

# PRESIDIO of MONTEREY



## HISTORIC PRESERVATION PLAN *and* MAINTENANCE MANUAL



*Prepared for*

**U.S. Army Corps of Engineers**  
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## SECTION 1 — EXECUTIVE SUMMARY

### 1.1 Introduction

The Presidio of Monterey Historic Preservation Plan and Maintenance Manual (HPP/HPMM) was determined necessary and funded by Fort Ord in order to satisfy AR-420-40, Section 2-1 a., (3), which requires installations with historic properties to prepare a Historic Preservation Plan and to submit and receive approval of this Plan from the State Historic Preservation Office and the Advisory Council on Historic Preservation. The Army Corps of Engineers contracted with Page & Turnbull, Inc. in the autumn of 1990 to prepare this HPP/HPMM. The project team consists of the following members:

Client: U.S. Army Corps of Engineers, 1325 J Street, Sacramento, CA.  
Patti Johnson, Project Manager  
Ronald J. Miller, Contracting Officer

Historic Architects: Page & Turnbull, Inc., 364 Bush Street, San Francisco, CA.  
J. Gordon Turnbull, Principal-in-Charge  
Mark Hulbert, Project Architect

Landscape Architects: John Northmore Roberts & Associates, 2927 Newbury St., Berkeley, CA.  
John Roberts, Principal-in-Charge

Landscape Ecologist: Joe McBride, PhD, Consulting Forest Ecologist, Albany, CA.

Architectural Historians: Michael R. Corbett & Woodruff C. Minor  
2054 University Ave., #505, Berkeley, CA.

### 1.2 Purposes

The overall purposes for the HPP/HPMM are:

- A. To define the Presidio of Monterey Historic District and its contributing properties and elements.
- B. To outline the pertinent federal historic preservation regulations concerning the Department of the Army and its responsibilities with regard to the protection of historic properties in general, and the Presidio of Monterey Historic District in particular.

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- C. To develop and implement a program of attainable, short-term treatments for the ongoing protection, maintenance and repair of the historic district and its properties, based on recorded existing and potential conditions of properties.

The scope of this document is necessarily broad. Given the number of properties, both landscape and buildings, a sharp or in-depth focus was not the goal. The broad focus is in keeping with the nature of the amended Presidio of Monterey Historic District, which is significant for the association of its landscape and buildings, rather than for any individual element.

It is also intended that both landscape and buildings/structures are equally addressed, again because of the district designation and the relative importance of both landscape and architecture within the single historic context.

### 1.3 Overview

This HPP/HPMM includes the following specific work products:

- A. *Phase 1 — Letter Report* summarizes preliminary findings and sources of information on which latter investigative phases have been based.
- B. *Phase 2 — Inventory and Evaluation:*
  - .1 The historic property inventory and evaluation forms;
  - .2 The amended Historic District nomination to the National Register of Historic Places;
  - .3 Building conditions survey forms;
  - .4 Landscape history of the Presidio of Monterey.
- C. *Phase 3 — Historic Preservation Plan and Maintenance Manual:*
  - .1 Summarizes the National Historic Preservation Act (NHPA) and the National Register of Historic Places with regard to the nomination, evaluation and protection of historic properties in general, and Historic Districts and the Presidio of Monterey in particular;
  - .2 Outlines general categories of undertakings and associated treatment strategies for meeting federal requirements for the protection of identified historic properties at the Presidio of Monterey.

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- .3 Provides a property summary and district plan showing both identified contributing (historic) and non-contributing (non-historic) properties within the P.O.M. Historic District;
  - .4 Provides an *Historic Landscape Evaluation and Recommendations* for the defined historic landscape, including maps identifying landscape management zones and a recommended tree massing plan.
  - .6 Provides *Individual Building Folders* for each building, both contributing and non-contributing, within the Historic District, including:
    - a. Inventory and Evaluation forms, including forms completed in 1991 as part of the current evaluation or forms completed during the 1985 historic property inventory.
    - b. Field Inspection forms:
      - Exterior — all buildings over 40 years of age;
      - Interior — contributing buildings only.
    - c. Sketch Floor Plans showing existing conditions for contributing buildings.
    - e. Element and Condition Summaries indicating building conditions and recommended maintenance and repair actions, the identification of primary individual building systems and their elements, and the indication of historic and non-historic elements:
      - Exterior — selected buildings over 40 years of age;
      - Interior — contributing buildings only.
    - f. A set of notated current black and white photographs of the subject building:
      - Exterior — all buildings over 40 years of age;
      - Interior — contributing buildings only.
    - g. Where available, a copy of an historic building photo or photos for contributing buildings only.
  - .7 A volume of *Pertinent Details and Outline Specifications* addressing typical conditions and details for historic materials, assemblies and systems.

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## SECTION 2 — HISTORIC PRESERVATION PLAN GOALS AND OBJECTIVES

### 2.1 Goals

The purpose of this document and its attachments is to provide the Department of the Army with a Historic Preservation Plan for the Presidio of Monterey, California, which meets the requirements of Federal laws governing cultural resources and Army regulations (AR-420-40) concerning historic preservation. Section 2-3 of AR-420-40 outlines the objectives of a Historic Preservation Plan:

- A. Integrate historic preservation requirements with the planning and conducting of military training, construction, other undertakings, and real property or land use decisions.
- B. Set up a legally acceptable compliance procedure with ACHP and SOHP.
- C. Set priorities for field, analytical, and documentation projects that are designed to acquire information needed to develop, evaluate, and manage the inventory of significant historic properties.
- D. Establish a procedure for evaluating historic properties.
- E. Rank installation undertakings by their potential to damage historic properties.
- F. Provide guidelines for the protection or treatment of historic properties.

### 2.2 Policies

Culminating fifty years of citizen efforts to identify, recognize and preserve historic buildings and sites and prehistoric resources, Congress made the preservation of historic properties a National policy with passage of the Antiquities Act of 1906. With passage of the Historic Sites Act of 1935 and the National Historic Preservation Act of 1966, as amended (NHPA; 1992 Amendments), Congress clarified and broadened the stewardship responsibilities of the Federal government for the cultural patrimony. The NHPA declares that it shall be the policy of the Federal government to "[...] administer federally owned, administered, or controlled prehistoric and historic resources in a spirit of stewardship for the inspiration and benefit of present and future generations." Further, "[c]onsistent with the agency's mission and mandates, all Federal agencies shall carry out agency programs and projects [...] in accordance with the purposes of this Act and give consideration to programs and projects which will further the purposes of this Act."

To achieve these goals, the Act established the National Register of Historic Places (NRHP), a Federal roster of historic properties worthy of recognition and preservation. The Register is a census

of districts, sites, landscapes, buildings, structures and objects significant in American history, architecture, archeology, engineering and culture. In addition, the NHPA established the Advisory Council on Historic Preservation (ACHP), an independent Federal agency created to advise the President and Congress on historic preservation matters and to review Federal actions affecting historic properties. This review process, commonly referred to as the Section 106 review process, is described below and in greater detail in Section 6 of Volume I of the Plan.

Section 110 of the NHPA requires Federal agencies to develop programs and projects in accordance with the purposes of the NHPA and to consider the development and implementation of programs and projects that advance the purposes of the NHPA. This Section states that "[...] each Federal agency shall establish a program to locate, inventory, and nominate [...] all properties under the agency's ownership or control by the agency that appear to qualify for inclusion on the National Register [...]." In addition, Section 110 requires each Federal agency to designate a qualified agency official to act as that agency's preservation officer. The preservation officer shall assume responsibilities for coordinating the agency's responsibilities and the requirements of the NHPA.

Section 106 of the Act requires Federal agencies to take into account the effects of their activities and programs (undertakings) on historic properties. In addition, agencies are required to allow the ACHP a reasonable opportunity to comment on a proposed activity. The language of Section 106 was not changed by the 1992 amendments, however definitions of terms and interpretations were changed. For example, the term undertaking was broadened to mean "a project, activity, or program funded in whole or in part under the direct or indirect jurisdiction of a Federal agency [...]."

Because the language of Section 106 provides little direction for achieving its purposes, such direction is contained in the ACHP's regulations, "Protection of Historic Properties" (36 CFR Part 800). The regulations call for compliance responsibilities to be integrated "into the normal administrative process used by agencies for project planning [...]" in order to ensure early, systematic consideration of historic preservation issues.

Federal agencies are responsible for compliance with other Federal laws concerning historic properties. These laws include the National Environmental Policy Act of 1969 (NEPA), the Archeological and Historic Preservation Act of 1974 (AHPA), the Archeological Resource Protection Act of 1979 (ARPA), the American Indians Religious Freedom Act of 1979 (AIRFA) and agency-specific legislation. Because the requirements of the laws vary, Federal agencies are encouraged to coordinate compliance with these laws and the NHPA, but are advised that each law may have its own unique requirements which may not be satisfied by documents and responses prepared to satisfy other laws.



In addition to Federal laws specifically addressing historic properties, each Federal agency is required, under NHPA, to implement internal policies and regulations governing their responsibilities for historic properties. The Department of Defense Directive No. 4 4710.1 (Archaeological and Historic Resources Management), dated June 21, 1984, requires each installation to maintain a Historic Preservation Plan. AR-420-40, briefly mentioned above, are the Department of the Army's regulations governing historic preservation in all of the installations under their purview.

### 2.3 Priorities

The Preparation and adoption of a Historic Preservation Plan and Historic Preservation Maintenance Manual is intended to meet both the requirements of the NHPA and Objective a, Paragraph 2-3, AR-420-40, by providing for the inventory and nomination of all eligible properties to the National Register, and the development and integration of planning and protection measures for identified historic properties into the administrative processes of the Presidio of Monterey, including the planning and conducting of military training, construction, and real property or land-use decisions.

### 2.4 Participants

The Section 106 review process, described in detail in Section 6, provides a means of weighing the relative benefits of the undertakings of Federal agencies against the purpose of the NHPA. The Section 106 review process was developed to provide a framework for assuring the compliance of Federal agencies with the law and for resolving differences consistent with the public interest. Although all agencies are required by regulation to follow the process, the outcome of the process is not pre-determined. The outcome is achieved only through consultation with interested parties and typically constitutes a consensus of opinion. Compliance with the regulations should be integrated "into the normal administrative process used by agencies for project planning [...] in order to ensure, early, systematic consideration of historic preservation issues." [36 CFR S 800.1 (b)]

To ensure public participation in evaluating questions of the public good, the NHPA requires that Federal agencies responsible for a proposed undertaking inform the public of the undertaking and elicit their views. Interested parties who might be invited to participate in undertakings affecting the Presidio of Monterey include:

A. Federal agencies associated with the Presidio of Monterey:

1. D.E.H.—Fort Ord

2. D.E.H.—Presidio of Monterey

3. Tenant Agencies of the Presidio of Monterey, including the Defense Language Institute.

B. The State Historic Preservation Office (SOHP);

In California, the SOHP is the California Office of Historic Preservation.

C. The Advisory Council on Historic Preservation;

The western regional office responsible for California is located in Golden, Colorado.

D. Interested persons such as local governments, Indian tribes and other Native Americans,

traditional cultural leaders, land owners, and private sector organizations and groups.

Interested persons are those organizations and individuals who are concerned with the effects of an undertaking on historic properties. Such a list of Interested Parties may include but not be limited to the following:

1. Presidio of Monterey Museum

2. City of Monterey:

a. Department of Planning

b. Cultural Arts Commission

c. Historic Preservation Commission

3. Monterey History and Art Association

4. Monterey County:

a. Historic Resources Review Board

b. Historical Advisory Commission

5. Monterey County Historical Society

6. Old Monterey Preservation Society for Monterey State Historic Parks

7. Monterey Peninsula Museum of Art

8. The National Trust for Historic Preservation, Casa Arnesen, Monterey

9. Colton Hall Museum

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10. Pacific Grove Heritage Society

A 1989 ACHP publication entitled *Public Participation in Section 106 Review: A Guide for Agency Officials* provides information about identifying and involving the public in the Section 106 process. The staff person responsible for compliance with Section 106 review for the Presidio of Monterey should maintain a list of interested persons to be notified about the review process. In addition, sources for public advertisements should be recorded. Because the requirements of the laws vary, the laws and their companion regulations should be consulted for information about public participation requirements.

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## SECTION 3 — OVERVIEW

### 3.1 Types of Undertakings

Possible undertakings which could potentially damage the identified historic character or historic properties of the Presidio of Monterey historic district, include the following:

- A. Surface and subsurface disturbances, including the construction of utility trenches, berms and paving, landscaping, excavation, grading and related activities, removal of plant material, removal or disturbance of ground cover or surface soil, dumping, in-fill, plowing and planting.
- B. Construction Activities, including the demolition, alteration, addition and new construction to the landscape, buildings and structures of the historic district.
- C. Maintenance and repair activities, including cleaning, repainting, painting and exterior or interior changes that may reduce or alter, in whole or in part, the significance of the properties.
- D. Deferred maintenance, including neglecting needed repairs of historic properties.
- E. Disuse of historic buildings and structures.

Additional specific information concerning types of undertakings that may pose threats to properties is included in Section 6.

### 3.2 Types of Historic Properties

Although the boundaries of the amended Presidio of Monterey district were expanded to include most or all of another National Register district at the Presidio, "El Castillo" (also called "Monterey Monuments), the two nominations and the types and periods of significance of the properties contained within the two districts are distinct and separate. "El Castillo" is an archeological site significant for its 18th and 19th century history, and the amended Presidio of Monterey district is significant for its history as a 20th century American army base. This Historic Preservation Plan and Maintenance Manual concerns only the amended Presidio of Monterey Historic District and does not specifically address archeological sites contained within the "El Castillo" district.

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The following general types of properties are located within the amended Presidio of Monterey Historic District:

- A. "Buildings", as defined by the National Register of Historic Places, are a construction created principally to shelter any form of human activity.
- B. "Structures" are not typically built for human shelter.
- C. "Objects" are primarily artistic in nature or are relatively small in scale and simply constructed.
- D. "Sites" are the locations of a significant event, a prehistoric or historic occupation or activity, or a building or structure.

Of the one hundred-forty properties over 40 years of age in the amended Presidio of Monterey historic district, there are ninety-six buildings, one structure, five objects and three sites dating to the Presidio's identified period of significance, 1902-1940, which contribute to the character of the district. There are thirty-one buildings, three structures and one object which do not contribute to the character of the district. Twenty-six of the non-contributing properties were built after the district's period of significance and therefore are too new to contribute to the importance of the district. Nine of the thirty-five non-contributing properties have lost architectural integrity and/or the integrity of their setting.

### 3.3 Summary of Historic Contexts

Historic contexts provide a framework for the application of the National Register Criteria to specific properties (refer to Volume 1, Section 4.1 for a discussion of the National Register Criteria). Historic contexts are defined as historical patterns, themes or trends which give the property meaning and therefore illuminate an understanding of the property.

