

IV. PRELIMINARY SURVEY

As one of California's first cities, Monterey has played an integral and vital role in the history of California. A fortunate result of this integral and vital role is that it has left Monterey with an extremely rich and unique historic and cultural heritage. The purpose of this preliminary survey is to identify and describe the rich store of Monterey's historic and cultural resources still remaining. Hopefully this survey will provide tangible links to the City's unique and valued past which will in turn encourage the strengthening of these links through appropriate preservation programs. More specifically, this survey is directed towards:

1. Establishing the foundation and framework for an historical preservation program by illustrating examples of Monterey's architectural resources which can be used in preparing an official preservation list for the City, State or Federal landmark preservation programs.
2. Developing appropriate evaluative criteria with which to distinguish Monterey's special architectural resources.
3. Providing data needed for establishing local preservation areas and zones within the city.

In the following pages, the methodology of the survey will first be explained, followed by a catalogue of the survey's findings and concluded with a list of suggested criteria upon which the survey was developed. Indeed, as evidenced in the survey's results - -

the goldmine of early California adobe architecture, a number of examples of the Monterey style, the individual nineteenth century homes on the hill west of downtown, and the more recently designed buildings of the twentieth century - - Monterey can stand both with pride and responsibility amidst the blend of past and present elements which give to the City fabric a very special aura and distinct sense of place.

METHODOLOGY

In the summer of 1977, a survey team comprised of two art history students was commissioned by the Planning Department of the City of Monterey to compile an initial survey of Monterey's most prominent architectural resources. First, the team reviewed materials concerning the history and development of the City. Materials reviewed include previous City studies, local historical accounts, newspaper and magazine articles, and a museum exhibition catalogue from a 1976 retrospective show of the Monterey Peninsula's architectural resources. Following this initial review of literature, the team then conducted a windshield survey of the City, noting buildings of potential historic and architectural significance. A list of some 370 structures was compiled. These structures were then organized into an historical timeline by city area, attempting to illustrate not only the City's architectural development, but Monterey's entire urban development as well.

From this initial list of 370 buildings, 131 structures were then noted as "key" resources especially illustrative of Monterey's historic past and present-day urban structure. Two areas, Alvarado

Street and Cannery Row, and one type of structure, the adobes, were designated by the Planning Department as being of particular importance to Monterey's past and present development. These areas were given special consideration by the survey team with all structures along Alvarado Street being noted. In the Cannery Row area, all structures designated in the 1973 Cannery Row Plan as contributing to the history and character of Cannery Row were noted. And in the Downtown area, all significant adobe structures were noted. No additional special considerations were followed by the survey team.

In noting the 131 structures, the survey team established no rating or point system with which to distinguish buildings as especially significant, but rather, utilized the previously collected materials and a series of broad based criteria described at the end of this section. No age requirement was placed upon any of the structures listed in the survey, either, for the team felt it was as important to include structures of recent decades, as well as those of the past, in order to portray as complete a picture as possible of the urban development of Monterey.

The structures designated as "key" were thoroughly researched by use of both primary and secondary resources - - the resource materials previously listed above, the City's building inspector's files, interviews with local architects and citizens knowledgeable in the City's heritage, and the use of the Monterey Library's photography collection. Descriptive paragraphs were written for each structure, and accompanied by the State's Parks and Recreation Department historic resources inventory sheets. Together with the historical outline and accompanying slides and photographs this text

comprised the initial survey presented by the team to the Planning Department at the end of the summer.

The report has since been reviewed and commented upon by the City's Museum Board, Dorothy Ronald, Curator of the Colton Hall Museum, local adobe expert Amalie Elkington, and architectural historian Mrs. Thomas A. McGlynn. Revised with their comments, these key structures' descriptions comprise the present catalogue which illustrates the City's varied architectural resources, and its urban development. A listing of the secondary structures include in the original report acts as but a starting point for a more comprehensive citywide survey, and can be found in the appendix of this report.

