

**APPENDIX F**  
**Cultural Resources and Built  
Environment Reports**

INTENTIONALLY LEFT BLANK

# **APPENDIX F1**

## **Cultural Resources Inventory, Evaluation, and Finding of Effect Report**

INTENTIONALLY LEFT BLANK

July 5, 2019

Anya Spear  
Associate Director of Campus Planning  
CSU Monterey Bay, Campus Planning and Development  
100 Campus Center  
Seaside, California 93955-8001

***Subject: Cultural Resource Inventory for the CSU Monterey Bay EIR Master Plan Project, Monterey County, California***

Dear Ms. Spear:

This memorandum presents data from the cultural resources records search and survey conducted in compliance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines for California State University Monterey Bay's (CSUMB) proposed EIR Master Plan Project (Project). The Project is located on the campus of CSUMB near the southern-central portion of the Monterey Bay, northeast of the Monterey Peninsula (Figure 1). The campus covers 1,396 acres that compose the northwestern portion of the U. S. Department of Army Fort Ord Military Reservation, and includes portions of the cities of Seaside and Marina, as well as unincorporated portions of Monterey County. The Project is composed of Proposed CSUMB 2019 Project Design Features described in the 2019 CSUMB Master Plan Guidelines, along with five "near-term" projects that are to be constructed within the next 3 to 7 years. Overall, the Project includes work that will demolish several buildings, build new structures, and provide new infrastructure to allow for expected on-campus growth and improve usability of space within the core campus area. Attachment 1 summarizes this study in a National Archaeology Database Information form.

## **SUMMARY OF WORK**

Researchers at the Northwest Information Center (NWIC) of the California Historical Resources Information System (CHRIS) at Sonoma State University, Rohnert Park, conducted a records search on September 20, 2017 (NWIC File No. 17-0608). The records search encompassed the proposed Project Area along with a one-mile radius buffer (Attachment 2). The results of the records search indicated the approximate location of one previously recorded archaeological site (P-27-000385), which could be within the Project Area. However, the site record provides no

locational data other than “On the Fort Ord Military Reservation,” which extends well beyond the Project Area (Pilling 1950). Furthermore, the site’s recorder, Pilling, described that the site was “destroyed by bulldozing in ca. 1940” (Pilling 1950). The results of the record search also indicate two historic sites within a one-mile radius of the Project Area. One is a historic ranch (P-27-001724) and one is a World War II era military site (P-27-002915). Sixteen Built Environment resources exist within one mile of the Project Area, but it is beyond the scope of this project to address them. Thirteen previously conducted studies include portions of the Project Area. Twenty-nine additional studies have occurred within a one-mile radius of the Project Area.

Dudek archaeologists Ryan Brady, MA, RPA, and Sarah Brewer, BA, surveyed of the location of the proposed Project Area on November 22, 2017. The archaeologists applied a mixed-intensity strategy for the survey, using intensive-level 15-meter transects when possible, and adopting a less intensive reconnaissance-level approach in highly developed areas. The archaeologists focused intensive-level survey in areas that will be affected by “near-term” projects. Dudek archaeologists conducted a supplemental on February 6, 2019 to investigate additional potential resources. Dudek archaeologists did not identify any new archaeological resources. Dudek’s level of effort and findings on this project fulfills the CEQA requirements for cultural resource investigations. By applying standard mitigation measures for the treatment of unanticipated discoveries, Dudek recommends that the proposed Project will have no significant effect on Historic Resources.

## **PROJECT LOCATION AND DESCRIPTION**

CSUMB is located approximately 100 miles south of San Francisco near the southern-central portion of the Monterey Bay, northeast of the Monterey Peninsula. The campus covers 1,396 acres that compose the northwestern portion of the U.S. Department of Army Fort Ord Military Reservation, and includes portions of the cities of Seaside and Marina, as well as unincorporated portions of Monterey County (Figure 1).

The Project consists of the proposed California State University Monterey Bay (CSUMB) Master Plan (proposed Master Plan), including Project Design Features (PDFs) drawn from the CSUMB Master Plan Guidelines (Master Plan Guidelines). In addition to a program level evaluation of the entire Master Plan and PDFs, the pending EIR will provide project-level evaluation of 5 “near-term” developments to be constructed pursuant to the proposed Master Plan within the next 10 years (Figure 2). Overall, the Project includes work that will demolish numerous buildings, build new buildings and structures, and provide new infrastructure to allow for expected on-campus growth and improve usability of space within the core campus area. The near-term projects include construction of the following buildings and associated landscapes:

1. Student Recreation Center (70,000 square feet)
2. Student Housing Phase IIB (400 beds);

3. Student Housing Phase III (600 beds);
4. Academic IV (72,200 square feet);
5. Academic V (76,7000 square feet)

## **REGULATORY SETTING**

The Project is funded by California State University, which also serves as the lead agency; therefore, the current project must comply with State environmental regulations, which are addressed in broad scope under the California Environmental Quality Act (CEQA).

### **State of California**

#### ***The California Register of Historical Resources***

In California, the term “historical resource” includes “any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California” (Public Resources Code (PRC) Section 5020.1(j)). In 1992, the California legislature established the California Register of Historical Resources (CRHR) “to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change” (PRC Section 5024.1(a)). The criteria for listing resources on the CRHR, enumerated in the following text, were developed to be in accordance with previously established criteria developed for listing in the NRHP. According to PRC Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains “substantial integrity,” and (ii) meets at least one of the following criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage
2. Is associated with the lives of persons important in our past
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values
4. Has yielded, or may be likely to yield, information important in prehistory or history

To understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 CCR 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

### **California Environmental Quality Act**

As described further in the following text, the following CEQA statutes and CEQA Guidelines are of relevance to the analysis of archaeological, historic, and tribal cultural resources:

PRC Section 21083.2(g) defines “unique archaeological resource.”

PRC Section 21084.1 and CEQA Guidelines Section 15064.5(a) define “historical resources.”

In addition, CEQA Guidelines Section 15064.5(b) defines the phrase “substantial adverse change in the significance of an historical resource.” It also defines the circumstances when a project would materially impair the significance of a historical resource.

PRC Section 21074(a) defines “tribal cultural resources.”

PRC Section 5097.98 and CEQA Guidelines Section 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.

PRC Sections 21083.2(b)–(c) and CEQA Guidelines Section 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures; preservation-in-place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context, and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

Under CEQA, a project may have a significant effect on the environment if it may cause “a substantial adverse change in the significance of an historical resource” (PRC Section 21084.1; CEQA Guidelines Section 15064.5(b)). A site is considered to be a “historical resource” if it is either determined to be listed or is eligible for listing in the CRHR, included in a local register of historic resources, or identified as significant in a historical resources survey (meeting the requirements of PRC Section 5024.1(q)). If a resource is determined to be a “historical resource,” it is historically or culturally significant for purposes of CEQA (PRC Section 21084.1; CEQA Guidelines Section 15064.5(a)). The lead agency is not precluded from determining that a resource is a historical resource, even if it does not fall within this presumption (PRC Section 21084.1; CEQA Guidelines Section 15064.5(a)).



A “substantial adverse change in the significance of an historical resource” reflecting a significant effect under CEQA means “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (CEQA Guidelines Section 15064.5(b)(1); PRC Section 5020.1(q)). In turn, the significance of a historical resource is materially impaired when a project does any of the following:

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or
2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the PRC or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the PRC, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register as determined by a lead agency for purposes of CEQA [CEQA Guidelines Section 15064.5(b)(2)].

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any “historical resources,” then evaluates whether that project will cause a substantial adverse change in the significance of a historical resource such that the resource’s historical significance is materially impaired.

If it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (Section 21083.2(a), (b), and (c)).

Section 21083.2(g) defines a unique archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information

*Subject: Cultural Resource Inventory for the CSU Monterey Bay EIR Master Plan Project,  
Monterey County, California*

---

2. Has a special and particular quality such as being the oldest of its type or the best available example of its type
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person

Impacts to non-unique archaeological resources are generally not considered a significant environmental impact (PRC Section 21083.2(a); CEQA Guidelines Section 15064.5(c)(4)). However, if a non-unique archaeological resource qualifies as tribal cultural resource (PRC 21074(c); 21083.2(h)), further consideration of significant impacts is required.

CEQA Guidelines Section 15064.5 assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. As described in the following text, these procedures are detailed in PRC Section 5097.98.

**California State Assembly Bill 52**

AB 52 of 2014 amended PRC Section 5097.94 and added PRC Sections 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.3. AB 52 established that TCRs must be considered under CEQA and also provided for additional Native American consultation requirements for the lead agency. Section 21074 describes a TCR as a site, feature, place, cultural landscape, sacred place, or object that is considered of cultural value to a California Native American Tribe and that is either:

- On or determined to be eligible for the California Register of Historical Resources or a local historic register; or
- A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1.

AB 52 formalizes the lead agency–tribal consultation process, requiring the lead agency to initiate consultation with California Native American groups that are traditionally and culturally affiliated with the project site, including tribes that may not be federally recognized. Lead agencies are required to begin consultation prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report.

Section 1 (a)(9) of AB 52 establishes that “a substantial adverse change to a tribal cultural resource has a significant effect on the environment.” Effects on TCRs should be considered under CEQA. Section 6 of AB 52 adds Section 21080.3.2 to the PRC, which states that parties may propose mitigation measures “capable of avoiding or substantially lessening potential significant impacts to a tribal cultural resource or alternatives that would avoid significant impacts to a tribal cultural

resource.” Further, if a California Native American tribe requests consultation regarding project alternatives, mitigation measures, or significant effects to tribal cultural resources, the consultation shall include those topics (PRC Section 21080.3.2[a]). The environmental document and the mitigation monitoring and reporting program (where applicable) shall include any mitigation measures that are adopted (PRC Section 21082.3[a]).

### ***Native American Historic Cultural Sites***

State law (PRC Section 5097 et seq.) addresses the disposition of Native American burials in archaeological sites and protects such remains from disturbance, vandalism, or inadvertent destruction; establishes procedures to be implemented if Native American skeletal remains are discovered during construction of a project; and established the Native American Heritage Commission (NAHC) to resolve disputes regarding the disposition of such remains. In addition, the Native American Historic Resource Protection Act makes it a misdemeanor punishable by up to 1 year in jail to deface or destroy an Indian historic or cultural site that is listed or may be eligible for listing in the CRHR.

Additionally, PRC Section 5097.9 mandates that public agencies or private parties may not interfere with free expression of Native American religion or cause severe or irreparable damage to a Native American place of worship, ceremonial site, or sanctified cemetery.

### ***California Health and Safety Code Section 7050.5***

In the event that Native American human remains or related cultural material are encountered, Section 15064.5(e) of the CEQA Guidelines (as incorporated from PRC Section 5097.98) and California Health and Safety Code Section 7050.5 define the subsequent protocol. If human remains are encountered, excavation or other disturbances shall be suspended of the site or any nearby area reasonably suspected to overlie adjacent human remains or related material. Protocol requires that a county-approved coroner be contacted in order to determine if the remains are of Native American origin. Should the coroner determine the remains to be Native American, the coroner must contact the NAHC within 24 hours. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating, with appropriate dignity, the human remains and any associated grave goods as provided in PRC Section 5097.98 (14 CCR 15064.5(e)).

## **NATURAL AND CULTURAL CONTEXT**

### **Environmental Context**

CSUMB is located approximately 100 miles south of San Francisco near the southern-central portion of the Monterey Bay, northeast of the Monterey Peninsula. The CSUMB campus, 0.75 miles east of the Pacific Ocean shoreline, is situated on a sandy substrate that comprises leveled dune landforms. Geology of the Project Area is classified as Quaternary sand deposits (USGS 2018). Soils are predominantly Baywood sand with 2-15 percent slopes with portions of the southern and western campus comprising Oceano loamy sand with 2-15 percent slopes (USDA NRCS 2018). Neither soil type typically contains buried A-horizons. The vegetation community of the campus is categorized as Northern seashore community (Elymus-Baccharis) (Küchler 1977). This plant community includes dune shrubs and grasses, as well as Monterey Pine and other trees. The climate is characterized as Mediterranean with mild summers and cooler wet winters. Mean annual temperature ranges between 46.4°F and 62.7°F, with 14.9 inches of annual rainfall (Western Regional Climate Center 2018). The proximity of the Pacific Ocean mediates dramatic temperature fluctuations throughout the year.

### **Cultural Setting**

#### ***Prehistoric***

The Project Area lies within the territory prehistorically occupied by the Costanoan or Ohlone people. Costanoan refers to eight separate Penutian-stock language groups situated roughly from modern-day Richmond in the north to Big Sur in the south. The Rumsen tribelet occupied the Monterey area (Levy 1978). Of the Rumsen-speaking groups, Milliken and Johnson (2010) identifies four local groups in the area, of which, the *Calenda Ruc* inhabited the project vicinity.

Glimpses into the ways of life for prehistoric Californians continue to be pieced together through studies of ethnography and archaeology. Early European explorers from the 16<sup>th</sup> and 18<sup>th</sup> centuries provided the first written descriptions about the native Californians they encountered, although details are sparse. Attempts at systematic ethnographies did not occur until the early 20<sup>th</sup> century, generations after the effects of missionization and integration had altered Costanoan/Ohlone lifestyles drastically. Much of these studies focused on recording Native languages before they fell into disuse. Archaeologists extrapolate trends in tool use, trade, diet and migration from studies on archaeological sites. Costanoan/Ohlone descendants are often invited to participate in decisions about their ancestral sites as well as educate others about their traditional lifeways.

Information from the archaeological record continues to fill in the gaps of our understanding of prehistoric lifeways. Prehistoric research in the Monterey Bay dates back to the early 1900s,

although the bulk of archaeological excavations date to the 1960s and later. Early research was conducted by Beardsley (1946). More recent excavations and surveys include the work of Cartier (1993), Dietz and Jackson (1981), Dietz et al. (1988), Hildebrandt and Mikkelsen (1993), Hylkema (1991), Jones (1993), Jones and Ferneau (2002a), Jones et al. (1996) and Milliken et al. (1999) among others referenced below. Jones et al. (2007) presents a synthetic overview of prehistoric adaptive change in the Central Coast. This temporal framework, for the prehistoric era of greater Central California coast, spans a period of approximately 10,000–12,000 years, and divides into six different periods. Researchers distinguish these periods by perceived changes in prehistoric settlement patterns, subsistence practices, and technological advances. These adaptive shifts identify differences in temporally discrete artifact assemblages, site locations, and site types. Table 1 summarizes the cultural chronology presented by Jones et al. (2007).

**Table 1**  
**California Central Coast Chronology**

Temporal Period	Date Range*
Paleo-Indian	pre-8000 cal B.C.
Millingstone (or Early Archaic)	8000 to 3500 cal B.C.
Early	3500 to 600 cal B.C.
Middle	600 cal B.C. to cal A.D. 1000
Middle-Late Transition	cal A.D. 1000-1250
Late	cal A.D. to 1250-1769

Source: Jones et al. (2007).

### ***Paleo-Indian***

The Paleo-Indian era represents people’s initial occupation of the region and is quite sparse across the Monterey Bay region. Evidence of this era is generally expressed through isolated artifacts or sparse lithic scatters (Bertrando 2004). Further south, in the San Luis Obispo area, fluted points characterizing this era are documented near the town of Nipomo (Mills et al. 2005) and Santa Margarita (Gibson 1996). No points of this type have been found yet in the Monterey Bay. Possible occupation dating to the Paleo-Indian period is reported at CA-SCR-38/123, at Wilder Ranch (Bryne 2002), and in CA-SCR-177 in Scotts Valley (Cartier 1993). The traditional interpretation is that people living during this time were highly mobile hunters who focused subsistence efforts on large mammals. In contrast, Erlandson et al. (2007) proposes a “kelp highway” hypothesis for the peopling of the Americas. Proponents of this model argue that the earliest inhabitants of the region focused their economic pursuits on coastal resources. Archaeological sites that support this hypothesis are mainly from the Santa Barbara Channel Islands. Some scholars hypothesize that Paleo-Indian sites in the Bay Area may exist but are inundated due to rising ocean levels throughout the Holocene (Jones 1992).

## **Millingstone**

Settlement in the Monterey Bay appears with more frequency in the Millingstone Period. Sites of this era have been discovered in Big Sur (Jones 2003; Fitzgerald and Jones 1999) and Moss Landing (Jones and Jones 1992; Milliken et al. 1999). Assemblages are characterized by abundant millingstones and handstones, core and core-cobble tools, thick rectangular (L-series) *Olivella* beads, and a low incidence of projectile points, generally lanceolate or large side-notched varieties (Jones et al. 2007). Eccentric crescents are also found in Millingstone components. Sites are often associated with shellfish remains and small mammal bone, which suggest a collecting-focused economy. Newsome et al. (2004) report that stable isotope studies on human bone, from a Millingstone component, indicate a diet composed of 70%–84% marine resources. Contrary to these findings, deer remains are abundant at some Millingstone sites (cf. Jones et al. 2008), which suggests a flexible subsistence focus. People living during the Millingstone era are thought to have been highly mobile.

## **Early**

The Early Period corresponds with the earliest era of what Rogers (1929) called the “Hunting Culture.” According to Rogers, the “Hunting Culture” continues through to the Middle-Late Transition in the present framework. The Early Period is marked by a greater emphasis on formalized flaked stone tools, such as projectile points and bifaces, and the initial use of mortar and pestle technology. Early Period sites are located in more varied environmental contexts than millingstone sites, suggesting more intensive use of the landscape than previous evidence suggested (Jones and Waugh 1997).

Early Period artifact assemblages are characterized by Large Side-notched points, Rossi Square-stemmed points, Spire-lopped (A), End-ground (B2b and B2c), Cap (B4), and Rectangular (L-series) *Olivella* beads. Other artifacts include less temporally diagnostic Contracting-stemmed and Año Nuevo long-stemmed points, and bone gorges.

Early Period sites are common and often found in estuary settings along the coast or along river terraces inland and are present in both Monterey and Santa Cruz Counties. Coastal sites dating to this period include CA-MNT-108 (Breschini and Haversat 1992a), CA-SCR-7 (Jones and Hildebrandt 1990), and CA-SCR-38/123 (Jones and Hildebrandt 1994).

Archaeologists have long debated whether the shift in site locations and artifact assemblages during this time represent either population intrusion as a result of mid-Holocene warming trends, or an in-situ adaptive shift (cf. Mikkelsen et al. 2000). The initial use of mortars and pestles during this time appears to reflect a more labor intensive economy associated with the adoption of acorn processing (cf. Basgall 1987)

## **Middle**

The trend toward greater labor investment is apparent in the Middle Period. During this time, there is increased use of plant resources, more long-term occupation at habitation sites, and a greater variety of smaller “use-specific” localities. Artifacts common to this era include Contracting-stemmed projectile points, a greater variety of *Olivella* shell beads and *Haliotis* ornaments that include discs and rings (Jones 2003). Bone tools and ornaments are also common, especially in the richer coastal contexts (Jones and Ferneau 2002a; Jones and Waugh 1995), and circular shell fishhooks are present for the first time. Grooved stone net sinkers are also found in coastal sites. Mortars and pestles become more common than millstones and handstones at some sites (Jones et al. 2007). Important Middle Period sites include CA-MNT-282 at Willow Creek (Jones 2003; Pohorecky 1976), and CA-MNT-229 at Elkhorn Slough (Dietz et al. 1988). Middle Period sites north of the Monterey Bay include CA-SCR-9 and CA-SMA 218 at Año Nuevo (Hylkema 1991).

Jones et al. (2007) discuss the Middle Period in the context of Rogers’ “Hunting Culture” because it is seen as a continuation of the pattern that begins in the Early Period. The pattern reflects a greater emphasis on labor-intensive technologies that include projectile and plant processing. Additionally, faunal evidence highlight a shift toward prey species that are more labor intensive to capture, either by search and processing time or technological needs. These labor-intensive species include small schooling fishes, sea otters, rabbits, and plants such as acorn. Jones and Haney (2005) offer that Early and Middle Period sites are difficult to distinguish without shell beads due to the similarity of artifact assemblages.

## **Middle-Late Transition**

The Middle-Late Transition also marks the end of Rogers’ “Hunting Culture,” which seems to occur sometime during this era. Artifacts associated with the Middle-Late Transition include contracting-stemmed, double side-notched, and small leaf-shaped projectile points. The latter are thought to represent the introduction of bow and arrow technology to the region. A variety of *Olivella* shell bead types are found in these deposits and include B2, B3, G1, G2, G6, and K1 varieties (Jones 1995), notched line sinkers, hopper mortars, and circular shell fishhooks (Jones et al. 2007). Sites in Monterey County that correspond with this time are CA-MNT-1233 and -281 at Willow Creek (Pohorecky 1976), CA-MNT-1754, and CA-MNT-745 in Priest Valley (Hildebrandt 2006).

The Middle-Late Transition is a time that appears to correspond with social reorganization across the region. This era is also a period of rapid climatic change known as the Medieval Climatic Anomaly (cf. Stine 1994). The Medieval Climatic Anomaly is proposed as an impetus for the cultural change that was a response to fluctuations between cool-wet and warm-dry conditions that

characterize the event (Jones et al. 1999). Archaeological sites are rarer during this period, which may reflect a decline in regional population (Jones and Ferneau 2002b).

### **Late**

Late Period sites are found in a variety of environmental conditions and include newly occupied task sites and encampments, as well as previously occupied localities. Artifacts associated with this era include Cottonwood and Desert Side-notched arrow points, flaked stone drills, steatite and clamshell disc beads, *Haliotis* disc beads, *Olivella* bead types E1 and E2, and earlier used B2, B3, G1, G6, and K1 types. Millingstones, handstones, mortars, pestles, and circular shell fishhooks also continue to be used (Jones et al. 2007). Sites dating to this era are found in coastal and interior contexts. In the Monterey Bay area, Late Period sites include CA-MNT-143 at Asilomar State Beach (Brady et al. 2009), CA-MNT-1765 at Moro Cojo Slough (Fitzgerald et al. 1995), CA-MNT-1485/H and -1486/H at Rancho San Carlos (Breschini and Haversat 1992b), and CA-SCR-177 at Davenport Landing (Fitzgerald and Ruby 1997).

Coastal sites dating to the Late Period tend to be more resource acquisition or processing sites, while residential occupation is more common inland (Jones et al. 2007).

### **Historic**

The first European to explore the Monterey Bay was Sebastián Vizcaíno, who, in 1602, was sent by the Spanish government to map the Californian coastline (Holm et al. 2013). It was Vizcaíno who named the area “Puerto de Monterey” after the viceroy of New Spain. The location of Vizcaíno’s landing (and later Junipero Serra) lies within the Lower Presidio Park in downtown Monterey. The Gaspar de Portolá expedition traveled through the region in 1769 and returned again in 1770 to establish both the Monterey Presidio, Spain’s first military base in Alta California, and Mission San Carlos Borreméo de Carmelo.

The establishment of the Spanish missions drastically altered the lifeways of the Native Americans. The Spanish conscripted members of local Native American communities to move to the Mission San Carlos Borreméo de Carmelo, where they were indoctrinated as Catholic neophytes.

Mexico gained independence from Spain in 1821. In 1834, the Mexican government secularized the mission lands releasing the Native Americans from control of the mission-system. The City of Monterey continued as the capital of Alta California and the *Californios*, the Mexicans who settled in the region, were given land grants. The United States of America acquired Alta California after landing at Monterey in the 1848 during the Mexican-American War. California became a state in 1850.



## **Fort Ord**

The CSUMB campus is located on a portion of Fort Ord, a military training installation. The Fort was established in 1917, originally called Camp Gigling. Prior to decommissioning, Fort Ord covered 28,000 acres. The Fort was originally used to train cavalry troops stationed at Presidio of Monterey. The Army did not make permanent improvements, which included administrative buildings, barracks, mess halls, tent pads and a sewage treatment plant, on the land until the 1930s. By 1939, the location became known as Camp Ord, then Fort Ord in 1940. From 1940 to 1975, Fort Ord served as a basic training center, then by light infantry troops of the 7<sup>th</sup> Infantry Division. The base began the transition to closure in 1990 and was decommissioned in 1994 (Rughe 2016).

## **Records Search**

In order to identify cultural resources potentially affected by the proposed undertaking, Dudek defined a Study Area, which includes the location of the proposed CSU Monterey Bay EIR Master Plan Project and a one-mile buffer. Dudek submitted a records search request to the Northwest Information Center (NWIC) of the California Historical Resources Information System (CHRIS) at Sonoma State University on August 27, 2017. The Records Search request included lands within one mile of the study area and reviewed:

- Archaeological and non-archaeological resource records and reports on file at NWIC
- OHP Historic Properties Directory
- OHP Archaeological Determinations of Eligibility
- California Inventory of Historical Resources (1976)
- Historical Maps
- Local Inventories
- GLO and/or rancho Plat Maps

## **Previously Recorded Resources**

Researchers at the Northwest Information Center (NWIC) of the California Historical Resources Information System (CHRIS) at Sonoma State University conducted a records search on September 20, 2017 (Attachment 2). The results of the records search indicated the approximate location of one previously recorded prehistoric site on the former Fort Ord, potentially within the Project Area; two historic sites and sixteen Built Environment resources are located within a one-mile radius of the Project Area (Table 2). The location of prehistoric site (P-27-000385) is unknown; the site record provides no locational data other than “On the Fort Ord Military Reservation”, which extends well beyond the Project Area (Pilling 1950). Furthermore, the site was described as “destroyed by bulldozing in ca. 1940” (Pilling 1950). The two historic sites within

*Subject: Cultural Resource Inventory for the CSU Monterey Bay EIR Master Plan Project, Monterey County, California*

---

a one-mile radius of the Project Area are a historic ranch (P-27-001724) and a World War II era military site (P-27-002915). Sixteen Built Environment resources exist within one mile of the Project Area, but it is beyond the scope of this project to address them. Thirteen previously conducted studies include portions of the Project Area; twenty-nine additional studies have occurred within a one-mile radius of the Project Area (Table 3).

**Table 2. Cultural Resources within a One-Mile Radius of CSUMB**

Primary	Trinomial	Resource Name	Res Type	Age	Recording Events	NRHP Eligibility
P-27-000385	CA-MNT-280	[none]	Site	Prehistoric	1950 (A.R. Pilling, UCAS)	Unlikely eligible
P-27-001724	CA-MNT-1818H	Henneken	Site	Historic	1993 (David Fee, Harding Lawson Associates); 1993 (David W. Babson, [none]); 1994 (David W. Babson, Tri-Services Cultural Resource Center, USA-CERL)	Strong potential for NRHP eligibility, Criterion D
P-27-002717		CA-1025A	Structure	Historic	2001 (Lorna Billat, Earth Touch, Inc.)	Unknown
P-27-002749		Auto Shop	Building	Historic	2003 (Jody R. Stock, Architectural Resources Group); 2007 (Ian Alexander, Juan Cervantes, Matthew Clark, Holman & Associates)	Unknown
P-27-002880		Building 2019, latrine, former Fort Ord	Building	Historic	2007 (Matt Bischoff, CSP, Monterey District)	Unknown
P-27-002881		Building TR9070, office, former Fort Ord	Building	Historic	2007 (Matt Bischoff, CSP, Monterey District)	Unknown
P-27-002882		Building 2066, warehouse, former Fort Ord	Building	Historic	2007 (Matt Bischoff, CSP, Monterey District)	Unknown
P-27-002883		Building 2079, former Fort Ord	Building	Historic	2007 (Matt Bischoff, CSP, Monterey District)	Unknown
P-27-002891		Building 924, metal storage, former Fort Ord	Structure	Historic	2007 (Matt Bischoff, CSP, Monterey District)	Unknown
P-27-002892		Building 1A39, office, former Fort Ord	Structure	Historic	2007 (Matt Bischoff, CSP, Monterey District)	Unknown
P-27-002893		Building 1A99, office, former Fort Ord	Structure	Historic	2007 (Matt Bischoff, CSP, Monterey District)	Unknown
P-27-002894		Building 2026Z, storehouse, former Fort Ord	Building	Historic	2007 (Matt Bischoff, CSP, Monterey District)	Unknown
P-27-002895		Building TR9080, former Fort Ord	Building	Historic	2007 (Matt Bischoff, CSP, Monterey District)	Unknown
P-27-002896		Building TR9081, former Fort Ord	Building	Historic	2007 (Matt Bischoff, CSP, Monterey District)	Unknown
P-27-002913		Feature EGP-2	Structure	Historic	2007 (Ian Alexander, Juan Cervantes, Matthew Clark, Holman and Associates)	Unknown
P-27-002915		Feature EGP-4, WWII Tent Area	Site	Historic	2007 (Matthew Clark, Holman and Associates)	Unknown
P-27-002916		Feature EGP-5	Structure	Historic	2007 (Matthew Clark, Holman and Associates)	Unknown

**Subject: Cultural Resource Inventory for the CSU Monterey Bay EIR Master Plan Project, Monterey County, California**

Primary	Trinomial	Resource Name	Res Type	Age	Recording Events	NRHP Eligibility
P-27-003170		Marina Municipal Airport Tower	Building	Historic	2012 (Dana E. Supernowicz, Historic Resource Associates)	Unknown
P-27-003383		PG&E Sal-Del Transmission Tower No. 4/62	Structure	Historic	2013 (Dana E. Supernowicz, Historic Resources Associates)	Unknown

**P-27-000385 (CA-MNT-280)**

A. R. Pilling (1950) recorded this site as an “Occupation site” on the Fort Ord Military Reservation. There is no specific description of the location of the site nor the characteristics of the site, other than it was “destroyed by bull-dozing in ca. 1940”. Due to the vast size of the Fort Ord Military Reservation, at 19,220 acres, and the destroyed site condition, it is difficult to speculate more about the precise location or characteristics of the site.

**Previously Conducted Studies**

A review of NWIC records indicates that thirteen previously-conducted studies included portions of the Project area. Twenty-nine other previous technical studies have been conducted within a mile radius of the Project Area (Table 3).

**Table 3. Prior Cultural Resource Studies Conducted within a One-Mile Radius of CSUMB**

Report Number	Authors	Year	Title	Publisher	Report Type	Within Project APE
S-003345	Tony F. Weber and Ann S. Peak	1976	Monterey Peninsula Regional Wastewater Treatment System Expansion Project	Ann S. Peak & Associates	Archaeological, Excavation, Field study	No
S-003345a	Ann S. Peak	1976	Appendix I Cultural Resource Assessment of the Interceptor Line -- East of Blanco Road and West of Davis Road (Augmentation of Monterey Peninsula Regional Wastewater Treatment System)	Ann S. Peak & Associates	Archaeological, Field study	No
S-003345b	Ann S. Peak and Melinda A. Peak	1978	Cultural Resource Assessment of the Selected Alternative of the Monterey Regional Wastewater Treatment System, Monterey County, California.	Ann S. Peak and Associates	Archaeological, Field study	No
S-003418		1978	Cultural Resource Assessment of the Proposed Effluent Disposal System, Fort Ord, Monterey County, California	Ann S. Peak & Associates	Archaeological, Field study	Yes
S-003441		1975	Archeological Survey, Fort Ord, Monterey County		Archaeological, Field study	Yes
S-005210	Michael Swernoff	1982	A Reconnaissance Cultural Resources Survey of Fort Ord, California.	Professional Analysts	Archaeological, Architectural/historical, Field study, Management/planning	Yes
S-005210a	Michael Swernoff	1981	A Reconnaissance Cultural Resources Survey of Fort Ord, California, Draft Report	Professional Analysts	Archaeological, Architectural/historical, Field study	Yes

**Subject: *Cultural Resource Inventory for the CSU Monterey Bay EIR Master Plan Project, Monterey County, California***

Report Number	Authors	Year	Title	Publisher	Report Type	Within Project APE
S-014001	Anna Runnings and Gary S. Breschini	1992	Preliminary Cultural Resources Reconnaissance for the MPWMD Desalinization Pipeline, Monterey County, California	Archaeological Consulting	Archaeological, Field study	No
S-016225	James E. Bowman and Robert Chenier	1994	Report on the Historic Period Archaeological Survey at Henneken's Ranch and the Windmill Site, Fort Ord, Monterey County, California	Tri-Services Cultural Resources Research Center, U.S. Army Corps of Engineers, Construction Engineering Research Laboratories	Archaeological, Excavation, Field study	No
S-018372	Philip R. Waite	1995	A Cultural Resources Survey of 783 Hectares, Fort Ord, Monterey County, California	Geo-Marine, Inc.	Archaeological, Architectural/historical, Field study	Yes
S-020626	Sunshine Psota	1998	Review of Historic Resources for Site SF-754-01, New Monopole at 1st Ave. and 2nd St., Fort Ord, Monterey County, CA (letter report)	Anthropological Studies Center, Sonoma State University	Literature search	No
S-020626a	Sunshine Psota	1998	Review of Historic Resources for Site SF754-01, New Monopole at 6th Army Avenue, Fort Ord, Monterey County, CA (letter report)	Anthropological Studies Center, Sonoma State University	Archaeological, Field study	No
S-022537	Kelda Wilson	2000	Negative Archaeological Survey Report, 05-MON-1 PM R80.7-R85.3 CU 05-168 EA 05-0A3301, Proposal to Place an Asphalt Concrete Overlay on the Class 1 Bike Path on State Route 1 in Seaside and Marina, Monterey County	Caltrans	Archaeological, Field study	No
S-022657	Izaak Sawyer, Laurie Pfeiffer, Karen Rasmussen, and Judy Berryman	2000	Phase 1 Archaeological Survey Along Onshore Portions of the Global West Fiber Optic Cable Project	Science Applications International Corporation	Archaeological, Field study	No
S-022738	Mary Doane and Trudy Haversat	2000	Preliminary Archaeological Reconnaissance of the MBEST 18" Water Pipeline Project, Marina, Monterey County, California	Archaeological Consulting	Archaeological, Field study	Yes
S-023023	Mary Doane and Trudy Haversat	2000	Preliminary Archaeological Reconnaissance of the 2nd Avenue/12th Street Project, in the Former Fort Ord, Monterey County, California	Archaeological Consulting	Archaeological, Field study	Yes
S-023331	Mary Doane and Trudy Haversat	2000	Preliminary Archaeological Reconnaissance of the Seaside Resort Project on the Former Fort Ord Golf Courses, Seaside, Monterey County, California	Archaeological Consulting	Archaeological, Field study	No
S-024030	Loma Billat	2001	Proposed Telecommunications Facility; Nextel Site CA-1025A "Fort Ord" (letter report)	Earth Touch, LLC	Archaeological, Field study	No
S-025416	Mary Doane and Trudy Haversat	2002	Preliminary Archaeological Reconnaissance for the First Tee Project and Two Separate Recreational Facility Sites in the Former Fort Ord, Monterey County, California	Archaeological Consulting	Archaeological, Field study	Yes
S-025535	Colin I. Busby	2001	Negative Archaeological Survey Report, signal and other roadway improvements at the intersection of Reservation Road and Imjin Road, City of Marina, Monterey County	Basin Research Associates, Inc.	Archaeological, Field study	No

***Subject: Cultural Resource Inventory for the CSU Monterey Bay EIR Master Plan Project,  
Monterey County, California***

<b>Report Number</b>	<b>Authors</b>	<b>Year</b>	<b>Title</b>	<b>Publisher</b>	<b>Report Type</b>	<b>Within Project APE</b>
S-028012	Colin I. Busby	2002	Cultural Resources Assessment - Three Inundation Areas, Fort Ord Reuse Authority, Monterey County, California (letter report)	Basin Research Associates, Inc.	Archaeological, Field study	No
S-029425	Scott Billat	2004	Construction of a 70 foot Monopole and New Equipment Shelter, Mars/SF-1036 (resubmittal), 599 DX Road, Marina Ca.	EarthTouch, Inc.	Architectural/historical, Management/planning	No
S-029425a	Erika Thal	2004	Cultural Resource Assessment for the Mars (SF-1036) Cellular Facility on 599 DX Road, Marina, Monterey County, California	EarthTouch Inc.	Archaeological, Field study	No
S-029932	Michael Darcangelo and Laura Leach-Palm	2004	Archaeological Survey Report on the University Villages Specific Plan, 390 Acre Project Area, at Former Fort Ord, Monterey County, California.	Far Western Anthropological Research Group, Inc.	Archaeological, Field study	No
S-031953	Wayne H. Bonner and James M. Keasling	2006	Cultural Resource Records Search Results and Site Visit for T-Mobile Telecommunications Facility Candidate SF15153 (Metro Marina Monopine/Amateur Radio Club), 599 DX Drive, Marina, Monterey County, California (letter report)	Michael Brandman Associates	Archaeological, Architectural/historical, Field study	No
S-032063		2004	Fort Ord, East Garrison Historic Resources Assessment	Architectural Resources Group	Architectural/historical, Field study, Management/planning	No
S-032063a		2003	Draft: Fort Ord, East Garrison, Historic Resources Assessment; July 28, 2003	Architectural Resources Group	Architectural/historical, Field study, Management/planning	No
S-032063b		2006	East Garrison Preservation Plan, Fort Ord, Monterey County	Architectural Resources Group	Architectural/historical, Management/planning	No
S-032063c		2004	Guidelines for Rehabilitating Buildings at the East Garrison, Fort Ord, Monterey County, California	Architectural Resources Group	Architectural/historical, Management/planning	No
S-032063d		2006	Mothball Plan and Existing Conditions Survey for Fort Ord, East Garrison, Monterey, California	Architectural Resources Group	Architectural/historical, Management/planning	No
S-033596	Mary L. Manieri and Cindy L. Baker	2007	Cultural Resource Inventory and Evaluation of United States Army Reserve 63D Regional Readiness Command Facilities; Contract No. W912C8-05-P-0052	PAR Environmental Services, Inc.	Archaeological, Architectural/historical, Field study	No
S-033596a	U.S. Army Reserve and PAR Environmental Services, Inc.	2007	Cultural Resources Inventory and Evaluation of the United States Army Reserve Heroic War Dead USAR Center/Area Maintenance Support Activity 85 (G), Oakland, California; P-01-[010831], 63D Regional Readiness Command Facility CA036, Contract No. W912C8-05-P	U.S. Army Reserve; PAR Environmental Services, Inc.	Architectural/historical, Evaluation, Field study	No
S-033596b	U.S. Army Reserve and PAR Environmental Services, Inc.	2007	Cultural Resources Inventory and Evaluation of the United States Army Reserve Oakland USAR Center #2, Oakland, California; P-01-01830, 63D Regional Readiness Command Facility CA-125, Contract No. W912C8-05-P-0052	U.S. Army Reserve; PAR Environmental Services, Inc.	Architectural/historical, Evaluation, Field study	No

**Subject: Cultural Resource Inventory for the CSU Monterey Bay EIR Master Plan Project, Monterey County, California**

Report Number	Authors	Year	Title	Publisher	Report Type	Within Project APE
S-033596c	U.S. Army Reserve and PAR Environmental Services, Inc.	2007	Cultural Resources Inventory and Evaluation of the United States Army Reserve PFC Bacciglieri Armed Forces Reserve Center, Concord, California; P-07-002752, 63 D Regional Readiness Command Facility CA007, Contract No. W912C8-P-0052	U.S. Army Reserve; PAR Environmental Services, Inc.	Architectural/historical, Evaluation, Field study	No
S-033596d	U.S. Army Reserve and PAR Environmental Services, Inc.	2007	Cultural Resources Inventory and Evaluation of the United States Army Reserve Col. Hunter Hall USAR Center, San Pablo, California; P-07-002753, 63D Regional Readiness Command Facility CA 070, Contract No. W912C8-05-P-0052	U.S. Army Reserve; PAR Environmental Services, Inc.	Architectural/historical, Evaluation, Field study	No
S-033596e	U.S. Army Reserve and PAR Environmental Services, Inc.	2007	Cultural Resources Inventory and Evaluation of the United States Army Reserve Fort Ord USAR Center, Marina, California; 63D Regional Readiness Command Facility CA012, Contract No. W912C8-05-P-0052	U.S. Army Reserve; PAR Environmental Services, Inc.	Architectural/historical, Evaluation, Field study	No
S-033596f	U.S. Army Reserve and PAR Environmental Services, Inc.	2007	Cultural Resources Inventory and Evaluation of the United States Army Reserve Moss Landing Local Training Area, Moss Landing, California; 63D Regional Readiness Command Facility CA189, Contract No. W912C8-05-P-0052	U.S. Army Reserve; PAR Environmental Services, Inc.	Architectural/historical, Evaluation, Field study	No
S-033596g	U.S. Army Reserve and PAR Environmental Services, Inc.	2007	Cultural Resources Inventory and Evaluation of the United States Army Reserve Jones Hall USAR Center, Mountain View, California; P-43-001836, 63D Regional Readiness Command Facility CA031, Contract No. W912C8-05-P-0052	U.S. Army Reserve; PAR Environmental Services, Inc.	Architectural/historical, Evaluation, Field study	No
S-033596h	U.S. Army Reserve and PAR Environmental Services, Inc.	2007	Cultural Resources Inventory and Evaluation of the United States Army Reserve Richey Hall USAR Center, San Jose, California; P-43-000728, 63D Regional Readiness Command Facility CA069, Contract No. W912C8-05-P-0052	U.S. Army Reserve; PAR Environmental Services, Inc.	Architectural/historical, Evaluation, Field study	No
S-033596i	U.S. Army Reserve and PAR Environmental Services, Inc.	2007	Cultural Resources Inventory and Evaluation of the United States Army Reserve Moffett USAR Center, Mountain View, California; P-43-001837, 63D Regional Readiness Command Facility CA120, Contract No. W912C8-05-P-0052	U.S. Army Reserve; PAR Environmental Services, Inc.	Architectural/historical, Evaluation, Field study	No
S-033596j	U.S. Army Reserve and PAR Environmental Services, Inc.	2007	Cultural Resources Inventory and Evaluation of the United States Army Reserve PFC Young USAR Center, Vallejo, California; P-[48-000752], 63D Regional Readiness Command Facility CA-090, Contract No. W912C8-05-P-0052	U.S. Army Reserve; PAR Environmental Services, Inc.	Architectural/historical, Evaluation, Field study	No
S-033596k	Milford Wayne Donaldson and James O. Anderson	2007	USA070613A; Inventory and Evaluation of Historic Resources at 63D Regional Readiness Command, US Army Reserve Center in California	Office of Historic Preservation; US Army	OHP Correspondence	No
S-033677	Mary Doane and Trudy Haversat	1999	Preliminary Archaeological Reconnaissance of the Marina Coast Water District Recycled Water Pipeline Project, Monterey County, California	Archaeological Consulting	Archaeological, Field study	Yes
S-033677a	Mary Doane and Trudy Haversat	2006	Phase 1 Archaeological Reconnaissance for the Marina Coast Water District Regional Urban Water Augmentation Project, Recycled Water Component, Northern Segment, In Marina and Seaside, Monterey County, California	Archaeological Consulting	Archaeological, Field study	Yes

***Subject: Cultural Resource Inventory for the CSU Monterey Bay EIR Master Plan Project, Monterey County, California***

<b>Report Number</b>	<b>Authors</b>	<b>Year</b>	<b>Title</b>	<b>Publisher</b>	<b>Report Type</b>	<b>Within Project APE</b>
S-033677b	Mary Doane and Gary S. Breschini	2007	Phase I Archaeological Reconnaissance for the Marina Coast Water District Regional Urban Water Augmentation Project, Recycled Water Component, in Marina, Ord Community, Seaside and Monterey, Monterey County, California (Revised May 22, 2007)	Archaeological Consulting	Archaeological, Field study	Yes
S-033677c	Mary Doane and Gary S. Breschini	2006	Phase 1 Archaeological Reconnaissance for the Marina Coast Water District Regional Urban Water Augmentation Project, Recycled Water Component, in Marina, Ord Community, Seaside and Monterey, Monterey County, California	Archaeological Consulting	Archaeological, Field study	Yes
S-033677d	Mary Doane and Gary S. Breschini	2007	Phase 1 Archaeological Reconnaissance for Two Additional Alignments for the Marina Coast Water District Regional Urban Water Augmentation Project, Recycled Water Component, In Marina, Monterey County, California	Archaeological Consulting	Archaeological, Field study	Yes
S-033677e	Mary Doane and Gary S. Breschini	2007	Preliminary Archaeological Reconnaissance for the Marina Coast Water District Well 34 Project, In Marina, Monterey County, California	Archaeological Consulting	Archaeological, Field study	Yes
S-034302	James Keasling	2008	Cultural Resource Records Search and Site Visit Results for Sprint Nextel Candidate MO45XCO18 (Fort Ord), 4251 General Jim Moore Boulevard, Seaside, Monterey County, California	Michael Brandman and Associates	Archaeological, Field study	No
S-034406	Scott Billat	2007	New Tower ("NT") Submission Packet FCC Form 620, Fort Ord Seaside, SF-18350A	EarthTouch, Inc.	Archaeological, Field study	No
S-035060	Mary Doane and Gary Breschini	2008	Preliminary Archaeological Reconnaissance for the Projects at Main Gate in the Former Fort Ord, Seaside, Monterey County, California	Archaeological Consulting	Archaeological, Field study	Yes
S-035143	Matthew Clark	2006	Archaeological Surface and Subsurface Reconnaissance and Historic Feature Recording for the East Garrison Project Area, Monterey County, California	Holman and Associates	Archaeological, Evaluation, Excavation, Field study	No
S-035143a	Matthew Clark	2006	Archaeological Monitoring Plan for the East Garrison Project, Monterey County, California	Holman & Associates	Archaeological, Management/ planning	No
S-035143b	Matthew R. Clark and Juan Cervantes	2007	Archaeological Monitoring for the East Garrison Project, Monterey County, California	Holman & Associates	Archaeological, Field study, Management/ planning	No
S-035143c	Matthew R. Clark	2005	Archaeological Surface and Subsurface Reconnaissance and Historic Feature Recording for the East Garrison Project Area, Monterey Count, California [original]	Holman & Associates	Archaeological, Architectural/ historical, Excavation, Field study	No
S-035979	Susan Morley	2009	Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number 031-251-004 in the City of Marina, County of Monterey, California	Achasta Archaeological Services	Archaeological, Field study	No
S-036412	Mary Doane and Gary Breschini	2009	Preliminary Archaeological Reconnaissance for the Marina Middle School, High School, and Joint Use Community Recreational Facilities Project in Marina, Monterey County, California	Archaeological Consulting	Archaeological, Field study	No
S-036412a	Mary Doane and Gary S. Breschini	2009	Phase 1 Archaeological Survey Report for the Marina Middle School, High School, and Joint Use Community Recreational Facilities Project in Marina, Monterey County, California	Archaeological Consulting	Archaeological, Field study	No
S-037693	Mary Doane and Gary S. Breschini	2010	Phase I Archaeological Survey for the Central Coast California Veterans Cemetery and Eastside Road Infrastructure Projects, Seaside, Monterey County, California	Archaeological Consulting	Archaeological, Field study	Yes

***Subject: Cultural Resource Inventory for the CSU Monterey Bay EIR Master Plan Project, Monterey County, California***

Report Number	Authors	Year	Title	Publisher	Report Type	Within Project APE
S-037725	Allika Ruby	2010	Archaeological Survey Report for the Monterey Light Rail Transit Project	Far Western Anthropological Research Services, Inc.	Archaeological, Field study	No
S-038840	Mary Doane and Gary S. Breschini	2012	Phase 1 Archaeological Survey for the Fort Ord Dunes State Park Project Near Seaside, Monterey County, California	Archaeological Consulting	Archaeological, Field study	No
S-039072		2009	Cultural Resources Review, Gigling Road and South Boundary Road Improvements, Within Former Fort Ord, Monterey County, California	Basin Research Associates	Archaeological, Architectural/historical, Field study	No
S-039246	Tobin Rodman	2012	Cultural Resources Constraints Study for the Replacement of the Marina, 6th Street Wood Pole Replacement Project, Monterey County, California, PG&E No. 30787086/7690	Parus Consulting	Archaeological, Architectural/historical, Field study	No
S-040206	Mary Doane and Gary Breschini	2013	Preliminary Archaeological Reconnaissance for the MRWPCA Salinas Pump Station Capacity Enhancement Project Between Salinas and Marina, Monterey County, California	Archaeological Consulting	Archaeological, Field study	No
S-042969	Carolyn Losee	2012	Cultural Resources Investigation for AT&T Mobility CNU3562 "W Blanco Road LTE", 3262 Imjin Road, Marina, Monterey County, California 93933 (letter report)	Archaeological Resources Technology	Architectural/historical, Field study	No
S-042969a	Carol Roland-Nawi and Carolyn Losee	2012	FCC_2012_1106_005; CNU3562, W Blanco Road TLTE, 3262 Imjin Road, Marina, Collocation	Office of Historic Preservation; Archaeological Resources Technology	OHP Correspondence	No
S-044195	Lawrence Moore	2010	Cultural Resource Inventory, ASR Wells Location, Ord Military Community, Monterey County, CA	Dept of Public Works, Environmental Division, US Army Garrison, Presidio of Monterey	Archaeological, Architectural/historical, Field study	No
S-044238	Aniela Travers	2013	Cultural Resources Survey, California State University Monterey Bay/CN3776, NWC Eighth Avenue and A Street, Seaside, Monterey County, California, 93955, Unsectioned	EBI Consulting	Archaeological, Field study	Yes
S-045823	Mary Doane and Gary S. Breschini	2014	Phase I Archaeology Survey for the Proposed Monterey Peninsula Groundwater Replenishment Project, Northern Monterey County, California	Archaeological Consulting	Archaeological, Field study	Yes
S-046930	Roderic McLean	2014	FCC Form 620 New Tower ("NT") Submission Packet, Verizon Wireless Imjin and Abrams Facility, 2700 Imjin Parkway, Marina, CA 93933	Bureau Veritas	Architectural/historical, Management/planning	No
S-046930a		2014	Cultural Resource Assessment Class III Inventory, Verizon Wireless Services, Imjin and Abrams Facility, City of Marina, County of Monterey, California	LSA Associates, Inc.	Archaeological, Field study	No
S-047095	Allika Ruby	2015	Archaeological Survey Report for the PG&E Salinas #1 and Salinas #2 Pole Replacement Project, Monterey County, California	Far Western Anthropological Research Group, Inc.	Archaeological, Field study	Yes



***Subject: Cultural Resource Inventory for the CSU Monterey Bay EIR Master Plan Project, Monterey County, California***

---

Report Number	Authors	Year	Title	Publisher	Report Type	Within Project APE
S-048445	Dana E. Supernowicz	2013	Archaeological Survey Study of the PG&E Ardennes Project, AT&T Mobility Site No. CNU6074, 207 Ardennes Circle, Seaside, Monterey County, California 93955	Historic Resource Associates	Archaeological, Field study	No
S-048445a	Milford Wayne Donaldson	2013	Collocation Submission Packet; PG&E ARDENNES; AT&T- CNU6074.	Office Of Historic Preservation	Management/ planning	No
S-048445b	Carol Roland-Navi	2014	FCC_2013_1218_001: CNU6074 (PG&E ARDENNES) 207 ARDENNES CIRCLE, SEASIDE, Collocation	Office Of Historic Preservation	OHP Correspondence	No

The following studies occurred within portions of the Project Area.

