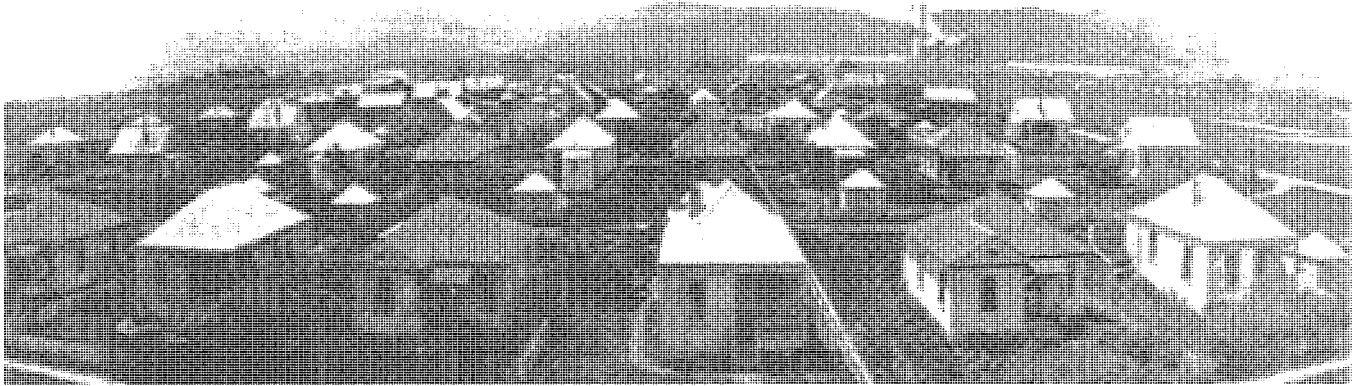


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# **Spreckels, California**



## **Design Guidelines**

**Monterey County Planning and Building Inspection Department**

February 1999

**Glenn David Mathews, AIA**  
Architecture/Historic Preservation

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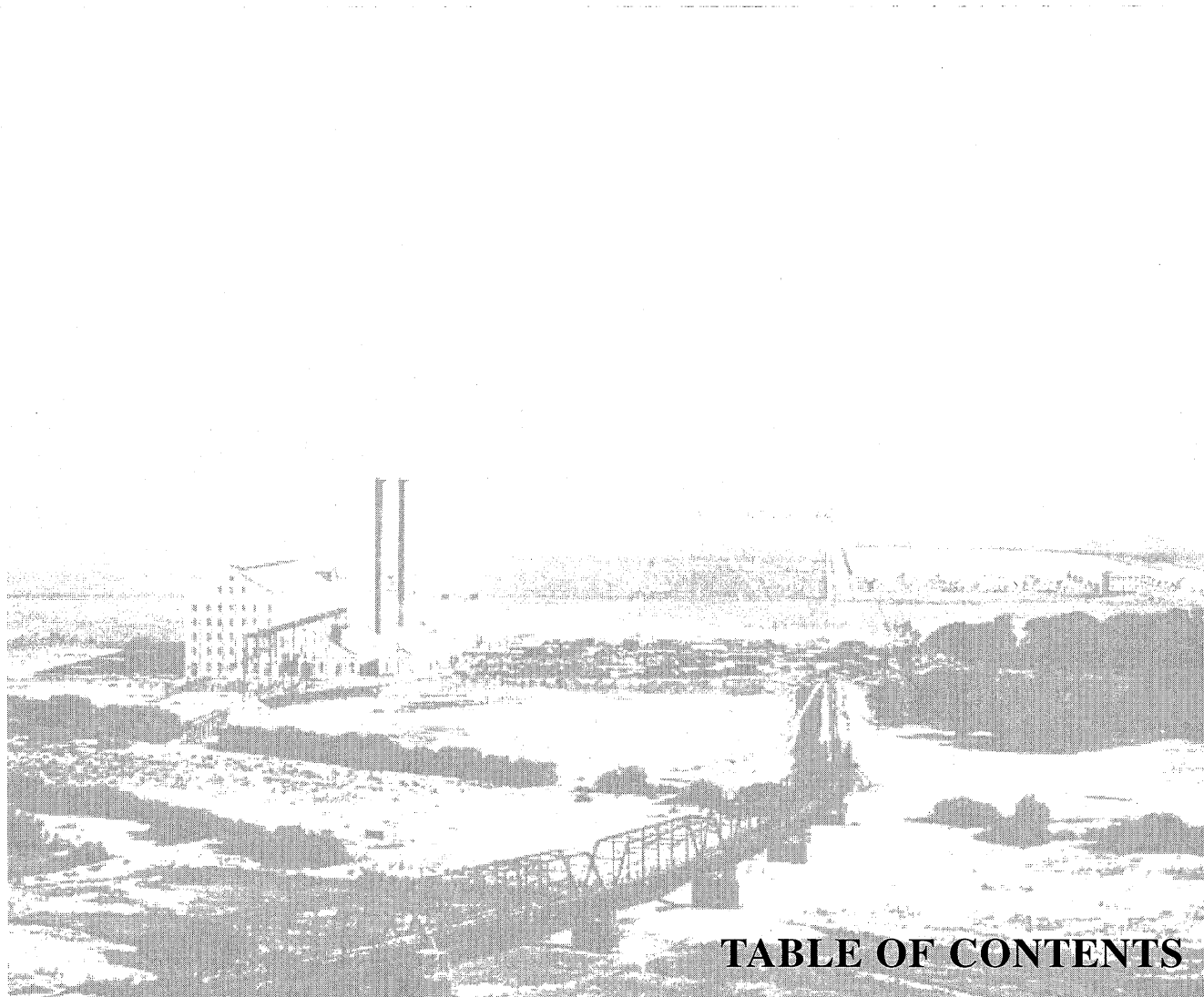
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*Cover and Divider Photos Courtesy of the  
Monterey County Historical Society*



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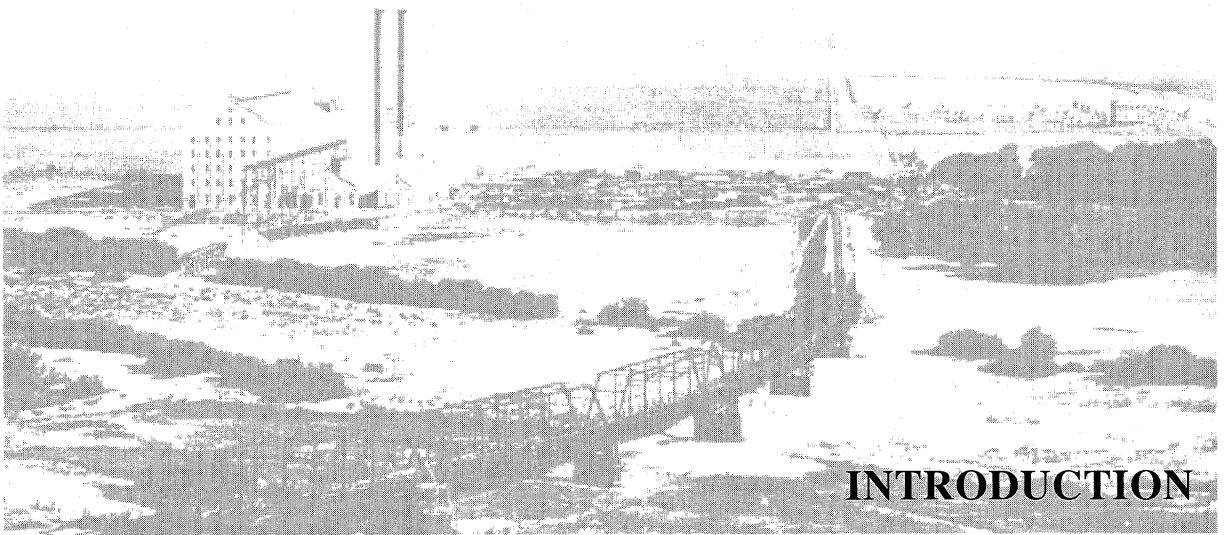
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## INTRODUCTION

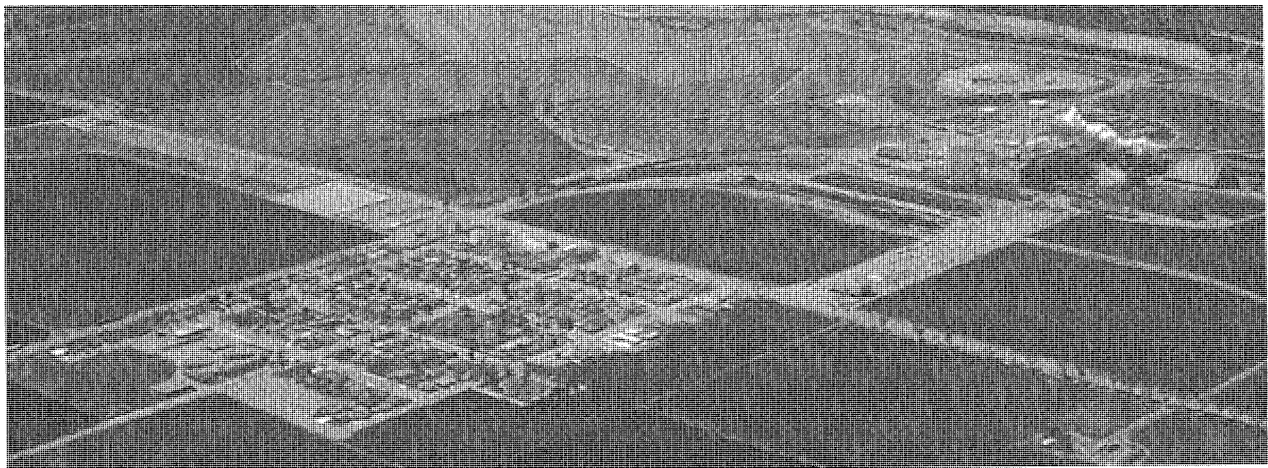
## Introduction

The preservation and enhancement of the historic buildings, streetscapes and landscapes of Spreckels helps to maintain the historic character of the town and establishes a sense of history and community.

The County of Monterey has retained the firm of Glenn David Mathews, AIA, historic architects and planners, to prepare these guidelines for the town of Spreckels. The guidelines establish criteria for the renovation and rehabilitation of existing structures and new construction to ensure compatibility with the existing historic character of the company town.

The guidelines include goals, objectives and criteria for development, and provide examples of compatible and sensitive designs for buildings in the historic district. They also promote unity among structures in Spreckels. Implementation of the guidelines will allow development to proceed in a manner that enables Spreckels to thrive and prosper, while maintaining its rich and colorful past.

This booklet was produced to assist the general public and County planning and building officials to make informed design decisions to maintain the historic architectural integrity of Spreckels. The document also establishes a framework and criteria for County planning staff and the Historic Resources Review Board (HRRB) to evaluate and review land-use proposals in the Spreckels Historic District.



*Aerial view of Spreckels and Sugar Factory, Circa 1973. (Spreckels 75th Anniversary Program)*

## **How To Use the Guidelines**

This booklet establishes design and architectural guidelines for new construction and exterior alterations to structures in Spreckels. The purpose of the document is to ensure that new structures and structural alterations are compatible with and complements the existing historic district.

- 1) Section One - (Context Statement),**  
establishes the historic context for Spreckels, from its company town origins to the present.
- 2) Section Two - (Historic Resources),**  
identifies building styles that exists in Spreckels.
- 3) Section Three - (Design Review Process),**  
sets forth the procedure regarding the County's permit process.
- 4) Section Four - (Design Guidelines),**  
includes recommendations and examples of new construction, additions, and structural alteration to residences and business in Spreckels.





## **Section One: Context Statement**

### **Spreckels Historic District**

Spreckels, California is an historic company town that was planned, built and controlled by the Spreckels Sugar Company. The town and former factory site are located in Monterey County, four miles south of Salinas and 18 miles east of Monterey, at the foothills of the Sierra de Salinas Mountains. The town of Spreckels is bounded by Spreckels Boulevard to the south, farmland and State Highway 68 to the west, and farmland and State Highway 101 to the northeast. The Spreckels Historic District includes the entire town of Spreckels and the former sugar factory site. The town has approximately 180 single family residences, a small commercial district with a few businesses, and public buildings that include an Elementary School, a Veterans' Memorial building and a Catholic church. The historic integrity of the town is intact with the original street grid and many of the structures dating to the earliest era of the town.

The architectural styles in Spreckels vary. Most of the structures were built at the turn of the century when the town was planned and developed. Buildings were financed and constructed by the Spreckels Sugar Company from 1898 to 1957 to provide worker housing and shops. Commercial structures in town include the brick, two story Emporium building with its cast-iron storefront and a two story wood-frame building, which was previously used as the library and newspaper office for the Spreckels Courier. The 180 residences in Spreckels are unpretentious, wood-frame, single family homes with three to five rooms. Typically the structures have wood siding or shingles, with modest details. Exceptions to the workers homes are: a 1911 multi-roomed bungalow home used by the Sugar Company District Manager, Charles



*Historic View of Spreckels, 1908. (Monterey County Historical Society)*

Pioda, located at Third and Llano Streets, and a large, Bungalow-style structure which was the Spreckels Sugar Company Clubhouse on Third Street across from the community park; this structure is now a single-family residence.

### **Significance**

The town of Spreckels is significant since it was one of the few company towns that was established in California. Statewide, there are only a few remaining company towns. Examples in California include: McCloud, formed by the McCloud River Railroad and Lumber Company; and Crockett, built by the C&H Sugar Company.

In addition, the architectural styles of the structures in Spreckels are noteworthy. The community also has a prominent historical connection with the U.S. sugar beet industry. Distinguished people associated with Spreckels include: the sugar magnate, Claus Spreckels, founder of the Spreckels Sugar Company and the town; and the prominent California architect, William H. Weeks.

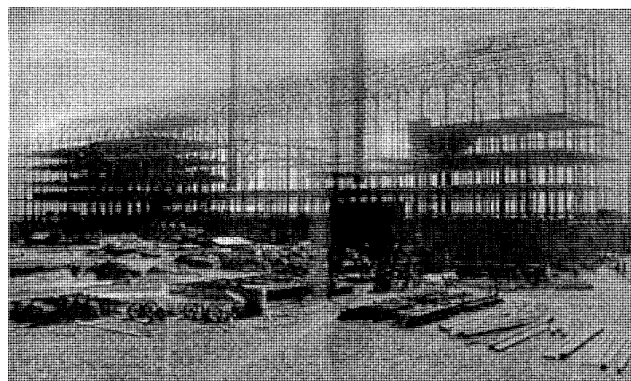
### **Spreckels Sugar Company**

Spreckels Sugar Company exemplifies the industrial boom that occurred in the United States in the late 19th Century. Prior to the 1890s, most of the sugar consumed in the United States was imported.

The Spreckels Sugar Company was founded by German immigrant Claus Spreckels (1828-1908). Mr. Spreckels moved to California in the 1850s. He experimented with beet sugar extraction and successfully founded the Spreckels Sugar plant in Watsonville in 1888. Mr. Spreckels pioneered the development of the sugar beet



*Left: View of Charles Pioda's Home at Third and Llano Streets.*



*Right: historic View of Spreckels Sugar Company, 1897 (Spreckels Sugar Company Archives, [Sweet Nostalgia](#))*

industry in this country through his research and development of sugar beet processing. His success affected the economic history of the Western United States.

