT describes the overall interpretive program at this unit.

The OPERATIONS ELEMENT describes specific operational requirements for Monterey State Historic Park.

The ENVIRONMENTAL IMPACT ELEMENT, combined with the rest of this report, serves as the Draft Environmental Impact Report. Detailed environmental documents will be filed when specific construction funding is proposed.

RESOURCE ELEMENT



LOCATION MAP

FIGURE 1

RESOURCE ELEMENT

Project Location

The entire park is located in the historic city of Monterey, which contains one of the few protected anchorages on California's rugged central coast. The city can be reached via Highway 1 from the north and south, and via Highways 156 and 68 from Highway 101 to the east (see Location Map).

Historical Background

The now highly urbanized area of Monterey State Historic Park was once part of the territory of the Costanoan Indians (from the Spanish word Costanos, or coast people), sometimes referred to as the Ohlone. Their territory extended from the San Francisco Bay Area to Point Sur, south of Monterey, and inland to the Mount Diablo range. As with many coastal groups in California, contact between European and native peoples resulted in a rapid decline in the indigenous human population and a loss of many features of their traditional lifestyle.

In 1542, Juan Rodriguez Cabrillo, a Portuguese navigator for the Spanish, was the first European to sight the California coast. Sixty years later he was followed by Sebastian Vizcaino, who was sent to find a suitable harbor for Spanish galleons sailing back from the Phillipines. On December 16, 1602, Vizcaino found one which he named Monterey in honor of the Count of Monterey, Viceroy of New Spain.

Many years passed before Spain started colonization in Alta California, prompted by the advances in North America of other colonial powers. On June 3, 1770, well over 200 years after Cabrillo's discovery, Don Gaspar de Portola, with Franciscan Father Junipero Serra, arrived at the site of Vizcaino's landing at Monterey Bay. They set up a simple altar under an oak tree and with suitable ritual founded the Presidio and Mission of San Carlos Borromeo de Monterey. Their landing site is now part of Monterey State Historic Park.

Mexico obtained her independence from Spain in 1822 and for nearly 25 years the Mexican flag flew over Monterey. The town, which became the provincial capital, expanded beyond the old Presidio walls, and seafaring men from New England modified the Spanish-colonial style of architecture. This resulted in the so-called Monterey style of architecture, so popular in many parts of California, of which the Larkin House is considered the prototype. The Mexican Government built the Custom House and other public buildings. Comfortable white-washed adobe houses dotted the hills, and stores lined the crooked streets. Visitors were charmed by the picturesque beauty of the town.

The American presence in Monterey began in 1822, when the port was opened to foreign trade. In 1846, American forces landed during the Mexican War to take the province for the United States. Monterey was the site of the state constitutional convention, held at Colton Hall from 1849 to 1850. Monterey became the center of a thriving fishing and canning industry and grew through the contributions of many ethnic groups. For many years, the Monterey Area has been a prime tourist attraction because of its pleasant climate, historic past, and recreation opportunities.

Many of the old buildings have disappeared but through the cooperation of individuals, patriotic groups, the City of Monterey, and the State of California, many fine examples of the historic heritage have been preserved for the enjoyment of all. (An in-depth flow of history for the City of Monterey is on file with the Department of Parks and Recreation.)

Statutory Purpose of Unit

In accordance with Public Resources Code Section 5001.5(e), Monterey State Historic Park has been classified as a historical unit of the California State Park System. Historical units are established to "...preserve objects of historical and scientific interest and places commemorating important persons or historic events," and to interpret these resources for the enlightenment and enjoyment of the visiting public. In accordance with these objectives, a Statement of Purpose was adopted in 1976 for Monterey State Historic Park. (At that time, such statements were approved by the department director for all units of the State Park System without declarations, in order to serve as guides until the State Park and Recreation Commission could approve a Declaration of Purpose for each unit):

The purpose of Monterey State Historic Park is to preserve, in period, the State Historic units within the City of Monterey as reminders of the colorful past of the Pueblo de Monterey prior to 1846 as well as depicting the American City of Monterey up to the 1940 era.

In preserving and interpreting these areas certain harmonious uses should be encouraged at appropriate buildings and grounds, to promote an air of activity in otherwise inanimate exhibits; such uses to be through suitable concession agreements and compatible controlled public use of certain facilities, non-profit organizations and public-spirited groups.

The resources within Monterey State Historic Park have been managed and used in accordance with this Statement of Purpose and the guidelines of the Public Resources Code, the California Administrative Code, and the Resource Management Directives of the Department of Parks and Recreation. The structures, sites, and objects of Monterey State Historic Park will continue to be preserved and interpreted to allow visitors to understand and enjoy the span of California's history represented in this state historic park.

Declaration of Purpose for Unit

The interim Statement of Purpose has thus far guided the management of resources at Monterey SHP. The following Declaration of Purpose is set forth for the unit:

The purpose of Monterey State Historic Park, in the City of Monterey, 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 the City of Monterey. Emphasis will be on the span from the Native American Era through the Spanish, Mexican, and American periods, with especial emphasis on the period A.D. 1770-1900.

Resource Evaluation

Resource Relationships to the Environment

The presence of downtown Monterey is inescapable at most areas of the park, and park resources are inextricable from the busy urban environment surrounding them. This has affected and will continue to affect management and interpretation of these important resources.

The location of Monterey SHP has many positive aspects. The presence of highways makes it easily accessible. Highways 101 and 1 are near the city. The park is convenient to people visiting Fisherman's Wharf and to visitors staying in several nearby hotels and motels.

At present, it does not appear that the surrounding environment presents an imminent threat to the historic structures. Several conditions will, however, have to be considered and monitored in the future. Traffic and vibration may, to some degree, affect the structures. Historic buildings also face the danger of damage from earthquakes. Air pollution may, over time, damage the historic structures and artifacts.

List of Cultural Resources in Monterey SHP

1. Sloat Landing Site: about one-third acre
2. Plaza del Muelle: about .25 acre
3. Custom House: about .75 acre
4. Custom House Plazas: 1.5 acres
5. Pacific House and Annex: .47 acre
6. Casa del Oro: .50 acre
7. California's First Theater: .59 acre
8. Vizcaino-Serra Landing Site: one acre
9. Soberanes Adobe: .24 acre
10. Cooper-Molera Complex: 2.1 acres
11. Robert Louis Stevenson House: .50 acre
12. Whaling Station: .40 acre
13. First Brick House: shares .40 acre with Whaling Station
14. Alvarado Adobe: .50 acre
15. Castro-Work Adobe: 3 acres
16. Larkin House: .30 acre
17. Gutierrez Adobe: .08 acre

(Histories and detailed descriptions of Monterey State Historic Park resources are located in the Land Use and Facilities Element of this plan.)

List of Significant Cultural Resources in City or Private Ownership

First French Consulate	Casa Sanchez	Capitular Hall
Royal Presidio Chapel	*Rodrigues-Osio Adobe	Merritt House
Casa Madariaga	House of the Four Winds	Perry House
Casa Pacheco	*Brown-Underwood House	Doud House
Casa Abrego	*Colton Hall and Old Jail	Old St. James Church
Estrada Adobe	*Casa Vasquez	Casa Joaquin Soto
General Fremont's Quarters	Gordon House	Casa Boronda
First Federal Court	Casa Alvarado	Casa Buelna
Stokes Adobe	Casa De La Torre	Casa Bonifacio
Casa Amesti	Casa Jesus Soto	Casa De Doud
Casa Serrano		

*City-owned properties

Native American Resources of Monterey SHP

Native American archeological sites, located within or in close proximity to Monterey State Historic Park, are recorded and on file with the Department of Parks and Recreation. Their specific locations are kept in confidence for preservation purposes.

There is evidence of Native American use at the present-day site of the Presidio (see discussion of El Castillo in Land Use and Facilities Element). The department has attempted to acquire the site because of its historical and cultural significance.

Natural Resources of Monterey SHP

Geographical Features

Monterey State Historic Park is entirely located in downtown Monterey, near Monterey Bay on the Pacific Ocean. The major geographical features in the area are the gently curving bay and the nearby hills. In the areas where park structures and sites are located, elevations range from sea level to 25 feet.

Geological Features

The individual properties of Monterey SHP, as does the City of Monterey, rest on alluvial soil from the surrounding hills or mountains.

The exposed coarse-grained rock between the Custom House and the water is Santa Lucia Granodiorite. It is characterized by large feldspar crystals which are evidence of slow cooling. This igneous rock is believed to have been intruded in a molten state into surrounding sediments about 90 million years ago.

Also in the immediate area of the Custom House are sedimentary strata of the Carmelo formation which were deposited about 60 million years ago. This formation is a marine conglomerate, made up of volcanic pebbles cemented into a sandstone matrix.

Monterey would be an area of intense ground-shaking during an earthquake due to its close proximity to a fault which runs across the bottom of Monterey Bay. It is expected that the coastal zone of Monterey will continue to experience damaging intensities from earthquakes generated on faults outside the immediate area as well as from local faults ("Coastal Geology and Geological Hazards," Central Coast Regional Commission, April 1, 1974, pages 14 and 21).

Soil Features

Soil in the gardens, walkways, and near the historical buildings of Monterey State Historic Park has been drastically altered by the addition of topsoil, decomposed granite, and other material.

Meteorological Features

Weather information about the Monterey Peninsula is based on data supplied by the US Naval Postgraduate School, Fleet Weather Control. High temperatures (in degrees Fahrenheit) range from a minimum of 60.1° in January to a maximum of 72.1° in September. Low temperatures range from 42.8° in January to 52.4° in September. The yearly mean temperature is 56.5°. Annual rainfall, based on 21 years of records, averages 17.85 inches. There is rain an average of 69 days a year. Rainfall ranges from a low of .04 inches in July to a high of 3.94 in January. The rainiest months are November through April.

Hydrological Features

Because of the highly developed urban area, streams and springs have been routed into underground storm drains.

Biotic Communities

Natural biotic communities have been greatly altered in this highly developed urban area.

There are several landscaped gardens composed largely of exotic plants with little, if any, natural or original growth remaining.

Vertebrate animal species are limited to mice, rats, raccoons, and feral cats.

Historic Theme Identification

The California History Plan has identified the major themes and periods of California history. Monterey SHP contains elements representing two major eras, Hispanic and American, as well as sub-eras, themes, and subthemes.

The Hispanic Era includes both the Spanish and Mexican sub-eras. The Spanish sub-era is represented specifically by the Vizcaino-Serra Landing Site and the Custom House. The town of Monterey was developed during the Mexican sub-era and the early period of the American Era, and these developments are represented by other properties in the park.

Historic Theme Statements

Numerous themes and subthemes identified in the California History Plan are represented at Monterey SHP. Within the Native American Era, for example, applicable themes include: the first Californians -- the earliest people; culture and technology, specifically hunting and fishing, religion, social structure, trade, and food preparation; European contact, specifically changes due to contact; and living descendants.

Within the Spanish period, applicable themes include: exploration and settlement; political and religious affairs, specifically religion and colonization; military affairs; economic and material growth, specifically agriculture, transportation, especially maritime trade and port activities, and communication; adobe architecture; and social history, specifically lifestyles and recreation.

For the Mexican period, the following themes are pertinent: exploration and settlement, specifically Mexican and American trails and routes of travel; political and religious affairs, specifically relations with Mexico; international affairs; military affairs; economic and material growth, specifically agriculture, transportation, and communication; Monterey colonial architecture; and social history, specifically lifestyles and recreation.

Themes relevant during the American Era include: exploration and settlement; "trailblazers" and traders, specifically trappers and mountain men; persons involved in trading and commerce by sea; political and military affairs 1846-1850, specifically constitution, government, and statehood; economic and material growth, specifically agriculture, fishing, water and land transportation; Monterey colonial architecture; and cultural development, specifically literature, art, lifestyle, ethnic groups, and national factors.

Definition of Prime Period

In accordance with Directive 62 of the California Department of Parks and Recreation's Resource Management Directives, a prime historical period is established for Monterey State Historic Park. This period is 1770 to 1900. Preservation and interpretive efforts will emphasize this period. Such efforts do not have to be restricted to the prime period, but they must be placed in the perspective of events of the prime period.

Resource Deficiencies and Recommendations

Certain phases of Monterey SHP's historical span are not adequately represented in the unit. This is partially acceptable, since it would be unfeasible to interpret, in depth, the entire historic period. However, in some instances, these deficiencies should be corrected by augmenting the unit's present resources through state acquisition.

General Recommendations on Acquisition

As the State of California and the City of Monterey are both concerned with the preservation of Monterey's historic sites and structures, the state should work with the city to insure that such historic resources are well preserved. If any private historic resource is threatened with destruction, the city and/or the state should cooperate in its preservation by an appropriate means. If any publicly owned historic resource may pass from the public domain, similar efforts should be made to insure its continued public ownership for preservation purposes.

The following is a discussion of possible corrective measures, arranged by theme:

Native American Era

The 1967 archeological investigation of El Castillo de Monterey determined that Native Americans had lived on that site for as many as 2,000 years before the Spanish arrival. As much of this archeological site as possible should be acquired and preserved.

Early Hispanic (Spanish) Period

This period is physically represented by the Vizcaino-Serra Landing Site and the Presidio of Monterey, the second of only four presidios established by the Spanish in Alta California. The archeological investigation in 1967 of El Castillo, Presidio de Monterey, determined it was established about 1793. As much of this historic site as possible should be acquired as it is the only Spanish castillo (fort) still in existence in California.

Late Hispanic (Mexican) Period

This period (1822-1848) was an important one for Monterey, and for California as well. It was a time of turmoil, when Mexico broke away from Spain and imposed new regulations on the colony of Alta California. This historical period is well represented at Monterey SHP. The physical resources of this period dominate all others in the unit.

American Era

This period (1848-present) is not adequately represented at Monterey SHP. However, the City of Monterey has preserved examples of this era. If something threatens the historical integrity of these significant structures, they should be acquired by the state. Specific examples are the Francis Doud House (circa 1865), St. James Episcopal Church (1876), the Gordon House (1850), Colton Hall (1849, city owned), the Old Jail (1855, city owned), and the "Victorian" on the northwest corner of Jefferson and Van Buren (circa 1890).



Artist's conception of Juan Bautista de Anza's colonizing expedition of 1774



Sherman Adobe, 1908

Allowable Use Intensity

All units now in Monterey SHP will sustain high use intensity, assuming that all currently existing hazards associated with unstabilized or unrestored structures are corrected. This implies that the area will sustain visitor use in excess of 20 people per acre without detriment to the resources. Some restrictions have already been placed, and in the future might be placed, on particular structures, based on health and safety regulations, or the needs of specific structures or other resources.

Declaration of Resource Management Policy

Preservation, Restoration, and Reconstruction of Cultural Values

The maintenance of the historical resources at Monterey SHP through preservation, restoration, and reconstruction is the most important aspect of development of the unit. Most resources in the unit are historic structures. Resource Management Directive 64 provides guidelines for this work:

(64) As far as possible, historic features in historical units, or in historical zones of other units, shall include all physical evidences of significant human activity at the sites, and shall be dealt with as follows:

a. When structures or other features of human origin are included in a historical presentation, it is the department's objective: first, to preserve what exists; second, to restore what exists; third, to reconstruct on original sites; and fourth, to reconstruct on other than original sites. No restoration or reconstruction shall be undertaken unless there is significant information to assure accurate and authentic work. In every case, sufficient historical and architectural research shall be accomplished to establish accuracy and authenticity.

b. Existing features of historical age will always be preserved and/or restored: (1) unless they are not historically important within the primary period for the unit; (2) unless they occupy sites required for reconstruction of other features of overriding importance in interpretation of the unit; (3) unless they exert a negative influence on the unit, and should be removed.

c. For historic features that fall within the primary period of a unit, and are important for presentation and interpretation, the department shall preserve, restore, or reconstruct, as may be necessary.

d. For existing historic features outside the primary period for a unit, the department shall preserve, and restore as required to preserve, but will not reconstruct.

In accordance with these guidelines, all historic structures currently making up Monterey SHP shall be preserved.

Restoration will be necessary in the immediate future at the Cooper-Molera Complex, Whaling Station, and First Brick House, both to stabilize the structures and to reestablish historical authenticity with respect to the prime period or the buildings' architectural integrity.

Almost all the buildings at Monterey SHP have been modified in some manner since their construction, and a decision regarding the prime period for each structure will have to be made before restoration and maintenance work. This period shall reflect the date of construction and/or the period when the structure reached the ultimate expression of its purpose at the time of construction. Such a decision will be made for each structure, based on information contained in departmental research files, or additional research if needed.

All restoration work shall follow the above-listed guidelines of the department. Historical authenticity shall be sought on exterior restorations. Authenticity shall be sought on any interior restorations which will be open for public viewing, or which will serve any public function, such as museum facilities, support group facilities, or office space. Interior adaptive use restorations shall conform to the period emphasized in the exterior restoration of any building. Thus, no single structure shall be used to represent multiple periods, but rather shall be preserved, restored, and interpreted as a whole, with internal integrity in respect to theme and period.

Extensive archival and other historical research shall be done before restoration work to insure complete accuracy. Such endeavors shall be oriented toward gathering information on the architectural style, as well as the history of the use of the building. This information shall form the basis of the interpretive efforts undertaken in each structure.

Historical archeology shall be employed whenever necessary to ensure the authenticity of restoration and reconstruction work. Archeological testing and monitoring shall also be employed whenever surface or subsurface disturbance associated with any work in the unit threatens the integrity of known or suspected archeological remains. Any proposed demolition, alteration, or encroachment on historic structures must have the department's approval.

Interpretation of Cultural Values

The department is committed to communicating to park visitors the historical significance of Monterey SHP and the history of the town of Monterey from its founding in 1770 to the 20th century. This must be done with a well-planned interpretive program which will provide continuity to the flow of history from the Indian and Spanish eras through the Mexican and American eras, and will act as a strong unifier of the diverse facilities offered at Monterey SHP. Interpretation of Monterey's history will be integrated, as appropriate, with local efforts, such as the city's, to develop a well-balanced approach.

Activities such as concessions, historic site museums, interpretive displays, demonstrations, tours, and special events will be appropriate to the historical integrity of the park, and will contribute to visitor enrichment and understanding of the resources at Monterey SHP. Other appropriate means to assist interpretation are historical information folders and other publications which can be sold in the unit.

Proposed Zone of Primary Cultural Interest

The Zone of Primary Cultural Interest for Monterey SHP shall be composed of all lands currently held by the state which contain significant cultural resources. Most of these areas include significant resources, either in the form of structures or archeological values relevant to the prime period of the unit. The boundaries of the primary zone will be extended to include all parcels acquired to augment the unit's historical resources. Secondary and tertiary zones of interest are those adopted in the Monterey Area of Interest Plan (May 1978), in Appendix 1.

While the department seeks historical authenticity within the Zone of Primary Cultural Interest, it is recognized that from time to time visitor services must be provided, often through concessions. In the case of historical units, adaptive use in the historic preservationist sense is an appropriate means of providing visitor services. Such use is covered in part by Resource Management Directive 68, which states: "Businesses established in an historical unit under concession agreement must be compatible with those which occupied the various structures during the historic period..." Compatible adaptive use of structures is appropriate for Monterey SHP, and has been accomplished successfully in the past.

In addition, Directive 11 of the Resource Management Directives specifies that:

In units of the State Park System having significant cultural values, the department shall consider establishment of cultural preserves embracing the principal cultural resources of the units, within which complete historical or archeological integrity and authenticity shall be sought. No administrative or public service structures or facilities will be erected in these zones. When such structures or facilities are required, they will be placed outside the cultural preserves, in locations and in ways that will not detract from the quality and integrity of the cultural resources.

Monterey State Historic Park consists of dispersed properties within the City of Monterey. Visitor facilities, including adaptive uses, have been provided successfully within these historic properties. These uses shall be guided by the Declaration of Purpose. Because of this park's nature and its visitor facilities, it is appropriate to establish a Zone of Primary Cultural Interest as noted above rather than cultural preserves. Of course, cultural preserves may be warranted in the future, especially if sites are acquired to be preserved with little or no visitor disturbance.

Concessions

Concessions occupy a place in the history and present operation of Monterey SHP. Resource Management Directive 68 specifies the relationship which should exist between the unit and concessionaire:

Businesses established under concession agreements in historic structures committed to authentic presentations must be compatible with those businesses that occupied the structures during the historic period, and must be consistent with the applicable resource elements. Every effort shall be made to achieve full accuracy of historical appearances in structures, facilities, operating techniques, and personnel. When public necessity demands that modern merchandise or services be offered, they shall be displayed or advertised in ways that conform to the resource elements. Profit to concession operators is not sufficient justification for violations of historical

authenticity; where necessary for implementation of the Resource Element, concessions in a historical unit may be subsidized by the department, to enhance quality and authenticity.

In accordance with these guidelines, all concessions at Monterey SHP must be either compatible with the historic uses of the structure that they occupy, or generally compatible with the unit's history in special cases of adaptive use. Concessions will be authorized in restored structures only when it is shown that the commercial undertakings will not damage or degrade the structure's historical authenticity. The concessions will be periodically inspected by park officials to ensure compliance with this stipulation.

City Policies and Technical Reports Relating to Monterey State Historic Park

City Policies

City General Plan (1959)

It is the policy of the City of Monterey to:

1. Protect and enhance the scenic, historical, and recreational resources of Monterey to serve both the increasing permanent population of the city and the rapidly increasing tourist trade.
2. Protect Monterey's three groups of historical buildings by diverting traffic around them and by site planning and landscaping.

Conservation and Open Space Element (1973)

1. Preserve and maintain open space within the Planning Area as a means of providing natural habitat for all species of wildlife compatible with urban living.
2. Conserve, preserve and maintain the scenic lands of the Planning Area.

Housing Element (1979)

1. Preserve historic structures and insure that housing development is sensitive to historic structures and areas.

Social Element (1979)

1. Give special consideration to the recreational needs of the handicapped.
2. Provide a variety of both active and passive recreational opportunities to offer residents a wide choice of activities.
3. Encourage optimal use of existing recreational facilities and public facilities which can be used for recreational purposes, such as schools, to provide recreational opportunities at a large number of locations throughout the city.
4. Encourage public and private agencies to provide recreational opportunities to enable young people to make constructive use of their leisure time.

Bikeways Plan (1974)

1. Establish a system of bikeways between major activity centers and points of destination, i.e., schools, libraries, public parks and recreation areas, employment centers, and scenic and historical places and buildings.

Monterey Downtown Business District (1978)

1. Shift emphasis from vehicular to pedestrian scale in order to attract more business and increase vitality of the area.

Urban Design Plan - Custom House Project - Shaw, Hall and Goodhue, Concolino, and Holm (1972)

1. In the historic area new buildings should be kept small in scale and never appear to be as large as the largest adobe.
2. New buildings should be of 20th Century design which sensitively use some of the elements of the adobes and which are sympathetic to, but clearly distinguishable from, the historic buildings.
3. The adobe walled gardens should be used creatively as a theme in new development.

City Zoning

Definition of "H" Zone

The city has identified 43 historic structures in Monterey that are protected by a special "H" zone designation. Structures so designated must be approved by the planning commission and the architectural review committee before being repaired, altered, added to, or moved, or having the use changed. All historic buildings owned by the state are included in the "H" zone designation.

Technical Reports

Old Monterey Downtown Urban Design Plan - Will Shaw and Associates (1978) (not adopted)

1. The present balance of scale between historic and larger scale buildings in the downtown area should be maintained.
2. Historic buildings should be maintained and enhanced.
3. A definite pedestrian system should be developed which is readily apparent, but not obvious, by treatment or pavement, landscaping, connections and visual nodes that draw attention.
4. A pedestrian "path of history" should be designed.

The Character of Monterey and Its Structures, Report to the Urban Renewal Agency - Albert, Warnecke, Livingston and Blaney, and Halprin (1962)

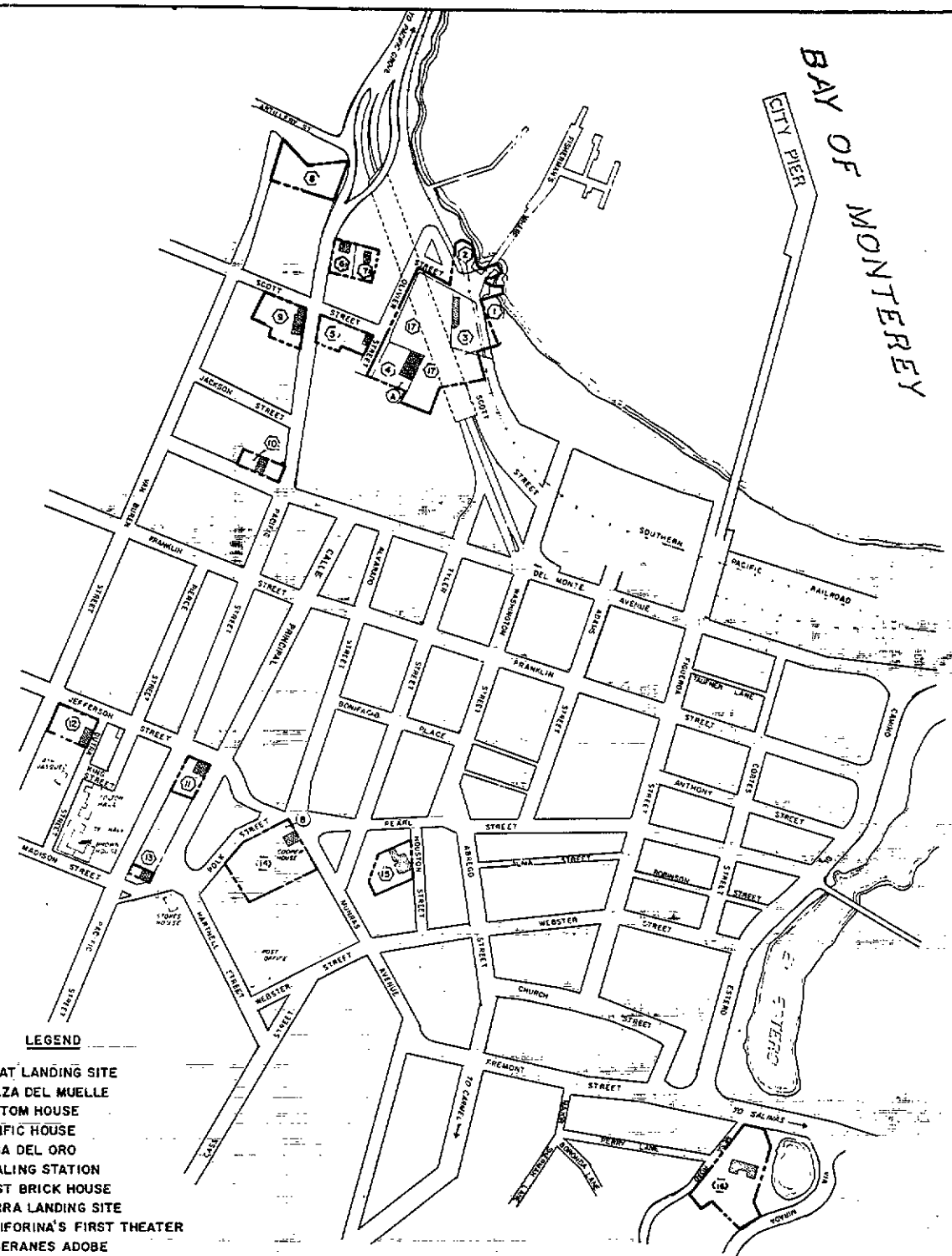
In and around historical buildings listed for preservation, no remodeling, destruction, alteration or rebuilding should take place unless it scrupulously honors the established architectural character known as "Monterey Style".



Adobe, formerly at corner of Pearl and Tyler

**LAND USE
AND FACILITIES ELEMENT**

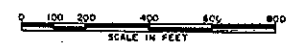
BAY OF MONTEREY
CITY PIER



LEGEND

- ① SLOAT LANDING SITE
- ② PLAZA DEL MUELLE
- ③ CUSTOM HOUSE
- ④ PACIFIC HOUSE
- ⑤ CASA DEL ORO
- ⑥ WHALING STATION
- ⑦ FIRST BRICK HOUSE
- ⑧ SERRA LANDING SITE
- ⑨ CALIFORNIA'S FIRST THEATER
- ⑩ SOBERANES ADOBE
- ⑪ LARKIN HOUSE
- ⑫ ALVARADO ADOBE
- ⑬ GUTIERREZ ADOBE
- ⑭ COOPER-MOLERA COMPLEX
- ⑮ ROBERT LOUIS STEVENSON HOUSE
- ⑯ CASTRO-WORK ADOBE
- ⑰ CUSTOM HOUSE PLAZA
- Ⓐ PACIFIC HOUSE ORIENTATION CENTER
- Ⓑ COOPER-MOLERA ORIENTATION CENTER

FIGURE 2



DRAWING NO. 18025	MONTEREY S.H.P. STATE HISTORIC BUILDING & SITE MAP	RESOURCES AGENCY OF CALIFORNIA	REVISIONS	DATE	DESIGNED
		DEPARTMENT OF PARKS AND RECREATION			DRAWN 6/81
		APPROVED _____ DATE _____			CHECKED

LAND USE AND FACILITIES ELEMENT

This element of the General Plan includes descriptions and recommendations for state-owned properties in Monterey State Historic Park, non-state-owned property, complementary sites and facilities in Monterey, park operations facilities, and transportation modes.

The recommendations have been arrived at through a process of consultation between the department, the city, and interested groups and citizens. The department intends to have the city review any specific developments outlined in this plan before they are implemented to assure compatibility with city planning.

Included in the recommendations are proposals for interpretation at various sites. Unless an interpretive proposal is made, existing interpretive programs at a site will be continued. A more general discussion of interpretive programs is in the Interpretive Element of this plan.

Recommendations for State-Owned Properties

Orientation and Information Centers

Today, there are two visitor centers serving Monterey State Historic Park. Monterey Heritage Guides have been given the use of the lower floor of the Pacific House Annex in exchange for providing an orientation-information center for the unit. Also, the Monterey Peninsula Chamber of Commerce operates a center on Alvarado Street.

Problems: The major problem identified at Monterey SHP is the lack of clear visitor orientation. The unit's historic resources, considered some of the most significant in the state, are spread throughout the City of Monterey. There is no one single controlled contact point as in most park units. Visitors can enter the park by any number of directions. Historic sites and buildings blend into the urban cityscape and are not easily recognizable (see Fig. 2).