A Note on the Structures' Entries

Each structure is introduced with an entry, followed by an historical and/or architectural description of the building. The entry is comprised of the building's (a) common name, (b) street address, (c) date of construction, and (d) historical designation, if any. In Monterey, there are five types of historical designations presently in effect: three federal designations - - (1) National Historic Landmark , (2) National Historic District, and (3) Historic American Building Survey; one State designation - - (4) California Historic Landmark; and one City designation - - (5) "H" Historical Modifying Zone. These designations will be represented in the entries by the initials, HNL, NHD, HABS, CHL, and "H", respectively, and entail the following differing ordinances, criteria, and governing bodies. Nomination to one list does not necessarily preclude nor result in nomination to another.

(1) National Historic Landmarks (NHL) are designated by the Secretary of the Interior under the authority of the National Historic Sites Act of 1935, upon the recommendation of the Advisory Board on National Parks, Historic Sites, Buildings and Monuments. This program was begun in 1960. The property must be of exceptional national significance; the exact criteria are listed in the appendix. If the Secretary determines that the property is eligible, the owner is invited to apply for formal landmark designation. The Park Service provides a bronze plaque and a certificate without charge. All National Historic Landmarks are now listed on the National Register, and are afforded the benefits of that program.

The National Register is an expansion of the NHL program, also administered by the Department of the Interior, designated under the National Historic Preservation Act of 1966 to include places of local, State, regional or national significance in American history, architecture, archaeology, or culture; detailed criteria are listed in the appendix. Listing on the Register makes a property eligible for matching Historic Preservation Grants-in-Aid, and provides certain protection from federally financed, licensed or assisted projects. Properties on the Register also qualify for special federal tax benefits under the Tax Reform Act of 1976, and for special FHA Title I loans. Nomination for listing on the National Register is through the State Historic Preservation Officer - - appointed by the Governor to serve as the official historic preservation liason officer between the State and Federal Government - - and by Federal agencies.

(2) National Historic Districts (NHD) are governed and protected by the same ordinances and criteria as the National Historic Landmarks. Districts are designated as such, however, by virtue of a number of significant historic structures within one area, commemorating or illustrating a way of life in the Nation's developing culture. Two such districts are presently so designated within Monterey - - the Monterey Old Town district, North, bound by Decatur, Pacific, Scott and Alvarado Streets, and the Monterey Old Town District, South, bound by Jefferson, Dutra, Polk and Madison Streets. Historic structures protected within these districts will be noted as "NHD" in their respective entries.

(3) Historic American Buildings Survey (HABS) is a National Park Service program operated in cooperation with the American Institute of Architects and the Library of Congress. Photographs, drawings, and other historic and architectural data compiled by the Survey to document historic American buildings are deposited in the Prints and Photographs Division of the Library of Congress. Recording projects are carried out on a shared-cost basis in cooperation with State and local governments and private organizations. Priority is given to projects in areas rich in historic and architectural resources, and to areas where there is an active concern for historic preservation, or a threat of demolition or alteration. The Survey began in 1933, as a relief measure, without specific legislative authorization.

(4) California Historic Landmarks (CHL) are those landmarks designated by the State to be of statewide historic significance; the exact criteria are listed in the appendix. Unlike the National

Register program, state-level registration in California is accompanied by no protective mechanisms. If the property is altered or demolished, the only result is the revocation of the State registration.

(5) Monterey's Historical Modifying Zone ("H"), conserves existing examples of architecture, whose attractive appearance of an individual style, are valuable resources which have contributed to the growth and economic stability of the City. The City Council requires a general conformity to their characteristic elements in all construction, remodeling or repairing of the structures.

Special kinds of ownership of the structures will also be acknowledged in the appropriate entries: (a) ownership by the National Trust for Historic Preservation, a charitable and educational non-profit corporation, created by a 1949 Congressional Act, to encourage public participation in historic preservation, to acquire historic property, and to administer, preserve, or hold historic sites, buildings or objects, and (b) those structures owned publicly by city State, or federal governments, and/or which are open to the public as museums.

THE SURVEY

The Spanish Era-Mission and Presidio (1769-1821)

In 1769, an expedition led by Jose de Galvez and Father Junipero Serra set off to improve Spain's administrative and religious control of New Spain, establishing a mission and presidio in 1770 at Monterey. As colonial builders who utilized past architectural forms together with the then present materials

and unskilled labor, they created a settlement which at best served to preserve personal life and limb, while maintaining an invested interest in the land for Spain, As the first European colonials of California, however, they nevertheless established a tradition in California building which can be evidenced in Monterey today some two hundred years later.