The amended Presidio of Monterey district is significant under National Register Criteria A and C, in the areas of military, architectural and landscape history during the period 1902-1940. With regard to military history, the district is strongly associated with key military developments of the years 1902-1910, including the end of the Philippine Insurrection and the efforts by the War Department under Secretary Elihu Root to develop a more efficient army post plan. In architectural history, the district is unique among early 20th century military posts in California because the structures, particularly the earliest structures, draw upon army building traditions and have no direct equivalent in civilian architecture. Further, the district, with nearly all original 1902-1910 structures still standing and with few intrusions, is exceptional in its cohesiveness and its ability to evoke a strong feeling of time and place. The amendment to the district nomination expanded the

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context to include the landscape environment. The landscape history of the Presidio provides an important historic context for understanding the development of the Presidio's built environment, including the relationship of the buildings to their landscape setting, and the construction of significant landscape elements such as the alterations and improvements made by the Civilian Conservation Corps and the State Emergency Relief Administration during the period 1933-1938.

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## SECTION 4 — HISTORIC PROPERTIES

### 4.1 National Register Criteria

A "historic property" is defined as any property, including buildings, structures, objects or sites, listed in or potentially eligible for inclusion in the National Register of Historic Places (National Register). The National Register is the country's official roster of historic resources worthy of preservation. It is maintained by the National Park Service, U.S. Department of the Interior, who have established criteria for evaluating properties to determine if they are eligible to be placed on the National Register.

The National Register Criteria define the type of eligible resources and the type of significance that qualify properties for inclusion in the National Register. Summarily, a property must represent significance in history, architecture, archeology, engineering or culture of an area, it must possess the characteristics that make it a good representative of properties associated with that area of history, and it must possess integrity of location, design, setting, materials, workmanship, feeling, and association.

The four National Register Criteria are:

- A. Properties "that are associated with events that have made a significant contribution to the broad patterns of our history".
- B. Properties "that are associated with the lives of persons significant in our past".
- C. Properties "that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction".
- D. Properties "that have yielded, or may be likely to yield, information important in prehistory or history."

### 4.2 Previous Investigations and Findings

The Phase 1 Letter Report includes a listing of sources — maps and sites plans, historical sources, planning and architecture studies and property inventories — relevant to the Presidio of Monterey. The following is a partial, annotated list of the most primary previous investigations pertaining to the Historic District:

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- A. Jackson Research Projects. "Presidio of Monterey Historic District," National Register of Historic Places Inventory-Nomination Form; February 1985.
  - B. Jackson Research Projects and Far Western Anthropological Research Group. *Presidio of Monterey: Cultural Resources Report*; 1985. Presents findings of historical resources study and archaeological investigation of five sites at the Presidio of Monterey. The Historical Resources Overview is particularly valuable for its detailed narrative, extensive bibliography, historic maps and photographs. A National Register nomination Form for the Presidio of Monterey Historic District and 154 California Historic Resources Inventory Forms (DPR 523) were prepared in conjunction with this report.
  - C. Jackson Research Projects and Robert E. Mackensen. *Preservation and Maintenance Manual for the Presidio of Monterey Historic District*; 1985. Contains the Secretary of the Interior's *Standards for Rehabilitation* and provides brief analysis of the maintenance problems and procedures at the Presidio.
  - D. Larsen, T. R., & Associates. *Feasibility Study of the Rehabilitation of the Historic Black Cavalry Barracks of the Presidio of Monterey for Conversion for Youth Hostel Purposes*. The State Coastal Conservancy; April 1988.
  - E. Mariani and Associates, Architects. *Survey and Maintenance Plan for Historic Family Housing, Presidio of Monterey*, 1986. A survey and maintenance plan of thirty-two dwellings, including twenty-four family housing quarters and a mess hall built in 1903, two servant's quarters built in 1932, and five detached garages built in 1940. Includes brief historical overview and detailed reports on each facility (description, significance, photographs, conditions, summary of recommended repair and improvement work required). HABS/HAER Inventory Cards were prepared for each facility in conjunction with this study.
  - F. Roberts, Lois J., and Zahniser, Jack. *Intensive Cultural Resources Survey Report: Presidio of Monterey, California*; 1980. Contains sections on archeology, ethnography and history, with literature review and extensive bibliography. Detailed and well researched. Valuable for context. Resource Management Plan recommends conservation of El Castillo and Fort Mervine sites, and designation of the eastern 106.4 acres of the Presidio as a National Register Historic District.

#### 4.3 Current Inventory and Evaluation

The following summaries regarding the current inventory and evaluation is excerpted from the "Summary" and "Methodology" sections introducing the Phase 2 Report.



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As part of Phase II of the Presidio of Monterey Historic Preservation Plan and Maintenance Manual project, Corbett & Minor, subcontractors to Page & Turnbull, conducted an inventory and National Register evaluation of 64 structures and other features of the built environment. The purpose of the inventory was to clarify the National Register status of all structures and other features at the POM. A definitive National Register evaluation of the POM will enable the Army and DLI to make future planning decisions.

This evaluation was undertaken in two parts. First, every structure and feature at the POM built prior to the end of World War II and not considered eligible for the National Register either individually or as part of a Historic District, was evaluated for individual eligibility. Second, with respect to Historic Districts (there are two: Monterey Monuments, primarily an archaeological site and commonly called the lower district, listed in 1971; and the Presidio of Monterey, commonly called the upper district, nominated in 1985), the upper district was re-evaluated for its significance during World War II, its boundaries were reconsidered in light of this re-evaluation, and all World War II-era structures previously considered non-contributors were re-evaluated. No buildings or features previously evaluated as eligible were re-evaluated.

#### A. Methodology

The first step in the inventory was the review of existing cultural resource studies, reports, publications, files and other materials gathered for the Phase I Letter Report. This material provided a historic context within which the features of the POM could be understood. The most important materials for this purpose were the DEH property files and the "Presidio of Monterey Cultural Resources Report" prepared by Jackson Research Projects in 1985. Throughout the course of the inventory, this material was supplemented by additional research as needed in order to come to an understanding of the history of the POM during World War II.

The second major step in the inventory was a detailed field survey of the 64 buildings and features in question. This survey was conducted of both interiors and exteriors of buildings. Notes were made on a Field Survey Form designed for the purpose. This survey was conducted during three site visits in 1991.

The inventory was completed by preparing revised State Historic Resources Inventory Forms (DPR 523 forms) for the 64 structures.

#### B. National Register of Historic Places Findings:

Summarily, the information gathered during Phases I and II of the contract provided a new understanding of the period of significance of the district and broadened the district's areas

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and period of significance. On the basis of the new understanding of the district's significance, properties were reclassified from non-contributing to contributing. The district boundaries were consequently enlarged to account for the re-definition of significance.

The amended district includes 140 properties within an approximately 120-acre area contained within the boundaries of the base. The boundaries of the district were re-drawn to recognize new information brought to light about the significance of the landscape and to include portions of forest and grassland which survive from the historic period and historic manmade features. The amended nomination form re-classifies the two Serra Monuments (#102 and #109) and the Sloat Monument (#152) as contributing structures because they were integral features of the landscape during the Presidio's period of significance. The changes in the boundaries and the expanded period of significance have resulted in a re-classification of a number of garages as contributing structures.

The findings of the current inventory and evaluation are summarized as follows: apart from the two existing historic districts, no individual structures or features at the POM appear to be eligible for the National Register; and the upper historic district appears to be eligible for the period up to May 1940, resulting in a minor adjustment of the boundaries and the re-evaluation of 16 previously non-contributing buildings as contributors (see Section 8, Summary of Properties).

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## SECTION 5 — PROCEDURES FOR EVALUATING HISTORIC PROPERTIES

Under the National Register criteria, properties do not ordinarily become eligible for the National Register until they reach 50 years of age. However, properties of exceptional significance can also be eligible. All properties at POM have been evaluated for significance through the end of World War II, when the base was deactivated in 1945. At present, any properties associated with the period after 1945 are less than 50 years old and would have to meet the standards of exceptional significance to be eligible. However, with every passing year after 1995, the potential exists for new properties to be found eligible under the ordinary criteria. This applies both to newly built properties and to old properties which may be significant in a new period. Procedures for evaluating properties in these categories are discussed in this section.

The evaluation of post-1945 properties at POM is dependent on efforts at two levels: the history of POM and its facilities must be addressed by the POM, and the potential significance of any POM properties must be assessed in light of the wider military context of the period.

POM was closed in 1945 and reopened in 1949 as the home of the Defense Language Institute (DLI), which has grown and flourished to the present day. In 1952, the Leadership Human Research Unit (HUMRRO) was established in buildings 104, 105, 106 and 110; in 1976 its name was changed to the Army Research Institute for Behavioral and Social Sciences (ARI). The history of these developments and others which may be identified should be discussed in an expanded history of POM for the post World War II period.

Efforts are being made to establish a post WWII period context for military bases throughout the U.S., against which individual bases can be evaluated for their significance. The U.S. Army Corps of Engineers and other branches of the military have begun to address the issue of significance within the Cold War Period, including the recent study, *Dr. Strangersource, Or: How I Stopped Worrying and Learned to Assess the Cold War - A Systematic Study of Air Combat Command Cold War Material Culture* (U.S. Army Corps of Engineers, Fort Worth District, 16 December 1993). This study defines the Cold War period as 1945 to 1989, and breaks it into three phases: 1945-1963 (the Trinity Test to the Cuban Missile Crisis); 1963-1981 (the Cuban Missile Crisis to the Strategic Defense Initiative); and 1981 to 1989 (the Strategic Defense Initiative to the fall of the Berlin Wall). The Korean War and at POM the establishment of DLI and HUMRRO fall into this first phase.

These context studies, when they become available, will help in the identification of exceptional significance in properties less than 50 years old and in the preparation of context statements for evaluating all properties that reach 50 years of age.

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In summary, to evaluate properties that may become eligible for the National Register in the future the following steps should be taken: preparation of a history of POM in the post World War II period; monitoring of DOD efforts to prepare context statements for the Cold War period; survey and evaluation of any properties less than 50 years old, but potentially of exceptional significance, identified in the post-war history of POM and the military-wide context statements; survey and evaluation of POM properties as they reach 50 years of age.

A suggested timetable for these steps is as follows: immediate preparation of post World War II POM history and identification of properties of exceptional significance in light of Cold War context statements; and survey of all properties within the normal planning cycles of the base, estimated to at five year intervals.

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## SECTION 6 — PROCEDURES FOR TREATMENT OF HISTORIC PROPERTIES

### 6.1 Protection of Historic Properties from Threats:

In general, the following outlines categories of immediate and long term threats to the historic buildings and landscape of the Presidio of Monterey, and describes treatment measures to alleviate or avoid the consequences of the threats. For specific building-by-building conditions and treatments (if/then scenarios) refer both to section 6.5 and to the Conditions Summaries contained on the HPMM individual building folders.

#### A. Immediate Threats and Treatment Measures:

- .1 Threats: To buildings and landscapes from damages due to water infiltration, pest infestation, structural deterioration and fire.

Measures: Undertake systematic building inspections and investigations to develop repair and alteration programs, including:

- a. Painting, roofing, flashing, and other waterproofing and moisture protection repairs;
  - b. Termite and pest inspection, repairs and alterations;
  - c. Structural investigation and repairs;
  - d. Fire safety inspection and installation of fire safety systems, including smoke detection and fire sprinklering systems.
- .2 Threats: Maintenance and alteration work which may negatively affect the historic buildings, structures and landscape due to:
- a. The removal and/or replacement of identified historic elements and features;
  - b. The addition of new building and landscape elements that affect the identified historic character and elements of the buildings, structures, and landscape.

Measures: Alteration and repair work within the Historic District must be planned, reviewed and undertaken by persons with complete knowledge of the extent of the Historic District and its identified historic sites, landscapes, buildings and structures, including their individual features and elements.

- 
- .3 Threats: Deferred maintenance which could accelerate the deterioration of a historic property, or result in severe property damage in the event of disaster, for example:
- a. Deferring the replacement of deteriorated porch floor boards which are allowing moisture to penetrate into wooden foundation posts, causing the posts and the sill plates to rot.
  - b. Deferring the replacement of roofing.
  - c. Deferring the required repointing of stone or brick mortar.

Measures Develop and undertake a program of systematic inspections for all historic properties to identify ongoing maintenance and repair requirements, and develop and undertake maintenance and repair programs for work identified during inspections.

B. Long-term Threats and Treatment Measures

- .1 Threats: Demolition, removal, major alteration and new construction within the Historic District, for example:
- a. Landscape alterations, including removal or addition of new trees and tree groups, and the addition or alteration of historic roads, landscapes and building sites in a manner that negatively affects the identified historic character of the Historic Landscape;
  - b. Demolition of or additions to historic buildings or structures and their identified historic elements;
  - c. Additions to non-historic buildings within the Historic District;
  - d. Changes of use to Historic Buildings that intensifies the use and threatens the building's historic fabric.

Measures All such proposed changes to the Historic District require Section 106 Compliance. Also, major alteration work within the Historic District must be undertaken with the assistance of or by professional architects or landscape architects experienced with historic building and landscape planning and design.

- .2 Threats: Damage to historic properties due to seismic activities or fire.

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**Measures** Undertake systematic structural investigations and analyses for all historic buildings and structures to determine and, if required, develop structural strengthening repair and alteration programs.

- .3 **Threats:** Abandonment of historic buildings, structures and the Presidio as a whole.

**Measures** Undertake long range base planning to identify and mitigate the potential abandonment closure of the bases facilities

## 6.2 Section 106 Compliance Procedures

Section 106 of the National Historic Preservation Act of 1966 (NHPA), as amended, establishes a review process to ensure that all Federal agencies examine the effect of their actions on historic properties. Any type of undertaking, including construction, rehabilitation, repair and demolition, which involves the Federal Government could trigger the Section 106 review process. Every Federal agency is required to provide the Advisory Council on Historic Preservation (ACHP, an independent Federal agency which administers the Section 106 review process) an opportunity to comment on the affect of the agencies' actions on historic properties.

Typically, Section 106 review is a 5-step process:

1. ***Identification and Evaluation of Historic Properties:*** The Federal agency responsible for the action compiles an inventory of all affected properties and evaluates their National Register eligibility.
2. ***Assess Affects:*** If properties are listed in or eligible for the National Register, the agency must assess the effect of its action on the property. The affects are as follows:
  - No effect: the action will not affect the historic property.
  - No adverse effect: The action will affect the historic property; but the effect will not be harmful.
  - Adverse effect: The action will harm the historic property.
3. ***Consultation:*** If the effect is adverse, the agency, working with the State Historic Preservation Office and other interested parties, attempts to reduce or avoid altogether the effect on the historic property. The intended result of this process is a Memorandum of Agreement (MOA) which outlines measures that the agency will take to reduce or avoid (mitigate) the adverse effect.

4. *Advisory Council Comment:* The ACHP may be involved in the Step 3 or during Step 4, when the MOA is submitted to the Council for review and acceptance.

5. *Proceed:* If a MOA is prepared, the agency may proceed with the activity. If the parties involved do not agree, the head of the agency must consider the Council's comments in determining if the agency will proceed with the undertaking and/or what changes will occur in the undertaking.