***S-003418 Cultural Resource Assessment of the Proposed Effluent Disposal System, Fort Ord, Monterey County, California (Peak 1978)***

This study crosses the Project Area in the southwest corner. It relates to an upgrade in the sewage system along the western portion of Fort Ord. No cultural resources were identified.

***S-003441 Appendix D: Archeological Survey, Fort Ord, Monterey County (Unknown 1975)***

This study took place in the northeastern portion of the Project Area. The survey was conducted for a proposed expansion of housing facilities. No cultural resources were encountered.

***S-005210 Predictive Model of Cultural Resources at Fort Ord: A Reconnaissance Cultural Survey of Fort Ord, California (Michael Swernoff of Professional Analysts 1982)***

Professional Analysts surveyed over a thousand acres of the Fort Ord property and analyzed previous surveys and overviews to create a predictive map of cultural sensitivity. The survey was stratified by vegetation type, which included: grassland, live oak savannah, dense brush (manzanita), light brush (sage brush), and coastal strand. Areas of high sensitivity were identified in the eastern and southern portions of the Fort in areas where water drains from high relief areas, there is available surface water, concentrated variability in ecological zone, presence of buckeye trees, and degree of protection from the elements. Additionally, Swernoff reported on four previously recorded historic buildings and one newly recorded historic cairn. Moreover, they report that a single bedrock mortar site, CA-MNT-416, is located in a buffer zone east of Fort Ord.

***S-018372 A Cultural Resources Survey of 783 Hectares, Fort Ord, Monterey County, California (Waite 1995)***

This study was a cultural resources survey sampling of 783 hectares (1,935.4 acres) within the Fort Ord related to the closure of the military base. The survey was stratified by environmental zones, which included: beach strand, active dunes, stabilized dunes (Holocene), stabilized dunes (ancient), and dissected uplands. High probability areas included areas within 100 meters of a water source and a 300-meter wide area along the bluff overlooking the Salinas River on the eastern edge of the Fort Ord. The effort included the recording of a historic site and an examination of two prehistoric sites, which included excavating shovel test pits. Portions of the survey included segments within the eastern half of the Project Area. None of the resources addressed in the report are within the Project Area or one-mile buffer.

***S-22738 Preliminary Archaeological Reconnaissance of the MBEST 18' Water Pipeline Project, Marina, Monterey County, California (Doane and Haversat 2000)***

This study included a survey and records search related to a proposed waterline project in Marina. The survey crosses the Project Area in the northeastern portion. No cultural resources were encountered in the records search or survey for this study.

***S-23023 Preliminary Archaeological Reconnaissance of the 2<sup>nd</sup> Avenue/12<sup>th</sup> Street Project, in the Former Fort Ord, Monterey County, California (Doane and Haversat 2000)***

This study, located along 12<sup>th</sup> Street, 2<sup>nd</sup> Avenue and Lightfighter Drive on the grounds of former Fort Ord, makes up 2/3 of the western boundary of the Project Area on the north end and enters the Project Area approximately 800 meters from the western boundary. This study did not encounter any cultural resources from the survey or record search efforts.

***S-25416 Preliminary Archaeological Reconnaissance for the First Tee Project and Two Separate Recreational Facility Sites in the Former Fort Ord, Monterey County, California (Doane and Haversat 2002)***

This study is related to the construction of a golf course and two recreational facilities on the grounds of the former Fort Ord. The northernmost recreational facility grazes the southern boundary of the Project Area in the western portion. The records search did not indicate any cultural resources within 1 km of the study and no cultural resources were encountered during the survey.

***S-33677a-d Phase 1 Archaeological Reconnaissance for the Marina Coast Water District Regional Urban Water Augmentation Project, Recycled Water Component, Northern Segment, In Marina and Seaside, Monterey County, California (Doane and Haversat 2006 and 2007)***

This study is linked to a waterline project that spans from northeast of the City of Marina through the former Fort Ord to downtown Monterey. It connects reservoirs, pump stations, laterals and several pipelines. This linear study lines several existing streets in the western portion of the Project Area. One historic site was found within the confines of former Fort Ord, but was not affected by their project and does not exist within the Project Area or one-mile buffer. Any other archaeological sites within the concern of the study were located farther to the south, beyond the extent of the former Fort Ord and outside the one-mile buffer of this Project.

***S-33677e Preliminary Archaeological Reconnaissance for the Marina Coast Water District Well 34 Project, In Marina, Monterey County, California (Doane and Breschini 2007)***

This study discusses drilling for a well for the Marina Coast Water District in the East Garrison area of the Ord Community. This portion of the study is outside the Project Area.

***S-35060 Preliminary Archaeological Reconnaissance for the Projects at Main Gate in the Former Fort Ord, Seaside, Monterey County, California (Doane and Breschini 2008)***

This study involves a proposed development project at the Main Gate of the former Fort Ord. The study intersects the Project Area on the southern portion of the western boundary. Neither the records search nor the survey produced any evidence of cultural resources within 1 km of the study area.

***S-37693 Phase 1 Archaeological Survey for the Central Coast California Veterans Cemetery and Eastside Road Infrastructure Projects Seaside, Monterey County, California (Doane and Breschini 2010)***

The study involves an assessment of a cemetery for veterans, as well as a new road alignment and improvements eastward on Inter Garrison Road to Old County Road. The study intersects with the Project Area in the southeastern portion. Records search indicated one historic site (not within the Project Area). Survey yielded the discovery of no additional cultural resources.

***S-44238 Cultural Resources Survey California State University Monterey Bay/CN3776 NWC Eighth Avenue and A Street Seaside, Monterey County, California 93955 Unsectioned (EBI Consulting 2013)***

*Subject: Cultural Resource Inventory for the CSU Monterey Bay EIR Master Plan Project, Monterey County, California*

---

This study is for a proposed telecommunications tower at the intersection of Eighth Avenue and A Street at the former Fort Ord property. The study is within the Project Area in the central region to the north. No cultural resources were encountered in the records search or survey.

***S-45823 Phase 1 Archaeological Survey for the Proposed Monterey Peninsula Groundwater Replenishment Project, Northern Monterey County, California (Doane and Breschini 2014)***

This study is a water resources improvement project, which would inject treated water from a new water treatment plant into the Seaside Groundwater Basin. The study area is vast and involves lands in Marina, Seaside, Monterey and Pacific Grove, as well as unincorporated lands around Marina, Salinas and Castroville. The study bisects the Project Area in the western portion. Although the study contained prehistoric and historic resources, none were located within the Project Area and none encountered during the survey.

***S-47095 Archaeological Survey Report for the PG&E Salinas #1 and Salinas #2 Pole Replacement Project, Monterey County, California (Ruby 2015)***

This study relates to PG&E poles being replaced in Salinas and on the property of former Fort Ord. One pole is within the Project Area and two within the one-mile buffer. Access roads between the poles are also part of the study. No cultural resources discovered during the course of the survey nor in the records search.

## **Native American Consultation**

On behalf of CSUMB, Dudek submitted a Sacred Lands File (SLF) search and request for a list of Native American contacts with NAHC on August 28, 2017 (Attachment 3). NAHC responded on September 6, 2017 with negative results for the SLF search. NAHC provided contacts for 8 separate groups. Pursuant to AB52 requirements, all NAHC-listed California Native American tribes who have requested project notification from CSUMB were contacted.

### ***AB 52 consultation***

A project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment (Pub. Resources Code, § 21084.2.). CSUMB initiated AB 52 consultation on this project through the following process. Two Native American groups, the Ohlone/Costanoan-Esselen Nation (OCEN) and the Torres Martinez Desert Cahuilla Indians, contacted CSUMB requesting consultation under AB52 for new projects initiated by CSUMB meeting requirements for consultation under CEQA. The Torres Martinez Desert Cahuilla Indians are geographically located in the vicinity of Imperial and

Riverside counties, California. Due to the geographic distance and lack of traditional and cultural affiliation with the geographic area surrounding CSUMB, CSUMB responded to Torres Martinez on July 18, 2017 that AB52 consultation would not be initiated unless additional information supporting cultural affiliation was provided. Also on July 18, 2017, CSUMB sent a letter to OCEN notifying them of the intent to prepare an Environmental Impact Report for the proposed CSUMB Master Plan. The letter described a general overview of the Project and included maps. Attachment 4 presents the record of AB 52 consultation, which is summarized below.

OCEN responded to CSUMB in a letter dated August 4, 2017 requesting consultation and outlining a series of requests as a component of consultation. Their requests included the following: to be provided with copies of reports, to establish a procedure for addressing disturbance to known and unknown sites, and to complete a CHRIS records search at NWIC and with the Native American Heritage Commission (NAHC). CSUMB initiated AB52 consultation with OCEN by a letter dated August 31, 2017. OCEN responded in a letter dated September 11, 2017 requesting no disturbance of cultural lands and implementation of procedures to follow when known or unknown cultural resources are identified, among other points. CSUMB followed up with a letter dated September 5, 2018 providing summary results of the NWIC and NAHC searches and the surface survey. CSUMB met with OCEN on December 17, 2018 and January 29, 2019 to discuss the project.

OCEN brought up several points about cultural sensitivity on the campus and identified various contacts who may have more information about tribal or archaeological cultural resources on the campus. On behalf of CSUMB, Dudek followed up with several of the leads. CSUMB followed up with a letter dated April 18, 2019 summarizing the results of the two meetings, providing OCEN with a copy of the draft cultural report, summarizing supplemental investigations and research completed to attempt to identify TCRs on the campus, and offering to continue consultation with OCEN by holding a field meeting to obtain additional information from OCEN about potential resources. OCEN did not respond to this letter and CSUMB concluded consultation on May 17, 2019. A summary of the additional communications is presented in Attachment 4.

AB 52 requires a TCR to have tangible, geographically defined properties that can be impacted by a project. No known TCRs have been identified through consultation with OCEN. In the future, should one or more TCRs be identified that may be affected, CSUMB will work with tribal representatives that have requested consultation under AB 52 to establish a feasible and appropriate mitigation approach.

### **Cultural Resources Survey**

Dudek archaeologists Ryan Brady, MA, RPA, and Sarah Brewer, BA, performed a survey of the proposed Project Area on November 22, 2017 (Figure 3). The focus of the survey was to characterize existing conditions and identify whether archaeological resources were located at, or

had the potential to be located within, the Project area. The archaeologists applied a mixed-intensity strategy for the survey, using 15-meter transects when possible, and adopting a more opportunistic approach in highly developed areas. More care was given to areas that will be affected by “near-term” projects.

### **1. Student Recreation Center**

Dudek archaeologists inspected the exposed sand north of the parking area, but the southern area was fenced off for construction activities. The trail south of Area 1 was surveyed eastward. This zone was within an oak-pine woodland with ice plant ground cover. The partially-landscaped area south of the construction area was also surveyed. Visibility was good in non-developed areas.

### **2. Student Housing Phase IIB**

Although most of this area was paved, there were some open areas with moderate visibility revealing a sandy substrate. Vegetation in this area included pines, eucalyptus and ice plant.

### **3. Student Housing Phase III**

The south end of this survey area was a paved parking lot. The northwestern portion was also paved or covered in ice plant. Buildings formerly located in this area have been removed. Dudek archaeologists inspected the ground surface in all visible areas. Vegetation in this area included oak, eucalyptus and ice plant.

### **4. Academic IV**

Buildings in the southeastern portion of this survey area were fenced off and in the process of being demolished. Other construction was ongoing and included recently-constructed buildings. The ground surface provided moderate to low visibility.

### **5. Academic V**

The north end of this survey area was fully developed with buildings, grass and a paved parking lot. Ground surface visibility was poor.

### **6. Athletics Field**

The eastern portion of this survey area was heavily disturbed with a fair surface visibility. The western portion was developed with a baseball field, a track, a pool and a parking lot. Some areas are open and show past disturbance.

## **7. Southeast and Northwest New Buildings**

In the southeast block, the northern portion was paved and fenced off. There was thick ice plant in unpaved areas. West of the solar array was an open area with good surface visibility and a high level of disturbance.

The northwestern block was undeveloped with moderate to poor surface visibility. Ice plant covered the ground surface, which was a sandy substrate.

## **8. Outlying Trails and Infrastructure**

In the eastern portion of the Project Area, Dudek archaeologists surveyed a portion of the proposed FORTAG trail from Inter Garrison Road south. The trail was graded with aggregate in areas and was within a disturbed context. Visibility was moderate to poor in the central portion that has been cleared in the past. The thick forested area south of the previously cleared area was not passable.

Dudek archaeologists surveyed all areas of near-term projects and did not identify new archaeological resources in any of the areas surveyed.

## **SUMMARY AND RECOMMENDATIONS**

All cultural resource fieldwork and reporting for this project has been conducted by archaeologists meeting the Secretary of the Interior's Professional Qualifications Standards. A cultural resources records search of the California Historical Resources Information System (CHRIS) at the Northwest Information Center (NWIC) records search found one potential previously recorded prehistoric site within the 19,220 acre former Fort Ord Military Reserve, but no specific locational data was provided in the site record so the exact location remains unknown. This site was recorded as destroyed in 1940 (Pilling 1950). Two other historical archaeological sites and 16 Built Environment resources exist within one mile of the Project Area. A mixed-intensity field survey of the Project Area was conducted on November 22, 2017 and a supplemental survey was conducted on February 6, 2019; the surveys did not identify any unrecorded archaeological resources.

General archaeological sensitivity of the CSUMB campus can be assessed by reviewing the archaeological survey and sensitivity model presented by Swernoff (1982). The study identified high sensitivity for prehistoric resources where:

1. Drainages empty from high relief areas onto the Salinas River floodplain or Toro Creek watershed
2. Surface water is available
3. There is concentrated ecological zone diversity

4. Presence of buckeye trees
5. Protection from the elements

Areas meeting those characteristics are found in the eastern and southern areas of Fort Ord, beyond the current CSUMB boundary.

Dudek has worked with CSUMB to facilitate consultation with Native American tribes who are traditionally and culturally affiliated to the geographic area of the project pursuant to AB 52. This process has included letters sent to Native American tribes who have previously requested notification of projects within this area, a follow-up letter initiating consultation with OCEN, then an additional letter documenting the results of the records search and survey. Further, CSUMB met with OCEN on December 17, 2018 and on January 29, 2019 as part of the government-to-government consultation in order to discuss the project and receive feedback. CSUMB followed up with a letter dated April 18, 2019 summarizing the results of the two meetings, providing OCEN with a copy of the draft cultural report, summarizing supplemental investigations and research completed to attempt to identify TCRs on the campus, and offering to continue consultation with OCEN by holding a field meeting to obtain additional information from OCEN about potential resources. OCEN did not respond to this letter and CSUMB concluded consultation on May 17, 2019.

An appropriate approach to determining potential impacts to TCRs is developed in response to verifying the identified presence of a TCR by a California Native American Tribe through the process of consultation. Government-to-government consultation initiated by CSUMB, acting in good faith and after a reasonable effort, has not resulted in the identification of a TCR within or near the project area. Based on the results of these efforts, the proposed Master Plan Project does not appear to threaten impacts to known archaeological sites or TCRs. Nevertheless, CSUMB will implement the following mitigation measures in the event that unknown resources are uncovered during the course of development.

**Mitigation Measure CULT-1:** CSUMB shall include a standard inadvertent discovery clause in every construction contract for the Project, which requires that in the event that an archaeological resource is discovered during construction (whether or not an archaeologist is present), all soil disturbing work within 100 feet of the find shall cease until a qualified archaeologist can evaluate the find and make a recommendation for how to proceed. For an archaeological resource that is encountered during construction, the campus shall:

- Retain a qualified archaeologist to determine whether the resource has potential to qualify as a historical resource or a unique archaeological resource as outlined in the California Environmental Quality Act (CEQA)(PRC 21083.2).



- If the resource has potential to be a historical resource or a unique archaeological resource, the qualified archaeologist, in consultation with CSUMB, shall prepare a research design and archaeological evaluation plan to assess whether the resource should be considered significant under CEQA criteria.
- If the resource is determined significant, in consultation with CSUMB, a qualified archaeologist will prepare a data recovery plan for retrieving data relevant to the site's significance. The data recovery plan shall be implemented prior to, or during site development (with a 100 foot buffer around the resource). The archaeologist shall also perform appropriate technical analyses, prepare a full written report and file it with the Northwest Information Center, and provide for the permanent curation of recovered materials.

**Mitigation Measure CULT-2:** A Native American and archaeological monitor shall be present for earth-disturbing work in native soils within 750 feet of a documented archaeological resource or TCR, if such resources are discovered and documented in the future. Depth to native soils on particular project sites is typically identified in project-specific geotechnical investigations.

**Mitigation Measure CULT-3:** CSUMB shall include a standard clause in every construction contract for the Project, which requires cultural resource sensitivity training for workers prior to conducting earth disturbance in the vicinity of a documented cultural resource-sensitive area, should one be identified in the future. Additionally, campus staff involved in earth-disturbing work in the vicinity of a documented resource sensitive area will also receive such training.

**Mitigation Measure CULT-4:** Should human remains be discovered at any time, work will halt in that area and procedures set forth in the California Public Resources Code (Section 5097.98) and State Health and Safety Code (Section 7050.5) will be followed, beginning with notification to CSUMB and the County Coroner. If Native American remains are determined to be present, the County Coroner will contact the Native American Heritage Commission to designate a Most Likely Descendent, who will arrange for the dignified disposition and treatment of the remains. OCEN shall be notified of the discovery even if not assigned as MLD.

Should you have any questions relating to this report and its findings please do not hesitate to contact me directly.

Respectfully Submitted,

*Subject: Cultural Resource Inventory for the CSU Monterey Bay EIR Master Plan Project,  
Monterey County, California*

---



Ryan Brady, MA, R.P.A.  
Archaeologist

**DUDEK**

Office: (831) 600-1414

Email: rbrady@dudek.com

*cc: Micah Hale, Dudek*

*Att: Figure 1. Regional/Vicinity Map*

*Figure 2. Implementation Plan and Near-Term Project Sites*

*Figure 3. Cultural Survey Coverage*

*Attachment 1: National Archaeological Database Information*

*Attachment 2: NWIC Records Search (Confidential)*

*Attachment 3: Native American Heritage Commission Sacred Lands File Search (Confidential)*

*Attachment 4: Record of Native American Consultation (Confidential)*

## REFERENCES CITED

- Basgall, M.E. 1987. Resource Intensification Among Hunter-Gatherers: Acorn Economies in Prehistoric California. *Research in Economic Anthropology* 9:21–52.
- Beardsley, R.K. 1946. The Monterey Custom Flag Pole: Archaeological Findings. *California Historical Society Quarterly* 25(3):204-218
- Bertrando, E. 2004. Evidence and Models for Late Pleistocene Chronology and Settlement Along California’s Central Coast. In *Emerging from the Ice Age: Early Holocene Occupations on the California Central Coast*, edited by Ethan Bertrando and V.A. Levulett, pp. 93–105. San Luis Obispo County Archaeological Society Occasional Papers no. 17.
- Brady, R., J. Farquhar, T. Garlinghouse, and C. Peterson. 2009. *Archaeological Evaluation of CA-MNT-143 for the Asilomar Boardwalk Replacement Project, Asilomar State Beach, Pacific Grove, California*. Albion Environmental, Inc., Santa Cruz. Copies available from the Northwest Information Center, Department of Anthropology, Sonoma State University, Rohnert Park.
- Breschini, G. and T. Haversat. 1992a. Preliminary Excavations at CA-MNT-108, Fisherman’s Wharf, Monterey County, California. In *Archaeological Investigations of Some Significant Sites on the Central Coast of California*, edited by H. Dallas, Jr. and G.S. Breschini, pp. 39–47. Coyote Press Archives of California Prehistory No. 37, Salinas.
- Breschini, G. and T. Haversat. 1992b. Baseline Archaeological Studies at Rancho San Carlos, Carmel Valley, Monterey County, California. Coyote Press Archives of California Prehistory No. 36, Salinas.
- Bryne, S. 2002. *Archaeological Monitoring of the Wilder Ranch Bike Path Construction and Mitigation Related to Archaeological Site CA-SCR-38/123/H*. Garcia and Associates, San Anselmo. Copies available from Northwest Archaeological Information Center, Department of Anthropology, Sonoma State University, Rohnert Park, California.
- Cartier, R. 1993. *The Scotts Valley Site: CA-SCR-177*. The Santa Cruz Archaeological Society, Santa Cruz.
- Dietz, S.A., W.R. Hildebrandt, and T. Jones 1988. *Archaeological Investigations at Elkhorn Slough: CA-MNT-229 A Middle Period Site on the Central California Coast*. Papers in Northern California Anthropology, Number 3.

*Subject: Cultural Resource Inventory for the CSU Monterey Bay EIR Master Plan Project,  
Monterey County, California*

---

- Dietz, S.A and T.L. Jackson 1981. *Report of Archaeological Excavations at Nineteen Archaeological Sites for the Stage 1 Pacific Grove-Monterey Consolidation Project Regional Sewerage System*. Coyote Press, Salinas, CA
- Erlandson, J.M., M.H. Graham, B.J. Bourque, D. Corbett, J.A. Estes, and R.S. Steneck. 2007. The Kelp Highway Hypothesis: Marine Ecology, the Coastal Migration Theory, and the Peopling of the Americas. *The Journal of Island and Coastal Archaeology* 2(2): 161–174.
- Fitzgerald, R.T., J.L. Edwards, J.M. Farquhar, and K. Loeffler. 1995. *Archaeological Test Excavation at CA-MNT-1765, for the Moro Cojo Standard Subdivision Project (SH93001), Monterey County, California*. Biosystems Analysis, Inc., Santa Cruz. Report on file Northwest Information Center, Department of Anthropology, Sonoma State University, Rohnert Park.
- Fitzgerald, R.T. and T.L. Jones 1999. The Milling Stone Horizon Revisited: New Perspectives from Northern and Central California. *Journal of California and Great Basin Anthropology* 21:65-93.
- Fitzgerald, R.T. and A. Ruby. 1997. *Archaeological Test Excavations at CA-SCR-117, the Davenport Landing Site*. Garcia and Associates, San Anselmo. Report on file Northwest Information Center, Department of Anthropology, Sonoma State University, Rohnert Park.
- Gibson, R.O. 1996. *Results of Archaeological Monitoring for Unocal Soil Testing Program along Pipelines near Santa Margarita, San Luis Obispo County, California*. Gibson's Archaeological Consulting, Paso Robles. Report submitted to UNOCAL CERT, San Luis Obispo. Copies available from the Central Coast Information Center, Department of Anthropology, University of California, Santa Barbara.
- Hildebrandt, W.R. 2006. *Archaeological Evaluation of the Priest Valley Knoll Sites (CA-MNT-745), Eastern Monterey County, California*. Far Western Anthropological Research Group, Inc., Davis. Copies available from the Northwest Information Center, Department of Anthropology, Sonoma State University, Rohnert Park.
- Hildebrandt, W.R., and P. Mikkelsen. 1993. *Archaeological Test Excavations at Fourteen Sites Along Highways 101 and 152, Santa Clara and San Benito Counties, California Volume 1: Prehistory*. Prepared for Caltrans District 4, Oakland. Copies available from Northwest Information Center, Department of Anthropology, Sonoma State University, Rohnert Park.

*Subject: Cultural Resource Inventory for the CSU Monterey Bay EIR Master Plan Project,  
Monterey County, California*

---

- Holm, L., K. Chao and J. Holson. 2013. *Archaeological Assessment for the City of Monterey 2013 Sewer Rehabilitation Project, Monterey County, California PL-2616-21 (Updated July 2013)*. Report on file at the Northwest Information Center, Sonoma State University, Rohnert Park.
- Hylkema, M.G. 1991. *Prehistoric Native American Adaptations Along the Central California Coast of San Mateo and Santa Cruz Counties*. Master's thesis, Department of Anthropology, San Jose State University. University Microfilms, Ann Arbor.
- Jones, T.L. 1993. Big Sur: A Keystone in Central California Culture History. *Pacific Coast Archaeological Quarterly*.
- Jones, T.L. 1995. *Transitions in Prehistoric Diet, Mobility, Exchange, and Social Organization Along California's Big Sur Coast*. Unpublished Ph.D. Dissertation, Department of Anthropology, University of California, Davis.
- Jones, T.L. 2003. *Prehistoric Human Ecology of the Big Sur Coast, California*. Contributions of the University of California Archaeological Research Facility, Berkeley.
- Jones, T.L., G. M. Brown, L.M. Raab, J.L. McVickar, W.G. Spaulding, D.J. Kennett, A. York, and P.L. Walker. 1999. Environmental Imperatives Reconsidered: Demographic Crises in Western North America During the Medieval Climatic Anomaly. *Current Anthropology* 40:137-170.
- Jones, T.L. and J.A. Ferneau 2002a. Prehistory at San Simeon Reef: Archaeological Data Recovery at CA-SLO-179 and -267, San Luis Obispo, California. *San Luis Obispo Archaeological Society Occasional Paper No. 16*.
- Jones, T.L., and J.A. Ferneau. 2002b. Deintensification along the Central Coast. In *Catalysts to Complexity: Late Holocene Societies of the California Coast*, edited by J.M. Erlandson and T.L. Jones, pp. 205-232. Perspectives in California Archaeology, Vol. 6. Cotsen Institute of Archaeology, University of California, Los Angeles.
- Jones, T.L. and J. Haney. 2005. Archaeological Evaluation of CA-MNT-910, -1748/H, -1919, and -2182, Fort Hunter Liggett Military Installation, Monterey County, California. California Polytechnic State University, San Luis Obispo.

*Subject: Cultural Resource Inventory for the CSU Monterey Bay EIR Master Plan Project,  
Monterey County, California*

---

- Jones, D., and W.R. Hildebrandt. 1990. *Archaeological Investigation at Sand Hill Bluff: Portions of Prehistoric Site CA-SCr-7, Santa Cruz County, California*. Far Western Anthropological Research Group, Inc., Davis. Copies available from Northwest Information Center, Department of Anthropology, Sonoma State University, Rohnert Park.
- Jones, D., and W.R. Hildebrandt. 1994. *Archaeological Investigations at Sites CA-SCR-10, CA-SCR-17, CA-SCR-304, and CA-SCR-38/123 for the North Coast Treated Water Main Project, Santa Cruz County, California*. Far Western Anthropological Research Group, Inc. Copies available from Northwest Information Center, Department of Anthropology, Sonoma State University, Rohnert Park.
- Jones, T.L., and D. Jones. 1992. Elkhorn Slough Revisited: Reassessing the Chronology of CA-MNT-229. *Journal of California and Great Basin Anthropology* 14:159-179.
- Jones, T.L., J.F. Porcasi, J.W. Gaeta, and B.F. Coddling. 2008. The Diablo Canyon Fauna: A Coarse-grained Record of Trans-Holocene Foraging from the Central California Mainland Coast. *American Antiquity* 73:289–316.
- Jones, T. L., N. E. Stevens, D. A. Jones, R. T. Fitzgerald, and M. G. Hylkema. 2007. The Central Coast: A Midlatitude Milieu. In *California Prehistory Colonization, Culture, and Complexity*, edited by Terry L. Jones and Kathryn A. Klar, pp: 125-146. Altamira Press, Lanham.
- Jones, T.L., T. Van Bueren, S. Grantham, J. Huddleson, and T.W. Fung. 1996. *Archaeological Test Excavations for the State Highway 1 Widening Project Near Castroville, Monterey County, California*. Office of Cultural Studies, California Department of Transportation. Prepared for Caltrans, District 5, San Luis Obispo. Copies available from Northwest Information Center, Department of Anthropology, Sonoma State University, Rohnert Park.
- Jones, T.L. and G. Waugh 1995. Central California Coastal Prehistory: A View from Little Pico Creek. *Perspectives in California Archaeology* No. 3, Institute of Archaeology, University of California, Los Angeles.
- Jones, T.L. and G. Waugh 1997. Climatic Consequences or Population Pragmatism? A Middle Holocene Prehistory of the Central California Coast. In *Archaeology of the California Coast During the Middle Holocene*, edited by J.M. Erlandson and M.A. Glassow, pp. 111-128. *Perspectives in California Archaeology* 4. Institute of Archaeology, University of California, Los Angeles.

*Subject: Cultural Resource Inventory for the CSU Monterey Bay EIR Master Plan Project,  
Monterey County, California*

---

- Levy, R. 1978. Costanoan. *Handbook of North American Indians*. Vol. 8. Edited by Robert F. Heizer. Smithsonian Institution, Washington.
- Mikkelsen, P., W.R. Hildebrandt and D.A. Jones. 2000. *Prehistoric Adaptations on the Shores of Morro Bay Estuary: Excavations at Site CA-SLO-165, Morro Bay, California*. Occasional Paper No. 14, San Luis Obispo County Archaeological Society, San Luis Obispo, California.
- Milliken, R. J. and J.R. Johnson. 2010. South Coast Ranges Analytical Zone. In *The Contact-Period Native California Community Distribution Model: A Dynamic Digital Atlas and Wiki Encyclopedia 10*. Far Western Anthropological Research Group, Inc., Davis, California. Report submitted to Caltrans District 6, Fresno, California.
- Milliken, R., J. Nelson, W.R. Hildebrandt, and P. Mikkelsen. 1999. *The Moss Landing Hill Site: A Technical Report on Archaeological Studies at CA-MNT-234 in 1991 and 1997-1998*. Far Western Anthropological Research Group, Inc., Davis. Copies available from the Northwest Information Center, Department of Anthropology, Sonoma State University, Rohnert Park.
- Mills, W.W., M.F. Rondeau, and T.L. Jones. 2005. A Fluted Point from Nipomo, San Luis Obispo County, California. *Journal of California and Great Basin Anthropology* 25:214-220.
- Newsome, S.D., D.L. Phillips, B.J. Culleton, T.P. Guilderson, P. Koch. 2004. Dietary Reconstruction of an Early to Middle Holocene Human Population from the Central California Coast: Insights from Advanced Stable Isotope Mixing Models. *Journal of Archaeological Science* 31:1101-1115.
- Pilling, A. R. 1950. Site record for CA-MNT-280 (P-27-000385). On file, Northwest Information Center, Rohnert Park, California.
- Pohorecky, Z.S. 1976. Archaeology of the South Coast Ranges of California. *University of Archaeological Research Facility* 34, Berkeley.
- Rogers, D.B. 1929. *Prehistoric Man of the Santa Barbara Coast*. Museum of Natural History, Santa Barbara.
- Rughe, J. 2016. Fort Ord History. From <http://www.militarymuseum.org/FtOrd.html> accessed Sept. 4, 2018.

*Subject: Cultural Resource Inventory for the CSU Monterey Bay EIR Master Plan Project,  
Monterey County, California*

---

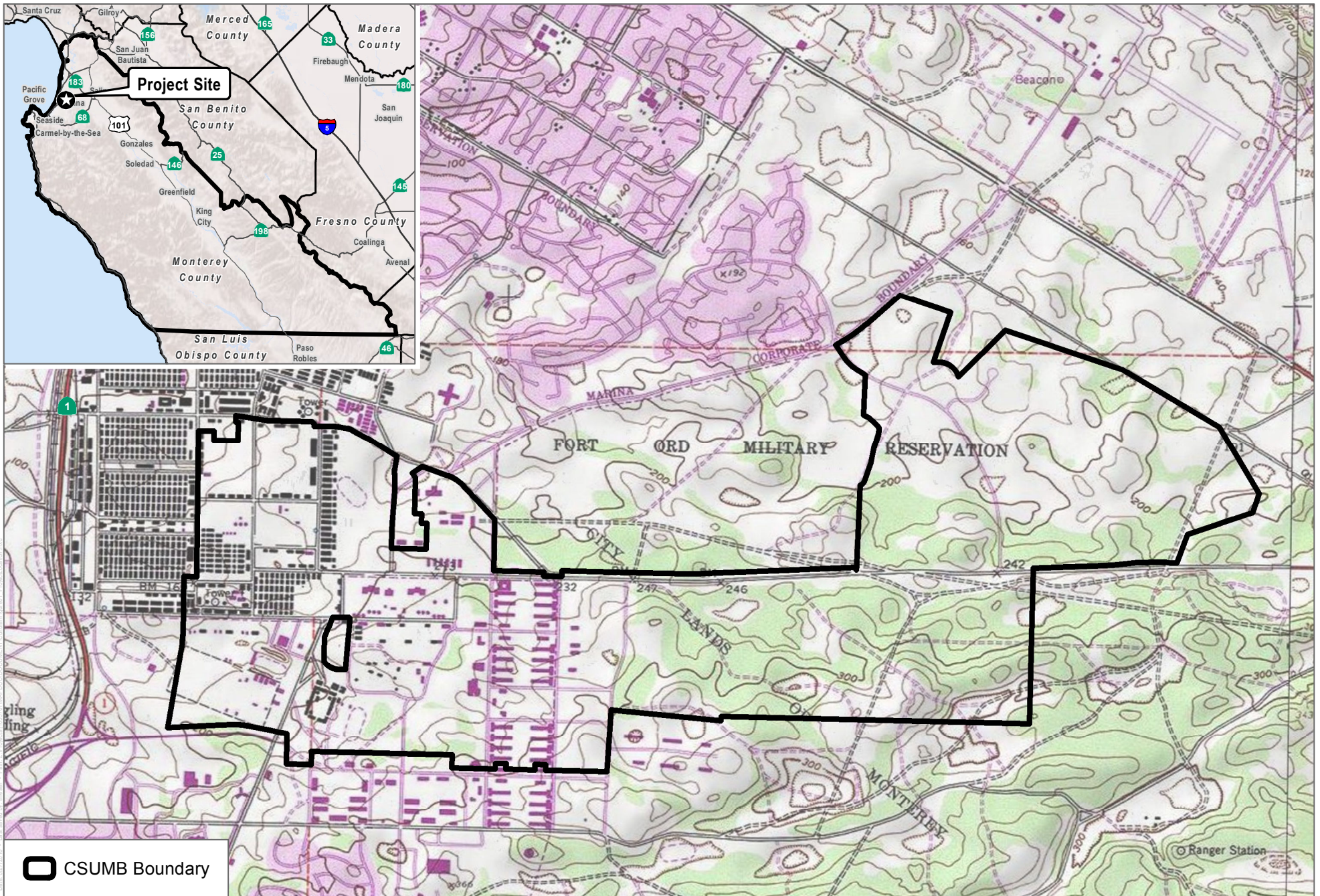
Stine, S. 1994. Extreme and Persistent Drought in California and Patagonia during Medieval Time. *Nature* 369:546-549.

United State Department of Agriculture (USDA), National Resource Conservation Service (NRCS) 2018 Soil Map for Santa Cruz County, California. Accessed online, February 12, 2018. <https://websoilsurvey.sc.egov.usda.gov>

United States Geological Survey (USGS). 1997. Open-file Report 97-489. Geologic Map of Santa Cruz County, California: A Digital Database. Compiled by E. E. Brabb. Electronic document, <https://pubs.usgs.gov/of/1997/of97-489/scruzmap.pdf> accessed February 12, 2018.

Western Regional Climate Center. 2018. Monthly Climate Summary for Fritzsche AAF, California (Fort Ord). Period of Record 04/04/1960 to 11/30/1978. Electronic document: <https://wrcc.dri.edu/summary/Climsmcca.html>. Accessed February 12, 2018.





SOURCE: USGS 7.5-Minute Series Marina Quadrangle,  
 Township 14S / Range 2E / Sections 32 & 33, Township 15S / Range 1E / Section 01,  
 Township 15S / Range 2E / Sections 04, 05 & 06

**FIGURE 1**

**Project Location**

**Numbers**

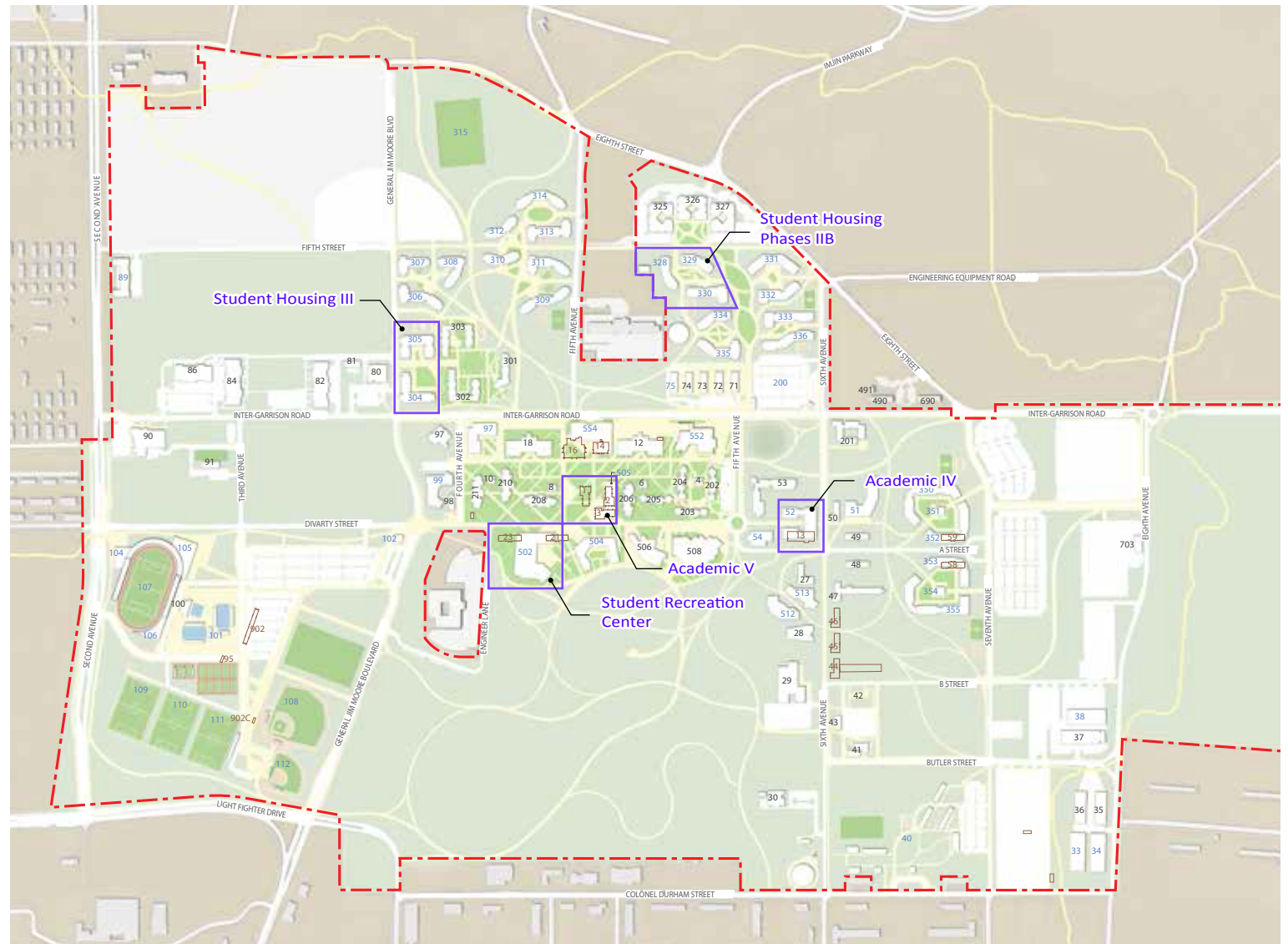
10X Existing Buildings Removed

10X Existing Buildings to Remain

10X Proposed Buildings

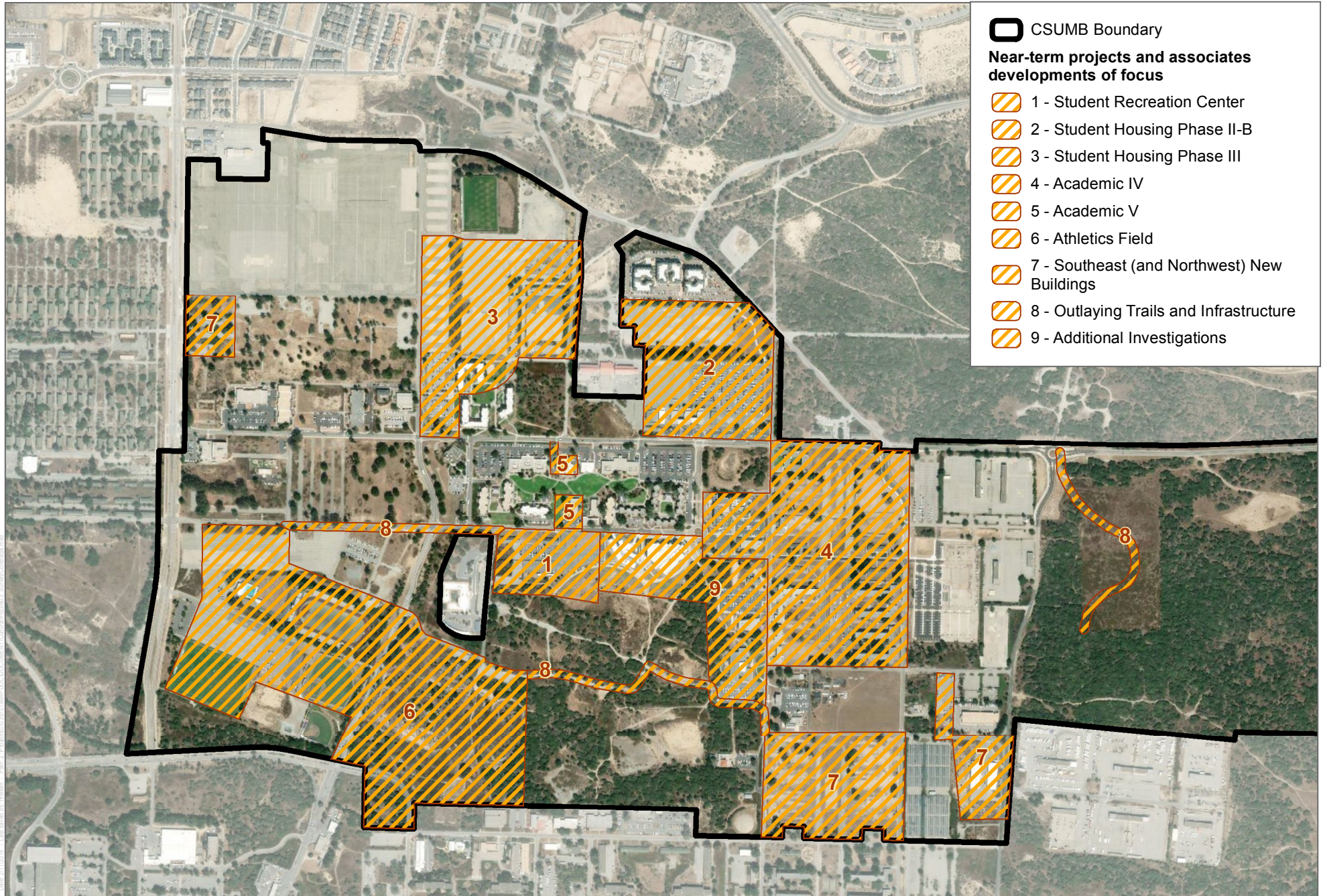
Existing Buildings Removed

Near-Term Projects



SOURCE: Page / BMS Design Group (2017)