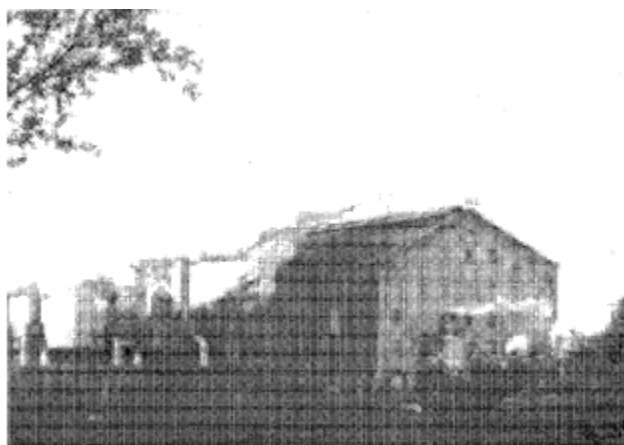
Spreckels brought changes to the Salinas Valley as well as to the U.S. sugar industry. Mr. Spreckels purchased 6,900 acres of ranch and farmland in the Salinas Valley and neighboring areas and constructed the new factory and the adjacent town of Spreckels. Mr. Spreckels also introduced a railroad dedicated to transporting sugar products. His private narrow gauge railroad known as the Pajaro Valley Consolidated Railroad, connected the factory and the town of Spreckels to the sugar beet ranches scattered throughout Salinas Valley and to the national sugar market via the Southern Pacific Railroad.

### **The Factory building**

The design of the Spreckels Sugar factory building was state of the art when it was built in 1898. For many years it was the largest and most innovative sugar beet factory in the world. Expansion of the factory continued steadily, especially in the first 25 years. When first opened, the factory produced raw sugar that was shipped to San Francisco for final processing. From 1905 until after World War II, full refining of the sugar took place at the Spreckels factory and enabled finished white granulated sugar to be shipped directly from the site. For this reason, equipment was continually being upgraded and improved. Sugar products offered by the company expanded considerably after World War II to include powdered sugar, brown sugar, superfine sugar, liquid sugar, sugar cubes, sugar tablets and sugar packets.



*Photo of Sugar Magnate Claus Spreckels, (Spreckels Sugar Company Archives)*



*Spreckels Sugar Company Factory (Spreckels Sugar Company Archives, [Sweet Nostalgia](#))*

The Spreckels Sugar Company was also a leader in industry research and developed disease resistant beets in response to the beet blight of the early 1920s. The beet blight slowed the industry for a decade. In the 1930s and 40s industrial users, like the canning industry, became a large part of the Spreckels' market.

From the 1920s to the 1950s the physical growth of the factory slowed considerably as compared to the early years. In 1958 a new office building for the finance and agriculture staffs replaced the original brick office structure. In the 1960s and 70s the main factory was still in working order having had its equipment periodically modernized. During these years several outdated structures were demolished.

During the final years of the factory's life, beet processing at the Spreckels' complex became inefficient. In 1982 it was the oldest operating factory for the Spreckels Sugar Company. Also, in the early 1980s, local growers turned to more profitable vegetable crops, forcing the factory to transport beets by railroad car, which was not efficient or economical. The Spreckels Sugar Company ceased production at the plant in June of 1982.

By the time the Loma Prieta earthquake hit in October of 1989, the factory had stood vacant for seven years. The earthquake affected the structural integrity of the building and it was designated unsafe. Demolition of the factory complex began at the end of 1992 and continued through the summer of 1993. Although the main building is gone its legacy, the company town of Spreckels, remains.

### **History Of American Company Towns**

Company towns were created in the United States in the late eighteenth century in response to the industrial revolution. The first planned industrial city was Patterson, New Jersey, established in 1791. Patterson set a pattern for industrial town planning that continued in New England for more than 50 years. The company town objective was to provide an abundant supply of worker housing within a self-contained community. This arrangement not only enhanced company efficiency, but also increased profits. The factories were typically placed along rivers with the housing stretching out behind on streets at right angles. Boarding houses for single workers were provided, and family housing was in the form of row houses or tenements. The industrial town of Lowell, Massachusetts, dating from 1821, is another example of a successful company town. Factory housing was attractive and encouraged the workers to settle in proximity to the factory instead of being transient. The physical

and social organization of Lowell was so effective that other major manufacturing towns were modeled after it.

In 1865 through 1870, company town architecture departed from row houses and tenement blocks when individual homes for skilled workers were constructed. The company town of Ludlow, Massachusetts, was one of the first that provided well designed and constructed single-family homes. It wasn't until the mid 1880s that noted architects were associated with the design of company town structures.

Company towns were viewed as a successful form of town planning. Pullman, Illinois, built in 1879-80 is probably the most famous company town, not only for the immense support facilities that were created, but because it was built as a speculative venture for the benefit of the company. The entire city was built to include all of the amenities that other non-company communities would have: housing, parks, recreational space, shopping, religious buildings, theaters and libraries. All of the buildings in Pullman were owned by the company and rented, including the churches. No bars or social clubs were allowed in the town. The company's well-intentioned paternalism, lack of self government, and economic issues eventually caused strife among the workers. Workers went on strike and rioted; federal troops were called in to maintain order. Pullman was a model for its physical layout, but not for its government.

### **The Company Town Of Spreckels**

Spreckels is an example of a well-planned and designed company town. The town was surveyed in 1897 by Charles Pioda for the Spreckels Sugar Company. The factory was located near the Salinas River; the town was located across a main boulevard. The town was planned on a grid system that included three rows of five rectangular blocks, with each block divided into 20 lots. Construction began on the south row, leaving the other blocks available for future expansion. The town had a modern sewer and water system that was connected to the factory; and all of the residences were wired for electricity before it became readily available in other municipalities. The small, commercial district of the town was built along Spreckels Boulevard.

Claus Spreckels hired prominent architect William H. Weeks to design many of the structures in the town and at the factory. Some of his designs included: the main factory office (1898), homes and cottages for workers (1898), the school house (1899), numerous utilitarian ranch structures (1901) and an elaborate Queen Anne

residence for the factory superintendent, W.C. Waters (1898). It was unusual for a company to hire a well-known architect to design structures in a company town. Claus Spreckels envisioned the town as a separate entity from the factory that would suit the workers' housing needs as well as provide a complete community.

### **Architect William H. Weeks (1864-1936)**

Claus Spreckels selected the architect William Henry Weeks for the development of his Sugar Empire. Weeks was born in Charlottetown, Prince Edward Island, Canada and was one of California's prolific architects from the 1880s through the mid 1930s. He designed numerous structures all over the state, many of which exist today and was best known for his civic buildings, including schools and libraries. He trained at the Brinker Institute in Denver, Colorado, a boarding institution that operated from 1880-1889. He settled in Oakland, California with his wife, Maggie in 1891. His affiliation with the Christian Church enabled him to receive a commission to build a Church in Watsonville, California. In 1894 he opened an office there. Weeks designed the first high school in Watsonville, as well as numerous homes and other buildings. Weeks may have met Claus Spreckels in Watsonville, since that was the location of Spreckels' first factory.

As Week's business boomed, he opened a branch office in Salinas in 1897 which allowed him to oversee the construction of his projects at the Spreckels Sugar Company factory and in the town. In 1905, Weeks opened a branch office in San Francisco. In 1911, with business booming, Weeks opened still more branch offices. By 1928, the Weeks' firm was one of the largest and most well-established in California. Weeks designed numerous schools and libraries all over Northern California and also teamed with Robert Orr of Los Angeles to build a new high school at Pomona. He designed a variety of buildings in popular styles of the day: Queen Anne; Mission Revival; and Neo-classical are a few of the styles used by Weeks. He was a renowned California architect, business man, and innovator. Weeks died on April 30, 1936.

### **Community Life in Spreckels**

Spreckels was designed specifically as a company town with worker housing. It grew quickly from a farmland area into a bustling community. The boarding hotel, located in the downtown area, housed single workers, and eventually had six annexes. Workers with families lived in modern, single-family residences. The single family cottages, similar to structures that were being built in larger cities such as Salinas

and Monterey, were constructed of the finest materials. These homes were not the typical utilitarian structures that had been built in earlier company towns.

The commercial and civic buildings of Spreckels included a brick mercantile store, a firehouse, the worker boarding hotel, a theater, bar, library and a church. Spreckels was designed to have all the amenities that any other town would have. Life in Spreckels was typical of any small town. A distinguished row of black walnut trees on Spreckels Boulevard led travelers toward the factory and into the commercial center



*Architect William Weeks, (1864-1936)  
(Courtesy of the Weeks Family and  
Betty Lewis)*



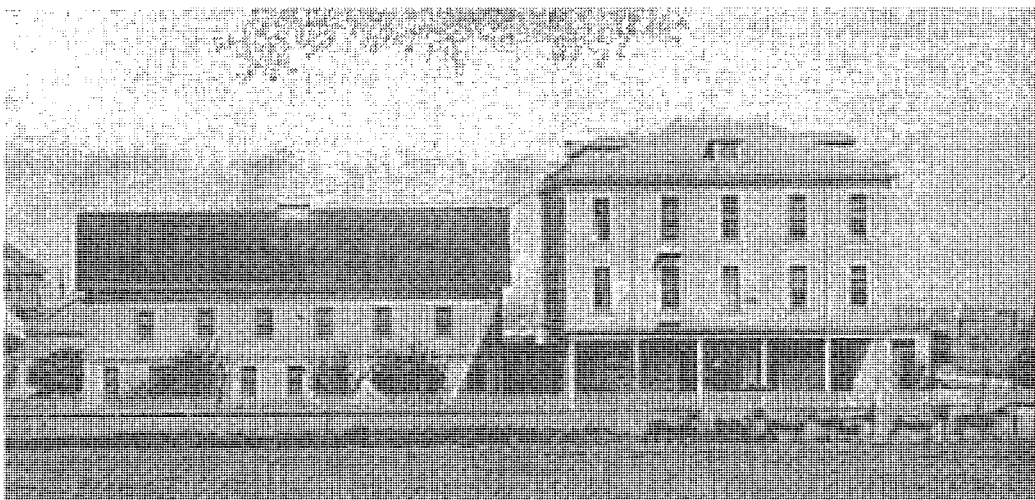
*Spreckels Schoolhouse, (1899) Designed by William  
Weeks. (Monterey County Historical Society)*

of the town. The lifeline of Spreckels in the early days was the Hotel, originally located on Spreckels Boulevard and Railroad Avenue where St. Joseph's Catholic Church now stands. The Hotel was a community center for the entire town. Hotel amenities included: a barber shop, private baths, a bar, smoking room, a large kitchen facility, and a dining room with waitresses and Chinese cooks. As the Hotel expanded to house more workers, annexes were built. The Hotel was well utilized by the entire town. School was held in the Hotel until the schoolhouse was built in 1899. The Spreckels' Library Association sponsored a reading room in Annex Two of the Hotel and the smoking room was used as a polling place during election time. Due to the large number of single workers employed at the factory, six annexes were eventually added to the Hotel to house the workers. In 1939, the Hotel was torn down.



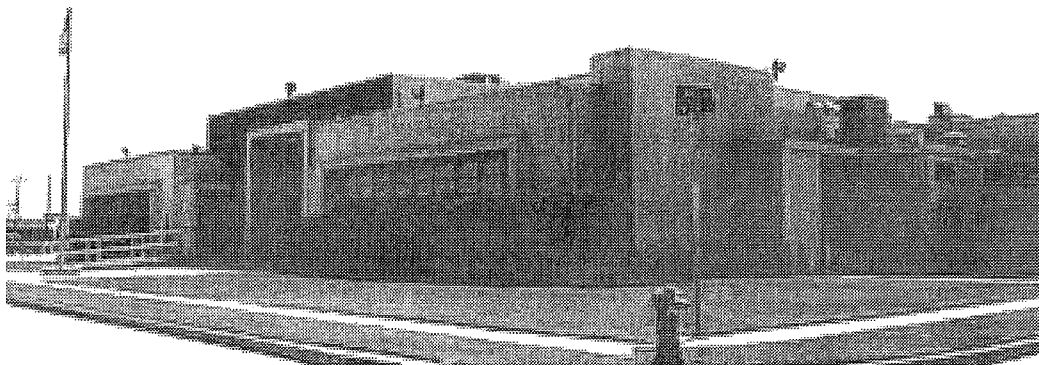
The Emporium Building, on the corner of Spreckels Boulevard and Hatton Avenue, created another important community focus. Its main purpose was as a general store, but it also housed the Bank of Spreckels and the Post Office. The upper floor of the building was used as a community hall hosting political meetings, weddings, dances, shows and the first Sunday School. Next to the Emporium was the Louvre, a one-story wood building and the town's only bar. The Spreckels Fireman Hose Co. No. 1, the volunteer fire department, started in 1899, took over the building and is located there today.

Spreckels was always a social town. In 1911, an Opera house with seating for 375 people was constructed. In addition, Spreckels had two newspapers, the *Enterprise* and the *Spreckels Courier*. These were consolidated to become the *Courier-Enterprise*. The town boomed from 1898 but began to decline in the mid 1920s. By 1925 every enterprise in town, with the exception of the Emporium, closed their doors, due to the beet blight and economic depression. This depression continued into the mid-30s and ended when processing at the factory resumed using disease-resistant beets. Employees were re-hired and new housing was built. In 1936 a new school in the Art Moderne Style was constructed on the corner of Fourth and Hatton, the location of the former schoolhouse. In 1946 the Spreckels Sugar Company bought thirty wood Quonset huts and put them on fifth Street, near the school. One hut was used as a laundry, with the other twenty nine units housing Company workers and their families. These were torn down in 1953. A change occurred to Spreckels in 1947 when a



*Historic View of the Spreckels Hotel. (Monterey County Historical Society)*

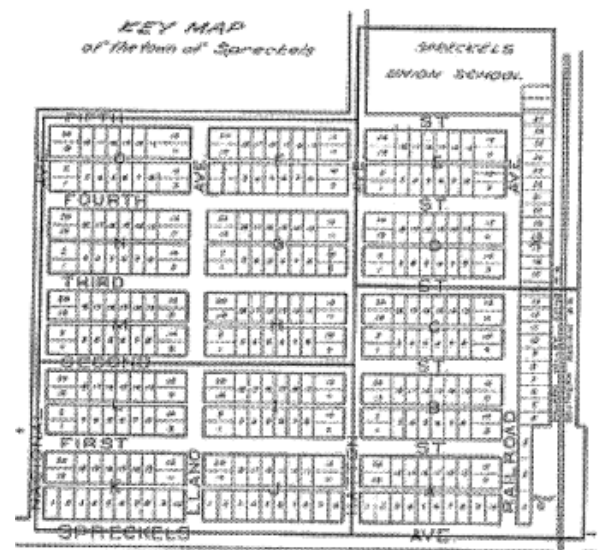
Chapter of the Veterans of Foreign Wars (VFW) formed in the town. A Veterans Memorial Building was built on the site of the Quonset huts in 1956. The Veterans Building became the community center of Spreckels, housing and sponsoring meetings and events, with the Veterans' Memorial Board instigating physical change throughout the town. Such changes included taking over management of the Community park in the mid-60s, remodeling the park, adding a park annex, providing paving and curbs to the town in 1970, sponsoring fund- raisers for purchasing needed items, and hosting the annual Fourth of July festivities.



