Secretary of the Interior’s Standards for City of Monterey Historic Preservation Workshop by Chattel, Inc.

February 2, 2018
Secretary of the Interior’s Standards (Secretary’s Standards)

Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings

- The **Standards** are a series of concepts about maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations.

- The **Guidelines** offer general design and technical recommendations to assist in applying the Standards to a specific property.

Together, the Standards and the Guidelines provide a framework and guidance for decision-making about work or changes to a historic property.
Secretary of the Interior’s Standards
(Secretary’s Standards)

THE SECRETARY OF THE INTERIOR’S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES
WITH GUIDELINES FOR PRESERVING, REHABILITATING, RESTORING & RECONSTRUCTING HISTORIC BUILDINGS
Secretary of the Interior’s Standards
(Secretary’s Standards)

The Secretary’s Standards are operative under Federal, State, and local law.

- **Federal**: Federal Rehabilitation Tax Credit Incentive Program
- **State**: California Environmental Quality Act (CEQA)
- **City of Monterey**: Historic Zoning Ordinance

38-75 H-1 Landmark Overlay Zoning

(G) Land Use Regulations

2. Historic Permit Required for Alteration or Demolition. An Historic Permit shall be required for any Alteration or demolition within H-1 Landmark zone.
   a. Historic Permit for Alteration
      (3) For all other applications for Alteration, a Historic Preservation Report is required, as defined in this Section. The Historic Preservation Commission shall review said application and Report. A Historic Permit shall be issued only upon a finding that the proposed work is consistent with an adopted Historic Preservation Report and the Secretary of the Interior’s Standards for the Treatment of Historic Properties.
Secretary of the Interior’s Standards (Secretary’s Standards)

CEQA – 14 CCR 15064.5 (a)(3)

(3) Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource.

36 CFR 800.5 (a)(2)(ii)

(2) Examples of adverse effects. Adverse effects on historic properties include, but are not limited to:

(ii) Alteration of a property, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation, and provision of handicapped access, that is not consistent with the Secretary’s Standards for the Treatment of Historic Properties (36 CFR part 68) and applicable Guidelines;
Secretary of the Interior’s Standards (Secretary’s Standards)

- Preservation
- Rehabilitation
- Restoration
- Reconstruction
Secretary’s Standards for **Preservation**

**Preservation** focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.

**Gamble House (1909)**
Pasadena, California
Architect: Greene & Greene
Secretary’s Standards for Rehabilitation

Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.

837-849 San Vicente Boulevard – San Vicente Inn Project
West Hollywood, California
Contributors to the Old Sherman Thematic Grouping
Secretary’s Standards for **Restoration**

*Restoration* depicts a property at a particular period of time in its history, while removing evidence of other periods.

**Hollyhock House (1921)**
Los Angeles, California
Architect: Frank Lloyd Wright, Rudolph Schindler
Secretary’s Standards for **Reconstruction**

*Reconstruction* re-creates vanished or non-surviving portions of a property for interpretive purposes.

Palace of Fine Arts (1915; reconstructed 1965)
San Francisco, California
Architect: Bernard Maybeck
Secretary’s 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 such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
National Park Service
Technical Preservation Services

Preserving our nation's historic buildings.
Technical Preservation Services develops historic preservation standards and guidance on preserving and rehabilitating historic buildings, administers the Federal Historic Preservation Tax Incentives Program for rehabilitating historic buildings, and sets the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Latest Headlines
Certified rehabilitations created more than 106,520 jobs and leveraged $5.85 billion of investment in Fiscal Year 2016. Read the Annual and Statistical Reports of the Federal Historic Tax Credit to learn more.
Read more news...