**FIGURE 2**  
**Implementation Plan and Near-Term Project Sites**



SOURCE: Bing Maps 2019



*Attachment 1*  
*National Archaeological Database Information*



# NATIONAL ARCHAEOLOGICAL DATABASE (NADB) INFORMATION

**Authors:** Ryan Brady, MA, RPA and Sarah Brewer, BA

**Firm:** Dudek

**Project Proponent:** California State University Monterey Bay

**Report Date:** January 2019

**Report Title:** Cultural Resource Inventory for the CSU Monterey Bay EIR Master Plan Project, Monterey County, California

**Type of Study:** Archaeological Inventory

**Resources:** P-27-000385

**USGS Quads:** Marina, CA 1:24,000 Salinas, CA 1:24,000; T14S, 15S; R2E, 1E

**Acreage:** 1,396 acres

**Permit Numbers:** Permit Pending

**Keywords:** CSU Monterey Bay, Fort Ord, Marina,





***Attachment 2***  
***NWIC Records Search Results (Confidential)***



***Attachment 3***  
***Native American Heritage Commission Sacred  
Lands File Search (Confidential)***



***Attachment 4***  
***Record of AB 52 Consultation***  
***(Confidential)***

# **APPENDIX F2**

## **Built Environment Inventory and Evaluation Report**

INTENTIONALLY LEFT BLANK

# Built Environment Inventory and Evaluation Report for The California State University, Monterey Bay Master Plan

*Prepared for:*

**California State University, Monterey Bay**

100 Campus Center

Seaside, California 93955

*Contact: Anya Spear, LEED BD+C, AICP*

*Associate Director of Regional Environmental Planning*

*Prepared by:*

*Sarah Corder, MFA; Adrienne Donovan Boyd, MSHP; and Laura Carias, MA*

**DUDEK**

725 Front Street, Suite 400

Santa Cruz, California 95060

SEPTEMBER 2021





# Table of Contents

---

<b><u>SECTION</u></b>	<b><u>PAGE NO.</u></b>
<b>EXECUTIVE SUMMARY .....</b>	<b>V</b>
<b>1 INTRODUCTION .....</b>	<b>1</b>
1.1 Project Location and Setting.....	1
1.2 Project Description .....	1
1.3 Project Team.....	5
1.4 Regulatory Setting .....	11
1.5 Master Plan Study Area and Areas of Direct Impact for Built Environment Resources .....	18
<b>2 METHODS .....</b>	<b>19</b>
2.1 Records Search and Other Sources .....	19
2.1.1 California Historical Resource Information System Record Search .....	19
2.1.2 Built Environment Resource Database Search.....	24
2.1.3 Additional Studies.....	24
2.2 Building Development and Archival Research.....	26
2.3 Built Environment Field Methods .....	27
<b>3 HISTORIC CONTEXT.....</b>	<b>29</b>
3.1 Historical Overview of Monterey County .....	29
3.2 Historical Overview of Marina .....	30
3.3 Historical Overview of Seaside .....	31
3.4 Historical Overview of Fort Ord .....	32
3.4.1 Camp Gigling to Camp Ord (1917-1940).....	32
3.4.2 Fort Ord and the 7th Infantry Division (1940-1945).....	34
3.4.3 Cold War and Vietnam Eras at Fort Ord (1946-1976).....	35
3.4.4 Built Environment ADI Buildings Constructed During the Cold War and Vietnam Era (1946-1976) .....	38
3.4.5 The Volunteer Army - and the Base Realignment and Closure (BRAC) (1974-1994) .....	49
3.5 Notable Fort Ord Architects and Builders .....	53
3.5.1 Del E. Webb Construction Company .....	53
3.5.2 Milton T. Pflueger.....	53
3.5.3 Robert Stanton.....	54
3.6 Notable Fort Ord Military Personnel .....	54
3.6.1 General Joseph “Vinegar Joe” Stilwell.....	54
3.6.2 Lt. James (Jim) E. Moore .....	55
3.7 Fort Ord Building Typology and Character-Defining Features.....	55
3.7.1 Support Services Buildings .....	55
3.7.2 Medical Buildings.....	57

3.7.3	Hammerhead Buildings/Barracks .....	59
3.7.4	Recreational Facilities .....	60
3.8	Historical Overview California State University Monterey Bay .....	62
3.8.1	Higher Public Education in California .....	62
3.8.2	Historical Overview of CSUMB (1991-present) .....	63
<b>4</b>	<b>RESULTS OF IDENTIFICATION EFFORTS AND BUILDING DESCRIPTIONS.....</b>	<b>67</b>
<b>5</b>	<b>SIGNIFICANCE EVALUATION FINDINGS .....</b>	<b>75</b>
<b>6</b>	<b>SUMMARY OF FINDINGS AND MANAGEMENT RECOMMENDATIONS .....</b>	<b>79</b>
6.1	Summary of Findings .....	79
<b>7</b>	<b>REFERENCES .....</b>	<b>81</b>

## APPENDICES

- A Preparer’s Qualifications
- B DPR Forms

## FIGURES

<b>1</b>	Project Location.....	7
<b>2</b>	Built Environment Study Area.....	9
<b>3</b>	Impermanent, temporary tents and buildings at Fort Ord c. 1939 (CSUMB 2021: Image 121). .....	33
<b>4</b>	Fort Ord picture showing semi-permanent buildings and tents, 1940 (CSUMB 2021: Image 131). .....	34
<b>5</b>	Fort Ord, after construction of main garrison and infrastructure, such as roads, date unknown (DLIFLC 2021). .....	35
<b>6</b>	Fort Ord, Specialist 4, Abil Abdallah Mughannam at the new Fort Ord barracks in November of 1960 (DLIFLC 2021). .....	37
<b>7</b>	Fort Ord base, aerial image showing the completed barracks, c. 1970. The barracks are described as “Old Permanent Barracks, looking south” (DLIFLC 2021). .....	38
<b>8</b>	Fort Ord 1953 architectural drawing of the Permanent Troop Spaces and Supporting Facilities Classrooms (Buildings 21, 23, 58, 59) (CSUMB Facilities 2021). .....	40
<b>9</b>	Fort Ord 1995 architectural drawing of changes made to some of the buildings that used the Permanent Troop Spaces and Supporting Facilities Classroom building plan (CSUMB Facilities 2021). ..	40
<b>10</b>	Fort Ord 1963 architectural drawing of the Science Research Lab Annex (Building 13) (CSUMB Facilities 2021). .....	42
<b>11</b>	Photograph (c. 1990) of the Science Research Lab Annex (Building 13) after its conversion to the Stone Army Dental Clinic (DLIFLC 2021). .....	42
<b>12</b>	Fort Ord 1956 architectural drawing of the Watershed Institute (Building 42) (front elevation) (CSUMB Facilities 2021). .....	43
<b>13</b>	Fort Ord 1956 architectural drawing of the Watershed Institute (Building 42) (rear elevation) (CSUMB Facilities 2021). .....	43

14	Fort Ord, after construction of new barracks between 1952 and 1954 (The Webb Spinner 1952-54, Vol 8. No. 5:6).....	44
15	Fort Ord 1952 Conceptual drawing of the new barracks at Fort Ord (The Web Spinner 1952-54, Vol 6. No. 3:1).....	45
16	Fort Ord architectural site plan of the Hammerhead Buildings/Barracks (CSUMB Facilities 2021).....	45
17	Fort Ord 1951 conceptual drawing of the Stadium (CSUMB Facilities 2021). ....	48
18	Fort Ord 1949 architectural drawing the Field House (CSUMB Facilities 2021). ....	48
19	1987 Aerial showing the current main campus boundary with intact Fort Ord buildings .....	51
20	2021 Aerial showing the current main campus boundary with areas of extensive demolition of Fort Ord buildings and significant changes in paths of circulation.....	51
21	Building 58, Green Hall, View facing southeast at the north elevation (IMG_0566).....	56
22	Building 13, the Science Research Lab Annex, View facing northwest at the south elevation (IMG_0715). ....	57
23	Building 44, Pacific Hall, View facing east at the west elevation (IMG_0602). ....	59
24	Building 902, Freeman Stadium, View facing northeast at the west elevation (IMG_0431).....	61

**TABLES**

1	Proposed Master Plan Development .....	2
2	Proposed Master Plan Building Removal.....	4
3	Previously Conducted Technical Studies.....	19
4	Previously Recorded Built Environment Resources .....	23
5	Character-Defining Features: Fort Ord Support Services Buildings.....	56
6	Character-Defining Features: Fort Ord Medical Buildings .....	58
7	Character-Defining Features: The Hammerhead Buildings/Barracks .....	59
8	Character-defining features: Fort Ord Recreational Facilities .....	61
9	Properties Surveyed .....	69
10	Individual Significance Findings for CSUMB Buildings within the ADI.....	76

INTENTIONALLY LEFT BLANK

# Executive Summary

---

As part of cultural resources investigations for the CSUMB Master Plan Environmental Impact Report (EIR), Dudek was retained by California State University, Monterey Bay (CSUMB) to conduct a built environment inventory and evaluation study.

This built environment inventory and evaluation report included a records search of the campus and a one-mile radius around its boundary; an intensive level survey of the campus; archival and building development research for buildings located within the campus boundaries; evaluation of buildings for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), California Historical Landmark (CHL), and local eligibility criteria and integrity requirements; and an assessment of impacts to historical resources in compliance with the California Environmental Quality Act (CEQA) and Public Resources Code (PRC) Sections 5024 and 5024.5 for state-owned resources.

In order to identify potential built environment historical resources that may sustain significant impacts through implementation of the CSUMB Master Plan (Project), a California Historical Resource Information System (CHRIS) record search of the campus and buffer was completed by the Northwest Information Center (NWIC) at Sonoma State University on August 27, 2017. The 2017 records search included a review of the following: Archaeological and non-archaeological resource records and reports on file at NWIC; Office of Historic Preservation (OHP) Historic Properties Directory; OHP Archaeological Determinations of Eligibility; California Inventory of Historical Resources (1976); Historical Maps; Local Inventories; and General Land Office (GLO) and/or rancho Plat Maps.

In addition, all 11 properties located within the CSUMB campus Areas of Direct Impact for Built Environment Resources (ADI) that were constructed at least 45 years ago as of 2021 (i.e., on or before 1976) and proposed for demolition or substantial alteration as part of the Project were photographed, researched, and evaluated in consideration of NRHP, CRHR, CHL, and local designation criteria and integrity requirements, and in consideration of potential impacts to historical resources under CEQA and PRC Sections 5024 and 5024.5.

Dudek formally recorded and evaluated 11 properties over 45 years old located within the ADI proposed for renovation, alteration, or demolition as part of the Project. All 11 of these built environment properties were identified as not eligible for national, state, or local designation. Consequently, all 11 built environment properties evaluated for the purposes of the Project are not considered historical resources under CEQA.

INTENTIONALLY LEFT BLANK

# 1 Introduction

---

Dudek was retained by California State University, Monterey Bay (CSUMB) to conduct a built environment inventory and evaluation study and report for the proposed CSUMB Master Plan (Project) (Figure 1). Only buildings and structures (properties) over 45 years old and proposed for renovation or demolition as part the proposed Project were included in the historic built environment study of the CSUMB campus (campus). This report includes the following components: (1) a California Historical Resources Information System (CHRIS) records search covering the campus and a one-mile radius around its boundary; (2) results of an intensive-level survey of the campus for built environment resources; (3) archival and building development research for properties located within the campus boundaries; (4) the evaluation of properties for the National Register of Historic Places (NRHP); California Register of Historical Resources (CRHR), California Historical Landmark (CHL), and local eligibility criteria and integrity requirements; and (5) consideration of impacts to cultural resources in compliance with the California Environmental Quality Act (CEQA) and Public Resources Code (PRC) Sections 5024 and 5024.5 for state-owned resources. This chapter provides an overview of the Project, qualifications of Dudek staff that prepared this report, regulatory setting, and a description of the Built Environment Study Area (Figure 2).

## 1.1 Project Location and Setting

The campus is located approximately 100 miles south of San Francisco, in Seaside, California, north of the Monterey Peninsula, and near the southern-central portion of Monterey Bay. The campus covers 1,396 acres, which were historically part of the northwestern portion of the U.S. Department of Army Fort Ord Military Reservation (Figure 1). The campus lies within three separate governmental jurisdictions: The City of Marina, the City of Seaside, and unincorporated Monterey County. Primary access to the campus is available from Highway 1, via the main entrance at Lightfighter Drive to the south and from Imjin Parkway to the north. Access is also provided via Second Avenue from the north, General Jim Moore Boulevard from the south, and Inter-Garrison Road and Divarty Street from the east. Inter-Garrison Road connects the East Campus Housing area to the Main Campus.

## 1.2 Project Description

The Project is the proposed California State University, Monterey Bay (CSUMB) Master Plan (proposed Master Plan), including Project Design Features (PDFs) drawn from the CSUMB Master Plan Guidelines (Master Plan Guidelines), and five “near-term” development components to be constructed pursuant to the proposed Master Plan within the next 10 years (collectively, the Project). The Project would provide the basis for the physical development of the CSUMB campus consistent with the vision identified in the Master Plan Guidelines and the mission of the University.

The Project would provide a blueprint for land uses and building and facility space requirements to support an on-campus enrollment of 12,700 full-time-equivalent students (FTES<sup>1</sup>) and 1,776 FTE faculty and staff by the year 2035. Achieving this growth would result in an increase of approximately 6,066 FTES and 752 FTE faculty/staff over existing levels (academic year 2016-2017).

---

<sup>1</sup> Full-time equivalent student (FTES) is the unit of measurement used to convert class load to student enrollment. At CSUMB, one FTES is equal to 15 units. Thus, one FTES is equal to one student enrolled in 15 units or three students each enrolled in 5 units. A related unit of measurement is “headcount.” In the case of one student taking 15 units, the headcount is 1; in the case of three students collectively taking 15 units, the headcount is 3.



The Project also would result in approximately 2.9 million gross square feet (GSF) of total new academic, administration, student life, athletic and recreational, and institutional partnership<sup>2</sup> facilities, and housing development and a net increase of approximately 2.6 million GSF, when considering the demolition of existing buildings (see Table 1). Some of the future building development would include demolition of existing buildings that are currently being used for academic and/or student purposes. The proposed Master Plan anticipates that up to 24 buildings, totaling approximately 256,400 GSF, would be demolished as part of the construction of new buildings (see Table 2).

On-campus housing would be constructed sufficient to continue to accommodate 60 percent of FTES and existing housing would accommodate 65 percent of FTE faculty and staff, with a projected increase of 3,820 student beds and 757 converted residential units for faculty and staff. The Project also would accommodate redevelopment and growth in outdoor athletics and recreation facilities to serve campus needs, with space set aside for additional athletic fields, tennis courts, and pools, as well as for replacement of the existing stadium, field house, and pool house. A stadium and field house renovation project is the subject of separate CEQA review underway in 2021.

As noted above, the Project includes specific development components identified in the proposed Master Plan and expected to be constructed in the next 10 years; these Project components are referred to throughout this EIR as “near-term development components.” These near-term development components include: 1) Student Housing Phase III (600 student housing beds); 2) Academic IV (95,000 GSF of classroom/instructional space); 3) Student Recreation Center (70,000 GSF of recreation space); 4) Student Housing Phase IIB (400 student housing beds); and 5) Academic V (76,700 GSF of classroom/instructional space).

**Table 1. Proposed Master Plan Development**

Campus Space	Beds/Units	GSF <sup>1</sup>	Implementation	
			Horizon I	Horizon II
<b>EXISTING SPACE (2016-2017)</b>				
Main Campus Facilities (Non-Residential) <sup>2</sup>	—	1,142,777	NA	
Student Housing Main Campus	2,600 beds	1,171,264	NA	
Student Housing East Campus Housing <sup>3</sup>	1,380 beds / 466 units			
Faculty, Staff & Community Partners Housing (East Campus Housing) <sup>4</sup>	754 units	876,515	NA	
<b>Total Existing Space</b>	<b>3,980 beds / 1,220 units</b>	<b>3,190,556</b>	NA	
<b>APPROVED BUT NOT YET CONSTRUCTED PROJECT</b>				
Monterey Bay Charter School	—	60,000	✓	
<b>Total Pending or Approved Space</b>	—	<b>60,000</b>	✓	
<b>MASTER PLAN - NEW DEVELOPMENT<sup>5</sup></b>				
Academic Space		403,160		
• Academic IV	—	95,000	✓	
• Academic V		76,704	✓	
• Academic VI		76,704		✓

<sup>2</sup> Institutional Partnerships are projects involving public-public or public-private partnerships and long-term contractual relationships that use or develop CSU real property to further the educational mission of the campus.

**Table 1. Proposed Master Plan Development**

Campus Space	Beds/Units	GSF1	Implementation	
			Horizon I	Horizon II
<ul style="list-style-type: none"> <li>Academic VII</li> <li>Academic VIII</li> <li>Greenhouses</li> </ul>		76,704		✓
		76,704		✓
		1,344	✓	
Institutional Partnerships - Panetta Institute	—	64,000	✓	
Administration Buildings	—	77,454	✓	
“Student Life” Buildings		270,764		
<ul style="list-style-type: none"> <li>Childcare Center</li> </ul>		23,000	✓	
<ul style="list-style-type: none"> <li>Student Life Space (Phase I and II)<sup>6</sup></li> </ul>	—	145,473	✓	
<ul style="list-style-type: none"> <li>Campus Arts &amp; Auditorium</li> </ul>		82,291		✓
<ul style="list-style-type: none"> <li>Student Union Phase II</li> </ul>		20,000		✓
Indoor Recreation Buildings and Facilities		165,343		
<ul style="list-style-type: none"> <li>Recreation Center (Phase I and II)</li> </ul>	—	70,000	✓	
<ul style="list-style-type: none"> <li>Recreation Center Addition (Phase III)</li> </ul>		64,574		✓
<ul style="list-style-type: none"> <li>Wellness Center</li> </ul>		30,769	✓	
Outdoor Athletics & Recreation Support Buildings	—	59,679		
<ul style="list-style-type: none"> <li>Stadium House</li> </ul>		40,177	✓	
<ul style="list-style-type: none"> <li>Otter Retail Space</li> </ul>		10,502	✓	
<ul style="list-style-type: none"> <li>Aquatics Center</li> </ul>	—	7,000		✓
<ul style="list-style-type: none"> <li>Field House</li> </ul>		2,000	✓	
Facilities Building		73,590		
<ul style="list-style-type: none"> <li>Facilities Building</li> </ul>	—	23,590	✓	
<ul style="list-style-type: none"> <li>Facilities Storage Buildings</li> </ul>		50,000	✓	
Housing	3,820 beds / 757 units	1,760,000		
<ul style="list-style-type: none"> <li>East Campus Housing Conversion<sup>7</sup></li> </ul>	-1,380 beds / 757 units	NA	✓	
<ul style="list-style-type: none"> <li>Student Housing Phase IIB</li> </ul>	400 beds	160,000	✓	
<ul style="list-style-type: none"> <li>Student Housing Phase III</li> </ul>	600 beds	200,000	✓	
<ul style="list-style-type: none"> <li>Student Housing Phase IV</li> </ul>	600 beds	200,000	✓	
<ul style="list-style-type: none"> <li>Student Housing Phase V</li> </ul>	600 beds	200,000	✓	
<ul style="list-style-type: none"> <li>Student Housing Phase VI</li> </ul>	600 beds	200,000	✓	
<ul style="list-style-type: none"> <li>Student Housing Phase VII</li> </ul>	600 beds	200,000		✓
<ul style="list-style-type: none"> <li>Student Housing Phase VIII</li> </ul>	600 beds	200,000		✓
<ul style="list-style-type: none"> <li>Student Housing Phase IX</li> </ul>	600 beds	200,000		✓
<ul style="list-style-type: none"> <li>Student Housing Phase X</li> </ul>	600 beds	200,000		✓
<b>Total New Space with Master Plan<sup>7</sup></b>	<b>3,820 beds / 757 units</b>	<b>2,873,990</b>		NA
<b>Existing Building</b>	<b>3,980 beds / 1,220 units</b>	<b>3,190,556</b>		NA
<b>Approved and Pending Building Projects</b>	NA	<b>60,000</b>		NA

**Table 1. Proposed Master Plan Development**

Campus Space	Beds/Units	GSF1	Implementation	
			Horizon I	Horizon II
<b>Total New Building Space with Master Plan<sup>7</sup></b>	<b>3,820 beds / 757units</b>	<b>2,873,990</b>	NA	
<b>Total Building Space to be Demolished</b>	NA	<b>-256,366</b>	NA	
<b>Net Increase in Building Space with Master Plan<sup>6</sup></b>	<b>3,820 beds / 757 units</b>	<b>2,617,624</b>	NA	
<b>Total Future Building Space</b>	<b>7,800 Beds / 1,220 Units</b>	<b>5,868,180</b>	Na	

**Notes:**

1. GSF = gross square feet
2. Excludes existing baseball, softball, soccer and recreation fields and stadiums seating = 596,375 GSF.
3. Of the 466 units in East Campus Housing (Frederick Park I & II) for student housing, 460 units currently house 1,380 student beds and the remaining 6 units are used for offices.
4. Of the 754 units in East Campus Housing (Schoonover Park I & II) for faculty, staff, and Community Housing Partners, 676 units are currently rented or owned.
5. New Master Plan development does not include development on the faculty and staff housing reserve site or the potential athletics expansion area, as development in these areas is not part of the Project. Likewise, Institutional Partnership development beyond the Panetta Institute and the Monterey Bay Charter School is also not part of the Project.
6. To support mixed use development, Student Life space will be allocated within future buildings, as needed.
7. The 757 units for faculty and staff housing would be provided by reallocating and converting existing student housing to faculty and staff housing units and by converting units that are currently not rentable and units occupied by Community Housing Partners. No new faculty and staff housing units would be constructed under the proposed Master Plan.

**Table 2. Proposed Master Plan Building Removal**

Building #	Building Name	Square Footage (GSF)
1	Administration	5,820
2	Playa Hall	5,829
3	Del Mar Hall	5,820
13	Science Research Lab Annex	12,743
14	Otter Express	7,191
16	Dining Commons	14,080
21	Beach Hall	5,627
23	Tide Hall	5,627
42	Watershed Institute	3,772
44	Pacific Hall	5,000
45	Coast Hall	5,000
46	Harbor Hall	5,000
58	Green Hall	5,627
59	Reading Center	5,627
70	Visual & Public Arts - Far East (Potential Removal)	4,816
87	Panetta Institute Storage	2,695
95	Soccer Field Restrooms	525
100	Aquatics Center Pump House	1,322
902	Field House	5,250
903	Stadium Track and Field	137,400
903A	Stadium Seats North	5,364
903B	Stadium Seats South	5,364
903C	Field Electrical	150

**Table 2. Proposed Master Plan Building Removal**

<b>Building #</b>	<b>Building Name</b>	<b>Square Footage (GSF)</b>
904	Field Office	385
<b>Total Gross Square Footage</b>		<b>256,366</b>

## 1.3 Project Team

The Dudek project team responsible for this report include Historic Built Environment Lead and Task Manager Sarah Corder, MFA, and Dudek Architectural Historians Adrienne Donovan-Boyd, MSHP, and Laura G. Carias, MA. The report was reviewed for quality assurance/quality control by Dudek Senior Architectural Historians Allison Lyons, MSHP, and Kathryn Haley, MA. All authors and reviewers meet the Secretary of the Interior’s Professional Qualification Standards (36 CFR Part 61) for architectural history. Preparer’s qualifications are located in Appendix A.

INTENTIONALLY LEFT BLANK

Figure 1. Project Location

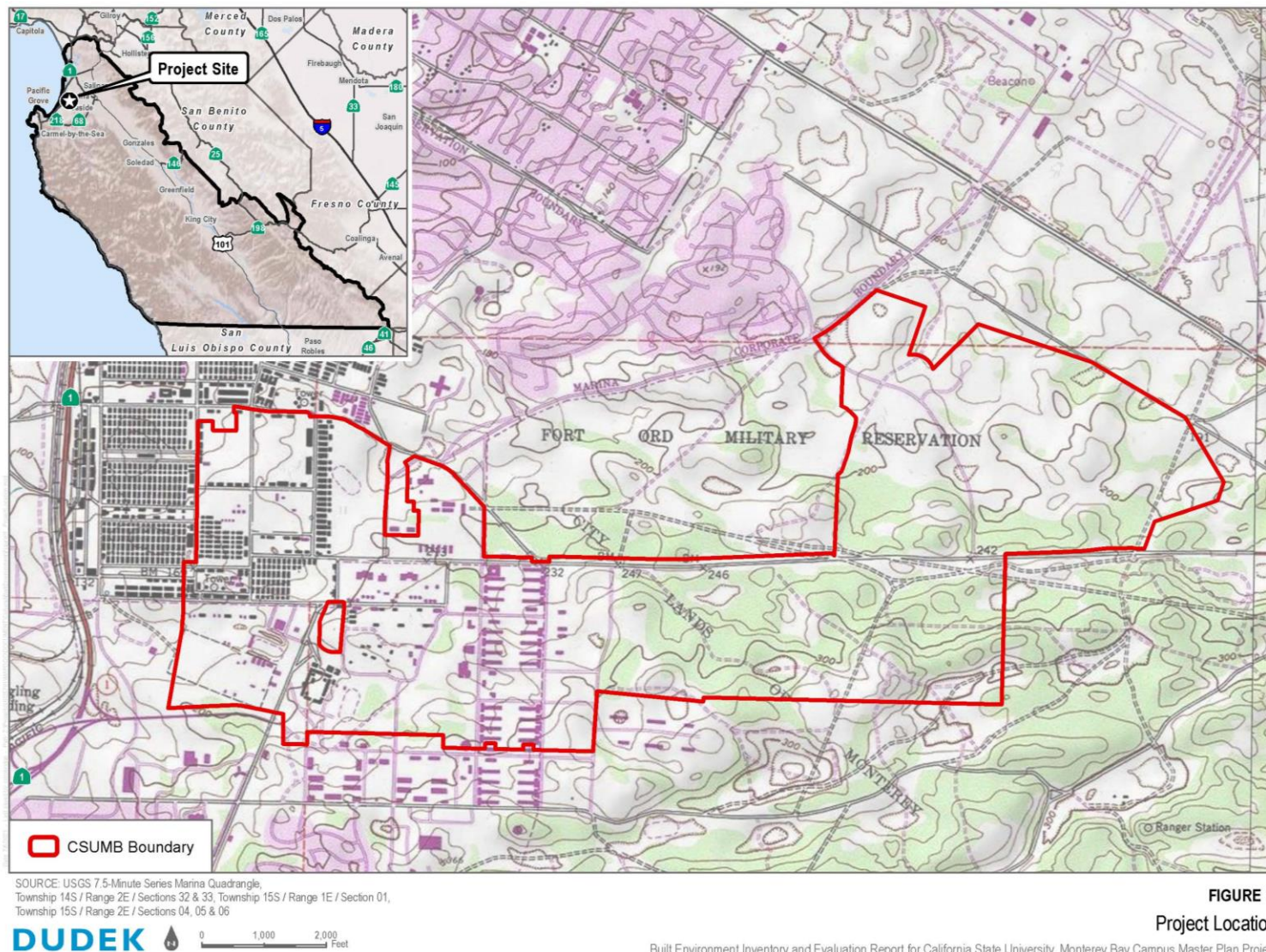


FIGURE 1  
Project Location

Built Environment Inventory and Evaluation Report for California State University, Monterey Bay Campus Master Plan Project

INTENTIONALLY LEFT BLANK

BUILT ENVIRONMENT INVENTORY AND EVALUATION REPORT FOR CALIFORNIA STATE UNIVERSITY,  
MONTEREY BAY MASTER PLAN

Figure 2. Built Environment Study Area



SOURCE: Bing Vise 2021



FIGURE 2

Built Environment Study Area

Built Environment Inventory and Evaluation Report for California State University, Monterey Bay Campus Master Plan Project



INTENTIONALLY LEFT BLANK

## 1.4 Regulatory Setting

### Federal

#### *National Register of Historic Places*

Although there is no federal nexus for this project, the subject properties were evaluated in consideration of the NRHP designation criteria and integrity requirements to comply with Public Resources Code (PRC) Sections 5024 and 5024.5. The NRHP is the United States' official list of districts, sites, buildings, structures, and objects worthy of preservation. Overseen by the National Park Service under the U.S. Department of the Interior, the NRHP was authorized under the National Historic Preservation Act, as amended. Its listings encompass all National Historic Landmarks, as well as historic areas administered by the National Park Service.

NRHP guidelines for the evaluation of historic significance were developed to be flexible and to recognize the accomplishments of all who have made significant contributions to the nation's history and heritage. Its criteria are designed to guide state and local governments, federal agencies, and others in evaluating potential entries in the NRHP. For a property to be listed in or determined eligible for listing, it must be demonstrated to possess integrity and to meet at least one of the following criteria:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

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

Integrity is defined in NRHP guidance, "How to Apply the National Register Criteria," as "the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity" (NPS 1995). NRHP guidance further asserts that properties be completed at least 50 years ago to be considered for eligibility. Properties completed fewer than 50 years before evaluation must be proven to be "exceptionally important" (criteria consideration to be considered for listing).

### State

Public Resources Code Sections 5024 and 5024.5

PRC Sections 5024 and 5024.5 provide the following guidance:

- 5024 (a-h): Describes the process of inventorying and evaluating state-owned historical resources in consultation with the State Historic Preservation Officer (SHPO).
- 5024.5 (a-g): Describes the process of identifying adverse effects and development of alternatives and mitigation for state-owned historical resources in consultation with, and as determined by, the SHPO.

### *Review of Projects Affecting State-Owned Historical Resources*

Under PRC Sections 5024(f) and 5024.5, state agencies must provide notification and submit documentation to the SHPO early in the planning process for any project having the potential to affect state-owned historical resources on or eligible for inclusion in the Master List (buildings, structures, landscapes, archaeological sites, and other nonstructural resources). Under PRC Section 5024(f), state agencies request the SHPO's comments on the project.

Under PRC Section 5024.5, it is the SHPO's responsibility to comment on the project and to determine if it may cause an adverse effect (PRC Section 5024.5), defined as a substantial adverse change in the significance of a historical resource (PRC Section 5020.1(q)). In this case, historical resources are defined as resources eligible for or listed in the NRHP and/or resources registered for or eligible for registering as a CHL.

### **California Historical Landmarks**

CHLs are buildings, structures, sites, or places that have been determined to have statewide historical significance by meeting at least one of the criteria listed below (OHP 2019).

- The first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California).
- Associated with an individual or group having a profound influence on the history of California.
- A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder.

The resource also must have written consent of the property owner, be recommended by the State Historical Resources Commission, and be officially designated by the Director of California State Parks. CHLs #770 and above are automatically listed in the CRHR (OHP 2019).

### **California Register of Historical Resources**

In California, the term "historical resource" includes but is not limited to "any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California" (California Public Resources Code Section 5020.1(j)). In 1992, the California legislature established the California Register of Historical Resources (CRHR) "to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change" (California Public Resources Code Section 5024.1(a)). The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP, enumerated below. According to California Public Resources Code Section 5024.1(c)(1-4), a resource is considered historically significant if it (i) retains "substantial integrity," and (ii) meets at least one of the following criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2. Is associated with the lives of persons important in our past.

3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important in prehistory or history.

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 CCR 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

### **California Environmental Quality Act**

As described further below, the following CEQA statutes and CEQA Guidelines are of relevance to the analysis of archaeological, historic, and tribal cultural resources:

- California Public Resources Code Section 21083.2(g) defines “unique archaeological resource.”
- California Public Resources Code Section 21084.1 and CEQA Guidelines Section 15064.5(a) define “historical resources.” In addition, CEQA Guidelines Section 15064.5(b) defines the phrase “substantial adverse change in the significance of an historical resource.” It also defines the circumstances when a project would materially impair the significance of an historical resource.
- California Public Resources Code Section 21074(a) defines “tribal cultural resources.”
- California Public Resources Code Section 5097.98 and CEQA Guidelines Section 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
- California Public Resources Code Sections 21083.2(b)-(c) and CEQA Guidelines Section 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures; preservation-in-place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

More specifically, under CEQA, a project may have a significant effect on the environment if it may cause “a substantial adverse change in the significance of an historical resource” (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(b).) If a site is either listed or eligible for listing in the CRHR, or if it is included in a local register of historic resources or identified as significant in a historical resources survey (meeting the requirements of California Public Resources Code Section 5024.1(q)), it is a “historical resource” and is presumed to be historically or culturally significant for purposes of CEQA (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)).

A “substantial adverse change in the significance of an historical resource” reflecting a significant effect under CEQA means “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (CEQA Guidelines Section 15064.5(b)(1); California Public Resources Code Section 5020.1(q)). In turn, CEQA Guidelines Section 15064.5(b)(2) states the significance of an historical resource is materially impaired when a project:

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
5. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
6. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any “historical resources,” then evaluates whether that project will cause a substantial adverse change in the significance of a historical resource such that the resource’s historical significance is materially impaired.

## Local

### *County of Monterey*

#### ***Preservation of Historic Resources Code of the County of Monterey***

Chapter 18.25 of the Monterey County Code of ordinances enumerates the “protection, enhancement, perpetuation, and use of structures and districts of historic, archaeological, architectural, and engineering significance, located within the County (18.25.020 - Intent and Purpose).”

- 18.25.030 – Definitions:

"Cultural resource" means buildings, structures, signs, features, sites, places, areas, or other objects of scientific, aesthetic, educational, cultural, architectural, or historic significance to the residents of the County.”

“Historic district" means an area, which may include public rights-of-way, within the County having special historic and architectural worth and designated as such by the Board of Supervisors pursuant to the provisions of this Chapter. The area may predominantly, though not exclusively, contain historic resources.”

"Historic resource" means any structure, object, fence, site, or portion of a site which has a significant historic, archaeological, architectural, engineering or cultural value, real property or improvement thereon such as a structure, archaeological excavation, 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 pursuant to the provisions of this Chapter.”

- 18.25.060 - Designation of historic resources and districts:
  - A. Designation of historic resources and districts may be initiated by the Board of Supervisors, the Planning Commission, the Review Board, the Secretary, or upon application of the owner of the property for which designation is requested, or the authorized representative of the owner. No property shall be designated pursuant to this Chapter without the consent of the property owner. Any such proposal shall be filed with the Secretary and may include the following information:
    1. Assessor's parcel number of site of the structure proposed for designation or legal description of the district proposed for designation;
    2. Description detailing the structure or district proposed for designation;
    3. Description of special aesthetic, cultural, architectural, or engineering qualities which justify such designation;
    4. Sketches, drawings, photographs, or other descriptive material;
    5. Statement of condition of structure or district;
    6. Statement of architectural and historic significance of the structure or district; and,
    7. Other information requested by the Secretary or the Historic Resources Review Board.
  - B. All applications by property owners for historical designation shall be filed with the Secretary on forms prescribed by the Secretary and shall be accompanied by all data required pursuant to Subsection A of this Section. Where such application is submitted for designation of an historic district, the application must be subscribed by, or on behalf of, a majority of the property owners in the proposed district.
  - C. No building, alteration, demolition, or removal permits for any improvement, building, or structure relative to any proposal for designation as an historical resource or within an area proposed for designation as an historical district shall be issued between the date on which the proposal was initiated and date the Board of Supervisors takes final action on such proposal, unless a permit pursuant to Chapter 18.26 has been secured.
- 18.25.070 - Review criteria.
  - A. Historical and Cultural Significance.
    1. The resource or district proposed for designation is particularly representative of a distinct historical period, type, style, region, or way of life.
    2. The resource or district proposed for designation is, or contains, a type of building or buildings which was once common but is now rare.
    3. The resource or district proposed for designation was connected with someone renowned.
    4. The resource or district proposed for designation is connected with a business or use which was once common but is now rare.
    5. The resource or district proposed for designation represents the work of a master builder, engineer, designer, artist, or architect whose talent influenced a particular architectural style or way of life.
    6. The resource or district proposed for designation is the site of an important historic event or is associated with events that have made a meaningful contribution to the nation, State, or community.

7. The resource or district proposed for designation has a high potential of yielding information of archaeological interest
- B. Historic, Architectural, and Engineering Significance.
1. The resource or district proposed for designation exemplifies a particular architectural style or way of life important to the County.
  2. The resource or district proposed for designation exemplifies the best remaining architectural type of a community.
  3. The construction materials or engineering methods used in the resource or district proposed for designation embody elements of outstanding attention to architectural or engineering design, detail, material, or craftsmanship.
- C. Community and Geographic Setting.
1. The proposed resource materially benefits the historic character of the community.
  2. The unique location or singular physical characteristic of the resource or district proposed for designation represents an established and familiar visual feature of the community, area, or county.
  3. The district is a geographically definable area, urban or rural possessing a significant concentration or continuity of site, buildings, structures, or objects unified by past events, or aesthetically by plan or physical development.
  4. The preservation of a resource or resources is essential to the integrity of the district.

### ***City of Marina***

This study was completed in consideration of all sections of the City of Marina municipal code related to historical resources.

#### 15.48.020 Definitions:

Historic structure” means any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district;
3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior;
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either: (a) by an approved state program as determined by the Secretary of the Interior or (b) directly by the Secretary of the Interior in states with approved programs.

The city of Marina follows the guidelines set forth by the California Environmental Quality Act (CEQA) of 1970, for governmental agencies at all levels to develop standards and procedures necessary to protect environmental quality, and setting forth regulations for environmental impact reports (EIR).

### ***City of Seaside***

This study was completed in consideration of all sections of the City of Seaside, California - Code of Ordinances related to Historic Preservation (Chapter 17.68). The most recent version of this ordinance was adopted by the City in 2020. Sections most relevant to this study are enumerated in Sections A, B, and C in Chapter 17.68.030 Historic Landmark Designation. In addition, Dudek consulted the most current City of Seaside General Plan (completed in 2004) for additional historic preservation guidance. These sections are provided below.

#### ***17.68.030 Historic Landmark Designation***

The Council may designate an improvement, natural feature, or site as an historic landmark and any area within the City as an historic district in compliance with this section, based on the Council's evaluation of the age of the affected structures, distinguishing characteristics, distinct geographical area, familiar visual feature, significant achievement, and/or other distinctive feature.

- A. **Procedure.** The designation of an historic landmark or district, or the removal of the designation of an historic landmark or district, shall comply with the procedure established by this Zoning Ordinance for amendments in Chapter 17.74, including public notice and a hearing in compliance with state law, and a final decision by the Council.
- B. **Permit issuance during nomination process.** No permit for any improvement or structure within a proposed historic district or relative to a nominated historic landmark shall be issued while the nomination process is pending.
- C. **Placement on historic register.** The nominated district, site, or structure shall be placed on the City's historic register after being officially accepted by the Council, and the designation shall be recorded for each affected parcel in the office of the Monterey County recorder.

#### ***City of Seaside General Plan (2004)***

In addition, the City of Seaside General Plan's Historic Preservation Element contains the following goals and policies relating to cultural resources that are relevant and/or applicable to the Project:

**Historical Resources:** Historically significant sites are located within the community. Stilwell Hall and 35 other structures in the East Garrison area are the only properties in North Seaside that are eligible for the National Register of Historic Places. The City's approved Local Coastal Program Land Use Plan requires that design and architectural guidelines be prepared for buildings and related facilities constructed in the Coastal Zone. The City's goal is to identify all significant archaeological, architectural, and historic resources within Seaside and preserve them in accordance with the California Environmental Quality Act (CEQA) (City of Seaside 2004, p. COS-12)

**Goal COS-5.** Protect high sensitivity archaeological resources, architecturally significant buildings, and historic places (City of Seaside 2004, p. COS-26).

**Policy COS-5.1.** Identify and conserve archeological, architectural, and historic resources within Seaside (City of Seaside 2004, p. COS-26).



**Implementation Plan COS-5.1.1** Assess and Mitigate Impacts to Cultural Resources. Continue to assess development proposals for potential impacts to sensitive historic, archaeological, and paleontological resources pursuant to the California Environmental Quality Act (CEQA) (City of Seaside 2004, p. COS-26).

**Implementation Plan COS-5.1.1a.** For structures that potentially have historic significance, require that a study be conducted by a professional archaeologist or historian to determine the actual significance of the structure and potential impacts of the proposed development in accordance with CEQA Guidelines Section 15064.5. The City may require modification of the project and/or mitigation measures to avoid any impact to a historic structure, when feasible (City of Seaside 2004, p. COS-26).

## 1.5 Master Plan Study Area and Areas of Direct Impact for Built Environment Resources

The Study Area for built environment resources takes into account the boundary of the Master Plan area, which includes the campus. Since much of the proposed Master Plan consists of future projects that are still in early conceptual planning stages, the primary focus of this built environment technical study is on buildings or facilities that are 45 years or older that could be subject to demolition or substantial alteration under the Project.

### **Built Environment ADI-Study Area**

Figure 2 shows the Built Environment ADI within the campus. The Built Environment ADI includes the campus where implementation of the Project may result in impacts to CEQA historical resources. This includes properties (buildings or structures) that were found to be at least 45 years old and were evaluated for significance as part of this study because a proposed Near-Term Project would potentially affect these properties. The ADI consists of the project footprints, which includes areas of demolition, new construction, building renovation, and areas used for staging, if known. The ADI also takes into consideration the maximum extent of potential visual and noise-related impacts that the Project could have on historic built environment resources. Figure 2 shows the locations of the 11 properties evaluated for significance within the campus ADI.

# 2 Methods

The effort to identify previously recorded and/or evaluated built environment properties on the campus included a records search and a review of historical literature; examination of historic maps; archival research; and field surveys. Each of these methods and their results is described below.

## 2.1 Records Search and Other Sources

### 2.1.1 California Historical Resource Information System Record Search

In order to identify cultural resources potentially affected by the Project, a California Historical Resource Information System (CHRIS) record search was completed by Northwest Information Center (NWIC) at Sonoma State University on August 27, 2017. The 2017 records search included the campus and a one-mile buffer. As part of this process Dudek reviewed archaeological and built environment site records and reports on file at NWIC; OHP Historic Properties Directory; OHP Archaeological Determinations of Eligibility; California Inventory of Historical Resources (1976); Historical Maps; Local Inventories; and GLO and/or rancho Plat Maps.

For the purposes of this study, the following records search summary is focused on the built environment. A complete discussion of this records search and results, including archaeological resources and relevant reports, is included in *Cultural Resource Inventory for the CSU Monterey Bay EIR Master Plan Project, Monterey County, California*, a memorandum prepared by Dudek on July 5, 2019 (Brady 2019, pp. 19-27).

#### Previously Conducted Technical Studies

NWIC records indicate that a total of 42 previous cultural resources technical investigations have been conducted within one mile of the campus. Of these, a total of 29 studies cover the built environment. Among the built environment studies, three intersect the campus and 26 studies fall within the one-mile buffer (Table 3). Below Table 3, a short description of each study that fell within the campus boundaries is provided.

**Table 3. Previously Conducted Technical Studies**

Report ID	Authors, Publisher	Year	Title
<b><i>Previous Technical Studies Intersecting the campus</i></b>			
S-005210	Michael Swernoff, Professional Analysts	1982	A Reconnaissance Cultural Resources Survey of Fort Ord, California.
S-005210a	Michael Swernoff, Professional Analysts	1981	A Reconnaissance Cultural Resources Survey of Fort Ord, California, Draft Report
S-018372	Philip R. Waite, Geo-Marine, Inc.	1995	A Cultural Resources Survey of 783 Hectares, Fort Ord, Monterey County, California
<b><i>Previous Technical Studies within one mile of the campus</i></b>			
S-029425	Scott Billat, EarthTouch, Inc.	2004	Construction of a 70-foot Monopole and New Equipment Shelter, Mars/SF-1036 (resubmittal), 599 DX Road, Marina Ca.

**Table 3. Previously Conducted Technical Studies**

Report ID	Authors, Publisher	Year	Title
S-031953	Wayne H. Bonner and James M. Keasling, Michael Brandman Associates	2006	Cultural Resource Records Search Results and Site Visit for T-Mobile Telecommunications Facility Candidate SF15153 (Metro Marina Monopine/Amateur Radio Club), 599 DX Drive, Marina, Monterey County, California (letter report)
S-032063	Architectural Resources Group	2004	Fort Ord, East Garrison Historic Resources Assessment
S-032063a	Architectural Resources Group	2003	Draft: Fort Ord, East Garrison, Historic Resources Assessment; July 28, 2003
S-032063b	Architectural Resources Group	2006	East Garrison Preservation Plan, Fort Ord, Monterey County
S-032063c	Architectural Resources Group	2004	Guidelines for Rehabilitating Buildings at the East Garrison, Fort Ord, Monterey County, California
S-032063d	Architectural Resources Group	2006	Mothball Plan and Existing Conditions Survey for Fort Ord, East Garrison, Monterey, California
S-033596	Mary L. Maniery and Cindy L. Baker	2007	Cultural Resource Inventory and Evaluation of United States Army Reserve 63D Regional Readiness Command Facilities; Contract No. W912C8-05-P-0052
S-033596a	U.S. Army Reserve and PAR Environmental Services, Inc.	2007	Cultural Resources Inventory and Evaluation of the United States Army Reserve Heroic War Dead USAR Center/Area Maintenance Support Activity 85 (G), Oakland, California; P-01-[010831], 63D Regional Readiness Command Facility CA036, Contract No. W912C8-05-P
S-033596b	U.S. Army Reserve and PAR Environmental Services, Inc.	2007	Cultural Resources Inventory and Evaluation of the United States Army Reserve Oakland USAR Center #2, Oakland, California; P-01-01830, 63D Regional Readiness Command Facility CA-125, Contract No. W912C8-05-P-0052
S-033596c	U.S. Army Reserve and PAR Environmental Services, Inc.	2007	Cultural Resources Inventory and Evaluation of the United States Army Reserve PFC Bacciglieri Armed Forces Reserve Center, Concord, California; P-07-002752, 63 D Regional Readiness Command Facility CA007, Contract No. W912C8-P-0052
S-033596d	U.S. Army Reserve and PAR Environmental Services, Inc.	2007	Cultural Resources Inventory and Evaluation of the United States Army Reserve Col. Hunter Hall USAR Center, San Pablo, California; P-07-002753, 63D Regional Readiness Command Facility CA 070, Contract No. W912C8-05-P-0052
S-033596e	U.S. Army Reserve and PAR Environmental Services, Inc.	2007	Cultural Resources Inventory and Evaluation of the United States Army Reserve Fort Ord USAR Center, Marina, California; 63D Regional Readiness Command Facility CA012, Contract No. W912C8-05-P-0052
S-033596f	U.S. Army Reserve and PAR Environmental Services, Inc.	2007	Cultural Resources Inventory and Evaluation of the United States Army Reserve Moss Landing Local Training Area, Moss Landing, California; 63D Regional Readiness Command Facility CA189, Contract No. W912C8-05-P-0052

**Table 3. Previously Conducted Technical Studies**

Report ID	Authors, Publisher	Year	Title
S-033596g	U.S. Army Reserve and PAR Environmental Services, Inc.	2007	Cultural Resources Inventory and Evaluation of the United States Army Reserve Jones Hall USAR Center, Mountain View, California; P-43-001836, 63D Regional Readiness Command Facility CA031, Contract No. W912C8-05-P-0052
S-033596h	U.S. Army Reserve and PAR Environmental Services, Inc.	2007	Cultural Resources Inventory and Evaluation of the United States Army Reserve Richey Hall USAR Center, San Jose, California; P-43-000728, 63D Regional Readiness Command Facility CA069, Contract No. W912C8-05-P-0052
S-033596i	U.S. Army Reserve and PAR Environmental Services, Inc.	2007	Cultural Resources Inventory and Evaluation of the United States Army Reserve Moffett USAR Center, Mountain View, California; P-43-001837, 63D Regional Readiness Command Facility CA120, Contract No. W912C8-05-P-0052
S-033596j	U.S. Army Reserve and PAR Environmental Services, Inc.	2007	Cultural Resources Inventory and Evaluation of the United States Army Reserve PFC Young USAR Center, Vallejo, California; P-[48-000752], 63D Regional Readiness Command Facility CA-090, Contract No. W912C8-05-P-0052
S-033596k	Milford Wayne Donaldson and James O. Anderson; Office of Historic Preservation and US Army	2007	USA070613A; Inventory and Evaluation of Historic Resources at 63D Regional Readiness Command, US Army Reserve Center in California
S-035143c	Matthew R. Clark, Holman & Associates	2005	Archaeological Surface and Subsurface Reconnaissance and Historic Feature Recording for the East Garrison Project Area, Monterey County, California [original]
S-039072	Basin Research Associates	2009	Cultural Resources Review, Gigling Road and South Boundary Road Improvements, Within Former Fort Ord, Monterey County, California
S-039246	Tobin Rodman, Parus Consulting	2012	Cultural Resources Constraints Study for the Replacement of the Marina, 6th Street Wood Pole Replacement Project, Monterey County, California, PG&E No. 30787086/7690
S-042969	Carolyn Losee, Archaeological Resources Technology	2012	Cultural Resources Investigation for AT&T Mobility CNU3562 "W Blanco Road LTE", 3262 Imjin Road, Marina, Monterey County, California 93933 (letter report)
S-042969a	Carol Roland-Nawi and Carolyn Losee; Office of Historic Preservation; Archaeological Resources Technology	2012	FCC_2012_1106_005; CNU3562, W Blanco Road TLTE, 3262 Imjin Road, Marina, Collocation

**Table 3. Previously Conducted Technical Studies**

Report ID	Authors, Publisher	Year	Title
S-044195	Lawrence Moore; Dept of Public Works, Environmental Division, US Army Garrison, Presidio of Monterey	2010	Cultural Resource Inventory, ASR Wells Location, Ord Military Community, Monterey County, CA
S-046930	Roderic McLean; Bureau Veritas	2014	FCC Form 620 New Tower (“NT”) Submission Packet, Verizon Wireless Imjin and Abrams Facility, 2700 Imjin Parkway, Marina, CA 93933

***S-005210: Predictive Model of Cultural Resources at Fort Ord: A Reconnaissance Cultural Survey of Fort Ord, California (Swernoff 1982)***

Professional Analysts conducted a stratified sample survey of Fort Ord in 1982 and analyzed previous surveys and overviews to create a predictive map of cultural resource sensitivity. Areas of high sensitivity for archaeological sites were identified in the eastern and southern portions of Fort Ord. Additionally, Swernoff recorded four historic built environment resources: Whitcher Cemetery, Martinez Hill, Stillwell Hall, and the East Garrison Mess Hall Complex. All were recommended eligible for the NRHP by Swernoff, and the Whitcher Cemetery nomination was recommended to submit to the NRHP as a result of the survey (Swernoff 1982, pp. 8-3 to 9-9).