*Veterans Memorial Building on the corner of Fifth and Hatton*

### Layout Of Spreckels

Spreckels was initially surveyed in 1897. A total of 15 blocks running east-west and one long block located to the east were delineated on the plat plan. The main blocks were lettered A-0 and the long block to the east was labeled X. The grid layout had three rows, five blocks in length with each block containing twenty lots. Block X contained twenty- seven lots. Each of the lots were 50 feet by 120 feet. The blocks were bounded by Spreckels Boulevard to the south and Fifth Street to the north. Streets running north-south were Nacional Avenue (which was never built), Llano Avenue, Hatton Avenue and Railroad Avenue to the east. The blocks to the far north and west were bounded by farmland. The commercial district was located on Spreckels



*Key map of Spreckels (Monterey County)*

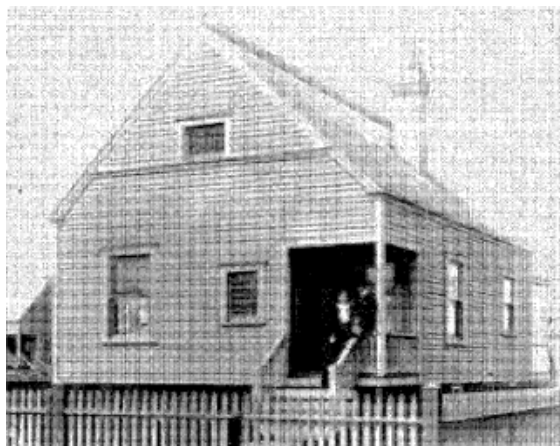
Boulevard while Block H was later designated as a community park.

### **Building Phases**

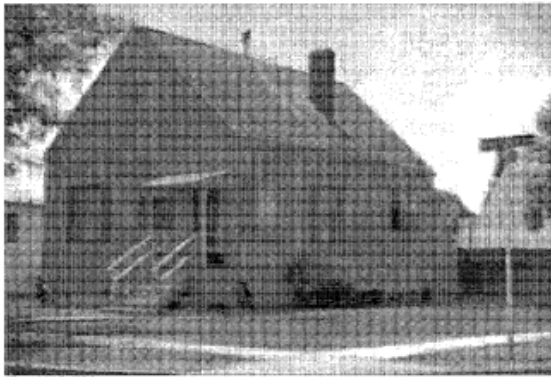
There were several distinct building phases in Spreckels. During the first phase in 1898, the school, Hotel, the store, and residential cottages were built. Company records indicate that blocks A-E and Block X were built at that time, alternating placement of the cottages so that every other lot was built upon. In 1907 the second phase of residential construction began filling in the lots between the 1898 structures. In 1911 Blocks F-J were developed sporadically, and Block H was retained as a community park. The beet blight occurred in the mid-20's, causing the closure of almost all of the town's businesses and construction and development ceased. In the mid-1930s, following the depression, construction resumed with small cottages built on block J, facing Spreckels Boulevard. The last phase of Company-financed construction occurred in 1955-57 when the Spreckels Sugar Company built the last of the prototypical homes. No company housing was constructed on Blocks K-O, except in 1912 on Block N, when the large Bungalow home was built for the Spreckels' Company District Manager. Since the 1960s, sporadic development of Spreckels has continued. Since the construction of Company-financed housing ceased, there have been scattered in-fill projects such as single family homes and duplexes that were constructed on the remaining vacant lots in the town. Also, the lots on Blocks K-O, facing Llano Avenue, were built upon.

### **Building Types**

The first examples of the prototypical residential homes were constructed in 1898. Four types of homes were designed by architect William Weeks. Some slight variations occurred, such as flipping the plan, or producing a gable roof instead of a hip roof. The 1898 prototypes were one or two-story, two to three bedroom wood-framed homes with horizontal wood siding. Typical features included



*A proud Family stand in front of their newly constructed Company home at 3rd and Railroad, 1898. (Monterey County Historical Society.)*



*Victorian Cottage at 3rd and Railroad.  
One of the many 1898 model homes  
constructed by the Spreckels Sugar  
Company.*

Small front porch entrances and double hung wood windows. Forty of these models were constructed and thirty exist in the town today. The designs were produced and built in 1898 and were also used for the 1907 and 1908 building phase. The practice of using one plan and building numerous homes from it was standard for the Company and is a procedure that was used in all of the Company's building phases.

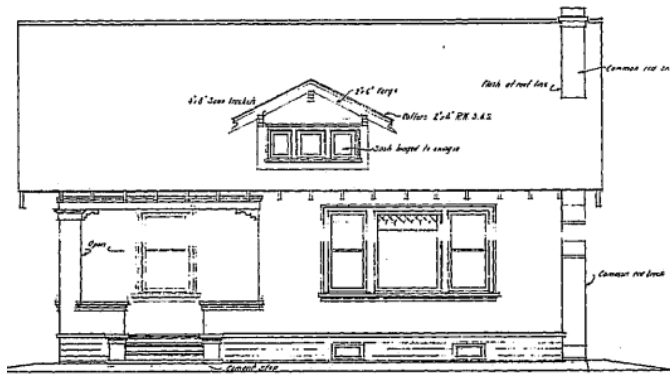
In 1911, new cottages designed and built by the Spreckels Sugar Company were also model homes. These designs were detailed in the bungalow style. Again, the Sugar Company limited the number of drawings produced and built numerous homes from one set of plans. The bungalows had one or two-stories with three to five rooms, shingle or clapboard siding, double hung wood windows, and large porches located at the front or along one side.

In the 1930s, a third example of the model home was built along Spreckels Boulevard on Block J. These homes are made of wood with fixed corner windows.

The last phase of mass construction in Spreckels occurred in 1955-57. "Modem Style" Cottages were constructed, each with a side carport. These were built by the Tynan Company for the Spreckels Sugar Company. This style of home reflected the modem "California Style," popular at that time.

### **Condition Of The Town Today**

To date, Spreckels has managed to maintain its turn of the century charm. Many of the original structures have not been significantly altered and are preserved and maintain the historic integrity of the town. Distinctive architectural features and urban design features have been protected.



*1911 Elevation drawing of Bungalow  
Plan Number 10, (Spreckels Sugar  
Company, Civil Engineering Department.)*



*Existing Bungalow Style home built in  
1911. One of many houses constructed  
by the Spreckels Sugar Company using  
Plan Number 10*

Gradually the Spreckels Sugar Company sold individual lots to private owners. In 1972 the Spreckels Sugar Company owned about fifty percent of the homes and retained approximately forty percent of the total land. In 1967 the park was donated by the Spreckels Sugar Company to the town. When the factory closed in 1982, Amstar (the company that owned the factory and parts of the town at that time) sold its land and the remaining lots in the town. On August 27, 1991, the town of Spreckels became an official designated Historic District when the County enacted the new Monterey County Zoning Ordinance (Title 21).

### **Role Of The Property Owner**

A historic district includes a group of structures that are unique for a number of reasons such as the type of materials or construction methods used, or the structures being associated with famous people such as civic leaders, prominent residents, or well-known architects. The Spreckels historic district is extraordinary in many ways.

- [illegible]

A black and white photograph of a single-story bungalow house. The house features a gabled roof, a small front porch with a railing, and a chimney on the right side. The house is surrounded by a lawn and some trees.

3. The town's association with Claus Spreckels and the Spreckels Sugar Company marks the town as an industrial leader in California and the United States at a time when sugar-beet refining was a new and undeveloped industrial venture. The agricultural development of the Salinas Valley was in direct response to the Spreckels Sugar Company farms and the locations of the main factory. From the early beginnings,

**the town of Spreckels was carefully planned, from its platted blocks to the detailed structural designs for worker housing.**

The need to preserve Spreckels and its history is important. It is rare to find a turn of the century company town that is so complete in scale and style. A large number of historic structures still exist after 90 years. Although the Spreckels Sugar Company no longer owns the town, the dominance of this industry on the community is clear. The residents of Spreckels are in part responsible for acknowledging and protecting their heritage. Responsive maintenance and protection of structures in Spreckels ensures that the community can thrive and develop into the twenty-first century.



*Spreckels Boulevard Circa 1900  
(Monterey County Historical Society)*



## **SECTION TWO: HISTORIC RESOURCES**



## **Section Two: Historic Resources**

### **Spreckels Historic District**

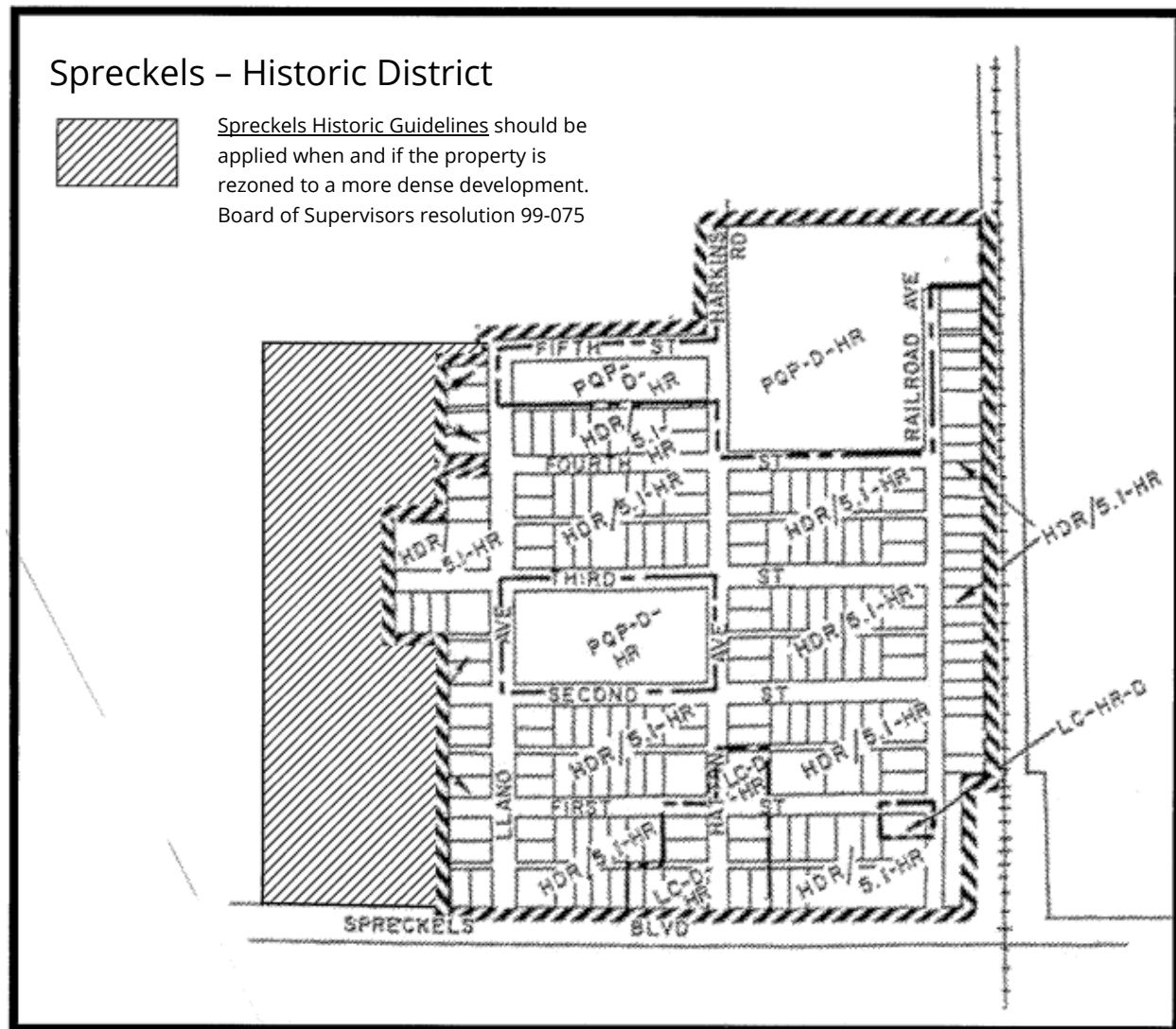
Monterey County board of Supervisors designated Spreckels a Historic District on August 27, 1991. Title 21 of the Monterey County Code (Zoning Ordinance) designates historical areas as Historic Resources (HR) to ensure protection and preservation of Monterey County's significant cultural resources. HR zoning areas are treated differently than non-HR areas. This section summarizes the planning procedures as they relate to the town of Spreckels. The establishment of guidelines for structural alterations, additions, or new construction of buildings in Spreckels, ensures that the town can continue to function and grow while maintaining its historic charm and significance.

The official "Historic Resources Zoning District" in Spreckels includes the residential and commercial areas of town (See Map, facing page).



*Spreckels Boulevard Circa 1930  
(Monterey County Historical Society)*

## Historic District Boundary

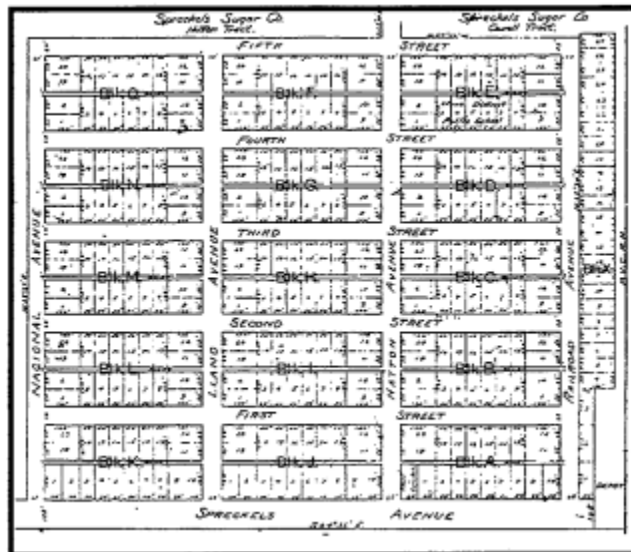


## Existing Resource Material

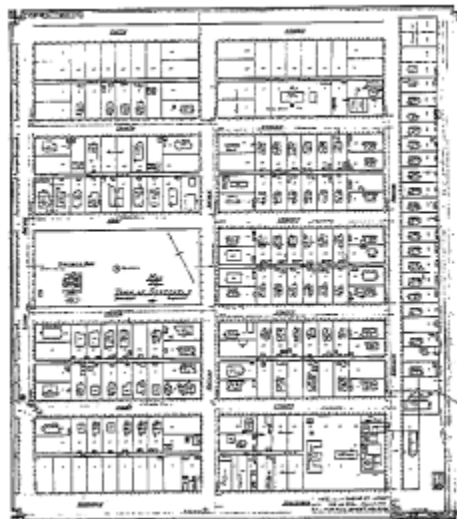
Historic information was provided by the County of Monterey for the production of these guidelines. The information included: historic photos; historic maps; Spreckels Company archive records; historic drawings provided by the Monterey County Historical Society; and a photographic survey of Spreckels compiled in 1992. This information was used to provide a complete history of the development and construction of the town of Spreckels.