NEW LOCATION FOR TPS
The TPS office has moved.
Find out more

Keep in touch with TPS
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Education & Training

Cultural Resources
National Register of Historic Places
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17 PRESERVATION BRIEFS

Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character

Lee H. Nelson, FAIA

U.S. Department of the Interior
National Park Service
Cultural Resources
Heritage Preservation Services

The Secretary of the Interior’s “Standards for Historic Preservation Projects” emphasize two important goals: to preserve historic materials and, if the preservation of a building’s distinguishing character is possible, to preserve the building itself. Every old building has unique, and often distinctive, characteristics. Changes in these visual and physical features that could compromise the character of any building can be accommodated. Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces, and features, as well as the various aspects of its site and environment.

The purpose of this brief is to help the owner or the architect identify those features or elements that give the building its visual character and to guide them in preserving them to the maximum extent possible.

There are different ways of understanding old buildings. They can be seen as examples of specific building types, such as churches, courthouses, or churches. Buildings can be studied as examples of using specific materials such as iron, wood, steel, or limestone. They can also be considered as examples of an historical period, such as the Gothic Revival houses, one-story bungalows, or Art Deco apartment buildings.

There are many other facets of an historic building besides its functional type, its materials or construction or its style that contribute in its historical or significance. Some of these qualities are feelings conveyed by the sense of time and place or in buildings associated with events or people. A complete understanding of any property may require documentary research about its style, construction, function, its furnishings or contents, knowledge about the original building, owner, and later occupants, and knowledge about the original history of the building. Even though buildings may be historic, rather than architectural, significance, it is these tangible elements that embody the significance of association with specific people or events and is of interest to people both on the exterior and interior that should be preserved.

Therefore, this approach taken in this brief is limited to identifying those visual and tangible aspects of the historic building. While this may aid in the planning process for carrying out any ongoing or new use or restoration of the building, this approach is not a substitute for developing an understanding about the significance of historic buildings and the district in which it is located.

If the various materials, features and spaces that give a building its visual character are not recognized and preserved, their essential aspects of its character may be damaged in the process of change.

A building’s character can be irreversibly damaged or changed in many ways, for example, by inappropriate repainting of the brickwork, by removal of a distinctive cornice, by changing the window sash, by changes to the settings around the building, by changes to the total mass arrangement, by the introduction of an addition, by painting previously unpainted woodwork, etc.

A Three-Step Process to Identify a Building’s Visual Character

This brief outlines a three-step approach that can be used by anyone to identify those materials, features and spaces that contribute to the visual character of a building. This approach involves first examining the building from afar to understand its overall setting and architectural context; then moving up very closely to appreciate its materials and craftsmanship and surface finishes; and then ongoing into and through doors and windows to appreciate spaces, views and details that comprise its interior visual character.

Step 1: Identify the Overall Visual Aspects

Identifying the overall visual character of a building is nothing more than looking at its distinguishing physical aspects without focusing on its details. The major contributors to a building’s overall character are embodied

14 PRESERVATION BRIEFS

New Exterior Additions to Historic Buildings: Preservation Concerns

Anne E. Grimmer and Kay D. Weeks

U.S. Department of the Interior
National Park Service
Technical Preservation Services

A new exterior addition to a historic building should be considered in a rehabilitation project only after determining that requirements for the new or adaptive use cannot be successfully met by altering non-significant interior spaces. If the new use cannot be accommodated in such a way, then an exterior addition may be an acceptable alternative. Rehabilitation as a treatment is defined as 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.

The topic of new additions, including rooftop additions, to historic buildings comes up frequently, especially as it relates to rehabilitation projects. It is often discussed and it is the subject of concern, consternation, considerable disagreement and confusion. Can, in certain instances, a historic building be enlarged for a new use without destroying its historic character? And, just what is significant about each particular historic building that should be preserved? Finally, what kind of new construction is appropriate to the historic building?

The vast amount of literature on the subject of additions to historic buildings reflects widespread interest as well as divergence of opinion. New additions have been discussed by historians within a social and political framework, by architects and architectural historians in terms of construction technology and style, and by urban planners as successful or unsuccessful contextual design. However, within the historic preservation and rehabilitation programs of the National Park Service, the focus on new additions is to ensure that they preserve the character of historic buildings.