**S-005210a: A Reconnaissance Cultural Resources Survey of Fort Ord, California, Draft Report**

This report is an unfinalized draft version of the Swernoff 1982 report, described above.

***S-018372: A Cultural Resources Survey of 783 Hectares, Fort Ord, Monterey County, California (Waite 1995)***

This study was a cultural resources survey sampling of 783 hectares (1,935.4 acres) within Fort Ord related to the closure of the military base. The survey was stratified by environmental zones, which included: beach strand, active dunes, stabilized dunes (Holocene), stabilized dunes (ancient), and dissected uplands. High probability areas included areas within 100 meters of a water source and a 300-meter-wide area along the bluff overlooking the Salinas River on the eastern edge of Fort Ord. The effort included the recording of a historic site and an examination of two prehistoric sites, which included excavating shovel test pits. None of the resources addressed in the report are within the campus boundaries or a one-mile buffer.

**Previously Recorded Cultural Resources**

The NWIC records search results did not identify any previously recorded built environment resources within the campus boundaries. The record search also identified sixteen built environment resources within a one-mile radius of the campus, but it was beyond the scope of this project to address them. All built environment resources discovered in the record search are included below in Table 4, including their California Historical Resource Status Codes which indicate their eligibility status.

**Table 4. Previously Recorded Built Environment Resources**

Primary ID	Name	Type	Age	Recording event	California Historical Resource Status Code
<i>Previously Recorded Resources Intersecting the campus</i>					
None					
<i>Previously Recorded Resources within One Mile of the campus</i>					
P-27-002717	CA-1025A	Structure	Historic	2001 (Lorna Billat, Earth Touch, Inc.)	Unknown
P-27-002749	Auto Shop	Building	Historic	2003 (Jody R. Stock, Architectural Resources Group); 2007 (Ian Alexander, Juan Cervantes, Matthew Clark, Holman & Associates)	Unknown
P-27-002880	Building 2019, latrine, former Fort Ord	Building	Historic	2007 (Matt Bischoff, CSP, Monterey District)	Unknown
P-27-002881	Building TR9070, office, former Fort Ord	Building	Historic	2007 (Matt Bischoff, CSP, Monterey District)	Unknown
P-27-002882	Building 2066, warehouse, former Fort Ord	Building	Historic	2007 (Matt Bischoff, CSP, Monterey District)	Unknown
P-27-002883	Building 2079, former Fort Ord	Building	Historic	2007 (Matt Bischoff, CSP, Monterey District)	Unknown
P-27-002891	Building 924, metal storage, former Fort Ord	Structure	Historic	2007 (Matt Bischoff, CSP, Monterey District)	Unknown
P-27-002892	Building 1A39, office, former Fort Ord	Structure	Historic	2007 (Matt Bischoff, CSP, Monterey District)	Unknown
P-27-002893	Building 1A99, office, former Fort Ord	Structure	Historic	2007 (Matt Bischoff, CSP, Monterey District)	Unknown
P-27-002894	Building 2026Z, storehouse, former Fort Ord	Building	Historic	2007 (Matt Bischoff, CSP, Monterey District)	Unknown
P-27-002895	Building TR9080, former Fort Ord	Building	Historic	2007 (Matt Bischoff, CSP, Monterey District)	Unknown
P-27-002896	Building TR9081, former Fort Ord	Building	Historic	2007 (Matt Bischoff, CSP, Monterey District)	Unknown
P-27-002913	Feature EGP-2	Structure	Historic	2007 (Ian Alexander, Juan Cervantes, Matthew Clark, Holman and Associates)	Unknown
P-27-002915	Feature EGP-4, WWII Tent Area	Site	Historic	2007 (Matthew Clark, Holman and Associates)	Unknown
P-27-002916	Feature EGP-5	Structure	Historic	2007 (Matthew Clark, Holman and Associates)	Unknown

**Table 4. Previously Recorded Built Environment Resources**

Primary ID	Name	Type	Age	Recording event	California Historical Resource Status Code
P-27-003170	Marina Municipal Airport Tower	Building	Historic	2012 (Dana E. Supernowicz, Historic Resource Associates)	Unknown

## 2.1.2 Built Environment Resource Database Search

The Built Environment Resources Directory (BERD) provides information, organized by county, regarding non-archaeological resources in the Office of Historic Preservation’s (OHP) inventory. The BERD inventory only contains information that has been processed through OHP and includes resources reviewed for eligibility to the National Register of Historic Places and the California Historical Landmarks programs through federal and state environmental compliance laws, and resources nominated under federal and state registration programs.

For the purposes of this study, the Monterey County BERD spreadsheet was accessed. In this spreadsheet, multiple resources in the City of Marina and the City of Seaside were noted, including Fort Ord Veterinary Hospital (now Fort Ord Equestrian Center) 1D, 2013, and Fort Ord US Army Reserve Center (6Y). Despite these resources’ close proximity, no historical resources listed in the BERD were noted within the campus.

## 2.1.3 Additional Studies

In addition to studies and site records procured by the CHRIS record search, Dudek also received additional reports from CSUMB and found other reports through various municipal and digital repositories for environmental compliance studies. For the purposes of this study, included below is a brief summary of reports pertaining to the built environment within and immediately adjacent to the campus.

### **Fort Ord, California: Base-Wide Remedial Investigations/Feasibility Study. Volume 1 (1991).**

EA Engineering, Science, and Technology prepared an investigation and feasibility study for the U.S. Army Corps of Engineers (USACE) after the site was placed on the National Priorities List of Hazardous Waste Sites (NPL). In October of 1990, EA Engineering completed a literature review and site inventory as part of their Remedial Investigation/Feasibility Study. The report delineated 21 study zones to review past land use for the purpose of discovering environmental contaminants at Fort Ord. EA Engineering, Science, and Technology also conducted a literature review and provided a history of the site (EA Engineering, Science, and Technology 1991:1-1).

### **Environmental Impact Statement Fort Ord Disposal and Reuse (1993).**

USACE prepared an Environmental Impact Statement to address Fort Ord’s closure and reuse. The document supported creating a 1,500-acre Presidio of Monterey to provide operations support for the remaining Army uses in the area, retaining a 12-acre reserve center on Fort Ord, and disposing of excess property at Fort Ord. The document responds to comments in the following subjects: alternatives, land use, socioeconomics, soils, geology, topography, and seismicity, public services and utilities, water resources, traffic and circulation, air quality,

hazardous and toxic waste site remediations, vegetation, wildlife, and wetland resources, visual resource, new issues, and other concerns. (Fort Ord Disposal and Reuse: EIS. 1993:3-1).

**California Military Base Reuse Task Force: A Strategic Response to Base Reuse Opportunities (1994).**

Governor Pete Wilson appointed the California Military Base Reuse Task Force to explore and mitigate economic, community, and land use issues at military base closures in California. The report outlines barriers and recommendations to potential components of reuse plans including the need to comply with City, County, and other agencies, as well as compliance with CEQA and NEPA in an effort to improve the prospects for a “smooth reuse process, expedited base clean ups, and the protection of natural and cultural resources (California Military Base Reuse Task Force 1994:xxi).

**Final Environmental Impact Report (EIR) Fort Ord, Monterey County, California (1997).**

In June 1997, EMC Planning Group, Inc. and EDAW, Inc. prepared a Fort Ord Reuse Plan Environmental Impact Report for the former Fort Ord Base located in Seaside, Monterey County, California. The EIR was prepared to evaluate the potential impacts to the environment under CEQA that may result from implementing the proposed Fort Ord Reuse Plan. The EIR was prepared to focus on the additional elements needed for CEQA analysis beyond the previously completed studies, Fort Ord Disposal and Reuse Final Environmental Impact Statement (FEIS) and Fort Ord Disposal and Reuse Draft Supplemental Environmental Impact Statement (DSEIS) (EMC Planning Group, Inc Republished 1997:1-2).

**Historic Resources Evaluation Memorandum for Hammerhead Barracks at Fort Ord, Monterey County, California (2019).**

In November 2019, Rincon Consultants, Inc. prepared historic resource evaluations for eight hammerhead buildings at Ford Ord located in Seaside, Monterey County, California. These hammerhead buildings are identical in design, materials, and plan to campus Buildings 44 (Pacific Hall), 45 (Coast Hall), 46 (Harbor Hall), and 47 (Student Services). Rincon recommended that all eight buildings were ineligible for both individual listings in the NRHP, CRHR, or for designation as a City of Seaside Historical Landmarks, or as contributors to a historic district, due to a lack of architectural distinction and lack of important historical associations within the broader context of Cold War military base establishment or a narrower context of military unaccompanied personnel housing (Madsen and Treffers 2019, pp. 13-15).

**Previous Campus Master Plans**

Three prior Campus Master Plans were prepared the campus and adopted by the Board of Trustees of the California State University in 1998, 2004, and 2007. The 2007 Master Plan was updated in 2015.

The 1998 CSUMB Campus Master Plan was the first step by the university to create a “city of learning.” The 1998 Master Plan described the broad steps the university planned to physically guide the development of the campus for the next 30 years. The 1998 Master Plan also addressed the broad physical framework for land use, development intensity, open space, circulation, and linkages to the surrounding community. The document provided a framework to ensure that physical developments to the campus reflect the long-range planning goals (CSUMB 1998).



The most recent 2007 CSUMB Campus Master Plan and EIR considered land uses and space requirements commensurate with enrollment projections for three planning horizons: Planning Horizon I (2005-2014), Planning Horizon II (2015-2024), and Planning Horizon III (beyond 2025) (CSUMB 2007:1-1). The 2007 CSUMB Master Plan projected an on-campus, traditional student enrollment of 8,500 full time equivalent (FTE) students, with an additional 3,500 FTE non-traditional, primarily off-campus students, for a total of 12,000 FTE students at buildout (2025), with 1,900 faculty, staff, and management personnel. There were approximately 6,731 FTE on-campus students in 2015-2016 (CSUMB 2007:1-1).

## 2.2 Building Development and Archival Research

The following text provides a summary of additional background research conducted by Dudek to arrive at a general understanding of the settlement and development of the campus and to gather information on the development of properties evaluated in this study.

### **Chamberlain Library, Defense Language Institute Foreign Language Center**

Dudek obtained access to the Chamberlain Library on June 15, 2021. Dudek staff reviewed documentation relating to the transfer of Fort Ord ownership to the California State University system. This included newspaper clippings, reports, and historic maps. All information obtained from the Chamberlain Library was used in the preparation of the historic context sections of this study.

### **University Archives, California State University Monterey Bay**

Dudek obtained access to CSUMB's archives on June 16, 2021. The archives provided a variety of primary documents, including copies of historic campus maps, campus master plans, and newspaper articles. All information obtained from the CSUMB archives was used in the preparation of the historic context sections of this study.

### **Facilities Plan Room, California State University Monterey Bay**

Dudek obtained access to CSUMB's Facilities Plan Room on June 15-16, 2021. Dudek reviewed the historic as-built drawings and renovation drawings for the campus properties included in this study. Dudek used the information obtained during this visit to develop the construction history of each property and to prepare the historic context sections of this study.

### **Historical Aerial Photographs**

A review of historical aerial photographs was conducted as part of the archival research effort from the following years: 1941, 1956, 1968, 1971, 1981, 1987, 1998, 2005, 2009, 2010, 2012, 2014, 2016, and 2018. (NETR 2021; UCSB 2021).

### **Sanborn Fire Insurance Company Map Review**

Archival research failed to indicate any Sanborn Fire Insurance Company maps for the campus.

## 2.3 Built Environment Field Methods

Dudek Architectural Historian Sarah Corder, MFA conducted an intensive level survey of the campus between June 14 and June 16, 2021. The survey focused on documenting the built environment properties potentially affected by the Project. The survey entailed walking the entire campus and documenting the exterior conditions of all properties proposed for demolition or renovation as part of the Project. Each property was documented with notes and photographs, specifically noting character-defining features, spatial relationships, observed alterations, and examining any historic landscape features on the campus. Dudek documented the fieldwork using field notes, digital photography, close-scale field maps, and aerial photographs. Photographs of the campus were taken with a digital camera. All field notes, photographs, and records related to the current study are on file at Dudek's Santa Cruz, California, office.

INTENTIONALLY LEFT BLANK

# 3 Historic Context

---

The following historic context addresses relevant themes concerning the history and development of CSUMB. It begins with a general overview of Monterey County, the City of Marina, and the City of Seaside and the development of Fort Ord. This is followed by a discussion of CSUMB's development, including a discussion of higher public education in California. The section concludes with a discussion of the historical development periods of the campus including its buildings, structures, architects, and building types.

## 3.1 Historical Overview of Monterey County

One of the earliest known European explorations of the Monterey Bay was a Spanish envoy mission led by Sebastián Vizcaíno in 1602. The purpose of the voyage was to survey the California coastline to locate feasible ports for shipping. Finding Monterey Bay to be commodious, fertile, and extremely favorable for anchorage between Spanish-held Manila and Acapulco, Vizcaíno named the bay "Monterey" after the Conde de Monterey, the present Viceroy in Mexico (Chapman 1920; Hoover et al. 2002). Spanish settlement was limited until the 1770s, when Don Gaspar de Portolá, the Governor of Baja, embarked on a voyage in 1769 to establish military and religious control over the area and established a Presidio to guard the port at Monterey Bay Mission San Carlos Borromeo de Carmelo. The area developed slowly with limited land grants, primarily given to members of the Spanish armed forces (Breschini 1996a; Hoover et al. 2002).

After more than a decade of intermittent rebellion and warfare, New Spain (Mexico and the California territory) won independence from Spain in 1821. In 1822, the Mexican legislative body in California ended isolationist policies designed to protect the Spanish monopoly on trade, and decreed the ports open to foreign merchants. As a result, dynamic trading communities developed along the present-day coastal areas of Monterey County where tallow and hides from the cattle raised in the area were traded for goods such as tea, coffee, spices, and fine leather goods (City 2008). During the Mexican period, land grants were distributed liberally throughout California to increase the population inland from the more settled coastal areas where the Spanish first concentrated their colonization efforts. The City of Monterey continued as the capital of Alta California and the *Californios*, the Mexicans who settled in the region, were given land grants.

The County of Monterey was designated as one of the 27 original counties of California on February 18, 1850, shortly before California officially became a state with the Compromise of 1850. The new state of California recognized the ownership of lands in the state distributed under the Mexican land grants of the previous several decades. As the Gold Rush was picking up steam in 1849, a massive influx of people seeking gold steadily flooded the rural counties of California. When the gold fields became overcrowded and unproductive, many later arrivals sought new sources of wealth altogether. For early arrivals in the relatively flat, fertile acreage of Monterey County, agriculture, cattle rearing, and dairy farming took hold as the leading economic ventures. This mirrored the use of the land in the area by early Spanish and Mexican settlers. Despite the promise of retaining their land, many Mexican families had difficulty proving ownership over their land in the face of new claimants who encroached on their land. Others were forced to sell off portions of their holdings to pay for the legal fees and taxes to maintain ownership (City 2008).

Gold, silver, granite, and lesser quality coal were mined with disappointing results from various locations throughout the County. In the 1870s, sand and gravel was mined from the beaches, with large mining companies securing the rights to haul away a certain quantity of sand per year from private properties along the shore beginning in 1888 (City 2008).

The introduction of the Southern Pacific Railroad (S.P.R.R.) beginning in 1872 with the completion of the Pajaro to Salinas line helped to promote the beauty of the coastal areas of the County for settlement. The S.P.R.R. made the remote areas of the County quickly accessible from San Francisco and other inland, Central Valley locations, which prompted the development of idyllic coastal retreat and vacation communities such as Pacific Grove (1878), Carmel (today, Carmel-By-The-Sea) (1888), and the secluded neighborhoods within the Del Monte Forest (Hoover et al. 2002).

Agriculture and tourism have endured into the present-day as the most substantial contributors to Monterey County's economy which helps to support a population of 434,061 residents. The rich farmland of the Salinas Valley farms in the heart of Monterey County have consistently made agriculture the top provider of employment in the County and have also helped to secure Monterey County as the third largest agricultural County in the State of California. In addition to the picturesque Monterey Bay, the County of Monterey features many tourist destinations of ecological, cultural, and historical value that attract in excess of three million visitors per year (County of Monterey 2021).

## 3.2 Historical Overview of Marina

The land that constitutes the modern-day City of Marina was once part of a 9,000-acre landholding owned by David Jacks and James Bardin dating to the 1860s. The Bardin's sold 2,800 acres of their holding to John Armstrong in 1885. Although Armstrong dubbed the area "Sand Hill Ranch" and used the acreage to grow potatoes, the area of today's Marina remained a largely desolate and undeveloped stretch of sand dunes until the 1910s. He sold 400 acres of his land near the ocean to the San Francisco Sand Company around 1900, who later constructed a sand plant in 1906. Builders utilized sand from the area as a primary source material for the rebuilding of San Francisco after a devastating 1906 earthquake (The Californian 1936; The Californian 1976).

While Southern Pacific railroad cut through the area, development in Marina lagged until about 1915, when San Francisco businessman William Locke-Paddon purchased 1,500 acres of present-day City land and it became known as "Locke-Paddon Colonies", then "Paddonville". Looking to develop his acreage into a townsite, Paddon convinced the Southern Pacific to create a flag stop and he sold five-acre lots for roughly \$75 per acre to stimulate development. Paddon built a community drinking well and created the first school out of a small cottage building in 1916 but found it difficult to attract buyers to his community in the early years. The first post office (also served as a general store) opened in 1919 as the "Marina Post Office", helping to establish Marina as the official town name (The Californian 1936; The Californian 1976).

By 1926, the community had grown to 70 families with surnames like Koenen, Cardoza, Smith, and Maddison among the early settlers. One of the community's oldest organizations, Grange Hall #518, established in 1933. Marina increasingly became a popular gathering place for off-duty soldiers and their families stationed at nearby Fort Ord, in part because of the well-liked Mortimer's restaurant. The town grew steadily after the construction of nearby Fort Ord in 1940 and reached a population of 6,000 by about 1950 (The City of Marina 2021).

During the 1950s, Reservation Road began to emerge as a commercial corridor and the community began to build more suburban-like retail and housing options. Both single-family developments and apartments soon sprung up near Reservation Road. By the mid-1960s the town boasted a new Safeway Supermarket and the "Marina Shopping Center" which was equipped with a bank, coffee shop, dry cleaners, drug store, laundry mat, and other options (The City of Marina 2021). Marina voters approved incorporation on November 5, 1975, by a 20 percent margin, and a

City Hall was established on Hillcrest Avenue. Since incorporation, the City had experience substantial growth with a number of single-family suburban tract developments, new shopping centers, and civic amenities being built in the 1980s. With the closure of Fort Ord in 1993, a major community employer, the City saw a population decline for a few years following its closure (The City of Marina 2021). Despite the brief population decline, the City has since attracted new employers, including aviation businesses at the Marina Municipal Airport and service sector retail jobs, and the population has grown to nearly 23,000 people as of 2020 (U.S. Census 2020).

### 3.3 Historical Overview of Seaside

Seaside, located in Monterey County, began in 1887 when Dr. John L.D. Roberts purchased land a mile to the northwest of the prominent Del Monte Hotel (opened in 1880). Roberts was a physician who had come to California at the age of 24 from New York and saw the development possibilities in creating a new subdivision northeast of Monterey. Roberts “bought 150 acres from his uncle, marketed it as a shoreline resort and in 6 months had repaid his loans, built a house, and expanded his subdivision to the north” (City of Seaside n.d.). The area was originally known as East Monterey. By 1891, the town had a post office, hot springs resort, schools, churches, and a railcar line, and had received the name Seaside (City of Seaside n.d.). The area attracted white, middle-class residents who considered the area a potential resort destination (McKibben 2009a; McKibben 2009b).

In 1910, while Roberts was acting as Monterey County Supervisor, he petitioned to establish the U.S. Army Base Fort Ord on the ranchland north of Seaside. The base quickly grew to house over 20,000 infantry members and civilian workers. With the establishment of Fort Ord, Seaside transformed from a resort destination to a military town. Many original residents left because of the change in the community’s character.

Seaside’s military-driven economy gradually declined with the end of World War I. The decline was compounded by the Great Depression, resulting in low property values. Frequently, people simply claimed a piece of land and built a home without formally purchasing the land. Demographically, the low property values, Dustbowl refugee influx, and military presence contributed to the community becoming one of the most racially diverse areas in the Central Coast (Whaley 2015; McKibben 2009a; McKibben 2009b).

During World War II, Fort Ord grew into one of the U.S. Army’s principal west coast training facilities and the town of Seaside continued to house most of the off-base workers and soldiers. In 1948, the U.S. Army became racially integrated with the signing of Executive Order 9981. Fort Ord became the first integrated training division (MacGregor 1981; McKibben 2009b). As a result, Seaside continued to be a town of ethnic and racial diversity unique in central California. The population of Seaside doubled between 1948 and 1954 from fewer than 10,000 to 21,750 (City of Seaside n.d.).

Seaside initially attempted to incorporate as a city in 1940, but as the process dragged on, half the town’s original acreage was ceded to the City of Monterey and Sand City. In 1954, Seaside finally won its battle and became an independent city. Despite the loss of the original sections of Seaside to neighboring cities, within remaining city boundaries Seaside was able to construct a high school and a City Hall designed by prominent architect Edward Durell Stone (City of Seaside n.d.).

By 1970, Seaside was the most populated city on the Monterey Peninsula, with a population of 35,940. The City had a notable concentration of African-American residents; 20 percent of the population in 1970 was African-American. (McKibben 2009b). By 1980, Seaside’s population was extremely diverse and had no ethnic majority.

The City had the most concentrated population of African-Americans in California between Los Angeles and Oakland. By the 1980s, the area's demographics began to shift with a mass immigration of people from Mexico and Central America. Latinos presently make up the majority of the City's population.

In 1991, the Base Realignment and Closure Commission recommended that Fort Ord be closed. The base was formally decommissioned in 1994. The City was able to sustain the closure of Fort Ord in 1994 and the population remained steady. The majority of the land comprising the base was returned to the State of California for further public use. Seaside continues to develop with recent projects including golf courses, resorts, conference centers, residential and commercial developments, and plans for a mixed-use, transit-oriented downtown (City of Seaside n.d.).

## 3.4 Historical Overview of Fort Ord

The history of Fort Ord has been extensively documented in newspaper articles, websites, academic journals, and books. From its creation in 1917 to its closure in 1994, the base grew to become one of the largest training centers in the country. Its location was also reported to be the most attractive U.S. Army post, with easy access to the ocean and beautiful California weather.

The development periods in the history of Fort Ord were defined by Harold E. Raugh, Jr, a U.S. Army lieutenant colonel and historian with the Department of Defense. Since his retirement, Raugh served as the Chief Historian, for the Defense Logistics Agency, for the Department of Defense and, from 2006-2013, Raugh served as the Command Historian at the Defense Language Institute Foreign Language Center (DLIFLC) and the Presidio of Monterey, California. He received his PhD in history from the University of California, Los Angeles (Walch 2004). Raugh has authored numerous books including, *Fort Ord* (2004); *Presidio of Monterey* (2004); *Operation Joint Endeavor: V Corps in Bosnia-Herzegovina, 1995-1996* (2013); *The Raugh Bibliography of the Indian Mutiny 1857-1859* (2016); and *Wavell in the Middle East, 1939-1941: A study in Generalship*. Raugh defined four periods for the historic development of Fort Ord:

- 1917-1940 Camp Gigling to Camp Ord
- 1940-1945 Fort Ord and the 7th Infantry Division
- 1946-1976 The Cold War and Vietnam Eras
- 1974-1994 The Volunteer Army

These periods correspond to distinct eras in the history of the base and the U.S. Army (Raugh 2004: ii). The following sections provide a summary overview of each of these periods of development and their relevance to the area of Fort Ord now known as the CSUMB campus.

### 3.4.1 Camp Gigling to Camp Ord (1917-1940)

Between 1917 and to 1940, just before the start of World War II, Fort Ord grew from an agricultural field to a bustling Army outpost filled with tents, mess halls, and enlisted soldiers training for foreign conflict.

Fort Ord, located on the Monterey Peninsula, was formally established in 1917 under the name “Fort Gigling.” The land was purchased from David Jacks, a local rancher who, along with the Gigling family, operated a dairy farm on the land (EA Engineering, 1991: 2-1). The site was purchased to create a training ground for field artillery and cavalry troops stationed at the Presidio of Monterey, located about eight miles to the southwest (Military Museum 2016). No formal land improvements or buildings were constructed at the site. The site remained primarily agricultural in use, though it was also used as an area for maneuver training (EA Engineering, 1991: 2-1).

In the late 1930s, after more than a decade of use, several facilities were constructed at the site, including “administrative buildings, barracks, mess halls, tent pads, and a sewage treatment plant” (Military Museum 2016). The work completed from 1938 to 1940 was primarily done by the Civilian Conservation Corps (CCC) and the Works Progress Administration (WPA). The area was named Camp Ord in 1939 and changed to Fort Ord in 1940 (The Californian 1940: 1). Fort Ord was placed under the command of General Joseph “Vinegar Joe” Stilwell. The original site encompassed 3,777 acres (Castle 1990: 4).

Building development during this period was temporary in nature, as the Fort was initially planned to be provisional. Tents of various sizes were erected in neat rows to house troops. In the 1930s, wood buildings were constructed. These buildings were considered impermanent, as they generally used simple wood construction techniques that could be easily moved or deconstructed if necessary.



**Figure 3.** Impermanent, temporary tents and buildings at Fort Ord c. 1939 (CSUMB 2021: Image 121).





**Figure 4.** Fort Ord picture showing semi-permanent buildings and tents, 1940 (CSUMB 2021: Image 131).

### 3.4.2 Fort Ord and the 7th Infantry Division (1940-1945)

The second period of development at Fort Ord was brief, but substantial. The Fort became a semi-permanent base with a massive population influx as operations trained and deployed soldiers for war. This period included the first large-scale development of semi-permanent housing and administration buildings and was the most substantial period of development in Fort Ord's history (Chamberlin Library 2021.).

In 1940, the *Salinas Morning Post* announced contracts for a total of \$2.7 million were awarded to Ford J. Twait and Morrison-Knudsen, Inc., both Los Angeles-based companies, to construct 564 structures on Fort Ord. The Barret & Hilp Company of San Francisco was awarded "\$35,000 to lay down two spur tracks from Southern Pacific lines into the Army reservations" (*Salinas Morning Post*, 1940: 1). The building program was appropriated by Congress to house the 7th Division that was being formed on the base under the command of Gen. Stilwell (*Salinas Morning Post*, 1940: 1). At this time, an additional \$4 million was devoted to making the site a "complete city" with utilities, paving, and sewage. Additionally, the WPA was awarded a \$1.4 million budget to construct buildings at Fort Ord (*Salinas Morning Post*, 1940:1).

By 1941, the Fort had over 28,514 acres of land, 27,000 men, and \$12 million invested to create a training base and staging area for the U.S. Army (Cavanaugh 2000: 9). The WPA and private contractors continued constructing wood frame buildings to accommodate the growing population. The main garrison was constructed between 1940 and the 1960s "starting in the northwest corner of the base and expanding southward and eastward." (Figure 5) (DLIFLC 2021; Military Museum 2016).

During World War II, the Army was changing training tactics. It was actively transitioning the cavalry from horses to tanks and trucks (Castle 1990: 4). Fort Ord also became a training site for amphibious warfare, which was essential for combat missions in the Pacific theater. Fort Ord became home to the amphibious training unit 18th Armored Group, taking advantage of the Fort's proximity to the beaches in Monterey Bay (Panorama, n.d.).

It was during this period that the National Defense Program began requiring Army housing to provide a variety of additional support buildings for soldiers beyond the “screened, framed, and floored tents for officers and men” (The Quartermaster Review 1940). Additional temporary buildings included mess halls, kitchens, lavatories, company supply, and administration buildings, supply and general utilities, medical infirmaries, and recreation facilities (Quartermaster Review 1940:37). Building development in this period was swift and simple. World War II created an immediate need for soldiers, all of whom needed housing. Emergency war construction took place on bases across America. Temporary construction was authorized at “post, camps, and stations where additional regular Army troops are assigned as soon as requirements are determined” and funding became available (The Quartermaster Review 1940: 37). The building program began quickly at Fort Ord. Buildings were constructed of wood, with slight eave overhangs with exposed rafter tails. They were clad in horizontal, wood siding finished with simple corner boards. The majority of the windows were multi-light double-hung wood windows. Most of the buildings appeared to sit on post and pier foundations, which was part of the semi-permanent nature of the construction.



**Figure 5.** Fort Ord, after construction of main garrison and infrastructure, such as roads, date unknown (DLIFLC 2021).

### 3.4.3 Cold War and Vietnam Eras at Fort Ord (1946-1976)

This period of development between 1946 and 1976 was characterized by a massive operation to move the base out of its semi-permanent status and create a permanent outpost for active military personnel who were retained due to ongoing foreign conflicts.

In July of 1948, Harry S Truman signed Executive Order 9981, which officially ended segregation in the armed forces. The order stated that “there shall be equality of treatment and opportunity for all persons in the armed forces without regard to race, color, religion, or national origin” (National Archives Foundation 2021). Fort Ord

became one of the first integrated training divisions in the United States. The Fort was touted as “pioneering to end all segregation” (The Pomona Progress Bulletin 1950: 4). In 1950, the *Pomona Progress Bulletin* reported that black and white soldiers at Fort Ord were “fighting side by side” and all the enlistees “trained together, slept in the same barracks, and eat the same messes” (The Pomona Progress Bulletin 1950: 4).

The end of World War II in 1945 did not bring lasting peace. The tenuous relationship between dominant nations in the communist East and free market West led to the beginning of the Cold War. The Department of Defense maintained a robust fighting force during the Cold War, with more than 900,000 Army personnel retained during the 1950s (ACHP 2006). The ongoing global tensions and the number of active U.S. military personnel created a need for new permanent buildings and expanded military housing at Fort Ord.

In 1949, the Soviet-supported communist government of North Korea invaded American-supported South Korea, initiating the Korean War. Fort Ord was a primary staging area for the training of troops departing for the war (Castle 1990:3). By the 1950s, Fort Ord had become one of the largest basic training camps in the United States. In 1952, the military began a multi-million dollar building program to transform Fort Ord into a permanent post, including the development of permanent troop housing, and the construction of a guard house, stockade, and multiple warehouses. In January of 1952, military authorities announced the new construction program at Fort Ord was underway, with an estimated cost of \$26,650,600. More than half of the funds that were approved by Congress were “earmarked for new permanent troop housing” for more than 7,000 soldiers (The Webb Spinner 1952-54, Vol 6. No. 3:1).

The new troop housing was to be constructed of reinforced concrete, a departure from the wood buildings constructed before and during World War II. The plan called for three types of massive barracks, twenty-two were to house 225 enlisted men each, seven were to accommodate 165 men each, and nine were to house 105 men each (The Webb Spinner 1952-54, Vol 6. No. 3:3). The San Francisco District of the U.S. Army Corps of Engineers oversaw the construction project to completion. An additional \$1,349,700 was earmarked for the expansion of classroom and training facilities at Fort Ord, including a new battalion and regimental headquarters (The Californian 1952a:1 and The Californian 1952b:18). By March of 1952, another phase of the permanent army post transformation began with the construction of a guard house, stockade, warehouse, and other buildings (The Webb Spinner 1952-54, Vol 6. No. 3:1). This addition of permanent buildings continued into the late 1950s, when the Army requested \$124 million to replace all the wood World War II infrastructure at Fort Ord with concrete block and reinforced concrete (Madsen and Treffers 2019:6; San Francisco Examiner 1958:2-4). While many of the wood buildings remain today, this period saw the continuous addition of reinforced concrete permanent buildings across the Fort (Madsen and Treffers 2019:6).

Following the Korean War through the end of the conflict in Vietnam, Fort Ord served as an important training facility. In 1957, Fort Ord was designated as a U.S. Army Training Center for Infantry (Castle 1990: 4). The 7th Infantry Division was based at Fort Ord in 1975 (Cavanaugh 2000: 9). Fort Ord produced thousands of combat-ready troops during the conflict in Vietnam.

With the establishment of Fort Ord as a permanent Army base during this period, there was substantial building construction that led to the modernization of the base and its services. This development is closely related to the history of the current CSUMB campus. All the properties that are included as part of this built environment study were constructed during the Cold War and Vietnam Era period. Building development during this period was a substantial departure from the styles and materials used in the buildings constructed before World War II. Building during the period between 1946 and 1976 used reinforced concrete and concrete masonry unit (CMU). The

buildings tended to be larger than those constructed in previous periods. Other development in this period included support service buildings and several types of medical buildings. Infrastructure was also improved at this time, with the introduction of paved streets and roadways, and the addition of several water tanks, water pumping plants, and warehouse buildings.



**Figure 6.** Fort Ord, Specialist 4, Abil Abdallah Mughannam at the new Fort Ord barracks in November of 1960 (DLIFLC 2021).



**Figure 7.** Fort Ord base, aerial image showing the completed barracks, c. 1970. The barracks are described as “Old Permanent Barracks, looking south” (DLIFLC 2021).

### 3.4.4 Built Environment ADI Buildings Constructed During the Cold War and Vietnam Era (1946-1976)

The following presents a discussion of the properties located within the Built Environment ADI and provides a brief overview of their types, original use, and changes over time. Four categories of building types were identified for the purposes of this study. These are the Support Services Buildings, Medical Buildings, Hammerhead Buildings/Barracks, and Recreational Facilities.

#### Support Services Buildings

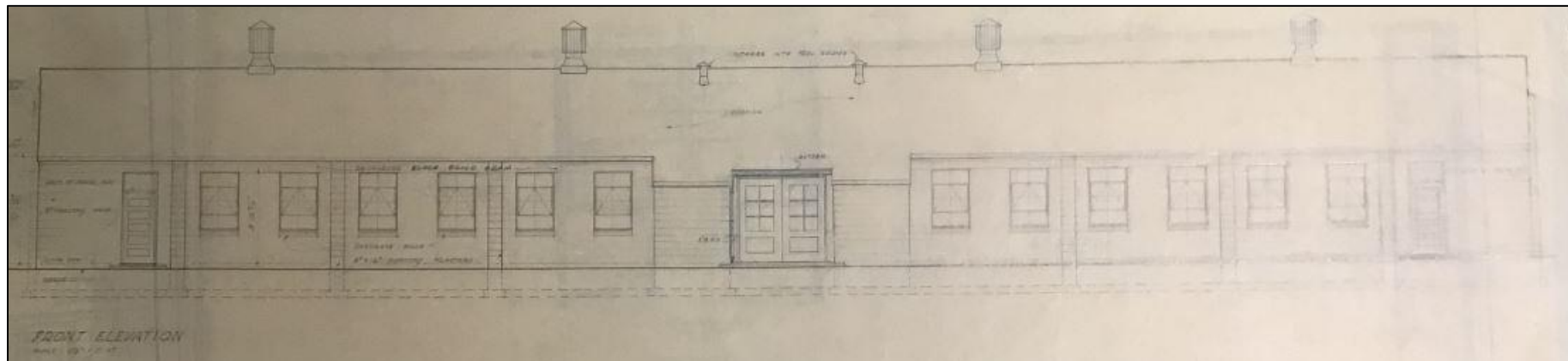
Support services buildings at Fort Ord have a variety of uses and functions that have changed over the history of the base. One of the most common type of support services building from this period is classroom buildings. In alignment with the typical planning, design, and materials of buildings constructed during this period of Fort Ord’s history, these buildings are constructed from concrete and CMU and feature side-gabled roofs. Another support services building type is the auto repair buildings that were constructed during this period to support the repair and maintenance of military vehicles. These buildings were more industrial in design, with large openings and metal roll-up doors to support their function.

Beach Hall (21), Tide Hall (23), Green Hall (58), and Reading Center (59), are four support service buildings in the Built Environment ADI. The nearly identical buildings differ slightly due to renovations, but they all began with the same architectural design. The buildings were all constructed in 1954 and were designed by Robert Stanton,

architect for the United States Army Corps of Engineers (CSUMB Facilities 2021). The buildings were described on the architectural plans as “permanent troop spaces and supporting facilities/classrooms” (Figure 8) (CSUMB Facilities 2021). These support services buildings were designed by California architect, Robert Stanton, who designed a variety of residential, commercial, and public buildings in the San Joaquin Valley and Monterey, and Santa Cruz areas.

An auto repair support services building included in this study is Building 70. The building first appears in the 1956 aerial photograph as the east-most building in a group of six similarly sized buildings between 5th Avenue, 6th Avenue, Inter-Garrison Road, and a large parking area. A 1970 site plan of Fort Ord labels these buildings the “Motor Park” (CSUMB Facilities 2021). Archival research did not find any conclusive information on the original use of these buildings. No architectural drawings were available for this building type and the architect is unknown.

After Fort Ord closed in 1994, these support services buildings became part of the CSUMB campus. With the shift to campus use, many of the buildings were altered to fit the needs of CSUMB. Beach Hall and Tide Hall’s building footprints appear unchanged between 1956 and the present, however the circulation pattern of both building’s interior changed during a 1995 remodel when some windows were converted to doors on the north elevation, and a gable roof was added over the primary door (Figure 9) (CSUMB Facilities 2021; NETR 2021). No changes to Green Hall (58) or the Reading Center (59) were noted. Building 70’s footprint does not appear altered, and no additions appear between 1956 and 2016, according to aerial photographs (NETR 2021).



**Figure 8.** Fort Ord 1953 architectural drawing of the Permanent Troop Spaces and Supporting Facilities Classrooms (Buildings 21, 23, 58, 59) (CSUMB Facilities 2021).



**Figure 9.** Fort Ord 1995 architectural drawing of changes made to some of the buildings that used the Permanent Troop Spaces and Supporting Facilities Classroom building plan (CSUMB Facilities 2021).

## Medical Buildings

Medical buildings at Fort Ord have a variety of uses and functions that changed over the history of the base. One of the most common medical building types during this period were clinic buildings. Examples of clinic buildings that are extant and part of the present-day CSUMB campus study area are the Science Research Lab Annex (13) and Watershed Institute (42) (more detail below). In alignment with the typical planning, design, and materials of buildings constructed during this period of Fort Ord's history, these buildings are constructed with reinforced concrete and CMU and feature flat roofs with multi-light windows with concrete sills. Building 13 was originally a dental clinic and Building 42 was one of the Fort's regimental dispensaries (pharmacies). The buildings were initially designed to have waiting areas near the front entrances, with patient rooms separated from the primary entrance by long hallways.

The Science Research Lab Annex (13), originally a dental clinic, was designed by the San Francisco architectural firm of Milton T. Pflueger in 1963 (CSUMB Facilities 2021). The original plans called for the interior space to have 28 dental chairs. It was the first permanent dental clinic at Fort Ord. Renovation architectural drawings from 1987 show many of the interior walls were demolished to divide the building into two clinics, the Stone Dental Clinic and a Blood Donation Center (Figure 10) (CSUMB Facilities 2021). In 1995, CSUMB facility plans show the building was converted to the university's science building (Figure 11) (CSUMB Facilities 2021).

The Watershed Institute building (42), originally a regimental dispensary, was designed in 1956 by the firm White, Noakes & Neubauer, Architects, and Engineers, located in Washington D. C. (CSUMB Facilities 2021). In 1959, The Californian reported two new regimental dispensaries were approved for construction at Fort Ord. Daniels and House Construction company of Monterey received the contract for \$197,964. Original plans called for the interior space to have a waiting room, clerk and records room, doctor's office, a resting room, examination and treatment room, surgical dressing room, a fan room, the boiler room, and coal storage (Figures 12 and 13). As-built changes were made to the drawings in January of 1960, suggesting the building was constructed by this time (CSUMB Facilities 2021).

After Fort Ord closed in 1994, the buildings became part of the CSUMB campus and both buildings were altered to serve as classroom space designed for academic study and instruction.



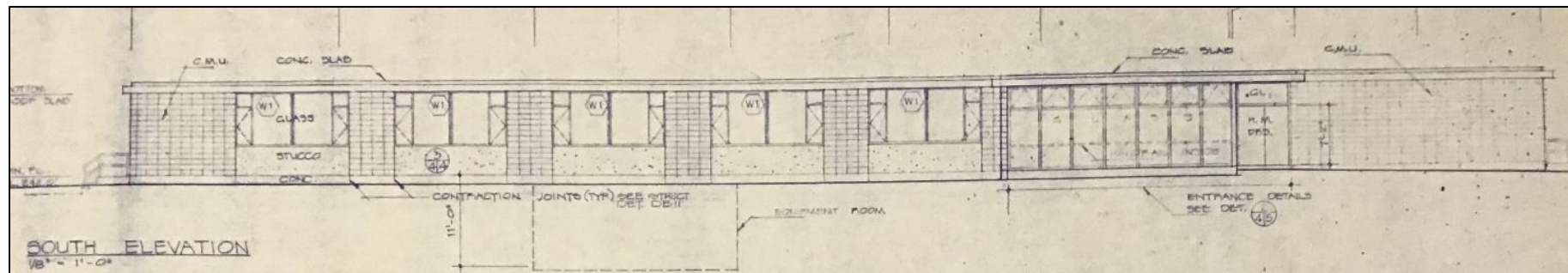


Figure 10. Fort Ord 1963 architectural drawing of the Science Research Lab Annex (Building 13) (CSUMB Facilities 2021).



Figure 11. Photograph (c. 1990) of the Science Research Lab Annex (Building 13) after its conversion to the Stone Army Dental Clinic (DLIFLC 2021).

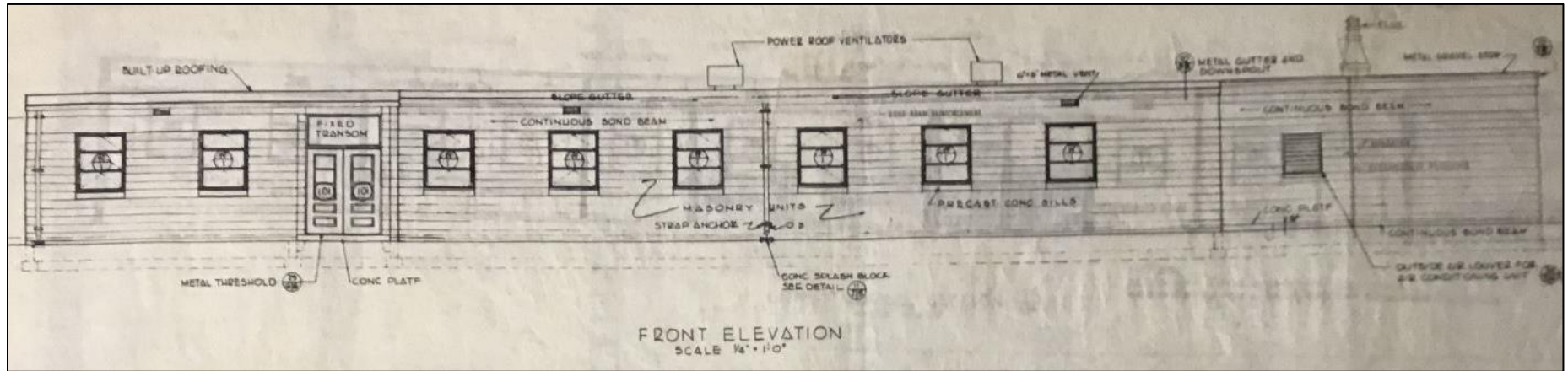


Figure 12. Fort Ord 1956 architectural drawing of the Watershed Institute (Building 42) (front elevation) (CSUMB Facilities 2021).