The historic maps establish the development of the town of Spreckels. The maps show the development of the town from 1898, 1905, 1911, and 1924. These maps were essential for establishing the date of construction for the residential buildings.

Other key resources were documents from the Spreckels Sugar Company's archives which were donated to the Monterey County Historical Society. Rental documents and original drawings and construction plans were used for research. The residential rental documents noted dates of construction, construction materials, builder names, value of the structures, and number of rooms in each home. The original drawings by William Weeks showed the elevations and plans of some 1898 model homes. These documents provided a full history of specific buildings and building types.



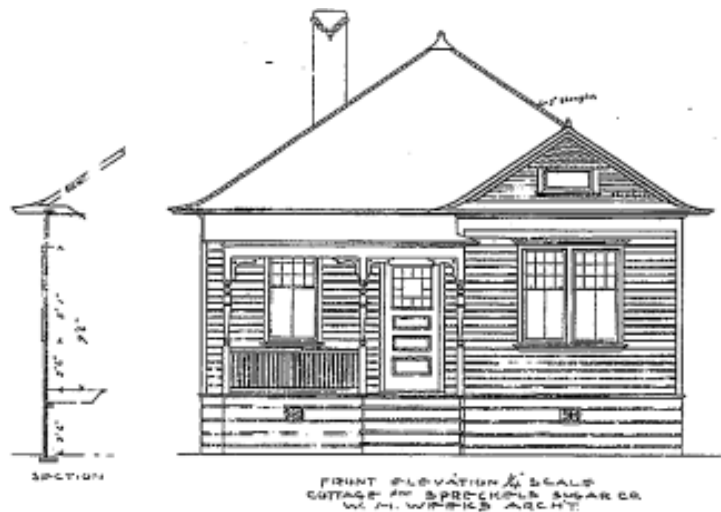
*Historic platted Map showing proposed development, 1906 (Spreckels Sugar Company Archives)*



*Historic platted Map, 1911, showing actual development. (Spreckels Sugar Company Archives)*

## Methodology and Criteria

The Design Guidelines for Spreckels are modeled after "The Secretary of the Interior's Standards for Rehabilitation," and "The Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings." The two Federal documents guide long-term preservation of significant historic sites. Suggested methods will aid in preserving site character, historic materials and specific features which create overall significance. The Secretary of the Interior's Standards and Guidelines are not case specific, but are intended to be general procedures for proper rehabilitation. The Design Guidelines for Spreckels have been formulated to provide clear and consistent guidance for Spreckels property owners and County Planning officials during project planning stages. The County encourages appropriate methods to protect the existing historic structures in Spreckels by means of preservation, restoration and rehabilitation. The specific design and technical recommendations pertaining to the structures in Spreckels are provided in Section Four of this booklet.



*Model home Elevation  
Drawing by William  
Weeks, (Spreckels Sugar  
Company Archives)*



*Existing Victorian  
Cottage with a reversed  
model home plan by  
William Weeks,  
constructed in 1898.*

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## **The Secretary of the Interior's Standards For Rehabilitation**

The Standards for Rehabilitation are broken into ten key items.

- 1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.***
- 2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.***
- 3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.***
- 4. *Most properties change over time; those changes that have acquired historic significance in their own rights shall be retained and preserved.***
- 5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.***
- 6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.***
- 7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.***
- 8. *Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.***

- 9. *New additions, exterior alterations, or related new construction shall not destroy, historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.***
- 10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.***

Source:

US Department of the Interior, National Park Service

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## **Period of Significance**

The period of significance for the town of Spreckels is the time during which the Spreckels Sugar Company planned and built worker housing within Spreckels (1897-1957). The earliest structures in Spreckels were the single men's Hotel and the single family homes which were designed in 1898. The last date for construction of worker housing is 1957.

The County of Monterey has produced a "Significance Map" and a detailed survey of every structure in Spreckels. The map notes the dates of building construction, and lists the level of importance of all structures in relation to the town's period of significance. The different levels of importance to the Historic District are: Contributing, Non-Contributing and Supporting. The Significance Map is available for review at the County Planning and Building Inspection Department.

## **Contributing Structures**

Contributing refers to a structure that was built by the Spreckels Sugar Company for worker housing, commercial or public use between 1897-1957. The contributing structures in Spreckels include residential buildings, early commercial buildings and some civic structures. Contributing buildings must maintain their original historic characteristics, such as style, materials, and details in order to be labeled in this category. A contributing building, site, structure, or object adds to the historic architectural qualities, historic associations for which a property is significant because it was present during the period of significance and possesses historic integrity reflecting its character at that time or is capable of yielding important information about the period. Contributing buildings are defined as qualified historic buildings under California State Law and are subject to provisions of the State Historic Building Code.

## **Supporting Structures**

Supporting refers to buildings that were not constructed by the Spreckels Sugar Company as worker housing or as supporting commercial use during the years 1897-1957. These structures do, however, support the original principles of development in Spreckels. The original development principles include: single family, small-scale wooden homes with yards. The scale of buildings, matching heights, setbacks, color

use, and the use of similar building materials, are factors that can make additions or new construction a positive part of the historic community. A building that is sensitive to the surrounding structures can enhance the character of the town.

### **Non-Contributing Structures**

A non-contributing structure, site, or object does not add to the historic architectural qualities, historic associations, or archaeological values for which the Spreckels Historic District is significant because 1) it was not present during the period of significance, 1897-1957, or 2) it has had incompatible alterations, disturbances, additions, or other changes so it no longer possesses historic integrity reflecting its character during the period of significance. Non-contributing structures can have their status upgraded to Contributing by undergoing rehabilitation consistent with the guidelines in Section Four of this document.

### **Open Spaces/Community Design**

#### **Elements**

There are significant historic open spaces and landscape features in Spreckels. These elements add character and distinction to the town and augment an overall historic identity. In addition to open spaces, the relationship between historic buildings, streetscape and landscape features help define the historic character of that district. Such features include residential landscapes, streets, alleys, paving, walkways, streetlights, signs, benches, parks, gardens, and trees. The following descriptions define features that are typical of the historic community of Spreckels.

#### **Community Park**

The Spreckels Community Park was established in 1911 and creates a central community space for the Spreckels' residents. The park was a central community feature in the early years of Spreckels. Today the park is well-utilized and maintains its popularity as a public space.

#### **Residential Yards**

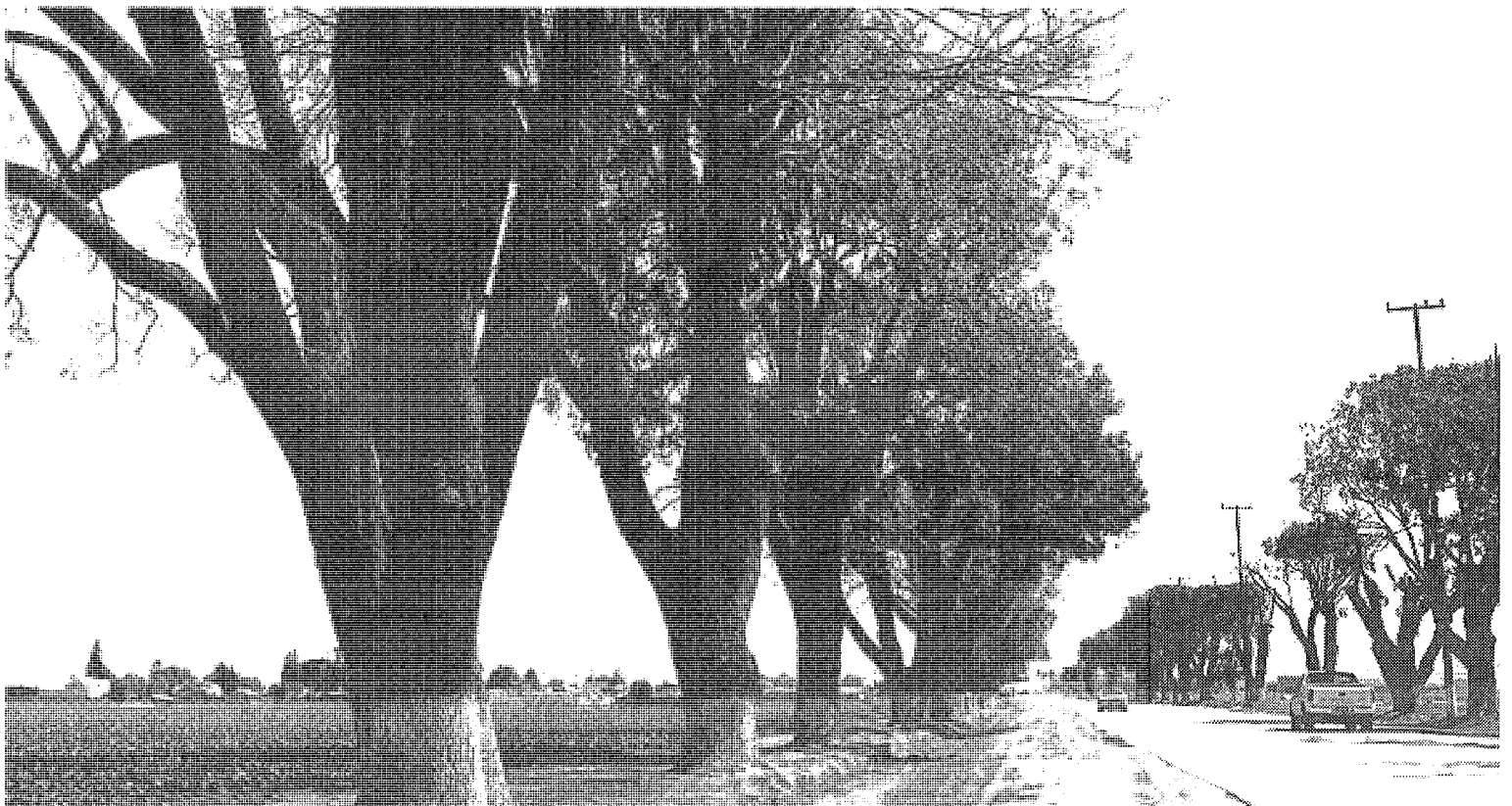
The original lot planning in 1897 allowed residential structures to be freestanding, surrounded by a yard. Typically the front yards are setback twenty feet from the property line, the rear yards have a sixty foot setback, and the side yards vary, having five to fifteen feet from the house wall to the side property line.



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**Landscape Landmarks**

The distinguished row of black walnut trees along Spreckels boulevard holds special significance for the community. These trees symbolize the main gateway to Spreckels and the factory. The trees lead from State Highway 68 toward the factory grounds and the Spreckels community and were planted in 1913. The trees are a grand, distinctive landscape element.



*Row of black Walnut Trees Lining Spreckels Boulevard.*

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## **Architectural Resources**

The town of Spreckels is significant in part due to its existing turn-of-the-century structures. Protection of Spreckels' distinctive architecture and historic character can be accomplished by understanding the styles of the historic structures and the materials with which they were constructed.

The buildings in Spreckels include the existing homes, commercial, and public structures. Most of Spreckels was built at the turn of the century and as a result, many structures are wood-frame Victorian cottages or wood Bungalows. The Commercial buildings are either one or two story wood-frame or brick structures. The civic buildings, such as the Post Office and the School were built in the Art Moderne Style in the 1930s and utilize concrete construction.

The following information regarding Spreckels' historic and non-historic building types is separated into Residential, Commercial and public or civic buildings. Residential buildings are identified as: Type A: 1898-1908 Victorian Cottage; Type B: 1911 Craftsman Bungalow; Type C: Circa 1930 Cottage; Type D: 1957 Double Gable Cottage with Carport; Type E: California Ranch Home; and Type F: Multi-family Dwelling. Every commercial type will be described in detail since there are so few existing. The Public styles in Spreckels include: Art Moderne; Spanish Eclectic; and "Modern."

## **Architectural Styles Defined**

### **Residential Building Types**

#### **Type A: 1898-1908 Victorian Cottage**

In Spreckels, there are four kinds of Victorian Cottages that were designed by prominent architect, William H. Weeks. The Victorian Cottages are predominantly one storied structures on raised foundations with wood-framing, horizontal wood siding and minimal wood detailing. They are small scale, two or three bedroom homes that have setbacks allowing for yards on all sides of the house. All of the cottages were designed with porches either extending out from the main facade or porches that were cut into 1/3 or 1/2 of the main facade. Three or four wooden steps lead up to the porches. There were four different plans made available for the cottages and variations exist on these plans.

**Residential Building Types – Type A, Victorian Cottage**



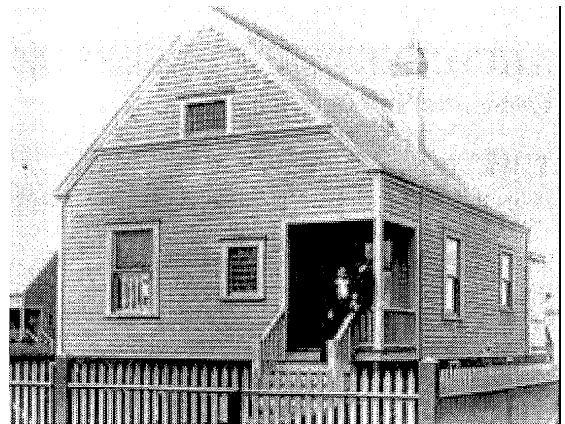
**1. One Story L-Shaped Cottage,  
(1898, 1908)**



**2. Two story L-Shaped Cottage  
(1898)**



**4. One Story Cottage with Cutout  
Porch (1898, 1908)**



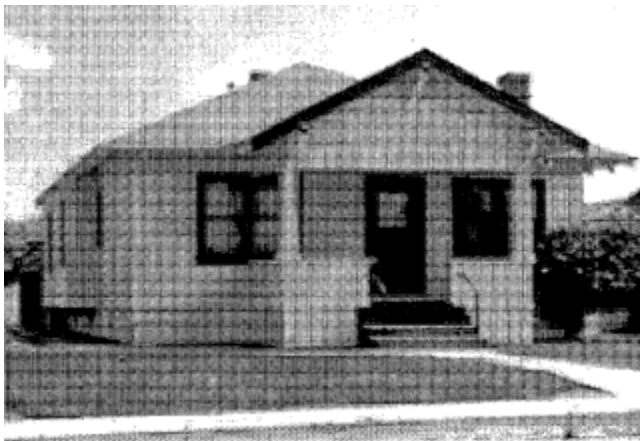
**3. Two story Cottage with Cutout  
Porch, (1898)**

*(Photos courtesy of Monterey County Historical Society and Monterey County)*

## **Residential Building Types – Type B, Craftsman Bungalow**

### **Type B: 1911 Craftsman Bungalows**

The craftsman Bungalow Style in Spreckels is a single- or double-story house with one or more broadly pitched, overhanging gables. Natural materials are used to emphasize the structural form and the relationship with the natural environment. Exposed beams beneath the overhanging eaves and projecting brackets are typical features. Shingles predominate, but wood siding is also found. Large pillars, broad at the base, support the front porch.