The Section 106 review process is required for each separate federal undertaking affecting an historic property. In the case of an Historic District, the standard, 5-step Section 106 review process can require a substantial amount of time and money, since many separate actions are required simply to maintain the properties. Therefore, an alternate means to the case-by-case and step-by-step Section 106 review process has been established in the form of a "Programmatic Agreement", which is a formal agreement between the lead agency, the Advisory Council on Historic Preservation (ACHP) and the State Office of Historic Preservation (SOHP).

Programmatic Agreements reduce the number of projects that require standard, 5-step Section 106 review procedures, enabling federal agencies to exercise their need to care for and maintain properties on a short term basis. A requirement of Programmatic Agreements often includes the preparation and adoption of a Historic Preservation Plan (HPP) and Maintenance Manual (HPMM) for the subject property. An agency seeking Programmatic Agreement must first submit the HPP/HPMM and its attachments to the ACHP and the SOHP for review and approval. When an HPP/HPMM has been adopted under a Programmatic Agreement, all maintenance, repair and alteration work specifically included does not require further consultation with the SOHP and ACHP. All work that is not specifically included or that is specifically excluded in the HPP/HPMM must follow the standard, 5-step Section 106 review process.

Although direct consultation with the SOHP and ACHP is reduced when a Programmatic Agreement is adopted, federal agencies receiving a Programmatic Agreement must file periodic reports with the ACHP and SOHP documenting their undertakings and thereby verifying their compliance with the Programmatic Agreement. The basis for such periodic reporting, including its frequency and specific report contents, is negotiated with the ACHP and SOHP and included as part of the Programmatic Agreement.

### 6.3 Section 110 Compliance

The Historic Preservation Plan has been developed to satisfy the Army's responsibilities under Section 110 for preservation at the Presidio of Monterey. In particular, the amended nomination form for the Presidio of Monterey district responds to the requirement to locate historic properties and nominate them to the National Register of Historic Places. The identification and nomination



of such properties and their inclusion in the HPP and HPM responds to the directive that "each Federal agency shall exercise caution to ensure that any such property that might qualify for inclusion [in the National Register] is not inadvertently [...] demolished, substantially altered, or allowed to deteriorate significantly." These products satisfy the general directive that the heads of all Federal agencies assume responsibility for historic properties under their control.

#### 6.4 National Environmental Policy Act (NEPA) Compliance

Under NEPA, federal agencies acquired broad responsibilities for the effects of their activities on the environment as a whole, including historic and cultural properties. Compliance responsibilities under NEPA are designed to provide qualified and balanced environmental information to the decision making process. NEPA is governed by regulations of the Council on Environmental Quality (CEQ).

Under NEPA, Federal agencies are first required to determine whether a proposal constitutes "a major Federal action" and whether that action significantly affects the quality of the human environment. For NEPA to apply to an action, a Federal authority must exercise discretion over the outcome of an action or a Federal action, such as funding, must enable the project to occur. To determine the significance of an effect on an historic property in particular, the Federal agency must consider to what extent an action may adversely affect properties listed in or eligible for listing in the National Register.

If NEPA is determined to apply to a Federal action, the responsible agency must first prepare an Environmental Assessment (EA). An EA outlines the base information by which an agency determines if the next level of consideration, an Environmental Impact Statement (EIS), is necessary. An EIS must explain the need for the proposed action, describe the affected environment, contain a range of alternatives to the action, and discuss the effect of the action and the alternatives on the environment.

NHPA, Army regulation 420-40 and NEPA all contain requirements to integrate historic preservation into the planning processes of all federal agencies. Like NHPA, NEPA requires public participation in the EIS process, and the lead federal agency must also request review and comment regarding historic preservation issues from the National Park Service and, in some instances, the Advisory Council on Historic Preservation. Although sharing these few similarities, NHPA and NEPA are separate processes. Meeting the requirements of one does not constitute satisfying the requirements of the other.

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The following is a summary of the coordination of Section 106 compliance procedures with NEPA:

- A. The identification and evaluation of historic properties and the determination of an undertaking's effects on the historic properties may occur simultaneously with the preparation of NEPA documents.
- B. The draft environmental impact statement (EIS) or environmental impact report (EIR) may be designed to serve as the basis of consultation under the Section 106 review process.
- C. The results of the Section 106 consultation—the terms of the Memorandum of Agreement (MOA)—may be included in the final NEPA report or statement or the MOA itself may be included.

#### 6.5 Maintenance, Repair, Alteration, Demolition:

The following outlines three treatment categories: (A) Major Alteration work; (B) Repair and Maintenance work; and (C) Routine Maintenance work. Each treatment category heading is followed by a brief description and a list of examples of specific treatments which might occur within the Presidio of Monterey Historic District. Concluding each category listing is a recommendation of the type of maintenance, construction and/or professional expertise required to undertake the work.

Category A includes major projects that may significantly affect the Historic District, and therefore will require the standard, 5-step Section 106 review process. Category B projects are undertakings that are primarily addressed in the HPMM and, if adopted under a Programmatic Agreement, will not require further ACHP or SOHP consultation but will require periodic reporting. Category C outlines routine work which, if included in a Programmatic Agreement, will not require further ACHP and SOHP consultation and will not require periodic reporting. All undertakings will require review by the Cultural Resource Manager responsible for the Presidio of Monterey. Also, all undertakings must meet the *Secretary of the Interiors Standards for Rehabilitation* of historic properties

- A. *Major Repair and Alteration Treatments* which will require the standard, 5-step Section 106 consultation, including complete SOHP and ACHP consultation. This category of work is specifically not included within the HPMM.

- .1 Landscape additions and alterations within the Historic District, including:

- a. Removal and/or replacement of existing healthy tree groups and other plant types;

- 
- b. Addition of new landscape features, including fences;
  - c. Alteration of existing landscape and streetscapes which do not follow the landscape recommendations.
- .2 Removal of buildings, structures, landscapes, etc., within the historic district, including their individually identified elements and features.
  - .3 Construction of new buildings, structures, etc. within the historic district, including new additions to buildings or structures.
  - .4 Systematic upgrading of the existing building structures, including major repairs and/or replacement of existing building foundations or footings, and all seismic upgrading.
  - .5 Required systematic repairs, alterations and additions to identified contributing properties in order to provide barrier free access, whenever such alterations would affect identified historic elements.
  - .6 The conversion of a contributing building for any use other than its original or current use, when the required alterations would negatively affect the historic character or elements of the building and/or the Historic District, for example:
    - a. The use of a single-wall construction warehouse for office use by concealing characteristic interior features such as, exposed studs, siding and roof trusses, with gypsum board.
    - b. The use of a single-wall construction storage building for office use by concealing characteristic interior features such as, exposed studs and siding, with gypsum board.
  - .7 Historic materials restoration or conservation programs, including stone restoration.
  - .8 Appropriate Expertise: The category of work outlined above shall be undertaken by personnel with the following minimum qualifications:
    - a. Professional Interior Planners, Architects, Landscape Planners and Architects, Archaeologists, Engineers, and Conservators with documented experience with the repair and alteration of historic landscapes, buildings and structures.

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B. *Repair and Maintenance Treatments* which will not require additional consultation with the ACHP or SOHP but will require periodic reporting. In general, this category of work is included within the HPMM Individual Building Folders.

- .1 Building site and landscape alterations:
  - a. Planting of new tree groups if the work follows the guidelines contained within the HPP/HPMM;
  - b. Required digging in identified previously disturbed soil;
  - c. Removal of any soils and/or vegetation causing damage to building foundations or building materials due to heaving or moisture.
- .2 The cleaning, repair and selective, in-kind replacement of identified historic materials. The term "in-kind" refers to the exact duplication of an-historic element.
- .3 The removal of non-historic repairs and alterations that negatively affect the historic property, and the installation of new or salvaged elements and materials matching the original or historic, for example:
  - a. Removing modern steel doors and flush wood doors, and their replacement with historic wood door types indicated.
- .4 The removal and/or replacement of modern features and identified non-historic elements and materials, when the proposed changes will not affect the identified historic character or elements of a building.
- .5 Replacement of existing plumbing, mechanical or electrical systems and equipment if required repairs or alterations do not alter the building's existing historic appearance or materials.
- .6 Pest and insect protection, extermination and associated repairs.
- .7 The change of use of a contributing building for any use other than its original or current use, when such alterations would require routine and/or minor changes which would not affect the historic character or elements of the building.
- .8 Required site, building and structure testing, investigations and abatement procedures when the required work will not alter the identified historic character or elements of an historic property, including:

- 
- a. Asbestos and other hazardous materials testing and analysis;
  - b. Testing and removal of toxic landfills and underground storage tanks, fuel lines, contaminated soils, etc.
- .9 Subsurface or excavation work within identified archaeological sites and archaeologically sensitive areas, when supervised and monitored by a professional archaeologist.
  - .10 Preparation and repainting of all buildings and structures within the historic district, when the new paint matches the existing or original color.
  - .11 Urgent repairs due to emergencies and natural disasters which require immediate action to stabilize and protect all properties within the historic district.
  - .12 Appropriate Expertise: The category of work outlined above shall be undertaken by personnel with the following minimum qualifications:
    - a. Supervised custodians and maintenance personnel: As indicated in the current Programmatic Agreement, at least one supervisor of the work to be accomplished will have received a minimum of 30 hours of training in preservation maintenance during every 12 month period, and at least one additional maintenance worker will receive a minimum of 30 hours of such training during every 12 month period;
    - b. Professional Interior Planners, Architects, Landscape Planners and Architects, Archaeologists, and Engineers with documented experience with the repair and alteration of historic landscapes, buildings and structures;
    - c. Construction personnel or tradespeople with documented experience with the repair and alteration of historic landscapes, buildings and structures.

C. *Routine Maintenance Treatments* which will require review by the Cultural Resource Manager but will not require additional ACHP or SOHP consultation or require periodic reporting. In general, this category of work is not specifically addressed within the HPMM Individual Building Folders.

- .1 Routine grounds maintenance, including:
  - a. Grass cutting;
  - b. Required maintenance of vegetation, including watering and fertilizing;

- 
- c. Removal of hazardous vegetation.
- .2 Routine road and utilities work, including:
    - a. Required repairs to existing utilities;
    - b. In-kind repair and resurfacing of existing paved roads, parking areas, etc., including replacement of existing curbs, gutters, road markings and signage. The term "in-kind" refers to the exact duplication of an element.
  - .3 All interior maintenance, repair and alteration work to non-contributing buildings when required work does not alter the exterior of the building.
  - .4 Maintenance and minor repairs to existing building services, systems and equipment.
  - .5 Appropriate Expertise: The category of work outlined above shall be undertaken by personnel with the following minimum qualifications:
    - a. Supervised custodians and maintenance personnel: As indicated in the current Programmatic Agreement, at least one supervisor of the work to be accomplished will have received a minimum of 30 hours of training in preservation maintenance during every 12 month period, and at least one additional maintenance worker will receive a minimum of 30 hours of such training during every 12 month period.

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## SECTION 7 — PERIODIC REPORTING

### 7.1 Periodic Reporting

Under a Programmatic Agreement, the lead federal agency is required to prepare an annual report documenting its ongoing undertakings as agreed to and contained within the Agreement. The annual report shall include a summary of all undertakings reviewed by the SOHP and ACHP, including their SOHP/ACHP file numbers. On the date specified in the Programmatic Agreement, the Army is required to submit the report to the SOHP and ACHP for review and comment.

For documentation and reporting purposes, the Presidio of Monterey facilities staff shall maintain a log for each property within the Historic District. This log shall be used to track and record all undertakings requiring reporting. The tracking log is required to include:

- A. An outline of inspection requirements to be filled out during routine property inspection;
- B. The precise identification of each condition noted during routine inspections, along with the inspection date and time, and identification of the inspector;
- C. A concise description of each required action undertaken to address identified conditions;
- D. Clear, unobstructed photographs documenting historic conditions before and after the undertaking occurs. The photographs shall show the areas affected in their entirety and without obstructions.

### 7.2 Damage to Individual Historic Properties

In the event that an identified historic property is damaged, or suffers damage in an emergency or natural disaster, the extent and conditions of the damages shall be fully reported in the same format as a periodic report, except the report shall be submitted immediately to ACHP and SOHP for their review and consultation.

### 7.3 Notification of Interested Parties

The Department of the Army is also required to notify identified interested parties concerning the affects of their actions on historic properties. This notification, to be determined by the Army, may be drafted in the form of a summary report. All responses received from interested parties shall be copied and forwarded to the ACHP and SOHP for review and comment. Where appropriate, the Department of the Army shall respond to the concerns of interested parties.

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## SECTION 8 — SUMMARY OF PROPERTIES

### 8.1 List of Contributing and Non-Contributing Buildings

#### A. Contributing Buildings:

| <i>No.</i> | <i>Original Use</i>      | <i>No.</i> | <i>Original Use</i>      |
|------------|--------------------------|------------|--------------------------|
| 102        | Serra Monument           | 109        | Serra Monument           |
| 152        | Sloat Monument           | 208        | Assembly Hall            |
| 209        | Barracks                 | 210        | Barracks                 |
| 211        | Barracks                 | 212        | Barracks                 |
| 213        | Barracks                 | 214        | Barracks                 |
| 215        | Barracks                 | 216        | Barracks                 |
| 218        | Barracks                 | 220*       | Bowling Alley            |
| 221        | Post Exchange            | 227        | Tennis Courts            |
| 228        | Gymnasium                | 251        | Flagpole                 |
| 254        | Ordnance Storehouse      | 255        | Ordnance Storehouse      |
| 256        | Ordnance Storehouse      | 257        | Ordnance Storehouse      |
| 261        | Warehouse                | 262        | Oil Storehouse           |
| 263        | Guardhouse               | 267        | Commissary               |
| 268        | Quartermaster Storehouse | 269        | Quartermaster Storehouse |
| 270        | Storehouse               | 271        | Storehouse               |
| 272        | Service Club             | 273        | Barracks                 |
| 274        | Barracks                 | 275        | Barracks                 |
| 276        | Barracks                 | 277        | Post School              |
| 278        | Telephone Exchange       | 279        | Wagon Shed               |
| 281        | Repair Shop              | 282        | Coal Shed                |
| 283        | Powerhouse               | 301        | Entrance Gate            |
| 306        | Officers Quarters        | 310        | Officers Quarters        |
| 309        | Officers Quarters        | 311        | Officers Quarters        |
| 312        | Officers Quarters        | 314        | Officers Quarters        |
| 316        | Officers Quarters        | 317        | Officers Quarters        |
| 319        | Officers Quarters        | 320        | Officers Quarters        |
| 322        | Officers Quarters        | 323        | Tennis Courts            |

\* Indicates a building which, since initial inspection and nomination, has been altered significantly and may require reevaluation and inspection.