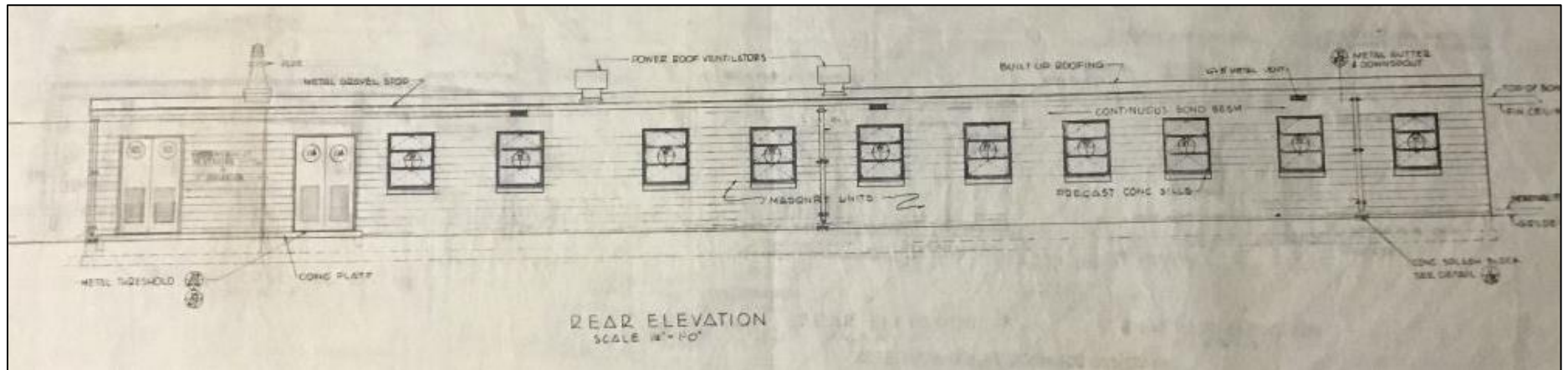


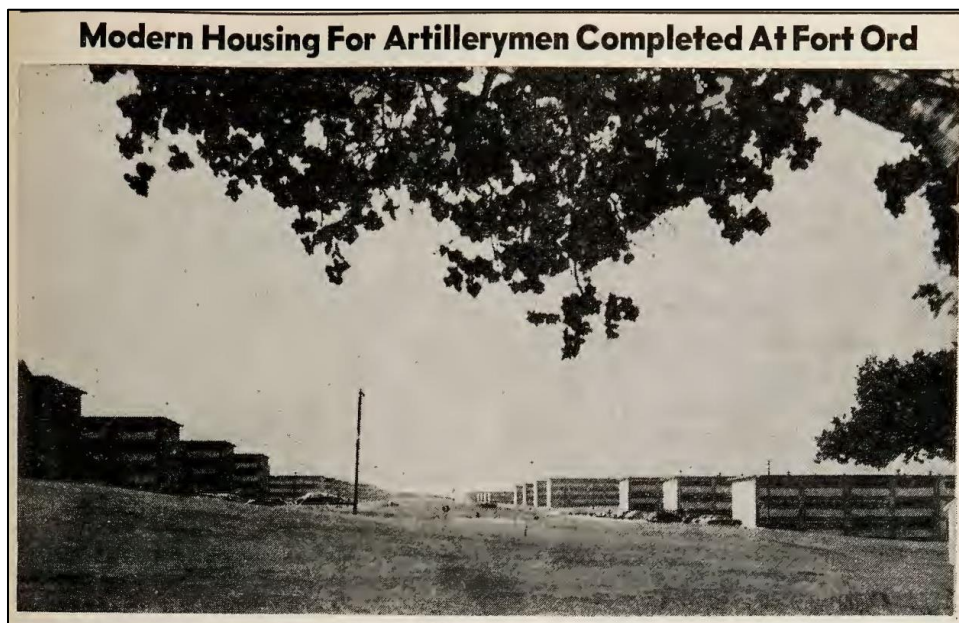
Figure 13. Fort Ord 1956 architectural drawing of the Watershed Institute (Building 42) (rear elevation) (CSUMB Facilities 2021).

## Hammerhead Buildings/Barracks

Three buildings that are part of the CSUMB campus study area, Pacific Hall (44), Coast Hall (45), and Harbor Hall (46), first appear on a 1956 aerial photograph of the site on the western half of the base. They are part of a group of eight other similarly oriented buildings. These buildings were originally designed as new permanent barracks, commonly referred to as the “Hammerhead Buildings,” that were part of the \$26,650,600 construction program awarded by the military in 1952. More than \$17 million of these funds were used to construct 38 three-story barracks. These larger barracks were planned to house entire companies and serve all their needs in one space, with mess halls, lounges, day rooms, orderly rooms, supply rooms, and issue rooms, as well as administrative space (The Californian 1952a).

The Del Webb Construction Company won the work at Fort Ord with a low bid of \$12,614,832 (The Californian 1952b: 18). Groundbreaking for the project took place on February 19, 1952. The barracks were featured in the Del Webb Construction Company’s newsletter, *The Webb Spinner*, in the June/July/August edition. The paper described the new military dormitories as “sleek” (The Web Spinner 1952-54, Vol 6. No. 3:6). The buildings were a departure from the “old, white-painted barracks” constructed 12 years earlier. The new barracks were erected of steel and concrete with large glass areas (Figures 14-16). The concrete construction was praised as both vermin and fire-proof (The Web Spinner 1952-54, Vol 8. No. 5:6).

After Fort Ord closed in 1994, the buildings became part of the CSUMB campus. There were no notable changes to the footprint of the buildings until sometime between 2012 and 2014 when the east, multi-story wings were demolished on Coast Hall (45) and Harbor Hall (46). Pacific Hall’s east multi-story wing was demolished sometime between 2016 and 2021.



**Figure 14.** Fort Ord, after construction of new barracks between 1952 and 1954 (The Webb Spinner 1952-54, Vol 8. No. 5:6).



Figure 15. Fort Ord 1952 Conceptual drawing of the new barracks at Fort Ord (The Web Spinner 1952-54, Vol 6. No. 3:1).

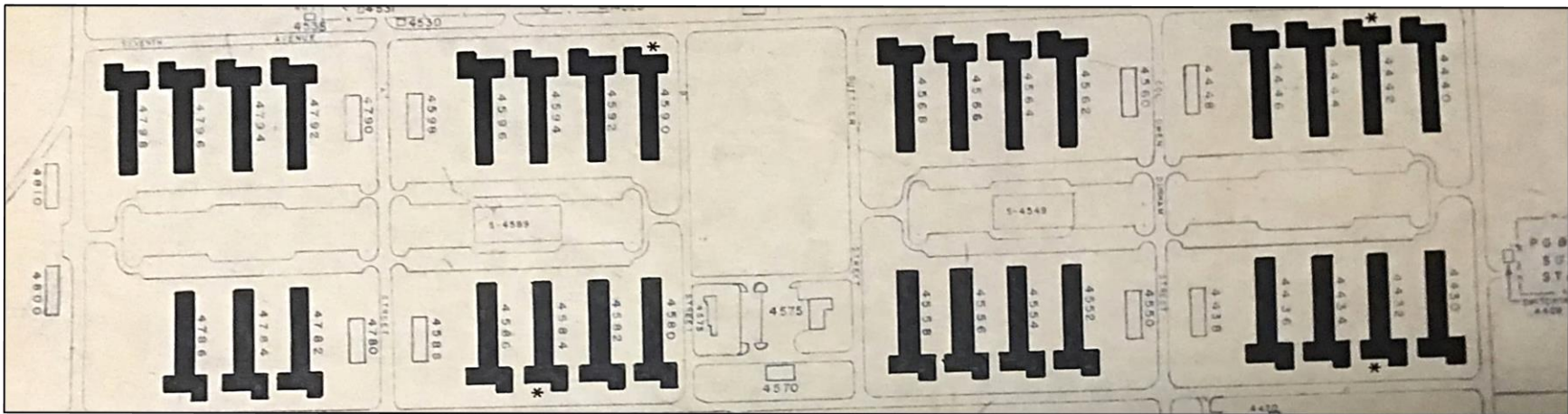


Figure 16. Fort Ord architectural site plan of the Hammerhead Buildings/Barracks (CSUMB Facilities 2021).

## Recreation Facilities

During the Cold War and Vietnam Eras at Fort Ord (1946-1976) recreational opportunities increased substantially on the base. Initially, the U.S. Armed Forces focused solely on training programs that led to the production and establishment of a robust fighting force. Recreation for enlisted soldiers was often provided by civilian groups, not through formal programs run through any branch of the military. This began to change after World War I. The 1940 plan for the development of Fort Ord called for all the buildings necessary to train, house, and care for the infantry, as well as the construction of recreation related facilities such as post exchanges, regimental recreational facilities, moving picture tents, and service clubs (Quartermaster Review 1940: 37). During World War II, the military vastly expanded recreational offerings for enlisted personnel to boost morale and to align with more modern concepts of free-time and leisure (Gates 1957: 99). Morale, it was said, was “just as important as ammunition” and newer, more modern thinking saw recreation as a “vital force in self-development and the art of living” (Gates 1957: 100).

Early recreation activities at the Fort included band concerts, live theater, orchestra shows, and choir performances often organized by the enlisted men (Park 2015: 25). Track and field meets were organized with field days throughout World War II. Boxing was also noted as a popular spectator sport at the base in its early years (Park 2015:25). Fort Ord’s first football team, the Presidio Dons, was organized in October 1940. The team initially practiced and played at nearby Del Monte Polo Field. During World War II, the Fort Ord Athletic and Recreation Officer designed a plan to keep soldiers “fit to fight” by developing a more extensive plan for football, baseball, softball, boxing, and other recreational activities. Soon after, games and tournaments were arranged between Fort Ord teams, nearby military bases, and other organized teams (Gates 1957: 100). After the war ended in 1945, Fort Ord introduced an athletic program that gave service members “an opportunity to take part in any recreational activity they wish” (Park 2015: 33). In 1951, a report completed by the Committee on Religion and Welfare in the Armed Forces found that the availability of “wholesome free time activities” were essential for shaping character, increasing job performance, and for the national support of the Armed Forces” (Gates 1957: 100).

The recreation opportunities available at Fort Ord continued to expand in the post-World War II era with the construction of the stadium and other outdoor athletic fields in the 1950s and 1960s. By 1977, the main garrison area included a wide variety of recreation facilities, including a snack bar, bowling center, softball field, baseball field, service club, library, handball courts, tennis courts, a commissary, the theater, and parade grounds, as well as the Football and Track Stadium (U. S. Army 1977). It was believed that these recreation opportunities created better leaders and would better prepare soldiers for successful civilian lives after their service (Gates 1957: 104).

The Freeman Stadium, originally called Warrior Stadium, is the only Recreation Facility type in the campus study area. Freeman Stadium is made up of the following components: the field, track, bleachers, electrical building, and Field House. This grouping is referred to throughout this report as the “Freeman Stadium.” In January of 1949, the Army prepared plans and specifications for a new Football and Track Stadium (Fresno Bee 1951b:27). The plans were finalized in December 1949 by Fort Ord Engineer Office (CSUMB Facilities 2021). They called for the development of the new stadium at the site of the base’s existing amphitheater, just north of the parade grounds. In January 1951, the Army requested bids for a \$200,000, 6,000-seat, concrete football and track stadium at Fort Ord. The design called for the stadium seating to be reinforced concrete, set into the existing dirt embankment of the base’s amphitheater (Fresno Bee 1951a: 13).

The plan to develop a stadium at Fort Ord was immediately met with criticism, as President Truman had previously ordered a freeze on new government construction projects to direct funds to the Korean War effort. The Army argued that the stadium was planned “long before the present emergency” and would be constructed of non-critical

materials. The planned stadium seating was designed to be constructed of “concrete steel blocks” and concrete slab flooring. In February 1951, it was announced that the stadium would use steel water pipes and cast-iron conduits for construction in an effort to preserve copper (Fresno Bee 1951b:27). Ultimately, the ban on unnecessary construction was ignored, citing the need for recreational facilities to boost morale, and because the growth of Fort Ord was placing a “severe strain on the recreational facilities in the Monterey-Salinas area” (San Francisco Examiner 1951:4). The stadium was considered a necessary facility to “keep pace with the growth of the tent-soldier population” and the athletics field would help to reinforce the Army’s rigorous training program (San Francisco Examiner 1951:4). The contract was awarded to construct the stadium and Field House in March 1951 to F. V. Hampshire Contracting Company of Salinas. They bid \$146,346 for the project. Construction was set to begin soon after the contract was awarded and was planned to be completed by September 1951 (Figures 17 and 18) (The Californian 1951: 1).

After Fort Ord closed in 1994, Warrior Stadium became part of the CSUMB campus. The stadium was rebranded as Freeman Stadium and has not been used for athletic purposes in some time; instead it is used for graduation ceremonies and other gatherings.

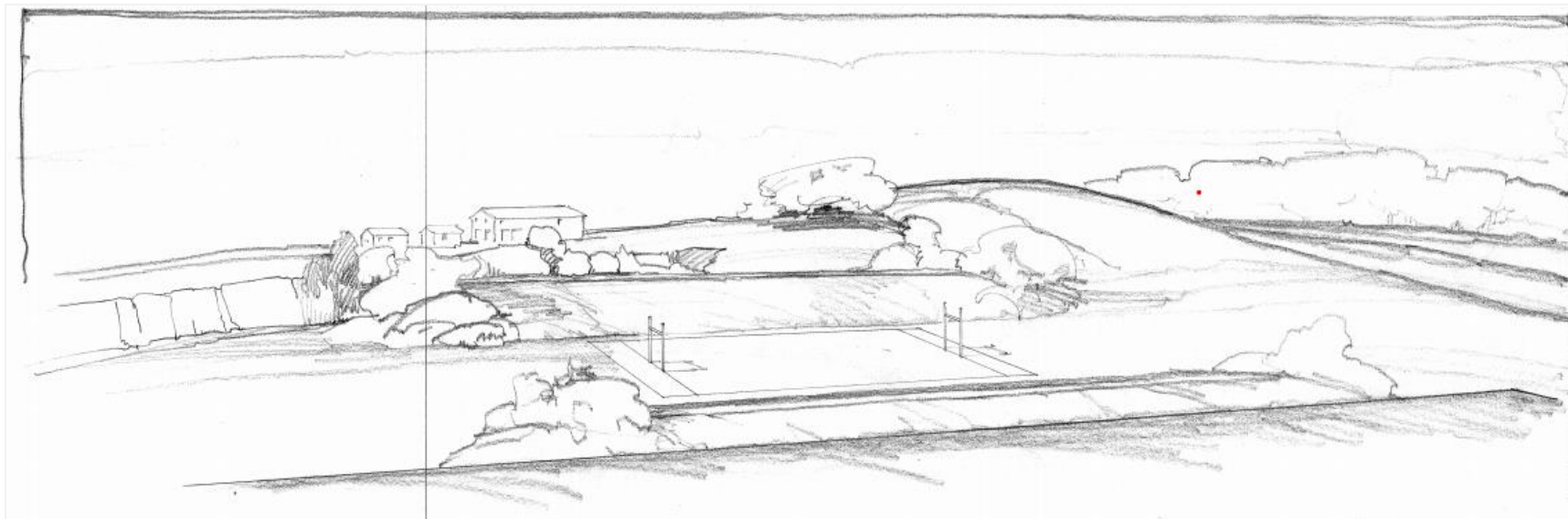


Figure 17. Fort Ord 1951 conceptual drawing of the Stadium (CSUMB Facilities 2021).

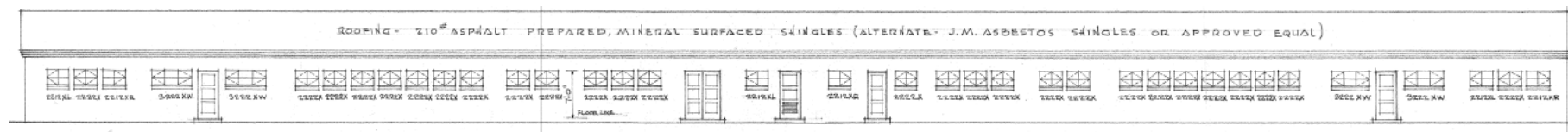


Figure 18. Fort Ord 1949 architectural drawing the Field House (CSUMB Facilities 2021).

### 3.4.5 The Volunteer Army - and the Base Realignment and Closure (BRAC) (1974-1994)

The expiration of the draft authority in 1973 created an all-volunteer Army for the first time since 1948 (Moore 1975: iii). During this era, the Army worked to increase the enlistment men and women, to raise the quality of Army life, and to improve professionalism throughout the rank and file (more 1975: iii). Lieutenant General Harold G. Moore described the program at Fort Ord as one focused on improving conditions, fostering racial harmony, enhancing morale, creating a better training regime to improve life in the Army, and encouraging enlistment (Moore 1975: 119, 121)

With the end of the Cold War in the 1980s, the government implemented programs to increase the efficiency of the Department of Defense. One of these programs included defense installation realignment and closures, including the downsizing of Fort Ord (Cavanaugh 2000: 9). The Base Realignment and Closure (BRAC) Commission determined which military installations would close. BRAC also established the framework for the transfer of ownership. Despite objections by the community to the closure of Fort Ord, the Secretary of Defense announced the closure of Fort Ord in April 1991 (Cavanaugh 2000: 9). The Fort was divided. A portion was retained by the Army, another was kept as a nature preserve, and another was set aside to establish CSUMB. Figures 19 and 20 show the newly established campus boundaries within Fort Ord. The newest installation of the California State University system opened on September 4, 1996 (Cavanaugh 2000: 29). President Bill Clinton was present for the dedication of the campus (Cavanaugh 2000: 28).



INTENTIONALLY LEFT BLANK

Figure 19. 1987 Aerial showing the current main campus boundary with intact Fort Ord buildings



Figure 20. 2021 Aerial showing the current main campus boundary with areas of extensive demolition of Fort Ord buildings and significant changes in paths of circulation



INTENTIONALLY LEFT BLANK

## 3.5 Notable Fort Ord Architects and Builders

### 3.5.1 Del E. Webb Construction Company

The Del E. Webb Company was founded by Delbert Eugene Webb in Phoenix in 1928. The company grew to develop a diverse range of projects across the United States during and was known for large-scale commercial, residential, and institutional projects (Del Webb and Pulte Homes 2021:1). During World War II, the company won many military and Navy contracts for housing projects. They specialized in streamlining massive construction projects across undeveloped land.

After World War II, Webb transitioned into many emerging development markets. In the late 1940s, Webb constructed a casino/hotel in Las Vegas for Benjamin “Bugsy” Siegel. Del Webb went on to become the “largest gaming operator and private employer in Nevada” (Del Webb and Pulte Homes 2021:1). In January of 1960, the Del Webb Corporation opened a community in Phoenix, Arizona aptly named “Sun City”. The community was known for its modestly priced housing and delivered a “highly desirable lifestyle.” Del Webb went on to construct “Sun Cities” in Florida and Southern California (Del Webb and Pulte Homes 2021:1). The company continued to focus on gaming and commercial operations until 1987 when the decision was made to sell these interests and focus on the development of “master-planned, active adult communities” (Del Webb and Pulte Homes 2021:2). By January of 2000, the company had planned and constructed 13 Sun Cities communities, selling more than 80,000 homes. In July 2001, Del Webb Company merged with Pulte Homes Inc. to create the largest homebuilding company in the nation (Del Webb and Pulte Homes 2021:3).

Webb was the lead contractor for several prominent buildings, campuses, and institutions. These included Madison Square Garden in New York City from 1964-1968 (New York, NY) and the Los Angeles County Museum of Art in 1963-1964 (Los Angeles, CA). Several buildings constructed by the company are listed on the NRHP, including many components of the Williams Air Force Base in Arizona (two Ammo Bunkers, the Civil Engineering Maintenance Shop, the Demountable Hangar, the flagpole, the Housing Storage Supply Warehouse, and the Water Pump Station and Water Tower). Additionally, Webb was the contractor for the 1938 addition to the Arizona State Capital Building, Hunts Tomb, and the Phoenix Towers, all in Phoenix, AZ. All three buildings are all listed on the NRHP.

The Del Webb Construction Company received the contract to construct forty-two buildings at Fort Ord in February of 1952. This contract included the construction of the Hammerhead Buildings/Barracks, buildings for the regional headquarters, and regimental supplies buildings (The Web Spinner 1952-54, Vol 6. No. 3:1). The company was also awarded the contract in March of 1952 to construct a guardhouse, stockade, warehouse, and other buildings and a contract to construct the utilities, including fencing, paving, railroads, water systems, water supply and storage (including reservoirs, well houses, equipment, and a water booster pump station), gas distributing system, and sanitary and storm sewer installations. (The Web Spinner 1952-54, Vol 6. No. 4:1; The Web Spinner 1952-54, Vol 6. No. 8:1).

### 3.5.2 Milton T. Pflueger

Milton Theodore Pflueger was born in San Francisco in 1907. From 1925 to 1929, Pflueger worked as a draftsman for the architectural firm Bakewell & Brown. Around 1930, Pflueger began working for his older brother, Timothy Pflueger, who was a partner of architect J. R. Miller (OAC 2021). In 1940, Milton Pflueger went into partnership with his brother Timothy for several years until Timothy Pflueger died in 1946 (PCAD 2021).

Milton Pflueger opened his own firm in the San Francisco Bay area. His more notable projects included: Richmond Memorial Civic Center (Richmond, CA), University of San Francisco Richard A. Gleeson Library (San Francisco, CA), the headquarters building for the Department of Motor Vehicles (Sacramento, CA), the Herbert C. Moffitt Hospital at the University of California Medical Center (San Francisco, CA), Alemany Housing Project (San Francisco, CA), the William F. Herrin laboratories, Herrin Hall, and Florence Moore Hall, all at Stanford University (Stanford, CA), Millberry Union UCSF Medical Center (San Francisco, CA), and Tulare Theater, (Tulare, CA) (OAC 2021 and PCAD 2021). Pflueger's firm is known to have designed the Science Research Annex building in the Built Environment ADI (CSUMB Facilities 2021).

### 3.5.3 Robert Stanton

Robert Stanton was born in Detroit, Michigan in 1900. He served briefly in the U.S. Navy during World War I and then graduated from high school in Los Angeles and went on to complete his education at University of California at Berkeley. After graduation he worked with renowned architect, Wallace Neff. Neff appointed Stanton as project supervisor on several projects and Stanton earned his architecture license in 1934. Stanton moved to Monterey Bay in 1935 and went on to design a variety of residential, commercial, and public buildings in the area. Two of his buildings, the Monterey County Courthouse and the King City High School Auditorium have been listed on the NRHP (Hiller 2007:8-4). Robert Stanton was known to have designed a plan for classroom buildings at Fort Ord that was used for at least four buildings on campus (CSUMB Facilities 2021).

## 3.6 Notable Fort Ord Military Personnel

### 3.6.1 General Joseph "Vinegar Joe" Stilwell

Joseph Warren Stilwell was born in 1883 in Palatka, Florida. He joined the Army and graduated from the United States Military Academy in West Point, New York in 1904 (Encyclopedia Britannica 2021). During World War I, he served as the Deputy Chief of Staff for Intelligence in the IV Corps of the American Expeditionary Forces. He served three times in China and could speak fluent Chinese (Chen n.d.). While serving his third posting in China, he acted as military attaché to the U.S. Legation in Beijing (now Beijing) in north China from 1935 and 1939 (Chen n.d.).

While teaching at the Infantry School at Fort Benning, Georgia, one of Stilwell's students drew a caricature of Stilwell rising out of a vinegar bottle, "portraying his sore personality, and the name 'Vinegar Joe' stuck with him for the rest of his career" (Chen n.d.). He was known to give malevolent nicknames to people he did not like and had a "no-nonsense attitude" (Chen n.d.).

In 1940, Stilwell was the commanding officer of the 7th Division at Fort Ord. While at Fort Ord, he started the Fort's newspaper, *Panorama*. He wanted "a weekly newspaper published by and for the officers and men of Fort Ord/Presidio of Monterey area" (Panorama 1990: 2). Stilwell also established Fort Ord Soldier's Club in 1943 (later renamed the Stilwell Community Center). "The cost was partially funded by enlisted soldiers who voluntarily contributed" (McPherson 1990: 18). The Club was located over the bluffs near the Pacific Ocean and was demolished in 2003 due to erosion.

Stilwell left Fort Ord in 1943 to command the American Troops in the China-Burma-India theater (Castle 1990: 3). He returned to the United States and served as the Sixth Army commander in San Francisco. Stilwell died in 1946 (Encyclopedia Britannica 2021).

### 3.6.2 Lt. James (Jim) E. Moore

James (Jim) E. Moore was born on June 28, 1931. He graduated from United States Military Academy in West Point, New York and was assigned to the 28th Infantry, in Heilbronn, Germany. In 1954, Moore married Joan Marie Phillips, and the couple had seven children. He was stationed at Ft. Bragg, Ft. Benning, and the Alliance Francaise. During the conflict in Vietnam, Moore was awarded both the Silver Star and Vietnamese Cross of Gallantry for his service (Moore Chiusano 2009).

After Vietnam, Moore attended the Army War College and was assigned to J-3 Headquarters, U.S. European Command. Moore was selected to command two Fort Ord brigades, the 3rd BCT Brigade, and the 1st Brigade, 7th Infantry Division (Cavanaugh 2000: preface). He later commanded the 7th Infantry Division. He is credited with saying, “take care of soldiers, and they will take care of the mission” (Moore Chiusano 2009). Moore was awarded the Distinguished Service Medal. He was promoted to lieutenant general in 1985. Moore died in 1999 and the North-South Road at Fort Ord was renamed after him in 2000 (Moore Chiusano 2009).

## 3.7 Fort Ord Building Typology and Character-Defining Features

The following presents a discussion of the building typology found on the campus and provides a detailed account of the specific character-defining features of buildings and structures on site. Four categories of building types were identified for the purposes of this study. These are the Support Services Buildings, Medical Buildings, Hammerhead Buildings/Barracks, and Recreational Facilities. The numbering system used throughout the following discussion represents the current building numbers and building names as shown on the official campus master plan map unless otherwise specified.

### 3.7.1 Support Services Buildings

The Support Services Buildings on the campus were originally constructed in the late 1950s and the early 1960s. The buildings tended to have central entryways that opened into hallways, with classrooms lining the halls. These buildings have a uniform design, like many of the other buildings at Fort Ord. The buildings that fall under this category for the Built Environment ADI include Green Hall (58), the Reading Center (59), Beach Hall (21), and Tide Hall (23).



Figure 21. Building 58, Green Hall, View facing southeast at the north elevation (IMG\_0566).

**Character-Defining Features for the Support Services Buildings**

The Support Services Buildings originally exhibited the following specific character-defining features (Table 5):

**Table 5. Character-Defining Features: Fort Ord Support Services Buildings**

Character Aspect	Primary Character-Defining Features	Character-defining features
Shape and Plan	<ul style="list-style-type: none"> <li>• Simple rectangular form</li> <li>• Single story</li> </ul>	The overall shape and mass of the building are considered a primary character-defining feature of the support services buildings. The plan should be rectangular in form.
Roof	<ul style="list-style-type: none"> <li>• Flat or gable roof</li> <li>• small eave overhangs</li> <li>• No exposed rafters</li> </ul>	Support service buildings from this period have gable roof forms, with slight eave overhangs.
Openings	<ul style="list-style-type: none"> <li>• Public entrances and circulation patterns</li> </ul>	Window openings are generally uniform in size and placement, windows are multi-light, and set into concrete openings. Replaced windows are not considered character-defining features as they fall outside the period of significance.
Exterior Ornamentation	<ul style="list-style-type: none"> <li>• Minimal exterior ornamentation</li> </ul>	The support services buildings were designed to be quickly constructed. They have little to no decorative ornamentation, with windows being set evenly apart and CMU pillars being the only decorative element.
Materials	<ul style="list-style-type: none"> <li>• Mass-produced and cost-effective materials</li> <li>• Concrete and CMU</li> <li>• Reinforced Concrete construction</li> </ul>	The support services buildings have simple, utilitarian designs. Buildings were constructed using mass-produced and cost-effective building materials that were readily available at the time of construction. For instance, buildings under the support services buildings type were constructed with reinforced concrete and CMU and were minimally decorated.

Alterations and demolitions over time have compromised the overall architectural integrity of this building type. The most common alterations observed for this building type include the following:

- Replacement windows
- ADA compliance measures such as ramps and doors
- HVAC systems and window units
- Infill of openings
- Addition of front gable over doorways
- Interior renovations

### 3.7.2 Medical Buildings

The Medical Buildings on the campus were originally constructed in the late 1950s and the early 1960s. The Medical Buildings tended to have central entryways that opened into waiting areas, with smaller exam rooms behind reception desks. These buildings did not have a uniform design, unlike many of the other buildings at Fort Ord. The buildings that fall under this category for the campus include The Science Research Lab Annex (13) and the Watershed Institute (42).



**Figure 22.** Building 13, the Science Research Lab Annex, View facing northwest at the south elevation (IMG\_0715).



**Character-Defining Features for the Medical Buildings**

The Medical Buildings originally exhibited the following specific character-defining features (Table 6):

**Table 6. Character-Defining Features: Fort Ord Medical Buildings**

Character Aspect	Primary Character-Defining Features	Character-Defining Features
Shape and Plan	<ul style="list-style-type: none"> <li>• Simple rectangular form</li> <li>• Single story</li> </ul>	The overall shape and mass of the building with a central entrance opening to waiting areas.
Roof	<ul style="list-style-type: none"> <li>• Flat roof</li> <li>• Moderate or slight eave openings</li> <li>• No exposed rafters</li> </ul>	The Medical Buildings have flat roofs, with moderate or slight eave overhangs.
Openings	<ul style="list-style-type: none"> <li>• Entrances on the ground level</li> <li>• Multi-light windows or modern windows with protruding metal frames set on concrete sills</li> <li>• Public entrances and circulation patterns</li> </ul>	Window openings are uniform in size and placement, windows are multi-light, and set into concrete openings. Replaced windows are not considered character-defining features as they fall outside the period of significance.
Exterior Ornamentation	<ul style="list-style-type: none"> <li>• Minimal exterior ornamentation</li> <li>• Glass windows used as ornamentation</li> </ul>	The Medical Buildings were often specifically designed to serve specific functions. They have little to no decorative ornamentation, with windows in ribbons, or evenly spaced windows being the only decorative element.
Materials	<ul style="list-style-type: none"> <li>• Mass-produced and cost-effective materials</li> <li>• Concrete and CMU</li> <li>• Reinforced Concrete construction</li> </ul>	Medical Buildings have simple, utilitarian designs. Buildings were constructed using mass-produced and cost-effective building materials that were readily available at the time of construction. Buildings under the Medical Building type were constructed with reinforced concrete and CMU and were minimally decorated.

Alterations and demolitions over time have compromised the overall architectural integrity of this building type. The most common alterations observed for this building type include the following.

- Replacement windows
- ADA compliance measures such as ramps and doors
- HVAC systems and window units
- Infill of openings
- Interior renovations

### 3.7.3 Hammerhead Buildings/Barracks

The Hammerhead Buildings/Barracks were originally constructed between 1952 and 1954, and historically served as a barracks for housing troops. These buildings were commonly called the Hammerhead Buildings because of the “hammer”-like plan. Buildings within the Built Environment ADI that fall under this category include Pacific Hall (44), Coast Hall (45), and Harbor Hall (46).



**Figure 23.** Building 44, Pacific Hall, View facing east at the west elevation (IMG\_0602).

#### Character-Defining Features of the Hammerhead Buildings

The Hammerhead Buildings/Barracks originally exhibited the following specific character-defining features (Table 7):

**Table 7. Character-Defining Features: The Hammerhead Buildings/Barracks**

Character Aspect	Primary Character-Defining Features	Character-Defining Features
Shape and Plan	<ul style="list-style-type: none"> <li>• Hammerhead shape</li> <li>• Single story wing and multi-story wing</li> </ul>	The overall shape and mass of the building are considered a primary character-defining feature of the Hammerhead Buildings/Barracks. The plan should include a multi-story wing.
Roof	<ul style="list-style-type: none"> <li>• Flat roof</li> <li>• Wide eave overhangs</li> <li>• No exposed rafters</li> </ul>	The Hammerhead Buildings/Barracks have flat roofs, with moderate eave overhangs.
Openings	<ul style="list-style-type: none"> <li>• Entrances on the first story</li> <li>• Multi-light windows</li> </ul>	Window openings are uniform in size and placement, windows are multi-light, and set into concrete openings. Replaced windows are not considered character-defining features as they fall outside the period of significance.

**Table 7. Character-Defining Features: The Hammerhead Buildings/Barracks**

Character Aspect	Primary Character-Defining Features	Character-Defining Features
Exterior Ornamentation	<ul style="list-style-type: none"> <li>Minimal exterior ornamentation</li> <li>Glass windows used as ornamentation</li> </ul>	Hammerhead Buildings/Barracks were designed to be quickly constructed. They have little to no decorative ornamentation, with windows in ribbons being the only decorative element.
Materials	<ul style="list-style-type: none"> <li>Mass-produced and cost-effective materials</li> <li>Concrete and CMU</li> <li>Reinforced concrete construction</li> </ul>	Hammerhead Buildings/Barracks have simple, utilitarian designs. Buildings were constructed using mass-produced and cost-effective building materials that were readily available at the time of construction. For instance, buildings under the Hammerhead type were constructed with reinforced concrete and CMU and were minimally decorated.

Alterations and demolitions over time have compromised the overall architectural integrity of this building type. The most common alterations observed for this building type include the following.

- Replacement windows
- ADA compliance measures such as ramps and doors
- HVAC systems and window units
- Infill of openings
- Interior renovations

### 3.7.4 Recreational Facilities

The only Recreation Facilities in the Built Environment ADI, Freeman Stadium, was originally constructed in 1951. As previously discussed, the stadium was constructed at the site of Fort Ord’s existing amphitheater, just north of the former parade grounds. The 6,000-seat stadium seating was constructed of reinforced concrete, set into the existing dirt embarkment (Fresno Bee 1951a: 13). The Field House was also constructed of concrete, as a building ban was in effect and concrete was not a restricted material.



Figure 24. Building 902, Freeman Stadium, View facing northeast at the west elevation (IMG\_0431).

### Character-Defining Features for the Recreational Facilities

The Recreation Facilities originally exhibited the following specific character-defining features (Table 8):

Table 8. Character-defining features: Fort Ord Recreational Facilities

Character Aspect	Primary character-defining features	Character-defining features
Shape and Plan	<ul style="list-style-type: none"> <li>• Arena form</li> <li>• Track</li> <li>• Field</li> <li>• Bleachers</li> <li>• Field House</li> </ul>	The overall shape and mass of the building as well as circulation and arrangement of the bleachers relative to the field are considered primary character-defining features of Recreational Facilities.
Roof	<ul style="list-style-type: none"> <li>• Various roof forms</li> <li>• Slight eave overhangs</li> </ul>	Recreational Facilities have varied roof structures, but the retention of the form is a primary character-defining feature
Openings	<ul style="list-style-type: none"> <li>• Multi-light windows</li> <li>• Concession windows</li> </ul>	Window openings are uniform in size and placement, windows are multi-light, and set into concrete openings. Replaced windows are not considered character-defining features as they fall outside the period of significance.
Exterior Ornamentation	<ul style="list-style-type: none"> <li>• Minimal exterior ornamentation</li> <li>• Glass windows and glass block used as ornamentation</li> </ul>	Recreation Facilities were designed to be the backdrop to athletic competitions and events. They have little to no decorative ornamentation, with evenly spaced windows being the only decorative element.

**Table 8. Character-defining features: Fort Ord Recreational Facilities**

Character Aspect	Primary character-defining features	Character-defining features
Materials	<ul style="list-style-type: none"> <li>• Mass-produced and cost-effective materials</li> <li>• Concrete and CMU</li> <li>• Reinforced Concrete construction</li> </ul>	Recreation Facilities have simple, utilitarian designs. Buildings were constructed using mass-produced and cost-effective building materials that were readily available at the time of construction. For instance, buildings under the Recreational Facility type were constructed with reinforced concrete and were minimally decorated.

Alterations and demolitions over time have compromised the overall architectural integrity of this building type. The most common alterations observed for this building type include the following.

- Replacement windows
- Barrel roof additions
- Infill of openings
- HVAC systems and window units
- ADA compliance measures such as ramps and doors

## 3.8 Historical Overview California State University Monterey Bay

### 3.8.1 Higher Public Education in California

The following section discusses the expansion of the State Normal School system in California and the circumstances that caused the early campuses to become the foundation of the Nation’s largest public four-year university system.

The Normal School system began in 18th century Europe as a training school for teachers to establish a standard approach to elementary school curriculum in public institutions. As the notion of consistent teacher-training spread beyond Europe, the first Normal School was established in the United States in Lexington, Massachusetts in 1839 (Encyclopedia Britannica 2002). Nearly twenty years later in 1857, the San Francisco Board of Education established Minns Evening Normal School in San Francisco, named after the school’s first principal, George Minns. It was not only the first Normal School in the state but also the first public institution of higher education in operation within the new State of California (Vasche 1959: 5; CSUC 2021a).

Following a vote of basis by the State Legislature, Minns Evening Normal School became the California State Normal School in 1862. In 1871, the State Legislature voted to relocate the campus from San Francisco to San Jose, where it opened in time for the 1872 term. This campus continues to this day as San Jose State University (CSUC 2021a).

Subsequent State Normal School campuses were established in other cities throughout the State during the remainder of the 19th century, including Los Angeles (1882), Chico (1889), San Diego (1897), and another in San Francisco (1899) (Vasche 1959: 5).

Following the turn of the 20th century, the California State Normal School system established several campuses that offered new educational opportunities. The California Polytechnic School in San Luis Obispo opened as a State-funded, vocational co-ed high school in 1903. The Santa Barbara State Normal School of Manual Arts and Home Economics opened in 1909 as a public institution that adopted the Finnish Sloyd, or education through manual training. The first public junior college opened in Fresno in 1910. Two additional Normal Schools were established during the early 20th century in Fresno (1911) and Arcata (1913) before the State Legislature voted to change all “Normal Schools” in the State system to “Teachers Colleges” in 1921. The State Teachers Colleges were authorized to offer a B.A. of Education in 1923, which was followed by the approval to offer courses beyond teacher training when the Legislature voted to rename “Teachers Colleges” to “State Colleges” in 1935. At this time, the State College system was serving approximately 8,230 students per year (Vasche 1959: 5).

Prompted by massive post-World War II population growth in California, ten (10) new campuses were in place by 1961 when the Donahoe Higher Education Act of 1960 formally established the “California State Colleges” (CSC) system. The newest campuses in Los Angeles (1947), Sacramento (1947), Long Beach (1949), Fullerton (1957), Hayward (1957), Stanislaus (1957), San Fernando Valley (1958), Sonoma (1960), San Bernardino (1960), and Dominguez Hills (1960) helped the burgeoning State system educate roughly 105,900 students annually throughout the state (CSUC 2021a). To construct the facilities necessary to serve the students on the new and expanding CSC campuses, in some cases, the State of California Public Works, Division of Architecture modified standardized designs to fit the needs of individual campuses to save money and expedite construction schedules.

In 1972, the State College System was renamed “The California State University and Colleges” which included criteria by which 14 state campuses were henceforth deemed a ‘University’ while the remaining five retained their designation as a ‘College’. In 1982, the system schools became “The California State University” (CSU) system. Today, the CSU system is one of the widest-ranging public education systems in the United States and presently includes twenty-three (23) participating campuses throughout the state, which serve an estimated 481,000 students every year (Encyclopedia Britannica 2006; CSUC 2021b).

### 3.8.2 Historical Overview of CSUMB (1991-present)

The establishment of CSUMB began in 1991 when news of Ford Ord’s closing was released. Following the announcement of Fort Ord’s closure, plans for a new university were organized through CSU San Jose, with the goal of opening a new CSU campus on the former Fort by August 1995. In May of 1994, the CSU system was given 1,350 acres of former Fort Ord land to establish the CSUMB campus (CSUMB 1998: 19). Administrators set up three temporary facilities in August 1994 and by early 1995 several former military buildings were in the process of rehabilitation for educational use. When the school opened in August, only “two of the twenty-two facilities under renovation were completed, and classes began on the campus and in a nearby vacant elementary school on a temporary basis” (CSUMB 1998: 21). CSUMB was the first university created on what was previously an active military installation. President Bill Clinton was present on September 4, 1995, for the dedication ceremony of the 21st school in the California State University system (CSUMB 1998: 21). In 1995, CSUMB had 633 students with the first phase of construction focusing on renovating military buildings into the key elements of a college campus, including lecture halls and classrooms, faculty offices, dormitories, an auditorium, a student dining hall, a gymnasium, and a library (CSUMB 1998).

The first campus Master Plan was prepared in 1998 and presented the development history of the campus and planned development for the coming years. The 1998 plan stated that two of the three original phases of construction were completed with funding coming from the “military to education” defense conversion project. The plan also stipulated that by the fall of 1997 the campus would have 42 buildings with approximately 500,000 gross square feet of space for campus use (CSUMB 1998).

The college’s first period of development revealed design issues with conversion efforts from a structured and highly organized military design into the interdisciplinary requirement of higher education with an emphasis on freedom of movement (Cavanaugh 2000: 28; CSUMB 1998). The following excerpt from the 1998 plan clearly defines the design challenge presented to the University in the initial phase of campus development:

The campus’s previous use as a military installation serves as the basis for the campus’s community design. The existing buildings, road systems, and landscape spaces were built quickly over specific time periods. Building development is located in clusters over large areas. In addition to the nature and period of development, the political hierarchy of the military is expressed in the organization and placement of the buildings. The building clusters are oriented inward, away from the street, to control their function and use. In imposing this sense of hierarchy, the military formed an environment that, for the University, inherently limit opportunities of use by restricting the social aspects of the built environment that buildings and streets normally offer to a community (CSUMB 1998: 97).

Unlike many colleges in California, CSUMB began with a pre-constructed campus of buildings remaining from the decommissioned military installation. The Army buildings that the university inherited in 1994 were organized in efficient, easy to monitor, gridded developments that were separated by large, paved areas to store military vehicles (Moore 2007: 3-4). The college not only needed to convert buildings constructed for military use into usable education spaces, but they also needed to deformalize the spaces by including roads, landscaping, and pedestrian pathways to make them conducive to be used by students, faculty, and workers (CSUMB 1998; NETR 2021).

Some of the first major modifications to the military buildings occurred as the campus pursued its mobility initiative with a comprehensive ADA compliance plan in the late 1990s. During this time, all of the buildings on the campus were modified for ADA compliance to fulfill a new purpose as an education facility. Such alterations included the installation of ramps and the replacement of original entry and exit points with ADA-accessible doors (CSUMB 1998; CSUMB Plan Room 2021).

This first phase of construction was focused around the Main Quad (Freshman Quad), which became the first significant open space created on campus. Construction was also focused along Sixth Avenue with the renovation of some of the Hammerhead Buildings/Barracks to house academics and support facilities. By 1998, the Main Quad was formalized with curved pedestrian pathways connecting the buildings and surface parking lots along Fifth Avenue. The parking lot to the north of the Main Quad along Inter-Garrison Road retained its same general shape and structure, providing student and faculty parking. This section of the campus became the college’s core and allowed for future planning efforts to utilize it as a centralized location (CSUMB 1998; NETR 2021).

The early 2000s brought additional changes to the college, including the infill of open spaces with the development of North Quad along Inter-Garrison Road and the construction of Chapman Science Academic Center in 2003. These two construction projects followed along the college’s developing main corridors to the southwest of the intersection of Inter-Garrison Road and Sixth Avenue. The Fort Ord buildings, roads, and parking lots east of Sixth Avenue were largely unused, and the school’s development was focused west of Sixth Avenue. With the construction of Chapman

Science Academic Center, a pedestrian zone was developed between 2005 and 2009 connecting A Street to Divarty Street and the Main Quad. A three-street roundabout allowed for an improved flow of traffic and generated a more cohesive campus plan (NETR 2021). These changes facilitated the consolidation of academic spaces in an attempt to generate a reasonable, pedestrian scale circulation pattern (Moore 2007: 4-1). Parking lots from Fort Ord continued to be utilized into the 2000s, north of the Visual and Public Art Center (Building 70) and south of Beach Hall and Tide Hall (Buildings 21 and 23). The large lot on the southern side of Divarty Street by 2007 had undergone a large-scale redevelopment project with the construction of the Tanimura & Antle Family Memorial Library, the Business & Information Technology Building, and the Crescent walkway. This series of redevelopments eliminated half of the parking lot on the southern side of Divarty Street and redirected pedestrian traffic along the large open space to the direct south of the college along the Crescent walkway. The 2007 project reinforced the campus's developing centralized core and worked to further pedestrian corridors (CSUMB 2007; NETR 2021).

Unlike the majority of colleges in California that continue to grow in size based on the influx of new students, CSUMB required a continuous removal of buildings or portions of buildings located onsite. Between 2012 and 2014, the eastern wings of Coast Hall (Building 45) and Harbor Hall (Building 46) were demolished. Exposed openings were enclosed with CMU. Similarly, between 2016 and 2018, the college demolished nine of the Hammerhead Buildings/Barracks between Inter Garrison Road and B Street and the eastern wing of Pacific Hall (Building 44). This section of the college transitioned from a formalized double row of Hammerhead Buildings/Barracks, repeating in design, plan, and spacing arranged around a centered roadway, into a row of academic buildings easily accessed from Sixth Avenue and A Street (NETR 2021). Throughout the 2000s and 2010s, CSUMB constructed new facilities closer to the Main Quad. Over time the rigid military planning was disrupted with pedestrian pathways, replacement of open lots or parking lots with buildings, and the demolition of Fort Ord buildings (Figures 19 and 20).



INTENTIONALLY LEFT BLANK

# 4 Results of Identification Efforts and Building Descriptions

---

As stated in the field methods (Section 2.3), campus buildings not included in the survey included those that have no renovation or demolition proposed under the Project; buildings of recent construction that lack historical associations; buildings less than 45 years old, portable/temporary buildings; or buildings that were recently moved onto the campus from a different location. Furthermore, at this time it does not appear that any of the post-1976 buildings located on the campus rise to the level of exceptional importance required for buildings and structures of the recent past to be considered historically significant.

A total of 11 properties are located within the Built Environment ADI (Figure 2). The properties were constructed between 1951 to 1964 and were documented and evaluated in consideration of NRHP, CRHR, CHL, and local criteria and integrity requirements as part of this study. These properties required recordation and evaluation for historical significance because they are over 45 years old and will potentially be impacted by Near-Term Projects. The tables below provide survey results for the 11 properties, including a photograph of each building/structure, current name, year built (if known), a general physical description of the building/structure, and any alterations identified either through building development research or during the historic built environment resources survey. Dates and details of construction and alterations were confirmed through building development research conducted at the CSUMB Facilities office and archival research.

