

SECTION 7: APPENDICES

APPENDIX A

SECRETARY OF THE INTERIOR'S STANDARDS

The Standards are neither technical nor prescriptive, but are intended to promote responsible preservation practices that help protect our Nation's irreplaceable cultural resources. For example, they cannot, in and of themselves, be used to make essential decisions about which features of the historic building should be saved and which can be changed. But once a treatment is selected, the Standards provide philosophical consistency to the work.

The four treatment approaches are Preservation, Rehabilitation, Restoration, and Reconstruction, outlined below in hierarchical order and explained:

The first treatment, **Preservation**, places a high premium on the retention of all historic fabric through conservation, maintenance and repair. It reflects a building's continuum over time, through successive occupancies, and the respectful changes and alterations that are made.

Rehabilitation, the second treatment, emphasizes the retention and repair of historic materials, but more latitude is provided for replacement because it is assumed the property is more deteriorated prior to work. (Both Preservation and Rehabilitation standards focus attention on the preservation of those materials, features, finishes, spaces, and spatial relationships that, together, give a property its historic character.)

Restoration, the third treatment, focuses on the retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods.

Reconstruction, the fourth treatment, establishes limited opportunities to re-create a non-surviving site, landscape, building, structure, or object in all new materials.

Choosing the most appropriate treatment for a building requires careful decision-making about a building's historical significance, as well taking into account a number of other considerations such as relative importance in history, physical condition, proposed use, and mandated code requirements.

Standards for Preservation

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Standards for Restoration

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed.

Standards for Reconstruction

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will recreate the appearance of the non-surviving historic property in materials, design, color, and texture.
5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

APPENDIX B

CANNERY ROW LOCAL COASTAL PROGRAM LAND USE PLAN (EXCERPT)

The following pages contain sub -section B. Development, an excerpt from Section IV - Land Use and Development in the Cannery Row Coastal Zone, in the *Cannery Row Local Coastal Program Land Use*

Plan. Key policies that helped guide the Cannery Row Conservation District program guidelines are highlighted below.

CANNERY ROW LOCAL COASTAL PROGRAM LAND USE PLAN

The following are excerpted from the Cannery Row Local Coastal Plan - LCP.

Guiding Policies

1. Historic sites and buildings shall be designated by the City as part of the implementation phase. Identified historic sites and buildings shall be preserved at existing locations to protect and preserve community character. *LCP, p. IV-B-19*
2. The architectural character of the old cannery structures is to be respected along Cannery Row, with a variation in building heights and roof forms, and buildings fronting on pedestrian ways. *LCP, p. IV-B-10*
3. To preserve and enhance the unique scale and historical character of Old Cannery Row by preserving older cannery buildings where feasible, and by assuring new development of compatible scale and character. *LCP, p. IV-B-2*
4. To encourage the assembly of various parcels into larger development opportunities which can better accommodate plazas, access, public use areas, and design character to compliment Cannery Row. *LCP, p. IV-B-2*
5. Develop architectural review guidelines to protect visual resources which exist in structures along the shoreline, to preserve coastal overviews, and to provide new viewpoints within new or rehabilitated structures. *LCP, p. IV-B-4*
6. To recapture certain elements of the natural beauty of the rugged shoreline by converting key areas to public open space and by providing public access. *LCP, p. IV-B-2*

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Placeholder for page 1 of Cannery Row Local Coastal Program Land Use Plan, Section IV, subsection B, other pages accounted for in following Appendix page numbering. This and the following page to be removed upon insertion of subsection B.

APPENDIX C

CANNERY ROW HISTORIC RESOURCES SURVEY

The following pages contain charts taken from the Cannery Row Historic Resources Survey, by the Architectural Resources Group.

Within the charts the following abbreviations are used:

NR = National Register

CR = California Register

H-1 = Historic Overlay Zoning

H-2 = Historic Overlay Zoning

Parcel #	Address	Current Name	Historic Name	NR Core District Potential Contributor	NR Cannery Row District Potential Contributor	South Industrial District Potential Contributor	CR Industrial District Potential Contributor	NR Individual Potential Eligibility	CR Individual Potential Eligibility	Local H-1 Potential Eligibility	Local H-2 Potential Eligibility
CANNERY ROW											
1	001-042-004	Cannery Row	Breakwater Cove		Associated Oil Pier						
2	001-043-005	001-043-005	San Carlos Park		Site of San Carlos Canning Co. / EB Gross Cannery / Cal Froz Fish						
3	001-041-004	225 Cannery Row	Monterey Bay Dive Center		Enterprise Cannery Warehouse		Yes		Yes		Yes
4	001-031-004	270 Cannery Row	Monterey Bay Inn		Enterprise Cannery						
5	001-031-005	270 Cannery Row	Foundations remain		Enterprise Cannery		Yes		Yes		Yes
6	001-031-004	284 Cannery Row	Foundations remain		Enterprise Cannery		Yes		Yes		Yes
7	001-032-001	299 Cannery Row	Foundations remain		Enterprise Cannery		Yes		Yes		Yes
8	001-032-003	300 Cannery Row	Foundations remain		Enterprise Cannery		Yes		Yes		Yes
9	001-031-001	381 Cannery Row	Monterey Plaza Hotel		Enterprise Cannery		Yes		Yes		Yes
10	001-022-021	417 Cannery Row	Crispo Inn		Enterprise Cannery		Yes		Yes		Yes
11	001-022-021	425 Cannery Row	Crispo Antiques		Enterprise Cannery		Yes		Yes		Yes
12	001-022-004	435 Cannery Row	Foundation ruins, tanks and RR car tank		Enterprise Cannery		Yes		Yes		Yes
13	001-021-008	444 Cannery Row	Chart House		Enterprise Cannery		Yes		Yes		Yes
14	001-021-007	480 Cannery Row	Cannery ruins remain & ruins of Tevis wall		Enterprise Cannery		Yes		Yes		Yes
15	001-021-007	484 Cannery Row	Stoham's, tanks and foundations		Enterprise Cannery		Yes		Yes		Yes
16	001-022-002/3	507 Cannery Row	RV Parking Lot		Enterprise Cannery		Yes		Yes		Yes
17	001-021-006	570 Cannery Row	Ruins remain		Enterprise Cannery		Yes		Yes		Yes
18	001-022-001	585 Cannery Row	Shake Properties Building		Enterprise Cannery		Yes		Yes		Yes
19	001-023-006	625 Cannery Row	Shake Properties Building		Enterprise Cannery		Yes		Yes		Yes
20	001-023-013	643 Cannery Row	Captain's Cove Restaurant		Enterprise Cannery		Yes		Yes		Yes
21	001-023-016	647 Cannery Row	Bear Flag Building		Enterprise Cannery		Yes		Yes		Yes
22	001-021-002	648 Cannery Row	Ruins Remain		Enterprise Cannery		Yes		Yes		Yes
23	001-021-002	648-650 Cannery Row	Spindrift Inn		Enterprise Cannery		Yes		Yes		Yes
24	001-021-002	McAbee Beach	McAbee Beach		Enterprise Cannery		Yes		Yes		Yes
25	001-011-008	700-718 Cannery Row	Monterey Canning Company Cannery		Enterprise Cannery		Yes		Yes		Yes
26	001-011-008	720 Cannery Row	Bubba Camps Shrimp Co.		Enterprise Cannery		Yes		Yes		Yes
27	001-011-008	720 Cannery Row	Monterey Canning Company Warehouse		Enterprise Cannery		Yes		Yes		Yes
28	001-011-008	756 Cannery Row	News & Stationery (Chick's site)		Enterprise Cannery		Yes		Yes		Yes
29	001-011-006	Bruce Ariss Way	Bruce Ariss Way / Workers Shacks		Enterprise Cannery		Yes		Yes		Yes
30	001-012-001	799 Cannery Row	Mackeral Jack's		Enterprise Cannery		Yes		Yes		Yes
31	001-011-005	800 Cannery Row	Pacific Biological Lab.		Enterprise Cannery		Yes		Yes		Yes
32	001-011-005	807 Cannery Row	Cannery Row Trading Co		Enterprise Cannery		Yes		Yes		Yes
33	001-013-003	807 Cannery Row	Vacant lot with tree		Enterprise Cannery		Yes		Yes		Yes
34	001-011-004	810 Cannery Row	Sea Otter Shirts		Enterprise Cannery		Yes		Yes		Yes
35	001-011-003	835 Cannery Row	Wing Chong Building		Enterprise Cannery		Yes		Yes		Yes
36	001-011-001	850 Cannery Row	Monterey Bay Aquarium		Enterprise Cannery		Yes		Yes		Yes
37	001-011-002	851 Cannery Row	Kalisa's		Enterprise Cannery		Yes		Yes		Yes
38	001-011-001	881 Cannery Row	Monterey Bay Aquarium		Enterprise Cannery		Yes		Yes		Yes
39	001-011-001	886 Cannery Row	Monterey Bay Aquarium		Enterprise Cannery		Yes		Yes		Yes
40	001-011-001	886 Cannery Row	Monterey Bay Aquarium		Enterprise Cannery		Yes		Yes		Yes

