

Suggested Criteria  
for Judging Architectural Resources

Rigorous lists of criteria for judging architectural resources have been established by the U.S. Historic American Buildings Survey (HABS), various country and municipal agencies involved in preservation projects, and by other organizations concerned with preservation. For the purpose of the initial survey, however, the team sought to bring together the widest based list of criteria under which to most freely develop a clear illustration of Monterey's architectural and urban development. These criteria are listed here as suggestions for a basis of a more comprehensive survey of the city in the future, and appear under three topic headings: (1) architectural significance, (2) historical and cultural significance, and (3) neighborhood or area significance. No attempts were made to assign relative values to the criteria either among or within the three categories.

(1) Architectural Significance

° Does the structure embody distinguishing characteristics of an architectural style, period, method of construction or architectural development within the city?

° Is the structure a notable work of a master builder, designer or architect whose style influenced the city's architectural development, or a structure showing the evolution of an architect's style?

° Does the structure display a building type, design or form indigenous to the city?

° Does the structure embody special architectural and design features?

° Does the structure display original architectural integrity -- either structurally or stylistically?

° Is the structure's style unusual for its area, city or state, or located in an unusual place?

## (2) Historic and Cultural Significance

° Is the structure connected with events significant in the economic, cultural, political, social, civic, military, educational, religious, or ethnic history of the city?

° If the structure identified with the lives of historic personages or groups of the city, state or nation?

° Does the structure represent an historic stage, function, or development pattern of the city, state or nation?

° Is the structure of greater age than most of its kind?

° Was the structure once common, and now rare?

## (3) Neighborhood or Area Significance

° Does the structure act as a focal or pivotal point important as a key to the character or visual quality of a city area?

° Is the structure particularly well-related to its site or to existing buildings?

Additional evaluative factors not considered by the survey team, but of equal import to future preservation and survey efforts might be

- ° the structure's present condition and adaptability to rehabilitation if needed
- ° capacity of the structure for public use and enjoyment
- ° adaptability of the structure to other uses
- ° planning considerations, such as the structure's present zoning, adequacy of its property boundaries and parking, conformance with land use in the General Plan, etc.

Also not considered by the survey team, who dealt with the structures on an individual basis, but of consequence to a future comprehensive survey of the city is the establishing of criteria for designation of historic districts within the city. Such designated areas, involving land use and design controls, opens up new dimensions of commercial, institutional, industrial, personal service and residential use within Monterey's unique, historic fabric. Historic preservation in this light goes beyond concern solely for the conservation of individual architectural monuments, but also considers the economic, aesthetic, social and cultural development of the city as well. These districts, more specifically, offer the city the opportunity to

- ° consider the preservation of individual landmarks as part of a visual whole.

- ° eliminate blight, decay and deterioration in the city's structural form.

° restore the functional, aesthetic and symbolic importance of each neighborhood within the city.

° provide opportunities for expansion of existing facilities, and the introduction of new buildings, designed to retain the historic and visual coherence of each unique neighborhood within the city.

° create an urban environment that will assure a continuum of land use and architectural character as an orderly response to the process of growth and change within the city.

Two such district designations are presently in effect in Monterey -- the federally regulated National Historic Districts, and the city-controlled "H" Historical Modifying Zone. The ordinances and historical properties of these zones have previously been explained in the beginning of this section. We should now consider, then, criteria for future designations of other historic areas and zones within Monterey. The preliminary survey reveals, for example, that there is a notable concentration of architectural resources on Alvarado Street and Cannery Row, proper, and perhaps these areas could be considered as targets for future historic district designations. Criteria for future district designation might be

° areas constituting a district section of the city and having special character, historic, architectural or aesthetic interest and value

° areas providing significant examples of architectural styles of the past, or landmarks in the history of architecture

° areas serving as a reminder of past eras, events and persons important in local, state or national history, and illustrating past living styles for future generations to observe, study and inhabit

° historic and culturally significant grounds, gardens and objects.

In the appendix of this report, suggestions for future design criteria within these historic areas can be found.