INTENTIONALLY LEFT BLANK

Table 9. Properties Surveyed



Building Number	Current Building Name	Year Built	Descriptions	Identified Alternations	Architectural Style	Architect (if known)
13	<b>Science Research Lab Annex</b>  View facing south at the north elevation (IMG_0715)	1964	The one-story, utilitarian building with modern stylistic details has a rectangular floor plan with several small projections. The building appears to sit on a concrete slab foundation and the primary construction materials are CMU and cement. The perimeter of the building has simple native landscaping on the east, west, and south elevations. A parking lot is located to the north of the building. The primary elevation faces south with a concrete path leading to the main entrance from A Street. The primary entrance is located offset to the east on the south elevation. The building has a flat roof with small eave overhangs. The main entrance consists of a pair of recently added metal-framed glazed doors, with a large, fixed transom. A fully glazed wall of windows is located to the west of the primary entrance. The exterior walls are varied, with the majority of the building constructed of CMU, with some concrete sections and some floor-to-ceiling windows. Fenestration is irregular and includes horizontal pane 1/1 metal-framed, and metal-framed picture windows, and metal-framed casement windows. An ADA-accessible ramp is located on the north elevation leading to the parking area on the north elevation and a second ADA ramp and entrance are on the east elevation. Metal vents are located below the windows on the north elevation.	<ul style="list-style-type: none"> <li>• 1987 (Fort Ord): Remodel to move the dental clinic to the west side of the building and retrofit east side for proposed blood donor's clinic. Renovations include the demolition of interior walls and finishes, installation of new doors and finishes, construction of loading dock at northwest corner and addition of ramp to parking, new concrete exit porch and stairs.</li> <li>• 1995 (CSUMB): New ramp on east and west elevations, new vents on north elevation, and new window wall added to south elevation, west of primary entrance, new lath, and plaster to match existing on window alteration on north elevation.</li> <li>• 1995 (CSUMB): Change in use from medical/dental building to Science Research Lab</li> </ul>	Utilitarian	1964: Milton T. Pflueger Architect, San Francisco, CA
21	<b>Beach Hall</b>  View facing north at the south elevation (IMG_0302)	1954	The one-story utilitarian building has a rectangular floor plan and a concrete block structural system. The south-facing main elevation is symmetrical. It is covered by a moderately pitched side-gabled roof clad with composition shingles. The south main entrance is located centrally and is flanked by two squared projections and capped by a gabled, glazed dormer. The main entrance consists of recently added metal-framed double-glazed doors with sidelights and topped with a transom. Secondary doors are located to the far east and west ends of the main elevation. Windows are recently added metal-framed, one-over-one, fixed, and awning windows. A single column of cinderblocks is located between every other window on the main and rear north elevation. The fenestration pattern is repeated on the rear elevation. It appears that the westernmost window at the rear elevation was once a door as a pedestrian walkway leads directly up to it. Other alterations include the infill of a centrally located door and windows that flanked it on the rear elevation, added central gabled projection on the main elevation, and recently added main door and all windows.	<ul style="list-style-type: none"> <li>• Replaced original windows with metal sash fixed and awning windows (1995)</li> <li>• Replaced original windows with recently added glazed double doors, sidelights, and transom window (1995)</li> <li>• Various filled in windows and doors (1995)</li> <li>• Added gable projection on south elevation (1995)</li> <li>• Change of circulation within building as doorways were converted to windows (1995)</li> </ul>	Utilitarian	Robert Stanton

Table 9. Properties Surveyed



Building Number	Current Building Name	Year Built	Descriptions	Identified Alternations	Architectural Style	Architect (if known)
23	<b>Tide Hall</b>  View facing north at the south elevation (IMG_0292)	1954	The one-story utilitarian building has a rectangular floor plan and a concrete block structural system. The south-facing main elevation is symmetrical. It is covered by a moderately pitched side-gabled roof clad with composition shingles. The main entrance is located centrally and is flanked by two squared projections and capped by a gabled, glazed dormer. The main entrance consists of recently added metal-framed sliding doors. Secondary doors are recently added and located to the far east and west ends of the main elevation. Windows are recently added metal-framed, one-over-one, fixed, and awning windows. Single columns of cinderblocks are located between every other window on the main and rear north elevation. The westernmost and easternmost recently added windows on the rear elevation appear to have been originally been doorways as concrete and asphalt pedestrian walkway lead directly up to it. The fenestration pattern is repeated on the north (rear) elevation. Alterations include the infill of centrally located windows on the rear elevation, conversion of doors to windows on rear elevation, added central gabled projection on the main elevation, and recently added doors.	<ul style="list-style-type: none"> <li>Replaced original windows with metal sash fixed and awning windows (Date Unknown)</li> <li>Various filled in windows and doors (Date Unknown)</li> <li>Added gable projection on south elevation (Date Unknown)</li> <li>Replaced original doors</li> </ul> Change of circulation within building as doorways were converted to windows	Utilitarian	Robert Stanton
42	<b>Watershed Institute</b>  View facing south at the north elevation (IMG_0683)	c. 1959	The one-story utilitarian building with modern stylistic details has a primarily rectangular floor plan with a rectangular projection on the west facade. The building appears to sit on a concrete slab foundation and the primary construction material is CMU. The building has a flat roof with small, concrete eave overhangs. The primary elevation faces north with a concrete path leading to the main door from B Street. Planted areas with native landscaping surround the building. A parking lot is located to the south. A concrete path leads from the parking lot to an entrance on the west end of the south elevation. The primary entrance is located offset to the east on the north elevation. The entrance consists of a pair of recently added metal-framed glazed doors, with a large, fixed transom. The north, primary, elevation has six, evenly spaced windows to the east of the entrance and two evenly spaced windows to the west. Fenestration is varied and includes fixed metal-framed picture windows and 1/1 metal. All windowsills appear to be precast concrete.	<ul style="list-style-type: none"> <li>Several original windows on primary facade replaced with fixed picture windows (Date Unknown)</li> <li>Exterior walls repainted (Date Unknown)</li> <li>Entry doors replaced with modern, ADA-accessible doors (Date Unknown)</li> </ul>	Utilitarian	1956: Noakes & Neubauer, Architects, and Engineers, Washington D. C.

Table 9. Properties Surveyed



Building Number	Current Building Name	Year Built	Descriptions	Identified Alternations	Architectural Style	Architect (if known)
44	<p><b>Pacific Hall</b></p>  <p>View facing southeast at the west elevation (IMG_0602)</p>	1952-1954	The utilitarian building with modern stylistic details is constructed of board-formed concrete. The single-story building has an L-shaped plan with a flat roof and concrete eave overhangs. The primary, west, elevation has the main entrance at the corner of the "L." Fenestration includes bands of rectangular fixed glass windows in protruding metal frames set on concrete sills. Above the rectangular windows are square metal-framed decorative white panels. The east elevation shows changes to the plan, with a concrete framed door filled with CMUs and a change in exterior cladding. An ADA-accessible ramp leads to a secondary entrance with an arched metal awning on the east facade. The south elevation mirrors other elevations in style and materials. A CMU-filled window opening, and a door repurposed as a window are on the west end of the south elevation. The building appears to sit on a concrete foundation.	<ul style="list-style-type: none"> <li>• Demolition of east, multi-story wing, and infill of opening with CMU (between 2016 and 2021).</li> <li>• Infill of multiple openings and fenestration changes.</li> <li>• Addition of mosaic mural near primary entrance on west façade (Date Unknown).</li> <li>• Addition of ADA ramps (Date Unknown).</li> <li>• Replacement of original windows throughout.</li> </ul>	Utilitarian	Unknown
45	<p><b>Coast Hall</b></p>  <p>View facing southeast at the west elevation (IMG_0645)</p>	1952-1954	The utilitarian building with modern stylistic details is constructed of board-formed concrete. The single-story building has an L-shaped plan with a flat roof and concrete eave overhangs. The primary, west, elevation has the main entrance at the corner of the "L." Fenestration includes bands of rectangular fixed glass windows in protruding metal frames set on concrete sills. Below the windows is a section of concrete block. The east elevation shows changes to the plan, with a concrete framed door filled with CMUs and a change in exterior cladding. ADA-accessible ramps are located on the east and west sides of the building. The south and north elevations mirror other elevations in style and materials. Extensive changes to fenestration and door openings are visible on the south elevation. Several wall sections throughout the building are filled with CMU, showing changes to fenestration, pedestrian entrances, and plan. The building appears to sit on a concrete foundation.	<ul style="list-style-type: none"> <li>• Demolition of east, multi-story wing, and infill of opening with CMU (between 2012 and 2014).</li> <li>• Infill of multiple openings and fenestration changes (between 2016 and 2021)</li> <li>• Addition of ADA ramps (Date Unknown)</li> <li>• Replacement of original windows throughout.</li> </ul>	Utilitarian	Unknown

Table 9. Properties Surveyed



Building Number	Current Building Name	Year Built	Descriptions	Identified Alternations	Architectural Style	Architect (if known)
46	Harbor Hall 	1952-1954	The utilitarian building with modern stylistic details is primarily constructed of board-formed concrete. The single-story building has an L-shaped plan with a flat roof and moderate concrete eave overhangs. The primary, west, elevation has the main entrance at the corner of the "L." Fenestration includes bands of rectangular fixed glass windows in protruding metal frames set on concrete sills. Above the rectangular windows are square metal-framed decorative white panels. The east elevation shows changes to plan, with a concrete framed door filled with CMUs and a change in exterior cladding. An ADA-accessible ramp leads to a secondary entrance with an arched metal awning on the east facade. A below-grade basement is accessed on the east façade with stairs leading north under the ADA ramp. The south and north elevations mirror other elevations in style and materials. A CMU-filled window opening, and a door repurposed as a window are on the west end of the south elevation. The building appears to sit on a concrete foundation.	<ul style="list-style-type: none"> <li>• Demolition of east, multi-story wing, and infill of opening with CMU (between 2012 and 2014).</li> <li>• Infill of multiple openings and fenestration changes (between 2016 and 2021)</li> <li>• Addition of ADA ramps (Date Unknown).</li> <li>• Addition of HVAC unit to east side of building.</li> <li>• Replacement of original windows throughout.</li> </ul>	Utilitarian	Unknown
58	Green Hall 	1954	The one-story utilitarian building has a rectangular floor plan and a concrete block structural system. The north-facing main elevation is symmetrical. It is covered by a moderately pitched side-gabled roof clad with composition shingles. The main entrance is located centrally and is flanked by two squared projections. The main entrance consists of a single metal-framed, half-glazed door topped with a transom. Secondary doors are located to the far east and west ends of the main elevation and appear to have been sealed off as doorknobs have been removed. Windows are metal-framed, multi-light awning windows. A single column of cinderblocks is located between every other window on the main and rear south elevation. The fenestration pattern is repeated on the rear elevation. Two central windows have been replaced with recently added windows. Alterations include the sealing doors shut and replacement windows at the rear elevation.	<ul style="list-style-type: none"> <li>• Replacement windows at rear elevation (Date Unknown)</li> </ul>	Utilitarian	Robert Stanton

Table 9. Properties Surveyed





Building Number	Current Building Name	Year Built	Descriptions	Identified Alternations	Architectural Style	Architect (if known)
59	<b>Reading Center</b>  View facing north at the south elevation (IMG_0581)	1954	The one-story utilitarian building has a rectangular floor plan and a concrete block structural system. The south-facing main elevation is symmetrical. It is covered by a moderately pitched side-gabled roof clad with composition shingles. The main entrance is located centrally and is flanked by two squared projections. The main entrance consists of recently added metal-framed double doors with sidelights and transom window. Secondary doors are located to the far east and west ends of the main elevation. These doors are alterations and appear to have been placed within existing windows frames. Windows are recently added, metal-framed, one-over-one, fixed, and awning windows. A single column of cinderblocks is located between every other window on the main and rear north elevation. The fenestration pattern is repeated on the rear elevation. Alterations include the infill of several window frames with doors, replacement windows, and a recently added main door.	<ul style="list-style-type: none"> <li>• Replaced original windows with metal sash fixed and awning windows (Date Unknown)</li> <li>• Various filled in windows and doors (Date Unknown)</li> </ul>	Utilitarian	Robert Stanton
70	<b>Visual and Public Art</b>  View facing north at the south elevation (IMG_0335)	1958	The one-and-a-half-story utilitarian building, with a one-story portion on the north (rear) elevation, is located on the north side of Inter-Garrison Road with a west-facing main elevation. It has a rectangular floor plan and a poured-in-place concrete and steel structural system. The building is capped by a flat roof with slightly overhanging eaves. The main elevation once consisted of five garage doors that have been infilled with anodized aluminum framed, fully glazed bays, glazed doors, and filled in completely except for a row of aluminum-framed fixed windows. The main elevation features a quarter-arch canopy clad in corrugated metal and supported by steel brackets. Windows on the south elevation consist of steel-framed, multi-light, hopper, and awning windows. The fenestration pattern on the east elevation has also been altered as a car garage door and original window frames have been infilled and left with a single row of fixed aluminum sash windows. The one-story portion to the rear retains the original steel sash, multi-light windows. Two large air ducts are located at the rear.	<ul style="list-style-type: none"> <li>• Added arched awnings over windows on the south and west elevations (Date Unknown).</li> <li>• Infill of multiple garage openings and fenestration changes on the east and west elevations (Date Unknown).</li> <li>• Exterior walls repainted (Date Unknown).</li> <li>• Addition of HVAC unit to north side of building.</li> <li>• Replaced original doors.</li> <li>• Replacement of some original windows</li> </ul>	Utilitarian	Architect Unknown



Table 9. Properties Surveyed

Building Number	Current Building Name	Year Built	Descriptions	Identified Alternations	Architectural Style	Architect (if known)
902/903	<p><b>Hammerhead Buildings/Barracks</b></p>  <p>View facing northeast at the west elevation of the track and Field House. Coated field and bleachers visible on right. (IMG_0437)</p>  <p>View facing northeast at the west elevation Field House (IMG_0425)</p>	1951	<p>Freeman Stadium is located at a low grade, with the bleachers following the slope of the hillside. A chain-link fence encloses the field, track, and bleachers, with gates on the west, near the Field House, and on the east side of the field for ADA accessibility. Deciduous and evergreen trees and shrubs are planted around the perimeter of the chain-link fence. Freeman Stadium is made up of the following components: the field, track, bleachers, electrical building, and Field House. Freeman Stadium field is oval, paved, and has a white coating. A paved track encircles the field, but track markings are no longer delineated on the pavement. Concrete, stepped bleachers are located on the north and south side of the track and field. They each measure approximately 342 feet by 48 feet and contain 15, board-formed, concrete bleachers with concrete stairs on both the north and south ends and four sets of stairs evenly spaced throughout the bleachers, creating distinct aiseways. Additional concrete stairs lead from the track on the east and west sides of bleachers. A welded 1½ inch metal railing is located along the perimeter of each section of bleachers with openings at each stairwell. The electrical building is located on a berm west of the track. The small, windowless building is constructed of CMU and sits on a concrete foundation. The building has a low-pitched cement shed roof with small eave overhangs. The two-story, Field House building sits at the west end of the field and track (Figure 1 and 2). The building is rectangular in plan with a side-gable roof sheathed in standing seam metal. The roof has round skylights evenly spaced throughout and small eave overhangs. Three, two-story, barrel roofed sections are evenly spaced on the façade, one of which is a larger central section. Two, smaller, two-story barrel roof sections are located on the north and the southern portions of the building. The concession area is in the central two-story section. This section has square pillars supporting an overhanging barrel roof. The pillars are primarily clad in stucco fiber cement siding panels, with the lower portion clad in manufactured stone veneer. The west elevation has windows located at irregular intervals, all of which appear to be the side-sliding vinyl variety, except for the windows in the barrel roof gable ends, which appear to be fixed, multi-light windows with protruding metal frames.</p>	<ul style="list-style-type: none"> <li>• Minor changes and upgrades were completed in 1953, 1974, 1982, 1987, and 1998.</li> <li>• Major renovations were completed to the Field House in 2006, including the addition of three, barrel roof, two-story additions to the south, center, and north portions of the building, removal of original doors, windows, and substantial changes to fenestration (CSUMB Facilities 2021).</li> <li>• The field was paved in 2018 (Google Earth 2021)</li> </ul>	Altered; no longer reflects an architectural style	<p>Architect: Fort Ord Engineer Office</p> <p>Builder: F. V. Hampshire Contracting Company of Salinas</p>

# 5 Significance Evaluation Findings

---

A total of 11 properties over 45 years old are located within the campus ADI. Each property was photographed, researched, and recorded on the appropriate DPR forms. Each property was evaluated for historical significance in consideration of NRHP, CRHR, CHL, and local designation criteria and integrity requirements. All of the 11 properties surveyed and evaluated do not appear eligible for inclusion in the NRHP, CRHR, CHL, or local register due to a lack of significant historical associations and compromised integrity.

Table below provides a list of the 11 built environment properties that appear not eligible for listing in the NRHP, CRHR, or CHL as a result of the property significance evaluations. None of the 11 buildings presented in this table are considered historical resources under CEQA or historic resources under PRC 5024 and 5024.5. The summary table below provides the following information: building number(s), current building name, year built, architectural style, property types, significance criteria if applicable, and applicable California Historical Resource Status Code (CHRS code). **Detailed individual property evaluations are provided on the DPR 523 forms, located in Appendix B.** The DPRs provide detailed information on the properties, including applicable NRHP/CRHR/CHL and local eligibility criteria, periods of significance, historic boundary, and character-defining features, if applicable.

**Table 10. Individual Significance Findings for CSUMB Buildings within the ADI**

Table 10 Number	Campus Building Number(s)	Current Building Name	Year Built	Architectural Style	Historic Property Type	Current Property Type	Current CHRS Status Code	Eligibility Criteria (if applicable)
1	13	Science Research Lab Annex	1964	Utilitarian	Military Building	Educational Building	6Z	n/a
2	21	Beach Hall	1954	Utilitarian	Military Building	Educational Building	6Z	n/a
3	23	Tide Hall	1954	Utilitarian	Military Building	Educational Building	6Z	n/a
4	42	Watershed Institute	1959	Utilitarian	Military Building	Educational Building	6Z	n/a
5	44	Pacific Hall	1952-1954	Utilitarian	Military Building	Educational Building	6Z	n/a
6	45	Coast Hall	1952-1954	Utilitarian	Military Building	Educational Building	6Z	n/a
7	46	Harbor Hall	1952-1954	Utilitarian	Military Building	Educational Building	6Z	n/a
8	58	Green Hall	1954	Utilitarian	Military Building	Educational Building	6Z	n/a
9	59	Reading Center	1954	Utilitarian	Military Building	Educational Building	6Z	n/a
10	70	Visual & Public Arts	1958	Utilitarian	Military Building	Educational Building	6Z	n/a
11	902-903C	Freeman Stadium	1951	Utilitarian	Military Building	Athletic Complex	6Z	n/a

While the focus of the built environment study was to determine significance for individual buildings proposed for demolition or renovation in the Master Plan, Dudek's architectural historians also reviewed the CSUMB campus for its potential as a historic district. According to National Register Bulletin 15, a historic district is defined as a resource that "possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development" (USDOJ 1995: 5). Unlike other CSU (California State University) campuses, CSUMB was originally a military base known as Fort Ord. The history of Fort Ord dates back to 1917 and continued a growth and development trajectory until it was formally decommissioned in 1994 by the Base Realignment and Closure Commission. At the time of the closure, the land once belonging to the Army was divided, including the section that was set aside for the establishment of CSUMB. For the purposes of evaluating the CSUMB campus and its individual buildings, it was necessary to use the previously defined periods of significance for Fort Ord established by military historian Harold E. Raugh, Jr. listed below:

- Camp Gigling to Camp Ord (1917-1940)
- Fort Ord and the 7th Infantry Division (1940-1945)
- The Cold War and Vietnam Eras (1946-1976)
- The Volunteer Army (1974-1994)

In addition to the currently established military periods of significance, Dudek also evaluated the campus in consideration of the history of the CSU system and the CSUMB development period that began in the 1990s.

Given that all of the properties included within the campus ADI were constructed between 1951 and 1964, their potential for significance as a historic district would fall under the period defined as the Cold War and Vietnam Eras (1946-1976) at Fort Ord. While these buildings are of historic age and were constructed during this important period of development in Fort Ord's history, they no longer retain enough integrity to convey significance as a historic district. One of the most notable elements of integrity that is compromised is the integrity of setting. Significant demolition, changes to circulation patterns, introduction of new buildings, and changes in use, all impact the CSUMB campus's ability to convey significance from its time as an active Cold War and Vietnam Era military installation. Additionally, the subdivision of Fort Ord following its closure has also greatly impacted the integrity of feeling, association, and setting of the Cold War and Vietnam Era portions of the installation. In summary, the portion of Fort Ord that is now the CSUMB campus no longer retains the requisite integrity to convey significance and Dudek finds that there is no potential for the campus to be a historic district at the national, state, or local level.

INTENTIONALLY LEFT BLANK

# 6 Summary of Findings and Management Recommendations

---

## 6.1 Summary of Findings

Dudek formally recorded and evaluated 11 properties located within the Built Environment ADI over 45 years old proposed for renovation, alteration, or demolition as part of the Project. All built environment properties were identified as not eligible for national, state, or local designation. Therefore, it is not necessary to examine potential impacts to these properties resulting from the implementation of the proposed Master Plan. In summary, the Project will not result in significant impacts to CEQA built environment historical resources. The finding for the Project related to built environment historical resources is no impact.

INTENTIONALLY LEFT BLANK

# 7 References

---

- Advisory Council on Historic Preservation (ACHP). 2006. "Draft Program Comment Regarding Cold War Era Unaccompanied Personnel Housing." Federal Register: The Daily Journal of the United States Government. 12 April 2016. Accessed June 30, 2021 Available at: <https://www.federalregister.gov/documents/2006/04/12/06-3509/draft-program-comment-regarding-cold-war-era-unaccompanied-personnel-housing>
- Boland n.d. "Guidelines for Evaluating and Nominating Properties Associated with Significant Persons." National Register Bulletin 32. U.S. Department of the Interior, National Park Service. <https://www.nps.gov/nr/publications/bulletins/nrb32/>.
- Brady, Ryan. 2019. *Cultural Resource Inventory for the CSU Monterey Bay EIR Master Plan Project, Monterey County, California*. Memorandum prepared July 5, 2019 by Dudek for CSU Monterey Bay, Campus Planning and Development.
- Breschini, G. and T. Haversat. 1992a. Preliminary Excavations at CA-MNT-108, Fisherman's Wharf, Monterey County, California. In *Archaeological Investigations of Some Significant Sites on the Central Coast of California*, edited by H. Dallas, Jr. and G.S. Breschini, pp. 39–47. Coyote Press Archives of California Prehistory No. 37, Salinas.
- California Military Base Reuse Task Force, "Report of the California Military Base Reuse Task Force to Governor Pete Wilson: a strategic response to base reuse opportunities" (1994). California Agencies. Paper 71. Accessed July 12, 2021. Available at: [http://digitalcommons.law.ggu.edu/caldocs\\_agencies/71](http://digitalcommons.law.ggu.edu/caldocs_agencies/71)
- Californian, The. 1936. Paddon Tells of Marina's History. July 21, 1936. Page 2. Salinas, California. Accessed September 10, 2021. Available at: <https://www.newspapers.com>
- Californian, The. 1940. "No More Camp Ord! It's Fort Ord Now! Stilwell in Command: Headquarters of General Located on Salinas Side." July 13, 1940. Salinas, California, pg. 1.
- Californian, The. 1951. Stadium Field House—Sixth Army Lets Ord Contract. March 20, 1951. P1. Accessed June 17, 2021. Available at: [Newspapers.com](https://www.newspapers.com).
- Californian, The. 1952a. Proposed New Fort Ord Barracks. January 22, 1952. Page 1. Salinas, California. Accessed June 25, 2021. Available at: <https://www.newspapers.com>
- Californian, The. 1952b Phoenix Arizona Firm. January 22, 1952. Page 18. Salinas, California. Accessed June 25, 2021. Available at: <https://www.newspapers.com>.
- Californian, The. 1959. Work Starts on 3 New Buildings at Fort Ord. January 24, 1952. Page 18. Salinas, California. Accessed June 25, 2021. Available at: <https://www.newspapers.com>
- Californian, The. 1976. Marina's history: \$20 an acre and a promise. July 3, 1976. Page 32. Salinas, California. Accessed September 10, 2021. Available at: <https://www.newspapers.com>
- Castle, Ted. 1990. "The March of Time." Fort Ord Panorama. September 21, 1990.



- Cavanaugh, Joe. 2000. *The Peace Dividend: Defense Conversion Through Higher Education*. The Leon Panetta Institute.
- Chamberlin Library. 2021. Fort Ord Working Papers. CSUMB Special Collections Box 6.42-01. Available at the Chamberlin Library, Seaside, California.
- Chapman, Charles. 1920. "Sebastian Vizcaino: Exploration of California." *The Southwestern Historical Quarterly* 23(4). April 1920. Accessed January 21, 2021. <http://www.jstor.org/stable/27794572>.
- Chen, C. Peter. n.d. "Joseph Stilwell" World War II Database. Accessed online July 1, 2021: [https://ww2db.com/person\\_bio.php?person\\_id=18](https://ww2db.com/person_bio.php?person_id=18)
- City (City of Carmel-By-The-Sea). 2008. *Historic Context Statement Carmel-By-The-Sea*. Prepared for the City of Carmel-By-The-Sea. 1<sup>st</sup> ed. Leslie Heumann and Associates, 1994. 2<sup>nd</sup> ed. Archives and Architecture, 1996. Update, Architectural Resource Group, Inc., 2008.
- City of Marina. n.d. "City of Marina History" Accessed online September 10, 2021: <https://cityofmarina.org/DocumentCenter/View/143/Marina-History?bidId=>
- City of Seaside. 2004. "Conservation/Open Space Element." City of Seaside General Plan. Adopted by City Council resolution 04-59, August 5, 2004. <https://www.ci.seaside.ca.us/DocumentCenter/View/368/Seaside-General-Plan-Full-Text-PDF?bidId=>
- City of Seaside. n.d. "Seaside History" Accessed online July 1, 2021: <https://www.ci.seaside.ca.us/166/Seaside-History>
- County of Monterey. 2021. "At a Glance: Monterey County." County of Monterey Website. Accessed January 18, 2021. <https://www.co.monterey.ca.us/government/departments-i-z/resource-management-agency-rma/economic-development/at-a-glance-county-facts>.
- CSUC (California State University, Chico). 2021a. "State Normal School at Chico." Accessed July 8, 2021. <https://www.csuchico.edu/traditions/history/normal-school.shtml>.
- CSUC. 2021b. "Chico State Teachers College." Accessed July 8, 2021. <https://www.csuchico.edu/traditions/history/teachers-college.shtml>
- CSUMB (California State University, Monterey Bay). 1998. CSUMB Master Plan.
- CSUMB. 2007. CSUMB Master Plan.
- CSUMB Enrollment Facts. N.d. Accessed online: <https://csumb.edu/iar/enrollment-fast-facts-most-recent-term/>
- CSUMB Facilities. 2021. Original As built and renovation architectural drawings on file with CSUMB facilities department. Accessed in person June 15-16, 2021.
- CSUMB. 2021. Images 121 and 131. Fort Ord Images: Historical Photographs and Postcards. Accessed on July 15, 2021. Available: [https://digitalcommons.csUMB.edu/fortord\\_images/](https://digitalcommons.csUMB.edu/fortord_images/)
- Del Webb and Pulte Homes 2021. Del Web History. Accessed July 9, 2021. Available at: [http://media.corporate-ir.net/media\\_files/irol/14/147717/DelWebb/DelWebbHistory.pdf](http://media.corporate-ir.net/media_files/irol/14/147717/DelWebb/DelWebbHistory.pdf)

- DLIFLC (Defense Language Institute Foreign Language Center). 2021. Command History Program. Accessed in person on June 15, 2021 and accessed online database collection online July 2021. Available at: <https://adli.pastperfectonline.com/>
- EA Engineering. 1991. Draft Final Fort Ord, California Base wide Remedial Investigation Feasibility Study. Volume 1 Literature Review and Base Inventory Report. Accessed on July 13, 2021. Available at: <https://www.fortordcleanup.com/documents/search/>
- EMC Planning Group Inc and EDAW, Inc. 1997 (Republished in 2001). Fort Ord Reuse Plan. Accessed July 12, 2021. Available at: [https://www.fora.org/Reports/BRP/BRP\\_v4\\_FinalEIR\\_1997.pdf](https://www.fora.org/Reports/BRP/BRP_v4_FinalEIR_1997.pdf)
- Fort Ord Disposal and Reuse: EIS. 1993. Vol IV Final. Environmental Impact Statement Fort Ord Disposal and Reuse. Accessed July 12, 2021. Available at: [https://www.google.com/books/edition/Fort\\_Ord\\_Disposal\\_and\\_Reuse/CdY3AQAAAMAJ?hl=en&gbpv=1](https://www.google.com/books/edition/Fort_Ord_Disposal_and_Reuse/CdY3AQAAAMAJ?hl=en&gbpv=1)
- Fresno Bee, The. 1951a. "Army Spokesman Are Defending Building of Fort Ord Stadium." January 12, 1951. Page 13. Accessed June 17, 2021.
- Fresno Bee, The. 1951b. "Army Spokesman Are Defending Building of Fort Ord Stadium." February 4, 1951. Page 27. Accessed June 17, 2021. Available at: [Newspapers.com](http://www.newspapers.com).
- Gates, S., & Williams, H. 1957. The Armed Forces. The Annals of the American Academy of Political and Social Science, 313, 99-104. Accessed June 17, 2021. <http://proxy.multcolib.org:2052/stable/1031762>
- Google Earth. 2021. Historic Aerial Imagery Historic Aerial Photographs of CSUMB Campus, 100 Campus Center, Seaside, CA 93955, dating from 1998, 2004, 2005, 2006, 2007, 2009, 2011, 1012, 2013, 2016, 2018, 2019, 2020. <https://earth.google.com/web/>
- Hiller, Peter. 2007. NRHP Nomination Form. Monterey County Court House. National Parks Service. Accessed July 18, 2021. Available at: [https://npgallery.nps.gov/NRHP/GetAsset/NRHP/08000878\\_text](https://npgallery.nps.gov/NRHP/GetAsset/NRHP/08000878_text)
- Hoover, Mildred B., Hero Eugene Rensch, Ethel G. Rensch, and William N. Abeloe. 2002. Historic Spots in California. 5th ed. Stanford, California: Stanford University Press.
- Encyclopedia Britannica. 2016. "Normal school." Encyclopedia Britannica, April 20, 2016. <https://www.britannica.com/topic/normal-school>. Accessed September 16, 2019.
- Encyclopedia Britannica. 2020. "California State University." Encyclopedia Britannica, January 26, 2020. <https://www.britannica.com/topic/California-State-University-system-California>. Accessed September 16, 2019.
- Encyclopedia Britannica. 2021. "Joseph W. Stilwell". Encyclopedia Britannica, March 15, 2021, <https://www.britannica.com/biography/Joseph-W-Stilwell>. Accessed July 7, 2021.
- MacGregor Jr., Morris J. 1981. Integration of the Armed Forces, 1940-1965. Center of Military History, United States Army: Washington, D.C.

- Madsen, Alexandra and Steven Treffers. 2019. *Historic Resources Evaluation Memorandum for Hammerhead Barracks at Fort Ord, Monterey County, California*. Prepared by Rincon Consultants, Inc for City of Seaside, Community and Economic Development Department. November 4, 2019. Accessed June 28, 2021. [https://www.ci.seaside.ca.us/DocumentCenter/View/10674/9\\_App-S--HRE-Memo](https://www.ci.seaside.ca.us/DocumentCenter/View/10674/9_App-S--HRE-Memo)
- McKibben, Carol Lynn and the Seaside History Project. 2009a. *Image of America: Seaside*. Charleston, SC: Arcadia Publishing.
- McKibben, Carol Lynn. 2009b. "Race and Color in A California Coastal Community: The Seaside Story." *BlackPast.org*. Accessed online: <https://www.blackpast.org/african-american-history/race-and-color-california-coastal-community-seaside-story/>.
- McPherson, Stephanie. 1990. "Ord Commanders: Training, community programs have made Ord a dynamic place to work and live." September 21, 1990, pg. 18.
- Military Construction Appropriations (MCA) for 1979: Hearings Before a Subcommittee of the Committee on Appropriations, House of Representatives, Ninety-fifth Congress, Second Session. 1978. United States: U.S. Government Printing Office. Digitized by Google. Accessed June 25, 2021. Available at: [https://www.google.com/books/edition/Military\\_Construction\\_Appropriations\\_for/cv06AAAAMAAJ?hl=en&gbpv=1&dq=Fort+Ord+Dental+clinic&pg=PA109&printsec=frontcover](https://www.google.com/books/edition/Military_Construction_Appropriations_for/cv06AAAAMAAJ?hl=en&gbpv=1&dq=Fort+Ord+Dental+clinic&pg=PA109&printsec=frontcover)
- Military Museum. 2016. "Historic California Posts, Camps, Stations, and Airfields: Fort Ord." Accessed on June 19, 2021. <http://www.militarymuseum.org/FtOrd.html>
- Moore Chiusano, Elizabeth. 2009. James E. Moore, Class of 1954. Grip Hands Memorials. Accessed June 30, 2021. Available at: [http://www.usma1954.org/Grip\\_Hands/memorials/19733jem.htm](http://www.usma1954.org/Grip_Hands/memorials/19733jem.htm)
- Moore Iacofano Goltsman, Inc. 2007. Master Plan, Volume I, Design Plan.
- Moore, Harold G. Lieutenant General. 1975. *Building a Volunteer Army: The Fort Ord Contribution*. Department of the Army. Washington D.C. Accessed June 30, 2021. Available at: [https://history.army.mil/html/books/090/90-3/CMH\\_Pub\\_90-3.pdf](https://history.army.mil/html/books/090/90-3/CMH_Pub_90-3.pdf)
- National Archives Foundation. 2021. Executive Order 9981. Accessed June 29, 2021. Available at: <https://www.archivesfoundation.org/documents/executive-order-9981-ending-segregation-armed-forces/>
- NETR (Nationwide Environmental Title Research LLC). 2021. Historic Aerial Photographs of 100 Campus Center, Seaside, CA 93955 dating from 1956, 1968, 1981, 1998, 2005, 2009, 2010, 2012, 2014, 2016, and 2018. Accessed June 10, 2021. <https://www.historicaerials.com/viewer>
- NPS (National Park Service). 1990. National Register Bulletin: Technical Information on the National Register of Historic Places: Survey, Evaluation, Registration, and Preservation of Cultural Resources. How to Apply the National Register Criteria for Evaluation. <https://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf>.
- NPS. 1995. "How to Apply the National Register Criteria for Evaluation." National Register Bulletin 15. Accessed January 27, 2021. <https://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf>

- OAC (Online Archives of California). 2021. Finding Aid for the Milton Pflueger drawings of the University of California, Berkeley Radiation Laboratory addition, 1961 0000276. <https://oac.cdlib.org/findaid/ark:/13030/c86w9bq9/>.
- OHP (California Office of Historic Preservation). 2019. "California Historical Landmarks." Accessed July 2019. [https://ohp.parks.ca.gov/?page\\_id=21441](https://ohp.parks.ca.gov/?page_id=21441)
- Panorama. 1990. "50 Years and Counting.." September 21, 1990, pg. 2.
- Panorama. n.d. "Ford Ord in World War II." Historic California Posts: Fort Ord. Accessed on June 19, 2021. <http://www.militarymuseum.org/FtOrd.html>
- Park, R. 2015. "Happy and Cheerful in This Fine Camp": Sports, Recreation, and the United States Army at Fort Ord and Camp Roberts, 1940 to 1945. *Journal of Sport History*, 42(1), 21-37. Accessed on June 18, 2021, from <https://www.jstor.org/stable/10.5406/jsporthistory.42.1.21>
- PCAD (Pacific Coast Architecture Database). 2021. Database information for Milton Theodore Pflueger and Timothy Pflueger. Accessed July 7, 2021. <http://pcad.lib.washington.edu>
- Pomona Progress Bulletin. 1950. War Solving Racial Problems. August 24, 1950. Page 4. Accessed June 29, 2021. Available at: [Newspapers.com](http://Newspapers.com).
- Quartermaster Review, The. 1940. "Army Construction Underway at Camp Ord, California." Volume XX. No 3. November-December. On file at the Chamberlin Library, Ord Military Community.
- Raugh, Harold E. 2004. Fort Ord. Charleston, SC: Arcadia.
- Salinas Morning Post. 1940. "\$2,766,000 in Building Authorized—Ord Contracts Let." August 21, 1940. Salinas, CA. pg. 1.
- San Francisco Examiner. 1951. Fort Ord Will Get Stadium. San Francisco Page 4. · 3 Feb 1951. Pages 1 and 4 A Available on [www.Newspapers.com](http://www.Newspapers.com). Accessed on Jun 11, 2021.
- San Francisco Examiner. 1958. Army Asks OK on \$124,000,000 for Fort Ord Buildings. San Francisco. Section 2. Page. 4. Available on [www.Newspapers.com](http://www.Newspapers.com). Accessed July 18, 2021.
- Swernoff, Michael. 1982. *Predictive Model of Cultural Resources at Fort Ord: A Reconnaissance Cultural Survey of Fort Ord, California*. Prepared under the Direction of the Department of the Army, Sacramento District Corps of Engineers, Contract #DACA05-800-C-0228, by Professional Analysts. Report on file as S-005210 at the CHRIS Northwest Information Center, Sonoma State University, Rohnert Park, CA.
- U.S. Army. 1977. Post Map Main Garrison Area. Fort Ord, California. Drawing number G-950. Accessed in person at the Chamberlain Library on June 15, 2021.
- U.S. Census. US. Census Quick Facts. "Marina, CA". Accessed September 10, 2021: <https://www.census.gov/quickfacts/marinacalifornia>

- UCSB (University of California, Santa Barbara). 2021. Historic Aerial Photographs of 100 Campus Center, Seaside, CA 93955 dating from 1941, 1956, 1971, 1987, and 1998. Map & Imagery Laboratory (MIL) UCSB Library, Electronic Resource. Accessed June 10, 2021. [http://mil.library.ucsb.edu/ap\\_indexes/FrameFinder](http://mil.library.ucsb.edu/ap_indexes/FrameFinder).
- Vasche, J. Burton. 1959. "The California State Colleges: Their History, Organization, Purposes, and Programs." in California
- Waite, Philip R. 1995. *A Cultural Resources Survey of 783 Hectares, Fort Ord, Monterey County, California*. Prepared by Geo-Marine, Inc. for Tri-Services Cultural Resources Research Center, Construction Engineering Research laboratory. Miscellaneous Report of Investigations No. 67. Report on file as S-018372 at the CHRIS Northwest Information Center, Sonoma State University, Rohnert Park, CA.
- Walch, Bob. 2004. An Army Historian's Pictorial Take on Fort Ord. Monterey County NOW. Accessed July 12, 2021. Available at: [https://www.montereycountyweekly.com/news/local\\_news/an-army-historian-s-pictorial-take-on-fort-ord/article\\_6e8b0250-9c38-5ca4-a4a4-f93d42d65a11.html](https://www.montereycountyweekly.com/news/local_news/an-army-historian-s-pictorial-take-on-fort-ord/article_6e8b0250-9c38-5ca4-a4a4-f93d42d65a11.html).
- Webb Spinner, The. 1952-1954. Webb Spinner Volume for 1952-1954. Del Webb Sun Cities Museum Collection. Accessed June 30, 2021. Accessed at: <https://delwebbsuncitiesmuseum.org/newsletters-webb-spinners/>
- Whaley, Derek. 2015. "East Monterey & Seaside." Santa Cruz Trains: Railroads of the Monterey Bay Area. July 20, 2015. Accessed online: <https://www.santacruztrains.com/2015/07/east-monterey-seaside.html>.

# Appendix A

---

## Preparer's Qualifications

# Sarah Corder, MFA

---

## Historic Built Environment Lead

Sarah Corder (*SARE-uh COR-der; she/her*) is an architectural historian with 17 years' experience throughout the United States in all elements of cultural resources management, including project management, intensive-level field investigations, architectural history studies, and historical significance evaluations in consideration of the California Register of Historical Resources (CRHR), the National Register of Historic Places (NRHP), and local-level evaluation criteria. Ms. Corder has conducted hundreds of historical resource evaluations and developed detailed historic context statements for a multitude of property types and architectural styles, including private residential, commercial, industrial, educational, and agricultural properties. She has also provided expertise on numerous projects requiring conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Ms. Corder meets the Secretary of the Interior's Professional Qualification Standards for both Architectural History and History. She has experience preparing environmental compliance documentation in support of projects that fall under the California Environmental Quality Act (CEQA)/National Environmental Policy Act (NEPA), and Sections 106 and 110 of the National Historic Preservation Act.

## Relevant Experience

**Riverside City College Life Science/Physical Science Reconstruction Project, Riverside Community College District, Riverside, California.** Dudek was retained by the Riverside Community College District to complete a cultural resources technical report for the Life Science/Physical Science Reconstruction Project in the City of Riverside, California. The report included the results of a California Historical Resources Information System (CHRIS) records search; a pedestrian survey of the project site by a qualified architectural historian; building development and archival research; development of an appropriate historic context for the project site; and recordation and evaluation of two (2) educational/institutional properties and one (1) mural over 45 years old for historical significance and integrity in consideration NRHP, CRHR, and local designation criteria and integrity requirements. Responsibilities for the project include archival research, co-authorship of the report, and preparation of Department of Parks and Recreation Series 523 Forms (DPR forms), and quality assurance/quality control of work products. (2020)

**Integrity Assessment and Comparative Analysis for Confidential Education Project, Confidential Client, Santa Barbara, California.** Dudek prepared a memorandum that provides a comparative analysis and detailed account of alterations made to a confidential educational property located in the City of Santa Barbara, California. This analysis was designed to facilitate future significance evaluations with regard to the property's physical integrity and architectural merit. Responsibilities included project management, field survey, archival research, and preparation of the technical memorandum. (2019-2020)

### *Education*

*Savannah College of Art and Design*

*MFA, Historic Preservation, 2004*

*Bridgewater College*

*BA, History, 2002*

### *Professional Affiliations*

*National Trust for*

*Historic Preservation*

*Los Angeles Conservancy*

*California Preservation Foundation*

*Society for Architectural Historians*

**San Francisco State University Master Plan EIR, San Francisco State University, City of San Francisco, California.** Dudek was retained to evaluate all buildings and structures on campus over 45 years old that were proposed for demolition or substantial alteration as part of the proposed Master Plan Program. The study entailed conducting archival and building development research, a records search, detailed impacts assessment, and development of mitigation measures for project conformance with the Secretary of the Interior's Standards for Rehabilitation. Responsibilities included field survey leadership, archival research, evaluation of built environment resources, co-authorship of the technical report, and preparation of DPR forms. (2019)

**Castilleja Master Plan and Conditional Use Permit Project, City of Palo Alto, California.** Dudek was retained by the City of Palo Alto to conduct a cultural resources study for the Castilleja Master Plan and Conditional Use Permit project. The proposed project would allow for an increase in student enrollment and expand the existing campus by demolishing existing buildings, constructing a new building and a new below-grade parking structure, and increasing the amount of open space. The study included a historical significance evaluation of the campus and related buildings and structures for the private all-girls school for grades 6–12. The school has been educating 6th- to 12th-grade girls since 1907 and has been located at the current site since 1910. The school's facilities include administrative buildings, a chapel theater, classrooms, a gymnasium, a pool, an aboveground parking area, a playing area, and a track. All buildings and structures within the proposed project site that were constructed at least 45 years ago were photographed, researched, and evaluated in consideration of CRHR and City designation criteria and integrity requirements. Responsibilities included field survey, background research, preparation of DPR forms for the evaluation of built resources, and co-authorship of the cultural resources report. (2019)

**CSU Chico College Park Demolition Project, CSU Chico, Butte County, California.** Dudek was retained by CSU Chico to complete a cultural resources study for a project that proposes demolition of 10 single-family residences near the CSU Chico campus. The study involved completion of a CHRIS records search; a pedestrian survey of the project area for built-environment resources; archival and building development research for each property; outreach with local libraries, historical societies, and advocacy groups; and a historic context and evaluation of 10 properties for historical significance. Responsibilities included co-authorship of the technical report, evaluation of built environment resources, field survey, archival research, and preparation of DPR forms. (2018)

**Castilleja School Project, City of Palo Alto, California.** Dudek was retained by the City of Palo Alto to conduct a cultural resources study for the Castilleja Master Plan and Conditional Use Permit project. The study included a historical significance evaluation of the campus and related buildings and structures. Responsibilities included field survey, background research, preparation of DPR forms for the evaluation of built resources, and co-authorship of the cultural resources report. (2017)

**CSU Chico Siskiyou Hall Project, CSU Chico, Butte County, California.** Dudek was retained by CSU Chico to complete a historic resources technical report for Siskiyou Hall. The study involved a pedestrian survey of the project area for built-environment resources, conducting archival and building development research, and completing a historic context and evaluation of the property for historical significance. Responsibilities included field survey, contributions to the technical report, and archival research. (2017)

**Fullerton College Facilities Master Plan Program EIR, North Orange County Community College District, City of Fullerton, California.** The district contracted Dudek to evaluate all buildings and structures on campus over 45 years old that were proposed for demolition or substantial alteration as part of the proposed Master Plan Program. The study entailed conducting archival and building development research, a records search, detailed impacts assessment, and development of mitigation measures for project conformance with the Secretary of the Interior's Standards for Rehabilitation. As a result of the significance evaluation, three historic districts and one individually eligible building were identified within the project area. Responsibilities included archival research, field survey, and co-authorship the technical report. (2017)



# Adrienne Donovan Boyd, MSHP

---

## Architectural Historian

Adrienne Donovan-Boyd (*AY-dree-en DON-uh-vin BOID; she/her*) is an architectural historian with significant experience in Oregon and the Pacific Northwest. Ms. Donovan-Boyd has 15 years' experience in all elements of cultural resources management, including intensive- and reconnaissance-level field investigations, architectural history studies, and historical significance evaluations for compliance projects, the National Register of Historic Places (NRHP), and local landmark designations. She is a very skilled researcher, adept at evaluation of historic properties and an experienced author of historical resources evaluation reports, findings of effect documentation for Sections 106 and 110 of the National Historic Preservation Act, historic context statements, and management plans for historic properties. Ms. Donovan-Boyd meets the Secretary of the Interior's Professional Qualification Standards for architectural history and also maintains a strong professional relationship with State Historic Preservation Office staff in Washington and Oregon.

### **Education**

*University of Oregon  
MS, Historic Preservation, 2009*

*Portland State University  
BA, Community Development, 2006*

Ms. Donovan-Boyd has completed numerous projects requiring compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Her recent work at the University of Oregon's The Shire, a John Yeon-designed historic landscape in the Columbia River Gorge National Scenic Area, has focused on completing a cultural landscape report, including preparing a historic context statement, evaluation and analysis, and treatment protocols and procedures. Ms. Donovan-Boyd's National Register Nomination for the mid-century modern Amundsen House in Gresham, Oregon, was recently approved by the State Advisory Committee for Historic Preservation.