Parcel #	Address	Current Name	Historic Name	NR Literary Core District Potential Contributor	NR Cannery Row District Potential Contributor	CR South Industrial District Potential Contributor	CR Ind & Res District Potential Contributor	NR Individual Potential Eligibility	CR Individual Potential Eligibility	Local H-1 Potential Eligibility	Local H-2 Potential Eligibility
FOAM STREET											
41	001-003-0005	320 Foam	Residential								
42	001-003-0008	Apartment building	Residential								
43	001-003-0009	4-56 Foam	Residential								
44	001-003-0010	408 Foam	Residential								
45	001-003-0011	410 Foam	Residential								
46	001-003-0012	540 Foam	Residential								
47	001-003-0013	556 Foam	Residential								
48	001-003-0014	560 Foam	Residential								
49	001-003-0015	570-72 Foam	Apartment Building								
50	001-003-0016	704 Foam	Residential								
51	001-003-0016-006	704 1/2 Foam	Residential								
WAVE STREET											
52	001-002-0018	470 Wave	Residential								
53	001-002-002	471 Wave	Antique Mill				Yes	Yes	Yes	Yes	
54	001-002-0010	484 Wave	Residential				Yes				
55	001-002-0011	498 Wave	Residential				Yes				
56	001-002-001	499 Wave	Residential				Yes				
57	001-002-002/2/13	502 Wave	Tank Site				Yes				
58	001-002-0007	503 Wave	Architects Office				Yes				
59	001-002-0006	515 Wave	Residential				Yes				
60	001-002-0005	538 Wave	Residential				Yes				
61	001-002-0010	638 Wave	Restaurant / Retail addition				Yes				
62	001-002-0011	640 Wave	Restaurant / Retail - brick bldg				Yes				
63	001-002-0011	698 Wave	Restaurant / Retail - brick bldg				Yes				
64	001-0016-0005	701 Wave	Surfline Factory Restaurant				Yes				
65	001-0016-0016	763 Wave	Whaling Station Restaurant				Yes				
66	001-0016-0016	765 Wave	Whaling Station Inn				Yes				
67	001-0012-0008	774 Wave	Residential				Yes				
68	001-0012-0009	786 Wave	Residential				Yes				
69	001-0012-0014	798 Wave	Vacant				Yes				
70	001-0013-0013	800 Wave	Residential				Yes				
71	001-0015-0007	805 Wave	Residential				Yes				
72	001-0015-0006	821 1/2 Wave	Residential				Yes				
73	001-0015-0006	821 Wave	Residential				Yes				
74	001-0013-0008	866 Wave	Aquarium Offices				Yes				
75	001-0013-0012	898 Wave	Aquarium Offices				Yes				
MCCLELLAN AVENUE											
76	001-0026-0008	140 McClellan	Residential				Yes				
77	001-0026-0001	141 McClellan	Residential				Yes				
78	001-0026-0010	161 McClellan	Vacant/ former Bakery				Yes				
RECREATION TRAIL											
79	NA	Recreation Trail	Recreation Trail								

APPENDIX D

GLOSSARY

Board and batten. Siding consisting of wide boards or plywood sheets set vertically with butt joints covered by battens.

Bowstring Truss. A truss having a curved top chord meeting a straight bottom cord at each end.

Conservation District. A Conservation District is a geographically definable area that conveys a distinct character that demonstrates its history and development patterns. This area is subject to regulations, such as design guidelines, that respect the character of the district. A conservation district is an area that may contain individual historic properties and components or groupings of historic properties and contributes to the interpretation of a period of history, but that does not qualify as an historic district. It also may contain newer improvements that are compatible with the design traditions of the area. Application of design standards to the conservation district serves to maintain its unique character and preserve historic resources while providing flexible measures that aid in the adaptive reuse and rehabilitation of existing structures and guides appropriate infill development.

Contributor. A building, site, structure, or object adding to the historic significance of the area as defined in National Register Bulletin 16. A resource which by location, design, setting, materials, workmanship, feeling, and association adds to the sense of historical authenticity, historical development, or value of an historical resource as defined in the California Register.

Cornice. A decorative trim detail.

Demolition. To tear down or destroy a building or a building element. In a total demolition, the entire structure is removed from the site, including original materials. In other cases, a partial demolition may occur. A rear wall may be removed, for example, to construct an addition. If a partial demolition is extensive, it can result in such a substantial loss of integrity that the building may no longer retain historic significance.