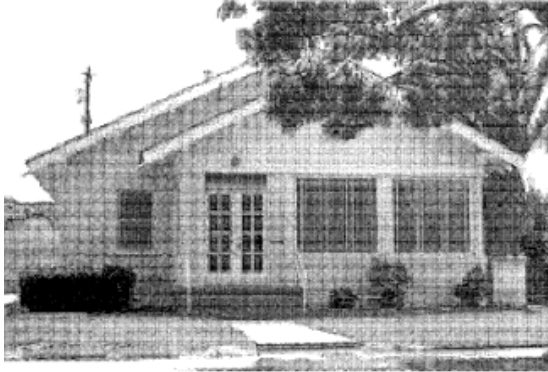


**1. Front Porch Bungalow (1911)**

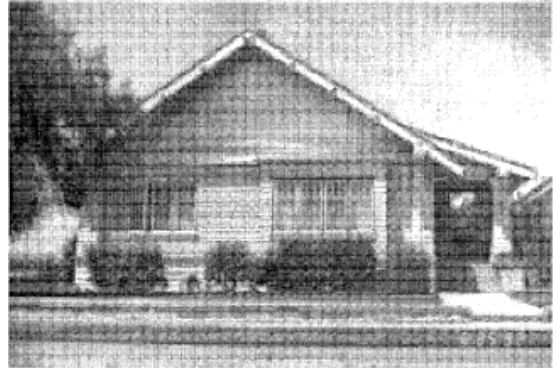


**Front Porch Bungalow (1911)**

**Residential Building Types – Type B, Craftsman Bungalow**



**2. Double Gable Bungalow (1911)**



**3. Side Porch Bungalow (1911)**



**4. Full Porch Bungalow (1911)**



**4. Two Story Dormer Bungalow (1911)**

**Residential Building Types – Type C and D****Type C: Circa 1930 Cottage**

These simplified cottages were built primarily on the corner of Spreckels Boulevard and Llano Avenue. They are Single Story homes with Gable Roofs.



**Type C: Circa 1930 Cottage**

**Type D: 1955-57 “Modern Style” Cottage**

The “Modern Style” Cottage is a small, one story home on a concrete perimeter Foundation with a low pitched roof. The exterior walls are finished with rustic siding. The building is basically rectangular in shape with the broad side of the residence facing the street. An attached flat roofed carport typically is located to the side of the home.



**Type D: Double Gable Cottage with Carport, circa 1957**

## **Residential Building Types – Type E, F**

### **Type E: California ranch Home**

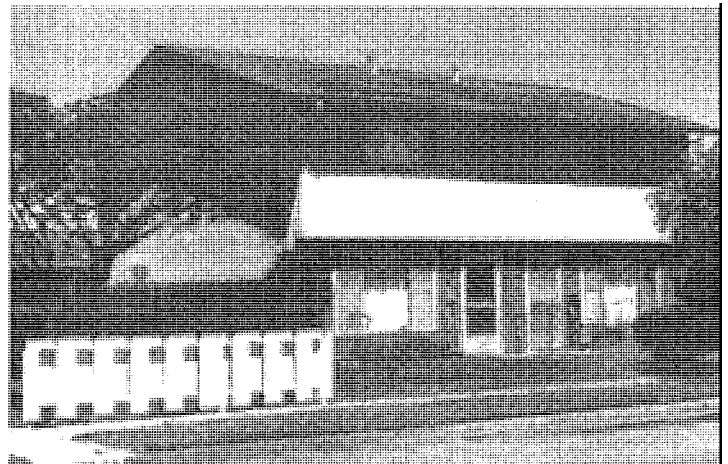
The California is a characteristic tract residence popular in the 1960s and 1970s. These homes are one story structures and use various types of wood siding. They feature aluminum window, hipped roofs, and wood shake roofs. This building type is non-contributing to the historic district by being built post 1957.



**Type E: California Ranch Home**

### **Type F: Multi-family Dwelling**

There are a few types and styles of multi-family dwellings in Spreckels. Most of these structures were built as infill within the single family neighborhoods. They are typically two story stucco buildings with minimal detailing. They are non-contributing to the historic district for they were built post 1957.

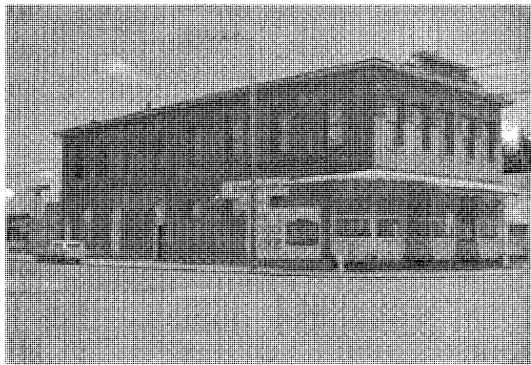


**Type F: Multi-Family Dwelling**



### **Commercial Building Types**

There are a few commercial styles in Spreckels. The structures are constructed of brick or of wood. There are three two story buildings existing with the remaining being of wood construction. The Emporium Building is a two story brick building with a cast iron storefront. The old newspaper and library building is a two story wood building with rustic siding and a recessed entrance. The Cabinet building, also known as Hotel Annex #5 is a hip-roof, two story structure that has simple wood siding. There are two types of one-story commercial buildings in Spreckels. Some small, one-story rectangular wood-sided structures exist that have tall false fronts. These are original to the era of significance for Spreckels.



**The Brick Emporium Building,  
1897**

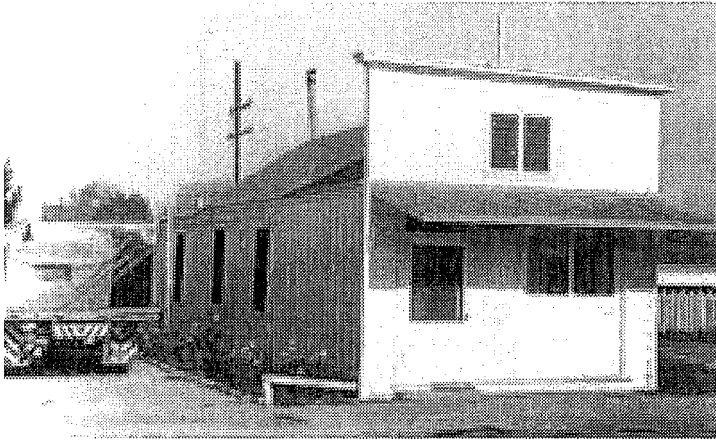


**Two Story Commercial Building**

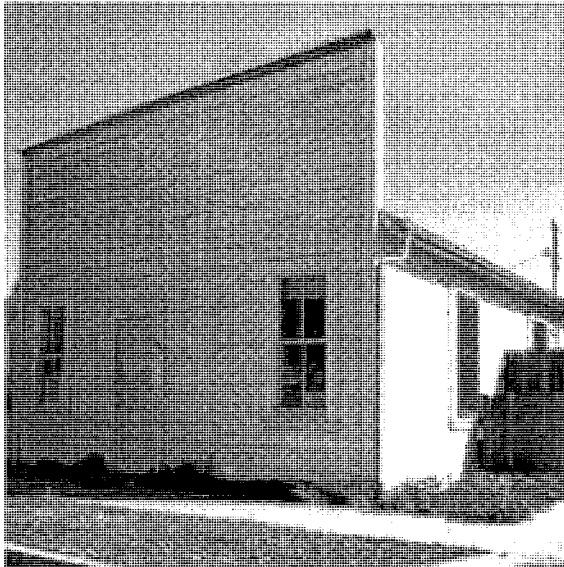


**Two Story Wood Building, 1910**

## **Commercial Building Types**



**Historic False-Front Commercial Building**



**Existing False-Front Commercial Building**

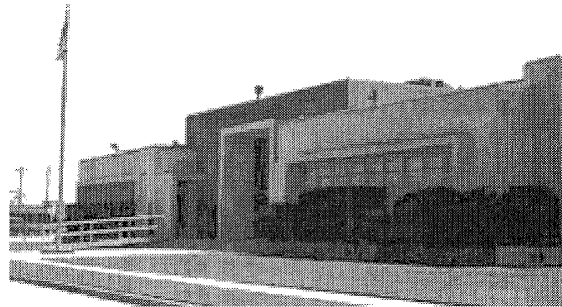
(Historic Photo Courtesy of  
Monterey County Historical  
Society)

## Public Building Types

The Public/civic building types in Spreckels include several wood and concrete structures. The Spreckels Volunteer Fire Department, the former Louvre Bar, is also included as a Public/Quasi-public type and has a one story wood building with a false front, and a metal garage structure with a false front. Public buildings in the Art modern style include: the one story concrete Post Office; and the large, one-story school building. The Church is in the Mission Eclectic Style.



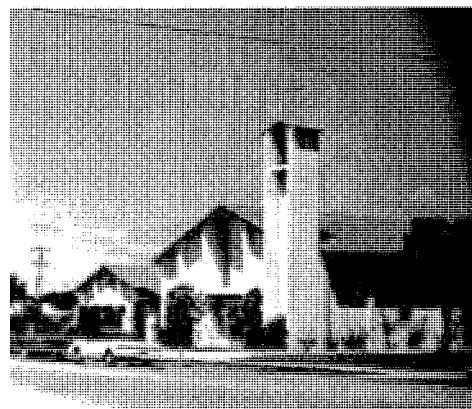
**"Art Moderne" Public School, 1923  
Building, 1956**



**"Modern Style" Veterans Memorial**

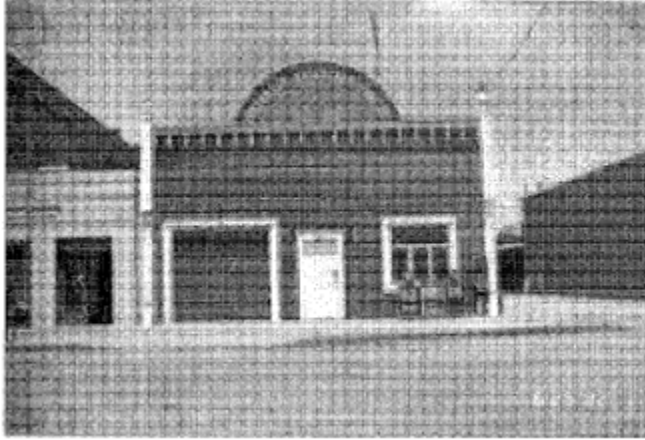


**"Art Moderne" Post Office  
Catholic Church**

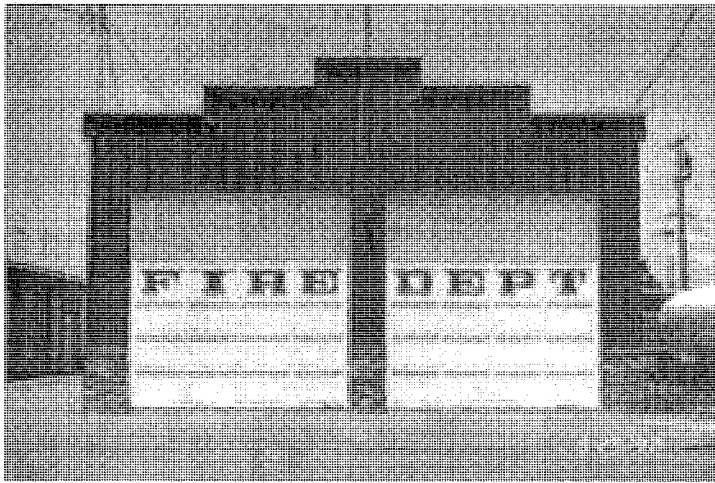


**"Mission Eclectic Style" St. Joseph's**

## **Public Building Types**



**The Spreckels Volunteer Fire Company, Wood False-front**



**The Spreckels Volunteer Fire Company, Metal False-front**



**SECTION THREE:  
DESIGN REVIEW PROCESS**

## **Section Three: Design Review Process**

### **Objectives of the Review Process**

- Preserve the historic integrity and small-scale of the Spreckels Company Town.
- Protect individual historic structures and their architectural features.
- Emphasize the commercial center on Spreckels Boulevard and the park and Memorial District as focal points in the community.

### **Zoning**

Each Parcel in Spreckels has a specific zoning designation which is described in Title 21 of the Monterey County Code (Zoning Ordinance). The zoning designations for each parcel specifies allowable uses and permit requirements. The Zoning Ordinance also establishes site design criteria such as structural setbacks, maximum lot coverage, and height restrictions. To determine the zoning designation of a specific parcel, call the Planning and Building Inspection Department with your Assessor's Parcel Number (APN). The Assessor's Parcel Number can be found on the property tax statement or by calling the County Assessor's office. The property address and owner's name are necessary to determine your APN.

There are three primary zoning designations in Spreckels; High Density Residential (5.1 unit per acre); Light Commercial; and Public/Quasi-Public. In addition to these primary zoning designations, parcels within the Spreckels Historic District are designated as "HR" (Historic Resource) and "D" (Design Control). The "HR" and "D" overlay set forth additional requirements to protect the architectural beauty and historic integrity of the community of Spreckels.

The purpose of the "HR" (Historic Resource) overlay zoning, which is defined in Title 21, Chapter 21.54 of the County's Zoning Ordinance is to protect, preserve and enhance those structures and areas that contribute to the historic heritage of the County. Review by the County's Historic Resources Review Board (HRRB) is required for most projects and structural alterations within the "HR" district.

The "D" (Design Control) overlay zoning classification is defined in Title 21, Chapter 21.44 of the County Code, and is applied to numerous areas throughout Monterey County. The purpose of the "D" district is to provide an opportunity to review the design of new buildings and additions to ensure that development is compatible with the existing community or area. "D" district regulations require Design Approval for

exterior changes to a structure or a fence (for Historic District Boundary Map see page 25).

### **Discretionary Permits**

Types of projects within an “HR” district that require discretionary permit approval include, but are not limited to the following: demolition of structures; construction of new buildings; additions to existing structures; and exterior alterations to existing buildings. Minor alterations and minor modifications in an “HR” district may be exempt from discretionary permit requirements but may still require Design Approval and review by the HRRB. Minor alterations and minor modifications are defined in Chapter 21.54 of the Monterey County Code. Currently there are no fees required for HRRB review.

If a project requires discretionary permit approval, the process may take 60-90 days from the submittal of a complete application. Once a preliminary design is developed for a particular project, the applicant requests an appointment with a planner to receive instructions for the application. the applicant should maintain contact with the project planner throughout the course of the project.

### **Building Permits**

New construction requires a Building Permit in addition to design Approval and HRRB review. A Building Permit requires a separate application, and may be processed concurrently with the Design and HRRB review. It is important to understand that a plan change will be required if the design approved by the final decision-making body differs from the initial application.

An applicant with a historic building zoned “HR,” may use the **State historic Building Code** (SHBC). The State Historic Building Code is Part 8 of the California Building Code, Title 24. The intent of the code is to save California’s architectural heritage by recognizing the unique construction inherent in renovating a historic building. The SHBC provides alternative building regulations for the rehabilitation, preservation, and restoration of structures designated as historic buildings. A structure designated as a contributing building within a historic district is considered a qualified historic building and the applicant may be eligible to use the SHBC. A Building Inspector at the County Planning and Building inspection Department can provide more information. A copy of the SHBC is available for review at the Planning and Building Inspection Department or from the Office of the State Architect.