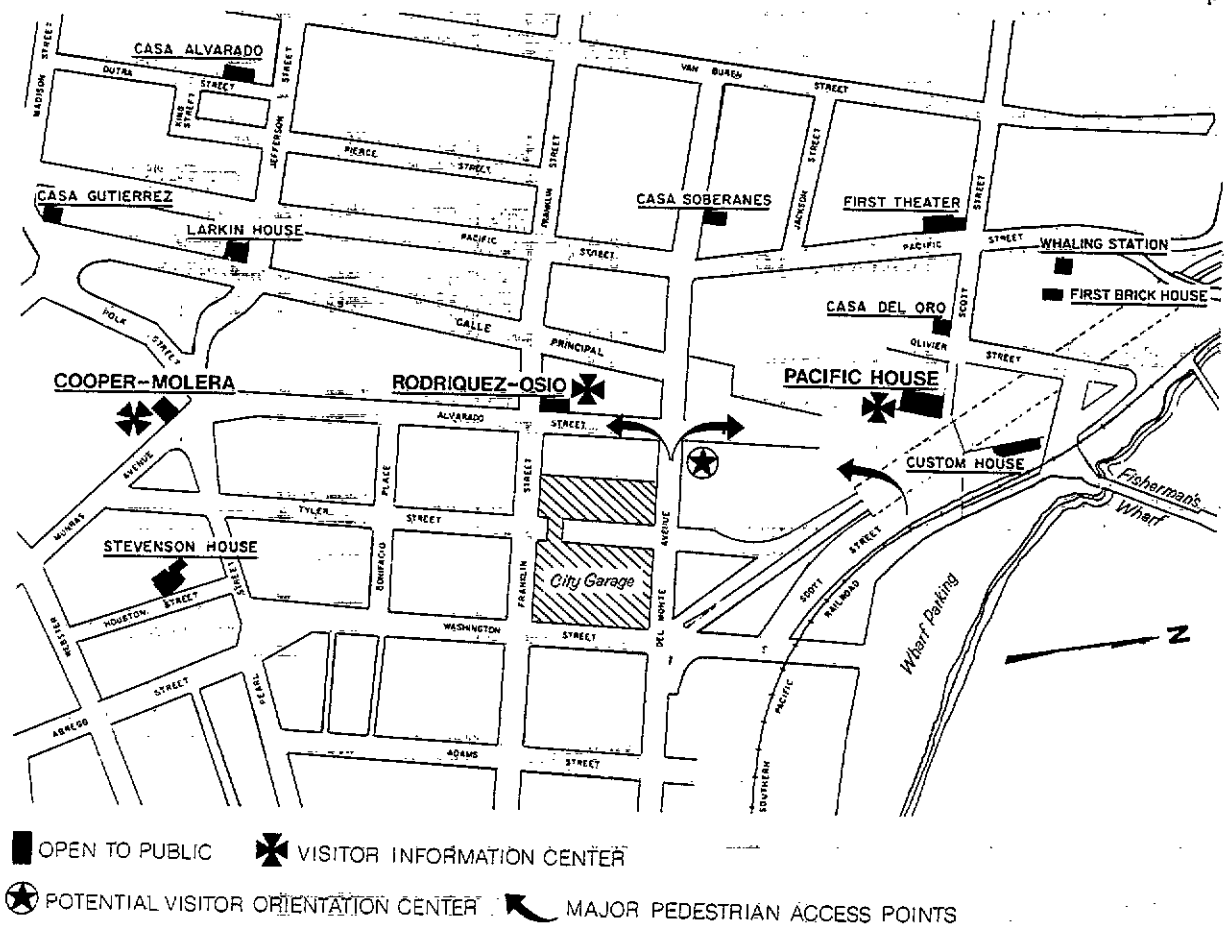
Recommendations

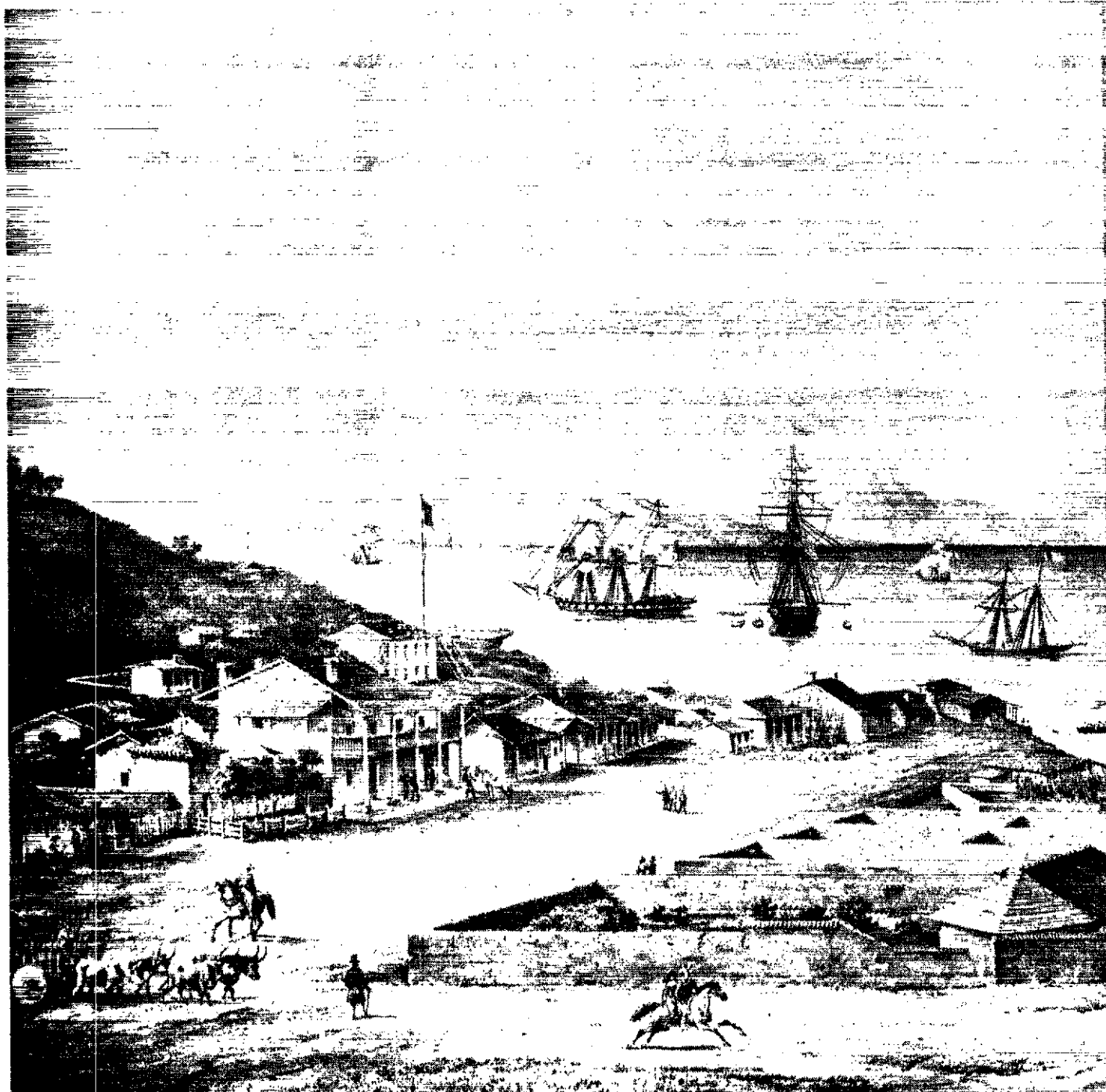
1. The department will support the development of a major orientation center in downtown Monterey to orient visitors to park resources and to emphasize the area's historical and cultural significance, in a manner similar to that used in Williamsburg, Virginia. In the center a theater should be developed for the use of films, slides, and creative audiovisual techniques to make visitors aware of the scope of events that have occurred in Monterey and at buildings and sites in the unit. (See Fig. 3.)
2. The department will develop an additional information center in the Diaz Store portion of the Cooper-Molera complex in conjunction with a museum store now being developed.
3. The department will continue to support the operation of information centers in the Pacific House Annex and at the Monterey Peninsula Chamber of Commerce office on Alvarado Street.
4. The city will install pedestrian signs to direct visitors to all information centers.

5. The city will provide a display panel on the west side of Tyler Street in the West Garage of the Custom House parking facility to direct visitors to orientation and information centers.
6. Department staff will work with the city to review and update street and pedestrian signs.
7. The Tourist/Information Center located at the Armed Forces YMCA should also provide orientation for the historic park.
8. Due to the potential high turnover of orientation staff, Monterey SHP staff must regularly instruct volunteers about their orientation responsibilities so they can provide accurate information.
9. To aid Monterey visitors in locating and enjoying the park, the department will develop and install a local telephone recording device which will provide information about unit hours, tours, orientation, and fees, and will promote the use of the recording through area host magazines and other suitable publications and news media.

FIGURE 3

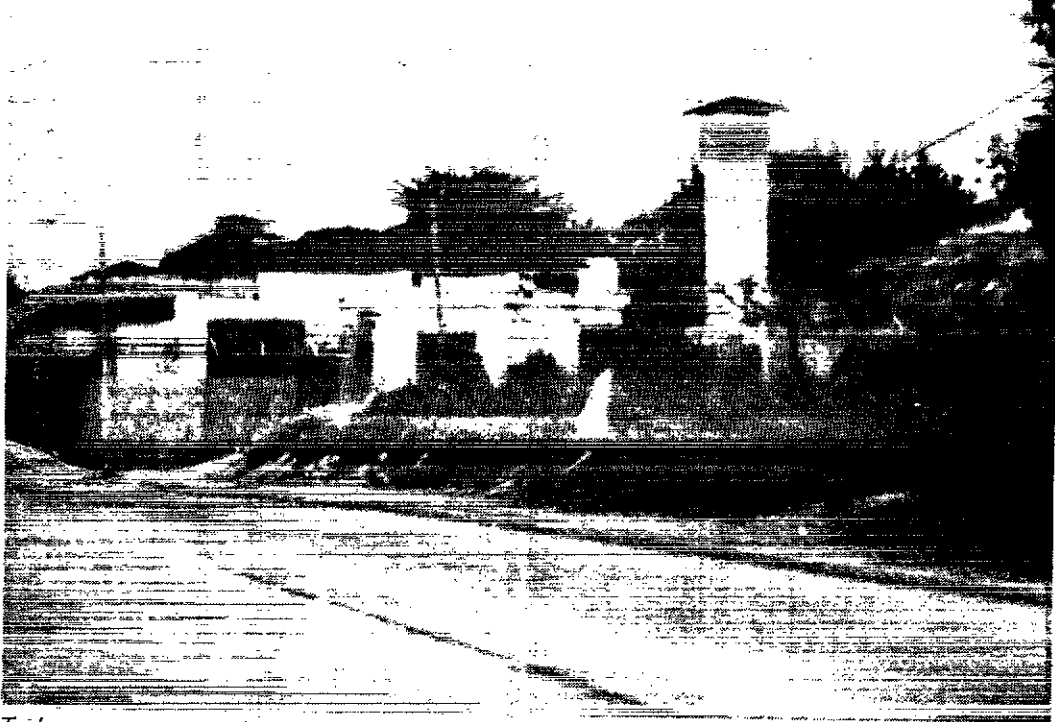
Orientation Centers Map



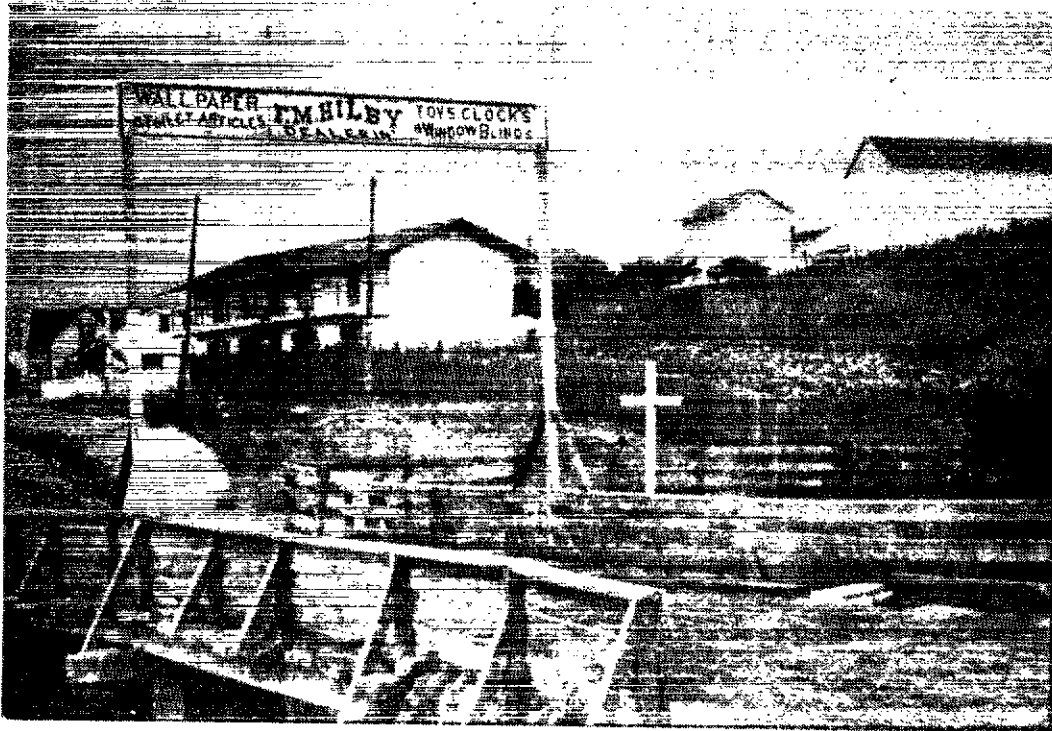


Monterey in 1842 by an unknown artist

SERRA LANDING SITE



Today



Circa 1885

Vizcaino-Serra Landing Site

On this one-acre grassy site, Sebastian Vizcaino landed in 1602, and on June 3, 1770, Father Junipero Serra and Captain Don Gaspar de Portola held services founding Monterey.

These events established Spanish control over Alta California, and Monterey became the capital and port of entry for the province.

Problems: This site, on busy Pacific Street, has been physically and visually affected by the construction of a parking garage next to it, which makes the site difficult to reach. It has also been cut in size by the lowering and realignment of Pacific Street. The site is not adequately interpreted considering the important events which happened there. The proposed Van Buren-Lighthouse Street connection may affect the site.

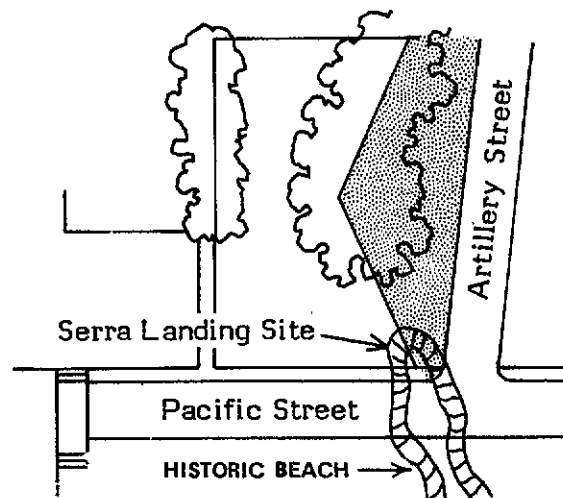
Recommendations

1. The city will buffer the impact of the adjacent parking garage by requiring landscaping.
2. The city will require development of easy access to the site from the parking garage and the commercial development proposed behind it.
3. The department will provide seating at the site to give the site a more parklike atmosphere.
4. The department will develop a small, low-impact interpretive shelter to describe the lives of Vizcaino and Serra and the significance of their landings in Monterey.
5. The department will work to acquire the adjoining piece of land between the Vizcaino-Serra Landing Site and Artillery Street from the U.S. Army.
6. The department and the city will work together to make sure that the design of the proposed Van Buren-Lighthouse Street connection is sensitive to this site.
7. The department will thoroughly survey the archeology of the site.

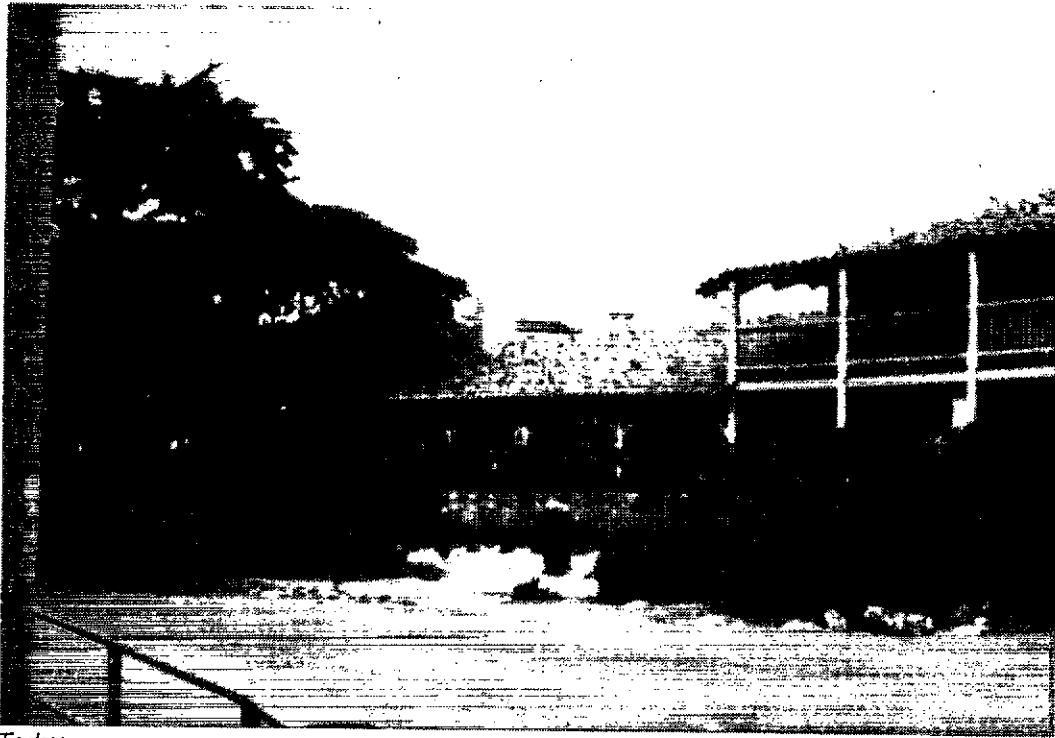
FIGURE 4

Proposed Expansion
of Serra Landing Site

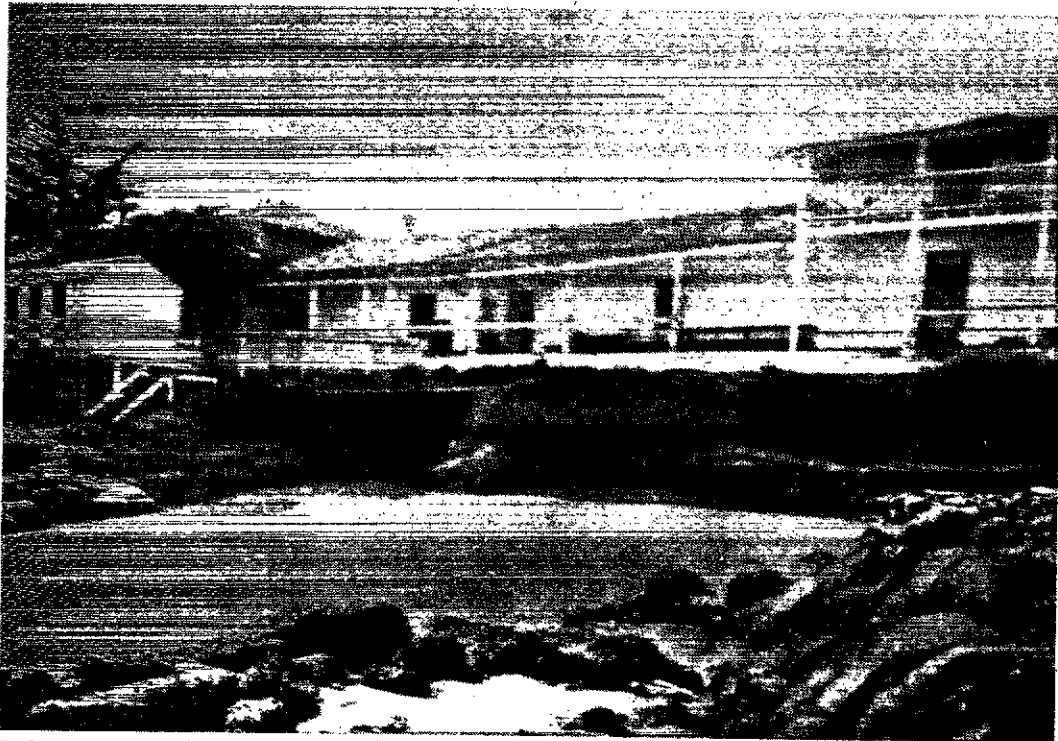
 U.S. Government Property



CUSTOM HOUSE



Today



Before 1889

Sloat Landing Site

This small rocky and sandy cove, near the Custom House and Fisherman's Wharf, is historically significant because American forces, led by Commodore John Sloat, landed there on July 7, 1846 to secure California for the United States.

Problems: When walking past, visitors do not recognize the site's historical significance. The nearly obliterated location of the landing is unattractive and uninviting and is marred by ugly concrete foundations from a previous commercial structure. The roadway and railroad tracks between the Sloat Landing Site and the Custom House degrades the setting of these historical sites. Also, the historic relationship between the Custom House and the water has been lost.

Recommendations

The department will:

1. Delineate the area of historical significance by using different colored paving or a change of texture.
2. Remove the concrete foundations.
3. Install interpretive panels to describe Commodore Sloat's landing and its importance for California and also to show what the site looked like in 1846. The panels should also orient visitors to other nearby historic sites. They should be designed and located so as not to block the view of the shoreline.
4. Landscape the bluff area (or promenade) to make it more attractive. The existing seawall should be removed and the esplanade should be redesigned with steps and boulders to provide access to the water. Design should be complementary to the Plaza del Muelle, Shoreline Park, Recreation Trail, and Ferrante Park.

Plaza del Muelle

Today, the plaza is a paved road next to the Sloat Landing Site at the entrance to Fisherman's Wharf. In the 19th century, this space was used as a staging area for the wharf.

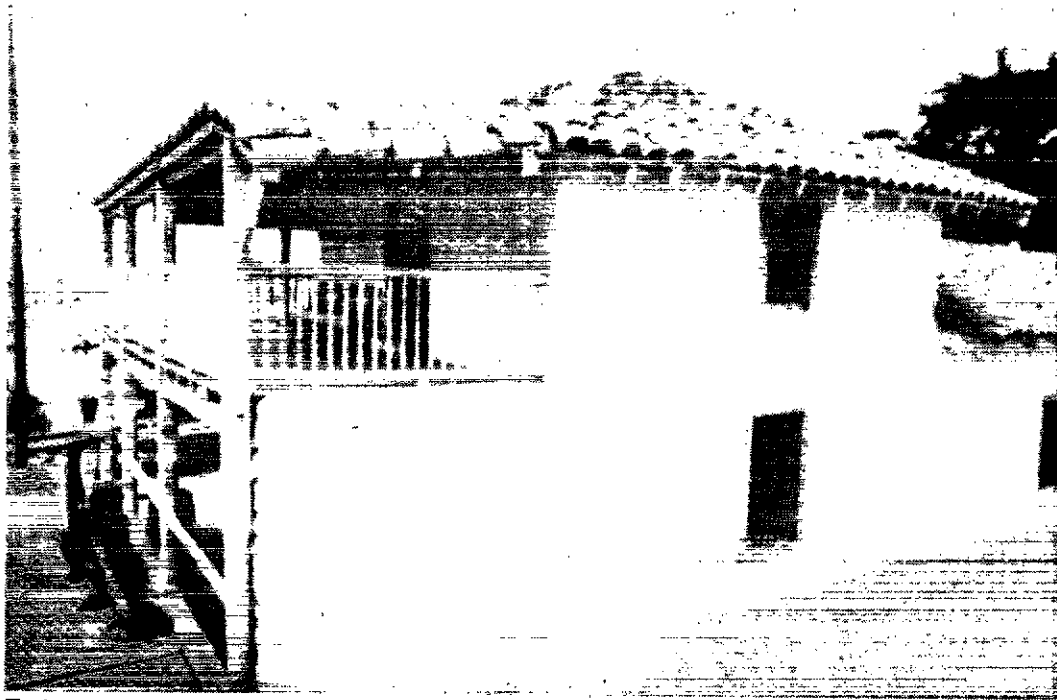
Problems: There is no indication that this place is a part of Monterey SHP or has historical significance. The site is heavily congested with vehicles and pedestrians.

Recommendations

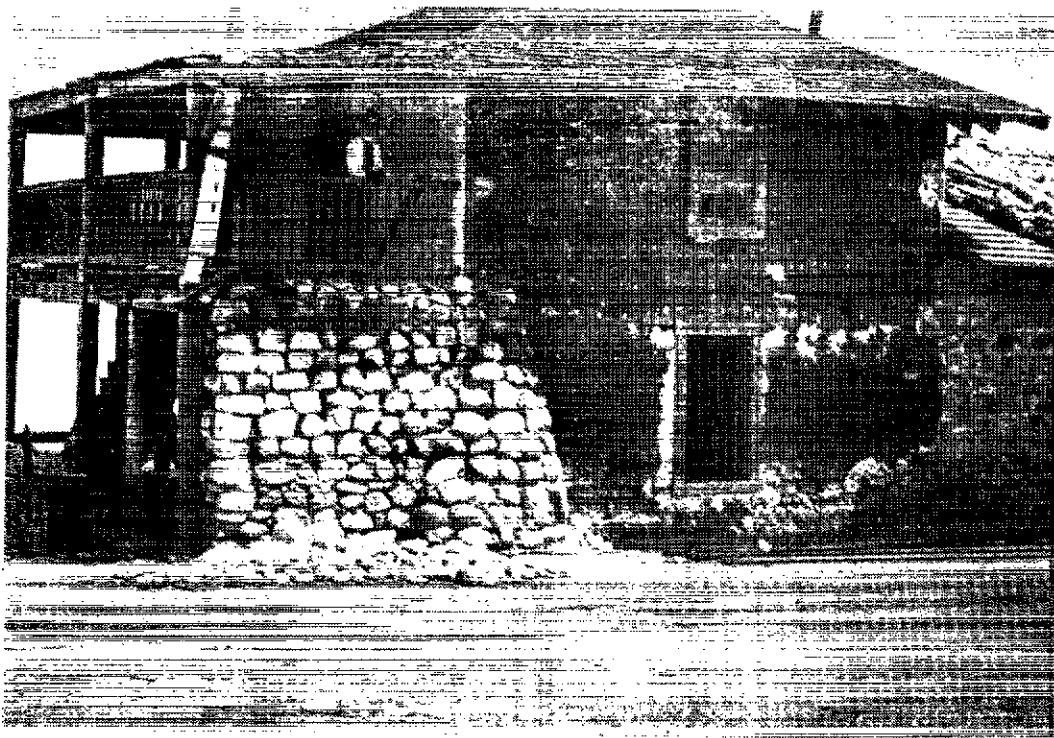
The department will:

1. Identify the space with textured or colored paving.
2. Install interpretive panels to introduce visitors to Monterey SHP and present the site's significance.
3. Reduce the amount of automobile traffic on the plaza by developing the necessary directional signs to direct visitors to parking facilities so as to discourage use of Olivier Street, Decatur Street, and the causeway for access to the wharf parking lot (see Recommendation 1 for Custom House Causeway in Transportation Analysis).
4. Integrate landscape design with the Sloat Landing Site, Shoreline Park, Recreation Trail, and Ferrante Park.

CUSTOM HOUSE



Today



Circa 1901

Custom House

California's State Historical Landmark No. 1 is in excellent condition. Here, the United States Flag was first officially raised in Monterey by Commodore John Drake Sloat on July 7, 1846, at the beginning of the war with Mexico, which brought California, along with other land, into United States ownership.

The building was constructed by the Mexican government to collect custom duties from foreign shipping - Alta California's principal revenue source when Monterey was the capital of the northern province of Mexico. It was abandoned as a United States custom house about 1867.

The building has 2,479 square feet of floor space. The north end, built about 1827, is the oldest part. In 1841, work on an addition was started, and by early 1846 it was completed. In 1901, the Native Sons of the Golden West restored the Custom House to its original appearance. It was opened as a museum in 1929 under trusteeship of the state, which held custody under an agreement with the federal government. The building was purchased by the state in 1938.

Problems: The Custom House was once a prominent feature on the shoreline. From the promenade, the building is now partially camouflaged by a combination of plantings and stone walls.

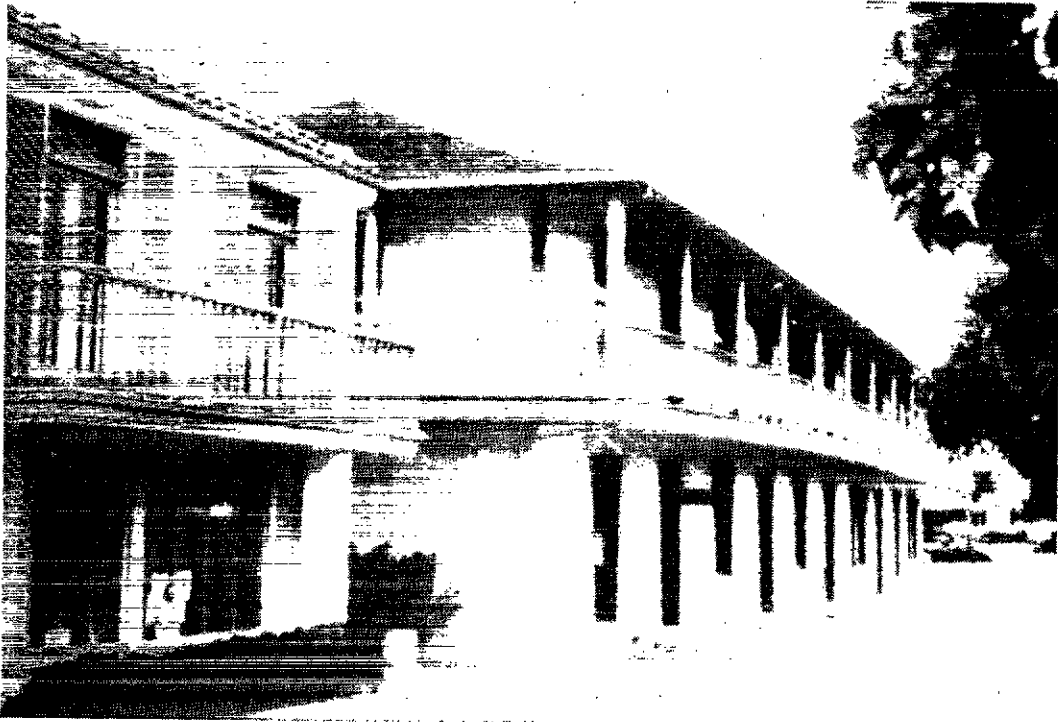
Shrubs and garden plantings screen the Custom House from the view of visitors approaching from the marina parking lot. The view of the Custom House from the streets surrounding the Custom House Plaza is nearly obscured by the plaza walls.

Recommendations

The department will:

1. Remove or lower some of the plants that hide the building from visitors approaching from marina parking areas. Care should be taken to preserve historic cypress trees.
2. Improve signing to identify the Custom House.
3. Retain the intimate atmosphere of the garden, but redesign the southeast corner to provide better access into the lower plaza.

PACIFIC HOUSE



Today



Circa 1885

Pacific House and Annex

Built in 1847 by David Wight for Monterey businessman Thomas O. Larkin, the Pacific House was first rented to the U.S. Quartermaster for offices and storage of military supplies. Army horses were kept in the large walled corral behind the building, a popular spot for Sunday bull and bear fights.