Display Case. A glazed (window) space that features the goods and services offered within the business establishment.

Display Window. A window that opens into the main business area and features the goods and services offered within the business establishment.

Feasibility. Feasible means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economics, environmental, legal, social, and technological factors.

Gable roof. A roof sloping downward in two parts from a central ridge so as to form a gable at each end.

H-1 Zoning. H-1 zoning is intended to identify and protect the most important historic resources in the City, generally including properties with statewide, national, or international historic significance where that significance would be recognized outside of the City. The City recognizes its responsibility for preserving these resources for a national and international public, and the H-1 zone may be established without owner consent in order to fulfill that responsibility. The H-1 zone includes a strong series of incentives to support and encourage preservation of the historic resources.

H-1 Landmark zoning may be applied only to properties which meet National Register of Historic Places criteria defined in National Register Bulletin 15, and the property is the first, last, only, rare or most significant resource of its type in the region. Notwithstanding the foregoing, the H-1 Landmark zoning district may be applied to adobe resources built prior to 1879 and other "h" zoned resources as of March 7, 2000 which may not meet National Register integrity standards. The National Register Criteria are generally described as historic event, person, design or information potential and are fully defined in National Register Bulletin 15. (Source City of Monterey Zoning Code)

H-2 Zoning. H-2 zoning is intended to identify and protect historic resources in the City that would be recognized as resources with local historic importance and their historic importance would not generally be recognized outside the immediate area of the Monterey Peninsula. The City encourages the preservation of these resources with a strong set of incentives; however, the ultimate decision to rezone is left to the property owner.

H-2 City Historic Resource zoning may be applied to properties which meet National Register or California Register Criteria as defined. The Criteria are generally described as historic event, person, design or information potential and are fully defined in National Register Bulletin 15 and in California PRC 5024.1 and CCR Title 14 Chapter 11.5, Sec. 4850 et seq. (Source City of Monterey Zoning Code)

Historic District. A geographically definable area, urban or rural, that possesses a significant concentration, linkage, or continuity of sites, buildings, structures or objects united historically or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically during the period of significance but linked by association or function as defined in Title 36, Code of Federal Regulations, Section 67.2. A definable unified geographic entity that possesses a significant concentration, linkage, or continuity of sites, buildings, structures or objects united historically or aesthetically by plan or physical development as defined in Section 5020.1 of the California Public Resources Code.

Horizontal lap siding. Siding composed of tapered boards, as clapboards, laid horizontally with the thicker lower edge of each board overlapping the thinner upper edge of the board below it.

Integrity. The authenticity of a property's historic identity,

evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period.

Maintenance. Some work focuses on keeping the property in good working condition by repairing features as soon as deterioration becomes apparent, using procedures that retain the original character and finish of the features. In some cases, preventive maintenance is executed prior to noticeable deterioration. No alteration or reconstruction is involved. Such work is considered maintenance.

Monitor. A raised construction straddling the ridge of a roof, having windows or louvers for lighting or ventilating a building.

Orthogonal. A method of projection in which a three-dimensional object is represented by projecting lines perpendicular to a picture plane.

Parapet. A low, protective wall at the edge of a roof that rises above the roof.

Period of Focus. The term "period of focus" refers to the time period of 1930-1955 when Ocean View Avenue (now Cannery Row) was home to the local sea food products industry. The goals and policies in this document encourage that new infill construction draw upon the architectural form, style and details of buildings located in the Cannery Row area during the period of focus (1930-1955). The City is not proposing that replicas be constructed.

Preservation. The act or process of applying measures necessary to sustain the existing form,



Reconstruction. The act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating appearance at a specific period of time and in its historic location. - Photography by Pat Hathaway, from the Pat Hathaway collection

integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

Reconstruction. The act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object, for the purpose of replicating appearance at a specific period of time and in its historic location.

Rehabilitation. The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Remodeling. To remake or to make over the design image of a building is to remodel it. The appearance is changed by removing original details and by adding new features that are out of character with the original. Remodeling is inappropriate for historic buildings.

Renovation. To renovate means to improve by repair, to revive. In renovation, the usefulness and appearance of the building is enhanced. The basic character and significant details are respected and preserved, but some sympathetic alterations may also occur. Alterations should be reversible, such that future owners may restore the building to its original design, should they wish to do so.

Replica. A close reproduction.

Restoration. The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

Shed roof. A roof having a single slope.

Spandrels. A panel area in a multistory frame building, between the sill of a window on one level and the head of a window immediately below.

Street furniture. Street furniture includes benches, trash cans, planters, and other similar devices.