**Administrative Design Review** may be necessary for projects that do not require a discretionary permit. These projects will include signage, minor alterations to buildings, painting, ordinary structural maintenance and repair, and tree removal. The zoning regulations may require referral to the HRRB and the Spreckels Neighborhood Design Review Committee for a recommendation, even though the Design Application may be processed administratively. If an application is subject to administrative review, the Director of Planning and Building Inspection may take final action on the application after considering the recommendations of the HRRB and the Spreckels neighborhood Design Review Committee.

**HRRB Review:**

All requests for site or structural alterations shall be forwarded to the HRRB for review and a recommendation. Alteration means any exterior change or exterior modification of any historic resource. Alteration includes, but is not limited to:

1. Exterior Structural change or modification of a site, fence or structure;
2. Change or modification of the exterior architectural features of a site, fence or structure including surface texture, and materials;
3. Change or modification of a site including grading, paving, cutting or removal of trees, removal or modification of significant vegetation or other natural feature;
4. New structures or fences;
5. Demolition of structures or fences;
6. Placement or removal of exterior objects or features such as sign, plaques, light fixtures, street furniture, walls, fences, and steps.

Alteration does not include ordinary maintenance and repair of structures, landscaping (with the exception of item in #3 above, or repair and maintenance of other existing physical improvements. Ordinary maintenance and repair means any work for which a building permit is not required by law and where the purpose and effect of such work is to prevent or correct any deterioration of or damage to a structure or any part thereof and to restore the structure or part thereof to its condition prior to the occurrence of such deterioration or damage.



The HRRB's recommendation is rendered at a public hearing. Recommendations of the HRRB are forwarded to the final decision-making body for action. The final action, however, may be appealed. The HRRB typically meets once a month so approximately 45 to 60 days should be allowed for project review by the HRRB. The property owner or representative should plan to attend all public meetings for a project in order to answer questions or consent to recommended design changes if necessary.

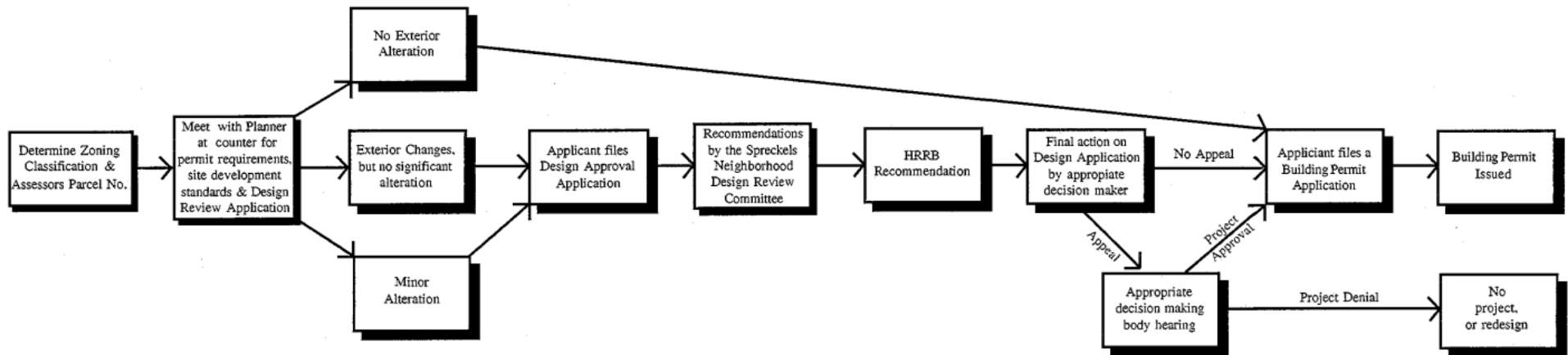
### **Spreckels Neighborhood Design Review Committee:**

The purpose of the Spreckels Neighborhood Design Review Committee is to advise the Planning Commission, Director of Planning and Building Inspection and Zoning Administrator by providing comments and recommendations on referred design review matters and provide broad, local representation for the committees involved.

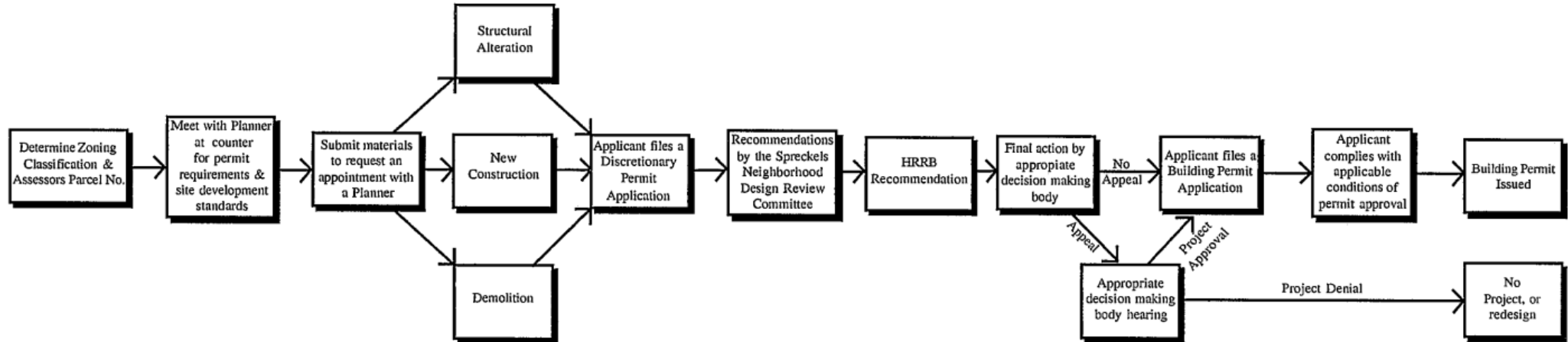
The zoning regulations state that in order to approve an application within the "HR" district, the Appropriate Authority must find that:

- The proposed work will not adversely affect the significant architectural features or the character of historical, architectural, aesthetic interest, or value of the historic resource or its site.
- For properties located within the Spreckels historic district, the work proposed conforms to the standards and design guidelines adopted by the Board of Supervisors and would not adversely affect the character of the district.
- The use and exterior appearance of the proposed work will neither adversely affect, nor be incompatible with the existing historic resources.

Property owners contemplating a construction project, such as a structural addition within the Spreckels Historic Resource District should contact the County Planning and Building Inspection Department for current information on the permit process. Contact with the Planning and Building Inspection Department early in the planning and design phase of a project helps to expedite the application.



## Permit Application Process For Design Review



## Permit Application Process For Discretionary Permit



## Section Four: Design Guidelines

## **Section Four: Design Guidelines**

### **Organization and Use**

The Spreckels Design Guidelines are divided into four sections: 1) Residential Building Types, 2) Commercial Building Types, 3) Public/Civic Building Types, and 4) Site improvements. The first three sections pertain to structures in Spreckels and are organized using the same policy headings. The policies for the first three sections are outlined below. The fourth section, Site improvements, has policies for: Planting and Paving Material; Fences, Walls and Site Features; and Parking and Service Areas. All policies state recommendations, and in some cases include graphics that support the policy.

#### **General Headings for Design Guidelines**

<b>Design Integrity / Architectural Style and Character</b>	Refers to overall styles, sizes and proportions that make up the distinct architectural character of a building or a community
<b>Facade Elements and Details</b>	Pertains to any architectural element or detail that is on a structure. (e.g., brackets, storefronts, entablatures, windows, cornices etc.)
<b>Integrity of Materials</b>	Materials that are used in construction and their importance in defining the character of a structure.
<b>Appropriate Materials, Colors and Finishes</b>	Pertains to using certain materials and colors to define a building style.

## **General Rules**

### **Existing Buildings**

When restoring, rehabilitating, or adding on to a structure in a historic district, the following General rules should be followed

1. Determine the style of your building and identify the materials that were used in its construction.
2. Identify, retain and preserve the forms and detailing of any architectural materials or features that define the historic character of your structure.
3. Plan to protect and maintain as many of the historic architectural features as is possible.
4. When making changes or restoring your building, repair any architecturally significant features that are damaged. If repair is impossible due to extreme deterioration or loss of the element, replacement in like material is recommended.
5. Additions and alterations to historic buildings should maintain the design integrity and distinguishing features of that historic building. Alterations should not radically change, obscure, or destroy the original materials, character-defining spaces, features, or finishes of the building.

### **New Buildings**

When designing a new building the following general rules should be followed:

1. Determine the character of contributing structures in your neighborhood.
2. Identify the Visual characteristics of surrounding building. New residential construction should maintain the patterns of building setbacks, massing, volume, scale, roof type, spacing and siting of adjoining structures and the neighborhood as a whole.
3. Identify distinctive elements existing near your site, such as porches, materials used, window types and window patterns. Make a reference to these in your design by using similar elements, materials, window types and window patterns.
4. New buildings should complement the original historical styles of the community.

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## **Design Guidelines for Residential Building Types**

### **Organization of the Residential Guideline**

There are about 180 residential buildings in Spreckels that are on High Density Residential (HDR) zoned land. The compatibility of any new residences, and additions or alterations to historic residences within the historic district is a critical issue. The Design Guidelines for Residential Building Types address 1) changes to existing residential buildings, 2) new construction of residential buildings.

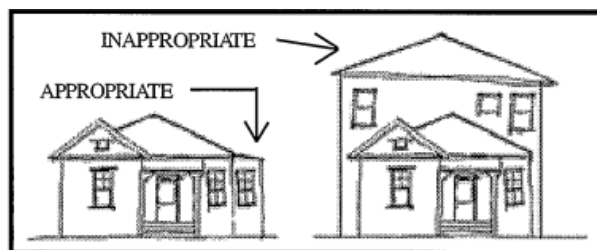
### **Policy 1: Design Integrity/Architectural Style and Character**

New Buildings, alterations and additions to residential buildings should reflect the architectural qualities that unify the structures of the district. Designs for new buildings should also maintain the design integrity and distinguishing features of the existing historic district and of existing historic buildings. Wood features, such as clapboards, cornices, brackets, entablatures, wood trim, columns and balustrades, both functional and decorative, define the historic character of the residential buildings in Spreckels. Their retention, protection and repair are important.

#### **Guidelines**

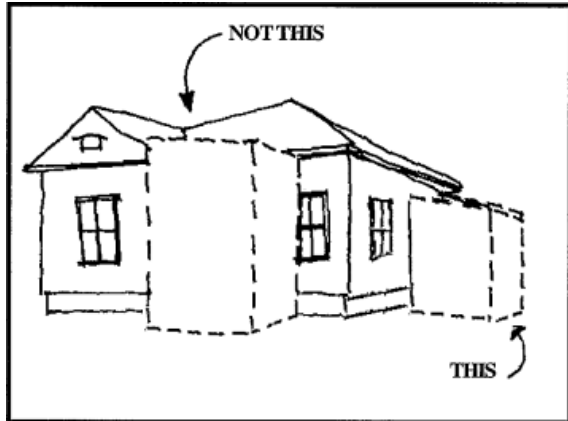
- R1.1 Additions or alterations which alter the height, main facade elements, distinguishing architectural features or architectural character of a structure when viewed from the street generally are inappropriate.
- R1.2 The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and existing architectural features. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- R1.3 Building additions should be located to the rear of the existing structure whenever possible.
- R1.4 When locating an addition to the side of an existing building, the addition should be setback behind the mass of the existing front facade.
- R1.5 Additions should use the same materials and opening proportions as the original, but should not look identical to the existing structure.

- R1.6 Avoid using any architectural styles or stylistic elements that are not represented elsewhere in Spreckels.
- R1.7 Identify, retain and preserve historic roofs and their functional and decorative features. Roof shapes and materials are extremely important in defining a building's overall historic character.
- R1.8 New roofs should match roof pitches and materials of adjacent buildings.
- R1.9 New or replacement fireplaces and chimneys should be compatible with the size, scale, material, and color of the existing buildings. Replacement of an existing exterior masonry fireplace and chimney with a new wood frame fireplace and chimney is not appropriate.
- R1.10 Accessory buildings should use the same materials and be finished in the same or compatible colors as the main structure. Accessory buildings should be smaller than the main building and can be a maximum height of 15 feet. Small sheds and prefabricated buildings should be sited so that they are not visible from the street.
- R1.11 It is recommended that any non-contributing structure built in the historic era 1897-1957 be restored to its original configuration. It is also appropriate to blend a non-contributing structure into the historic streetscape by using plantings or low, open wooden fencing. These site elements help to blend a non-conforming site into the surrounding neighborhood.



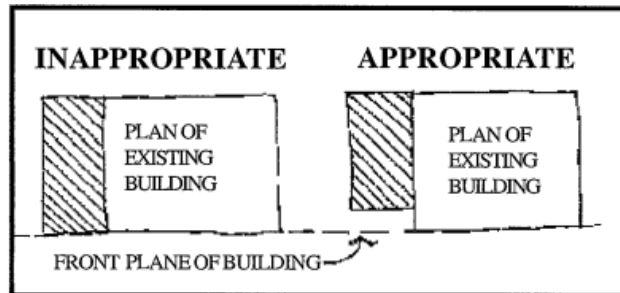
*R1.1 Additions should not alter the height or main facade elements of a structure when viewed from the street.*





*R1.1 Additions*

*R1.2 Should be located to the rear or side of an existing structure*



*R1.3 Additions should be setback from the front plane of the building.*

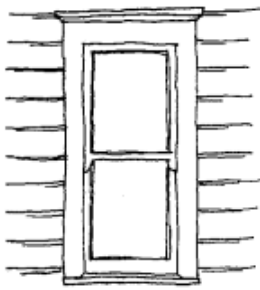
## **Policy 2: Facade Elements and Details**

Historic façade elements, proportions, and details help define the character of a building and should be retained whenever possible.

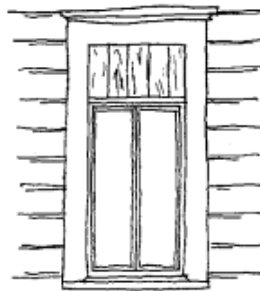
### **Guidelines**

- R2.1 For new construction or additions, avoid duplicating the distinctive architectural features of historic buildings.
- R2.2 Repair historic features by patching or piecing-in new sections of matching material to conserve the element. For extremely deteriorated or missing parts, replacing with like material is appropriate.
- R2.3 New door and window openings should maintain the same size spacing and proportions as those existing or should match those on adjacent historic structures. Existing door and window openings should not be altered in size and shape to accommodate modern standard window and door sizes.

- R2.4 Protect and maintain wood window frames, sashes, muntin's and surrounds. Original windows are character-defining features of a building and should be retained whenever possible.
- R2.5 Typically, wood window sashes are used in Spreckels buildings. Wood or vinyl clad frames are appropriate as long as the original size, shape, operations, and design are replicated. Metal-finished windows should be avoided. Wood window sashes for new construction are appropriate.
- R2.5 Any new or replacement window sash should match the original sash in thickness, depth, pattern and finish. Replacement window sashes should have three- dimensional muntin's.