A. Contributing Buildings: continued

| <i>No.</i> | <i>Original Use</i> | <i>No.</i> | <i>Original Use</i> |
|------------|---------------------|------------|---------------------|
| 329        | Servants Quarters   | 330        | Officers Quarters   |
| 332        | Officers Quarters   | 333        | Officers Quarters   |
| 326        | Officers Club       | 327        | Officers Quarters   |
| 335        | Officers Quarters   | 336        | Officers Quarters   |
| 337        | Garage              | 338        | Officers Quarters   |
| 344        | Gas Meter House     | 345        | Officers Quarters   |
| 346        | Officers Quarters   | 347        | Garage              |
| 348        | Officers Quarters   | 349        | Officers Quarters   |
| 350        | Garage              | 351        | Officers Quarters   |
| 352        | Garage              | 353        | Garage              |
| 354        | Officers Quarters   | 355        | Officers Quarters   |
| 356        | Officers Quarters   | 357        | Officers Quarters   |
| 358        | NCO Quarters        | 359        | Mess Hall           |
| 360        | Garage              | 361        | Officers Quarters   |
| 363        | Garage              | 364        | NCO Quarters        |
| 428        | Garage              | 429        | Officers Quarters   |
| 430        | Officers Quarters   | 431        | Officers Quarters   |
| 432        | Garage              | 433        | Officers Quarters   |
| 434        | Officers Quarters   | 435        | Garage              |
| 437        | Officers Quarters   | 444        | Officers Quarters   |
| 445        | Officers Quarters   | 446        | Garage              |
| 447        | Officers Quarters   | 448        | Garage              |
| 449        | Officers Quarters   | 450        | Barracks            |
| 451        | Barracks            | 452        | Barracks            |
| 453        | Barracks            |            | Landscape           |

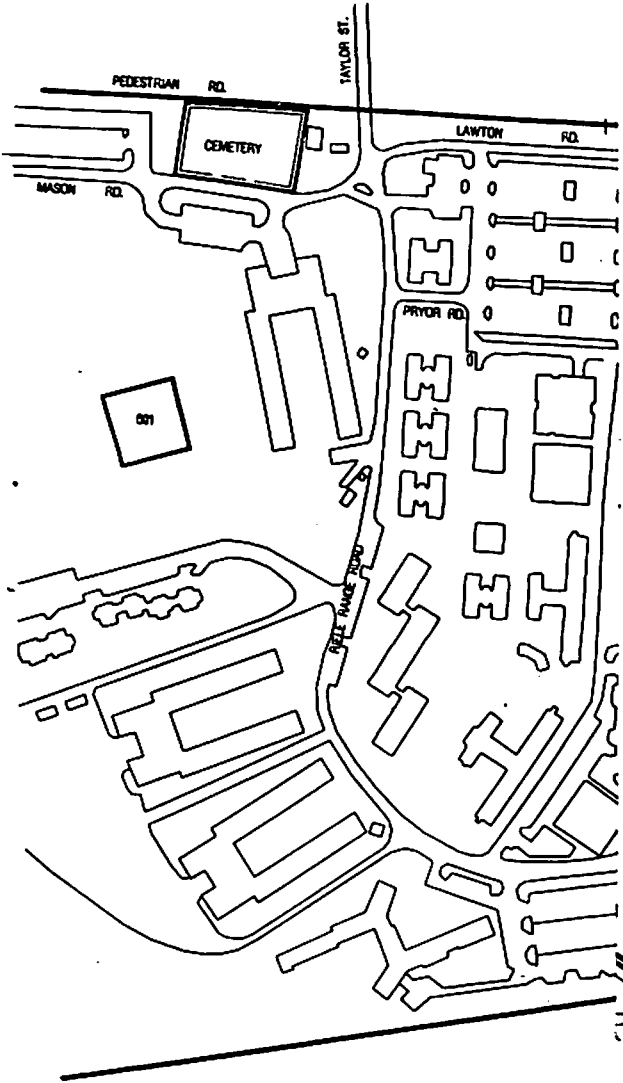
B. Non-Contributing Buildings:

| <i>No.</i> | <i>Original Use</i> | <i>No.</i> | <i>Original Use</i> |
|------------|---------------------|------------|---------------------|
| 104        | Laboratory          | 105        | Gun Shed            |
| 106        | Laboratory          | 110        | Cold Storage        |
| 112        | Latrine             | 113        | Magazine            |
| 118        | Stables             | 119        | Stables             |
| 120        | Gun Shed            | 121        | Blacksmith          |
| 123        | Washrack            | 124        | Oil Storage         |

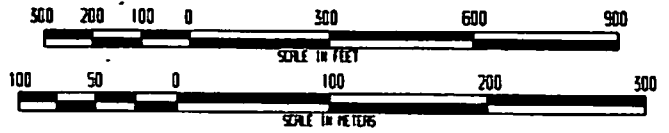
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B. Non-Contributing Buildings: continued

| <i>No.</i> | <i>Original Use</i> | <i>No.</i> | <i>Original Use</i> |
|------------|---------------------|------------|---------------------|
| 125        | Office              | 141        | Barracks/Warehouse  |
| 204        | Barracks            | 205        | Barracks            |
| 206        | Barracks            | 207        | Barracks            |
| 217        | Water Pump          | 230        | Service Station     |
| 233        | Induction Center    | 234        | Induction Center    |
| 235        | Warehouse           | 280        | Washrack            |
| 304        | Garage              | 305        | Garage              |
| 313        | Garage              | 324        | Barracks            |
| 325        | Chapel              | 339        | Barracks            |
| 340        | Barracks            | 341        | Barracks            |
| 343        | Telephone Exchange  | 454        | Fire Station        |
|            | Alexo Nino Monument |            |                     |

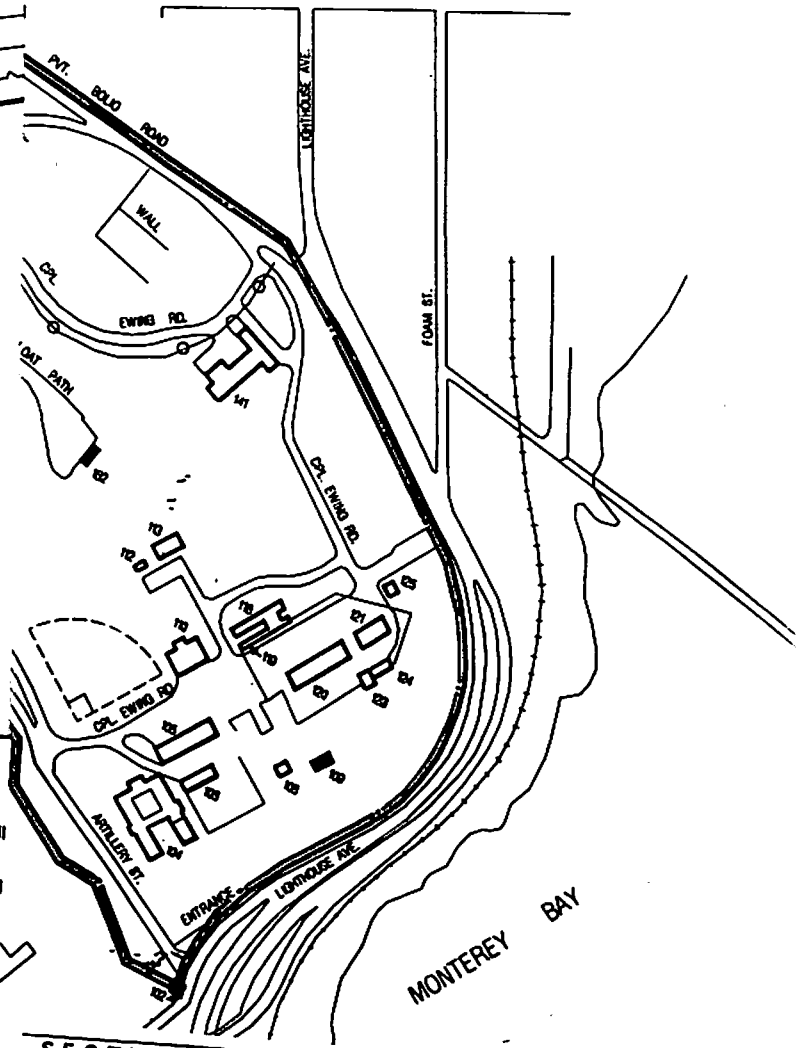


# Map of the Presidio of Monterey District Amended



December 1993

|                            |  |
|----------------------------|--|
| <b>PAGE &amp; TURNBULL</b> | <i>Architecture, Urban Planning, Historic Preservation</i> |
| 415.362.5154.              | 364 BUSH STREET SAN FRANCISCO, CALIFORNIA 94104            |



**Legend**

- PRESIDIO OF MONTEREY BOUL
- HISTORIC DISTRICT BOUNDAR
- CONTRIBUTING BUILDING
- NON-CONTRIBUTING BUILDING
- BUILDINGS LESS THAN 40 YE

SECTION 8 - SUMMARY OF BUILDINGS

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## SECTION 9 — INDIVIDUAL BUILDING FOLDERS

### 9.1 Contents

- A. Historic Resources Inventory Forms
- B. Element and Conditions Summary
  - .1 Exterior (all buildings 40 years and older)
  - .2 Interior (all contributing buildings)
- C. Inspection Forms
  - .1 Exterior (all buildings 40 years and older)
  - .2 Interior (all contributing buildings)
- D. Sketch Plans (all contributing buildings)
- E. Photo Pages
  - .1 Historic Photos
  - .2 Current Photos
    - a. Exterior (all buildings 40 years and older)
    - b. Interior (all contributing buildings)

### 9.2 "Contributing" vs. "Non-Contributing" buildings:

- A. "Contributing" refers to buildings over 40 years of age that have been designated as contributing to the historic district. "Contributing" = historic. As undertakings that affect both the exteriors interiors of these buildings may have an affect on the historic district, both exteriors and interiors are addressed in the building folders.
- B. "Non-Contributing" refers to buildings over 40 years of age that have been designated as not contributing to the historic district: "Non-contributing" = not-historic. However, as undertakings that affect the exteriors of these buildings may affect the historic district, the exteriors of non-contributing buildings are addressed in the building folders.

### 9.3 Building Folder Legend:

Each individual building folder contains a summary description of the subject building's primary systems and elements in the form of an *Element Summary* and a *Conditions Summary*. The format and content of these summaries is outlined on the following pages:

A. Element Summary:

Summarizes a buildings primary systems, and its historic and non-historic elements, as follows:

**BUILDING EXTERIOR** [References either the building's exterior or interior]

| Building Systems                    | Historic Elements   | Non-Historic Elements   |
|-------------------------------------|---|---|
| Identifies primary building systems | Refers to elements identified as original or early parts of the subject building<br><br>Elements printed in BOLD indicate historic elements | Refers to elements identified as less than 40 years old and/or elements that have lost integrity<br><br>Elements printed in NORMAL type are considered non-historic |

B. Conditions Summary:

Summarizes maintenance, repair and alteration conditions and recommendations, as follows:

**FOUNDATION** [Refers to primary building system indicated in Element Summary]

| ELEMENT/PRIORITY  | CONDITION   | RECOMMENDATION   |
|---|---|--|
| Identifies specific building elements to which the adjoining <b>CONDITIONS</b> and <b>RECOMMENDATIONS</b> refer<br><br>Elements printed in BOLD indicate historic elements, while those printed in NORMAL type are considered non-historic<br><br>PRIORITY: Refers to the relative priority of a stated condition and recommendation, as follows: | Describes an existing or probable maintenance, repair or alteration condition concerning the subject building or property | Describes a general recommendation addressing the stated condition |

**PRIORITY: Long-Term**

Refers to a required or potentially required major renovation or alteration for which systematic investigation, planning and design must be undertaken prior to implementation.

**PRIORITY: High**

Refers to an identified existing condition for which the recommended and specified maintenance, repair or alteration action is highly recommended in the near-term.

**PRIORITY: Routine**

Refers to a condition which is common for the subject building, for which the recommended and specified maintenance, repair or alteration action should be undertaken in the event that the identified condition arises.

## 10.1 Introduction

The Historic District of the Presidio of Monterey is on the National Register of Historic Places. Within the district are numerous buildings, archaeological sites and other structures of significance from different eras. As part of the current project, the district's nomination to the National Register of Historic Places has been amended to include the Presidio's historic landscape. This document provides maintenance and management recommendations for the identified historic landscape of the Historic District.

## A. Historic Landscape

The historic landscape environment was inventoried and evaluated in a report entitled "Landscape Environment" by John Northmore Roberts & Associates and Joe R. McBride, Ph.D, dated August 4, 1991. The landscape inventory and evaluation was part of a broader evaluation of the historic structures within the Presidio of Monterey prepared by Page and Turnbull, Inc. restoration architects. The subsequent State Office of Historic Preservation Historic Resources Inventory and National Register nomination for the Landscape Features was prepared by Michael Corbett in 1992.

The landscape environment of the Presidio of Monterey has been altered over the years in response to the different patterns of human use and development of the site. The mosaic of woodland and meadow vegetation that the European explorers first found on the rolling hills above the bay consisted of dense Monterey Pine forests, mixed pine and live oak woodlands, grasslands with scattered pine and oak trees and open grassy meadows. For centuries, the grasslands had been routinely set afire by the native people in order to increase the harvest of seeds and berries. This deliberate maintenance of the grasslands and open meadows by the native people to support their needs kept the forest and meadows in a dynamic equilibrium.

The European and American settlers expanded the grasslands by harvesting the forests for construction lumber and firewood. The enlarged grasslands were maintained by grazing and mowing, techniques that were as effective in controlling the natural expansion of the forests as was fire. In the early 20th century, new barracks, officer's quarters, roads, and other structures were set into the margins of the forest which were selectively thinned but not entirely removed. It is reported that a large forest fire occurred in 1902-1903 which leveled much of the vegetation and may have influenced the siting of the new buildings. Many of the large pines found today may have sprouted after that fire. In later periods, more forest area was removed and replaced with large complexes of buildings and additional roads. Europeans and their descendants also brought in non-native plants for cultivation around the buildings. The result today is a largely cultivated landscape with manipulated landforms interwoven with building clusters, evidence of the remnant pine/oak forest, and a network of roads servicing the Historic District.

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## B. Landscape Zones

This document describes the landscape of the Historic District in terms of distinct zones with common management characteristics. The historic landscape management zones are as follows:

- .1 **Preservation Zone:** This zone delineates areas which have retained significant historical landscape values and are to be preserved as they exist with minor modifications.
- .2 **Restoration Zone:** This zone delineates areas which have retained some of their value as historic landscapes (generally in relation to contributing features), but which have been substantially modified over the years. When restored, these areas will contribute significantly to the Historic District.
- .3 **Enhancement Zone:** This zone delineates areas that contribute the least to the historic landscape values of the district. Non-contributing structures and a severely altered landscape make them inappropriate for preservation or restoration. Expansion of the native forest through these areas will enhance the historic setting and create transition areas between the Preservation or Restoration Zones and the non-historic landscapes.
- .4 **Non-Historic Landscape Zone:** This zone delineates areas outside the Historic District with no contributing historic value but which impact the Historic District. Major alterations within these areas must consider the relationship to the Historic District.
- .5 **Historic Contributing Roads:** The contributing roads within the Historic District are delineated by a dot pattern. The roads were built during the period of significance and substantially follow their original routes. Roads not indicated as contributing and all parking areas are considered products of the World War II era, thus are not eligible for contributing status.