## Project Experience

### Cultural Resource Inventory and Evaluation

**Cultural Resources Report, Horning Tree Seed Orchard, Bureau of Land Management, Washington County, Oregon.** Served on an interdisciplinary team. Attended project meetings and contributed archival research, in-field research, geographic information system (GIS) data, and sections of the report including landscape descriptions, historic context section, significance evaluations, and recommendations. The project proposed that the site was eligible at the local and state level for the NRHP. (2020)

**Class III Inventory and Cultural Resources Report, Fish Springs Ranch, NextEra Energy, Washoe County, Nevada.** Served on a multidisciplinary team working on a Class III Inventory for the Fish Springs Ranch property. Contributed to archival research and co-authored the report, including the historic context section, significance evaluations, and recommendations. The project proposed that the historic period buildings remaining were not eligible for the NRHP. (2020)

**Cultural Landscape Report, The Shire, University of Oregon, Skamania County, Washington.** Served on a multidisciplinary team working for the University of Oregon on a Cultural Landscape Inventory for John Yeon's Columbia River Gorge property, The Shire. Contributed archival research, in-field research, GIS data, and sections of the report, including landscape descriptions, historic context section, existing conditions, significance

evaluations, and treatment recommendations. The project proposed that the site was eligible at the local and state level for the NRHP. (2019–2020)

**Cultural Resources Inventory, The Shire First Bay Shoreline Restoration Project, Skamania County, Washington.**

Served as architectural historian for the University of Oregon's project to conduct shoreline and habitat restoration at The Shire property in Skamania County. The project was subject to Section 106 review (lead agency: Federal Emergency Management Agency). Led the aboveground survey, conducted archival research, and co-authored the report with recommended determinations of eligibility and findings of effect. (2018–2019)

**Cultural Resources Services, U.S. Army Corps of Engineers (ACOE) Master Planning IDIQ, Portland District, Oregon.**

Served as architectural historian for the ACOE Portland District's Master Plan and integrated Environmental Assessment for the Mid-Columbia (Bonneville, The Dalles, John Day, and Willow Creek) and Rogue River (Lost Creek, Elk Creek, and Applegate) basin regions. Attended project meetings, conducted site visit reconnaissance surveys within the Lost Creek Project, and prepared the historic properties management plan for the Lost Creek Project. (2018)

**Cultural Resources Investigations, Mouth of the Columbia River South Jetty Rehabilitation Project, Clatsop County, Oregon.**

Served as architectural historian for the ACOE's proposed South Jetty rehabilitation within Fort Stevens State Park. The investigations involved inventorying and evaluating the South Jetty and a historic trails system. Evaluated the identified resources for the NRHP and co-authored the report. (2018)

**Intensive-Level Survey, Port of Portland World War II Hangers, Portland International Airport.** Conducted an intensive-level survey for two World War II Airport Hangers at the Portland International Airport and completed a cultural resource report with recommendations for the potential to list the structures on the NRHP. The hangers were significant for being the last remaining World War II constructed hangers on the Portland Airport Site. (2017)

**Lower Snake River Programmatic Environmental Impact Statement; Washington, Oregon, Idaho; ACOE.**

Researched and reported on historic built environment resources for the cultural resource sections for a programmatic Environmental Impact Statement related to the ACOE sediment management plan. The project area includes the Lower Snake River and four associated sub-basins: Clearwater River, Salmon River, Grande Ronde River, and Hells Canyon Reach of the Snake River. Made eligibility recommendation and co-authored the report. (2014)

**Reconnaissance-Level Inventory, Gresham, Oregon.** Conducted reconnaissance-level surveys for approximately 450 properties in the Centennial and Rockwood neighborhoods in Gresham, Oregon. Properties will be recorded in the Oregon State Historic Preservation Office's Historic Sites Database. (2020–Present)

**Reconnaissance-Level Inventory, Gresham, Oregon.** Conducted two reconnaissance-level surveys for approximately 57 properties in the Mt. Hood neighborhood and approximately 177 properties in the Kelly Creek neighborhood of Gresham, Oregon. Recorded all information in the Oregon State Historic Preservation Office's Historic Sites Database. (2017)

**Intensive-Level Inventory, Enterprise Cemetery, Enterprise, Oregon.** Conducted an intensive-level survey of the Enterprise Cemetery in Enterprise, Oregon. Conducted all field work, authored the report, and completed all necessary archival research to outline the cemetery's historic context. (2017)

**Intensive-Level Inventory, Roslyn, Washington.** Conducted intensive-level surveys of historic properties in Roslyn, Washington, in stages from 2012–2014. Recorded all information in the Washington Department of Archeology and Historic Preservation Office's online WISAARD Database. (2012–2014)

# Laura G. Carias, MA

---

## Architectural Historian

Laura Carias has over fifteen years of experience in the field of historic and cultural resources evaluation, identification, documentation, and preservation. Ms. Carias specializes in historic resources assessments including historic significance evaluations in consideration of the California Register of Historical Resources (CRHR) Register, and the National Register of Historic Places (NRHP), and local-level evaluation criteria. She also has experience in intensive-level field surveys, historic structure reports, design consultation, Historic American Buildings Survey and Historic American Engineering Record documentation, local Mills Act contracts, and local, state and nation landmark designations.

Ms. Carias meets the Secretary of the Interior's Professional Qualification Standards for Architectural History. She has experience preparing environmental compliance documentation in support of projects that fall under the California Environmental Quality Act (CEQA)/National Environmental Policy Act (NEPA), and Sections 106 of the National Historic Preservation Act (NHPA).

### **Education**

*California State University,  
Sacramento  
MA, Public History, 2004  
California State University,  
Dominguez Hills  
BA, History and Chicano Studies,  
2003*

### **Professional Affiliations**

*National Trust for Historic  
Preservation  
Los Angeles Conservancy  
California Preservation Foundation  
Society for Architectural Historians*

## Dudek Project Experience (2020-Present)

**123 Independence Drive Mixed-Use Project, Menlo Park, California. (2021).** Served as architectural historian and co-author of the Historical Resources Evaluation Report (report). The Sobrato Organization retained Dudek to prepare a cultural resources study in support of the 123 Independence Drive Mixed-Use Project located in the City of Menlo Park. The study included a pedestrian survey of the subject properties for buildings and structures over 45 years of age; building development and archival research for the identified properties located within the project site; recordation and evaluation of cultural resources identified within the study area for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and local eligibility criteria and integrity requirements; and an assessment of potential impacts to historical resources in conformance with CEQA and all applicable local municipal code and planning documents. Responsibilities included site specific background research, co-authoring the historic context covering the development of the site over time and preparation of significance evaluation.

**Historic Built Environment Evaluation Report for the Sycuan Fee to Trust Project, Sycuan Band of the Kumeyaay Nation Reservation, San Diego County, California (2020).** Dudek was retained by the Sycuan Band of the Kumeyaay Nation Reservation (Sycuan) to complete a Historic Properties Inventory and Evaluation Report for the proposed Sycuan Fee to Trust Project (Project), located on the within the vicinity of El Cajon, California in unincorporated San Diego County. The Project proposes a fee-to-trust transfer of five (5) parcels that cumulatively total approximately 40 acres. The transfer of land from Sycuan to the Bureau of Indian Affairs (BIA), the federal lead agency. Responsibilities for the project included: background research and authoring the cultural resources report.

**Mothballing Plan, Fort MacArthur World War I Cantonment Historic District, Los Angeles, California.** Dudek was retained to prepare a mothballing plan for the former military facility known as Fort MacArthur. The purpose of this Mothballing Plan was to document the existing conditions of the contributing buildings and to provide guidance and recommendations that LAUSD can employ for mothballing the district-contributing buildings that are not in active use in a manner consistent with National Park Service (NPS) Preservation Brief No. 31, *Mothballing Historic Buildings*. Responsible for field survey, recordation and documentation of existing conditions, and shared authorship of the Mothballing Plan. (2020-2021)

## Additional Work Experience (2004-2009)

### **Historic American Engineering Record**

#### **San Juan Bautista, California**

Authored Historic American Engineering Record for a former Southern California Edison 1917 substation. Documentation was successfully submitted to the Library of Congress. Prior to DUDEK, Chattel, Inc.

### **Department of Veterans Affairs West Los Angeles, Building 500 Building Replacement Project**

#### **Los Angeles, California**

Authored Finding of Effects report to satisfy Section 106 compliance for the West Los Angeles Veterans Affairs Historic District. The proposed project includes the addition of a new hospital and associated support buildings as well as the demolition of several non-contributing buildings. Prior to DUDEK, Chattel, Inc.

### **Second Church of Christ, Scientist, Historic Structure Report**

#### **Long Beach, California**

Compiled a Historic Structure Report to assist current owner in obtaining much needed funds for rehabilitation of 1914 church with extensive water damage. Prior to DUDEK, Chattel, Inc.

### **Sears Boyle Heights, Los Angeles, Federal Investment Tax Credit**

#### **Los Angeles, California**

Submitted and received conditional approvals on Part II Federal Investment Tax Credit application for former Sears, Roebuck and Company retail store and warehouse in Boyle Heights. Participated in design collaboration on rehabilitation of subject property as a mixed-use property with retail, creative office, and residential space. Prior to DUDEK, Chattel, Inc.

### **1311-1317 North Hayworth Avenue**

#### **West Hollywood, California**

Successfully designated a multi-family residence as a Cultural Resource and entered the property owner into a Mills Act historical property contract. Prior to DUDEK, Chattel, Inc.

### **Los Angeles Unified School District, Lincoln High School Small Learning Community Improvements**

#### **Los Angeles, California**

Historic resources assessment for Lincoln High School as part of the environmental compliance work performed for proposed landscaping and American Disabilities Act (ADA) compliance. Work was completed to confirm historic significance of school and character-defining features and document project conformance with the Secretary's Standards for Rehabilitation in support of Work compliance with California Environmental Quality Act (CEQA). Prior to DUDEK, Sapphos Environmental, Inc.

# Appendix B

---

DPR Forms

State of California & The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 15 \*Resource Name or #: (Assigned by recorder) Science Research Lab Annex

P1. Other Identifier: CSUMB Building 13

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Monterey County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Marina, CA Date 1995 T 15S; R 1E; NW ¼ of SW ¼ of Sec 6; Mount Diablo B.M.

c. Address 3700 6TH Avenue Seaside Zip 93955

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 607801 mE/ 4057011 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

The Science Research Lab Annex sits north of A Street, between 5<sup>th</sup> Avenue and 6<sup>th</sup> Avenue.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Science Research Lab Annex (CSUMB Building 13) is clustered with other classroom buildings southeast of the Main Quad on the California State University, Monterey Bay (CSUMB) campus. The one-story, utilitarian building with modern stylistic details has a rectangular floor plan with several small projections. The building appears to sit on a concrete slab foundation and the primary construction materials are CMU and cement. The perimeter of the building has simple landscaping on the east, west, and south elevations. A parking lot is located to the north of the building.

See Continuation Sheet.

\*P3b. Resource Attributes: (List attributes and codes) HP15. Educational building, HP34. Military property

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) south  
elevation, view looking  
northwest, Dudek(IMG 0716)

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both  
1963 (CSUMB Facilities)

\*P7. Owner and Address:  
CSUMB, 100 Campus Center,  
Seaside, CA. 93955

\*P8. Recorded by: (Name, affiliation, and address) Sarah Corder,  
Dudek, 725 Front St #400,  
Santa Cruz, CA 95060

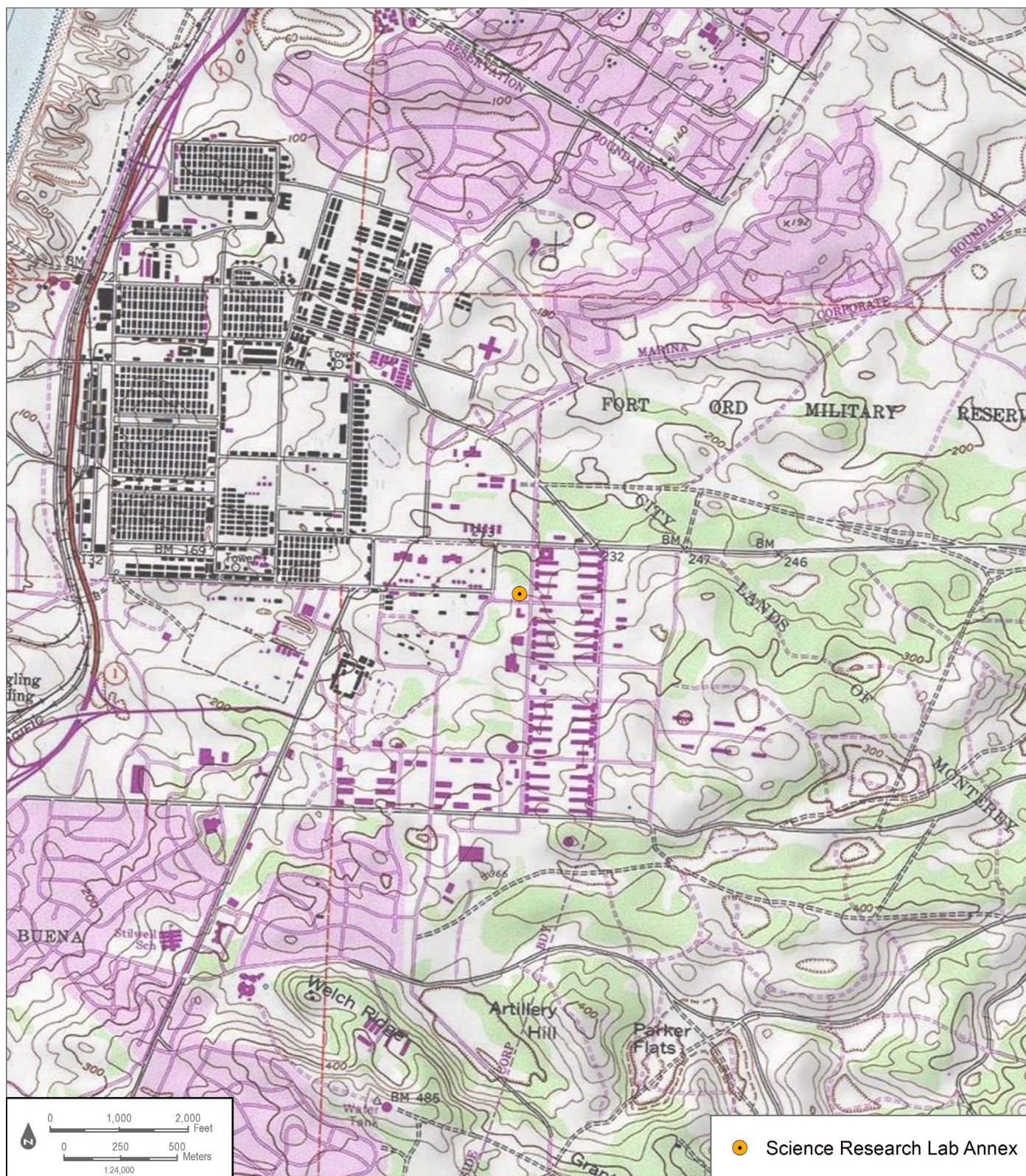
\*P9. Date Recorded: 6/14/2021

\*P10. Survey Type: (Describe)  
Intensive level

\*P11. Report Citation: (Cite survey report and other sources or enter none)

Dudek 2021. Built Environment Inventory and Evaluation Report for California State  
University, Monterey Bay

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):



# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) Science Research Lab Annex \*NRHP Status Code 6Z

Page 3 of 15

B1. Historic Name: Fort Ord Dental Clinic, Stone Dental Clinic

B2. Common Name: Science Research Lab Annex, CSUMB Building 13

B3. Original Use: Military Medical Clinic 4. Present Use: Classroom/Science Lab

\*B5. Architectural Style: Utilitarian

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Designed in 1963 and completed in 1964, the Science Research Lab Annex has been altered since its construction. Renovation and as-built drawings show alterations to the building took place in 1987 and 1995 (CSUMB Facilities 2021). In 1987, Fort Ord remodeled the building to move the dental clinic to the west side of the building and retrofit the east side of the building to accommodate a proposed blood donation clinic. Renovations included the demolition of interior walls and finishes, installation of new doors, the construction of a loading dock at the northwest corner, an addition of a ramp to the parking area, and the construction of a new concrete exit porch and stairs. In 1995, CSUMB installed a ramp on the east and west facades, new vents on the north elevation, a new window wall on the south elevation to the west of primary entrance and completed window alterations on the north elevation. At this time the building's use changed from a medical/dental building to a CSUMB classroom building with science labs (CSUMB Facilities 2021).

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_ \*B8. Related Features:

B9a. Architect: Milton T. Pflueger b. Builder: N/A

\*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

See Continuation Sheet.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: See Continuation Sheet.

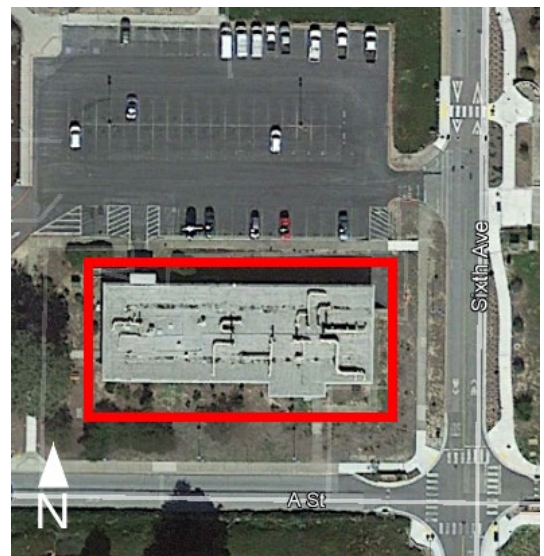
B13. Remarks:

\*B14. Evaluator: Adrienne Donovan-Boyd, MSHP

\*Date of Evaluation: July 20, 2021

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





## CONTINUATION SHEET

Property Name: Science Research Lab Annex

Page 4 of 15

### \*P3a. Description (continued):

The primary elevation faces south with a concrete path leading to the main entrance from A Street. The primary entrance is located offset to the east on the south elevation. The building has a flat roof with small eave overhangs. The main entrance consists of a pair of recently added metal-framed glazed doors, with a large, fixed transom. A fully glazed wall of windows is located to the west of the primary entrance. The exterior walls are varied, with the majority of the building constructed of CMU, with some concrete sections and some floor-to-ceiling windows.

Fenestration is irregular and includes horizontal pane 1/1 metal-framed, and metal-framed picture windows, and metal-framed casement windows. An ADA-accessible ramp is located on the north elevation leading to the parking area on the north elevation and a second ADA ramp and entrance are on the east elevation. Metal vents are located below the windows on the north elevation.



Figure 1. Main (south) elevation and entrance, looking northwest (IMG\_0715)

## CONTINUATION SHEET

Property Name: Science Research Lab Annex

Page 5 of 15



Figure 2. North elevation, looking southeast (IMG\_0746)

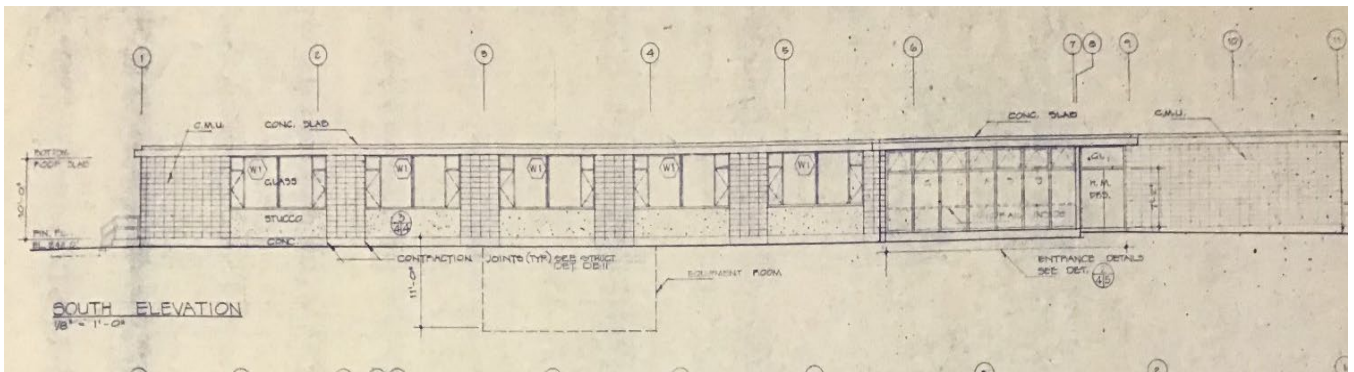


Figure 3. 1963 architectural drawing of the south elevation Science Research Lab Annex (CSUMB Facilities 2021)

### Alterations:

- Remodel to move the dental clinic to the west side of the building and retrofit the east side for the proposed blood donor's clinic. Renovations include the demolition of interior walls and finishes, installation of new doors and finishes, construction of loading dock at northwest corner and addition of ramp to parking, new concrete exit porch and stairs. (1987)
- New ramp on east and west elevations, new vents on north elevation, and new window wall added to south elevation, west of primary entrance, new lath, and plaster to match existing, window alteration on north elevation, replacement of window bank on south elevation (1995)
- Change in use from medical/dental building to Science Research Lab (1995)

## CONTINUATION SHEET

Property Name: Science Research Lab Annex

Page 6 of 15

### \*B10. Significance (continued):

#### Historical Overview of Fort Ord

The history of Fort Ord has been extensively documented in newspaper articles, websites, academic journals, and books. From its creation in 1917 to its closure in 1994, the base grew to become one of the largest training centers in the country. Its location was also reported to be the most attractive U.S. Army post, with easy access to the ocean and beautiful California weather.

The development periods in the history of Fort Ord were defined by Harold E. Raugh, Jr, a U.S. Army lieutenant colonel and historian with the Department of Defense. Since his retirement, Raugh served as the Chief Historian, for the Defense Logistics Agency, for the Department of Defense and, from 2006-2013, Raugh served as the Command Historian at the Defense Language Institute Foreign Language Center (DLIFLC) and the Presidio of Monterey, California. He received his PhD in history from the University of California, Los Angeles (Walch 2004). Raugh has authored numerous books including, *Fort Ord* (2004); *Presidio of Monterey* (2004); *Operation Joint Endeavor: V Corps in Bosnia-Herzegovina, 1995-1996* (2013); *The Raugh Bibliography of the Indian Mutiny 1857-1859* (2016); and *Wavell in the Middle East, 1939-1941: A study in Generalship*. Raugh defined four periods for the historic development of Fort Ord:

- 1917-1940 Camp Gigling to Camp Ord
- 1940-1945 Fort Ord and the 7th Infantry Division
- 1946-1976 The Cold War and Vietnam Eras
- 1974-1994 The Volunteer Army

These periods correspond to distinct eras in the history of the base and the U.S. Army (Raugh 2004: ii). The following sections provide a summary overview of each of these periods of development and their relevance to the area of Fort Ord now known as the CSUMB campus.

The full historic context of Fort Ord is represented in the report, *Built Environment Inventory and Evaluation Report for California State University, Monterey Bay* (Dudek 2021). The following presents only relevant historical and building typology information pertaining to the development of the Science Research Lab Annex.

#### Cold War and Vietnam Eras at Fort Ord (1946-1976)

This period of development between 1946 and 1976 was characterized by a massive operation to move the base out of its semi-permanent status and create a permanent outpost for active military personnel who were retained due to ongoing foreign conflicts.

In July of 1948, Harry S Truman signed Executive Order 9981, which officially ended segregation in the armed forces. The order stated that "there shall be equality of treatment and opportunity for all persons in the armed forces without regard to race, color, religion, or national origin" (National Archives Foundation 2021). Fort Ord became one of the first integrated training divisions in the United States. The Fort was touted as "pioneering to end all segregation" (The Pomona Progress Bulletin 1950: 4). In 1950, the Pomona Progress Bulletin reported that black and white soldiers at Fort Ord were "fighting side by side" and all the enlistees "trained together, slept in the same barracks, and eat the same messes" (The Pomona Progress Bulletin 1950: 4).

The end of World War II in 1945 did not bring lasting peace. The tenuous relationship between dominant nations in the communist East and free market West led to the beginning

## CONTINUATION SHEET

Property Name: Science Research Lab Annex

Page 7 of 15

of the Cold War. The Department of Defense maintained a robust fighting force during the Cold War, with more than 900,000 Army personnel retained during the 1950s (ACHP 2006). The ongoing global tensions and the number of active U.S. military personnel created a need for new permanent buildings and expanded military housing at Fort Ord.

In 1949, the Soviet-supported communist government of North Korea invaded American-supported South Korea, initiating the Korean War. Fort Ord was a primary staging area for the training of troops departing for the war (Castle 1990:3). By the 1950s, Fort Ord had become one of the largest basic training camps in the United States. In 1952, the military began a multi-million dollar building program to transform Fort Ord into a permanent post, including the development of permanent troop housing, and the construction of a guard house, stockade, and multiple warehouses. In January of 1952, military authorities announced the new construction program at Fort Ord was underway, with an estimated cost of \$26,650,600. More than half of the funds that were approved by Congress were "earmarked for new permanent troop housing" for more than 7,000 soldiers (The Webb Spinner 1952-54, Vol 6. No. 3:1).

The new troop housing was to be constructed of reinforced concrete, a departure from the wood buildings constructed before and during World War II. The plan called for three types of massive barracks, twenty-two were to house 225 enlisted men each, seven were to accommodate 165 men each, and nine were to house 105 men each (The Webb Spinner 1952-54, Vol 6. No. 3:3). The San Francisco District of the U.S. Army Corps of Engineers oversaw the construction project to completion. An additional \$1,349,700 was earmarked for the expansion of classroom and training facilities at Fort Ord, including a new battalion and regimental headquarters (The Californian 1952a:1 and The Californian 1952b:18). By March of 1952, another phase of the permanent army post transformation began with the construction of a guard house, stockade, warehouse, and other buildings (The Webb Spinner 1952-54, Vol 6. No. 3:1). This addition of permanent buildings continued into the late 1950s, when the Army requested \$124 million to replace all the wood World War II infrastructure at Fort Ord with concrete block and reinforced concrete (Madsen and Treffers 2019:6; San Francisco Examiner 1958:2-4). While many of the wood buildings remain today, this period saw the continuous addition of reinforced concrete permanent buildings across the Fort (Madsen and Treffers 2019:6).

Following the Korean War through the end of the conflict in Vietnam, Fort Ord served as an important training facility. In 1957, Fort Ord was designated as a U.S. Army Training Center for Infantry (Castle 1990: 4). The 7th Infantry Division was based at Fort Ord in 1975 (Cavanaugh 2000: 9). Fort Ord produced thousands of combat-ready troops during the conflict in Vietnam.

With the establishment of Fort Ord as a permanent Army base during this period, there was substantial building construction that led to the modernization of the base and its services. This development is closely related to the history of the current CSUMB campus. All the properties that are included as part of this built environment study were constructed during the Cold War and Vietnam Era period. Building development during this period was a substantial departure from the styles and materials used in the buildings constructed before World War II. Building during the period between 1946 and 1976 used reinforced concrete and concrete masonry unit (CMU). The buildings tended to be larger than those constructed in previous periods. Other development in this period included support service buildings and several types of medical buildings. Infrastructure was also improved at this time, with the introduction of paved streets and roadways, and the addition of several water tanks, water pumping plants, and warehouse buildings.

## CONTINUATION SHEET

Property Name: Science Research Lab Annex

Page 8 of 15

### **Science Research Lab Annex, 1964**

The Science Research Lab Annex building was designed by the San Francisco architectural firm of Milton T. Pflueger in 1963. The plan lists the building designer as "JRS" and "LBM" and notes the design was prepared under the direction of H.N. Turner (CSUMB Facilities 2021). The building was constructed in 1964. The original plans called for the interior space to have 28 dental chairs and was the first permanent dental clinic at Fort Ord. Additional permanent dental clinics were constructed at Fort Ord in 1964, 1970, and 1977, with additional funds for further clinic space requested in 1979 (MCA 1979:109). Renovation architectural drawings from 1987 show many of the interior walls were demolished to divide the building into two clinics, the Stone Dental Clinic and a blood donation center (CSUMB Facilities 2021). After Fort Ord closed in 1994, the building became part of the CSUMB campus and was altered to serve as classroom space designed for academic study and instruction. CSUMB facility plans show in 1995, the building was converted to a university science building and named the Science Research Lab Annex (CSUMB Facilities 2021).

### **Milton Pflueger**

Milton Theodore Pflueger was born in San Francisco in 1907. From 1925 to 1929, Pflueger worked as a draftsman for the architectural firm Bakewell & Brown. Around 1930, Pflueger began working for his older brother, Timothy Pflueger, who was a partner of architect J. R. Miller (OAC 2021). In 1940, Milton Pflueger went into partnership with his brother Timothy for several years until Timothy Pflueger died in 1946 (PCAD 2021). Milton Pflueger opened his own firm in the San Francisco Bay area. His more notable projects included: Richmond Memorial Civic Center (Richmond, CA), University of San Francisco Richard A. Gleeson Library (San Francisco, CA), the headquarters building for the Department of Motor Vehicles (Sacramento, CA), the Herbert C. Moffitt Hospital at the University of California Medical Center (San Francisco, CA), Alemany Housing Project (San Francisco, CA), the William F. Herrin laboratories, Herrin Hall, and Florence Moore Hall, all at Stanford University (Stanford, CA), Millberry Union UCSF Medical Center (San Francisco, CA), and Tulare Theater, (Tulare, CA) (OAC 2021 and PCAD 2021). Pflueger's firm is known to have designed the Science Research Annex building in the Built Environment ADI (CSUMB Facilities 2021).

### **Fort Ord Building Typology and Character-Defining Features**

Four categories of building types were identified for the purposes of this study. These are the Support Services Buildings, Medical Buildings, Hammerhead Buildings/Barracks, and Recreational Buildings. The following presents a discussion of the Medical building typology, as the Science Research Lab Annex is classified in this category. This section provides an overview and a detailed account of the specific character-defining features of Fort Ord's Cold War and Vietnam Era (1946-1976) medical buildings.

### **Medical Buildings**

Medical buildings constructed during the Cold War and Vietnam Eras (1946-1976) at Fort Ord have a variety of uses and functions that changed over the history of the base. One of the most common medical building types during this period were clinic buildings. In alignment with the typical planning, design, and materials of buildings constructed during this period of Fort Ord's history, these buildings are constructed with reinforced concrete and CMU and feature flat roofs with multi-light windows set on concrete sills. The Medical Buildings tended to have central entryways that opened into waiting areas, with smaller exam rooms behind reception areas. These buildings did not have a uniform design, unlike many of the other buildings at Fort Ord.

**CONTINUATION SHEET**

Property Name: Science Research Lab Annex

Page 9 of 15

**Character-Defining Features for the Medical Buildings**

The Medical Buildings originally exhibited the following specific character-defining features:

Character Aspect	Primary Character-Defining Features	Character-Defining Features
Shape and Plan	<ul style="list-style-type: none"> <li>• Simple rectangular form</li> <li>• Single story</li> </ul>	The overall shape and mass of the building with a central entrance opening to waiting areas.
Roof	<ul style="list-style-type: none"> <li>• Flat roof</li> <li>• Moderate or slight eave openings</li> <li>• No exposed rafters</li> </ul>	The Medical Buildings have flat roofs, with moderate or slight eave overhangs.
Openings	<ul style="list-style-type: none"> <li>• Entrances on the ground level</li> <li>• Multi-light windows or modern windows with protruding metal frames set on concrete sills</li> <li>• Public entrances and circulation patterns</li> </ul>	Window openings are uniform in size and placement, windows are multi-light, and set into concrete openings. Replaced windows are not considered character-defining features as they fall outside the period of significance.
Exterior Ornamentation	<ul style="list-style-type: none"> <li>• Minimal exterior ornamentation</li> <li>• Glass windows used as ornamentation</li> </ul>	The Medical Buildings were often specifically designed to serve specific functions. They have little to no decorative ornamentation, with windows in ribbons, or evenly spaced windows being the only decorative element.
Materials	<ul style="list-style-type: none"> <li>• Mass-produced and cost-effective materials</li> <li>• Concrete and CMU</li> <li>• Reinforced Concrete construction</li> </ul>	Medical Buildings have simple, utilitarian designs. Buildings were constructed using mass-produced and cost-effective building materials that were readily available at the time of construction. Buildings under the Medical Building type were constructed with reinforced concrete and CMU and were minimally decorated.

Alterations and demolitions over time have compromised the overall architectural integrity of this building type. The most common alterations observed for this building type include the following.

- Replacement windows
- ADA compliance measures such as ramps and doors
- HVAC systems and window units
- Infill of openings
- Interior renovations

## CONTINUATION SHEET

Property Name: Science Research Lab Annex

Page 10 of 15

### NRHP/CRHR Designation Criteria

In consideration of the Science Research Lab Annex's history and requisite integrity, Dudek recommends the building not eligible for listing in the NRHP and CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

#### **Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.**

The Science Research Lab Annex was constructed in 1964 during the period defined as the Cold War and Vietnam Eras (1946-1976) at Ford Ord. While this building is of historic age and was constructed during this important period of development in Fort Ord's history, it no longer retains enough integrity to convey its significance. One of the most notable elements of integrity that is compromised is the integrity of setting. Significant demolition, changes to circulation patterns, introduction of new buildings, and changes in use, all impact the campus's ability to convey significance from its time as an active Cold War and Vietnam Era military base. The loss of this overall integrity of setting adversely effects the Science Research Lab Annex, as individual buildings are no longer able to convey their collective history. Additionally, the subdivision of Fort Ord following its closure has also greatly impacted the integrity of feeling, association, and setting of the Cold War and Vietnam Era portions of the installation. In summary, the Science Research Lab Annex, is not able to convey its association with any extraordinary events or events occurring within the context of Cold War and Vietnam military Medical Buildings, the CSUMB Campus, or has an association with the broad patterns of history in Monterey County, the State of California, or the Nation. Dudek recommends the building is not eligible under NRHP/CRHR Criterion A/1.

#### **Criterion B/2: That are associated with the lives of persons significant in our past.**

To be found eligible under B/2 the building must be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Milton T. Pflueger was found to be the architecture firm responsible for the design, but the utilitarian building does not reflect on of his remarkable works. Archival research indicated that the Science Research Lab Annex building, originally called the Fort Ord Dental Clinic, was not directly associated with any other significant person or persons. As such this building is not known to have any historical associations with people important to the nation's or state's past. Due to a lack of identified significant associations with important persons in history, Dudek recommends the building is not eligible under NRHP/CRHR Criterion B/2.

#### **Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.**

The Science Research Lab Annex was added to Fort Ord in 1964. The building was designed by the Milton T. Pflueger Architectural Firm, of San Francisco, CA. The plan lists the building designer as "JRS" and "LBM" and notes the design was prepared under the direction of H. N. Turner (CSUMB Facilities 2021). Milton Theodore Pflueger lead a notable San Francisco architectural firm. He designed many distinguished buildings during his career, first with his older brother, and then as the head of his own firm.

While Pflueger may be a master architect, the Science Research Lab Annex, designed by his firm, is not one of the firm's notable buildings, nor was it a defining moment in the firm's career. The Science Research Lab Annex is a smaller, utilitarian building, with minimal detailing, and few stylistic features. The building appears to have been designed by "JRS" and "LBM" under the direction of H.N. Turner (CSUMB Facilities 2021). No further information was discovered during archival research about these designers.

## CONTINUATION SHEET

Property Name: Science Research Lab Annex

Page 11 of 15

The building is a ubiquitous building type that lacks high style components to set it apart from other buildings constructed throughout the State of California in the 1960s. Additionally, the Science Research Lab Annex, has undergone numerous alterations and changes to notable character-defining features including many replacement windows, enclosed openings, and changes to circulation patterns and use. Due to a lack of high artistic value, a lack of evidence suggesting this is a notable work of the Milton T. Pflueger Firm, and substantial alterations, Dudek recommends the building is not eligible under NRHP/CRHR Criterion C/3.

**Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.**

There is no evidence to suggest that this building has the potential to yield information important to state or local history. Therefore, Dudek recommends the building is not eligible under NRHP/CRHR Criterion D/4.

**California Historic Landmark Statement of Significance**

In consideration of the Science Research Lab Annex's history and requisite integrity, Dudek recommends the building not eligible for designation as a California Historic Landmark based on the following significance evaluation and in consideration of state eligibility criteria:

**The first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California).**

The Science Research Lab Annex was designed in 1963 and constructed in 1964. The building was constructed during the Cold War and Vietnam Eras (1946-1976) at Fort Ord. The Science Research Lab Annex appears to have been conceptualized by architects who worked for Milton Theodore Pflueger, a notable San Francisco architect. The building is a ubiquitous building type that lacks high style components to set it apart from other buildings constructed throughout the State of California in the 1960s. Therefore, Dudek recommends the building is not eligible for listing as a CHL under this criterion.

**Associated with an individual or group having a profound influence on the history of California.**

Archival research failed to indicate any significant associations between the Science Research Lab Annex and individuals or groups that profoundly influenced the history of California. The Science Research Lab Annex building was originally the Fort Ord Dental Clinic, to provide a service for military personnel. Milton T. Pflueger was found to be the architecture firm responsible for the design, but the utilitarian building does not reflect a remarkable project for the firm. No other individuals are known to have influenced the construction or use of this building. Therefore, Dudek recommends the building is not eligible for listing as a CHL under this criterion.

**A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder.**

The Science Research Lab Annex is neither a prototype or an outstanding example of a period, style, or architectural movement. It is a typical example of utilitarian military design and was constructed well after these designs had become popular in the 1950s. The building was designed to serve a utilitarian purpose. There are no identifying features on the building that would establish the connection to the notable work of a master architect in the State of California. Additionally, the building has been altered and it fails to sufficiently convey its significance. Therefore, Dudek recommends the building is not eligible for listing as a CHL under this criterion.



## CONTINUATION SHEET

Property Name: Science Research Lab Annex

Page 12 of 15

### Local Designation Criteria

Portions of the CSUMB campus are located within the boundaries of two cities, City of Seaside and the City of Marina, both of which evaluate historical resources in accordance with CEQA Guidelines. as presented above. The subject property, as discussed in the NRHP/CRHR/CHL criteria discussion above, does not rise to the necessary level of significance for local, state, or national designation. For these reasons, the subject property is recommended not eligible individually or as a component of a historic district under any of the NRHP/CRHR/CHL/local criteria.

Additionally, portions of the CSUMB campus are located in the County of Monterey and the campus is therefore subject to the regulations set forth in Chapter 18.25 of the Monterey County Code. The subject property, as discussed in the NRHP/CRHR/CHL criteria discussion above, does not rise to the necessary level of significance for state or national designation. For these same reasons, the subject property is also recommended not eligible individually or as a component of a historic district under any of the delineated County of Monterey review criteria categories that are addressed with the NRHP/CRHR/CHL criteria discussed above: A. Historical and Cultural Significance; B. Historic, Architectural, and Engineering Significance; or C. Community and Geographic Setting.

### Integrity Discussion

The Science Research Lab Annex was analyzed against the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. The building retains its integrity of location, as it has not been relocated. However, the integrity of setting has been compromised with the demolition of adjacent buildings, new constructions, and changes in paths of circulation throughout the campus. This change of use, from a Cold War and Vietnam Era military dental clinic to a classroom building for CSUMB also adversely effects the integrity of setting. The integrity of design, materials and workmanship are compromised, as replacement materials have been added throughout the building since its completion in 1964, including replacement of most of the original windows. As a result, the integrity of feeling is not intact, as the building is unable to convey the feeling of a 1960s military dental clinic. As the building does not possess historic significance, there is no historic association. While the building is in good condition, it does not possess integrity to convey significance or its temporal period.

### Summary of Evaluation Findings

Based on the significance evaluations and integrity analysis presented above, the Science Research Lab Annex does not appear to meet the NRHP, CRHR, CHL or local designation criteria. Therefore, Science Research Lab Annex is not considered a historical resource for purposes of CEQA.

## CONTINUATION SHEET

Property Name: Science Research Lab Annex

Page 13 of 15

### \*B12. References (continued):

- ACHP (Advisory Council on Historic Preservation). 2006. "Draft Program Comment Regarding Cold War Era Unaccompanied Personnel Housing." Federal Register: The Daily Journal of the United States Government. 12 April 2016. Accessed June 30, 2021 Available at: <https://www.federalregister.gov/documents/2006/04/12/06-3509/draft-program-comment-regarding-cold-war-era-unaccompanied-personnel-housing>
- Californian, The. 1940. "No More Camp Ord! It's Fort Ord Now! Stilwell in Command: Headquarters of General Located on Salinas Side." July 13, 1940. Salinas, California, pg. 1.
- Californian, The. 1951. Stadium Field House—Sixth Army Lets Ord Contract. March 20, 1951. P1. Accessed June 17, 2021. Available at: [Newspapers.com](http://Newspapers.com).
- Castle, Ted. 1990. "The March of Time." Fort Ord Panorama. September 21, 1990.
- Cavanaugh, Joe. 2000. *The Peace Dividend: Defense Conversion Through Higher Education*. The Leon Panetta Institute.
- Chamberlin Library. 2021. Fort Ord Working Papers. CSUMB Special Collections Box 6.42-01. Available at the Chamberlin Library, Seaside, California.
- CSUC (California State University, Chico). 2021a. "State Normal School at Chico." Accessed July 8, 2021. <https://www.csuchico.edu/traditions/history/normal-school.shtml>.
- CSUC. 2021b. "Chico State Teachers College." Accessed July 8, 2021. <https://www.csuchico.edu/traditions/history/teachers-college.shtml>
- CSUMB Facilities. 2021. Original As built and renovation architectural drawings on file with CSUMB facilities department. Accessed in person June 15-16, 2021.
- DLIFLC (Defense Language Institute Foreign Language Center). 2021. Command History Program. Accessed in person on June 15, 2021 and accessed online database collection online July 2021. Available at: <https://adli.pastperfectonline.com/>
- EA Engineering. 1991. Draft Final Fort Ord, California Base wide Remedial Investigation Feasibility Study. Volume 1 Literature Review and Base Inventory Report. Accessed on July 13, 2021. Available at: <https://www.fortordcleanup.com/documents/search/>
- Fresno Bee, The. 1951a. "Army Spokesman Are Defending Building of Fort Ord Stadium." January 12, 1951. Page 13. Accessed June 17, 2021.
- Fresno Bee, The. 1951b. "Army Spokesman Are Defending Building of Fort Ord Stadium." February 4, 1951. Page 27. Accessed June 17, 2021. Available at: [Newspapers.com](http://Newspapers.com).
- Gates, S., & Williams, H. 1957. The Armed Forces. The Annals of the American Academy of Political and Social Science, 313, 99-104. Accessed June 17, 2021. <http://proxy.multcolib.org:2052/stable/1031762>

## CONTINUATION SHEET

Property Name: Science Research Lab Annex

Page 14 of 15

- MacGregor Jr., Morris J. 1981. Integration of the Armed Forces, 1940-1965. Center of Military History, United States Army: Washington, D.C.
- Madsen, Alexandra and Steven Treffers. 2019. *Historic Resources Evaluation Memorandum for Hammerhead Barracks at Fort Ord, Monterey County, California*. Prepared by Rincon Consultants, Inc for City of Seaside, Community and Economic Development Department. November 4, 2019. Accessed June 28, 2021.  
[https://www.ci.seaside.ca.us/DocumentCenter/View/10674/9\\_App-S---HRE-Memo](https://www.ci.seaside.ca.us/DocumentCenter/View/10674/9_App-S---HRE-Memo)
- Military Museum. 2016. "Historic California Posts, Camps, Stations, and Airfields: Fort Ord." Accessed on June 19, 2021. <http://www.militarymuseum.org/FtOrd.html>
- National Archives Foundation. 2021. Executive Order 9981. Accessed June 29, 2021. Available at: <https://www.archivesfoundation.org/documents/executive-order-9981-ending-segregation-armed-forces/>
- NETR (Nationwide Environmental Title Research LLC). 2021. Historic Aerial Photographs of 100 Campus Center, Seaside, CA 93955 dating from 1956, 1968, 1981, 1998, 2005, 2009, 2010, 2012, 2014, 2016, and 2018. Accessed June 10, 2021.  
<https://www.historicaerials.com/viewer>
- OAC (Online Archives of California). 2021. Finding Aid for the Milton Pflueger drawings of the University of California, Berkeley Radiation Laboratory addition, 1961 0000276. <https://oac.cdlib.org/findaid/ark:/13030/c86w9bq9/>.
- PCAD (Pacific Coast Architecture Database). 2021. Database information for Milton Theodore Pflueger and Timothy Pflueger. Accessed July 7, 2021.  
<http://pcad.lib.washington.edu>
- Panorama. 1990. "50 Years and Counting..." September 21, 1990, pg. 2.
- Panorama. n.d. "Ford Ord in World War II." Historic California Posts: Fort Ord. Accessed on June 19, 2021. <http://www.militarymuseum.org/FtOrd.html>
- Park, R. 2015. "Happy and Cheerful in This Fine Camp": Sports, Recreation, and the United States Army at Fort Ord and Camp Roberts, 1940 to 1945. *Journal of Sport History*, 42(1), 21-37. Accessed on June 18, 2021, from  
<https://www.jstor.org/stable/10.5406/jsporhistory.42.1.21>
- Pomona Progress Bulletin. 1950. War Solving Racial Problems. August 24, 1950. Page 4. Accessed June 29, 2021. Available at: [Newspapers.com](http://www.newspapers.com).
- Quartermaster Review, The. 1940. "Army Construction Underway at Camp Ord, California." Volume XX. No 3. November-December. On file at the Chamberlin Library, Ord Military Community.
- Raugh, Harold E. 2004. Fort Ord. Charleston, SC: Arcadia.
- Salinas Morning Post. 1940. "\$2,766,000 in Building Authorized—Ord Contracts Let." August 21, 1940. Salinas, CA. pg. 1.
- San Francisco Examiner. 1951. Fort Ord Will Get Stadium. San Francisco Page 4. · 3 Feb 1951. Pages 1 and 4 A Available on [www.Newspapers.com](http://www.newspapers.com). Accessed on Jun 11, 2021.

## CONTINUATION SHEET

Property Name: Science Research Lab Annex

Page 15 of 15

San Francisco Examiner. 1958. Army Asks OK on \$124,000,000 for Fort Ord Buildings. San Francisco. Section 2. Page. 4. Available on [www.Newspapers.com](http://www.Newspapers.com). Accessed July 18, 2021.

Vasche, J. Burton. 1959. "The California State Colleges: Their History, Organization, Purposes, and Programs." in California

U.S. Army. 1977. Post Map Main Garrison Area. Fort Ord, California. Drawing number G-950. Accessed in person at the Chamberlain Library on June 15, 2021.

Walch, Bob. 2004. An Army Historian's Pictorial Take on Fort Ord. Monterey County NOW. Accessed July 12, 2021. Available at:  
[https://www.montereycountyweekly.com/news/local\\_news/an-army-historian-s-pictorial-take-on-fort-ord/article\\_6e8b0250-9c38-5ca4-a4a4-f93d42d65a11.html](https://www.montereycountyweekly.com/news/local_news/an-army-historian-s-pictorial-take-on-fort-ord/article_6e8b0250-9c38-5ca4-a4a4-f93d42d65a11.html)

State of California & The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 15 \*Resource Name or #: (Assigned by recorder) Beach Hall

P1. Other Identifier: CSUMB Building 21

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Monterey County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Marina, CA Date 1995 T 15S; R 1E; NE ¼ ■ of SE ¼ ■ of Sec 1; Mount Diablo B.M.

c. Address 3716 First Street Seaside Zip 93955

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 607323 mE/ 4057010 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

Beach Hall sits south of Divarty Street, east of Engineer Lane.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Beach Hall (CSUMB Building 21) is a one-story utilitarian building has a rectangular floor plan and a concrete block structural system. The south-facing main elevation is symmetrical. It is covered by a moderately pitched side-gabled roof clad with composition shingles. The south main entrance is located centrally and is flanked by two squared projections and capped by a gabled, glazed dormer. The main entrance consists of recently added metal-framed double-glazed doors with sidelights and topped with a transom. Secondary doors are located to the far east and west ends of the main elevation.