ORIGINAL DOUBLE HUNG WINDOW  
Windows are integral to the overall design.



OPENING BLOCKED TO ACCEPT  
STOCK ALUMINUM FRAME  
Proportions and appearance are  
awkward.



TRIM AND SIDING REMOVED  
Complete loss of visual interest.

*R2.3 Window openings should not be altered*

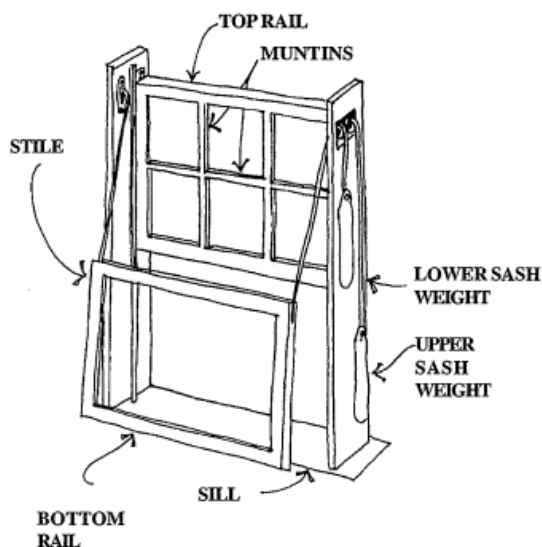
- R2.7 The Retention, protection, and repair of entrances and porches is recommended. If necessary, provide new porches that are typical or historical in scale and size to existing porches. Entrances and porches are a primary focus of the historic buildings in Spreckels and give historic buildings their character.
- R2.8 Enclosing porches with solid materials such as wood, stucco, or masonry can result in the loss of historic character and is inappropriate.

### Policy 3: Integrity of Materials

Wood features define the overall historic character of Spreckels homes. Specific features include: siding, cornices, brackets, window architraves, and doorways. Maintain the integrity of all original building materials.

#### Guidelines

- 3.1 Siding material should not be replaced, covered over; or clad in material that does not match the original type. Inappropriate material includes: stucco, aluminum siding, textured plywood, textured siding, simulated masonry, or masonry veneer. In the event that removal of lead paint is necessary, siding material should closely match the original in terms of appearance and finish; replacement with the same type of siding and/or material are not necessary.
- 3.2 Where inappropriate material is covering historic material, that material should be removed, using the gentlest means possible. If inappropriate material has replaced original material, remove and replace with the original material.
- 3.3 When reroofing, the original or a similar material should be used.
- R3.4 Where necessary to re-build or replace an existing exterior fireplace and chimney, the original material should be used. If that is impossible, then replacement in-kind to replicate the original appearance is appropriate.
- R3.5 When adding a new fireplace and/or chimney, the location of and material used should not detract from the existing structure. Metal Chimneys are not appropriate.



R2.6 Double hung Window Sashes and Muntins. (Graphic Courtesy of "Rehab Right: Hot to Realize the Full Value of Your Old House.")

#### **Policy 4: Appropriate Materials, Colors and Finishes**

Restoration, Rehabilitation and new construction projects should use appropriate materials, colors and finishes that complement the existing building's style and materials, and the surrounding environment.

##### **Guidelines**

- R4.1 Use original materials wherever possible in restoration or rehabilitation projects and use the same materials for building additions. For new construction, use material that is similar to those used in the surrounding buildings.
- R4.2 When using a substitute material, make sure its appearance, texture and finish will closely match the original. If the original material was painted, then the substitute material should have the same painted finish
- R4.3 Paint colors and color schemes should be compatible to the material, the historic character of the district, the style of the building and to adjacent structures.

##### **Appropriate Paint Colors for Spreckels**

The Homes in Spreckels are simple structures, and should be painted using simple schemes. Monochrome or polychrome color schemes, using white, light pastel or earth tone base colors with one or two compatible trim colors are appropriate.

Consider these general guidelines when choosing house paint:

1. Avoid using too many colors. Two strong colors may be effective on a house, but if more than two colors are used, the effect of each color will be diminished.
2. Select the base color carefully. A muted tone for the base color is the best choice, and will complement any accent colors that are used to trim the house.
3. Use bright colors sparingly and only for focal points such as the front door.
4. Do not overlook the roof. The roof is part of the building's color scheme and must relate to the rest of the house. Likewise, when roofing your building, choose a dark or neutral material that does not conflict with the other house colors.

### **Design Guidelines for Commercial Building Types**

Commercial buildings in Spreckels are not the most dominant building type, but play an important role in the overall makeup of the Town. Historically, commercial buildings were concentrated on Spreckels Boulevard and at the cross streets to Spreckels Boulevard.

All of the commercial buildings create a street wall by being built up to the front property line. The exception to this would be commercial uses that are located in residential building types. For that situation, Design Guidelines for residential buildings should be referred to.

#### **Policy 1: Design Integrity/ Architectural Style and Character**

Maintain the design integrity and distinguishing features of historic buildings. For new buildings and additions, complement and blend in with the historic streetscape and historic buildings in the district.

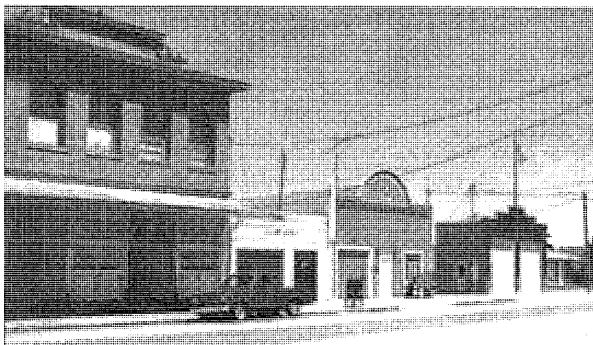
#### **Guidelines**

C1.1 All additions must complement the existing structure in style, form, and materials. New design styles should complement existing historical commercial buildings in massing, proportioning and materials.

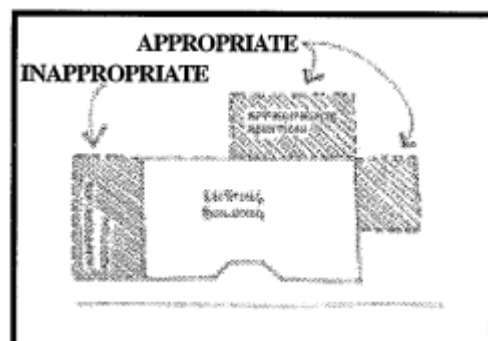
C1.2 Additions or alterations which alter the height, bulk, main facade elements, distinguishing architectural features, or architectural character of a structure when viewed from the street are inappropriate.

C1.3 Street facades for new commercial buildings should have 75% or more of the facade located at the property line.

C1.4 For additions, the new work shall be compatible with the massing, size, scale, and existing architectural features.

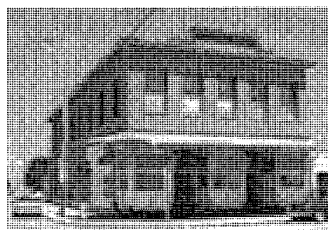
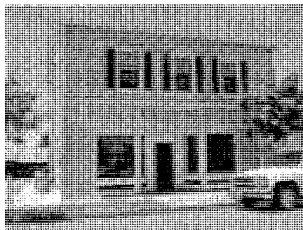


*C1.2 Spreckels Commercial District*



*C1.5 Additions should be located to the rear or side of existing structure.*

- C1.5 Locate all additions to the rear or side of the existing structure whenever possible.
- C1.6 Avoid using any architectural styles or stylistic elements that are not represented in Spreckels.
- C1.7 Window and door openings should be compatible with the openings of adjacent structures. Match the approximate size of the openings, the spacing, and the rhythm of the windows.



*C2.2 Windows are strong visual components of storefronts. 30-50% of the total façade should be glazed.*

## **Policy 2: Facade Elements and Details**

Traditional facade elements, proportions and architectural details which give historic buildings their unique character should be retained. Appropriate replacement elements should be used where necessary. New construction facade elements and details should complement the existing historic commercial styles in Spreckels.

### **Guidelines**

- C2.1 New construction or additions should avoid duplicating the distinctive architectural features of historic buildings.
- C2.2 Storefronts and glazing of window openings are strong visual components. It is recommended that thirty to seventy percent of the total percentage of the front facade be glazed with a transparent glass and that the first level have a larger proportion of glass than the second level. Reflective materials to retard solar gain or fading of merchandise may be applied. Fifty percent of the window glazing must remain clear of obstructions.

- C2.3 Repair historic features by patching or piecing-in new sections of matching material in order to conserve the element. For extremely deteriorated or missing parts, replacement or replacing in-kind is appropriate.
- C2.4 Do not remove original architectural elements such as cornices, moldings, trim, etc. If replacements are necessary due to deterioration or loss of the element, they should have a similar character as the original.
- C2.5 New construction should reference and be compatible with the window and door materials of adjacent structures. Windows and doors should have similar proportions as neighboring structures.
- C2.6 Protect and maintain wood historic window frames, sashes, muntins, and surrounds. Original windows are character-defining features of a building and should be retained whenever possible or replaced in kind.
- C2.7 New or replacement window sashes should match the original sash in thickness, depth, pattern and finish.
- C2.8 Signs should be compatible with the district's historic buildings and should be pedestrian-oriented in scale and placement.
- C2.9 Freestanding, plastic, or internally lighted signs are inappropriate. Appropriate sign types include wall, window, shingle and awning signs.
- C2.10 Materials and methods of illumination for signs which are compatible with the style and design of the building and historic character of the district should be used. Internal illumination and/or backlighting of awnings or awning signage are inappropriate.

### **Policy 3: Integrity of Materials**

Wood and brick features define the historic character of commercial structures in Spreckels. Maintain the integrity of original building materials

#### **Guidelines**

- C3.1 Materials for new buildings should match and be compatible with adjacent structures.
- C3.2 Original siding materials should be retained. If necessary, the siding material should be replaced with material that matches the original type.

Inappropriate replacement material may include but is not limited to plywood, stucco, and aluminum siding. In the event that removal of lead paint is necessary, siding material should closely match the original in terms of appearance and finish; replacement with the same type of siding and/or material is not necessary.



*C2.8 Signs should be pedestrian oriented.  
(Monterey County Historical Society)*

C3.3 Where original building materials have been covered, use the gentlest means possible to remove the covering material.

C3.4 Where inappropriate materials have been removed, they should be replaced with the original-type material.

C3.5 When reroofing, the original or similar type material should be used.

#### **Policy 4: Appropriate Materials, Colors and Finishes**

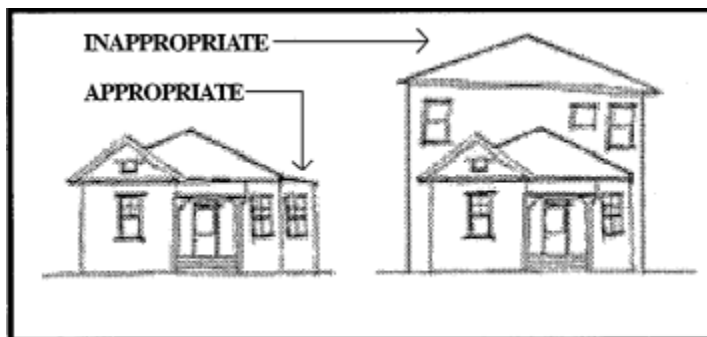
The use of appropriate materials in restorations, renovations and additions should be promoted. All materials, colors and finishes should be compatible with the historic character of Spreckels.

#### **Guidelines**

C4.1 Use original type materials wherever possible in restoration or rehabilitation projects and use the same materials for building additions.



- C4.2 use like materials for any additions and closely match to the original in texture, pattern and color.
- C4.3 When using a substitute material, make sure its appearance, durability, texture, and finish will closely match the original. If the original material was painted, then the substitute material shall have the same painted finish.
- C4.4 For new construction, horizontal wood siding or brick construction is preferred. For additions, matching the existing finish material is appropriate.
- C4.5 Paint colors and color schemes should be compatible with the historic character of the district, the style of building, and compatible to adjacent structures.



*P1.4 Additions should not alter the height, bulk, or architectural features of the existing structure.*

### **Design Guidelines for Public/Civic Building Types**

Public or civic buildings in Spreckels consist of the school, the Post Office, Veterans Memorial Building, the church, and park structures. All of these buildings, except the school and Post Office, are subject to review by the HRRB. It is recommended that the school district and the postal service consider these design guidelines and participate in the review process.

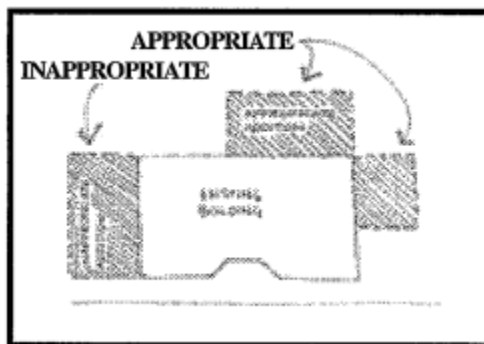
### **Policy 1: Design Integrity/ Architectural Styles and Character**

Maintain the design integrity and distinguishing features of the historic buildings and community of Spreckels.

### **Guidelines**

- P1.1 All additions must complement the existing structure in style, form, and materials

- P1.2 Street facades for new buildings should have 75% or more of the front facade located at the property
- P1.3 New design styles should match and complement existing historical styles in Spreckels. Avoid using any stylistic elements that are not already represented in Spreckels.
- P1.4 Additions or alterations which alter the height, bulk, main facade elements, distinguishing architectural features or character of a structure when viewed from the street are inappropriate.
- P1.5 Locate all additions to the rear or side of the existing structure whenever possible.
- P1.6 Additions should use the same materials and opening proportions as the original, but need not look identical to the existing structure.
- P1.7 Window and doors should be proportioned similar to those of adjacent structures.



*P1.6 Locate additions to the rear or side of the existing structure.*

## **Policy 2: Façade Elements and Details**

Façade elements, proportions, and architectural details give historic buildings their unique character and should be retained. Use appropriate replacement elements where necessary.

### **Guidelines**

- P2.1 New buildings or additions should avoid replicating or mimicking the distinctive architectural features of historic buildings.

- P2.2 Repair historic features by patching or piecing-in new sections of matching material to conserve the element. For extremely deteriorated or missing parts, replacement or replacing in-kind is appropriate.
- P2.3 Do not remove original architectural elements such as cornices, moldings, trim, etc. If replacements are to be made they should have a similar character as the original.
- P2.4 Windows are character-defining features of a building and should be retained. Protect and maintain the window frames, sashes, muntins, and surrounds.
- P2.5 Any new or replacement window sash should match the original sash in thickness, depth pattern, and finish.
- P2.6 Sign types should be compatible with the district's historic buildings and should be pedestrian-oriented in scale and placement.
- P2.7 Freestanding, plastic, or internally lighted signs are inappropriate. Appropriate sign types include wall, window, shingle, and awning signs.
- P2.8 Materials and methods of illumination for signs which are compatible with the style and design of the building and historic character of the district should be used. Internal illumination and/or backlighting of awnings or awning signage are inappropriate.