By 1850, the adobe and stone building housed a public tavern where the farewell dinner for the military governor, General Bennett Riley, was held. Monterey County, one of California's original 27 counties, also rented space in the building for use as a courtroom, jury room, and the county clerk's office. Later, space in the Pacific House was used for small stores, a newspaper, a church, law offices, a public tavern, and a ballroom where the Dashaways, a temperance society, held dances.

David Jacks bought the property in 1880, and his family maintained the premises until 1954, when Miss Margaret Jacks gifted the historic building to the State of California.

The Annex, a simulated adobe building made of concrete and plaster, is attached to Pacific House. It was built in 1928 and is architecturally compatible to Pacific House. The Annex serves as a park information-orientation center and as office space.

An enclosed garden was added to the rear of the Pacific House also about 1928. It is known as the Memory Garden and is the scene of many community-related functions in the course of each year.

Located next to the Custom House Plaza, these buildings, with 8,360 square feet of floor space, are in excellent condition.

Problems: Because the Pacific House presents an overview of Monterey and California history, more people who cross the lower plaza should be visiting this building. However, at present the information-orientation center in the Annex cannot be easily identified by visitors. Interpretive displays in the Pacific House need to be refurbished. Furthermore, the modern flooring, ceiling material, and lighting in the Pacific House is out of character with the building.

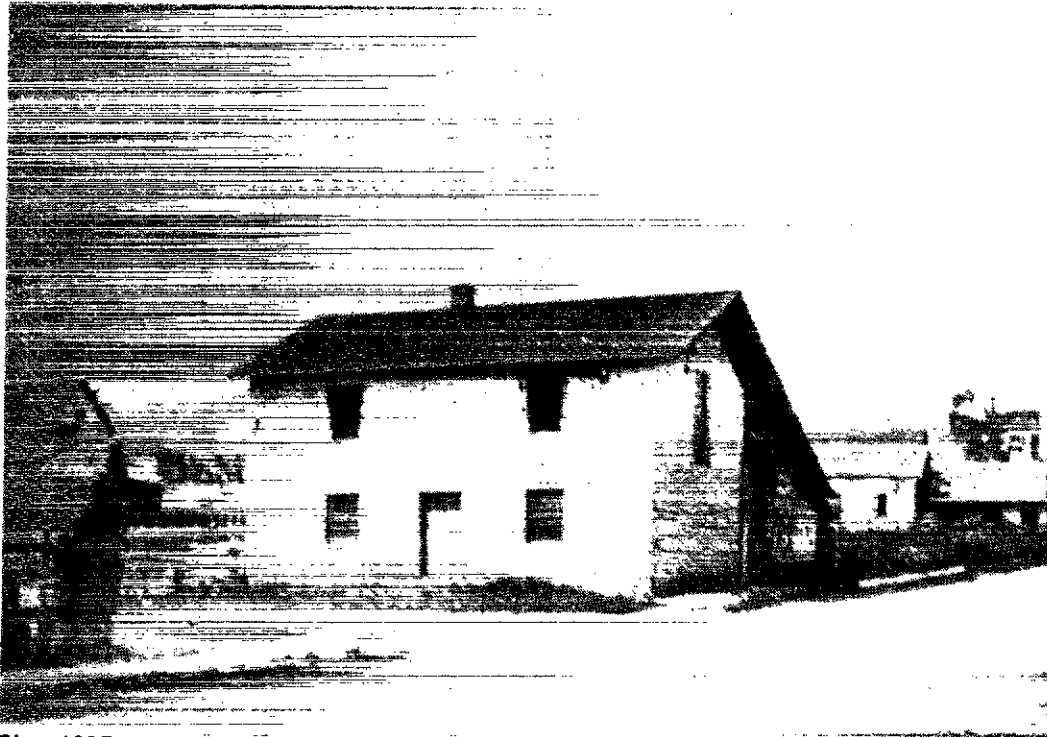
Recommendations

The department will:

1. Make it easier to locate the orientation-information center in the Annex.
2. Refurbish the interpretive displays. Second-floor exhibits require improvements in visitor flow, lighting, and composition, and artifacts need immediate conservation to prevent continued deterioration. First-floor exhibits need artifact labeling, fewer interpretive panels, and livelier displays.
3. Consider replacing the modern vinyl tile floor and acoustical ceiling and making lighting historically accurate.



Today



Circa 1895

Casa del Oro

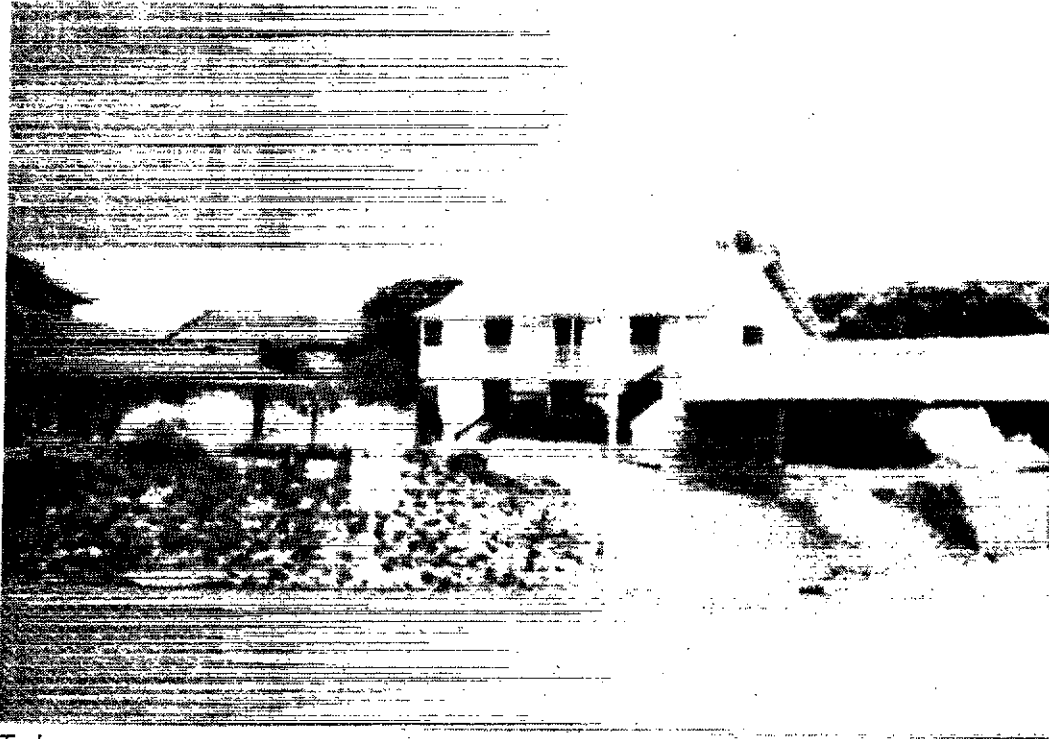
The two-story adobe building at the corner of Scott and Olivier Streets housed a general merchandise store operated by Joseph Boston and Co. in the 1850s. Later, the building was called Casa del Oro because of the unverified story that it had been a gold depository.

The 980-square-foot building is in excellent condition.

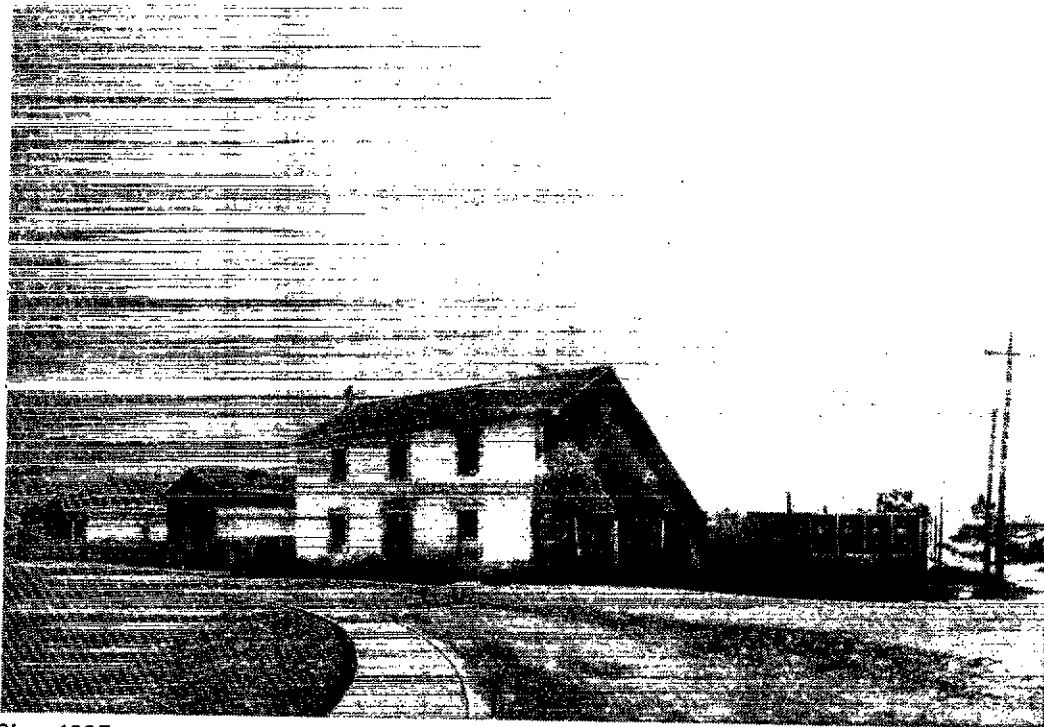
Problem: The interpretive displays need to be updated to be historically accurate.

Recommendation: The department will refurbish the interpretive displays and the viewing area.

WHALING STATION



Today



Circa 1895

Whaling Station

This two-story adobe and frame house between Pacific Street and the Custom House Plaza was built by David Wight, a Scotsman, as a private residence in 1847. He modeled the interior after his ancestral home in Ayton, with a stairway in the center of the house. The roof slants from a two-story height in the front to a one-story height in the rear. The cantilevered balcony was added after 1900. (See letter from Kent Seavey in Appendix 5 for detailed description of building.)

The structure acquired its unusual name when it became a boarding house and headquarters for Portuguese whalers in 1855. They organized a profitable shore-whaling business, carried out on the nearby beach. A whalebone walk in front of the Whaling Station is a reminder of this past era in California's economic history.

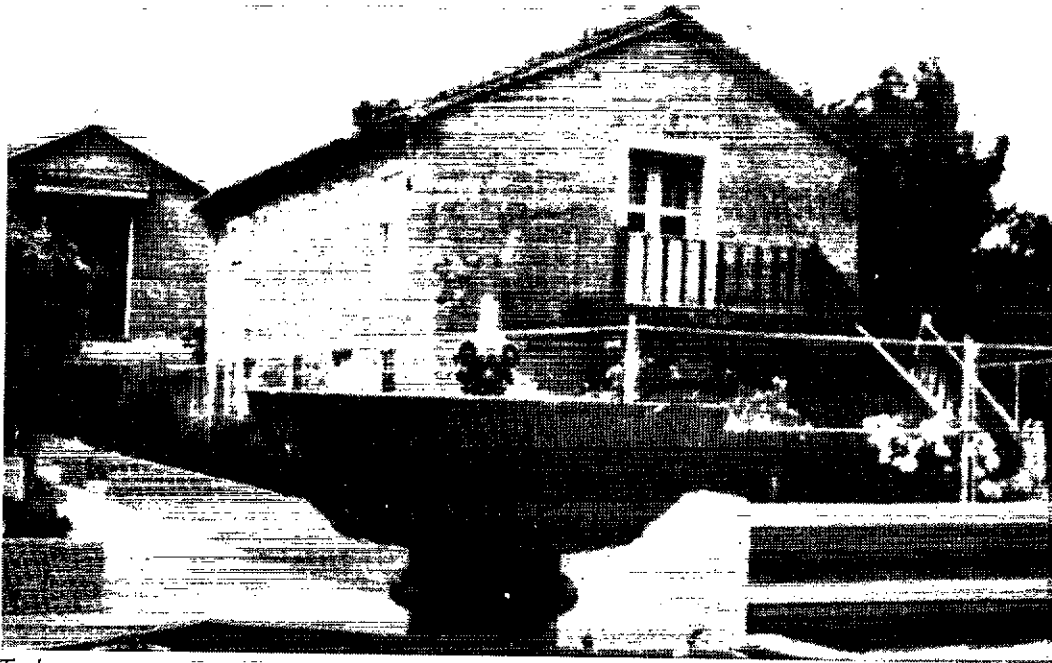
Acquired by the state in 1979, the building, with 3,600 square feet of floor space and needing restoration, is currently leased by the Junior League of Monterey County. There is also a garden in the rear.

Problems: At this time, structural, electrical, plumbing, and paint problems are being corrected by the Junior League and the State Department of Parks and Recreation. However, the recent lowering of Pacific Street by the city has created a steep exposed bank on state property, causing erosion.

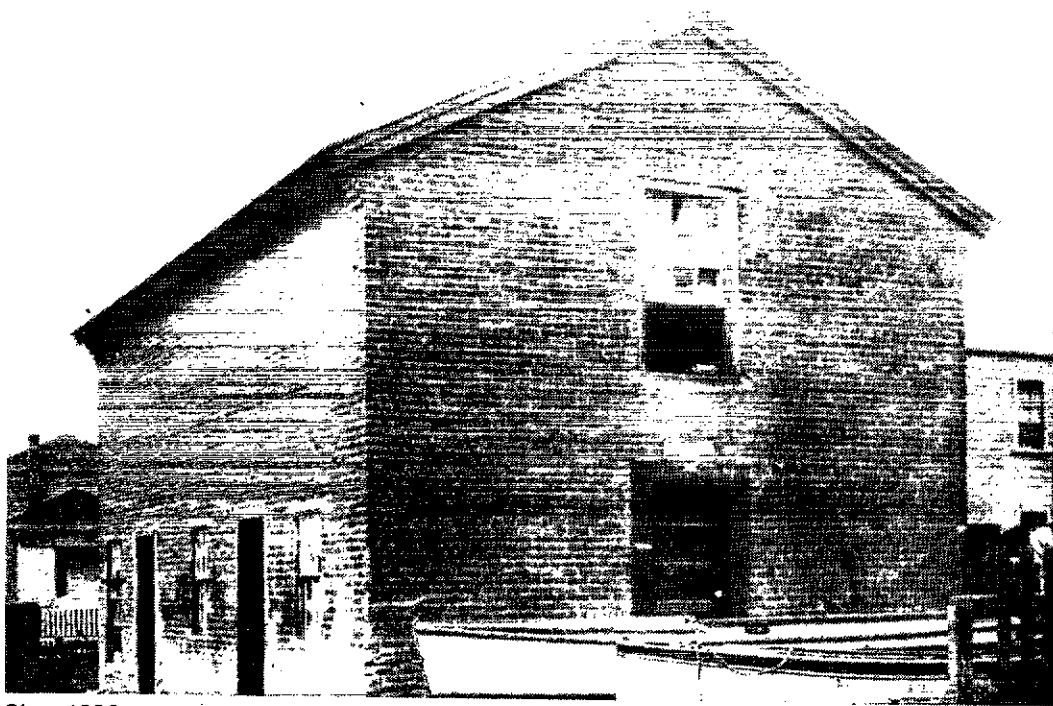
Recommendations

1. The department will restore the Whaling Station to a safe and attractive condition since it is one of the most architecturally significant adobes in Monterey.
2. The department will continue the contract with the Junior League of Monterey County, or other similar public groups. The volunteer activities of this organization should be encouraged.
3. The department will encourage community activities in this building.
4. The city will take appropriate measures to insure that erosion of the recent steep roadcut does not worsen.

FIRST BRICK HOUSE



Today



Circa 1890

California's First Brick House

Gallant G. Dickenson, his wife, and six children came overland to California, reaching Sutter's Fort in 1846. Within a few months he came to Monterey, purchased land near the Custom House, and with his son-in-law, A. G. Lawrie, started construction of a two-story brick house. They built their own kiln and fired their own bricks for what is believed to be the first brick structure in California.

Dickenson had finished one two-storied wing of the planned home when the Gold Rush drew him to the diggings. He eventually became prosperous in the Stockton area. He returned at least once to Monterey to serve as a delegate to the constitutional convention.

The unfinished and abandoned two-story house, with three rooms upstairs and three rooms unfloored below, along with a pile of 60,000 bricks, was sold at a sheriff's sale in 1851 for \$1,091. Throughout the years it has housed families, restaurants, and various businesses. From 1924 to 1951, Maria and Juan Garcia lived there and operated a very popular Spanish restaurant in the building.

At present, this 1,554-square-foot building between Pacific Street and Custom House Plaza is leased by the Junior League of Monterey County.

Problems: The First Brick House has some serious structural problems. The bricks are of a very poor quality and are rapidly deteriorating. This building is in great need of stabilization and restoration. Some stabilization work is now underway.

Recommendations

The department will:

1. Complete stabilization and restoration of the First Brick House.
2. Heat the building to slow down deterioration of the bricks.
3. Encourage a civic group to sponsor community activities in this building as part of a volunteer program.

FIRST THEATER



Today



After 1890

California's First Theater

California owes its first theater to Jack Swan, an English sailor of Scottish ancestry who settled in Monterey in 1843. He liked the "old capital" and purchased land on Calle Estrada, now Pacific Street, where in 1846-47 he built a one-story adobe-and-frame lodging house with a barroom as an added attraction.

In 1848, soldiers from Col. Jonathan D. Stevenson's New York Volunteers, assigned to Monterey, staged several plays to relieve their boredom. Jack Swan agreed to furnish his building with a stage, rough benches, candles, lamps, and curtains made of red and blue blankets.

The building is presumed to be the first in California where plays were presented and admission was charged. Among the first productions were "Putnam, the Iron Son of '76," "Box and Cox," "Nan, the Good-for-Nothing," and a scene from "Romeo and Juliet." Seats were sold at five dollars each and the performances were well attended. First-night receipts were \$500.00.

The building was given to the state in 1906 after its purchase by Montereyans assisted by the California Historic Landmarks League. A small garden was developed behind the First Theater in the 1930s.

Today, this 6,836-square-foot building at Scott and Pacific Streets is leased as a concession for evening theatrical productions of the historic period. It is in excellent condition.

Problems: There are two basic problems here. Some of the interpretive displays need to be refurbished. And the theater is located at a very busy intersection, making it difficult to approach on foot.

Recommendations

The department will:

1. Refurbish the interpretive displays as needed.
2. Cover the nonhistoric concrete floor in the auditorium with a wooden floor to make it more historically accurate.
3. Determine once and for all the authenticity of the theater's claim as first theater and make any adjustments to its name, if necessary.
4. Redesign the nearby park corporation yard to alleviate pedestrian circulation problems (see Operations Facilities section).

CASA SOBERANES



Today



Date unknown

Soberanes Adobe

Sometimes known as "The House with the Blue Gate," this adobe and frame structure at 336 Pacific Street was assured preservation in 1954 when Mrs. Mayo Hayes O'Donnell presented it to the State of California. The Soberanes Adobe is two stories on the front with interjoining rooms opening outside onto a cantilevered balcony. Shakes or shingles were substituted for handmade tile on the balcony roof to relieve the roof of additional weight, especially in wet weather when the tile absorbs water. Originally, there was also a back cantilevered balcony which was cut off sometime in the 1860s and replaced with a single story row of shed rooms to enclose the kitchen. There are 2,704 square feet of floor space in the building.

This adobe was constructed about 1845 by Rafael Estrada, who was the half brother of Governor Juan Alvarado and the nephew of General Mariano Vallejo. The home was owned by two generations of the Esequiel Soberanes family from 1860 to 1922. Jean and Ruben Serrano purchased and restored the home with great sensitivity during the 1920s and 1930s. William and Mayo Hayes O'Donnell made it their home from 1941 on.

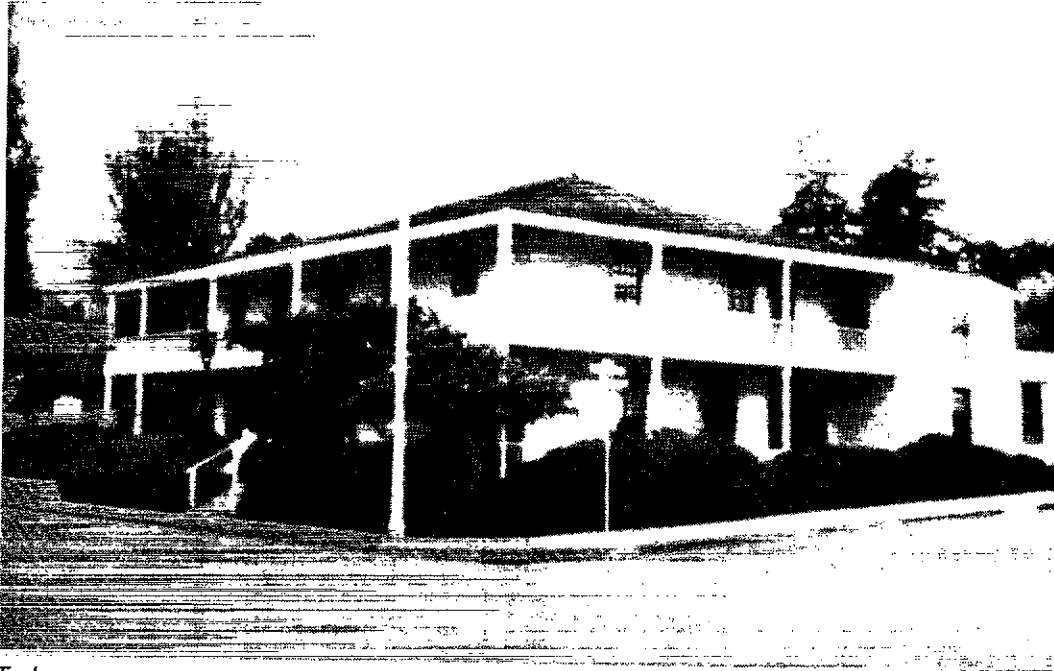
The gardens have been developed mostly since 1930 and represent a blend of many styles and periods. The gardens and buildings are in excellent condition.

Problems: The planned commercial development of the land next to and north of the Soberanes Adobe may affect the building's scenic quality.

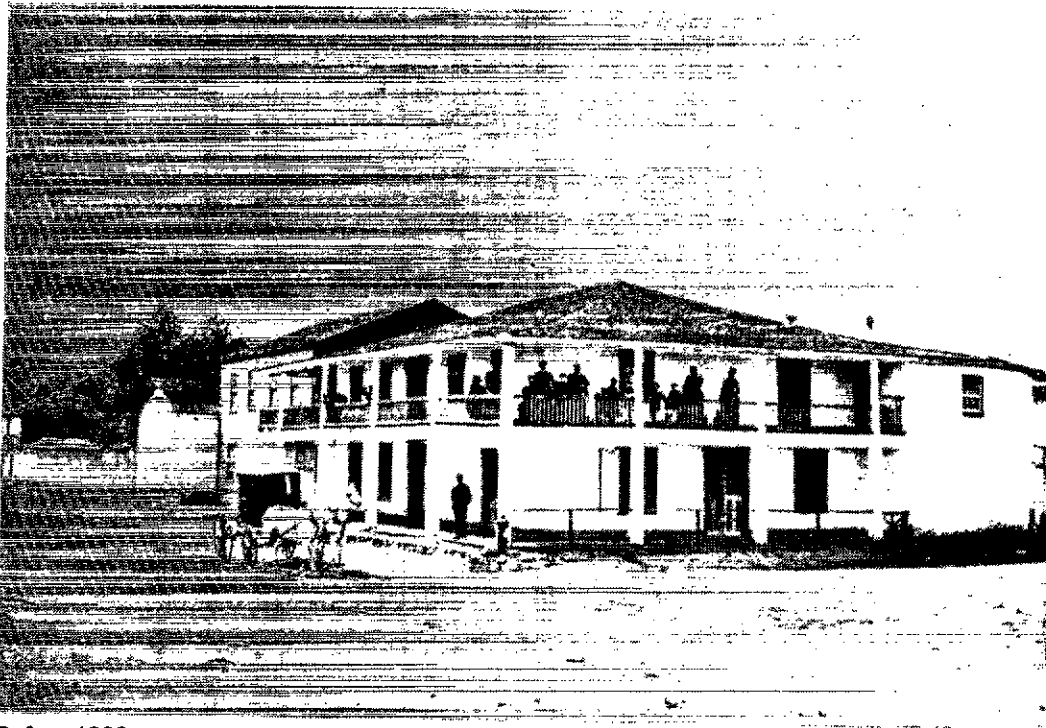
Recommendations

1. The city should require the developer to design the adjacent development to protect and enhance the views of this historic building. The gardens should not be considered to be open space for the adjacent development.
2. The department will retain the cypress hedge which nearly surrounds the Soberanes Adobe garden. It is an important historic element designed in the 1930s to create the illusion of a walled Spanish garden. While it should remain to buffer the enclosed garden from existing and proposed neighboring developments, the hedge should be selectively pruned to maximize views of the building.

LARKIN HOUSE



Today



Before 1890

Larkin House

Thomas Oliver Larkin arrived in Monterey from Boston in 1832. He started a general merchandise store and other businesses which, when combined with his active interest in and talent for politics, made him the most influential American resident in Monterey in his time. He served as the first and only United States consul to Mexico in Monterey from 1843 to 1846, when the Larkin House became the consulate.

Larkin designed and built this fine old home in the 1830s. The two-storied adobe building with its hip roof, balcony, and veranda became a pattern for the Monterey style of architecture. The adobe was purchased in 1922 by Mrs. Alice Larkin Toulmin, Larkin's granddaughter, who lived there for 35 years. She developed a garden next to the house in the 1920s. In 1957, she presented the house, including many of its furnishings, to the state.

Today, the condition of the 3,026-square-foot home at Jefferson Street and Calle Principal is excellent.

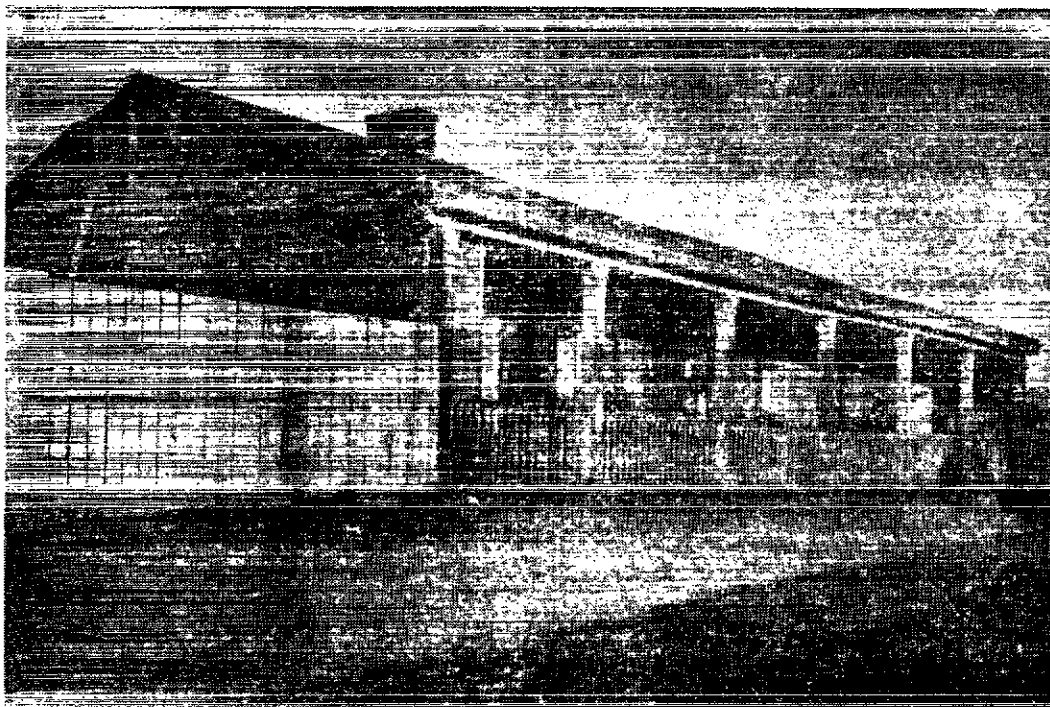
Problems: The quarters added to the rear of the main structure in the 1920s by Mrs. Toulmin have some structural and general maintenance problems.

Recommendation: The department will repair and retain the rear quarters for storage.

ALVARADO ADOBE



Today



Date unknown

Casa Alvarado Adobe (and Van Buren House)

The one-story Casa Alvarado Adobe at 510 Dutra Street, near Colton Hall, was built in the 1830s by Don Juan Bautista Alvarado, first Monterey-born governor of California and a direct descendant of Cortez. Originally the three-room adobe and wood structure had a tule roof.

The home illustrates several architectural design elements characteristic of that period. The dwelling faces east so the occupants could take full advantage of the morning sun on the front of the home. Each room opens directly outside. Walls are 24-inch-thick adobe bricks laid up with adobe mud mortar and supported on a heavy chalkrock foundation.

Alvarado sold the adobe in 1842 to Manuel Dutra. It remained in the family until it was sold in 1946 to Dr. and Mrs. Wesley R. Heard. In 1978, Mrs. Heard donated this 2,844-square-foot building to the State of California with the condition that it be used as a residence for park personnel and not developed as a house museum.

On the same property is the Victorian period Van Buren House (1,086 square feet of floor space). Both homes are surrounded by gardens.

Problems: None.

Recommendations

The department will:

1. Continue to use the Casa Alvarado as park personnel quarters, as stated in the gift deed.
2. Present the significance of the building in an interpretive panel placed adjacent to the building and next to the street.

GUTIERREZ ADOBE



Today



Date unknown

Gutierrez Adobe

In 1841, the municipality of Monterey granted a parcel to Joaquin Gutierrez where he and his wife Josefa built a home. Located at Calle Principal and Madison Street, the 1,440-square-foot adobe and wood two-story structure was a typical home in Monterey during the Mexican period.

The state purchased the home in 1954 from the Monterey Foundation. Since 1966, it has been operated as a Mexican restaurant under a concession agreement. The building is in excellent condition. (The John William Miller Adobe, built in 1874 by Gutierrez's son-in-law, is next door.)

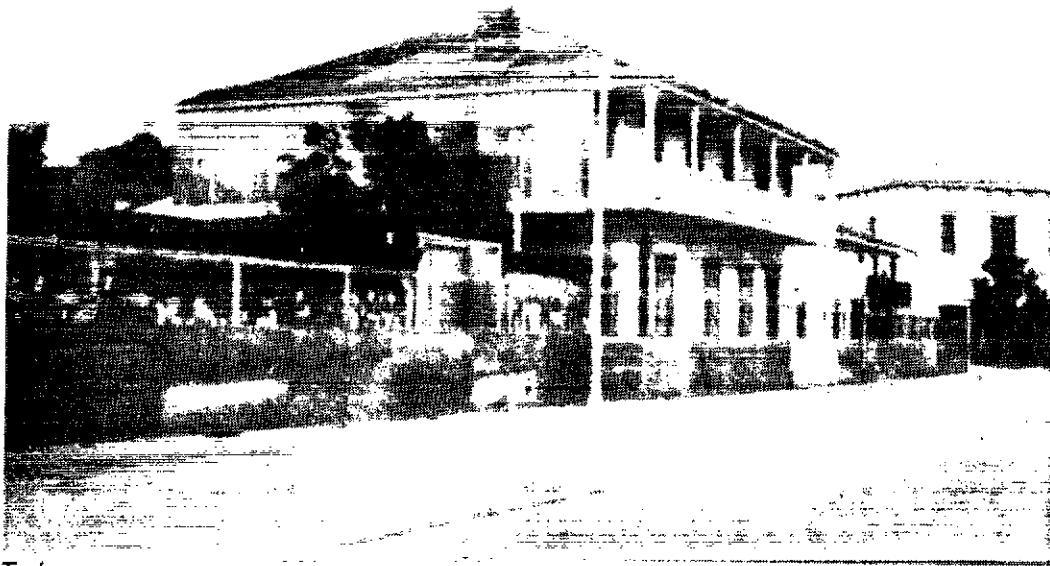
Problems: There is no presentation at the site of its historical significance.