Most historic districts or neighborhoods are listed in the National Register of Historic Places for their significance within a particular time frame. This period of significance of historic districts as well as individually-listed properties may sometimes lead to a misunderstanding that inclusion in the National Register may prohibit any physical change outside of a certain historical period—particularly in the form of exterior additions. National Register listing does not mean that a building or district is frozen in time and that no change can be made without compromising the historical significance. It does mean, however, that a new addition to a historic building should preserve its historic character.
National Park Service
Interpreting the Standards Bulletins

Subject: Corridors in Historic Highrise Apartment Buildings and Hotels

Application (Unacceptable Treatment): Completed in 1926, this ten-story brick and terra cotta building was originally an apartment hotel ("bachelor") apartments with six rooms per room on the first floor and efficiency apartments on the remaining floors. Eventually, these converted to hotel assembly. The building is distinguished by virtually intact historic fabric and floor plans, including a U-shaped, double-loaded corridor system on floors running through the corridor. The rehabilitation proposal calls for gutting of these floors, which are in an excellent condition, and construction of new corridors and hotel rooms. While the new corridor system would essentially reproduce the shape of the historic corridor system, the proposal to completely eliminate intact, character-defining features, finishes, and spaces, including the apartment layout, does not meet the Standards.

A fourth floor was added to the building originally constructed in 1927.

Adding New Openings on Secondary Elevations

Applicable Standards: 1. Recreational Historic Character

Corridors and walls, including walkways, doors, windows, and trim, are significant in defining the historic character of the building. The Secretary of the Interior’s Standards for Rehabilitation call for the retention of character-defining components of a building. In an apartment building that has been converted to hotel use, rehabilitation plans may involve the total demolition and reconstruction of all or part of the building. The Secretary of the Interior’s Standards for Rehabilitation call for the retention of character-defining components of a building.

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Significant Spaces

Spaces can be given hierarchy of significance, by defining them as primary, secondary, and tertiary; or, significant, contributing, and non-contributing, etc.

Second Church of Christ Scientist (now, Second Samoan Church, 1924)
Long Beach, California
Architect: Fields, Fisher, and Lake
Project Examples

Projects that utilized the Secretary’s Standards
1012 2nd St, Santa Monica

Leslie Brand House (1905)
Builder: H.X. Goetz

Designated Santa Monica Landmark

Secretary’s Standards for Rehabilitation

Design issues
• Small lot size
• Need for subterranean parking
• Connection between addition and historic building
• Compatibility of addition design
1012 2nd St, Santa Monica

Leslie Brand House (1905)
Builder: H.X. Goetz
1012 2nd St, Santa Monica

REDISTRIBUTION OF FLOOR AREA AND VOLUME

REDISTRIBUTION OF FLOOR AREA AND VOLUME @ PROPOSED 4 FLOOR

FLOOR AREA: 1,669 SQ.FT.
VOLUME: 15,835 CU.FT.

<

FLOOR AREA LOST DUE TO PRESERVATION OF A HISTORIC LANDMARK

FLOOR AREA: 2,652 SQ.FT.
VOLUME: 25,515 CU.FT.

REDISTRIBUTION LESS THAN MAXIMUM ALLOWABLE BY:

FLOOR AREA: 963 SQ.FT.
VOLUME: 9,680 CU.FT.
1012 2nd St, Santa Monica
1012 2nd St, Santa Monica
1012 2\textsuperscript{nd} St, Santa Monica
Chateau Arnaz, Beverly Hills

100 Block of N Arnaz Drive
California Register-listed historic district

Secretary’s Standards and Guidelines – Neighborhood/District for infill

Design issues
- Compatibility of infill in scale and massing
- Significant adverse impact with loss of four contributing resources
- Mitigation measures required the infill to be compatible
Chateau Arnaz, Beverly Hills

100 Block of N Arnaz Drive  California Register Historic District
Chateau Arnaz, Beverly Hills
Chateau Arnaz, Beverly Hills
Chateau Arnaz, Beverly Hills