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## 10.4 Maintenance and Alteration Recommendations

Recommendations are provided for the maintenance of each landscape zone regarding the historically significant contributing features of the site. Lists of appropriate types of plants for use in the various zones are included as well as a list of unacceptable plants for the Historic District. The various management zones are delineated on one map. Another map serves as an illustrative tree massing plan, delineating the potential extent of the recommended planting program and the spatial intentions of the landscape management. The maps, lists and text will serve as guides in the implementation of future landscape improvements within the Historic District.

### .1 Historic Landscape Preservation Zone:

This zone delineates those areas which, in their present condition, generally reflect the historical landscape character of the site. These areas are to be preserved and maintained in their existing/historic condition with minor modifications as described in the landscape maintenance recommendations. Different areas reflect different types of historically significant landscapes with corresponding maintenance requirements. Included in the Preservation Zone are grasslands, open pine/oak clusters in grasslands, pure stands of pine/oak woodlands and riparian woodlands. Four distinctive sub-areas of the Preservation Zone are mapped separately and described as follows:

#### .1a Lower Terraces (Figure 1a)

The lower terraces are located on the eastern tip of the site, near the Bay and close to the center of the historic City of Monterey. Sketches and reports by early Spanish and French explorers clearly describe this area as part of a mosaic of open grasslands with scattered clusters of pine and oak trees. The open grassy character of the terraces, as contrasted with the adjacent forests, was also an important element in the early 20th century developments. Today most of these areas are routinely mowed, thus maintaining the same type of balance between grasses and trees that has been evident continuously since the site was first inhabited by the indigenous population of Native Americans. Hence, today's management and maintenance practices are preserving the landscape character that is consistent with several historically significant periods for the Presidio.

It is recommended that this area be maintained as a grassland with scattered clusters of open native Monterey Pine/Coast Live Oak woodlands with no shrubby under-story planting. The clusters of trees should be located as screens in relation to existing buildings, as supplements and replacements to existing tree clusters, and as extensions of the peripheral native woodlands. Only trees native to this particular site should be allowed.

It is reported the Father Junipero Serra hung a bell from the branch of an oak tree on the site when he conducted the first mass at Monterey. An existing non-native *Crataegus* (Hawthorn) tree has been planted near the statue of Serra at the lower end of the Presidio. It is recommended that a Coast Live Oak be planted nearby to replace the hawthorn. The hawthorn should be removed when it begins to decline or when the replacement live oak has grown large enough to have some impact.

The following are specific management and alteration recommendations for this area:



- .1 Preserve without disturbing the identified archeological sites or historic structures and monuments within the zone.
- .2 Maintain and manage, through mowing, the open grasslands with clusters of Monterey Pine/Coast Live Oak woodlands that have historically characterized the site.
- .3 Allow the native pine/oak woodlands to develop naturally along the periphery of the area and selectively within the interior of the area without encroaching on the open character of the grassland, consistent with the Illustrative Tree Massing Plan (see plant list).
- .4 Expand the peripheral woodlands and supplement the interior woodland clusters by planting Monterey Pine and Coast Live Oak trees.
- .5 Refrain from planting Monterey Cypress and other plants native to the Monterey Peninsula but which are not indigenous to this immediate site. As the existing cypress and other non-natives die, replace them with Monterey Pine or Coast Live Oak trees.
- .6 Begin a systematic planting of Monterey Pine and Coast Live Oak, near the existing non-native trees. As the non-native trees begin to decline, or as the new plantings reach maturity, remove the non-native trees.
- .7 Maintain the open viewshed out to the Monterey Bay and to the City of Monterey.
- .8 No additional roads, parking or other structures should be developed in this zone.
- .9 Consider removal of existing identified non-contributing roads, parking and other structures and their replacement with recommended historic landscape features and materials.
- .10 Preserve and maintain the rock walls throughout the lower terrace area.

.1b Riparian Woodland (Figure 1b):

The Riparian Woodland follows an intermittent stream course along the southern edge of the Presidio. It is a richly vegetated area of mostly native species indigenous to creeks in the central coast. The corridor extends approximately 1/3 mile from the footbridge at Cpl. Evans Road east to Lighthouse Avenue. Historically, the lower reaches of this area may have been a grassy swale, with more dense vegetation upstream. It has evolved since the early European settlements into the heavily forested Riparian Woodland found today with willows in the lower reaches and a more diverse woodland above. The condition of the woodland today is likely to be similar to its condition early in the 20th century. This riparian corridor contributes to the historic setting of the Presidio, and it also offers richness and diversity to the native wildlife habitats on the site. It is recommended that the Riparian Woodland be maintained as a natural and historic landscape preserve, and that its boundaries be allowed to expand to enable development of an adequate buffer. The following specific management and alteration recommendations apply to this area:

- .1 Maintain native indigenous riparian vegetation and understory in a natural state requiring minimal maintenance.
- .2 Allow native riparian woodland and under-story vegetation to expand naturally.
- .3 Remove non-native plant materials which are invasive and unhealthy for the riparian environment. Examples of invasive non-native ground covers found in the existing woodland include:
  - Garden Nastursium (*Tropaeolum majus*)
  - Algerian Ivy (*Hedera canariensis*)

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- Periwinkle (*Vinca major* & *Vinca minor*)

- .4 Remove obstructions to flood flows in a manner that minimizes damage to the existing vegetation and minimizes disturbance to the existing soil.
- .5 Limit access into the riparian areas, except for infrequent maintenance.

.1c Soldier Field (Parade Ground) (Figure 1c):

In 1902 Soldier Field was established as the central grassy open space, parade ground and athletic field for the Presidio and the civilian population of Monterey. Surrounded by barracks and officer's quarters set into the forest, the parade ground became the major open landscape feature in the campus-like military installation, overlooking the City of Monterey and the Monterey Bay. It formed an important landscape and spatial contrast to the adjacent forests, and was a deliberate landscape creation of the original site designers. The field was later leveled with the creation of stone retaining walls, a concrete reviewing stand and a double set of concrete and stone stairs. Throughout the years, the grassy landscape has been maintained to protect the commanding views of the City of Monterey and Monterey Bay from this area. Soldier field and its built features retain the significant historical characteristics of the earlier eras. Without continuing management as an open grassy landscape, unimpeded by trees, it would gradually return to the pine/oak forest it once was. It is recommended that this area be maintained as the central grassy open space on the reservation. The following are specific management and maintenance recommendations for this area:

- .1 Preserve all stone and concrete retaining walls, concrete reviewing stand, concrete and stone double stairs, and constructed drainage system.
- .2 Maintain the historical character of an open meadow with open views to the Bay.
- .3 Prohibit planting of trees within the grass open space.
- .4 Trees planted or replaced within the perimeter planting areas should be native trees appropriate to the zone (see plant list), and should be planted to frame good views and screen less desirable views.
- .5 Grass should be drought tolerant, low maintenance varieties. Bermuda Grass was used originally for the Parade Ground and would still be appropriate.

.1d Pine Forest Above Soldier Field (Figure 1d)

Located west of Soldier Field and Stillwell Road, and situated within a horseshoe configuration of officer's housing, this remnant pine forest is the largest remaining example of the once extensive pine/oak forest that covered much of the upper terraces. This forest was originally thinned for use as lumber and fuel, and to enable construction of a small structure and tennis courts. Much of the forest, however, has been retained to embrace and contrast with the central open Parade Ground. It is significant that so much of it remains, in light of the vast building program that occurred during and after the World War II era. The pine forest appears to have declined somewhat during the modern era but it still stands within the horseshoe configuration of officer housing much as it did originally. It has been impacted by the construction of several structures as well as the planting of numerous non-native trees. Young pine and oak seedlings are difficult to find within the forest, perhaps due to the existing management practices which may include mowing of the grasses. Preservation of this area will require several modifications to the existing conditions and to the maintenance practices in order to ensure the successful management as a

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native Monterey Pine/Coast Live Oak woodland. The following are specific recommendations for management and maintenance of this historic Forest and Grassland.

- .1 Preserve all identified historic structures.
- .2 Preserve the existing pine forest and allow the native Monterey Pine/Coast Live Oak forest to reestablish itself through a process of natural succession and interplanting of locally indigenous trees (see plant list).
- .3 Maintain this area as a woodland/grassland system and manage it to keep the area free of under-story shrubs.
- .4 Mow grasses to aid in fire control. Monitor the mowing to allow new woodland to develop.
- .5 Remove Black Acacia trees and other non-natives that are not indigenous to this specific locale or to the native indigenous pine/oak forest (see list of unacceptable plants).
- .6 Consider removal of existing, identified non-contributing buildings, pavement, and parking and their replacement with recommended historic landscape features and materials.
- .7 Do not allow development that infringes on views through the pine forest out to the Monterey Bay.

.2 **Historic Landscape Restoration Zone:**

This zone includes open space areas directly related to historic features, but which have been substantially modified over the years. In these cases, historical landscape values have been altered to such a degree that preservation in its present condition would not contribute significantly to the Historic District. In every case, however, there is an element of the historic landscape upon which a restoration and maintenance program can be built. Restoration will focus on the appropriateness of the original pine/oak forest setting for these areas. Some areas, however, include buildings, paving, planting and other features which do not contribute to the historic setting. In these cases, the possible removal and relocation of non-contributing buildings, paving and landscape features affords unique opportunities for restoration of the historic landscape. When restored, the landscape within this zone will contribute significantly to the Historic District. Four distinctive sub-areas of the Restoration Zone are mapped separately and described as follows:

.2a **Grassland/Forest Extensions (Figure 2a)**

These areas border on the Lower Terrace grasslands, which are zoned for Preservation. Originally part of the historic grassland and scattered woodland setting, developments during this century have adversely affected the historic integrity of these landscapes. Much of this landscape is paved with parking lots and service yards, and contains several temporary buildings. Restoration would entail selective removal of non-contributing features (such as paving, non-native and invasive vegetation, and temporary buildings) and their replacement with clusters of native Monterey Pine/Coast Live Oak and grasses in planting pockets and other available spaces. The trees should screen buildings and paved areas, frame views and extend the native forests. No under-story shrub planting is recommended for this area.

- .1 Preserve without disturbing the identified archeological sites and historic structures within the zone.

- .2 Allow the native pine/oak woodlands to develop naturally along the periphery of the area and selectively within the interior of the area without encroaching on the open character of the grassland.
- .3 Expand the peripheral woodlands and supplement the interior woodland clusters by planting appropriate species consistent with the Illustrative Tree Massing Plan (see plant list).
- .4 Refrain from planting Monterey Cypress and other plants native to the Monterey Peninsula but which are not indigenous to this immediate site. As the existing cypress and other non-natives die, replace them with Monterey Pine or Coast Live Oak trees.
- .5 Remove other non-native trees which have been planted and replace with appropriate species (see plant list).
- .6 Plant native pines, oaks, and grasses in available and newly created spaces around buildings, consistent with the Illustrative Tree Massing Plan.
- .7 Assess the placement of trees to maintain the open viewshed out to the Monterey Bay and to the City of Monterey.
- .8 Refrain from planting any understory shrubs.
- .9 Partially remove pavement in existing use areas to create planting pockets and enable the reestablishment of tree clusters without removal of all paving or buildings.
- .10 Selectively remove identified non-contributing buildings, structures, roads, and other pavement and replace with recommended historic landscape features and materials.
- .11 No additional roads, parking or other structures should be developed in this zone.

.2b Forest @ Barracks (Figure 2b)

The original site planning for these areas envisioned barracks buildings set within the margins of the native pine/oak forest, and surrounding the central open parade ground. The contrasts between buildings and open space, and between forest and meadow were deliberately created. Scattered pines and oaks were left in between and around the barracks and related structures creating a sense of buildings within a woodland. In comparison, the trees are now mostly gone in these areas, except a few mature handsome trees, leaving the buildings very exposed. In addition to the forest landscape which was preserved during the 1902-12 building period, some large scale foundation planting and small garden plots were created, providing a sense of separation and privacy between the buildings. The high levels of human activity around the Barracks buildings limited the extent of the ornamental plantings, as compared to the less active Officer's Quarters, but there is evidence that they were a part of the historic setting. These ornamental plantings, which declined by the 1940's, have since mostly disappeared. It is recommended that both the historic forests and some of the ornamental plantings be restored.

- .1 Expand the peripheral woodlands and supplement the interior tree clusters by planting appropriate species consistent with the Illustrative Tree Massing Plan (see plant list).
- .2 Remove the non-native, invasive trees and other plants, including Black Acacia and Eucalyptus, and replace with Monterey Pine and Oak trees (see list of unacceptable plants).
- .3 Assess placement of trees so as not to block views out to Monterey Bay.
- .4 Restore foundation planting in planting beds around buildings using drought tolerant shrub and ground covers (see plant lists).

- .5 Maintain durable, permeable surfaces (such as cobbles, decomposed granite, pavers on sand, etc.) between the buildings where heavy traffic, picnicking or other outdoor activities are expected to spill over from the sidewalks. Interplanting with shrubs and groundcovers is appropriate, but lawn or grass is not acceptable in these areas.
- .6 Encourage the planting of vegetable gardens or orderly planting beds for cut flowers with a simple 2'-3' high picket fence surrounding them in areas near the buildings.
- .7 Limit the use of high volume spray irrigation systems. Instead use low water delivery drip and/or misting systems. Excess irrigation water is a likely contributor to the loss of pine and oak due to their susceptibility to fungi activated by summer watering.
- .8 No additional roads, parking or other structures should be developed in this zone.

.2c Forest @ Officer's Quarters (Figure 2c)

The small single family Officer's Quarters were originally placed into clearings in the forest in a horseshoe pattern surrounding the pine forest and grassland above Soldier Field. The site planning and site design for this area was consistent with, and an extension of the planning for the Barracks. The forest between the two areas provided a visual and spatial separation, although the landscape treatment of the sites themselves was similar. A sense of privacy for the buildings was created by the forest trees and the private gardens developed between the houses. Although located within the forest, the clearing for each home provided sunny areas for outdoor use and prominent views out to the Monterey Bay. Overall, however, the wooded setting contrasted with the more public open meadows beyond. The landscape of this area differed from that of the Barracks primarily in the extent and qualities of the private gardens that surrounded the buildings. During the 1902-10 building period with the increased use of irrigation, lush foundation planting of non-native shrubs, vines and perennials was common. The gardens at many of the houses today maintain the character of the historic gardens. Low picket fences surrounded some of the cut flower and vegetable gardens adjacent to the residences. Fenced separations between the buildings were not part of the historic developments, in contrast to the recently installed privacy fences in this area. Since the 1940's many of the richly planted gardens surrounding the buildings have declined and now are reduced to simple foundation planting. It is recommended that the historic forests and the gardens be restored.

- .1 Same as 2b - Forest @ Barracks
- .2 Restore more lush and consistent foundation plantings and residential scale gardens in planting beds around buildings (see plant lists).
- .3 Consider removal, replacement and/or screening of non-contributing fences and establish privacy separations through the use of appropriate plant materials.
- .4 Preserve without disturbing the identified historic monuments within the zone.