Recommendations

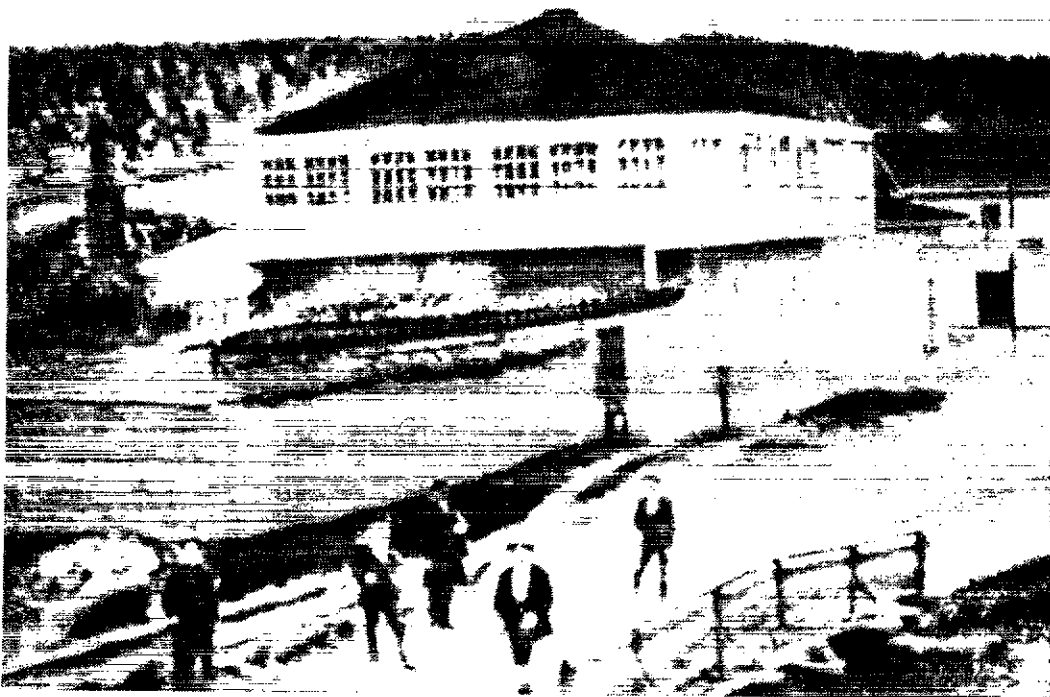
The department will:

1. Place an interpretive panel in the building to present its historical significance.
2. Continue to protect the historical integrity of the building from the concession operation, as emphasized in the concession contract.
3. Have the concessionaire consider developing the theme of the concession to interpret the history of the building via menus, name of restaurant, interior decorating, and other suitable items or activities as a lease condition.

COOPER-MOLERA COMPLEX



Today



Date unknown

Cooper-Molera Complex

At the corner of Polk Street and Munras Avenue is the largest individual site at Monterey SHP, a 2.1-acre complex of buildings with 17,315 square feet of floor space.

Much of the complex was built by Captain John Rogers Cooper, Thomas O. Larkin's older half-brother, who arrived in Monterey in 1823. Additions were made later by the Cooper family. A dealer in hides, tallow, sea otter pelts, and general merchandise, Cooper traveled on trading journeys to the South American coast, the Pacific islands, and China. He became a major California landholder. Besides his Monterey property, he received a land grant in the Sacramento Valley before the arrival of Sutter.

Today, the Cooper-Molera Adobe consists of 10 one- and two-story adobe-and-frame buildings. The site was left to the National Trust for Historic Preservation in 1969 by Miss Francis M. Molera, Captain Cooper's granddaughter. The State Department of Parks and Recreation, operating the property under a 1972 lease agreement, is restoring the complex so it can be opened to the public.

Restoration of the Cooper-Molera Complex will bring new visitors to this area of the state historic park. While only limited on-site parking is proposed, the possible future development of the city-owned portion of the adjoining Safeway lot for public parking will provide needed parking for visitors to the Cooper-Molera Complex.

Problems: There are many major problems -- structural, electrical, drainage, stabilization, and others. However, they are being corrected through restoration. A multi-level parking structure may be developed by the city on a city-owned portion of the Safeway parking lot. Unless carefully designed, this structure may decrease the scenic quality of the Cooper-Molera Adobe.

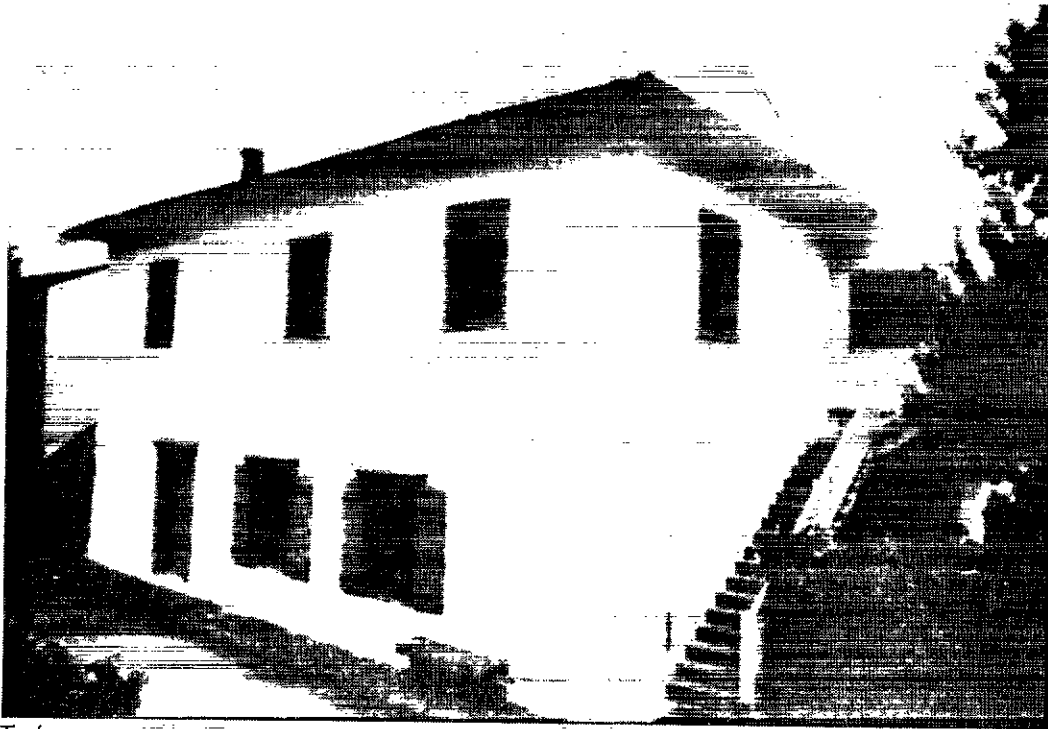
Recommendations

1. The department and city, owners of portions of the Safeway parking lot, will work to eliminate any adverse impacts created by future development of the Safeway property.

The department will:

2. Encourage volunteers of the Old Monterey Preservation Society to conduct craft demonstrations and other interpretive activities.
3. Upon expiration of the lease, use the parking lot, now leased to Safeway, for bus and visitor parking for the southern cluster of adobes.
4. Encourage the Monterey History and Art Association's proposed volunteer artifact restoration workshop for vanishing skills in the Cooper-Molera barns. Skills can be demonstrated and taught and apprenticeship programs possibly developed.
5. Foster development of a National Trust bookstore-information center in the Diaz store portion of the Cooper-Molera Adobe. Volunteers of the Old Monterey Preservation Society should be encouraged in this project.
6. Install an interpretation-orientation area in one of the buildings near the entrance to the complex to aid visitors in understanding its significance.

ROBERT LOUIS STEVENSON HOUSE



Today



Date unknown

Robert Louis Stevenson House

This large two-story home at 530 Houston Street has sheltered wealthy families, government officials, laborers, artists, writers, and fishermen since the Mexican Period. The original portion of the adobe-and-frame building dates from the late 1830s, when it was the home of Don Rafael Gonzales, first administrator of customs for Alta California.

Juan Girardin, pioneer French resident, and his wife, Manuela Perez, became the owners in 1856. They made some changes and additions and rented spare bedrooms. Among the boarders was Robert Louis Stevenson, an aspiring writer who occupied a second-floor room during the autumn of 1879. He had come to Monterey to see Fanny Osbourne, who a few months later became his wife.

For articles contributed to the local papers, Stevenson received two dollars weekly. His essay, "The Old Pacific Capital," is an accurate picture of Monterey in the late 1870s. Poor, unknown, and in frail health, he was cared for by Jules Simoneau, in whose restaurant he had his one full meal of the day.

The Stevenson House was donated to the State of California in 1941 by Mrs. Celia Tobin Clark and Mrs. Edith Van Anthwerp. A garden next to the Stevenson House is enjoyed by local residents and visitors. The 4,202-square-foot structure is in excellent condition.

Problems: The rear entrance from Munras Avenue to the Stevenson House garden is on city-owned property, which is leased and maintained by the Texaco Corporation as part of a gas station.

Recommendation

The City of Monterey will continue to keep the rear entrance open to provide access to the Stevenson House from Munras Avenue. The City of Monterey will support an ultimate objective that the state accept fee title to and responsibility for the maintenance and liability of this rear entrance.

CASTRO-WORK ADOBE



Today

Historical photograph of Castro-Work Adobe not available

Castro-Work Adobe

Sources vary, but an oblong four-room adobe dwelling, now incorporated into this 25-room house on Via Mirada near Fremont, is said to have been built around 1845 by Manuel Diaz, son-in-law of General Jose Castro, a wealthy landowner. The land had been in the Castro family for several generations, dating from the Spanish Period.

Jessie Benton Fremont is said to have lived in the four-room adobe for several months in the late 1840s while her husband, John Charles Fremont, was in other parts of California pursuing his business interests. This event is chronicled in Irving Stone's "Immortal Wife."

Delegates to the 1849 constitutional convention in Monterey were entertained at the adobe, linking its history to the story of California statehood.

In 1919, novelist and playwright Gouverneur Morris purchased the property. The home by then was a shingle-roofed, mud-colored dwelling with a lean-to of unpainted boards, unprotected by trees or garden wall.

Morris restored the adobe and built a mansion around it, with a two-story wing including guest rooms and baths, and an encircling wall for privacy. The old adobe was totally obscured.

In 1937, the home and property were acquired by the T. A. Work family, who continued making improvements to the home and gardens, adding to the grandeur of the property.

In 1945, the house and property passed to Frank Work. On December 22, 1977, Work, who today lives on the three-acre property, gift-deeded the complex to the California State Parks Foundation to be held until the State Department of Parks and Recreation could manage it. Transfer from the foundation to the state began on August 28, 1978, but has not been completed.

There are no definite plans for the ultimate use of this well-maintained property, which has 14,059 square feet of floor space.

Problems: The architectural and historical significance of the original Castro Adobe has been lost due to its complete absorption by the additions made in the 1920s and after. This home would be a difficult space to interpret because its furnishings are not related to California history. The cost of maintaining, staffing, and operating this property would be considerable.

Recommendation

At present, the Monterey Peninsula Foundation is seeking an agreement with the State Parks Foundation for the foundation to operate and interpret the Castro-Work Adobe at no cost to the state. The department will do everything it can to bring about such an agreement.

Recommendations for Non-State-Owned Properties

Allen Knight Maritime Museum

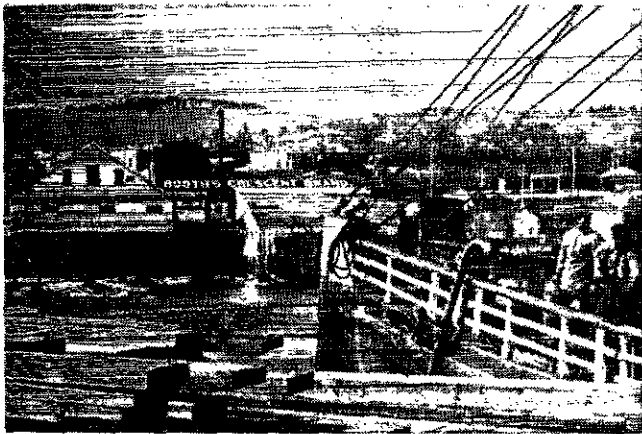
The museum on Calle Principal contains an excellent collection of general maritime artifacts, models, books, and photographs donated to the Monterey History and Art Association by the late Allen Knight of Carmel. It is operated by the association and staffed with volunteers.

Problems: The department has received numerous requests from the public to tell the maritime history of Monterey in greater depth. Meanwhile, the Allen Knight Maritime Museum has outgrown its existing space, and the association is looking for a place to develop a much larger and finer maritime museum.

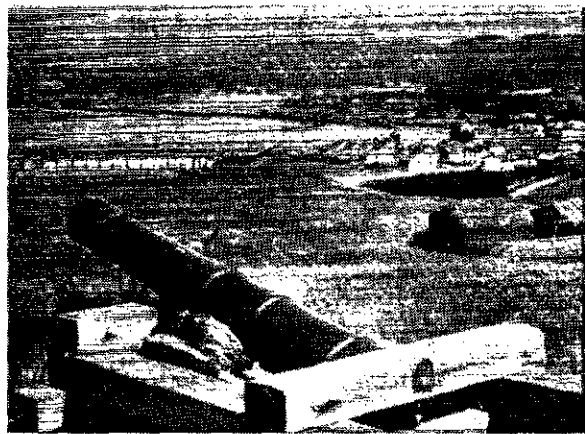
Recommendations

The department will:

1. Support the Monterey History and Art Association's efforts to develop a larger museum.
2. Develop an interpretive plan featuring the maritime history of Monterey, which could be incorporated into the design of a new maritime museum.



Monterey Wharf, circa 1912



Monterey, circa 1885

El Castillo

This 37-acre site owned by the U.S. Army at the Presidio of Monterey is one of the most archeologically and historically significant pieces of property in California. An archeological survey has determined that Native Americans used this site as their home over a period of about 2,000 years before the arrival of the Spanish. In the late 1700s, the Spanish built a fort (castillo) on this site to protect the anchorage below it. Because of the fort, many significant historical events took place here. Following the arrival of American forces in 1846, an American fort was built on a portion of El Castillo.

Problems: The property is owned by the U.S. Army, and negotiations by the department to acquire it because of its cultural and historical significance have been unsuccessful. The city's proposed widening of Lighthouse Curve and the proposed Hawthorn-Van Buren Street connection may have an adverse impact on the site's cultural resources.

Recommendations

1. The department should acquire this property if it ever becomes available.
2. Monterey SHP and the U.S. Army Museum at the Presidio of Monterey should work more closely in developing interpretive programs.
3. Department staff will brief each new Presidio commander regarding the sensitivity of El Castillo and the need to protect it, and offer any assistance they can.
4. Because of the property's known cultural values and the department's interest in acquiring the property, the department should participate in any proposal for the Lighthouse Curve widening and Hawthorn-Van Buren connection.

Path of History

Monterey has a roadway Path of History to guide motorists past many of its historically significant buildings. Drivers follow an orange-red line painted on the streets.

Problems: The driven Path of History adds to Monterey's traffic congestion and safety problems. Visitors driving the path endanger other motorists when they stop in front of a building to read the historic marker or look at the building. The path is becoming increasingly difficult for visitors to follow because of heavy traffic, one-way streets, and parking problems. These situations detract from an enjoyable experience and add to general traffic confusion.

Recommendations

1. The city will discontinue the driven Path of History.
2. The department will work closely with the Monterey History and Art Association and the city to develop a self-guided walking Path of History which will take visitors in an orderly, time-saving manner to Monterey's major points of historic interest.
3. The city will develop a logo, directional arrows, and signing for the walking Path of History.

Doubletree Inn and Monterey Conference Center

These private facilities, adjacent to the park's historically rich waterfront area, could aid in introducing and orienting visitors to Monterey SHP.

Problems: There is no interpretation of nearby historic sites for the many guests and visitors who use this area.

Recommendations

The department will:

1. Request Doubletree Inn management to provide space for the installation of an interpretive panel display to introduce guests to the park and its historical significance.
2. Request the Monterey Conference Center to run an interpretive statement on Monterey SHP on the television monitor in its lobby.
3. Work with the Doubletree Inn to enhance the alleyway between the Doubletree Inn and the Pacific House Annex.

Recommendations for Other Sites and Facilities

The following are nonhistoric sites and facilities of Monterey State Historic Park that complement the historic features of the unit.

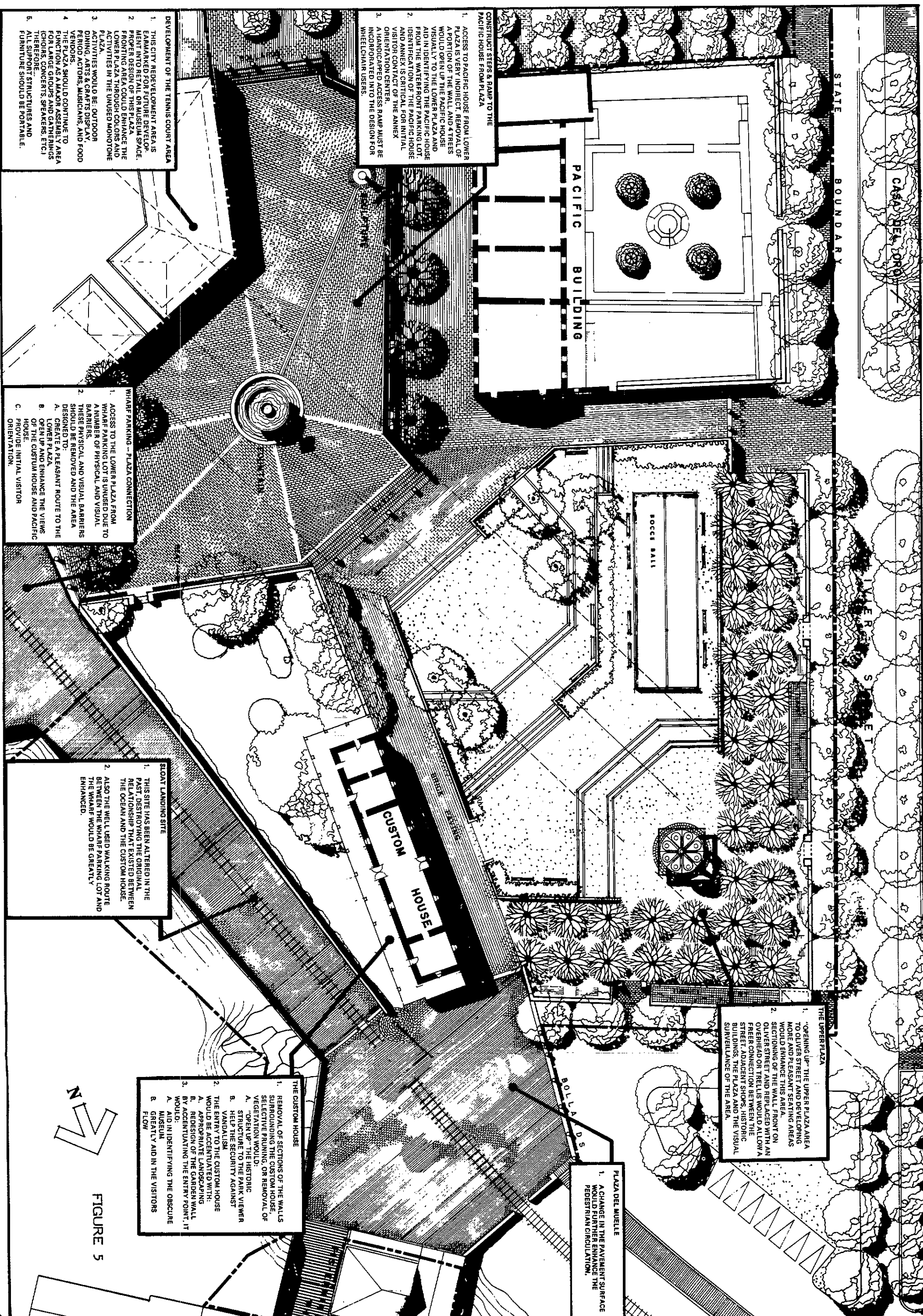
Custom House Plazas

An upper and lower plaza adjacent to the Custom House and the Pacific House were created as part of the state's participation in the Monterey Urban Renewal Program, which began in the late 1960s.

Problems: Many individuals and the Custom House Plaza Improvement Committee feel the plazas are too cold and uninviting. They would like the plazas redesigned to be more people-oriented.

Recommendations

1. The department will modify the plazas to make them more inviting (see Fig. 5).
 - o At the upper plaza:
 - Develop more pleasant seating areas.
 - Remove sections of the wall fronting Olivier Street and replace with an overhead trellis to create a freer connection between the street, adjacent shops, historic buildings, and the plaza, and to increase surveillance of the plaza.
 - Plant lawn in selected portions to create pleasant picnic areas.
 - o At the lower plaza:
 - Remove a portion of the wall in front of Pacific House and four trees to open up the view of Pacific House.
 - Construct steps and an access for disabled persons to link Pacific House to the lower plaza.
 - Encourage activities such as outdoor dining, arts and crafts displays, historical-period actors, musicians, and food vendors.
 - Provide available space for outside displays for Conference Center and Doubletree Inn.
 - Install an orientation device at the lower plaza steps to direct visitors to the Cooper-Molera complex.
2. The plazas should continue to function as a major assembly area for large gatherings (choirs, concerts, historical actors, speakers, etc.). Therefore, stages, tables, and other items used for these events should be portable.
3. The city will retain the view of the Cooper-Molera Adobe from the lower plaza.



CONSTRUCT STEPS & RAMP TO THE PACIFIC HOUSE FROM PLAZA

1. ACCESS TO PACIFIC HOUSE FROM LOWER PLAZA IS VERY INDIRECT. REMOVAL OF A PORTION OF THE WALL AND TREES WOULD OPEN UP THE PACIFIC HOUSE VISUALLY TO THE LOWER PLAZA AND AID IN IDENTIFYING THE PACIFIC HOUSE FROM THE WATERFRONT PARKING LOT.
2. IDENTIFICATION OF THE PACIFIC HOUSE AND ANNEX IS CRITICAL FOR INITIAL VISITOR CONTACT OF THE ANNEX ORIENTATION CENTER.
3. A HANDICAPPED ACCESS RAMP MUST BE INCORPORATED INTO THE DESIGN FOR WHEELCHAIR USERS.

DEVELOPMENT OF THE TENNIS COURT AREA

1. THIS CITY REDEVELOPMENT AREA IS EARMARKED FOR FUTURE DEVELOPMENT INTO RETAIL OR MUSEUM SPACE.
2. PROPER DESIGN OF THIS PLAZA FRONTING AREA COULD ENHANCE THE LOWER PLAZA THROUGH COLORS AND ACTIVITIES IN THE UNUSED MONOTONE PLAZA.
3. ACTIVITIES WOULD BE: OUTDOOR DINING, ARTS & CRAFTS DISPLAY, PERIOD ACTORS, MUSICIANS, AND FOOD VENDORS.
4. THE PLAZA SHOULD CONTINUE TO FUNCTION AS A MUSEUM SEATING AREA FOR PERFORMERS, SPEAKERS, ETC!
5. ALL SUPPORT STRUCTURES AND FURNITURE SHOULD BE PORTABLE.

WHARF PARKING - PLAZA CONNECTION

1. ACCESS TO THE LOWER PLAZA FROM WHARF PARKING LOT IS LIMITED DUE TO A NUMBER OF PHYSICAL AND VISUAL BARRIERS.
2. THESE PHYSICAL AND VISUAL BARRIERS SHOULD BE REMOVED AND THE AREA DESIGNED TO:
 - A. CREATE A PLEASANT ROUTE TO THE LOWER PLAZA.
 - B. OPEN UP AND ENHANCE THE VIEWS OF THE CUSTOM HOUSE AND PACIFIC HOUSE.
 - C. PROVIDE INITIAL VISITOR ORIENTATION.

SLOAT LANDING SITE

1. THIS SITE HAS BEEN ALTERED IN THE PAST, DESTROYING THE ORIGINAL RELATIONSHIP THAT EXISTED BETWEEN THE OCEAN AND THE CUSTOM HOUSE.
2. ALSO THE WELL USED WALKING ROUTE BETWEEN THE WHARF PARKING LOT AND THE WHARF WOULD BE GREATLY ENHANCED.

THE UPPER PLAZA

1. "OPENING UP" THE UPPER PLAZA AREA TO OLIVER STREET AND DEVELOPING MORE AND PLEASANT SEATING AREAS WOULD ENHANCE THIS AREA.
2. SECTIONING OF THE WALL FRONT ON OLIVER STREET AND REPLACING WITH AN OVERHEAD OR TELLIS WOULD ALLOW A FREER CONNECTION BETWEEN THE STREET, ADJACENT SHOPS, HISTORIC BUILDINGS, THE PLAZA AND THE VISUAL SURVEILLANCE OF THE AREA.

PLAZA DEL MUELLE

1. A CHANGE IN THE PAVEMENT SURFACE WOULD FURTHER ENHANCE THE PEDESTRIAN CIRCULATION.

THE CUSTOM HOUSE

1. REMOVAL OF SECTIONS OF THE WALLS SURROUNDING THE CUSTOM HOUSE, SELECTIVE PRUNING, OR REMOVAL OF VEGETATION WOULD:
 - A. "OPEN UP" THE HISTORIC STRUCTURE TO THE PARK VIEWER
 - B. HELP THE SECURITY AGAINST VANDALISM.
2. THE ENTRY TO THE CUSTOM HOUSE WOULD BE ACCENTUATED WITH:
 - A. APPROPRIATE LANDSCAPING
 - B. REDESIGN OF THE GARDEN WALL
3. BY ACCENTUATING THE ENTRY POINT, IT WOULD:
 - A. AID IN IDENTIFYING THE OBSCURE MUSEUM
 - B. GREATLY AID IN THE VISITORS' FLOW.

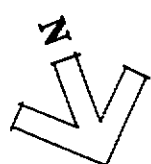


FIGURE 5

The Gardens

There are many gardens associated with the historic buildings at Monterey State Historic Park. These were developed after the historic periods for the buildings, and none resemble the packed-earth spaces typical of Mexican-Period gardens.

Problems: The garden spaces are not interpreted and leave visitors with the false impression that they are as old as the buildings.

Recommendations

The department will:

1. Install modest interpretive displays in some gardens to tell the histories of the gardens and the buildings.
2. Develop compatible programs for some gardens, such as chamber or Mexican-period music as well as living history.

The Streets

Many streets in downtown Monterey connect the various parts of Monterey State Historic Park.

Problems: There is not enough posted historical information to orient park visitors to historic sites.

Recommendations

(The recommended self-guided walking tour will create a sequence of sites for visitors to see and will provide adequate interpretation if the following street improvements are coordinated by the city, with the state providing interpretive materials.)

1. Provide installed interpretive maps at key locations to orient visitors and inform them about historic landmarks.
2. Print historical photographs of the streets, with brief identifying captions on the maps or on interpretive panels displayed along sidewalks to give visitors a sense of the antiquity of the streets and the city.
3. Develop an interpretive display for the panel on the west side of Tyler Street in the West Garage of the Custom House parking facility (see Recommendation 5 for Orientation and Information Centers).

Recommendations for Operations Facilities

Area Corporation Yard

The wood-fenced space behind the Monterey Area office and directly across Pacific Street from the First Theater contains a workshop, two metal storage buildings, parking for park and staff vehicles, and some storage space.

Problems: The City of Monterey would like the yard enhanced to a more active public use space. However, the city recognizes that the maintenance staff of Monterey SHP needs this space to carry out maintenance responsibilities for the park's numerous buildings and sites.

Recommendation

The department will redesign the corporation yard for maximum efficiency and to provide safer pedestrian access to the First Theater. Seating and a pedestrian walkway through the garden will also be provided.

Park Housing

The department owns five park residences in Monterey (three houses, including the historic Alvarado Adobe, and two apartments). Park personnel living in these residences provide security and can respond quickly to emergencies and other problems in the park.

Recommendation

Since there are no problems with the use of the five residences for park personnel housing, it is recommended that their present use be continued.

Custom House Causeway

Automobile traffic in front of the Custom House has been a long-standing concern of the department. The city constructed a narrow roadway in front of the Custom House between the wharf and the wharf parking lot. The department objected to this roadway's intrusion on the historic scene and attempted to have it removed. In 1959, a court judgment allowed the one-way road to remain as long as the Southern Pacific track remained.

The city constructed the roadway and still feels it is necessary. The road carries a variety of traffic delivery vehicles leaving the wharf, local residents and visitors trying to reach the wharf parking lot, lost visitors unknowingly caught up in Monterey's one-way road system, police patrol vehicles, and city traffic taking a short-cut. Additionally, the street serves as a second entrance to the wharf for emergency vehicles.

Recommendations

1. To reduce the impact of automobiles on the historic scene and improve public safety, the city will develop the necessary directional traffic signs to direct visitors to parking facilities and discourage continued use of Olivier Street, Decatur Street, and the causeway for access to the wharf parking lot.

The department will:

1. Develop a row of bollards to define a pedestrian promenade and roadway from the wharf parking lot to Plaza del Muelle (see Sloat Landing recommendations).
2. Consider further actions if the impact of traffic in front of the Custom House is not substantially reduced.

Railroad Right of Way

In February 1977, the Interstate Commerce Commission permitted the Southern Pacific Transportation Company to abandon 6.7 miles of rail in Monterey County. The abandoned line extends from Seaside to the end of the line near Asilomar.

A recreation transit system feasibility study was prepared for the City of Monterey in June 1980. The study evaluated the feasibility of developing a recreation transit system link between Downtown/Fisherman's Wharf and Cannery Row on the abandoned right of way. Four alternative transportation systems were considered for the corridor: (1) a walking trail, (2) a bicycle path, (3) rubber-tired transit, and (4) a recreation-oriented railroad vehicle.

The feasibility study made the following findings:

- o "The lowest-cost option is the alternative involving only the bike trail and walkway. This alternative would also have the lowest maintenance/operating costs since only pavement maintenance -- and no transit service -- are involved.

0 "Public funding for an appreciable portion of the total costs required for the bike trail/walkway alternative is reasonably available and assured. Public funding for other alternatives is considerably less certain.

0 "The alternative which includes operation of a train vehicle would have the greatest ability to attract tourists and reinforce the local visitor economy. Operation of a rubber-tired tram would have slightly less impact, but would certainly be a significant visitor draw.