Chateau Arnaz, Beverly Hills original design
Chateau Arnaz, Beverly Hills

<table>
<thead>
<tr>
<th>Impact Area</th>
<th>Original Design</th>
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<tr>
<td>General Plan and Zoning</td>
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<tr>
<td>Historic Resources – District</td>
<td>Significant Demolition Impact; Significant Compatibility Impact</td>
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Chateau Arnaz, Beverly Hills

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<td>Number of Units</td>
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Existing

Retain Façades Alternative
Chateau Arnaz, Beverly Hills

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<td>Number of Units</td>
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### Chateau Arnaz, Beverly Hills

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Chateau Arnaz, Beverly Hills

Existing

Two Building Contemporary Compatible Alternative

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Chateau Arnaz, Beverly Hills

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Existing

One Building Contemporary Compatible Alternative
Chateau Arnaz, Beverly Hills

One-building contemporary compatible alternative
Approved alternative
Chateau Arnaz, Beverly Hills

Chateau Arnaz, Beverly Hills
One-building contemporary compatible alternative
Approved alternative
Sunset Center, Carmel

Listed in City of Carmel Historic Resources Database

Secretary’s Standards for Rehabilitation

Ultimately did not find in conformance with the Secretary’s Standards

Design issues
- New lobby designed to be located in front of historic primary elevation
- Concrete buttresses did not support acoustical needs
Sunset Center, Carmel
Sunset Center, Carmel
Railroad Square, San Luis Obispo

Channel Commercial Company Warehouse Building (Railroad Square, 1912)

Determined National Register-eligible
Listed in the City of San Luis Obispo
Master List of Historic Properties

Secretary’s Standards for Rehabilitation

Design issues
• Compatibility of additions
• Connections between additions and historic building
• Fire damage
• Deteriorated windows
Railroad Square, San Luis Obispo
Railroad Square, San Luis Obispo
Railroad Square, San Luis Obispo
Clement Hotel, Monterey

Located in the Cannery Row Conservation District

Pacific Biological Laboratories (Ed Rickett’s Laboratory; period of significance 1925-1949)
Listed in the National Register in 1994

Secretary’s Standards and Guidelines – Neighborhood/District for infill

Design issues
- Design for compatibility with Cannery Row Conservation District
- Adjacent National Register-listed building
Clement Hotel, Monterey

THE CANNERY ROW CONSERVATION
DISTRICT CHARACTER AREAS

Character Areas Key
- Cannery Row - Bayside
- Cannery Row - Inland Side
- Wave and Cross Streets
- Recreation Trail

Note: San Carlos Beach Park and the adjacent parking lot have already been developed and no changes are proposed. As a result, it was not included in a character area.
Clement Hotel, Monterey

Pacific Biological Laboratories
(Ed Ricketts’ Lab)
Clement Hotel, Monterey

Circa 1945

Today
Clement Hotel, Monterey
Clement Hotel, Monterey
Monterey Canning Company, Monterey
Monterey Canning Company, Monterey
Monterey Canning Company, Monterey
Boyle Hotel, Los Angeles

Constructed 1889

Listed in the National Register
Listed in the California Register
Historic-Cultural Monument (Los Angeles)

Historic tax credits
Low-income housing tax credits

Secretary’s Standards for Rehabilitation

Design issues
• Apparent losses of integrity
• Interior corridors and stairs
• Light shaft
• Addition
Boyle Hotel
Boyle Hotel
Mission Santa Barbara, Santa Barbara

National Historic Landmark
California Historical Landmark
Listed in the National Register
Listed in the California Register

Recipient of *Save America’s Treasures* grant

*Secretary’s Standards for Preservation*

Design issues
- Archaic material deterioration
- Previous interventions
- Integration of conservation
- Construction while property was open to the visiting public
Mission Santa Barbara, Santa Barbara
Mission Santa Barbara, Santa Barbara
Mission Santa Barbara, Santa Barbara
Mission Santa Barbara, Santa Barbara
Mission Santa Barbara, Santa Barbara
Mission Santa Barbara, Santa Barbara
Thank you.

Questions?