.2d Forest/Grassland Extensions

These areas mark the northern border of the Parade Ground and southwestern edge of the upper area housing clusters. Both were originally within the native pine/oak forest and part of the historic grassland and scattered woodland setting. Developments during this century have adversely affected the historic integrity of these landscapes, although some of the forest and grassy understory remain. It is recommended that the historic landscape be restored to these areas. Restoration would entail selective removal of non-contributing features such as paving, non-

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native and intrusive vegetation, and their replacement with clusters of Monterey Pine/Coast Live Oak and grasses. The existing pine and oak trees are to be preserved. The density of tree cover would be higher in these areas than in the restoration zones near the lower terraces. Trees should screen buildings and paved areas, frame views and extend the native forests. No under-story shrub planting is recommended for this area.

- .1 Same as 2a - Grassland/Forest Extensions.
- .2 Restore, maintain and manage, through mowing, the historical grasslands with clusters of Monterey Pine/Coast Live Oak woodlands that characterized the site.
- .3 Plant a higher density of tree cover in this area than in 2a.

3. **Historic Landscape Enhancement Zone:**

Areas within this zone contribute the least to the historic values of the District. Either the buildings are non-contributing permanent or temporary structures, or the landscape has been so severely altered that restoration or preservation would be inappropriate. Modifications to the landscape with respect to the overall pattern of the forest, and restrictions on the types of plants allowed in the highly visible areas, however, will enhance the historic landscape setting. Such enhancements will extend the character of the historic district while allowing a variety of non-historically related features to occur simultaneously. These are transition areas between the Preservation or Restoration zones and the non-historic landscapes occurring along the periphery of the post, and in two interior locations.

Enhancement recommendations will accommodate both the historic landscape and non-historic features appropriate to the Historic District. Two distinctive sub-areas of the Enhancement Zone are mapped separately and described as follows:

.3a **Internal Transition Area (Figure 3a)**

These two internal transition areas are highly visible from the Restoration and Preservation Zones. One is located next to the upper pine forest and the other is at the lower end of the Parade Ground. The lower buildings with their extensive planting beds and parking lots are in the center of the vistas from the Parade Ground toward Monterey Bay. The building and landscape of each area are inconsistent with the Historic District, but removal and/or major alterations are infeasible under present circumstances. Restrictions on the type and location of planting, however, will serve to enhance the historic landscape. Due to the high visibility, it is recommended that the trees planted within the planting beds be restricted to Monterey Pine and Coast Live Oak, similar to the surrounding Preservation and Restoration zones. The trees should be planted to partially screen the buildings from the Parade Ground, Barracks and Officer's Quarters, but also allow views through to the Bay and to the City. The shrub and ground cover planting should be horticulturally compatible with the pine/oak forest, and should not be "showy" and draw attention to itself. The shrubs and ground covers should be selected to screen the parking from surrounding views. No ornamental flowering trees or deciduous trees with pronounced fall color will be allowed.

.3b **Peripheral Transition Area**

This transition area is along the southern boundary of the Presidio, and near the side entrance to the post. There are no historically significant structures present, and the historic landscape has been severely altered. These are areas with the greatest flexibility for future planting. It forms a

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transition between the off-base landscape and the Presidio Historic District. Planting should be used to screen buildings and parking, extend the native pine/oak and riparian woodlands, and announce an entrance into the Presidio. Where possible, paving or temporary structures may be removed and the peripheral forests expanded.

- .1 Consider removal of buildings and pavement and their replacement with identified historic landscape features and materials within these areas to open up historical views out to Monterey Bay and to expand the native forests.
- .2 Where buildings are to remain allow the planting of groups of Monterey Pine and Oak around and between structures consistent with the Illustrative Tree Massing Plan.
- .3 Consider and maintain views out to the Monterey Bay when planning any development of trees or structures.
- .4 Large planting beds that don't reflect the Historic Landscape character will be accepted in this zone. Plants for this area should be selected from the plant list and the use of the plant material that responds to the plantings in the adjacent zones is encouraged.
- .5 Refrain from planting invasive plants (see list of unacceptable plants).

4 Non-Historic Landscape Zone:

This zone delineates areas outside of the Historic District, but which are visible from it and have not been completely altered during the modern era. They provide a transition between the historic landscape and the newer developments. Major alterations within these areas will affect the integrity of the landscape setting of the Historic District. Maintenance and management of the Non-Historic Landscape Zones must consider the impact on the Historic District.

- .1 Encourage the maintenance of these areas as extensions of the pine and oak forest
- .2 Refrain from the planting of non-native, invasive, and inappropriate plants (see unacceptable plant list)
- .3 Encourage foundation planting at the buildings selected from the plant list and which are consistent with the adjacent beds within the Historical Landscape Zones.
- .4 Discourage the development of additional structures or pavement in this zone.

5. Historic Contributing Roads:

The road system that was developed during the period of significance established a pattern of circulation for the Presidio that is largely intact today. The roadways were designed with little emphasis on streetscape elements and with no tree planting directly related to the circulation pattern. Their alignment would have simply passed through the meadows and forests directly serving the structures. The historic pattern of circulation exists today with the addition of several new roads which connect to the original routes. The expansion of parking has also occurred in several areas. The new roads and expanded parking, considered products of the World War II era, do not contribute to the Historic District.

- .1 Maintain the historical orientation, layout, and character of the contributing roads.
- .2 Prohibit alterations or additions to the roads or streetscapes.
- .3 Replace or repair roads and roadway shoulders to match the existing quality.

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- .4 Prohibit the planting of trees or shrubs parallel to the edge of the pavement in a street tree style pattern.
  - .5 Refrain from the development of new roads or parking within the Historic District.
  - .6 Selectively remove non-contributing paving to allow restoration or enhancement of the historic landscape.

### 10.5 List of Unacceptable Plants

The following is a list of species which are unacceptable within or adjacent to the Historic District. These species are notorious invaders and in time can choke out native species. They will present a continuous maintenance problem if they continue to be present on the site or are introduced. If presently found on the site, they should be removed and not replanted. They should not be introduced as new plantings in the future.

Acacia baileyana (Bailey Acacia)  
Acacia melanoxyton (Blackwood Acacia)  
Albizia julibrissin (Mimosa or Silk Tree)  
Carpobrotus spp. (Ice Plant)  
Coprosma baueri (Mirror Plant)  
Cortaderia selloana (Pampas Grass)  
Cytisus spp. (Broom)  
Eucalyptus spp. (Eucalyptus)  
Hedera canariensis (Algerian Ivy)  
Muehlenbeckia complexa (Mattress Vine)  
Myosotis sylvatica (Common Forget-Me-Not)  
Pennisetum clandestinum (Kikuyu Grass)  
Tropaeolum majus (Garden Nasturtium)  
Vinca major (Giant Periwinkle)  
Vinca minor (Dwarf Periwinkle)



**9.6 HISTORIC DISTRICT  
PLANT LIST**

| <b>Trees</b>  | Zone 1a - Lower Terraces | Zone 1b - Riparian Woodland | Zone 1c - Soldier Field | Zone 1d - Pine Oak Forest | Zone 2a - Grassland / Forest Extensions | Zone 2b - Forest @ Barrack | Zone 2c - Forest @ Officer's Quarters | Zone 3a - Internal Transition Areas | Zone 3b - Peripheral Transition Areas | Zone 4 - Outside of Historic District | Remarks                                |
|---|--------------------------|-----------------------------|-------------------------|---------------------------|---|----------------------------|---------------------------------------|-------------------------------------|---------------------------------------|---------------------------------------|--|
| * <i>Acer macrophyllum</i> (Big Leaf Maple)               |                          | •                           |                         |                           |   |                            |                                       |                                     |                                       |                                       |  |
| * <i>Acer negundo</i> 'californica' (Box Elder)           |                          | •                           |                         |                           |   |                            |                                       |                                     |                                       |                                       |  |
| * <i>Aesculus californica</i> (California Buckeye)        |                          | •                           |                         |                           |   |                            |                                       |                                     |                                       |                                       |  |
| * <i>Alnus rhombifolia</i> (White Alder)                  |                          | •                           |                         |                           |   |                            |                                       |                                     |                                       |                                       |  |
| <i>Cedrus deodara</i> (Deodar Cedar)                      |                          |                             |                         |                           |   |                            |                                       |                                     | •                                     | •                                     |  |
| <i>Cupressus arizonica</i> (Arizona Cypress)'             |                          |                             |                         |                           |   |                            |                                       |                                     | •                                     | •                                     | Sometimes called c. glabra             |
| * <i>Cupressus macrocarpa</i> (Monterey Cypress)          |                          |                             |                         |                           |   |                            |                                       | •                                   | •                                     | •                                     |  |
| <i>Liquidambar styraciflua</i> (American Sweetgum)        |                          |                             |                         |                           |   |                            |                                       |                                     | •                                     | •                                     |  |
| <i>Phoenix canariensis</i> (Canary Island Date Palm)      |                          |                             |                         |                           |   |                            |                                       |                                     | •                                     | •                                     |  |
| * <i>Pinus radiata</i> (Monterey Pine)                    | •                        |                             | •                       | •                         | •                                       | •                          | •                                     | •                                   | •                                     | •                                     | See landscape / sitework specification |
| <i>Pittosporum undulatum</i> (Victorian Box)              |                          |                             |                         |                           |   |                            |                                       |                                     | •                                     | •                                     |  |
| * <i>Platanus racemosa</i> (California Sycamore)          |                          | •                           |                         |                           |   |                            |                                       |                                     | •                                     | •                                     |  |
| * <i>Quercus agrifolia</i> (California Live Oak)          | •                        |                             | •                       | •                         | •                                       | •                          | •                                     | •                                   | •                                     | •                                     |  |
| <i>Robinia pseudo acacia</i> (Black Locust)               |                          |                             |                         |                           |   |                            |                                       |                                     | •                                     | •                                     |  |
| * <i>Salix laevigata</i> (Red Willow)                     |                          | •                           |                         |                           |   |                            |                                       |                                     |                                       |                                       |  |
| * <i>Salix lasioandra</i> (Yellow Tree Willow)            |                          | •                           |                         |                           |   |                            |                                       |                                     |                                       |                                       |  |
| <i>Schinus molle</i> (California Pepper)                  |                          |                             |                         |                           |   |                            |                                       | •                                   | •                                     | •                                     |  |
| * <i>Umbellularia californica</i> (California Bay Laurel) |                          | •                           |                         |                           |   |                            |                                       |                                     |                                       |                                       |  |

\* Plants native to California

| <p><b>HISTORIC DISTRICT<br/>PLANT LIST</b></p>           | <p><b>Zone 1a - Lower Terraces</b></p> | <p><b>Zone 1b - Riparian Woodland</b></p> | <p><b>Zone 1c - Soldier Field</b></p> | <p><b>Zone 1d - Pine Oak Forest</b></p> | <p><b>Zone 2a - Grassland / Forest Extensions</b></p> | <p><b>Zone 2b - Forest @ Barrack</b></p> | <p><b>Zone 2c - Forest @ Officer's Quarters</b></p> | <p><b>Zone 3a - Internal Transition Areas</b></p> | <p><b>Zone 3b - Peripheral Transition Areas</b></p> | <p><b>Zone 4 - Outside of Historic District</b></p> | <p><b>Remarks</b></p> |
|--|--|---|---------------------------------------|---|---|--|---|---|---|---|-----------------------|
| <b>Shrubs</b>  |  |   |                                       |   |   |  |   |   |   |   |                       |
| <i>Abella grandiflora</i> (Glossy Abella)                |  |   |                                       |   |   | •  | •   | •   | •   | •   |                       |
| <i>Arbutus unedo</i> 'compacta' (Strawberry Tree)        |  |   |                                       |   |   | •  | •   | •   | •   | •   |                       |
| * <i>Arctostaphylos hookeri</i> (Monterey Manzanita)     |  |   |                                       |   |   | •  | •   | •   | •   | •   |                       |
| * <i>Arctostaphylos pumila</i> (Dune Manzanita)          |  |   |                                       |   |   | •  | •   | •   | •   | •   |                       |
| <i>Berberis thunbergii</i> (Japanese Barberry)           |  |   |                                       |   |   | •  | •   | •   | •   | •   |                       |
| <i>Carissa grandiflora</i> (Natal Plum)                  |  |   |                                       |   |   | •  | •   | •   | •   | •   |                       |
| * <i>Ceanothus rigidus</i> (California Wild Lilac)       |  |   |                                       |   |   | •  | •   | •   | •   | •   |                       |
| * <i>Ceanothus thrysiflorus</i> (Blue Blossom)           |  |   |                                       |   |   | •  | •   | •   | •   | •   |                       |
| <i>Cistus purpureus</i> (Orchid Rockrose)                |  |   |                                       |   |   | •  | •   | •   | •   | •   |                       |
| <i>Corylus cornuta</i> 'californica' (Hazelnut)          |  | •   |                                       |   |   |  |   |   |   |   |                       |
| <i>Dodonaea viscosa</i> 'atropurpurea' (Purple Hopseed)  |  |   |                                       |   |   | •  | •   | •   | •   | •   |                       |
| <i>Echium fatuosum</i> (Pride-of-Madela)                 |  |   |                                       |   |   | •  | •   | •   | •   | •   |                       |
| <i>Elaeagnus pungens</i> (Silverberry)                   |  |   |                                       |   |   | •  | •   | •   | •   | •   |                       |
| <i>Escallonia rubra</i> (Red Escallonia)                 |  |   |                                       |   |   | •  | •   | •   | •   | •   |                       |
| <i>Euonymus japonica</i> (Evergreen Euonymous)           |  |   |                                       |   |   | •  | •   | •   | •   | •   |                       |
| <i>Fuchsia hybrida</i> (Hybrid Fuchsia)                  |  |   |                                       |   |   | •  | •   | •   | •   | •   |                       |
| <i>Hebe</i> sp. (Hebe)                                   |  |   |                                       |   |   | •  | •   | •   | •   | •   |                       |
| * <i>Heteromeles arbutifolia</i> (Toyon)                 |  |   |                                       |   |   | •  | •   | •   | •   | •   |                       |
| <i>Ilex altacalarensis</i> (Wilson Holly)                |  |   |                                       |   |   | •  | •   | •   | •   | •   |                       |
| <i>Ilex aquifolium</i> (English Holly)                   |  |   |                                       |   |   | •  | •   | •   | •   | •   |                       |
| <i>Juniperus chinensis</i> 'San Jose' (San Jose Juniper) |  |   |                                       |   |   | •  | •   | •   | •   | •   |                       |