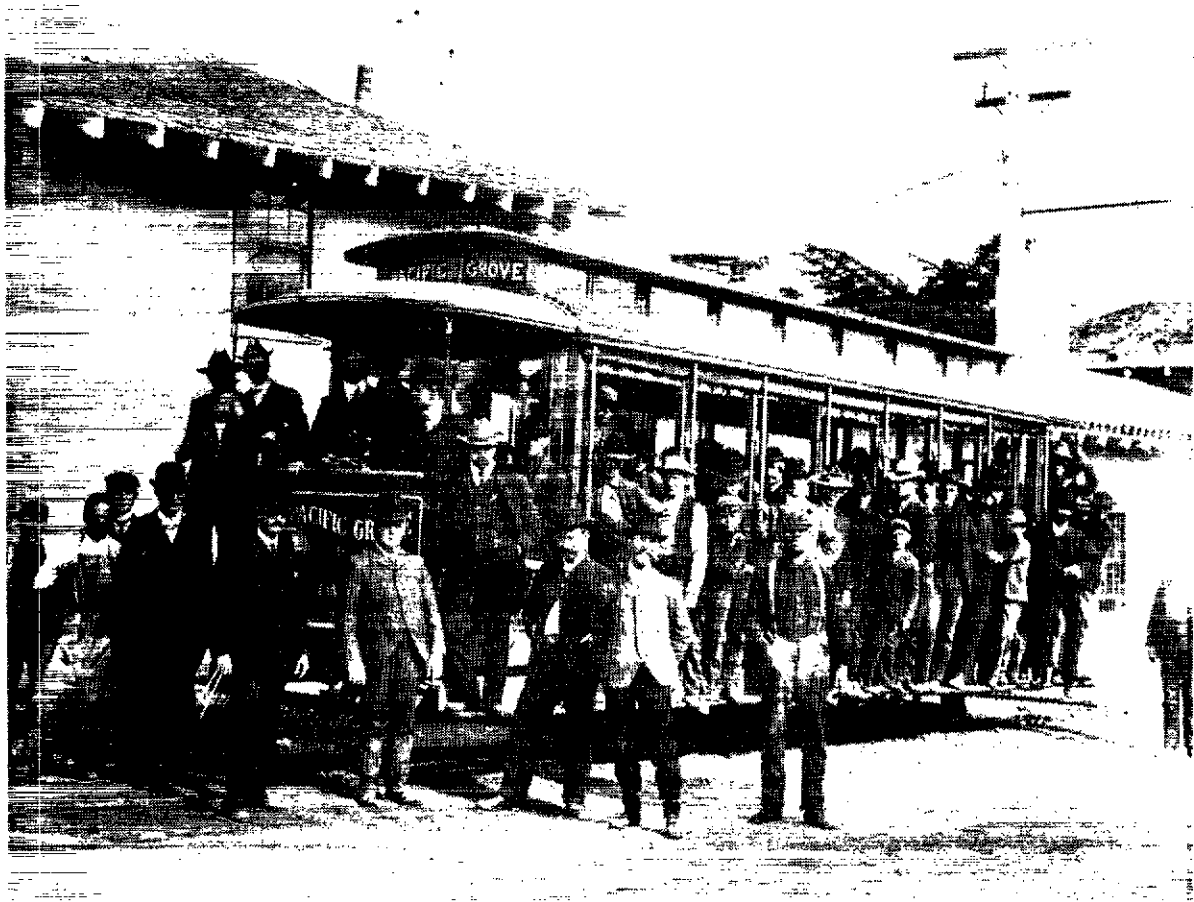
0 "Right-of-way widening, or at least slope stabilization, would be required for any of the alternatives selected for final analysis. This widening would cause environmental impacts sufficient to require consideration of an environmental impact report process. The environmental impact (of the option involving a walkway and a bikeway) would be least detrimental, but even in this case, some slope stabilization would be required. The other alternatives would require somewhat more widening and slope stabilization.

0 "As more modes of travel are considered in the right of way, safety concerns increase. The city's insurer has indicated that such concerns will be minimal as long as all modes are adequately separated. With the narrow right of way and the constraints on widening, however, such assurance would not be possible for all alternatives.

0 "Any recreational transit system designed for the railway right of way would have to be operated as a separate link in the city's transit system. A train would obviously be confined to the available trackage. A rubber-tired tram would be almost as constrained, in that the only type of vehicle feasible would be a narrow, multi-unit slow vehicle similar to those found in amusement parks. While such a vehicle could be made streetworthy, and circulate in a few public streets in downtown Monterey and Cannery Row, it would have neither the speed nor the handling characteristics to merge with traffic on such arterials as Lighthouse Avenue, Munras Avenue, or Fremont Street."

The department has committed funds for the acquisition and development of a paved bikeway for this recreational trail. These funds would be available to the Monterey Peninsula Regional Park District to acquire the right of way with matching funds, and to develop the trail.

The city has not made a final decision on the transportation mode for the corridor.

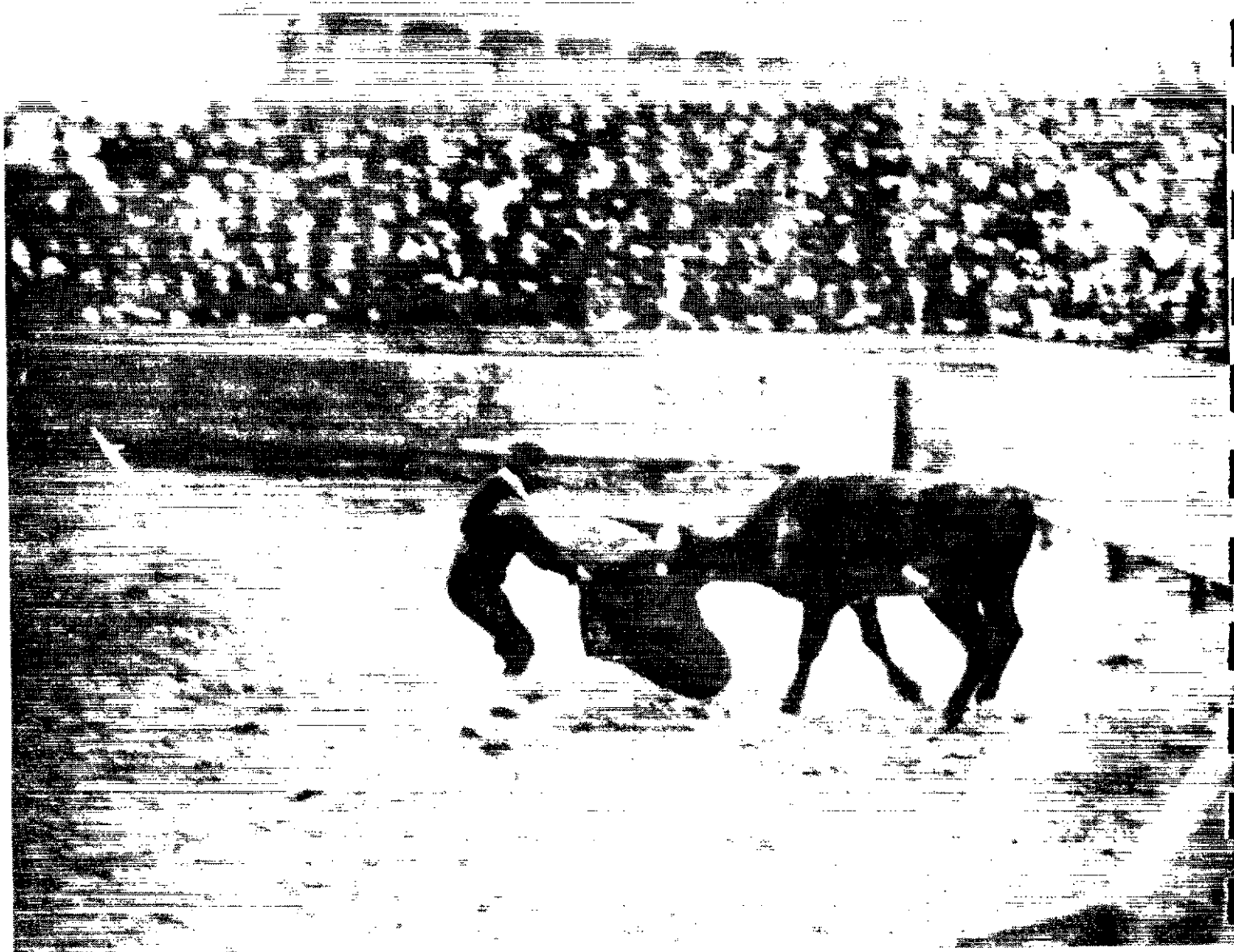


Monterey-Pacific Grove streetcar at Custom House, circa 1905



Alvarado Street, circa 1885

INTERPRETIVE ELEMENT



Bullfight, vicinity of Washington and Tyler Streets, date unknown

INTERPRETIVE ELEMENT

Objectives for Interpretation

In accordance with the Declaration of Purpose, interpretation at Monterey State Historic Park will emphasize the flow of history during the Prime Period, 1770-1900. Efforts will concentrate on the general themes from the California History Plan and historic periods in the California State Park System Plan which pertain to Monterey SHP (outlined in the Resource Element of this plan).

Visitors and Their Needs

Because the park and the City of Monterey are so intertwined, they must be considered to have mostly the same visitors. Together, the park and its surroundings provide visitors a broad array of activities. The park has outstanding interpretive programs that have been in operation for years, and downtown Monterey offers many entertaining attractions.

There are some areas at the park where interpretation could be enhanced. While not a part of the park, a maritime museum is operated by a nonprofit group. The nonprofit group is working on, and the state is in support of, an expanded interpretation of Monterey's maritime history. Interpretation of the military history of Monterey has occurred at the U.S. Army Military Museum. Although the Hispanic fort, El Castillo, is located near the park and is an integral part of the story of Hispanic Monterey, there is very little interpretation of it.

The greatest need of visitors at Monterey State Historic Park, however, is orientation. Visitors must have sufficient information in the future to help them find their way around the park. Many visitors cannot find some of the historic sites or are unaware of the existence of sites that might interest them.

This plan proposes the development of a multimedia orientation and information center in downtown Monterey, which will be the primary means for park visitors to learn of the location of park features and the flow of history encompassing park resources. (For further description of the center, see Land Use and Facilities Element, page 29).

Methods and Media

The method of interpretation for each building depends on appropriateness for the space, the fragility of the resource being interpreted, and the staffing available. Because of the variety of available space at Monterey State Historic Park, almost all interpretive methods and media can be placed in suitable locations.

Every opportunity should be used to explain the historic sites to park visitors. In many places, static displays, such as panels, would be the best method. Static displays currently play a small role at the park, at the Custom House, Pacific House, and the Casa del Oro. More are planned.

The most popular interpretive method used at the park today is the house museum, shown by guided tour. Some of the old adobes are interpreted this way. A guide provides information to the public, as well as protection for artifacts on display.

Because the self-guided driving tour, the Path of History, is outmoded, this plan recommends that a new self-guided walking tour be developed to fulfill both interpretive and orientation needs and to add to the public's enjoyment of the park and its surroundings (see Land Use and Facilities Element, page 64). The walking path should be developed before the driving path is discontinued.

Monterey State Historic Park is particularly suited for interpretive concessions. A concession that conveys the atmosphere of Old Monterey or informs visitors about the city's or a building's past is appropriate because it breathes life into the history that makes up the park.

Living history programs will also become a part of future interpretation at Monterey State Historic Park. The yard at the Cooper-Molera Adobe, being historic and relatively natural space, would be one ideal setting. Living history will also add life to the Custom House Plaza. Such programs could involve people costumed as historic figures and artisans demonstrating historic crafts.

To create a livelier experience for park visitors and to put the historic buildings in their proper context, a film will be produced and shown at the park's main visitor orientation/information center.

The department will be informing citizens about Monterey State Historic Park before they visit through TV and radio, and magazine and newspaper articles. Visitors will be directed to information centers from Monterey's major parking lots and garages.

Interpretive Period and Themes

The interpretive period for Monterey State Historic Park is 1770 to 1900, covering the time of Spanish, Mexican, and early American influence. This does not preclude interpretation of periods or events before or after these dates, such as the Native American period and the sardine industry. Separate interpretive periods have been identified for each of the historic sites in the park to narrow the period to the time most appropriate for interpretation at each site.

The overall interpretive themes for Monterey State Historic Park are the Native American, Spanish, Mexican, and early American cultures in Monterey and their influences in California history.

Interpretive Services

Interpretive services for each site at Monterey State Historic Park are described in the Land Use and Facilities Element of this plan. Interpretive programs already in progress will probably not change in the foreseeable future. However, options will be presented for sites where no interpretive programs exist or where the department should improve current interpretation.

(For details, including specific interpretive period and themes for each historic site, see the Interpretive Prospectus for Monterey State Historic Park, 1981, available from the Office of Interpretive Services, Department of Parks and Recreation.)

Volunteer Groups

There are a number of active volunteer groups in Monterey with which the department cooperates for the interpretation of park resources. The park has benefitted immensely from public participation, and it will continue to be receptive to community involvement in the future. The groups are:

California Heritage Guides

The guides lead tours in the Monterey area, including the state historic park. They belong to the Monterey Peninsula Chamber of Commerce and are also recommended by local hotels. With an office in the Pacific House Annex, the organization functions more or less as an information and orientation center for the park. The guides could handle more park visitors if visitors were made more aware of the office's location and the guides' services. The department should make better use of this group's assistance by informing the public of the group's existence.

Monterey History and Art Association

For 50 years, this organization has been active in interpreting Monterey's heritage to the public. With the city, the association maintains the self-guided driving tour of Monterey historical landmarks. This tour is outdated and may soon be removed. At that time, the department will work with the association and the City of Monterey in developing a self-guided walking tour to replace it. The association also runs the Allen Knight Maritime Museum in Monterey. In addition to these interpretive efforts, the association is considering plans to establish a demonstration restoration workshop as a concession in one of the barns at the Cooper-Molera Adobe. Artisans there will repair furniture, costumes, and related objects, and the items will be displayed in the historic buildings.

The Junior League of Monterey County

This civic-minded volunteer organization will also work with the department on concessions in the leased Old Whaling Station and the First Brick House. The league has agreed to restore both buildings and the garden for adaptive uses, and will offer tours to the public. The Old Whaling Station will be used for league headquarters and for meetings and receptions in connection with conventions being held in Monterey. The First Brick House will also be used for meetings and receptions. In addition, the Junior League is interested in the department installing displays in the Whaling Station to tell the story of whaling in Monterey.

The Old Monterey Preservation Society

This park cooperative association has taken an active and constructive interest in the current restoration of the Cooper-Molera Adobe, and will play a number of roles there in the future. Its members have already provided research to the department and have produced slide shows to show to a large number of organizations on the Monterey Peninsula. They will also run craft demonstrations in the yard of the Cooper-Molera complex and operate a bookstore-information center in the Diaz portion of the complex.

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OPERATIONS ELEMENT



Alvarado Street, circa 1895

OPERATIONS ELEMENT

Visitation

Attendance at Monterey State Historic Park peaked in the late 1960s and has risen and fallen several times over the past decade due to several conditions, including a sluggish economy, the gas crisis, urban renewal construction, and the beginning of fee collections. However, from fiscal year 1974-75 to 1979-80, while annual free attendance declined from 216,909 to 133,167, annual paid attendance posted an increase, from 16,269 to 31,401 (see graphs).

The origins of park visitors and their length of stay in Monterey were recorded on about 1,500 questionnaires distributed to visitors in the summer of 1980. The responses indicated that 26 percent of park visitors were from Southern California and 52 percent were from Northern California. Half of the Northern California visitors were from the San Francisco Bay Area, while one-quarter were from the Monterey Bay area. Out-of-state visitors comprised 16 percent of total visitors, with a majority of them coming from the East Coast. Six percent of the visitors were from out of the country.

Forty-seven percent of all visitors stayed two or three days, 32 percent stayed one day or less, 16 percent stayed four to seven days, and 5 percent stayed for over a week.

Overall, 52 percent were first-time visitors, 27 percent had visited the park two or three times before, and 21 percent four or more times.

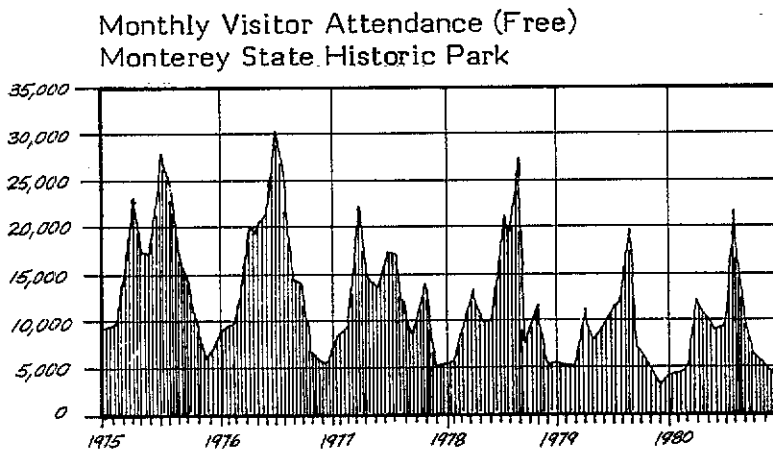
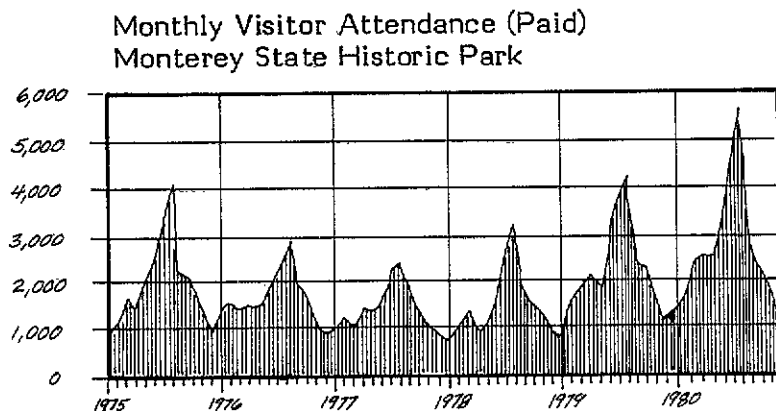


FIGURE 6



Fees and Promotion

A day-use fee is currently charged that allows entry into all historic buildings in Monterey State Historic Park and participation on all guided tours. (The fee is 50 cents for adults and 25 cents for children and senior citizens.)

Problems: The fees provide a low return to the state considering the investment and maintenance costs (see chart). Only 10 percent of all operations and maintenance costs are recovered by visitor fees. This works out to a subsidy of about \$2.80 per park visitor. Guided tours are necessary to provide security and to protect artifacts in the buildings.

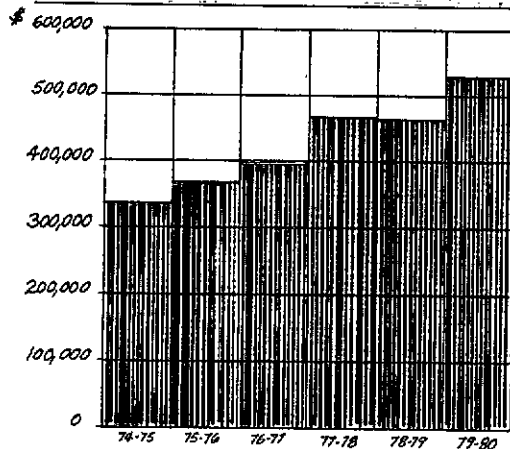
Recommendations

The department will:

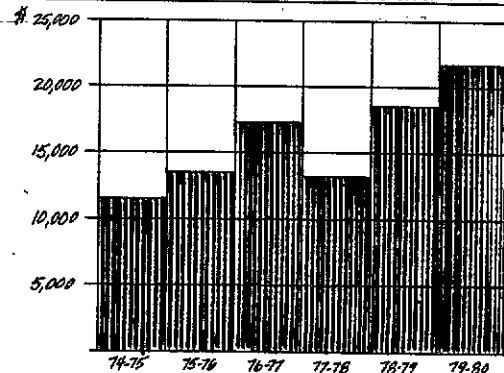
1. Consider alternatives to the present fee structure, such as:
 - Charging a single day-use fee for visiting buildings that do not have guided tours.
 - Charging a separate special fee for guided tours.
 - Charging a fee to view the proposed film to be shown in the downtown visitor orientation/information center.
2. Consider using promotional activities to generate additional paid attendance. (One possibility is the discount purchase of blocks of tickets to motels and other businesses and the resale to visitors at half the regular price.)

FIGURE 7

Total Annual Operating Costs
Monterey State Historic Park



Total Annual Revenue
Monterey State Historic Park



3. Work with the city, the chamber of commerce, and local business to provide information about the historic park in advertising campaigns and other promotional efforts, with an eye toward developing a single coordinated program.

Staffing

To insure the necessary maintenance and operation of Monterey State Historic Park, the following skills are needed by park personnel (some of whom may perform more than one skill):

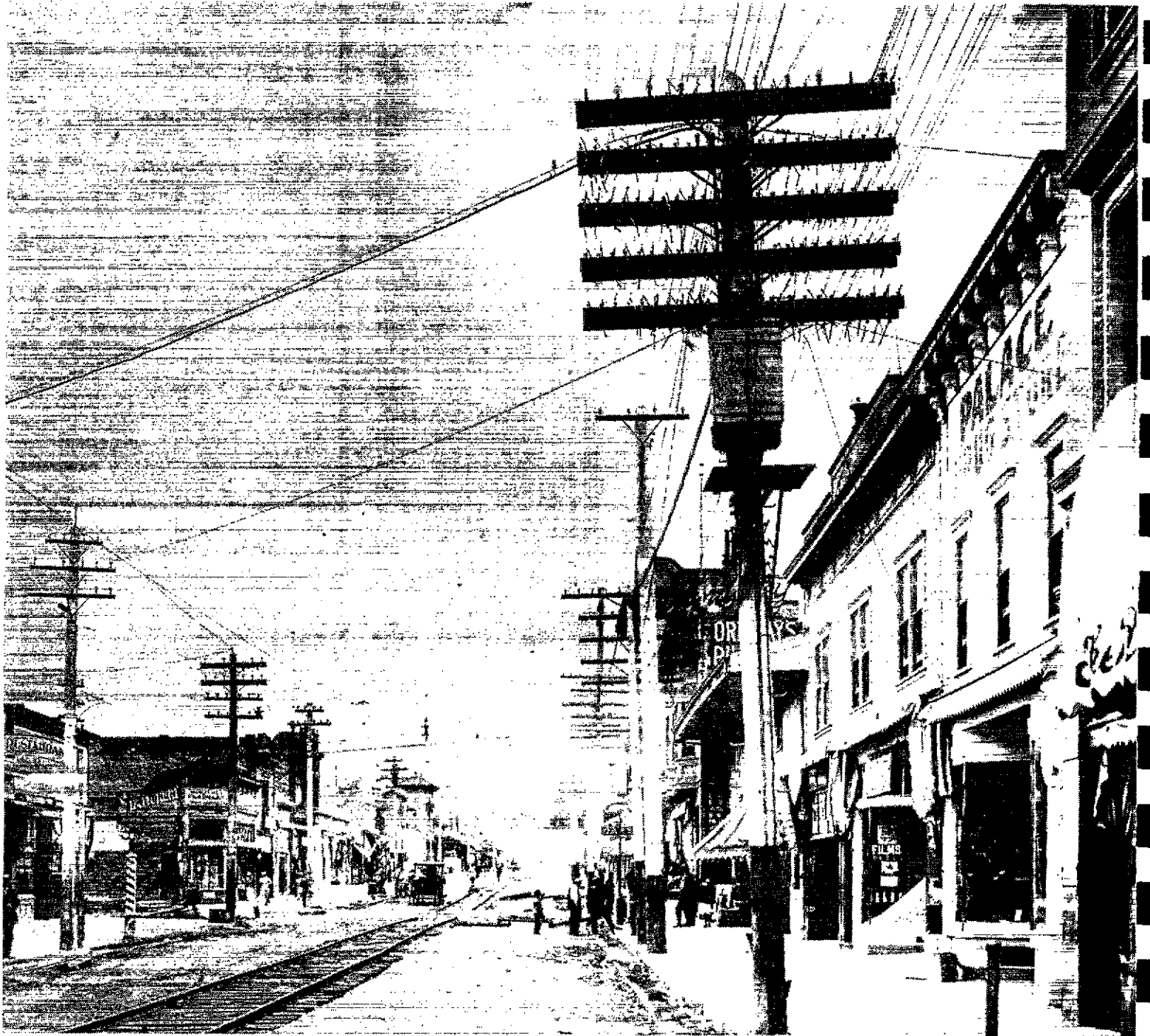
1. Historical research
2. Supervision, as conservator, of the evaluation, restoration, and maintenance of historic artifacts
3. Supervision of guides
4. Tour conducting and interpretation of historic features
5. Supervision of groundskeepers
6. Groundskeeping
7. Concessions management
8. Community relations
9. Park promotion management (especially for the film/orientation center to be developed)



Colton Hall, House of Four Winds, Sherman Adobe, and Larkin House, circa 1895



**ENVIRONMENTAL IMPACT
ELEMENT**



Alvarado Street, circa 1910

ENVIRONMENTAL IMPACT ELEMENT

This General Plan is considered a document for purposes of meeting requirements of the California Environmental Quality Act (CEQA). Although the project as proposed in the Land Use and Facilities Element will not have any significant effects upon the environment, it must contain an environmental impact evaluation (Public Resources Code, Section 5002.2(a)). This environmental impact element presents only a general assessment of environmental impacts, but when specific development plans are drawn up and budgeted, the department will undertake a more intensive review of the environmental impacts and prepare any necessary environmental documents.

Description of the Project

The location of the project is described on page 13 of the Resource Element. (Also see the location map on page 12.)

The project objectives are outlined in the Letter of Agreement with the City of Monterey (see Introduction).

The general description of the project's technical aspect is outlined in the Land Use and Facilities Element. Each building and problem area has been identified and general solutions have been recommended. It appears that only minor construction will take place. Interpretive structures, signs, and landscaping will be added and an old foundation, plaza walk, and vegetation will be removed.

The plan proposes to reduce automobile traffic and establish a pathway to replace the former drive through the historic areas of Monterey. The plan proposes changes to better interpret historic events and areas where they occurred. The focus of alteration will be in the Custom House Plaza area. If recommendations are followed, this area should be more attractive and historically accurate and nearby commercial areas will be more accessible. This plan also calls for closer cooperation and interpretation of city and privately-owned historic buildings and those operated by the state.

Description of the Environmental Setting

Most information concerning the environmental setting has been described in the Resource Element and to a lesser extent in other elements in this report. A detailed inventory of resources is available in reports and files in the area, region, and Sacramento offices of the department. Additional information on air quality, traffic, and related problems is described below.

Air Quality

Indicators of air quality in Monterey have been monitored by the California Air Resources Board in 1976 and 1977 at Madison Street, very close to Monterey State Historic Park. The maximum levels recorded for oxidant (ozone), carbon monoxide, particulates, and nitrogen dioxide were all well below the standards set by federal and state agencies.

Traffic

Traffic on streets in and around Monterey State Historic Park is complex and heavy at times. Traffic sources are local residents, tourists, and through traffic to Cannery Row, New Monterey, Pacific Grove, and other parts of the Monterey Peninsula.

Through traffic to the north uses Del Monte Avenue or Pacific Street. Both of these arteries feed into Lighthouse Avenue. Del Monte Avenue (east of Adams Street) had a 1980 average daily traffic of 30,024 vehicles. The 1980 average daily traffic along Lighthouse Avenue, where Del Monte Avenue and Pacific Street join, was 41,243.

Since the tunnel was built under the Custom House Plaza, much traffic has been eliminated from the historic area. Pacific Street still receives heavy use.

There are many odd-shaped blocks and angled streets approaching Monterey. Local residents know their way around but these street patterns are often confusing to tourists. Needless time and energy are spent looking for attractions such as the historic buildings or the Monterey Wharf. Fortunately, adequate parking is available for tourists throughout downtown Monterey and is usually near most points of interest.

At one time a red line was painted on streets in Monterey to guide visitors through a drive to see most of the noteworthy historic buildings. Because several changes have taken place in Monterey in recent years including urban renewal, the anachronous "red line" no longer makes a complete circle. However, the red line still exists along some streets.

A very important item to mention when discussing traffic is the road which connects the large wharf parking area, and which parallels the railroad tracks, and crosses the Plaza de Muelle by the base of the Fisherman's Wharf, to Olivier Street. This road and the railroad tracks help to isolate the wharf area from the Monterey State Historic Park area.

The actions recommended in this General Plan do not appear to be environmentally significant. However, several effects may become significant when specific aspects are better understood. These will be addressed at the time the plans are budgeted. Several effects, now believed to be insignificant, are described below.

Construction

During construction, repairs, reconstruction, demolitions, landscaping, painting, and other construction activities, there will be increases in noise, dust, inconveniences to visitors, and utilization of energy and materials.

Demolition

This plan recommends that several features be removed to benefit the unit:

1. Nonhistoric concrete foundations from the Sloat Landing site.
2. Some nonhistoric plant material by the Custom House and other areas, to open views of historic buildings.
3. Nonhistoric walls by the Upper Plaza along Olivier Street and by Lower Plaza, to aid in relating areas to one another.
4. Part of the corporation yard at Scott and Pacific Streets.

The usual construction annoyances will be associated with these removals (dust, noise, and inconvenience).

No significant increase in energy use is expected. As mentioned, nonrenewable sources will be used to make the recommended changes. Also, for the operation of the buildings, lighting and heating must be used to preserve the structures, for visitor comfort, and for interpretive purposes. The First Brick House is one structure specifically mentioned in the Land Use and Facilities Element that particularly needs to be preserved.

Also, people coming to Monterey to visit the park will use energy resources.

Traffic

Confusing traffic patterns, due in part to the historical alignment of streets and buildings, cause congestion by people unfamiliar to Monterey, and wasted energy. Increases in visitor use will add to this problem. However, in recent years, the Del Monte tunnel and new parking areas have helped alleviate this problem.

The recommendations in the Land Use and Facilities Plan to reduce traffic along the one-way road (the causeway) from Decatur Street and Olivier Street to the wharf parking lot could have indirect as well as direct effects. Reducing traffic will be beneficial to the interpretation and identification of the Sloat Landing Site and Plaza del Muelle. Some local residents had expressed concern that wharf business could be affected. However, many believe that if unnecessary traffic on the wharf is eliminated, pedestrians would enjoy their visit to the wharf more and business would increase.

Acquisitions

The two recommended acquisitions are owned by the U.S. Army; therefore, local property taxes would not be affected. Interpretation and preservation of these parcels would be improved under State Park System ownership.

Community and Public Services

The recommendations of this plan should result in beneficial effect, which may result in better and increased use of the state historic park and the entire historic core of Monterey.

If park personnel increase, there may be an insignificant increase in the population in Monterey and in the need for public services, including utilities.

The implementation of the proposed plan will make the plaza areas safer and more enjoyable.

Aesthetic

The plan's recommendations will benefit the beauty and historic vistas of Monterey. However, the proposed mural or map on the side of Pacific House would be installed at the expense of the historic accuracy of the building.