### **Policy 3: Integrity of Materials**

Wood, brick, and concrete features help define the public structures in Spreckels. These features define the overall historic character of each building. Maintain the integrity of any original building materials.

#### **Guidelines**

- P3.1 Materials for new buildings should match and be compatible with adjacent or facing structures. Material for additions should match and be compatible with adjacent elements and material.
- P3.2 Siding material should not be replaced with material that does not match the original type. Inappropriate replacement material may include but is not limited to plywood, stucco, and aluminum siding. In the event that removal of lead paint is necessary, siding material should closely match the original

in terms of appearance and finish; replacement with the same type of siding and/or material are not necessary.

P3.3 Where original materials have been covered, use the gentlest means possible to remove the covering material.

P3.4 Where inappropriate materials have been removed, they should be replaced with the original-type material.

P3.5 When reroofing, the original or a similar type material should be used.

#### **Policy 4: Appropriate Materials, Colors and Finishes**

The use of appropriate materials in restorations, renovations, and additions should be promoted. All materials, colors, and finishes should be compatible with the historic character of Spreckels.

##### **Guidelines**

P4.1 Use original type materials wherever possible in restoration or rehabilitation projects and use the same materials for building additions.

P4.2 Use like materials for any additions and closely match to the original in texture, pattern, and color.

P4.3 When using a substitute material, make sure its appearance, durability, texture, and finish will closely match the original. If the original material was painted, then the substitute material should have the same painted finish.

P4.4 For new construction, horizontal wood siding, brick, or concrete is preferred. For additions, matching the existing finish material is appropriate.

P4.5 Paint colors and color schemes should be appropriate to the style and design of the building and its historic use. Colors must be compatible with the colors used on existing historic structures.

##### **Site Improvements**

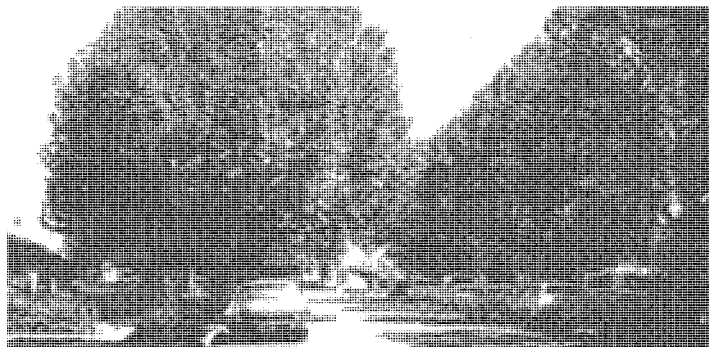
Site improvements that are consistent with the historic character of the building types in the district are encouraged. These improvements unify the area and create a visually cohesive district.

**Policy 1: Planting and Paving Material**

Encourage landscape treatments which are appropriate to a residential or commercial neighborhood and enhance the character and unity of the historic district.

**Guidelines**

- S1.1 Preserve and maintain the historic landscape and existing mature tree plantings within the Historic District boundary. Historic trees shall be retained unless diseased, hazardous or located such that development of the property is unduly constrained. The Board of Supervisors approved Agreement No. 4506 on November 18, 1996, with Amstar, Inc. (which is binding to Amstar's heirs, successors, and assigns) to implement a tree replacement schedule and a plan to preserve, maintain and care for the existing grove of black walnut trees along both sides of Spreckels Blvd. The Agreement states that "the grove of walnut trees located along both sides of Spreckels Boulevard... is a historical and scenic resource and lends a dramatic entrance to the community of Spreckels."
- S1.2 Encourage new tree plantings to screen visually incompatible uses or buildings.
- S1.3 Landscaping with live plant material shall be the principal treatment of front yard and exterior side yard areas.
- S1.4 Decorative rock or gravel as a predominant treatment is unacceptable.
- S1.5 Paving front and side yards shall be kept to a minimum as necessary for circulation and landscape maintenance.



*S1.1 Historic trees enhance the neighborhood and should be retained.*

## **Policy 2: Fences, Walls, Site Features**

Traditional designs for fences and walls should be used to define, but not obscure, the street-front garden areas of residential buildings.

### **Guidelines**

- S2.1 New fences in front yards should not exceed four feet in height and should generally be constructed of wood slats in an open work pattern.
- S2.2 Solid masonry walls, chain link, and wire fences are inappropriate and should not be used where they can be seen from the street.
- S2.3 Fences, walls and other site features associated with historic buildings shall be maintained in good repair. Where already deteriorated, replacement with like materials and design is encouraged.

## **Policy 3: Parking and Service Areas**

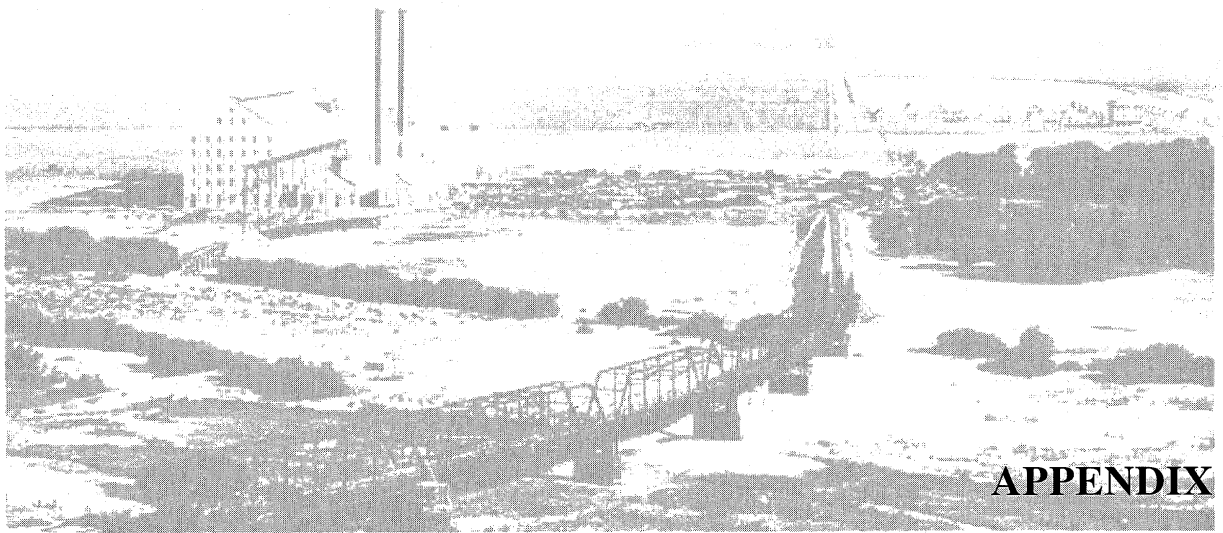
These guidelines are intended to minimize the intrusion of parking which can disrupt the visual continuity of the streetscape and the historic district.

### **Guidelines**

- S3.1 Parking areas should be located behind buildings and accessible from public alleys whenever possible.
- S3.2 Design and screen parking facilities so that they do not detract from adjacent uses and the historic character of the district.



- S2.1 Fences should be made of wood slats in an open work pattern and should not exceed four feet in height.*



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## **Appendix**

### **Glossary of Terms**

**Alteration** – means any change or modification of any historic resource. Alteration includes, but is not limited to:

- 1) Exterior structural change or modification of a site, fence or structure;
- 2) Change or modification of the exterior architectural features of a site, fence or structure including surface texture and materials;
- 3) Change or modification of a site including grading, paving, cutting or removal of trees, removal or modification of significant vegetation or other natural features;
- 4) New structures or fences;
- 5) Demolition of structures or fences;
- 6) Placement or removal of exterior objects or features such as signs, plaques, light fixtures, street furniture, walls, fences, and steps;
- 7) Disturbance of any archaeological site.

Alteration does not include painting or repainting, ordinary maintenance and repair of structures, landscaping or repair and maintenance of other existing physical improvements.

**Art Moderne** – A decorative style widely used in the architecture of the 1930s, characterized by geometric forms and ornaments. Similar to Art Deco Style, but more curvilinear.

**California State Historic Building Code** (SHBC) – Part 8 of the State Building Code (Title 24) that provides a comprehensive set of regulations which measure the safety of historic structures in their own terms.

**Clapboard Siding** – A traditional wooden siding material made of overlapping horizontal wedge-shaped boards. Sometimes called bevel or rustic siding.

**Double Hung Window** - The most common type of wooden window in older houses. These window units are composed of two glazed frames, each called a sash, that slide vertically by each other in separate channels.



**Entablature** – The part of a building which rests horizontally upon the columns.

**Gable Roof** – A roof pitched in two directions or having two slopes that meet at a single ridge.

**Glaze** – The transparent or semi-transparent glass in a window.

**Hip roof** – A roof pitched in four directions or having four faces that slope towards a center ridge.

**Historic District** – An area having special historic and architectural worth and designated as such by the Board of Supervisors. The area may predominantly, though not exclusively, contain historic buildings or other historic resources.

**Historic resource** – Any structure, object, fence, site, or portion of a site that has a significant historic, archaeological, architectural, engineering or cultural value, real property or improvement thereon such as a structure, landscaping, or object that is unique or significant because of its location, design, setting, materials, workmanship, or aesthetic feeling and is designated as such by the Board of Supervisors.

**Historic Resources Review Board** (HRRB - or "Review Board") means the Monterey County Historic Resources Review Board which was established by the Board of Supervisors. The HRRB reviews and comments on land use projects as they relate to historic resources or historic structures within the County of Monterey.

**Minor Alteration** – The placement, removal, exterior structural change or modification of a fence, sign, plaque, light fixture, street furniture, steps, platforms, walks, driveway, temporary motion picture, television and theater stage steps and scenery.

**Muntin** – The strips that separate panes of glass in a window sash.

**National Register of Historic Places** – An official list of the Nation's cultural resources worthy of preservation. The National Register is administered by the National Park Service under the U.S. Secretary of the Interior. Properties listed in the National Register include districts, sites, buildings, structures and objects that are significant in American history, architecture, archaeology, engineering, and culture

**Ordinary Maintenance and Repair** – Any work for which a building permit is not required by law where the purpose and effect of such work is to prevent or correct

any deterioration of or damage to a structure or any part thereof, and to restore the structure or part thereof to its condition prior to the occurrence of such deterioration or damage.

**Pediment** – Typically the triangle formed by the edges of a gable tied together by a member at the bottom. Pediments occur on the gable-ends of roofs and over doors and windows. In the case of doors and windows, the pediment may be triangular or may have a horizontal, rounded, or segmental top.

**Prototype** – A prototype is a model or pattern from which copies are made.

**Rehabilitation** - Renewing old buildings for modern living while preserving original architectural features and character.

**Renovation** – Rehabilitating an old building by removing or destroying its original features and substituting new features to give it a new appearance unlike its original look.

**Restoration** – The rejuvenation and/or replication of historic architectural features to match exactly the original appearance.

**Setback** – A specified minimum distance that a structure must be located from a lot line.

**Signage** – A display board or surface used for directions, identification, instructions, or advertising.

*Wall signs* – signage that hangs directly on a flat wall surface.

*Window signs* – signage that is part of a glazed window.

*Shingle signs* – signage that is mounted on a building perpendicular to the wall plane.

*Awning signs* – signage that is part of an awning.

*Freestanding signs* – signage that is moveable and can stand alone.

*Plastic signs* – signage that is made out of plastic material.

*Internally lighted signs* – signage that is lighted / from within.

**Spreckels Neighborhood Design Review Committee** – If a property is located in an Historic Resources ("HR") Zoning District, any new structure, addition to or

modification of the property shall be subject to review by the Spreckels Neighborhood Design Review Committee.

**Stucco** – An exterior finish material used as a covering material for walls that is rich in Portland cement and put on wet, but when dry becomes exceedingly hard and durable. Also known as cement plaster.

**Title 18** – The Monterey County Building Code

**Title 21** – The Monterey County Zoning Ordinance for Spreckels

**Window Frame** – The lining for a window opening including the head, jambs and sill.

**Window Sash** – The frame in which the window lights (glass) are set.

**Window Surround** – The trim elements around a window opening.

### **Zoning District Designations**

(Title 21 – Chapter 21.06.010):

“HDR” High Density Residential

“LC” Light Commercial

“HC” Heavy Commercial

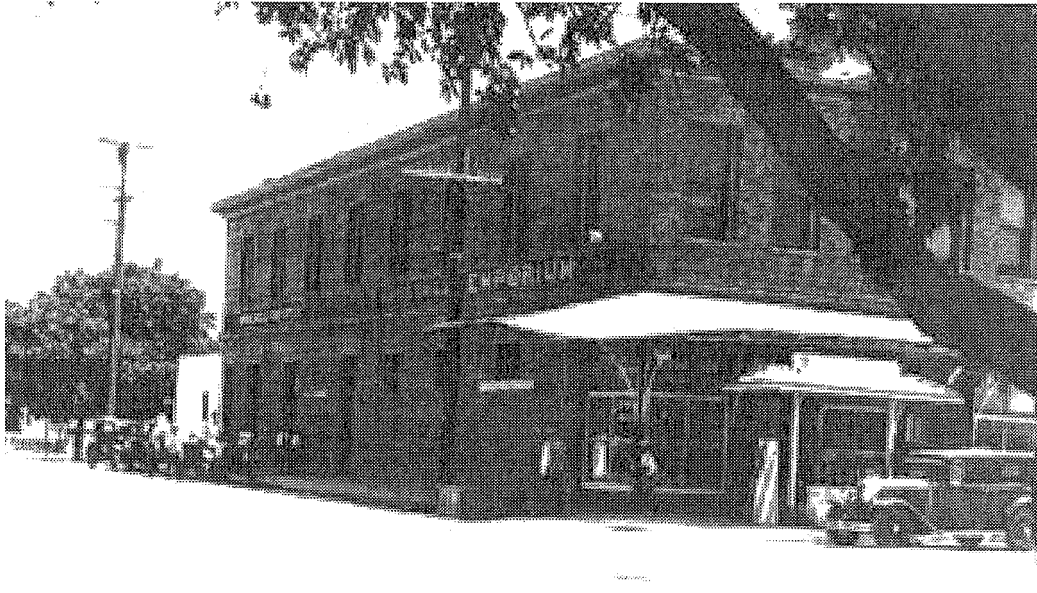
“PQP” Public/Quasi-Public

Zoning Overlay Designations:

“D” (Title 21 – Chapter 21.08.020) Design Control Zoning District – The purpose of the “D” District is to provide a district for the regulation of the location, size, configuration, materials, and colors of structures and fences, except agricultural fences, in those areas of the County of Monterey where the design review of structures is appropriate to assure protection of the public viewshed, neighborhood character, and to assure the visual integrity of certain developments without imposing undue restrictions on private property.

“HR” Historic Resources Zoning District – The purpose of the “HR” District is to provide regulations for the protection, preservation, enhancement, and perpetuation of those structures and areas of historic, architectural, engineering, and cultural significance which contribute to the historic

heritage of Monterey County and to encourage conservation of the County's important representative and unique archaeological sites and features.



*The Emporium Circa 1930. (Monterey County Historical Society)*

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