\* Plants native to California

| HISTORIC DISTRICT PLANT LIST                   |                          |                             |                         |                           |   |                            |                                       |                                     |                                       |                                       |         |
|--|--------------------------|-----------------------------|-------------------------|---------------------------|---|----------------------------|---------------------------------------|-------------------------------------|---------------------------------------|---------------------------------------|---------|
|  | Zone 1a - Lower Terraces | Zone 1b - Riparian Woodland | Zone 1c - Soldier Field | Zone 1d - Pine Oak Forest | Zone 2a - Grassland / Forest Extensions | Zone 2b - Forest @ Barrack | Zone 2c - Forest @ Officer's Quarters | Zone 3a - Internal Transition Areas | Zone 3b - Peripheral Transition Areas | Zone 4 - Outside of Historic District | Remarks |
| <b>Shrubs (cont)</b>                           |                          |                             |                         |                           |   |                            |                                       |                                     |                                       |                                       |         |
| <i>Justicia brandegeana</i> (Shrimp Plant)     |                          |                             |                         |                           |   | •                          | •                                     |                                     |                                       |                                       |         |
| <i>Ligustrum japonicum</i> (Japanese Privet)   |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •                                     | •                                     |         |
| <i>Lantana camara</i> (Lantana)                |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •                                     | •                                     |         |
| <i>Lupinus arboreus</i> (Yellow Lupine)        |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •                                     | •                                     |         |
| <i>Myoporum laetum</i> (Sandlewood)            |                          |                             |                         |                           |   |                            |                                       | •                                   | •                                     | •                                     |         |
| <i>Nandina domestica</i> (Heavenly Bamboo)     |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •                                     | •                                     |         |
| <i>Nerium oleander</i> (Oleander)              |                          |                             |                         |                           |   |                            | •                                     | •                                   | •                                     | •                                     |         |
| <i>Phormium tenax</i> (New Zealand Flax)       |                          |                             |                         |                           |   |                            | •                                     | •                                   | •                                     | •                                     |         |
| <i>Pittosporum tobira</i> (Tobira)             |                          |                             |                         |                           |   |                            | •                                     | •                                   | •                                     | •                                     |         |
| <i>Plumbago auriculata</i> (Cape Plumbago)     |                          |                             |                         |                           |   |                            | •                                     | •                                   | •                                     | •                                     |         |
| <i>Rhamnus californica</i> (Coffeeberry)       |                          |                             |                         |                           |   |                            | •                                     | •                                   | •                                     | •                                     |         |
| <i>Rhaphiolepis indica</i> (India Hawthorn)    |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •                                     | •                                     |         |
| <i>Rhaphiolepis umbellata</i> (Yeddo Hawthorn) |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •                                     | •                                     |         |
| <i>Rosmarinus officinalis</i> (Rosemary)       |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •                                     | •                                     |         |
| <i>Salvia greggii</i> (Salvia)                 |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •                                     | •                                     |         |
| <i>Sambucus callicarpa</i> (Red Elderberry)    |                          | •                           |                         |                           |   |                            |                                       |                                     |                                       |                                       |         |
| <i>Viburnum tinus</i> (Laurustinus)            |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •                                     | •                                     |         |
| <i>Xylosma congestum</i> (Xylosma)             |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •                                     | •                                     |         |
| <i>Yucca gloriosa</i> (Spanish Dagger)         |                          |                             |                         |                           |   |                            | •                                     |                                     | •                                     | •                                     |         |

\* Plants native to California

**HISTORIC DISTRICT  
PLANT LIST**

**Groundcovers / Vines /  
Plants for Massing**

|   | Zone 1a - Lower Terraces | Zone 1b - Riparian Woodland | Zone 1c - Soldier Field | Zone 1d - Pine Oak Forest | Zone 2a - Grassland / Forest Extensions | Zone 2b - Forest @ Barrack | Zone 2c - Forest @ Officer's Quarters | Zone 3a - Internal Transition Areas | Zone 3b - Peripheral Transition Areas | Zone 4 - Outside of Historic District | Remarks |
|---|--------------------------|-----------------------------|-------------------------|---------------------------|---|----------------------------|---------------------------------------|-------------------------------------|---------------------------------------|---------------------------------------|---------|
| Agapanthus africanus (Lily of the Nile)                 |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •                                     | •                                     |         |
| * Arctostaphylos uva ursi (Bearberry)                   |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •                                     | •                                     |         |
| * Baccharis pilularis (Coyote Brush)                    |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •                                     | •                                     |         |
| * Baccharis pilularis 'twin peaks' (Dwarf Coyote Bush)  |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •                                     | •                                     |         |
| Bergenia cordifolia (Heartleaf Bergenia)                |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •                                     | •                                     |         |
| Campsis radicans (Common Trumpet Creeper)               |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •                                     | •                                     |         |
| * Ceanothus gloriosus (Point Reyes Ceanothus)           |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •                                     | •                                     |         |
| * Ceanothus griseus horizontalis (Carmel Creeper)       |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •                                     | •                                     |         |
| Clematis montana (Anemone Clematis)                     |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •                                     | •                                     |         |
| Distictis buccinatoria (Trumpet Vine)                   |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •                                     | •                                     |         |
| Eschscholzia californica (California Poppy)             | •                        |                             |                         |                           |   | •                          | •                                     | •                                   | •                                     | •                                     |         |
| Fragaria chiloensis (Wild Strawberry)                   |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •                                     | •                                     |         |
| Geisemium sempervirens (Carolina Jessamine)             |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •                                     | •                                     |         |
| Iris douglasiana (Douglas Iris)                         | •                        |                             |                         |                           |   | •                          | •                                     | •                                   | •                                     | •                                     |         |
| Juniperus conferta (Shore Juniper)                      |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •                                     | •                                     |         |
| Lampranthus sp. (Ice Plant)                             |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •                                     | •                                     |         |
| Lantana montevidensis (Lantana)                         |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •                                     | •                                     |         |
| Lonicera involucrata 'ledbouril' (California Twinberry) |                          | •                           |                         |                           |   | •                          | •                                     | •                                   | •                                     | •                                     |         |
| Ophlopogon japonicus (Mondo Grass)                      |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •                                     | •                                     |         |
| Osteospermum fruticosum (Trailing African Daisy)        |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •                                     | •                                     |         |
| Passiflora jamesonii (Passion Vine)                     |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •                                     | •                                     |         |
| Pelargonium peltatum (Ivy Geranium)                     |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •                                     | •                                     |         |

\* Plants native to California

| HISTORIC DISTRICT<br>PLANT LIST                  | Groundcovers / Vines /<br>Plants for Massing (con't) |                             |                         |                           |   |                            |                                       |                                     | Remarks |                                       |                                       |
|--|--|-----------------------------|-------------------------|---------------------------|---|----------------------------|---------------------------------------|-------------------------------------|---------|---------------------------------------|---------------------------------------|
|  | Zone 1a - Lower Terraces                             | Zone 1b - Riparian Woodland | Zone 1c - Soldier Field | Zone 1d - Pine Oak Forest | Zone 2a - Grassland / Forest Extensions | Zone 2b - Forest @ Barrack | Zone 2c - Forest @ Officer's Quarters | Zone 3a - Internal Transition Areas |         | Zone 3b - Peripheral Transition Areas | Zone 4 - Outside of Historic District |
| * Ribes speciosum (Fuchsia Flowering Gooseberry) |  | •                           |                         |                           |   |                            |                                       |                                     |         |                                       |                                       |
| Rosa banksiae (Lady Banks' Rose)                 |  |                             |                         |                           |   | •                          | •                                     | •                                   | •       | •                                     |                                       |
| * Rosa californica (California Wild Rose)        |  |                             |                         |                           |   | •                          | •                                     | •                                   | •       | •                                     |                                       |
| * Rubus parviflorus (Thimbleberry)               |  | •                           |                         |                           |   |                            |                                       |                                     |         |                                       |                                       |
| Sedum sp. (Stonecrop)                            |  |                             |                         |                           |   | •                          | •                                     | •                                   | •       | •                                     |                                       |
| Solanum jasminoides (Potato Vine)                |  |                             |                         |                           |   | •                          | •                                     | •                                   | •       | •                                     |                                       |
| * Symphoricarpos rivularis (Snowberry)           |  | •                           |                         |                           |   |                            |                                       |                                     |         |                                       |                                       |
| Thunbergia alata (Black-Eyed Susan)              |  |                             |                         |                           |   | •                          | •                                     | •                                   | •       | •                                     |                                       |
| Trachelospermum jasminoides (Star Jasmine)       |  |                             |                         |                           |   | •                          | •                                     | •                                   | •       | •                                     |                                       |
| Wisteria sinensis (Chinese Wisteria)             |  |                             |                         |                           |   | •                          | •                                     | •                                   | •       | •                                     |                                       |

\* Plants native to California

**9.6 HISTORIC DISTRICT  
PLANT LIST**

| Trees  | Zone                |                        |                    |                      |                                    |                       |                                  |                                | Remarks |  |
|--|---------------------|------------------------|--------------------|----------------------|------------------------------------|-----------------------|----------------------------------|--------------------------------|---------|--|
|  | 1a - Lower Terraces | 1b - Riparian Woodland | 1c - Soldier Field | 1d - Pine Oak Forest | 2a - Grassland / Forest Extentions | 2b - Forest @ Barrack | 2c - Forest @ Officer's Quarters | 3a - Internal Transition Areas |         |  |
| * Acer macrophyllum (Big Leaf Maple)               |                     | •                      |                    |                      |                                    |                       |                                  |                                |         |  |
| * Acer negundo 'californica' (Box Elder)           |                     | •                      |                    |                      |                                    |                       |                                  |                                |         |  |
| * Aesculus californica (California Buckeye)        |                     | •                      |                    |                      |                                    |                       |                                  |                                |         |  |
| * Alnus rhombifolia (White Alder)                  |                     |                        |                    |                      |                                    |                       |                                  |                                |         |  |
| * Cedrus deodara (Deodar Cedar)                    |                     |                        |                    |                      |                                    |                       |                                  |                                |         |  |
| * Cupressus arizonica (Arizona Cypress)            |                     |                        |                    |                      |                                    |                       |                                  |                                |         | Sometimes called c. glabra             |
| * Cupressus macrocarpa (Monterey Cypress)          |                     |                        |                    |                      |                                    |                       |                                  |                                |         |  |
| * Liquidambar styraciflua (American Sweetgum)      |                     |                        |                    |                      |                                    |                       |                                  |                                |         |  |
| * Phoenix canariensis (Canary Island Date Palm)    |                     |                        |                    |                      |                                    |                       |                                  |                                |         |  |
| * Pinus radiata (Monterey Pine)                    | •                   |                        |                    |                      |                                    |                       |                                  |                                |         | See landscape / sitework specification |
| * Pittosporum undulatum (Victorian Box)            |                     |                        |                    |                      |                                    |                       |                                  |                                |         |  |
| * Platanus racemosa (California Sycamore)          |                     | •                      |                    |                      |                                    |                       |                                  |                                |         |  |
| * Quercus agrifolia (California Live Oak)          |                     | •                      |                    |                      |                                    |                       |                                  |                                |         |  |
| * Robinia pseudo acacia (Black Locust)             |                     |                        |                    |                      |                                    |                       |                                  |                                |         |  |
| * Salix laevigata (Red Willow)                     |                     | •                      |                    |                      |                                    |                       |                                  |                                |         |  |
| * Salix lasioandra (Yellow Tree Willow)            |                     | •                      |                    |                      |                                    |                       |                                  |                                |         |  |
| * Schinus molle (California Pepper)                |                     |                        |                    |                      |                                    |                       |                                  | •                              |         |  |
| * Umbellularia californica (California Bay Laurel) |                     | •                      |                    |                      |                                    |                       |                                  | •                              |         |  |

\* Plants native to California

| HISTORIC DISTRICT<br>PLANT LIST                          |                          |                             |                         |                           |   |                            |                                       |                                     |                                       |                                       | Remarks |
|--|--------------------------|-----------------------------|-------------------------|---------------------------|---|----------------------------|---------------------------------------|-------------------------------------|---------------------------------------|---------------------------------------|---------|
|  | Zone 1a - Lower Terraces | Zone 1b - Riparian Woodland | Zone 1c - Soldier Field | Zone 1d - Pine Oak Forest | Zone 2a - Grassland / Forest Extensions | Zone 2b - Forest @ Barrack | Zone 2c - Forest @ Officer's Quarters | Zone 3a - Internal Transition Areas | Zone 3b - Peripheral Transition Areas | Zone 4 - Outside of Historic District |         |
| Shrubs   |                          |                             |                         |                           |   |                            |                                       |                                     |                                       |                                       |         |
| <i>Abella grandiflora</i> (Glossy Abella)                |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •                                     | •                                     |         |
| <i>Arbutus unedo</i> 'compacta' (Strawberry Tree)        |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •                                     | •                                     |         |
| * <i>Arctostaphylos hookeri</i> (Monterey Manzanita)     |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •                                     | •                                     |         |
| * <i>Arctostaphylos pumila</i> (Dune Manzanita)          |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •                                     | •                                     |         |
| <i>Berberis thunbergii</i> (Japanese Barberry)           |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •                                     | •                                     |         |
| <i>Carlissa grandiflora</i> (Natal Plum)                 |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •                                     | •                                     |         |
| * <i>Ceanothus rigidus</i> (California Wild Lilac)       |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •                                     | •                                     |         |
| * <i>Ceanothus thrysiflorus</i> (Blue Blossom)           |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •                                     | •                                     |         |
| <i>Cistus purpureus</i> (Orchid Rockrose)                |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •                                     | •                                     |         |
| <i>Corylus cornuta</i> 'californica' (Hazelnut)          |                          | •                           |                         |                           |   |                            | •                                     | •                                   | •                                     | •                                     |         |
| <i>Dodonaea viscosa</i> 'atropurpurea' (Purple Hopseed)  |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •                                     | •                                     |         |
| <i>Echium fatuosum</i> (Pride-of-Madeira)                |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •                                     | •                                     |         |
| <i>Elaeagnus pungens</i> (Silverberry)                   |                          |                             |                         |                           |   |                            | •                                     | •                                   | •                                     | •                                     |         |
| <i>Escallonia rubra</i> (Red Escallonia)                 |                          |                             |                         |                           |   |                            | •                                     | •                                   | •                                     | •                                     |         |
| <i>Euonymus japonica</i> (Evergreen Euonymous)           |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •                                     | •                                     |         |
| <i>Fuchsia hybrida</i> (Hybrid Fuchsia)                  |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •                                     | •                                     |         |
| <i>Hebe</i> sp. (Hebe)                                   |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •                                     | •                                     |         |
| * <i>Heteromeles arbutifolia</i> (Toyon)                 |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •                                     | •                                     |         |
| <i>Ilex alticolaensis</i> (Wilson Holly)                 |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •                                     | •                                     |         |
| <i>Ilex aquifolium</i> (English Holly)                   |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •                                     | •                                     |         |
| <i>Juniperus chinensis</i> 'San Jose' (San Jose Juniper) |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •                                     | •                                     |         |

\* Plants native to California.