Significant Environmental Effects Which Cannot be Avoided
if the Proposal is Implemented

No significant effects are predicted. If unit attendance increases because of the proposals, there could be insignificant increases in consumption of energy and water, and increases in waste and pollution.

Mitigation Measures Proposed to Minimize Significant Effects

Although none of the effects are felt to be significant, several measures can be accomplished to lessen the insignificant effects:

1. Traffic congestion and related energy consumption and pollution from engines can be reduced if people park in the many city parking lots and walk to the many nearby restaurants and historic areas. The recommended signing program and the walking path of history should be effective.
2. Retention of the Safeway parking lot for parking would be very useful for visitors to the historic buildings clustered in the southern part of the unit (Cooper-Molera House, Stevenson House, and others). Some visitors not wishing to walk the entire route may want to park at the Safeway lot and later park nearer the Custom House Plaza.

Construction

Effects from recommended construction projects can be made less significant by muffling engines, watering down exposed dirt, and working at times when it would not conflict with heavy visitor use.

Alternative to the Proposed Project

There are a myriad of alternatives for each structure and for the many combinations of specific proposals. The basic alternatives for the unit include: (1) no change; (2) more changes than proposed; (3) fewer changes than proposed; and (4) different changes and directions.

No Change Alternative

This would mean that the unit would continue to be operated as at present. Problems relating to preservation (such as the deterioration of structures, interpretation of resources, and relations with the city and the private sector) would not be dealt with, making this alternative inadequate. No overall plan would guide the solution of these problems, which is essential for the unit's future.

Alternatives Greater or Lesser Than Those Recommended

A lesser approach might reduce the plan's recommendations and take a more conservative overall approach.

A greater effort may include higher budgeting, more interpretation, longer hours of operation to encourage use of the individual units at night (other than the First Theatre and Casa Gutierrez); and more acquisitions including privately-owned buildings or those which the city would like the state to own and operate.

Different Alternatives

Ideas expressed at public meetings included:

1. Greater commercial use of Monterey State Historic Park.
2. Tour buses (or similar conveyances) to take visitors to all city, state, and private historic points.
3. Recommending actions outside Monterey State Historic Park.
4. Improving signs and directions through Monterey.

Other thoughts were that the state was trying to make structures look "too nice." We should worry less about commercial and tourist interests and concentrate on authenticity, some people said.

The Relationship Between Local Short-Term Uses of Man's Environment and the Maintenance and Enhancement of Long-Term Productivity

The short-term and long-term uses recommended in this plan would be essentially the same as present and past uses. There will probably be increased use of the park because of the modifications and improvements. There will not be a significant increase in consumption of natural resources or in waste and pollution.

Long-term uses are complementary to the short-term use of the park and other historic features in Monterey.

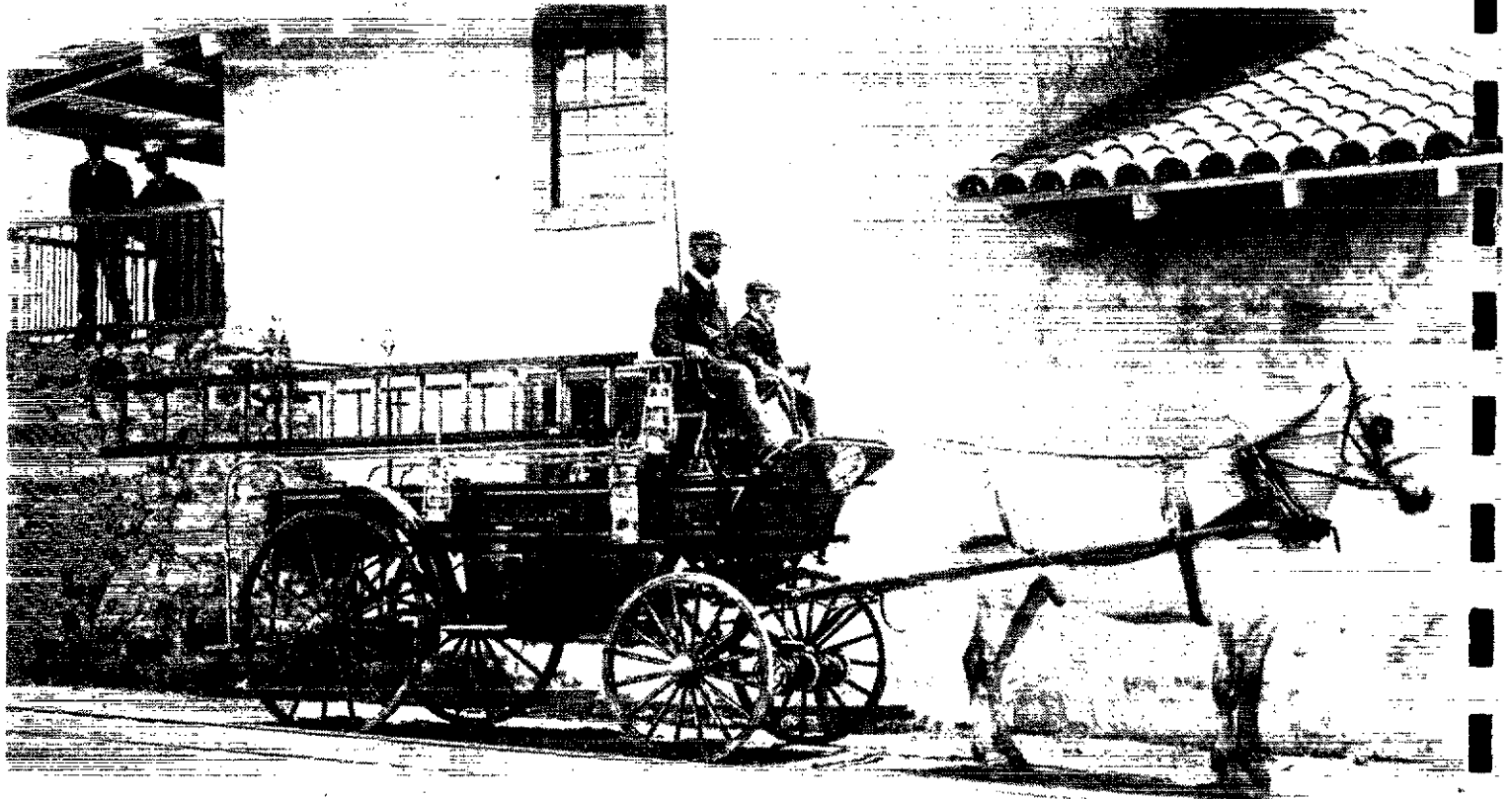
Any Significant Irreversible Environmental Change Which Would be Involved in the Proposed Action Should it be Implemented

There are no irreversible changes. Those changes that are insignificant are:

1. Use of natural resources in recommended construction.
2. Demolition of nonhistorical foundations, walls, and vegetation.
3. Use of energy and water caused by increased use of facilities, a result of implementing plan recommendations.

The Growth-Inducing Impact of the Proposed Action

The recommendations will not cause any population growth in Monterey. Visitor use will grow partly because of improvements recommended in this plan. Some of this use may result from local residents and wharf visitors and other Monterey Peninsula visitors becoming more aware of Monterey's historic features.



Custom House, circa 1905.



APPENDICES



APPENDIX 1

City Area of Interest Plan

MONTEREY AREA OF INTEREST PLAN

May 1978

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Governor
State of California

Huey D. Johnson
Secretary for Resources

Russell W. Cahill
Director

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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PURPOSE

This Area of Interest Plan was mandated by the 1976 Budget Act, Chapter 320, Statutes of 1976, item 368, subitem j. The act provides that \$564,000 appropriated by this subitem for land acquisition at Monterey State Historic Park should not be expended until an Area of Interest Plan for downtown Monterey has been approved by the City of Monterey and the State Department of Parks and Recreation.

The Area of Interest Plan is an attempt to enumerate the areas of responsibility of the city and the state, and the issues on which there are agreement between these agencies; it also identifies unresolved issues, and proposes a mechanism by which those issues where disagreement exists can be dealt with in the future.

MONTEREY AREA OF INTEREST PLAN

Chapter 1 - Introduction

Though the City of Monterey has remained small, and its most important economic activity today is tourism, it was once the most important city on the west coast of North America. During almost the entire time that the Spanish, and later, the Mexicans controlled Alta California, Monterey was its capital, and was also the port of entry for foreign shipping. This meant that all ships would have to enter the Monterey harbor and pay duties at the Custom House, before they could go elsewhere in Alta California. At that time, Monterey eclipsed other such important harbors in Alta California as San Diego, Santa Barbara, and San Francisco.

After the Americans took control of California in 1846, Monterey lost its earlier status. San Jose was chosen as the new state capital, and the men and armaments that had formerly guarded Monterey were moved there.

The city grew, but not so quickly that vestiges of the past were wiped out by new innovations. Some of the American pioneers who came early to Monterey built fine adobe homes, as had the Spanish and Mexican pioneers who preceded them. As the years passed, a distinctive style of architecture evolved there. Many of these early structures have been preserved throughout the modern downtown district of the city. Some are in public ownership, and some are privately owned. Some have been used as residences since their construction.

Residents of Monterey are very proud of their history, and feel that it is a living tradition. The city does not merely contain historically significant structures; it has so many of them, and so many are still in use, that they call it a "historical city", which has adapted well to modern demands.

The two major public agencies which have played roles in protecting Monterey's cultural resources are the Monterey City Government and the California Department of Parks and Recreation. The state owns a number of the historical adobes, including the Custom House and others that were built before the Americans came to Monterey. These significant buildings, scattered throughout the downtown district of the city, collectively make up Monterey State Historic Park. The city has also acquired and rehabilitated several historic buildings in the downtown area, including Colton Hall, where the California Constitution was drafted and signed. The building is now used for city government offices and for a period house museum featuring the constitutional convention.

The city has taken a role in guiding Monterey's modern development, as well as preserving its history. The Custom House Redevelopment Project was first conceived many years ago, but has become reality only during the last five years. It has been the intention of the City of Monterey to revitalize the downtown area and to strengthen the economic base of the central business district of the city with as little disruption as possible of the small-scale development that has characterized Monterey's urban core throughout the years. Accordingly, the City designed a project meant to relate to the traditional architecture and small scale of the city.

The redevelopment project is located adjacent to the Department of Parks and Recreation's holdings at the Custom House Plaza. Both the city and state have been concerned about how best to integrate the project's architecture, scale and land uses with Monterey State Historic Park.

Chapter 2 - Agency Responsibility

Department of Parks and Recreation

The department's concerns in downtown Monterey stem from its mandate to preserve objects of significant historical interest throughout the state. These concerns can be roughly separated into three levels of interest: historical buildings and sites owned or proposed for acquisition by the state; the areas surrounding state holdings; and the part of Monterey where there was considerable settlement by the mid-1800s. Each of these levels entails a separate set of responsibilities for the department. Each can also be depicted geographically, and the areas designated by each will be referred to as the department's areas of interest in Monterey.

The department's primary area of interest is the actual property and the historic buildings and collections that are owned by the state and make up Monterey State Historic Park. The department has the responsibility for the preservation, maintenance, and interpretation of these historic structures. (See Map 1, which shows the Department's areas of interest in Monterey, for the locations of department-owned property in the downtown district.)

In addition to the buildings already owned by the department, there are currently several sites under consideration for acquisition by the department or for possible purchase if the owners wish to dispose of them in the future. If these sites are acquired, they will come within the purview of the department's primary areas of interest. These sites are:

1. El Castillo, Fort Mervine, and the Indian midden sites at the Monterey Presidio. This property is listed on the National Register of Historic Places, and has now been programmed for acquisition in the 1979-1980 fiscal year. Acquisition of the site will offer the department an unparalleled opportunity to interpret the entire spectrum of early California history, including the Native American era, the Hispanic era, and the early American era. The site also has outstanding open space potential for viewing the Monterey townsite and Monterey Bay, and it will tie in directly with the northern end of Monterey State Historic Park (see Map 1).
2. The Old Whaling Station. This building is funded for immediate acquisition on acceptance of this Area of Interest Plan by the City of Monterey and the Department of Parks and Recreation. The building was constructed as a residence in 1848 or 1849, and was later used by a whaling company. The story of whaling is not now adequately represented anywhere in the State Park System.
3. The First Brick House. This building is also funded for immediate acquisition on acceptance of this plan. The building, built in 1847, is representative of the earliest American architecture design influence in the state.

4. The Castro House (Frank Work House). Part of this building was constructed in 1835; it has been added to, improved, and lived in continuously since then. Mr. Work is in the process of gift-deeding the house to the state.
5. Colton Hall and the Old Jail. Built soon after the Americans took over California, Colton Hall was the site of the Constitutional Convention, before California's admission to statehood in 1850. Currently, these buildings are owned and being used by the city for offices and historical interpretation, and are not threatened by any adverse development or use. As long as they are needed by the city and the city continues to manage and maintain them in a manner which recognizes their historical importance, no acquisition will be appropriate or considered by the state.

A secondary area of interest for the Department of Parks and Recreation has been identified surrounding the properties actually owned by the state (see Map 1). The interest of the department within these areas is to protect the setting and environs of the historical buildings. To this end, the department has asked the city for the opportunity to review and comment on any projects that would make significant changes in these areas. It is hoped that the department would be consulted early enough in the life of each project to provide input for the project design.

Some of the property within the department's secondary area of interest is listed on the National Register of Historic Places, according to the National Historic Preservation Act of 1966. These are the two Monterey Old Town Historic Districts, and several individual sites listed on the register (see Table 1). There are also buildings listed on the National Register in Monterey that fall neither within the historic districts or the Department's secondary area of interest. The department, through the Historic Preservation Office, has a responsibility toward all of these sites. Section 106 of the Preservation Act of 1966 protects these buildings, sites, and districts from adverse effects on their historical integrity caused by federally funded or assisted undertakings.

A third department area of interest has been indicated which encloses most of the downtown district of the city (see Map 1). This is the area where buildings were shown to exist on the map and plan for the City of Monterey, drawn in 1849 by Navarez. The department has responsibility toward all of historic Monterey, due to the substantial public investment that has already been incurred by the state for the purpose of maintaining the historical character of this part of the city. The department's role in this area of interest involves surveillance of the conditions of historic structures, and construction activities, as they might affect historical resources. The city will endeavor to monitor permits and notify the state when requests are made for renovation of historic structures, or for major construction projects. The department may wish to salvage archeological materials as new construction takes place throughout this area. It might also become appropriate for the state to acquire specific structures or sites.

Table 1

National Register Properties in Monterey

National Historic Landmarks:

Larkin House
Old Custom House
Royal Presidio Chapel
Josiah Merritt Adobe

Northern District:

Pacific House
Casa de Oro
First Theater
Old Whaling Station
First Brick House

Southern District:

Vasquez Adobe
Casa de la Torre
Gordon House
Colton Hall
Underwood-Brown Adobe
Casa Gutierrez
House of the Four Winds
Sherman's Headquarters
Casa Alvarado (Dutra Street)
Casa Alvarado (Alvarado Street)
Cooper-Molera Adobe
Casa Amnesti
First Federal Courthouse
Stokes Adobe

Other Registered Properties:

Stevenson House
El Castillo

The City of Monterey

The city's major effort in the downtown area over the last few years has been, in cooperation with the state, to remove traffic and blight from and around the historic structures. Additionally, there has been a program of historic preservation in the area. The city has purchased and renovated the historic Osio Rodrigues Adobe. It has purchased the Whaling Station and First Brick House, to assure preservation and public control of those buildings. It has worked closely with the History and Art Association to salvage, retain, and insure the maintenance of the Doud House and the First Church. Additionally, the city has negotiated contracts which introduce a legal vehicle to guarantee the preservation and maintenance of Capitular Hall, the Perry House, and the Merritt House.

The city also has an ordinance controlling what improvements can be made to the exteriors of privately-owned historic buildings. In addition, the city requires that any architectural improvements to privately-owned historic structures be submitted to the Architectural Review Committee, while plans for additions to these structures must be heard before the Planning Commission.

As an aid to interpreting both its own and the state's historic sites, which are generally intermingled, the City has produced brochures and other interpretive material for distribution to tourists. It also publicizes two "Paths of History" tours, one for pedestrians and one for automobiles, to allow the most efficient viewing of the downtown historic area (see Map 2).








The city's chief effort in the downtown area over the last few years has been the Custom House Redevelopment Project (see Map 2), conceived in 1959, and taking shape since 1972, through the city's Urban Renewal Agency. This project is part of an ongoing plan to revitalize Monterey's small-scale downtown area, without disrupting its character, or adversely impacting any of the historic sites there. The redevelopment project is almost complete. It consists of about 40 acres of land next to the state-owned land, and buildings around the Custom House Plaza. The major components of this project are a conference and community center and hotel, other commercial development, and parking to serve these facilities. The city has also created design packages for development of some of the remaining redevelopment. Specific scales and generalized uses have been identified for a number of parcels.

Since the redevelopment project surrounds many of the sites included in Monterey State Historic Park, there has been communication between the city and the department regarding the progress of the project, since its inception. It is particularly important to the city that the edges of the project be integrated smoothly where they border on state park property.

The city would also like to see improvements to some state-owned lands, including redesign of the Custom House Plaza and adjacent waterfront. Precise details of redesign and financing will be worked out through coordination between the city and the state.

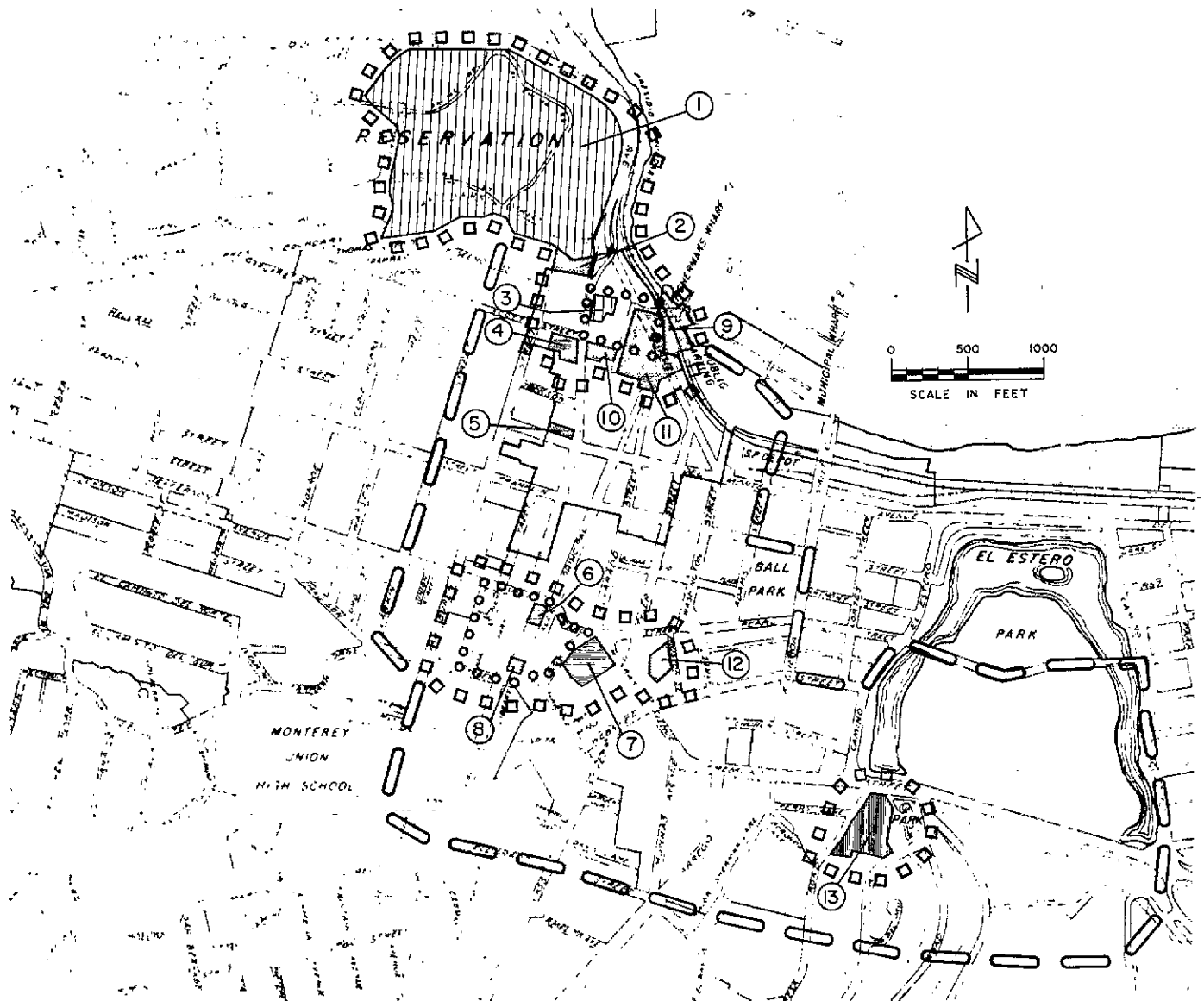
STATE DEPARTMENT OF PARKS AND RECREATION

MONTEREY STATE HISTORIC PARK

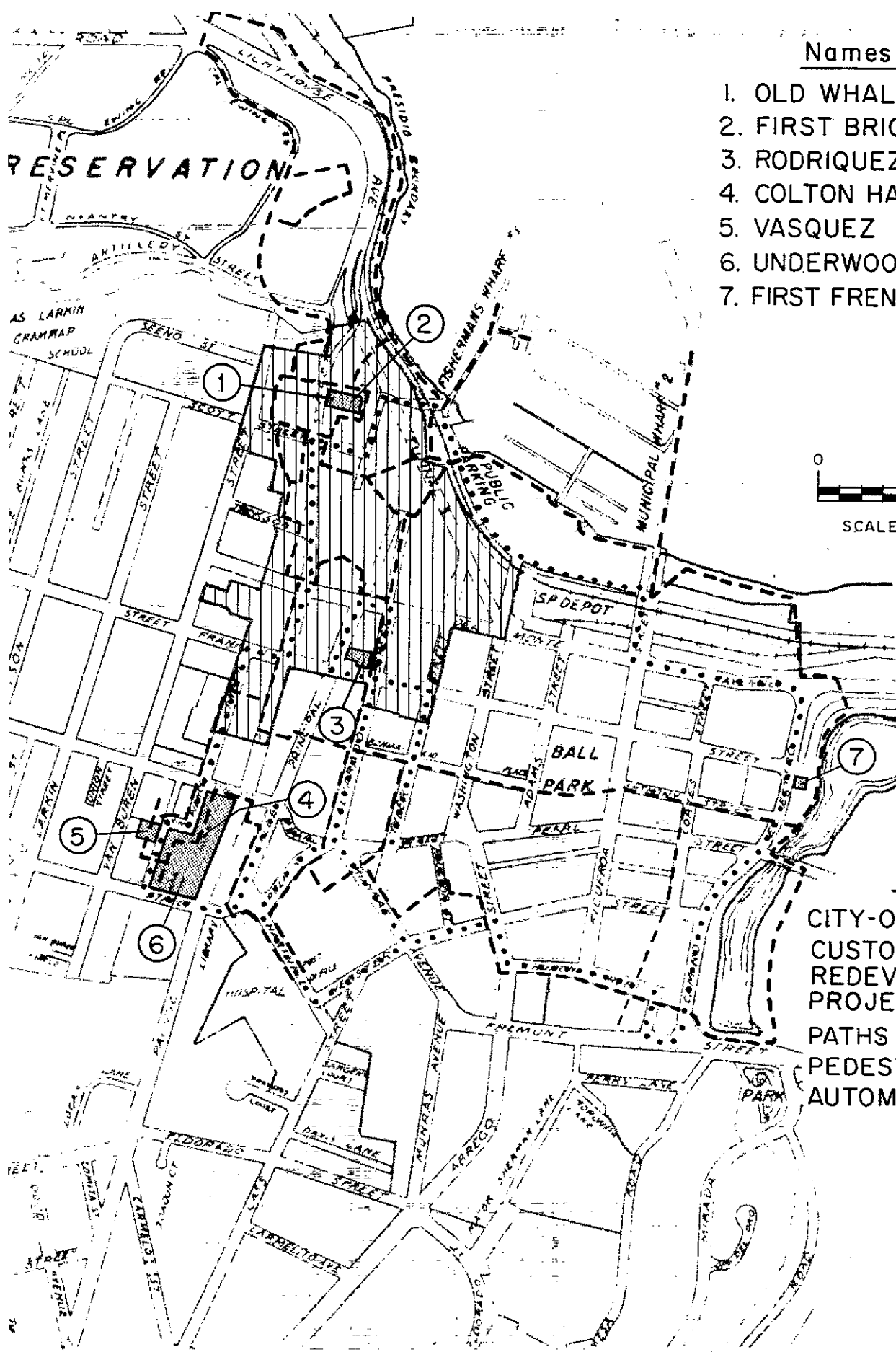
DEPARTMENT OWNERSHIP	
DEPARTMENT LEASE	
POSSIBLE FUTURE ACQUISITION	
GIFT IN PROCESS	
NATIONAL REGISTER DISTRICTS	
DPR SECOND AREA OF INTEREST	
DPR THIRD AREA OF INTEREST	

Names of Sites

1. EL CASTILLO
2. SERRA-VIZCAINO LANDING SITE
3. OLD WHALING STATION & FIRST BRICK HOUSE
4. CALIFORNIA FIRST THEATER
5. CASA SOBERANES
6. LARKIN HOUSE
7. COOPER MOLERA ADOBE
8. CASA GUTIERREZ
9. OLD CUSTOM HOUSE
10. CASA DEL ORO
11. PACIFIC HOUSE
12. STEVENSON HOUSE
13. CASTRO ADOBE (Frank Work House)

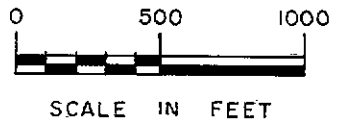


Map 1



Names of Sites

1. OLD WHALING STATION
2. FIRST BRICK HOUSE
3. RODRIQUEZ - OSIO ADOBE
4. COLTON HALL & OLD JAIL
5. VASQUEZ ADOBE
6. UNDERWOOD-BROWN ADOBE
7. FIRST FRENCH CONSULATE



Legend

- CITY-OWNED SITES
- CUSTOM HOUSE REDEVELOPMENT PROJECT
- PATHS OF HISTORY
- PEDESTRIAN
- AUTOMOBILE

Map 2

Chapter 3 - Future Use of City-owned and State Park Properties

Monterey State Historic Park is almost complete. The possible acquisitions described in Chapter 2 are the only additions envisioned at this time. With acquisition of these projects, the most significant historical sites in the downtown Monterey area will be protected.

The state's objective in developing the various sites within Monterey State Historic Park has been to provide as accurate a picture as possible of life in Monterey during the mid-1800s. Almost all of the buildings have been made into house museums, using period artifacts. The city's buildings, on the other hand, have been used primarily for public offices. It is the city's position that use of a specific building should be determined on the specific merits of that building, taking into consideration all possible values the building might have (see Table 2 for the uses of buildings owned by the city).

See Table 3 for a summary of uses of state historic sites. This table also shows that there are no changes planned in the use of most of the buildings. It is also clear from the table that most buildings managed by the state or proposed for acquisition are now in good repair, and require only routine maintenance. The exceptions are the Cooper Molera Adobe, the Whaling Station, and the First Brick House. These structures will need considerable restoration.

The old forts at El Castillo will also require restoration and reconstruction. Fort Mervine, the old American fort, consisted only of an earth redoubt and a few buildings. How much of these forts would need restoration would be the subject of future research by the department, and availability of funding.

Table 2

Uses of Sites Owned by the City of Monterey

Historical Site	Year Constructed	Style of Architecture	Historical Use	Present Use and Purpose	Proposed Use	Restoration Needs
Vasquez Adobe	1840	Monterey Colonial	Residence	Park and Recreation Office	No Change	Continuing preventive maintenance
Colton Hall	1847-1849	Greek revival	First American public building; Town Hall, School, Constitution Hall	Museum and City Office	No Change	Continuing preventive maintenance
First French Consulate	1848	Monterey Colonial	First French Consulate	YMCA	No Change	Continuing preventive maintenance
Brown-Underwood	1843	Monterey Colonial	Residence	City Hall	No Change	Continuing preventive maintenance
Rodriguez Adobe	1849	Monterey Colonial	Residence	Chamber of Commerce State and Federal Legislative Offices	No Change	Continuing preventive maintenance
Whaling Station	1848*	Monterey Colonial	Residence and whaling company headquarters	None	Compatible adaptive use by concession or house museum	Painting, termite fumigation
First Brick House	1847	-----	Residence	None	Compatible adaptive use by concession or house museum	Complete restoration inside and outside

* Land purchased 1847. Construction in 1848 or 1849.

Table 3

Uses of Sites Owned or Proposed for Acquisition by the Department of Parks and Recreation

Historical Site	Year Constructed	Style of Architecture	Historical Use	Present Use and Purpose	Proposed Use	Restoration Needs
Serra Landing	1602 Vizcaino 1770 Serra	----	----	Commemorative plaque- small park	Interpret historical significance with small outdoor exhibit shelter	----
Custom House	1827	Monterey Colonial	Custom tax office	House museum for purpose of inter- preting Custom House during Mexican period	No change	Continuing preventive maintenance
Pacific House	1847	Monterey Colonial	Store military supplies	General historical interpretation and visitor center for Monterey SHP	Update and expand exhibits	Continuing preventive maintenance
Casa del Oro	1845	Monterey Colonial	General merchandise store	House museum to interpret general store	No change	Continuing preventive maintenance
First Theater	1846-7	Monterey Colonial	Men's boarding house and saloon	House museum with live period plays by concessionaire	No change	Continuing preventive maintenance
Casa Soberanes	1830	Monterey Colonial	Residence	Bring interpretation into house museum to show life in mid-1800s and Monterey Colonial architectural style interpretation	No change	Continuing preventive maintenance
Larkin House	1834	Monterey Colonial	Residence	House museum interpret- significance of Thomas Larkin	No change	Continuing preventive maintenance

Table 3 (Continued)

Uses of Sites Owned or Proposed for Acquisition by the Department of Parks and Recreation

Historical Site	Year Constructed	Style of Architecture	Historical Use	Present Use and Purpose	Proposed Use	Restoration Needs
Casa Guiterrez	1848	Monterey Colonial	Residence	Mexican Restaurant operated by concessionaire	No change	Continuing preventative maintenance
Cooper Molera Adobe (Leased by the Dept. from the National Trust.)	1832	Monterey Colonial	Residence	Being restored	Will be house museum--living history demonstrations	Complete restoration inside and outside
Stevenson House	1830's	Monterey Colonial	Residence	House museum interpreting life of Stevenson when he lived there	No change	Continuing preventative maintenance
Whaling Station	1847	Monterey Colonial	Residence and whaling company headquarters	None	Compatible adaptive use by concession or house museum	Painting, termite fumigation
First Brick House	1847	-----	Residence	None	Compatible adaptive use by concession or house museum	Complete restoration inside and outside
Frank Work House (Castro Adobe)	1835 original 1920's additions	Spanish Revival	Residence	Residence	House museum with guided tours--place to hold study seminars	None
El Castillo and Fort Mervine	1794 1847	-----	Forts/Military aspects of Spanish, Mexican and American periods	-----	Interpretive	Complete reconstruction of those facilities that will be used

Chapter 4 - Continuing City-State Coordination

Because they have been involved in a close working relationship for many years, the City of Monterey and the Department of Parks and Recreation have a strong mutual interest upon which to base future decisions about the downtown district.

There are a number of issues regarding Monterey State Historic Park in which the city and the state are essentially in agreement. For example, both the city and the department would like to see the park function more as a unit. This will require cooperation between these agencies, because state holdings are so scattered throughout the downtown area. City officials have expressed willingness to help create devices to draw the park together (i.e., walkways, better signing, and visitor orientation). Future work toward this end will be carried out as part of the evolving Downtown Plan, through the Monterey City Planning Department.

It is the intention of the Department of Parks and Recreation to eventually complete a General Development Plan for Monterey State Historic Park. This plan will address many of the issues set forth in this plan. The department will solicit input from the public and all concerned local agencies as an integral part of the planning process.

Some issues have been resolved by the city and the state, and the department will propose the following actions, pending legislative approval (see Map 3 for locations.)

- a. A connection from the city's Paseo Adobe, or walkway, through the Serra Landing Site, to terminate on the El Castillo property. This would be coupled with further development of the Serra Landing Site, and construction of visitor overlooks and interpretive displays on the El Castillo promontory.
- b. Relocation of the Monterey State Historic Park corporation yard, when a suitable new location can be found.
- c. Eventual removal of the state-owned ranger residence behind the First Theater, to provide an adequate right-of-way for the city's historic pathway.

In addition, there are a number of issues yet to be resolved between the city and the state. These include:

- d. Integration of the city's pedestrian walkway with the Whaling Station and the First Brick House.
- e. Eventual development and use of city lands on the southeast side of the Custom House Plaza.
- f. Redesigning and development of the Plaza del Muelle, the Sloat Landing Place, and related improvements to the Custom House Plaza.

9

a

d

f

c

b

h

e

PORTION OF CITY WALKWAY SYSTEM

WHALFING STATION

BRICK HOUSE

PLAZA DEL MUELLE

CUSTOM HOUSE PARK

CUSTOM HOUSE

FIRST THEATER

CASA DEL ORD

PACIFIC HOUSE

MAIN CUSTOM HOUSE PLAZA

CUSTOM HOUSE PLAZA AREA

CONVENTION CENTER

SCALE 0' 50' 100'



CASA SOBERNES

NOTE: THIS IS AN IDEALIZED DRAWING. SOME OF THE BUILDINGS & PLANTS SHOWN DO NOT EXIST.

- g. Possible connection of Van Buren and Hawthorne Avenues.
- h. Eventual disposition of the Pacific House Annex.
- i. Study of traffic circulation problems at Munras and Polk Streets, and at the plaza in front of the Cooper-Molera Adobe.
- j. Discussions regarding possible construction of a new maritime museum in Monterey.
- k. Exploration of the possibilities of funding a General Development Plan for Monterey State Historic Park, in order to adequately address the above issues, by fiscal year 1980-1981.

It is evident that communication must occur on an ongoing basis, to begin to resolve these important issues. In order to do so, the Department of Parks and Recreation's Deputy Director for Professional Services will meet quarterly with the Mayor of the City of Monterey, or his designee. The issues set forth above will serve as agenda items for these meetings. In addition, the Deputy Director for Professional Services will coordinate department staff liaison with the city. Thus the city will always be presented with a coherent department position, and communication will be consistent and ongoing.

F-4365A
PERM



APPENDIX 2

Visitor Questionnaire

WELCOME TO MONTEREY STATE HISTORIC PARK

The Department of Parks and Recreation, in coordination with the City of Monterey, is starting a general planning study on Monterey State Historic Park and its surrounding area. We want to develop a plan that will reflect your concerns and desires for the future.

With that in mind, would you fill out this questionnaire during your visit through the historic area? At the end of your tour, please return this form to one of the suggestion boxes located in any of the State Historic Buildings. If you prefer, mail it back, as soon as possible, by folding and stapling it into thirds (so the address is on the outside).

If you would like to be on our mailing list for this project, please include your name and address on the form.

We hope you enjoyed your visit to Monterey and the Monterey State Historic Park. Thank you for taking the time to provide us with your personal thoughts on Monterey State Historic Park and its surrounding environment.

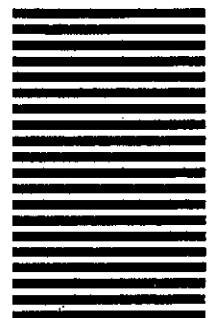


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Department of Parks and Recreation
MONTEREY STATE HISTORIC PARK
Region 2 — 2211 Garden Road
Monterey, California 93940



FIRST answer questions 1 through 9,
THEN quickly read over the entire questionnaire and think about the questions as you visit the park,
FINALLY complete the remaining questions at the end of your visit.

1. Where do you live? _____
2. Why do you visit Monterey? _____

3. How long do you normally stay in Monterey? _____
4. Why are you visiting Monterey SHP? _____

5. How many times have you visited Monterey SHP? _____
6. How did you become aware of this park unit? _____

7. How did you locate Monterey SHP? _____
8. Where is your car parked? _____
9. In which building did you purchase your ticket? _____

* * * * *

10. Which buildings of Monterey SHP did you visit? _____
11. Which buildings were difficult to find? _____
12. What do you like about Monterey SHP? _____

What do you dislike? _____

13. What added to Monterey's atmosphere? _____

- What detracted from it? _____

14. What kind of additional activities would you like to see at Monterey SHP? _____

15. What exhibits would you like to see at Monterey SHP? _____

16. How could we improve your visit to Monterey SHP? _____

Additional comments: _____

Address: _____

APPENDIX 3

Newsletter Used in Planning Process and Public Involvement

January 7, 1981

NEWSLETTER

MONTEREY STATE HISTORIC PARK GENERAL PLAN

As you know, the State Department of Parks and Recreation, in conjunction with the City of Monterey, is in the process of developing a General Plan for Monterey State Historic Park. The purpose of this plan is to provide general guidelines for the management and development of the historic park.

The Department is gathering information and identifying issues and concerns through public meetings, questionnaires, letters, telephone calls, etc. The information gathered will be used as input to the plan; however, all suggestions and requests must be weighed against basic park values and cultural resource preservation needs.

The Department has planned for a series of public meetings. The first public meeting was held to identify "Issues and Concerns"; we have also handed out 2,000 questionnaires to the visiting public.

A second public meeting will present and discuss "Alternative Concepts" resulting from the input we have received. This meeting is scheduled for Thursday, January 22, 1981 at 7:00 p.m. and will be held in the Colton Room of the Monterey Conference Center, Del Monte and Calle Principal.

The September 11, 1980 "Issues and Concerns" public meeting produced some very helpful information which will aid and guide the development of the General Plan. The issues and concerns raised at this first public meeting can be grouped into the following areas:

1. Circulation
2. Orientation
3. Landscaping
4. Plaza
5. Adaptive Use of Historic Buildings
6. Historic Restoration
7. Issues Concerning the City
8. Citizen Involvement with Monterey State Historic Park
9. Interpretive Matters

The issues and concerns identified by each group are as follows:

GROUP #1

1. Redesign Custom House Plaza so it is a people-oriented place without destroying some of its good things.
2. Lack of pedestrian accommodations; toilets, signs, indication of continuity, knowing where public areas are.
3. Open vista to First Theatre through corporation yard.
4. Open vista to Custom House Plaza.

5. Lack of method of leading pedestrians around.
6. How to grab wharf traffic into park.
7. Who administers and what vehicle do we create to take leadership in administration and arbitrating various interests in the park?
8. Special pedestrian paths - treatment.
9. Remove tennis courts.
10. Historical Buildings:
 - a. Who owns them?
 - b. Who will finance restoration?
 - c. Who will maintain them?
 - d. Who has the most interest and concern?
11. Develop signing/symbol system for better pedestrian flow between properties (path of history) (signs at eye level). Sub-parts are obscure and not obvious to tourists.
12. How do we advertise the park to pedestrians.
13. People don't realize gardens are open to the public.

GROUP #2

1. Minimize impact of modern development on historic buildings.
2. Facilitate circulation.
3. Find adaptive uses, not all house museums.
4. Use original materials in restoration.
5. Encourage participation of volunteer groups in development and operation.
6. Try to meet local and statewide needs.
7. Improve Del Monte Avenue entry into Monterey.
8. Get rid of tennis courts.
9. Open up views.
10. Set up International Mercado (market place) in place of tennis courts.
11. Plant shade trees in upper plaza.
12. Open up Alvarado Street to the plaza.
13. Develop a tourist program which emphasizes historical heritage.
14. Remove or lower plaza walls.
15. More plants in plaza.
16. More directional signs.
17. Walkway on Pacific.
18. Stop thinking only in terms of commercial development and tourist interests.
19. More citizen input to both City and State historic parks.
20. Make historic buildings look old, i.e., Sherman Quarters.
21. Establish carrying capacities on historic buildings.
22. Taste ful signing program.
23. Safety!
24. Following the path of history.
25. Better blending of historical and commercial.
26. Better blend of age group activities.
27. Total community pride.
28. Subsidize plaza activities by State and City.

GROUP #3

1. Children in the plaza.
2. Family housing in Monterey State Historic Park.
3. Commercial businesses would be family-related.
4. Identify State buildings clearly.
5. Eliminate "Path of History" obsolete auto route.

6. Develop material to guide pedestrians through downtown area.
7. Encourage people to walk, not drive, in downtown areas.
8. Develop store where visitors buy quality goods relating to historic Monterey.
9. Make gardens more accessible and promote more gardens.
10. Make display board to attract wharf visitors to State buildings.
11. Make downtown merchants aware of the value of historic buildings for pedestrian circulation.
12. Consider purchase of Colton Hall by State of California.
13. Accommodate scale of new buildings to historic sites.
14. Downplay obtrusive signs throughout city.
15. Work over pedestrian bridge.
16. More landscaping.
17. Identify important Victorian buildings and encourage their preservation.
18. Thematic idea for Monterey.
19. More and better highway signs.
20. More information kiosks.
21. More meaningful markers.
22. More brochures and media reportage.
23. More pedestrian ways in lieu of existing streets.
24. Better street planning.
25. "Return Monterey to the Angels" at Christmas.
26. Free parking along the historic core area.
27. "Green up" the plaza.
28. Lower the walls.

GROUP #4

1. Landscaping - reduce, make more appropriate.
2. Integrating Plaza Muelle, railroad tracks, foot of wharf.
3. Path of History - maintain identification. Route pedestrian as well as auto.
4. Integrating Heritage Harbor.
5. Goal - optimum use of resources for educational and recreational purposes.
6. Custom House Plaza - lack of cognitive sense - where am I?
7. Transportation needs - alternatives to auto.
8. Coordinate presentation of all public and semipublic buildings.
9. Relocation of corporation yard - not acceptable to State Park staff.
10. Buildings - restoration - Too new? Cosmetic?
11. Cooper-Molera - additional congestion.
12. Colton Hall - better utilization and protection.
13. Over-development of tourist industry.
14. Parking lots - design for better use in and out.
15. New structures - mass and scale to historic structures.
16. Alvarado Street link - Custom House Plaza to Cooper-Molera.
17. Better identify each historic building.
18. Appropriate use - interpretive, adaptive - can't all be museums.
19. Use of recreational trail (S.P.)

Another excellent source of information has been provided by the visiting public. This has been accomplished by handing out a self-addressed and stamped questionnaire to each park visitor and asking them to fill it out and mail back.

A brief summary of some of these questionnaires shows us:

Some of the Things Visitors Liked About Monterey State Historic Park:

The restored old homes; displays; history of area; easy walking and access; antique furnishings; courteous and informative guide staff; authenticity; inexpensive; good restoration; guided tours; gardens; more than expected; architecture; cleanliness; displays one can touch; one ticket for all buildings; educational; Indian display; pride in California; rooms not roped off.

Some of the Things Visitors Disliked About Monterey State Historic Park:

Tour schedules too close together; encroachment of new buildings; traffic; not enough printed brochures; more interpretive signs; poorly marked tour route; parking; paying for brochure; too much commercialism; not enough bathrooms; waiting for tours; too crowded; lack of history of Soberanes Adobe and lack of appreciation for Mexican culture; the outsides of buildings look too much alike; need more signing; more explanation of displays; hard to find convenient parking; some buildings closed; architecture of Double Tree and Convention Center; not enough publicity; parking meters; more buildings should be open to the public; buildings hard to find; lack of postcards.

Some of What Visitors Felt Added to Monterey's Atmosphere:

Sea otters; sea lions; the smallness of it; cleanliness; leisurely pace; food; weather; hills; trees; commercial sign control; proximity of water; wharf; Spanish architecture; plants; historic past; shore birds; combination of old and new; preserved historic adobes and contents; Carmel added to Monterey's atmosphere; one-way streets; flowers; old world atmosphere; mall area; gardens; boats; winding streets; greenbelts; fish smell; easy walking; friendly people; new shopping mall; the State Historic Park; lack of congestion; history where I can see it; design and earth color of buildings; shops and restaurants; cars not allowed on wharf or in plaza; fog; art fair in plaza; quaintness; 1800s atmosphere; boat tours.

Some of What Visitors Felt Detracted From Monterey's Atmosphere:

Expensive food; hoards of people; difficult to park; ruined view from Soberanes Adobe; one-way streets; zig-zag corners; multi-level parking garages diminishes quaintness; poorly marked bicycle path; modern development; motels too high; Double Tree Inn complex; poorly marked tour route; total commercial exploitation of Fisherman's Wharf; traffic; the new business complex mingled with the historic; litter along the waterfront; lack of all-day parking, campgrounds not close enough; pollution; too many curio and souvenir shops; cheap merchandise; encroachment of modern life; convention center in a horrible location; the whole of the urban renewal project quick-dollar look; hard to find way around the city; garish signs; historic buildings separated by modern structures; shopping mall next to wharf; cars parked at conference center; reckless traffic at night; lack of information from townspeople; ugly garages; parking lots and plaza; teenagers joyriding with blaring music.

Visitors Would Like to See These Additional Activities at
Monterey State Historic Park:

Ballet Folklorico; overall map of period homes and buildings; historical lectures; historical festivals; mini-bus tours; photo history of Monterey; something geared to small children; self-guided tour; period music; guides in period clothes; better use of Custom House plaza; tea in the gardens; historic films; shop with cards and historic books; more history of fishing industry; recreation of historic events; more detailed brochures; living history; better path of history; plays; Central Coast Indian life should be depicted; start up Del Monte Express again; street vendors; art exhibits; old ships; more events for senior citizens; benches for children and older folk; shuttle bus; reproductions for sale; signs indicating historical attractions; more restored buildings open to the public.

Visitors Would Like to See These Exhibits at Monterey State Historic Park:

More Indian remains; photos; costumes; model of the city; history of Presidio; something on Steinbeck; an old ship; more on shipping and harbor activities; population and industry trends; fishing industry; whaling ship; an unfinished adobe; more on social lifestyles in the 1800s; more on specific individuals; old capital slice of life; more on missions; an aquarium; more on whaling; show technique of adobe construction; a chart showing chronology of events leading to statehood.

Visitors Feel That Their Visit to Monterey State Historic Park
Could be Improved By:

More books and brochures; extend parking to 3 hours; farm animals; ban autos from historical areas; sequence to the buildings to develop an entire historic picture; send out announcements of events; maps, letters, diary entries, old deeds, newspapers; movies and slide presentations; improve path of history; more integration with state and local efforts; a restaurant guide; more historic exhibits; better circulation and signing; more reasonable motel rates; better maps and information in motel book; more and better labeling of artifacts; develop walking tour like Boston's Freedom Trail; stagger tour times among buildings; larger signs stating State Historic Park locations; advertise own buildings; no brochures by commercial organizations; better information on signs; more outdoor restaurants; low-cost lodging; remove parking meters and pay flat fee; open vistas to historic buildings; keep State Historic Park from civic encroachments; new buildings should fit into architectural theme; local tours tying in Presidio, adobes, mission, etc.; craft demonstrations; more restrooms, information booths and telephones; tickets for more than one day; improve area between Fisherman's Wharf and Cannery Row.

Thank you for your participation in the development of a General Plan for Monterey State Historic Park, and we look forward to working with you at the January 22, 1981 public meeting.

Planning Staff
California State Park System
City of Monterey

APPENDIX 4

Definition of Monterey Architectural Style in City Code

Monterey Architecture

The dominant characteristics of the architecture of Old Monterey are good proportion, dignity, simplicity of both mass and detail, a rather fine domestic scale, and the entire absence of arches, carved ornaments, or conscious striving for picturesque effect.

- A. Walls are of thick adobe or give the appearance of thick adobe, usually plastered or finished with a smooth surface, never an artificially textured surface, and having no carving or ornament.
- B. Roofs have a low pitch, not more than 30°, are of shingle or tile and have wide overhanging eaves and gables with exposed rafters. The roof surfaces are unbroken by dormers or pediments. Both hip and gable roofs are used.
- C. Porches are four general types:
 1. Posts from ground to roof on both first and second stories (the porch is wide).
 2. Second floor joists are cantilevered, supporting the balcony and with posts from balcony supporting porch roof (the balcony is narrow).
 3. Both second floor balcony and roof are cantilevered. Balcony and roof overhang are very narrow. Walls close the ends of porches of this type.
 4. On some one-story houses, the roof is cantilevered and walls close the ends of porches. These porches are very narrow. Porch posts are square, of finished lumber, often chamfered and without caps and bases. Balusters are usually rectangular. Eaves of porches are narrow with exposed rafters or molded cornices. Rafters and cantilevered joists are always exposed. Turned woodwork is rarely used. The ends of porches and balconies are, with rare exceptions, closed with walls, lattice, or sash.
- D. Windows are double hung with small panes and thin muntins. They are set near the outside of the walls with deep reveals inside. The casing on the exterior is either beaded, fluted, or plain, never with projecting or classic architrave moldings. Corner blocks are generally used in door and window casings rather than mitering. The top of the casing is often finished with a small molded cornice.
- E. Windows are sometimes protected by vertical iron bars on the first story but never with ornamental wrought iron grilles. Where shutters are used, they are almost always two panels of movable louvres. There are a few examples of solid panels and of solid planks and battens.
- F. Doors are often double. They have two, four, or six molded panels. There are a few examples of vertical planks, either molded or plain. Where glass is used, it is usually in the upper portion of the doors with small panes and narrow muntins.

G. Details of woodwork. Moldings are small in scale, well proportioned, and New England rather than Spanish in character.

H. Colors. Walls, eaves, and rough woodwork are usually white, but are sometimes in delicate pastel shades. Finished wood is always painted either white, warm grey, green, brown, or in pastel shades. Colors, wherever used, are never harsh or inharmonious.

In order to further amplify and illustrate the above description of Monterey architecture and to furnish more complete details, architectural elements, and the composition thereof, reference is hereby made to Spanish Colonial or Adobe Architecture of California, 1800 - 1850 by Donald R. Hannaford and Revel Edwards.



APPENDIX 5

RESPONSE TO COMMENTS

MONTEREY STATE HISTORIC PARK
GENERAL PLAN AND DRAFT ENVIRONMENTAL IMPACT REPORT

Monterey State Historic Park Preliminary General Plan, including Draft Environmental Impact Report, was sent to the following individuals, organizations, and governmental agencies:

- State Clearinghouse - 10 copies
- Planning Director, Monterey County Planning Commission
- Office of Congressman Leon E. Panetta, Monterey
- Honorable Sam Farr, Member of the Assembly
- Honorable Henry Mello, Member of the State Senate
- Association of Monterey Bay Area Governments
- Monterey County Park Department, Attention Meg Weldon
- Dick Garröd, Planning Director, City of Monterey
- Michael Moore, County Supervisor, 4th District
- William G. Peters, County Supervisor, 5th District
- Monterey County Historic Advisory Commission
- Monterey County Department of Parks
- U.S. Army Museum, Defense Language Institute, Monterey
- Dr. Robert Mark, Sierra Club, Palo Alto
- Junior League of Monterey County, Inc.
- Burke Pease, Chamber of Commerce of the Monterey Peninsula
- Monterey Peninsula Museum of Art Association
- Monterey Council of the National Trust, c/o Fred Farr
- National Trust for Historic Preservation, Western Regional Office, San Francisco
- Monterey History and Art Association, Ltd.
- Old Monterey Preservation Society
- Colton Hall Museum Board, City of Monterey
- Old Monterey Council, c/o Ron Rieser
- California Heritage Guides
- Wharf Owners Association of Monterey, c/o Angelo Di Girolamo
- Ken Kelley, Kelley Galleries, Monterey
- Archaeological Consulting, Salinas
- Hall, Goodhue, and Haisley, AIA, Monterey
- Richard Hugett and Associates, Monterey
- Mr. K. Nobusada, The Ginza Restaurant, Monterey
- Mr. Mark White, Manager, The Doubletree Inn, Monterey
- Mr. Will Shaw, Architect, Monterey
- Mrs. Amelia Elkinton, Carmel Valley
- Mr. Kent Seavey, Pacific Grove
- Ms. Donna Bickelmann, Monterey
- Ms. Laverne Seaman, Pacific Grove

A newspaper ad was placed in the Legal Ad Section of the following newspapers:

The Monterey Peninsula Herald

Comments were received from the following agencies, organizations, and individuals:

- J. Mahoney Company
- Monterey History and Art Association, Ltd.
- Kent L. Seavey, Historical Consultant

Attached is an Addendum prepared by the City of Monterey, November 23, 1981. This represents a compilation of City staff's recommended changes to the Monterey State Historic Park Preliminary General Plan. These changes resulted from a meeting between the City of Monterey and California Department of Parks and Recreation staffs. This material was received after the close of the public review period.

Numbered responses correspond to the numbers to the right of the comments.

1. The General Plan for Monterey State Historic Park is in the draft phase and recommendations cannot be implemented until it is approved. Your comments regarding leasing space for a possible orientation center and film theatre will be forwarded to the appropriate staff in the Department of General Services. This proposal will be studied in detail, if the plan is approved. This response should not be taken as an offer to lease space in The Doubletree Inn. We look forward to cooperation between our Department and The Doubletree Inn in interpreting Monterey State Historic Park.
2. Casa Serrano was omitted by mistake. It will be included in future printings of the General Plan.
3. We agree that art is a theme relevant to the American era and it will be included in future printings of the General Plan.
4. The City of Monterey identified 43 historic structures within the "H" zone designation. Casa Serrano is included in this list of 43 structures.
5. The Allen Knight Maritime Museum is an excellent general maritime museum (see page 62). The museum does not have the depth or detail that our Department feels is needed to interpret Monterey or California maritime history. Responses to the questionnaire from the public (Appendix 2) reflected this need for expanded interpretation about Monterey's maritime history.
6. This will be noted.
7. In regard to the concept of a map or mural on the outside of the Pacific House (page 39, recommendation #4), discussions, including public viewpoints, would have to occur before implementation.
8. Map 2, on page 104 is included in Appendix 1, "Monterey Area of Interest Plan", May 1978. It is not a recommendation of the proposed General Plan.
9. The proposed Van Buren Street connections are city projects. The city is the lead agency and contact should be made with city planners.
10. The third sentence under Problems will be deleted.

11. This information will be included in the future descriptions on the Whaling Station and will be in the Final General Plan.
12. Art and artists will be considered in future interpretations of the Stevenson House (see response #3).
13. The John Williams Miller Adobe adjacent to the Gutierrez Adobe will be noted in the Final General Plan.

J. MAHONEY COMPANY

COMMERCIAL REAL ESTATE

JOHN H. MAHONEY
PETER E. ERICKSEN
ROBERT M. CEA

CARMEL HILL PROFESSIONAL CENTER
23845 HOLMAN HIGHWAY
MONTEREY, CA 93940
(408) 624-3662

November 9, 1981

Mr. James M. Doyle
Supervisor, Environmental Review Section
California Department of Parks and Recreation
P. O. Box 2390
Sacramento, CA 95811

Re: Monterey State Historic Park General Plan

Dear Mr. Doyle:

By way of introduction, I am a real estate broker responsible for the leasing and management of the retail and office spaces at the Doubletree Inn adjacent to Fisherman's Wharf in Monterey. On October 1, 1981 you forwarded a copy of your report to the manager of Doubletree, Mr. Mark White. He has sent same to me for review and comment.

We have read with interest your entire program, and particularly the part that Doubletree may play in same. It appears as though you might be looking to the hotel for space for the installation of an interpretive panel display, as well as a possible orientation center and film theatre. Be assured, we hope that Doubletree can cooperate in either or both of these needs, but must stress that our ability to do so will in part be dependent upon how soon the State, or the appropriate parties, can move forth to confirm tangible interest. As you appreciate, Doubletree is a commercial venture, and we must make every effort to lease space at the earliest possible date. Naturally, we would like to be of help in leasing for this fine project, but must also be responsible to the investors.

At the moment we have one space of approximately 4,000 square feet directly facing Custom House Plaza, and would hope that that might be of interest. We will look forward to hearing from you and/or your associates at the earliest possible date.

Regards,


John H. Mahoney

cc: Mr. Peter J. Coniglio
Mr. Kenneth Kelley
Mr. Mark White

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Monterey History and Art Association, Ltd.
550 Calle Principal Post Office Box 805 Monterey, California 93940

November 9, 1981

Mr. James M. Doyle
Supervisor, Environmental Review Section
California Department of Parks and Recreation
P. O. Box 2390
Sacramento, California 95811

Dear Mr. Doyle:

The Board of Directors of the Monterey History and Art Association, Ltd. appreciates being given the opportunity to review the Monterey State Historic Park General Plan, and this letter is the result of that review.

As a general comment, the Association strongly supports the overall policy and purpose of this plan to provide for protection and interpretation of the cultural resources of the Monterey State Historic Park as expressed in the Summary of Major Recommendations (pp. 3-4). Specific comments concerning those Plan elements of particular interest to the Association are listed below:

Page 16 -- Three of the significant Cultural resources listed (Fremont's Quarters, Doud House and Old St. James Church) belong to the Association. However, the Association's Headquarters, Casa Serrano, 412 Pacific Street, was omitted and, we feel, should be included on the list.

2

Page 18 -- The Association recommends that "Art" be included in the "themes relevant during the American Era." Recently the Association and the Monterey Peninsula Museum of Art co-sponsored an exhibit, "Art in Monterey - 1875 - 1925," that was very well received by the general public, and which provided ample evidence that art was an important facet of Monterey's cultural development.

3

Page 25 -- If Casa Serrano is added to the list of historic structures, the number of protected structures should be increased from 43 to 44.

4

Page 64 -- Path of History. The Association concurs in the discontinuance of the driven Path of History and has formed a committee to work with the City and State to develop a self-guided walking Path of History.

Page 75 -- The maritime museum referred to on this page is the Allen Knight Maritime Museum operated by the Monterey

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History and Art Association. The Association does not agree with the statement that the Maritime History of Monterey is not adequately told there, however, specific recommendations and materials to improve the interpretation of Monterey's maritime history are always welcome.

5

Page 75 -- It would be more accurate to state that "the Association is considering plans to establish a demonstration workshop..."

6

Page 89 -- The Association has strong reservations concerning the propriety of painting a map or mural on the side of Pacific House and recommends that this not be done.

7

Page 1-4 (Map 2) -- The pedestrian Path of History has not been developed so it is premature to show it on the map. Moreover, it is unlikely that the pedestrian path would extend all the way from the central area to the First French Consulate.

8

Page 33 -- Mention is made on this page of a proposed Van Buren-Lighthouse Avenue connection while on P63 and P111 reference is made to a Van Buren-Hawthorn connection. Such proposals would likely require widening of Van Buren in the vicinity of the Doud House and the Old St. James Church (listed as historic buildings) and would undoubtedly have an adverse impact on these structures from increased traffic and vibration. This clearly would be at variance with adopted City policy (p. 24) to protect historic buildings by diverting traffic around them.

9

Page 33 -- There are conflicting statements: "There are no current plans for building on other developable land adjacent to the parking garage..." and "The City will require development of easy access to the site from the parking garage and the commercial development proposed behind it."

If development does proceed in the area adjacent to the parking lot, and if the clock tower shown in the picture on p. 32 is any indication of building heights to be permitted in that area, views of the two historic buildings behind the garage will be obliterated. The Association is therefore very supportive of the major recommendation on page 3 that the City of Monterey "protect views of historic structures and sites," and that any plans for further development in this area be reviewed with that policy in mind.

10

Page 62 -- The support offered by the Department of Parks and Recreation to the Association in our efforts to


Mr. James Doyle

-3-

November 9, 1981

develop a larger museum is very much appreciated and we would be pleased to participate in any discussions on this subject as proposed on page 111.

Sincerely,


Mrs. Charles M. Bntley
President
Monterey History and Art
Association, Ltd.

MJB:mhs

cc: Department of Planning and Development, City of Monterey

Mr. James Doyle, Supervisor
Environmental Review Section
California Department of
Parks and Recreation
P.O. Box 2390
Sacramento, CA 95811

10.27.81

Dear Jim:

I have reviewed the Monterey State Historic Park General Plan and find it reasonable except in one or two important particulars. Please note the following points.

(1) The Whaling Station, which is described on page 43 of the Plan as following, on the exterior, "the plan of contemporary two-story construction in Monterey..." is incorrect. The building follows the model of a Scottish harled stone cottage, a vernacular form found in the area of Ayton, the ancestral home of the builder David Wight. The roof slant from a two-story to a one-story height from front to rear may have come as an initial addition when the property was acquired by Alberto Trescony for a boarding house. You will note that a chief discrepancy in the attribution comes from the fact that the building faces north rather than east, a chief characteristic of the Monterey mode. Only the materials employed conform to Monterey architecture in general. I have enclosed some material on the subject for your information. This building, paired as it is with the first brick house is of inestimable value in interpreting the worldwide immigration to California at the time of the Gold Rush, (in this instance immediately preceding it) with its attendant importation of known housing forms. At no other place in California do you have the juxtaposition of such important architectural features. The opportunity to interpret them correctly should not be missed.

(2) The Girardin home, or French Hotel which your department choses to call Stevenson House, was also the location of the first artists studio in Monterey and the catalyst for an art colony that flourished there from 1875 through the 1930's yet no provision has been made in your plan to interpret this important historical facet of the areas history. Stevenson spent about three months in the place and artists (painters primarily) occupied it from 75' through the 30's . This lack of attention seems to go against the directives and goals outlined in the Resource Element of your Plan and should be corrected.

(3) In up-dating information on the Gutierrez Adobe you might wish to make reference to the John William Miller Adobe immediately adjacent to the Gutierrez and sharing a common wall on the north elevation. Miller was Gutierrez's son-in-law and constructed his building in 1874, making it, perhaps, one of the last adobe residences in Monterey. Bob Reese has my information on the building.

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OCT 28 1981
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I hope you find these recommendations constructive and will act on them in your final documentation. I hope you are the same Jim Doyle that sat on my interview panel for Historical Coordinator of Monterey County a few years ago. I work closely with Bob Reese in Monterey and make any of my research material he needs available to him. I hope the Plan can be successfully executed and enjoyed participating in the public meetings connected with it.