| HISTORIC DISTRICT<br>PLANT LIST                |                          |                             |                         |                           |   |                            |                                       |                                     | Remarks |                                       |
|--|--------------------------|-----------------------------|-------------------------|---------------------------|---|----------------------------|---------------------------------------|-------------------------------------|---------|---------------------------------------|
|  | Zone 1a - Lower Terraces | Zone 1b - Riparian Woodland | Zone 1c - Soldier Field | Zone 1d - Pine Oak Forest | Zone 2a - Grassland / Forest Extensions | Zone 2b - Forest @ Barrack | Zone 2c - Forest @ Officer's Quarters | Zone 3a - Internal Transition Areas |         | Zone 3b - Peripheral Transition Areas |
| <b>Shrubs (cont')</b>                          |                          |                             |                         |                           |   |                            |                                       |                                     |         |                                       |
| <i>Justicia brandegeana</i> (Shrimp Plant)     |                          |                             |                         |                           |   | •                          | •                                     |                                     |         |                                       |
| <i>Ligustrum japonicum</i> (Japanese Privet)   |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •       | •                                     |
| <i>Lantana camara</i> (Lantana)                |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •       | •                                     |
| <i>Lupinus arboreus</i> (Yellow Lupine)        |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •       | •                                     |
| <i>Myoporum laetum</i> (Sandlewood)            |                          |                             |                         |                           |   |                            |                                       | •                                   | •       | •                                     |
| <i>Nandina domestica</i> (Heavenly Bamboo)     |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •       | •                                     |
| <i>Nerium oleander</i> (Oleander)              |                          |                             |                         |                           |   |                            | •                                     | •                                   | •       | •                                     |
| <i>Phormium tenax</i> (New Zealand Flax)       |                          |                             |                         |                           |   |                            | •                                     | •                                   | •       | •                                     |
| <i>Pittosporum tobira</i> (Tobira)             |                          |                             |                         |                           |   |                            | •                                     | •                                   | •       | •                                     |
| <i>Plumbago auriculata</i> (Cape Plumbago)     |                          |                             |                         |                           |   |                            | •                                     | •                                   | •       | •                                     |
| * <i>Rhamnus californica</i> (Coffeeberry)     |                          |                             |                         |                           |   |                            | •                                     | •                                   | •       | •                                     |
| <i>Rhaphiolepis indica</i> (India Hawthorn)    |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •       | •                                     |
| <i>Rhaphiolepis umbellata</i> (Yeddo Hawthorn) |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •       | •                                     |
| <i>Rosmarinus officinalis</i> (Rosemary)       |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •       | •                                     |
| <i>Salvia greggii</i> (Salvia)                 |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •       | •                                     |
| * <i>Sambucus callicarpa</i> (Red Elderberry)  |                          | •                           |                         |                           |   |                            |                                       |                                     |         |                                       |
| <i>Viburnum tinus</i> (Laurustinus)            |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •       | •                                     |
| <i>Xylosma congestum</i> (Xylosma)             |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •       | •                                     |
| <i>Yucca gloriosa</i> (Spanish Dagger)         |                          |                             |                         |                           |   | •                          | •                                     | •                                   | •       | •                                     |

\* Plants native to California



**HISTORIC DISTRICT  
PLANT LIST**

**Groundcovers / Vines /  
Plants for Massing**

|   | Zone 1 - Lower Terraces |         |         |         |         |         |         |         | Zone 2 - Forest @ Barrack |        |        |        | Zone 3 - Internal Transition Areas |  | Zone 4 - Outside of Historic District |  | Remarks |
|---|-------------------------|---------|---------|---------|---------|---------|---------|---------|---------------------------|--------|--------|--------|------------------------------------|--|---------------------------------------|--|---------|
|   | Zone 1a                 | Zone 1b | Zone 1c | Zone 1d | Zone 2a | Zone 2b | Zone 2c | Zone 3a | Zone 3b                   | Zone 4 | Zone 4 | Zone 4 | Zone 4                             |  |                                       |  |         |
| Agapanthus africanus (Lily of the Nile)                 |                         |         |         |         |         | •       | •       | •       | •                         | •      | •      | •      | •                                  |  |                                       |  |         |
| Arcostaphylos uva ursi (Bearberry)                      |                         |         |         |         |         |         |         |         |                           |        |        |        |                                    |  |                                       |  |         |
| Baccharis pilularis (Coyote Brush)                      |                         |         |         |         |         | •       | •       | •       | •                         | •      | •      | •      | •                                  |  |                                       |  |         |
| Baccharis pilularis 'twin peaks' (Dwarf Coyote Bush)    |                         |         |         |         |         | •       | •       | •       | •                         | •      | •      | •      | •                                  |  |                                       |  |         |
| Bergenia cordifolia (Heartleaf Bergenia)                |                         |         |         |         |         | •       | •       | •       | •                         | •      | •      | •      | •                                  |  |                                       |  |         |
| Campsis radicans (Common Trumpet Creeper)               |                         |         |         |         |         | •       | •       | •       | •                         | •      | •      | •      | •                                  |  |                                       |  |         |
| Ceanothus gloriosus (Point Reyes Ceanothus)             |                         |         |         |         |         | •       | •       | •       | •                         | •      | •      | •      | •                                  |  |                                       |  |         |
| Ceanothus griseus horizontalis (Carmel Creeper)         |                         |         |         |         |         | •       | •       | •       | •                         | •      | •      | •      | •                                  |  |                                       |  |         |
| Clerfalis montana (Anemone Clematis)                    |                         |         |         |         |         | •       | •       | •       | •                         | •      | •      | •      | •                                  |  |                                       |  |         |
| Distictis buccinatoria (Trumpet Vine)                   |                         |         |         |         |         | •       | •       | •       | •                         | •      | •      | •      | •                                  |  |                                       |  |         |
| Eschscholzia californica (California Poppy)             |                         |         |         |         |         | •       | •       | •       | •                         | •      | •      | •      | •                                  |  |                                       |  |         |
| Fragaria chiloensis (Wild Strawberry)                   |                         |         |         |         |         | •       | •       | •       | •                         | •      | •      | •      | •                                  |  |                                       |  |         |
| Gelsemium sempervirens (Carolina Jessamine)             |                         |         |         |         |         | •       | •       | •       | •                         | •      | •      | •      | •                                  |  |                                       |  |         |
| Iris douglasiana (Douglas Iris)                         |                         |         |         |         |         | •       | •       | •       | •                         | •      | •      | •      | •                                  |  |                                       |  |         |
| Juniperus conferta (Shore Juniper)                      |                         |         |         |         |         | •       | •       | •       | •                         | •      | •      | •      | •                                  |  |                                       |  |         |
| Lampranthus sp. (Ice Plant)                             |                         |         |         |         |         | •       | •       | •       | •                         | •      | •      | •      | •                                  |  |                                       |  |         |
| Lantana montevidensis (Lantana)                         |                         |         |         |         |         | •       | •       | •       | •                         | •      | •      | •      | •                                  |  |                                       |  |         |
| Lonicera involucrata 'ledbourii' (California Twinberry) |                         |         |         |         |         | •       | •       | •       | •                         | •      | •      | •      | •                                  |  |                                       |  |         |
| Ophlopogon japonicus (Mondo Grass)                      |                         |         |         |         |         | •       | •       | •       | •                         | •      | •      | •      | •                                  |  |                                       |  |         |
| Osteospermum fruticosum (Trailing African Daisy)        |                         |         |         |         |         | •       | •       | •       | •                         | •      | •      | •      | •                                  |  |                                       |  |         |
| Passiflora jamesonii (Passion Vine)                     |                         |         |         |         |         | •       | •       | •       | •                         | •      | •      | •      | •                                  |  |                                       |  |         |
| Pelargonium peltatum (Ivy Geranium)                     |                         |         |         |         |         | •       | •       | •       | •                         | •      | •      | •      | •                                  |  |                                       |  |         |

\* Plants native to California

**HISTORIC DISTRICT  
PLANT LIST**

**Groundcovers / Vines /  
Plants for Massing (cont)**

|   | Zone 1a - Lower Terraces | Zone 1b - Riparian Woodland | Zone 1c - Soldier Field | Zone 1d - Pine Oak Forest | Zone 2a - Grassland / Forest Extensions | Zone 2b - Forest @ Barrack | Zone 2c - Forest @ Officer's Quarters | Zone 3a - Internal Transition Areas | Zone 3b - Peripheral Transition Areas | Zone 4 - Outside of Historic District | Remarks |
|---|--------------------------|-----------------------------|-------------------------|---------------------------|---|----------------------------|---------------------------------------|-------------------------------------|---------------------------------------|---------------------------------------|---------|
| * <b>Ribes speciosum (Fuchsia Flowering Gooseberry)</b> |                          | ●                           |                         |                           |   |                            |                                       |                                     |                                       |                                       |         |
| <b>Rosa banksiae (Lady Banks' Rose)</b>                 |                          |                             |                         |                           |   | ●                          | ●                                     | ●                                   | ●                                     | ●                                     |         |
| * <b>Rosa californica (California Wild Rose)</b>        |                          |                             |                         |                           |   | ●                          | ●                                     | ●                                   | ●                                     | ●                                     |         |
| * <b>Rubus parviflorus (Thimbleberry)</b>               |                          | ●                           |                         |                           |   |                            |                                       |                                     |                                       |                                       |         |
| <b>Sedum sp. (Stonecrop)</b>                            |                          |                             |                         |                           |   | ●                          | ●                                     | ●                                   | ●                                     | ●                                     |         |
| <b>Solanum jasminoides (Potato Vine)</b>                |                          |                             |                         |                           |   | ●                          | ●                                     | ●                                   | ●                                     | ●                                     |         |
| * <b>Symphoricarpus rivularis (Snowberry)</b>           |                          | ●                           |                         |                           |   |                            |                                       |                                     |                                       |                                       |         |
| <b>Thurbergia alata (Black-Eyed Susan)</b>              |                          |                             |                         |                           |   | ●                          | ●                                     | ●                                   | ●                                     | ●                                     |         |
| <b>Trachelospermum jasminoides (Star Jasmine)</b>       |                          |                             |                         |                           |   | ●                          | ●                                     | ●                                   | ●                                     | ●                                     |         |
| <b>Wisteria sinensis (Chinese Wisteria)</b>             |                          |                             |                         |                           |   | ●                          | ●                                     | ●                                   | ●                                     | ●                                     |         |

\* Plants native to California

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9.7 PHOTOGRAPHS OF THE HISTORIC DISTRICT LANDSCAPE



Figure 1a - Lower Terraces/Woodland Cluster



Figure 1b - Riparian Woodland



Figure 1c - Soldier Field (Parade Ground)



Figure 1d - Pine Forest Above Soldier Field



Figure 2a - Grassland/Forest Extensions



Figure 2b - Forest @ Barracks



Figure 2c - Forest @ Officer's Quarters

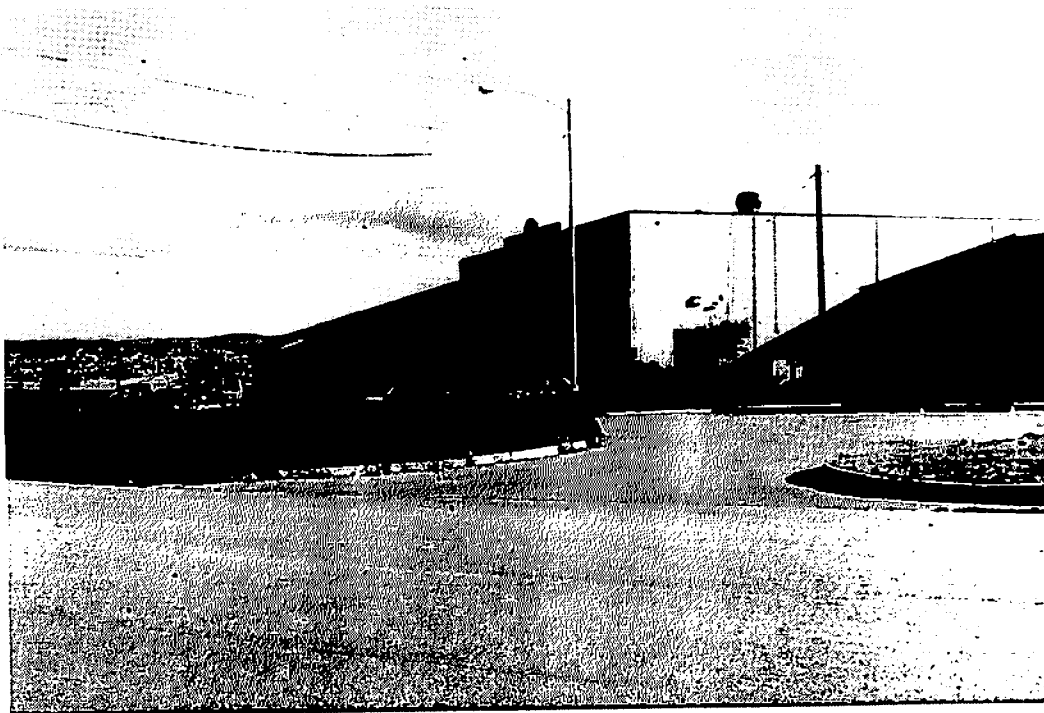


Figure 3a - Internal Transition Area

**Advisory Council on Historic Preservation (ACHP):** An independent Federal agency created to advise the President and Congress on historic preservation matters and to review Federal actions affecting historic properties. The Council is responsible for commenting to the federal Agency officials on an undertaking that affects historic properties.

**Agency official:** Refers to the federal Agency head or designee with authority over a specific undertaking, and is responsible for compliance with Section 106 and Section 110 of the NHPA.

**Contributing Buildings:** Refers to buildings over 40 years of age that have been designated as contributing to the historic district. "Contributing" = historic.

**Historic Property:** Any property, including an historic district, site, building, structure or object, listed in or potentially eligible for inclusion in the National Register of Historic Places.

**Memorandum of Agreement (MOA):** A written agreement prepared by the parties involved in the Section 106 review process which outlines the agreed upon means of resolving adverse effects on historic properties caused by Federal undertakings.

**National Environmental Policy Act (NEPA):** The federal legislation providing Federal agencies broad responsibilities for the impacts of their activities on the environment.

**National Historic Preservation Act (NHPA):** Established in 1966 and amended in 1992, the federal legislation in which Congress clarified and broadened the stewardship responsibilities of the Federal government for the cultural patrimony.

**Non-Contributing Buildings:** Refers to buildings over 40 years of age that have been designated as not contributing to the historic district. "Non-contributing" = not-historic.

**Section 106 Process:** These are regulations which define the process used by federal agencies to meet the requirements of the NHPA. Section 106 of the NHPA requires federal agencies with jurisdiction over historic properties, to take into account the effects of their undertakings on such properties, and to allow the ACHP the opportunity to comment on the undertaking. Section 110 of the NHPA requires the heads of federal agencies to undertake planning and actions that will minimize harm to historic properties.

**National Register:** The National Register of Historic Places. The official Federal roster of historic properties worthy of recognition and preservation. The National Register of Historic Places maintained by the U.S. Secretary of the Interior.



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**Programmatic Agreement:** An agreement, developed typically among the Federal agency, the Advisory Council on Historic Preservation and the California State Historic Preservation Office, allowing the Federal agency to undertake certain large or complex projects or types of Federal undertakings without Section 106 review.

**State Office of Historic Preservation (SOHP):** The office of State government which administers the State historic preservation program, and assists the Federal government in the administration of Federal programs concerning historic resources. The State Historic Preservation Officer (SHPO) is the specific state official appointed to administer such programs.

**Undertaking:** Any project, activity, or program funded in whole or in-part under the direct or indirect jurisdiction of a Federal agency [...] (as defined in NHPA 1992 amendments).