Most Sincerely,

Kent Seavey

Kent L. Seavey
Historical Consultant
310 Lighthouse Ave.
Pacific Grove, CA 93950

cc: City of Monterey
State Historic Preservation Office
Monterey County Historical
Advisory Committee

shown on Figure 7(c). It is not this fact however which makes them unique. It is the fact that each tenement contained as many families as there were floors, living horizontally and using communal staircases and, later, lavatories. These dwellings were called "lands" since they took the place of land for building and the tenement system grew and flourished in Edinburgh for years ahead. The main feature of this system initially was that the noble and artisan lived on different floors under the same roof and the diverse way of life of the different tenants gave variety to the community.

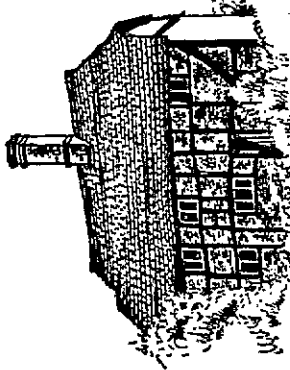
The regional characteristic of the larger Scottish house is also interesting. The need for the stone tower house in country areas remained long after the need for a fortified dwelling had lapsed in England and the strong influence from France resulting in corbelled angle turrets and stepped gables, see Figure 8(a), together with the coating to the stonework externally of "harl" or roughcast of granite chips led to the development of the Scottish house being carried out on quite different lines to its English counterpart.

In the great central areas of Warwickshire, Derbyshire and Yorkshire the local sandstone has been used for house building for centuries. The hard characteristics of Derbyshire stone permits of squared and disciplined elevations, bold ornament to the details and large stone slabs for roof covering giving a shallow pitch. To the South of England a belt of oolitic limestone runs across the country from Somerset to the Wash, and a recognisable style of building grew up in the Cotswolds, see Figures 5(b) and 8(b), the earlier examples based on single-storey construction in view of bonding difficulties but utilising the roof space for accommodation and making much use of gabled dormer windows, fine detailing on mouldings and chimneys and small stone slates for roofing at a steep pitch.

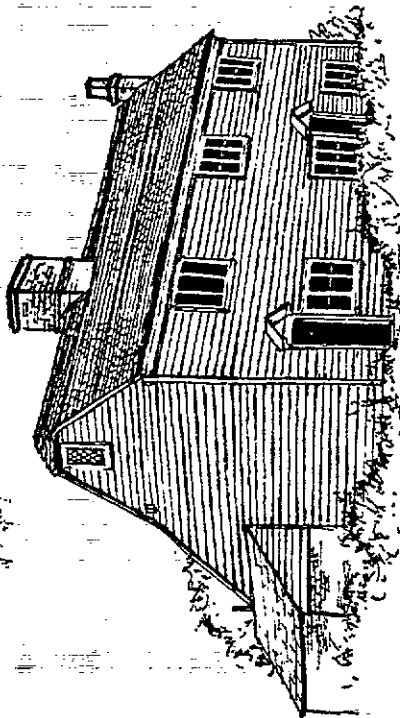
In Norfolk there is a complete departure with the use of flint, see Figure 9(c), clunch (hard chalk) and clay lumps for walling. All these local skills flourished in the 16th and 17th centuries to diminish gradually in the 18th century, see Figure 11, until submerged by the Industrial Revolution of the 19th century, which enabled mass produced building materials to be transported with ease to most parts of the country.

However, the impact of the idea that was to change the shape and style of the English dwelling house down to the smallest detail can be dated accurately. It started in 1615 when Inigo Jones was appointed Surveyor General to the King at the age of 44. The small group of noblemen and artists who found in the Courts of Florence and Venice an ideal of taste in the poetry and drama of Italy which contrasted with the phlegmatic Court of James I, immediately accepted Inigo Jones, a man well versed in Italian design. Inigo

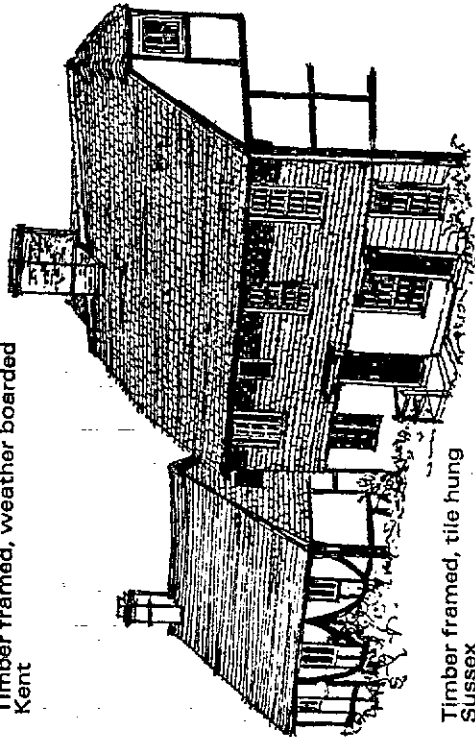
Regional Styles



Timber framed, brick panels
Surrey

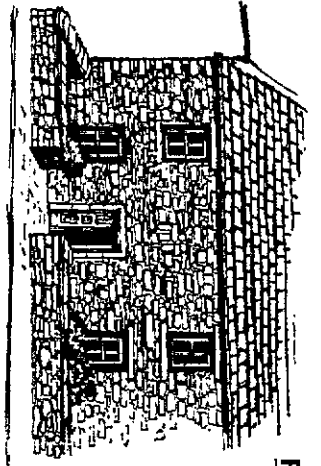


Timber framed, weather boarded
Kent

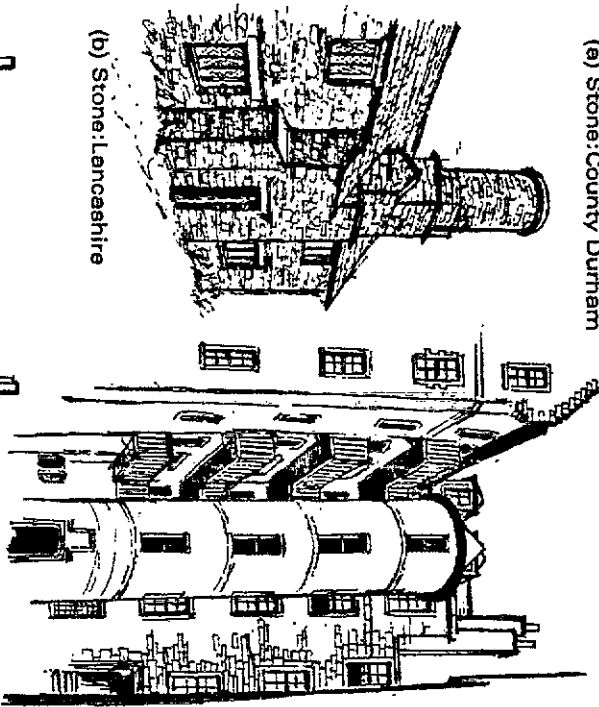


Timber framed, tile hung
Sussex

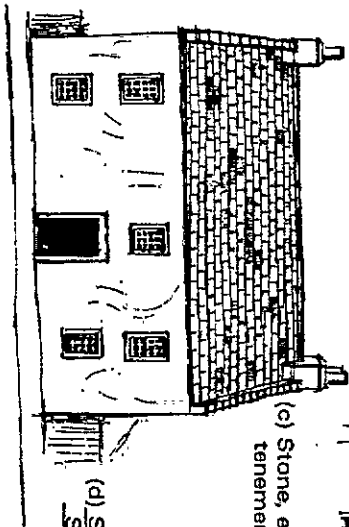
Regional Styles



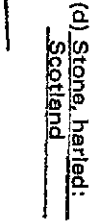
(e) Stone: County Durham



(b) Stone: Lancashire

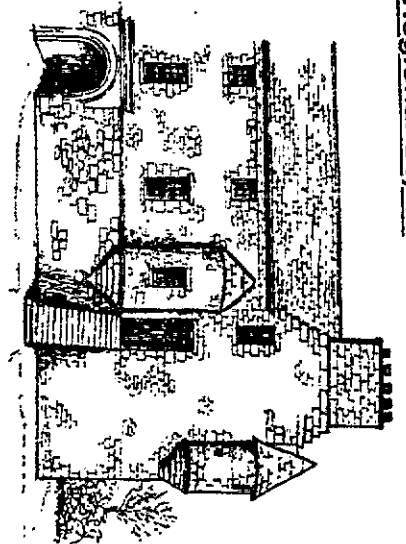


(c) Stone, early 17th cent.
tenement, Edinburgh

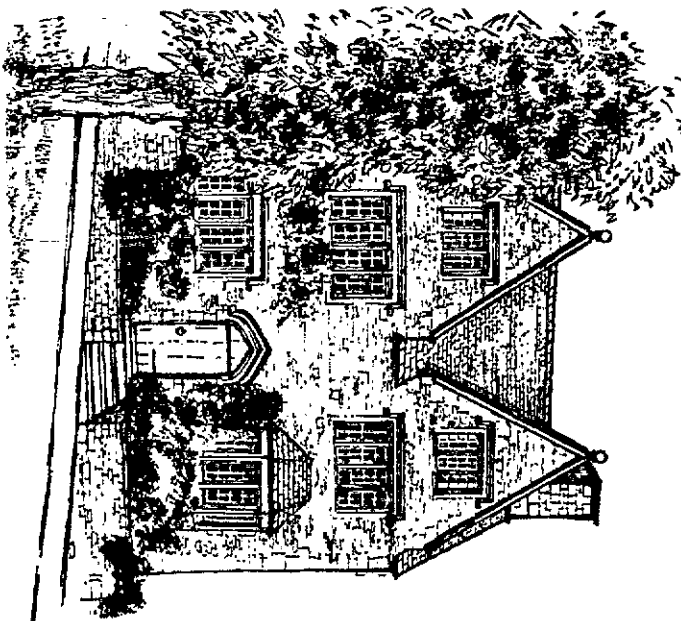


(d) Stone, harled:
Scotland

Regional Styles



(a) Stone: Scotland



(b) Stone: Cotswolds.



EDMUND G. BROWN JR.
GOVERNOR

State of California

GOVERNOR'S OFFICE
OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET
SACRAMENTO 95814

November 13, 1981

James M. Doyle
Department of Parks & Recreation
P.O. Box 2390
Sacramento, CA 95811

SUBJECT: SCH# 81092913 MONTEREY STATE HISTORIC PARK, GENERAL PLAN

Dear Mr. Doyle:

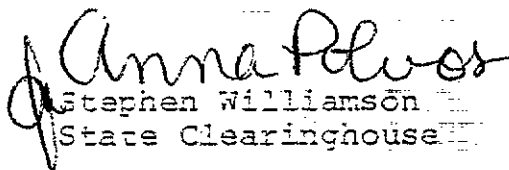
The State Clearinghouse submitted the above named environmental document to selected state agencies for review. The review period is closed and none of the state agencies have comments.

This letter certifies only that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act (EIR Guidelines, Section 15161.5). Where applicable, this should not be construed as a waiver of any jurisdictional authority or title interests of the State of California.

The project may still require approval from state agencies with permit authority or jurisdiction by law. If so, the state agencies will have to use the environmental document in their decision-making. Please contact them immediately after the document is finalized with a copy of the final document, the Notice of Determination, adopted mitigation measures, and any statements of overriding considerations.

Once the document is adopted (negative declaration) or certified (final EIR) and if a decision is made to approve the project, a Notice of Determination must be filed with the County Clerk. If the project requires discretionary approval from any state agency, the Notice of Determination must also be filed with the Secretary for Resources (EIR Guidelines, Sections 15083(f) and 15085(h)).

Sincerely,


Stephen Williamson
State Clearinghouse

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ASSOCIATION OF MONTEREY BAY AREA GOVERNMENTS

MAIL ADDRESS: P.O. BOX 190, MONTEREY, CALIFORNIA 93940 • TELEPHONE (408) 624-2117
OFFICE LOCATION: 23845 HOLMAN HIGHWAY, SUITE 227

November 9, 1981

Mr. James M Doyle
Dept. of Parks and Recreation
P.O. Box 2390
Sacramento, California 95811

RE: MCH # 108104 Monterey State Historic Park - EIR

The AMBAG Regional Clearinghouse has circulated a summary notice of your draft environmental document to interested parties for their review and comment.

The AMBAG Board of Directors had no specific comments on the Draft.

Thank you for cooperating with us in the review process.

Sincerely,

Warren Freeman
Manager
Regional Clearinghouse

WF:vbd

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APPENDIX 6

MONTEREY
STATE HISTORIC PARK
PRELIMINARY
GENERAL PLAN

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
SEPTEMBER 1981

ADDENDUM*

CITY OF MONTEREY
November 23, 1981

BACKGROUND

In line with mandated state requirements, the State Department of Parks and Recreation, working with the City of Monterey and interested citizens, is to prepare a General Plan for State of California properties in the City of Monterey which comprise the Monterey State Historic Park. The purpose of the General Plan is to provide guidelines for protecting, managing, interpreting, and developing the cultural resources of Monterey State Historic Park.

Following three public workshops in Monterey to receive public comments, a Preliminary General Plan for the Monterey State Historic Park dated September 1981 has been prepared by State Parks and Recreation Department staff. City of Monterey staff has reviewed the Preliminary General Plan and has listed recommended revisions to the Plan in this Draft Addendum.

This Draft Addendum is divided into the following two sections: 1) Policy Revisions; and 2) Clarifications. The Policy Revisions Section presents draft substantive policy changes desired by the City of Monterey. The Clarification Section only presents revised wording and formats which City and State Parks and Recreation Department staff have agreed more clearly states points of information as they were intended to be conveyed in the Preliminary Plan Draft. The revisions listed below are referenced to the appropriate page in the Preliminary General Plan. Additional wording is underlined and wording to be deleted is struck.

1. POLICY REVISIONS

Page 3: Revise City of Monterey Recommendation 1.

~~Identify the proposed Path of History with pedestrian signs, logos, arrows, or other means.~~ Using logos, directional signs, promotional materials, interpretive panels, visual presentations, and general signing, and working with the State Department of Parks and Recreation and volunteer groups, develop an integrated identification program which includes state-owned properties, city-owned properties, History and Art Association properties, and private historic properties. The proposed Pedestrian Path of History is to be included as part of this integrated identification program.

*Attached revisions are reflected in final plan.

Page 3: Add additional wording to City of Monterey Recommendation 2.

Protect views of historic structures and sites where possible.

Page 18: Add word "art" to second paragraph from top of page under Historic Theme Statements.

Themes relevant during the American Era include: exploration and settlement; "trailblazers" and traders, specifically trappers and mountain men; persons involved in trading and commerce by sea; political and military affairs 1846-1850, specifically constitution, government, and statehood; economic and material growth, specifically agriculture, fishing, water and land transportation; Monterey colonial architecture; and cultural development, specifically literature, lifestyle, art, ethnic groups, and national factors.

Page 29: Revise Recommendation 1.

The department will ~~develop~~ support the development of a major orientation center in downtown Monterey to orient visitors to park resources and to emphasize the area's historical and cultural significance, in a manner similar to that used in Williamsburg, Virginia. In the center a theater should be developed for the use of films, slides, and creative audiovisual techniques to make visitors aware of the scope of events that have occurred in Monterey and at buildings and sites in the unit.

Page 33: Add additional wording to Recommendation 5.

The department will work to acquire the adjoining piece of land between the Viscaino-Serra Landing Site and Artillery Street from the U.S. Army.

Page 49: Revise Recommendation 2.

The department will retain the cypress hedge which nearly surrounds the Soberanes Adobe garden. It is an important historic element designed in the 1930s to create the illusion of a walled Spanish garden. While it should remain to buffer the ~~building~~ enclosed garden from existing and proposed neighboring developments, the hedge should be selectively pruned to maximize views of the building.

Page 57: Add a new fourth paragraph under the general discussion of the Cooper-Molera Complex at the top of the page.

Restoration of the Cooper-Molera Complex will bring new visitors to this area of the state historic park. While only limited on-site parking is proposed, the possible future development of the city-owned portion of the adjoining Safeway lot for public parking will provide needed parking for visitors to the Cooper-Molera Complex.

Page 57: Revise Problems paragraph.

There are many major problems -- structural, electrical, drainage, stabilization, and others. However, they are being corrected through restoration. ~~In 2007,~~ A multi-level parking structure may be developed by the city on a city-owned portion of the Safeway lot. Unless carefully designed, this structure may decrease the scenic quality of the Cooper-Molera Adobe.

Page 59: Revise Recommendation.

The City of Monterey will continue to keep the rear entrance open to provide access to the Stevenson House from Munras Avenue.

~~If the City ever proposes to dispose of this property, the State will protect access and scenic qualities. The City of Monterey will support an ultimate objective that the state accept fee title to and responsibility for the maintenance and liability of this rear entrance.~~

Page 64: Revise Doubletree Inn title block.

Doubletree Inn Lobby and Monterey Conference Center

Page 64: Add new Recommendation 3.

Work with the Doubletree Inn to enhance the alleyway between the Doubletree and the Pacific House annex.

Page 66: Delete Point 2 in Sloat Landing Site box on middle left side of the page.

~~The removal of the concrete bulkheads, roadway, sidewalks, and railroad is recommended. Replaced with a terrace. Well designed shoreline with huge rocks, water access and interpretive signs would reconnect the Custom House to the water and greatly enhance the visitors park experience.~~

Page 69: Revise Problems paragraph under Area Corporation Yard.

The City of Monterey would like the yard ~~developed~~ enhanced into a landscaped garden more active public use space. However, the maintenance staff of Monterey SHP needs this space to carry out maintenance responsibilities for the park's numerous buildings and sites.

Page 71: Delete last sentence from first paragraph under Custom House Causeway at top of the page.

Automobile traffic in front of the Custom House has been a long-standing concern of the department. The city constructed a narrow roadway in front of the Custom House between the wharf and the wharf parking lot. The department objected to this roadway's intrusion on the historic scene and attempted to have it removed. In 1959, a court judgment allowed the one-way road to remain as long as the Southern Pacific track remained. Recently, ~~Southern Pacific abandoned this section of tracks and the rails and roadway could be removed at any time by the department.~~

Page 72: Delete all but the first sentence from the last paragraph at the bottom of the page.

The city has not made a final decision on the transportation mode for the corridor. ~~From a recreation standpoint, a trail with capability to handle pedestrians, bicycles, and a rubber-tired tram would be desirable. A railroad vehicle would preclude bicycles from the corridor, while a rubber-tired tram might have the capability of transporting visitors to the Cooper-Molera Complex and nearby adobes. This could make the park more accessible to the elderly and handicapped as well as providing an opportunity to expand the interpretive program.~~

Page 75: Revise second paragraph under Visitors and Their Needs.

~~There are some areas at the park where interpretation is deficient~~ could be enhanced. Although Monterey has a maritime museum operated by a nonprofit group, the maritime history of Monterey is not adequately told there or at the park. While not a part of the park, a maritime museum is operated by a nonprofit group. The nonprofit group is working on, and the state is in support of, an expanded interpretation of Monterey's maritime history. Interpretation of the military history of Monterey has occurred at the U.S. Army Military Museum. Although the Hispanic Fort, El Castillo, is located near the park and is an integral part of the story of Hispanic Monterey, there is very little interpretation of it.

2. CLARIFICATIONS

- Page 3: In the Summary of Major Recommendations section, State Department of Parks and Recreation Recommendations should precede City of Monterey Recommendations.
- Page 3: Substitute word redirecting for present word rerouting in City of Monterey Recommendation 3.
- Page 16: Add Casa Serrano to List of Significant Cultural Resources in City or Private Ownership at the top of the page. Also place an asterisk with appropriate notation after city-owned properties.
- Page 24: In the second line heading at the top of the page, delete the word Adopted:
Adopted City Policies.
- Page 25: Delete the first heading line and the second line at the top of the page. Add (Not Adopted) to the third line at the top of the page:
Recommended City Policies from Past City Plans
~~(Not adopted as this date.)~~
Old Monterey Downtown Urban Design Plan -
Will Shaw and Associates (1978) (Not Adopted)
- Page 33: The third sentence in the Problems paragraph is in error. Delete this third sentence:
~~There are no current plans for building on other developable land adjacent to the parking garage and the landing site.~~
- Page 35: In Recommendation 4 under Sloat Landing Site, substitute word esplanade for present word promenade.
- Page 35: Recommendation 3, at the bottom of the page under Plaza del Muelle was to have been changed along with other policies which made reference to relocating the traffic kiosk in earlier Drafts. While other changes were made, this change was overlooked. Revise Recommendation 3 so as to be consistent with other Preliminary Plan policies.

Reduce the amount of automobile traffic on the plaza by ~~relocating the traffic control kiosk 100 feet westerly and providing a vehicle turnaround~~ developing the necessary directional signs to direct visitors to parking facilities ~~and so as to discourage continued use of Olivier Street, Decatur Street, and the causeway for access to the wharf parking lot~~ (see Recommendation 1 for Custom House Causeway in Transportation Analysis).

Page 62: In Recommendation 2, under Allen Knight Maritime Museum, substitute the word plan for the present word package.

Page 65: In the second point under the Lower Plaza section of Recommendation 1, substitute the word access for the present word ramp.



APPENDIX 7

MINUTES OF THE STATE PARK AND RECREATION COMMISSION
MEETING OF JANUARY 8, 1982

The public hearing was opened at 10:25 a.m. for the Monterey State Historic Park General Development Plan. Director Dangermond requested Lee Warren to summarize this General Plan. Mr. Warren explained that the plan was the result of a joint venture between the Department and the City of Monterey. He introduced Roger Calloway of the Development Division to present the General Plan. Mr. Calloway thanked other members of this project, including Dick Garrod, Planning Director of the city; Bob Reese, State Park Historian; Bob Acrea, Development Division; and Clyde Ray, Area Manager for Monterey State Historic Park. Mr. Calloway spoke of the interpretive features of the Monterey Custom House and the Historic Museum. Bob Reese presented slides of the historic buildings: Monterey Custom House, Sloat Landing Site, Plaza del Muelle, Serra Landing Site, Custom House Plazas, Casa del Oro, Monterey's First Theatre, the Whaling Station, the First Brick House, Casa Soberanes, Alvarado Adobe, Van Buren Victoria, Larkin House, Guttierrez Adobe, Robert Louis Stevenson House, Cooper-Molera, and others. Mr. Calloway mentioned that there were three information centers proposed in the plan -- Cooper-Molera, Monterey Chamber of Commerce, and Pacific House Annex. He said the Allen Knight Maritime Museum Board would like to move the museum into the private Heritage Harbor Complex where they would have more space. DICK GARROD, Monterey Planning Director, spoke of the city's involvement in the General Plan process and pointed out some of the city's recommended changes. Chairman Whitehead asked if the changes would affect the plan drastically, and Mr. Garrod said no, mostly the replacement of certain trees which blocked the view and damaged the sidewalks in front of Pacific House. Commissioner Gibson wished it clarified that he was speaking of seven trees whereas the plan mentioned only four, as explained by Mr. Calloway. Commissioner Norris asked if the new trees wouldn't grow too large also and again damage the sidewalks. Mr. Calloway said it would depend upon the type of tree. He further explained that the Department's intention was to build a large retaining box two feet below the pavement. Commissioner Gee asked if the Addendum to the General Plan was prepared in a joint session of the city and Department staffs. Mr. Calloway said it was prepared by a series of meetings between the two.

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PLAN

DICK GARROD

Commissioner Gibson asked for a commitment from the city to help maintain a balanced scale between historic and nonhistoric buildings in the future so that the historic buildings would not be overwhelmed by large new constructions. Mr. Garrod said that the city would send a letter to the Commission regarding their support of this concept.

Commissioner Araujo said that in approving this plan, it is necessary to stress the protection of historic values since it is a State Historic Park and would give the City of Monterey greater strength to control their objectives in the future. Mr. Garrod said that in each development area, they hire someone to provide a design study before putting it on the market. He said there will be a lot of discussion as to whether they should tear down the San Carlos Hotel for it would be very expensive to renovate, and they do not want to destroy the historic character of Monterey. Commissioner Gibson asked what the city was considering for the tennis court area fronting on the plaza. He said it was suggested that they have artists in small scale buildings. Mrs. Gibson asked about the possibility of a moderately priced restaurant for outdoor dining. Mr. Garrod said it was a possibility and was being considered.

Chairman Whitehead called on EDWIN BLISS, representing the Monterey History and Art Association. He spoke of restoration of the Cooper-Molera Barns to be opened to the public and asked for a minor revision to be made in Item 4 of page 57 to read, "Encourage the Monterey History and Art Association's proposed volunteer artifact restoration workshop for vanishing skills in the Cooper-Molera Barns to be demonstrated and taught and possibly apprenticeship programs to be developed." He said they wanted to emphasize the educational aspects of the project. The Department staff said they supported this change. Commissioner Norris asked if the wording of the present General Plan would prohibit this, and Chairman Whitehead said no, but the city apparently wanted a clear direction to this effect for the future. Commissioner Gee asked if this would compare with our present blacksmith shop in Old San Diego, and Director Dangermond agreed and thought it was a good idea to make this clear in the General Plan.

EDWIN BLISS

Chairman Whitehead called on KAREN DAY, representing the Junior League of Monterey County. She stated that they endorsed the general idea of the General Plan, and they would like the community as a whole to be more involved in these projects. Chairman Whitehead thanked her again for their hospitality on the Commission's tour and remarked about how impressed the Commission and staff were with what the Junior League had accomplished at the Old Whaling Station.

KAREN DAY

Chairman Whitehead called on RICHARD MURRAY to speak regarding the Custom House Renewal Plan. He brought out the need for a place of relaxation in the plaza. Commissioner Gibson asked his opinion of putting in areas of lawn for people to sit on, and he supported the idea. Commissioner Norris asked about picnic benches. Mr. Murray suggested not using regular picnic benches, but low walls or natural rocks and more of a park area where people could rest and enjoy Sloat Landing.

RICHARD MURRAY

A letter presented by Emilie Elkinton from Los Californianos Cultural Heritage Preservation Committee expressing their approval of the General Plan for Monterey State Historic Park with certain exceptions is attached for the records. (See Attachment A.)

EMILIE
ELKINTON

Chairman Whitehead asked if anyone else wished to speak regarding this plan. There was no further response, and the public hearing for the Monterey State Historic Park General Development Plan closed at 11:25 a.m.

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Chairman Whitehead referred to page 29 of the General Plan and asked if it was possible to use one of the buildings already there rather than to put up a new one. Mr. Calloway said they were looking into this.

Mr. Whitehead called attention to page 35 which implies removal of the railroad tracks and suggested that the concept be inserted in the General Plan. Mr. Whitehead read Item 4 of page 39 from the General Plan and asked if a mural was really planned. Bob Reese said this would be deleted.

Chairman Whitehead brought up the plans for the rear entrance of the Stevenson House and asked if the Commission could be assured that the city would deed the property to the State. Commissioner Gee asked if the city had approached the Texaco Corporation to maintain their lease, and Mr. Garrod said the city had the same interest as the State to maintain that lease.

Mr. Whitehead mentioned page 88, paragraph six, and asked what this implied. Director Dangermond said that a detailed environmental impact report may be required at the time the plans are budgeted for construction.

Chairman Whitehead referred to page 100, Item 5, regarding the Colton Hall and the Old Jail, and said he considered the Constitutional Convention Hall one of the most important sites in the state and that someday they should be in the State Park System. He wanted the second paragraph on page 105 explained regarding the city's interest. Mr. Calloway said this paragraph was in the Monterey Area of Interest Plan in 1978, and the author was not present. It was to be discussed with the city later.

Commissioner Gibson suggested that the map on page 68 relating to the redesign of the corporation yard and the Casa del Oro garden area be deleted because it was too specific. Commissioner Gibson stated that the city and State, in working out the General Plan, had specifically made some compromises, and she asked if they were satisfied with the policy revisions as they now appear. Mr. Calloway said that the city staff and State staff agreed on the language in the Addendum.

Commissioner Gee referred to the Addendum on page 4 for the revision of page 64 and asked that it be reworded to give the staff some flexibility. Director Dangermond suggested that we delete at the end of the sentence, "by extending the Doubletree Inn lobby brick paving pattern out into the alleyway area."

Commissioner Jones said he agreed with Commissioner Gibson regarding the removal of the map on page 68, but he was still troubled by the words used on page 69. Commissioner Gibson suggested that the paragraph entitled Problems read: "The City of Monterey would like the yard enhanced to a more active public use space. However, the city recognizes that the maintenance staff of Monterey SHP needs this space to carry out maintenance responsibilities for the park's numerous buildings and sites."

Commissioner Jones thought we should have further assurance that this was understood. Commissioner Norris suggested that under the heading Area Corporation Yard, subheading Recommendation, page 69 should read: "The Department will redesign the corporation yard for maximum efficiency and provide safer pedestrian access to the First Theatre. Seating and a pedestrian walkway through the garden will also be provided."

Commissioner Jones made a motion that the proposed Resolution 5-82 be adopted. The motion was seconded, and Commissioner Gibson made a motion that the resolution be amended as discussed. Commissioner Araujo seconded the motion. The amendment was unanimously passed with a voice vote. Resolution 8-52 was unanimously approved, as amended, by a roll-call vote, which reads as follows:

RESOLUTION
5-82 GENERAL
PLAN FOR
MONTEREY STATE
HISTORIC PARK

Resolution 5-82

WHEREAS, the Director of the Department of Parks and Recreation has presented to this Commission for approval the proposed General Plan for Monterey State Historic Park; and

WHEREAS, this reflects the long-range development plan as to provide for the optimum use and enjoyment of the unit as well as the protection of its quality;

NOW, THEREFORE, BE IT RESOLVED that the State Park and Recreation Commission approves the Department of Parks and Recreation's General Plan for Monterey State Historic Park, preliminary dated September 1981, and Addendum, dated November 1981, with the following amendments subject to such environmental changes as the Director of Parks and Recreation shall determine advisable and necessary to implement carrying out the provisions and objectives of said plan:

1. Delete the fourth recommendation on page 39 of the Monterey SHP General Plan which reads, "Consider placing an attractive painted map or mural on the wall of the Pacific House Annex facing Doubletree Inn."
2. Revise Item 4 of page 57 to read: Encourage the Monterey History and Art Association's proposed volunteer artifact restoration workshop for vanishing skills in the Cooper-Molera Barns to be demonstrated and taught and possibly apprenticeship programs developed.
3. Delete the map, Figure 6, on page 68 of the plan which refers to the expansion of the Casa del Oro Garden.
4. Revise the section on page 69 under the heading Area Corporation Yard, subheading Recommendation to read:

The department will redesign the corporation yard for maximum efficiency and provide safer pedestrian access to the First Theatre. Seating and a pedestrian walkway through the garden will also be provided.
5. Revise the first and second sentences under the heading Area Corporation Yard and subheading Problems on page 69 to read as follows:

The City of Monterey would like the yard enhanced to a more active public use space. However, the city recognizes that maintenance staff of Monterey SHP needs this space to carry out maintenance responsibilities for the park's numerous buildings and sites.
6. Delete the last part of the sentence on page 4 of the Addendum beginning with the words "by extending the...."

THE MONTEREY STATE HISTORIC PARK GENERAL PLAN

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We gratefully acknowledge the review and assistance of the following persons and organizations which helped produce this plan:

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City of Monterey Staff
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Old Monterey Preservation Society
Junior League of Monterey County
California Heritage Guides
Custom House Plaza Improvement Committee