**Continuation Sheet**

\*P3b. Resource Attributes: (List attributes and codes) HP15. Educational building/HP34 Military property

\*P4. Resources Present:  Building

Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) south elevation, view looking north, Dudek (IMG 0302)

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Other 1953 (CSUMB Facilities)

\*P7. Owner and Address: CSUMB, 100 Campus Center, Seaside, CA. 93955

\*P8. Recorded by: (Name, affiliation, and address) Sarah Corder, Dudek, 725 Front St #400, Santa Cruz, CA 95060

\*P9. Date Recorded: 6/14/2021

\*P10. Survey Type: (Describe) Intensive level

\*P11. Report Citation: (Cite survey report and other sources or enter none) Dudek 2021. Built

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

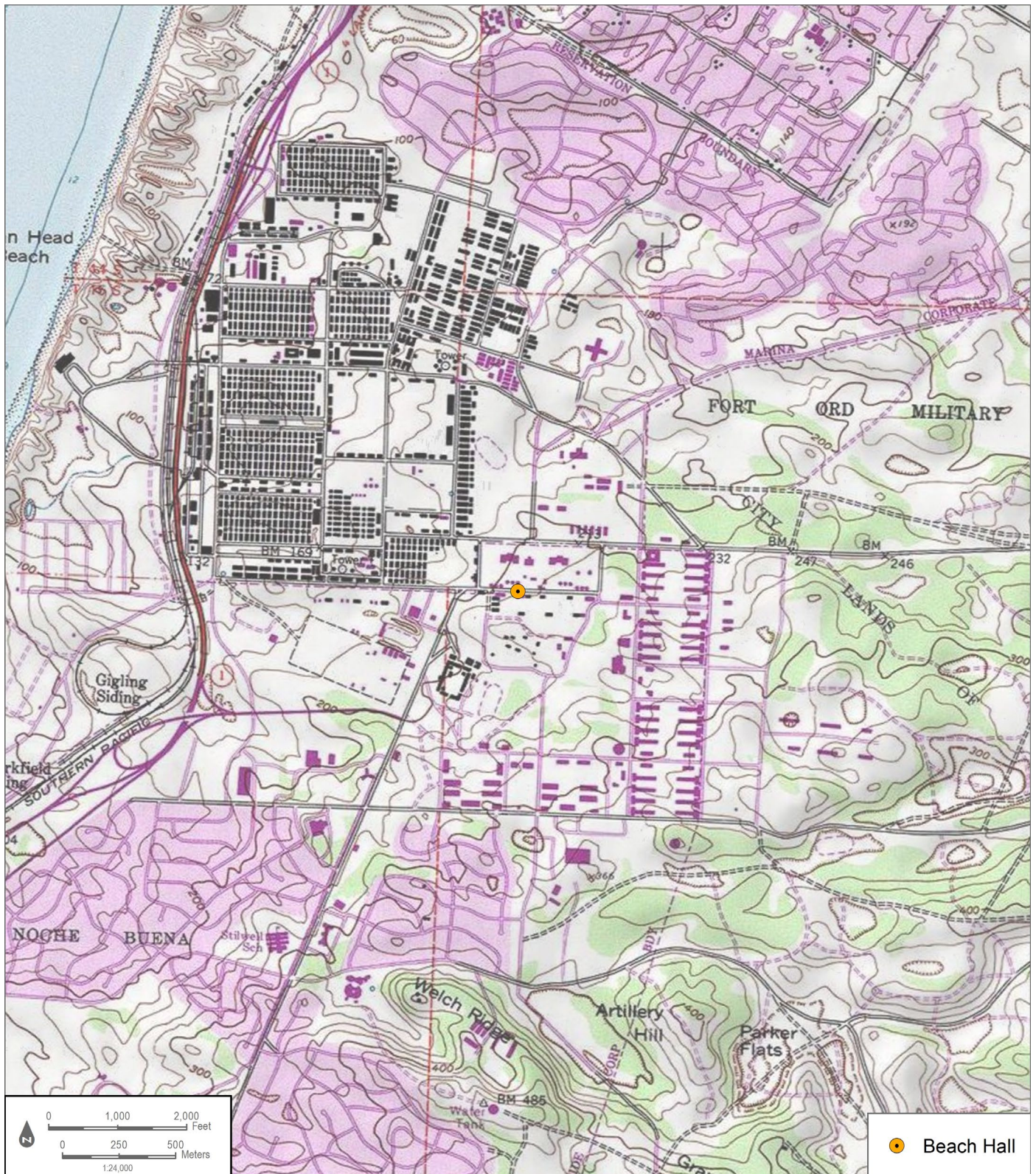


Environment Inventory and Evaluation Report for California State University, Monterey Bay.

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_



# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) Beach Hall \*NRHP Status Code 6Z

Page 3 of 15

B1. Historic Name: Permanent Troop Spaces and Support Facilities Classroom

B2. Common Name: Beach Hall (CSUMB Building 21)

B3. Original Use: Military Classroom 4. Present Use: Student Services

\*B5. Architectural Style: Utilitarian

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Designed in 1953 and completed in 1954, Beach Hall has undergone several alterations. Renovation and as-built drawings show alterations to the Beach Hall took place in 1995. Changes include the addition of gabled roof to south elevation and substantial changes to fenestration (CSUMB Facilities 2021).

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_ \*B8. Related Features:

B9a. Architect: Robert Stanton b. Builder: Unknown

\*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

See Continuation Sheet.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: See Continuation Sheet.

B13. Remarks:

\*B14. Evaluator: Laura Carias, MA

\*Date of Evaluation: July 20, 2021

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Beach Hall

Page 4 of 15

**\*P3a. Description (continued):**

Windows are recently added metal-framed, one-over-one, fixed, and awning windows. A single column of cinderblocks is located between every second window on the main (south) and rear (north) elevation. The fenestration pattern is repeated on the rear elevation. It appears that the westernmost window at the rear elevation was once a door as a pedestrian walkway leads directly up to it. Other alterations include the infill of a centrally located door and windows that flanked it on the rear elevation, added central gabled projection on the main elevation, and recently added main door and all windows.



Figure 1. Main (south) elevation, looking north (IMG\_0302)



## CONTINUATION SHEET

Property Name: Beach Hall

Page 5 of 15



Figure 2. North elevation, looking south (IMG\_0314)

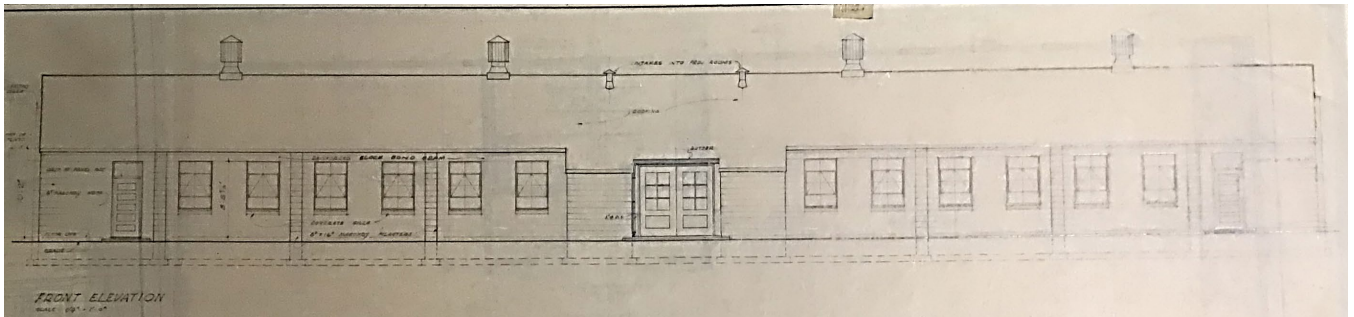


Figure 3. 1953 architectural drawing of the primary elevation of a typical Support Services Building, the design used for Beach Hall (CSUMB Facilities 2021)

### Known and Observed Alterations:

- Replaced original windows with metal sash fixed and awning windows (1995)
- Replaced original windows with contemporary glazed double doors, sidelights and transom window (1995)
- Various filled in windows and doors (1995)
- Added gable projection on south elevation (1995)
- Change of circulation within building as doorways were converted to windows (1995)

## CONTINUATION SHEET

Property Name: Beach Hall

Page 6 of 15

### \*B10. Significance (continued):

#### Historical Overview of Fort Ord

The history of Fort Ord has been extensively documented in newspaper articles, websites, academic journals, and books. From its creation in 1917 to its closure in 1994, the base grew to become one of the largest training centers in the country. Its location was also reported to be the most attractive U.S. Army post, with easy access to the ocean and beautiful California weather.

The development periods in the history of Fort Ord were defined by Harold E. Raugh, Jr, a U.S. Army lieutenant colonel and historian with the Department of Defense. Since his retirement, Raugh served as the Chief Historian, for the Defense Logistics Agency, for the Department of Defense and, from 2006-2013, Raugh served as the Command Historian at the Defense Language Institute Foreign Language Center (DLIFLC) and the Presidio of Monterey, California. He received his PhD in history from the University of California, Los Angeles (Walch 2004). Raugh has authored numerous books including, Fort Ord (2004); Presidio of Monterey (2004); Operation Joint Endeavor: V Corps in Bosnia-Herzegovina, 1995-1996 (2013); The Raugh Bibliography of the Indian Mutiny 1857-1859 (2016); and Wavell in the Middle East, 1939-1941: A study in Generalship. Raugh defined four periods for the historic development of Fort Ord:

- 1917-1940 Camp Gigling to Camp Ord
- 1940-1945 Fort Ord and the 7th Infantry Division
- 1946-1976 The Cold War and Vietnam Eras
- 1974-1994 The Volunteer Army

These periods correspond to distinct eras in the history of the base and the U.S. Army (Raugh 2004: ii).

The full historic context of Fort Ord is represented in the report, Built Environment Inventory and Evaluation Report for California State University, Monterey Bay (Dudek 2021). The following presents only relevant historical and building typology information pertaining to the development of Beach Hall.

#### Cold War and Vietnam Eras at Fort Ord (1946-1976)

This period of development between 1946 and 1976 was characterized by a massive operation to move the base out of its semi-permanent status and create a permanent outpost for active military personnel who were retained due to ongoing foreign conflicts.

In July of 1948, Harry S Truman signed Executive Order 9981, which officially ended segregation in the armed forces. The order stated that "there shall be equality of treatment and opportunity for all persons in the armed forces without regard to race, color, religion, or national origin" (National Archives Foundation 2021). Fort Ord became one of the first integrated training divisions in the United States. The Fort was touted as "pioneering to end all segregation" (The Pomona Progress Bulletin 1950: 4). In 1950, the Pomona Progress Bulletin reported that black and white soldiers at Fort Ord were "fighting side by side" and all the enlistees "trained together, slept in the same barracks, and eat the same messes" (The Pomona Progress Bulletin 1950: 4).

The end of World War II in 1945 did not bring lasting peace. The tenuous relationship between dominant nations in the communist East and free market West led to the beginning of the Cold War. The Department of Defense maintained a robust fighting force during the Cold War, with more than 900,000 Army personnel retained during the 1950s (ACHP 2006). The ongoing global tensions and the number of active U.S. military personnel created a

## CONTINUATION SHEET

Property Name: Beach Hall

Page 7 of 15

need for new permanent buildings and expanded military housing at Fort Ord.

In 1949, the Soviet-supported communist government of North Korea invaded American-supported South Korea, initiating the Korean War. Fort Ord was a primary staging area for the training of troops departing for the war (Castle 1990:3). By the 1950s, Fort Ord had become one of the largest basic training camps in the United States. In 1952, the military began a multi-million dollar building program to transform Fort Ord into a permanent post, including the development of permanent troop housing, and the construction of a guard house, stockade, and multiple warehouses. In January of 1952, military authorities announced the new construction program at Fort Ord was underway, with an estimated cost of \$26,650,600. More than half of the funds that were approved by Congress were "earmarked for new permanent troop housing" for more than 7,000 soldiers (The Webb Spinner 1952-54, Vol 6. No. 3:1).

The new troop housing was to be constructed of reinforced concrete, a departure from the wood buildings constructed before and during World War II. The plan called for three types of massive barracks, twenty-two were to house 225 enlisted men each, seven were to accommodate 165 men each, and nine were to house 105 men each (The Webb Spinner 1952-54, Vol 6. No. 3:3). The San Francisco District of the U.S. Army Corps of Engineers oversaw the construction project to completion. An additional \$1,349,700 was earmarked for the expansion of classroom and training facilities at Fort Ord, including a new battalion and regimental headquarters (The Californian 1952a:1 and The Californian 1952b:18). By March of 1952, another phase of the permanent army post transformation began with the construction of a guard house, stockade, warehouse, and other buildings (The Webb Spinner 1952-54, Vol 6. No. 3:1). This addition of permanent buildings continued into the late 1950s, when the Army requested \$124 million to replace all the wood World War II infrastructure at Fort Ord with concrete block and reinforced concrete (Madsen and Treffers 2019:6; San Francisco Examiner 1958:2-4). While many of the wood buildings remain today, this period saw the continuous addition of reinforced concrete permanent buildings across the Fort (Madsen and Treffers 2019:6).

Following the Korean War through the end of the conflict in Vietnam, Fort Ord served as an important training facility. In 1957, Fort Ord was designated as a U.S. Army Training Center for Infantry (Castle 1990: 4). The 7th Infantry Division was based at Fort Ord in 1975 (Cavanaugh 2000: 9). Fort Ord produced thousands of combat-ready troops during the conflict in Vietnam.

With the establishment of Fort Ord as a permanent Army base during this period, there was substantial building construction that led to the modernization of the base and its services. This development is closely related to the history of the current CSUMB campus. All the properties that are included as part of this built environment study were constructed during the Cold War and Vietnam Era period. Building development during this period was a substantial departure from the styles and materials used in the buildings constructed before World War II. Building during the period between 1946 and 1976 used reinforced concrete and concrete masonry unit (CMU). The buildings tended to be larger than those constructed in previous periods. Other development in this period included support service buildings and several types of medical buildings. Infrastructure was also improved at this time, with the introduction of paved streets and roadways, and the addition of several water tanks, water pumping plants, and warehouse buildings.

### **Beach Hall, 1954**

Constructed in 1954, Beach Hall (21) was designed by Robert Stanton, Monterey Bay architect (CSUMB Facilities 2021). It was one of several identical buildings described as "permanent troop spaces and supporting facilities/classrooms" designed for Fort Ord

## CONTINUATION SHEET

Property Name: Beach Hall

Page 8 of 15

(CSUMB Facilities 2021). The building first appears in a 1956 aerial photograph as a long, rectangular plan, gable-ended building with a south-facing entrance on the south side of Divarty Street (UCSB 2021). This building floor plan appears unchanged between 1956 and 2005 (NETR 2021). The area surrounding this building appears to have changed, as all the buildings north of Divarty Street to the north were demolished circa 1971-81 (UCSB 2021, NETR 2021). Although parking lots south of Beach Hall appear unchanged since 1956, they have been repaved. Between 2005 and 2009, two buildings to the southwest, along Engineer Lane were demolished (NETR 2021). Between the 2014 and 2016 aerial photographs, the College of Arts, Humanities, and Social Sciences (504) building was erected, due east of Beach Hall (NETR 2021). The circulation pattern in and out of the building was likely changed during a 1995 interior remodel when windows were converted into doors on the north elevation. Before 2005, the gabled addition over the primary entrance was added (NETR 2021). No other changes were noted.

### **Robert Stanton**

Robert Stanton was born in Detroit, Michigan in 1900. He served briefly in the U.S. Navy during World War I and then graduated from high school in Los Angeles and went on to complete his education at University of California at Berkeley. After graduation he worked with renowned architect, Wallace Neff. Neff appointed Stanton as project supervisor on several projects and Stanton earned his architecture license in 1934. Stanton moved to Monterey Bay in 1935 and went on to design a variety of residential, commercial, and public buildings in the area. Two of his buildings, the Monterey County Courthouse and the King City High School Auditorium have been listed on the NRHP (Hiller 2007:8-4). Robert Stanton was known to have designed a plan for classroom buildings at Fort Ord that was used for at least four buildings on campus (CSUMB Facilities 2021).

### **Fort Ord Building Typology and Character-Defining Features**

Four categories of building types were identified for the purposes of this study. These are the Support Services Buildings, Medical Buildings, Hammerhead Buildings/Barracks, and Recreational Buildings. The following presents a discussion of the Support Services building typology, as Beach Hall is classified in this category. This section provides a detailed account of the specific character-defining features of Fort Ord Cold War and Vietnam Era (1946-1976) Support Services buildings.

#### **Building Typology: Support Services Buildings**

Support Services Buildings constructed during the Cold War and Vietnam Eras (1946-1976) at Fort Ord have a variety of uses and functions that changed over the history of the base. The buildings tended to have central entryways that opened into hallways, with classrooms lining the halls. In alignment with the typical planning, design, and materials of buildings from this period of Fort Ord's history, these buildings are constructed with reinforced concrete and CMU and feature gable roofs with multi-light windows with concrete sills. These buildings have a uniform design, like many of the other buildings at Fort Ord.

After Fort Ord closed in 1994, these support services buildings became part of the CSUMB campus. With the shift to campus use, many of the buildings were altered to fit the needs of CSUMB. Beach Hall's building footprint appears unchanged between 1956 and the present, however the circulation pattern of the building's interior changed during a 1995 remodel when some windows were converted to doors on the north elevation, and a gable roof was added over the primary door (CSUMB Facilities 2021; NETR 2021).

#### **Character-Defining Features for the Support Services Buildings**

The Support Services Buildings originally exhibited the following specific character-defining features:

**CONTINUATION SHEET**

Property Name: Beach Hall

Page 9 of 15

Character Aspect	Primary Character-Defining Features	Character-defining features
Shape and Plan	<ul style="list-style-type: none"> <li>• Simple rectangular form</li> <li>• Single story</li> </ul>	The overall shape and mass of the building are considered a primary character-defining feature of the support services buildings. The plan should be rectangular in form.
Roof	<ul style="list-style-type: none"> <li>• Flat or gable roof</li> <li>• small eave overhangs</li> <li>• No exposed rafters</li> </ul>	Support service buildings from this period have gable roof forms, with slight eave overhangs.
Openings	<ul style="list-style-type: none"> <li>• Public entrances and circulation patterns</li> </ul>	Window openings are generally uniform in size and placement, windows are multi-light, and set into concrete openings. Replaced windows are not considered character-defining features as they fall outside the period of significance.
Exterior Ornamentation	<ul style="list-style-type: none"> <li>• Minimal exterior ornamentation</li> </ul>	The support services buildings were designed to be quickly constructed. They have little to no decorative ornamentation, with windows being set evenly apart and CMU pillars being the only decorative element.
Materials	<ul style="list-style-type: none"> <li>• Mass-produced and cost-effective materials</li> <li>• Concrete and CMU</li> <li>• Reinforced Concrete construction</li> </ul>	The support services buildings have simple, utilitarian designs. Buildings were constructed using mass-produced and cost-effective building materials that were readily available at the time of construction. For instance, buildings under the support services buildings type were constructed with reinforced concrete and CMU and were minimally decorated.

Alterations and demolitions over time have compromised the overall architectural integrity of this building type. The most common alterations observed for this building type include the following.

- Replacement windows
- ADA compliance measures such as ramps and doors
- HVAC systems and window units
- Infill of openings
- Addition of front gable over doorways
- Interior renovations

**NRHP/CRHR Designation Criteria**

In consideration of the Beach Hall's history and requisite integrity, Dudek recommends the building not eligible for listing in the NRHP and CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

**Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.**

Beach Hall was constructed in 1954 during the period defined as the Cold War and Vietnam Eras (1946-1976) at Ford Ord. While this building is of historic age and was constructed during an important period of development in Fort Ord's history, it no longer retains enough integrity to convey its significance. One of the most notable elements of integrity that is compromised is the integrity of setting. Significant demolition, changes to

## CONTINUATION SHEET

Property Name: Beach Hall

Page 10 of 15

circulation patterns, introduction of new buildings, and changes in use, all impact the building's ability to convey significance from its time as an active Cold War and Vietnam Era military base. The loss of this overall integrity of setting adversely affects Beach Hall, as individual buildings are no longer able to convey their collective history. Additionally, the subdivision of Fort Ord following its closure has also greatly impacted the integrity of feeling, association, and setting of the remaining Cold War and Vietnam Era buildings. Beach Hall is not able to convey its association with any extraordinary events or events occurring within the context of Cold War and Vietnam military support service buildings, the CSUMB Campus, or has an association with the broad patterns of history locally, within the State of California, or the Nation. Therefore, the building is recommended not eligible under NRHP/CRHR Criterion A/1.

**Criterion B/2: That are associated with the lives of persons significant in our past.**

To be found eligible under B/2 Beach Hall must be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. No person or persons were shown to be influential or directly associated with the building. As such this building is not known to have any historical associations with people important to the nation's or state's past. Due to a lack of identified significant associations with important persons in history, Dudek recommends the building is not eligible under NRHP/CRHR Criterion B/2.

**Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.**

Archival research indicates that Beach Hall was constructed in 1954 as one of several classroom/support buildings for Fort Ord. Although designed by architect, Robert Stanton, the building was not constructed in any obvious architectural style. The building is a ubiquitous building type that lacks high style components to set it apart from other buildings constructed in the 1950s. The building has been altered with the addition of a gable at the south main elevation, a majority of the original windows and doors have been replaced, and there have been changes to the fenestration pattern. Due to a lack of high artistic value, a lack of evidence suggesting this is a notable work of Robert Stanton, and because of alterations to character-defining features, Dudek recommends the building is not eligible under NRHP/CRHR Criterion C/3.

**Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.**

There is no evidence to suggest that Beach Hall has the potential to yield information important to state or local history. Therefore, the building is recommended not eligible under NRHP/CRHR Criterion D/4.

**California Historic Landmark Statement of Significance**

In consideration of the building's history and requisite integrity, Dudek recommends the building not eligible for designation as a California Historic Landmark based on the following significance evaluation and in consideration of state eligibility criteria:

**The first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California).**

Beach Hall was designed in 1953 and constructed in 1954. The building was constructed during the Cold War and Vietnam Eras (1946-1976) at Fort Ord. Beach Hall was designed by Robert Stanton. The building is a ubiquitous building type that lacks high style components to set it apart from other utilitarian buildings constructed throughout the State of California in the 1950s. Therefore, Dudek recommends the building is not eligible for listing as a CHL under this criterion.

## CONTINUATION SHEET

Property Name: Beach Hall

Page 11 of 15

**Associated with an individual or group having a profound influence on the history of California.**

Archival research failed to indicate any significant associations between the Beach Hall and individuals or groups that profoundly influenced the history of California. Beach Hall was one of several support/classroom buildings constructed on the site. Robert Stanton was found to be the building's architect, but the utilitarian building does not reflect one of his remarkable designs. No other individuals are known to have influenced the construction or use of this building. Therefore, Dudek recommends the building is not eligible for listing as a CHL under this criterion.

**A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder.**

Beach Hall is neither a prototype or an outstanding example of a period, style, or architectural movement. The building was designed to serve a utilitarian purpose. There are no remaining identifying features on Beach Hall that would establish the building as a notable work of a master architect, or a notable designer or builder working within the military, or in the State of California. Therefore, Dudek recommends the building is not eligible for listing as a CHL under this criterion.

**Local Designation Criteria**

Portions of the CSUMB campus are located within the boundaries of two cities, City of Seaside and the City of Marina, both of which evaluate historical resources in accordance with CEQA Guidelines. as presented above. The subject property, as discussed in the NRHP/CRHR/CHL criteria discussion above, does not rise to the necessary level of significance for local, state, or national designation. For these reasons, the subject property is recommended not eligible individually or as a component of a historic district under any of the NRHP/CRHR/CHL or local criteria.

Additionally, portions of the CSUMB campus are located in the County of Monterey and the campus is therefore subject to the regulations set forth in Chapter 18.25 of the Monterey County Code. The subject property, as discussed in the NRHP/CRHR/CHL criteria discussion above, does not rise to the necessary level of significance for state or national designation. For these same reasons, the subject property is also recommended not eligible individually or as a component of a historic district under any of the delineated County of Monterey review criteria categories that are addressed with the NRHP/CRHR/CHL criteria discussed above: A. Historical and Cultural Significance; B. Historic, Architectural, and Engineering Significance; or C. Community and Geographic Setting.

**Integrity Discussion**

Beach Hall was analyzed against the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. The building retains its integrity of location, as it has not been relocated. The integrity of setting has been compromised with the demolition of adjacent buildings, new constructions, and changes in paths of circulation throughout the campus. This change of use, from a Cold War and Vietnam Era military support services building to an education classroom building for CSUMB also adversely effects the integrity of setting and feeling. Replacement materials have been added throughout the building since its completion in 1954, including new windows, doors, change in fenestration pattern, and addition of roof gable at south elevation over the primary entrance. These alterations have compromised the building's integrity of design, materials, and workmanship. As the building does not possess

## CONTINUATION SHEET

Property Name: Beach Hall

Page 12 of 15

historic significance, there is no historic association. While the building is in good condition, it does not possess integrity to convey significance or its temporal period.

### Summary of Evaluation Findings

Beach Hall retains little historic integrity and lacks historical and architectural significance. Based on the significance evaluations presented above, the Beach Hall does not appear to meet the NRHP, CRHR, CHL or local designation criteria. Therefore, Beach Hall is not considered a historical resource for purposes of CEQA.



## CONTINUATION SHEET

Property Name: Beach Hall

Page 13 of 15

### \*B12. References (continued):

- ACHP (Advisory Council on Historic Preservation). 2006. "Draft Program Comment Regarding Cold War Era Unaccompanied Personnel Housing." Federal Register: The Daily Journal of the United States Government. 12 April 2016. Accessed June 30, 2021 Available at: <https://www.federalregister.gov/documents/2006/04/12/06-3509/draft-program-comment-regarding-cold-war-era-unaccompanied-personnel-housing>
- Californian, The. 1940. "No More Camp Ord! It's Fort Ord Now! Stilwell in Command: Headquarters of General Located on Salinas Side." July 13, 1940. Salinas, California, pg. 1.
- Californian, The. 1951. Stadium Field House—Sixth Army Lets Ord Contract. March 20, 1951. P1. Accessed June 17, 2021. Available at: [Newspapers.com](http://Newspapers.com).
- Castle, Ted. 1990. "The March of Time." Fort Ord Panorama. September 21, 1990.
- Cavanaugh, Joe. 2000. *The Peace Dividend: Defense Conversion Through Higher Education*. The Leon Panetta Institute.
- Chamberlin Library. 2021. Fort Ord Working Papers. CSUMB Special Collections Box 6.42-01. Available at the Chamberlin Library, Seaside, California.
- CSUMB Facilities. 2021. Original As built and renovation architectural drawings on file with CSUMB facilities department. Accessed in person June 15-16, 2021.
- DLIFLC (Defense Language Institute Foreign Language Center). 2021. Command History Program. Accessed in person on June 15, 2021 and accessed online database collection online July 2021. Available at: <https://adli.pastperfectonline.com/>
- EA Engineering. 1991. Draft Final Fort Ord, California Base wide Remedial Investigation Feasibility Study. Volume 1 Literature Review and Base Inventory Report. Accessed on July 13, 2021. Available at: <https://www.fortordcleanup.com/documents/search/>
- Fresno Bee, The. 1951a. "Army Spokesman Are Defending Building of Fort Ord Stadium." January 12, 1951. Page 13. Accessed June 17, 2021.
- Fresno Bee, The. 1951b. "Army Spokesman Are Defending Building of Fort Ord Stadium." February 4, 1951. Page 27. Accessed June 17, 2021. Available at: [Newspapers.com](http://Newspapers.com).
- Gates, S., & Williams, H. 1957. The Armed Forces. The Annals of the American Academy of Political and Social Science, 313, 99-104. Accessed June 17, 2021. <http://proxy.multcolib.org:2052/stable/1031762>
- Hiller, Peter. 2007. NRHP Nomination Form. Monterey County Court House. National Parks Service. Accessed July 18, 2021. Available at: [https://npgallery.nps.gov/NRHP/GetAsset/NRHP/08000878\\_text](https://npgallery.nps.gov/NRHP/GetAsset/NRHP/08000878_text)
- MacGregor Jr., Morris J. 1981. Integration of the Armed Forces, 1940-1965. Center of Military History, United States Army: Washington, D.C.

## CONTINUATION SHEET

Property Name: Beach Hall

Page 14 of 15

- Madsen, Alexandra and Steven Treffers. 2019. *Historic Resources Evaluation Memorandum for Hammerhead Barracks at Fort Ord, Monterey County, California*. Prepared by Rincon Consultants, Inc for City of Seaside, Community and Economic Development Department. November 4, 2019. Accessed June 28, 2021.  
[https://www.ci.seaside.ca.us/DocumentCenter/View/10674/9\\_App-S---HRE-Memo](https://www.ci.seaside.ca.us/DocumentCenter/View/10674/9_App-S---HRE-Memo)
- Military Museum. 2016. "Historic California Posts, Camps, Stations, and Airfields: Fort Ord." Accessed on June 19, 2021. <http://www.militarymuseum.org/FtOrd.html>
- National Archives Foundation. 2021. Executive Order 9981. Accessed June 29, 2021. Available at: <https://www.archivesfoundation.org/documents/executive-order-9981-ending-segregation-armed-forces/>
- NETR (Nationwide Environmental Title Research LLC). 2021. Historic Aerial Photographs of 100 Campus Center, Seaside, CA 93955 dating from 1956, 1968, 1981, 1998, 2005, 2009, 2010, 2012, 2014, 2016, and 2018. Accessed June 10, 2021.  
<https://www.historicaerials.com/viewer>
- Panorama. 1990. "50 Years and Counting..." September 21, 1990, pg. 2.
- Panorama. n.d. "Ford Ord in World War II." Historic California Posts: Fort Ord. Accessed on June 19, 2021. <http://www.militarymuseum.org/FtOrd.html>
- Park, R. 2015. "Happy and Cheerful in This Fine Camp": Sports, Recreation, and the United States Army at Fort Ord and Camp Roberts, 1940 to 1945. *Journal of Sport History*, 42(1), 21-37. Accessed on June 18, 2021, from  
<https://www.jstor.org/stable/10.5406/jsporhistory.42.1.21>
- Pomona Progress Bulletin. 1950. War Solving Racial Problems. August 24, 1950. Page 4. Accessed June 29, 2021. Available at: [Newspapers.com](http://www.newspapers.com).
- Quartermaster Review, The. 1940. "Army Construction Underway at Camp Ord, California." Volume XX. No 3. November-December. On file at the Chamberlin Library, Ord Military Community.
- Raugh, Harold E. 2004. Fort Ord. Charleston, SC: Arcadia.
- Salinas Morning Post. 1940. "\$2,766,000 in Building Authorized—Ord Contracts Let." August 21, 1940. Salinas, CA. pg. 1.
- San Francisco Examiner. 1951. Fort Ord Will Get Stadium. San Francisco Page 4. . 3 Feb 1951. Pages 1 and 4 A Available on [www.Newspapers.com](http://www.newspapers.com). Accessed on Jun 11, 2021.
- San Francisco Examiner. 1958. Army Asks OK on \$124,000,000 for Fort Ord Buildings. San Francisco. Section 2. Page. 4. Available on [www.Newspapers.com](http://www.newspapers.com). Accessed July 18, 2021.
- Vasche, J. Burton. 1959. "The California State Colleges: Their History, Organization, Purposes, and Programs." in California
- U.S. Army. 1977. Post Map Main Garrison Area. Fort Ord, California. Drawing number G-950. Accessed in person at the Chamberlain Library on June 15, 2021.

## CONTINUATION SHEET

Property Name: Beach Hall

Page 15 of 15

Walch, Bob. 2004. An Army Historian's Pictorial Take on Fort Ord. Monterey County NOW. Accessed July 12, 2021. Available at:  
[https://www.montereycountyweekly.com/news/local\\_news/an-army-historian-s-pictorial-take-on-fort-ord/article\\_6e8b0250-9c38-5ca4-a4a4-f93d42d65a11.html](https://www.montereycountyweekly.com/news/local_news/an-army-historian-s-pictorial-take-on-fort-ord/article_6e8b0250-9c38-5ca4-a4a4-f93d42d65a11.html)

Whaley, Derek. 2015. "East Monterey & Seaside." Santa Cruz Trains: Railroads of the Monterey Bay Area. July 20, 2015. Accessed online:  
<https://www.santacruztrains.com/2015/07/east-monterey-seaside.html>.

Webb Spinner, The. 1952-1954. Webb Spinner Volume for 1952-1954. Del Webb Sun Cities Museum Collection. Accessed June 30, 2021. Accessed at:  
<https://delwebbsuncitiesmuseum.org/newsletters-webb-spinners/>

State of California & The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 15 \*Resource Name or #: (Assigned by recorder) Tide Hall

P1. Other Identifier: CSUMB Building 23

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Monterey County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Marina, CA Date 1995 T 15S; R 1E; NE ¼ of SE ¼ of Sec 1; Mount Diablo B.M.

c. Address 3719 Engineer Road Seaside Zip 93955

d. UTM: (Give more than one for large and/or linear resources) Zone 10S 607231 mE/ 4057011 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

Tide Hall sits south of Divarty Street, east of Engineer Lane

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Tide Hall (CSUMB Building 23) is a one-story utilitarian building that has a rectangular floor plan and a concrete block structural system. The south facing main elevation is symmetrical. It is covered by a moderately pitched side gabled roof clad with composition shingles. The main entrance is located centrally and is flanked by two squared projections and capped by a gabled, glazed dormer. The main entrance consists of contemporary metal framed sliding doors. Secondary doors are contemporary and located on the far east and west ends of the main elevation. Windows are contemporary metal framed, one-over-one, fixed and awning windows.

See Continuation Sheet

\*P3b. Resource Attributes: (List attributes and codes) HP15. Educational building/HP34 Military property

\*P4. Resources Present:  Building

Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) south elevation, view looking north, Dudek (IMG 0246).

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both 1953 (CSUMB Facilities)

\*P7. Owner and Address: CSUMB, 100 Campus Center, Seaside, CA. 93955

\*P8. Recorded by: (Name, affiliation, and address) Sarah Corder, Dudek, 725 Front St #400, Santa Cruz, CA 95060

\*P9. Date Recorded: 7/9/2021

\*P10. Survey Type: (Describe) Intensive level

\*P11. Report Citation: (Cite survey report and other sources or enter none) Dudek 2021. Built

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

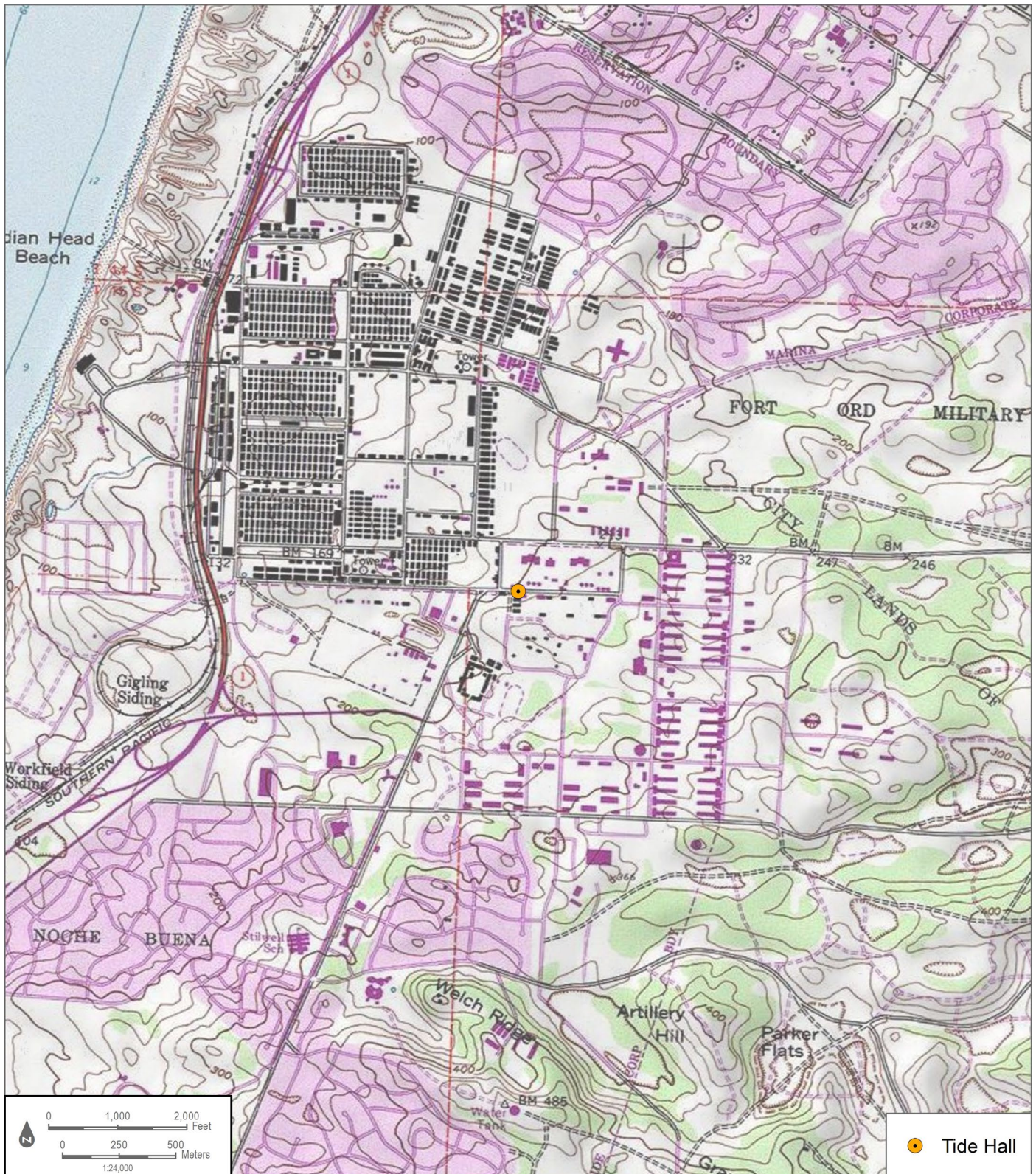


Environment Inventory and Evaluation Report for California State University, Monterey Bay.

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_



# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) Tide Hall \*NRHP Status Code 6Z  
Page 3 of 15

B1. Historic Name: Permanent Troop Spaces and Support Facilities Classroom

B2. Common Name: Tide Hall

B3. Original Use: Educational building 4. Present Use: Administration

\*B5. Architectural Style: Utilitarian

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
Designed in 1953 and completed in 1954, Tide Hall has undergone several alterations. Renovation and as-built drawings show alterations to the building took place in 1995. Changes include the addition of gabled roof to south elevation and substantial changes to fenestration (CSUMB Facilities 2021).

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_ \*B8. Related Features:

B9a. Architect: Robert Stanton b. Builder: Unknown

\*B10. Significance: Theme N/A Area N/A  
Period of Significance N/A Property Type N/A Applicable Criteria N/A  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

See Continuation Sheet.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

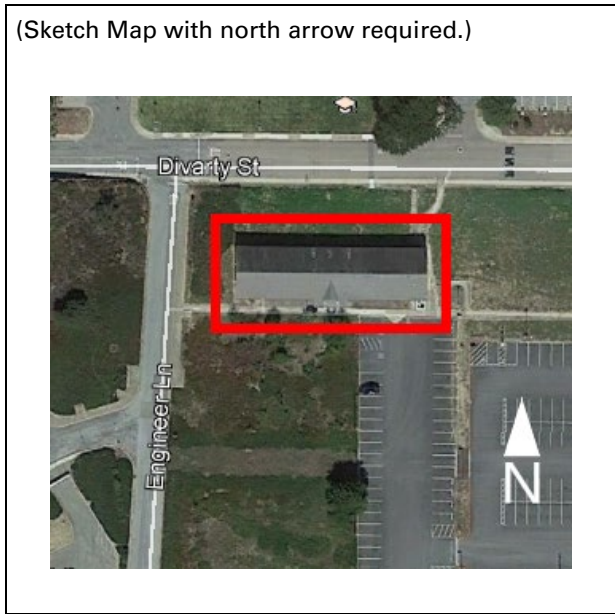
\*B12. References: See Continuation Sheet.

B13. Remarks:

\*B14. Evaluator: Laura Carias, MA

\*Date of Evaluation: July 9, 2021

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Tide Hall

Page 4 of 15

**\*P3a. Description (continued):**

A single column of cinderblocks is located between every second window on the main (south) and rear (north) elevation. The westernmost and easternmost windows on the rear elevation appear have originally been doorways as concrete and asphalt pedestrian walkways lead directly up to them. Window fenestration is repeated on the north (rear) elevation. Alterations include the infill of a centrally located windows on the rear elevation, conversion of doors to windows on rear elevation, added central gabled projection on main elevation, and replacement doors.



Figure 1. Main (south) elevation, looking north (IMG\_0292)

## CONTINUATION SHEET

Property Name: Tide Hall

Page 5 of 15



Figure 2. North elevation, looking south (IMG\_0314)

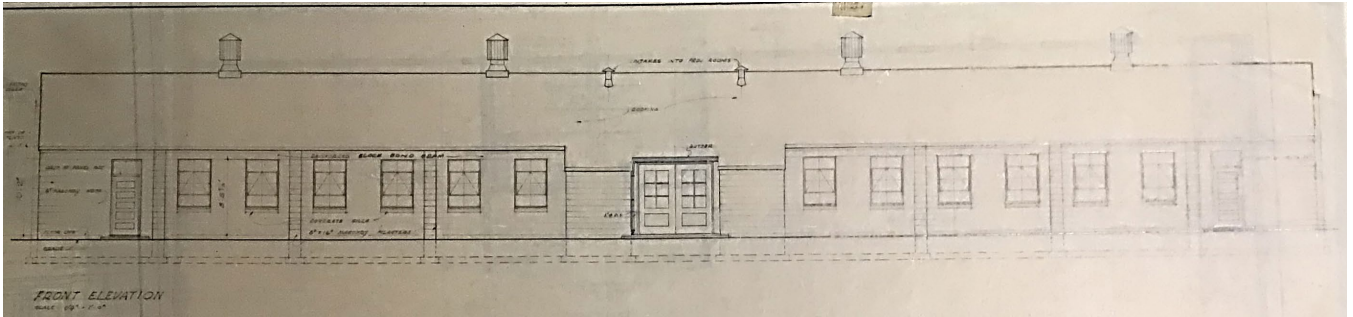


Figure 3. 1953 architectural drawing of a typical Support Services Building, the design used for Tide Hall (CSUMB Facilities 2021)

### Alterations:

- Replaced original windows with metal sash fixed and awning windows (1995)
- Various filled in windows and doors (Date unknown)
- Added gable projection on south elevation (1995)
- Replaced original doors (Date unknown)
- Change of circulation within building as doorways were converted to windows (1995)



## CONTINUATION SHEET

Property Name: Tide Hall

Page 6 of 15

### \*B10. Significance (continued):

#### Historical Overview of Fort Ord

The history of Fort Ord has been extensively documented in newspaper articles, websites, academic journals, and books. From its creation in 1917 to its closure in 1994, the base grew to become one of the largest training centers in the country. Its location was also reported to be the most attractive U.S. Army post, with easy access to the ocean and beautiful California weather.

The development periods in the history of Fort Ord were defined by Harold E. Raugh, Jr, a U.S. Army lieutenant colonel and historian with the Department of Defense. Since his retirement, Raugh served as the Chief Historian, for the Defense Logistics Agency, for the Department of Defense and, from 2006-2013, Raugh served as the Command Historian at the Defense Language Institute Foreign Language Center (DLIFLC) and the Presidio of Monterey, California. He received his PhD in history from the University of California, Los Angeles (Walch 2004). Raugh has authored numerous books including, *Fort Ord* (2004); *Presidio of Monterey* (2004); *Operation Joint Endeavor: V Corps in Bosnia-Herzegovina, 1995-1996* (2013); *The Raugh Bibliography of the Indian Mutiny 1857-1859* (2016); and *Wavell in the Middle East, 1939-1941: A study in Generalship*. Raugh defined four periods for the historic development of Fort Ord:

- 1917-1940 Camp Gigling to Camp Ord
- 1940-1945 Fort Ord and the 7th Infantry Division
- 1946-1976 The Cold War and Vietnam Eras
- 1974-1994 The Volunteer Army

These periods correspond to distinct eras in the history of the base and the U.S. Army (Raugh 2004: ii). The following sections provide a summary overview of each of these periods of development and their relevance to the area of Fort Ord now known as the CSUMB campus.

The full historic context of Fort Ord is represented in the report, *Built Environment Inventory and Evaluation Report for California State University, Monterey Bay* (Dudek 2021). The following presents only relevant historical and building typology information pertaining to the development of Tide Hall.

#### Cold War and Vietnam Eras at Fort Ord (1946-1976)

This period of development between 1946 and 1976 was characterized by a massive operation to move the base out of its semi-permanent status and create a permanent outpost for active military personnel who were retained due to ongoing foreign conflicts.

In July of 1948, Harry S Truman signed Executive Order 9981, which officially ended segregation in the armed forces. The order stated that "there shall be equality of treatment and opportunity for all persons in the armed forces without regard to race, color, religion, or national origin" (National Archives Foundation 2021). Fort Ord became one of the first integrated training divisions in the United States. The Fort was touted as "pioneering to end all segregation" (Pomona Progress Bulletin 1950: 4). In 1950, the Pomona Progress Bulletin reported that black and white soldiers at Fort Ord were "fighting side by side" and all the enlistees "trained together, slept in the same barracks, and eat the same messes" (Pomona Progress Bulletin 1950: 4).

The end of World War II in 1945 did not bring lasting peace. The tenuous relationship between dominant nations in the communist East and free market West led to the beginning of the Cold War. The Department of Defense maintained a robust fighting force during the Cold War, with more than 900,000 Army personnel retained during the 1950s (ACHP 2006).

## CONTINUATION SHEET

Property Name: Tide Hall

Page 7 of 15

The ongoing global tensions and the number of active U.S. military personnel created a need for new permanent buildings and expanded military housing at Fort Ord.

In 1949, the Soviet-supported communist government of North Korea invaded American-supported South Korea, initiating the Korean War. Fort Ord was a primary staging area for the training of troops departing for the war (Castle 1990:3). By the 1950s, Fort Ord had become one of the largest basic training camps in the United States. In 1952, the military began a multi-million dollar building program to transform Fort Ord into a permanent post, including the development of permanent troop housing, and the construction of a guard house, stockade, and multiple warehouses. In January of 1952, military authorities announced the new construction program at Fort Ord was underway, with an estimated cost of \$26,650,600. More than half of the funds that were approved by Congress were "earmarked for new permanent troop housing" for more than 7,000 soldiers (The Webb Spinner 1952-54, Vol 6. No. 3:1).

The new troop housing was to be constructed of reinforced concrete, a departure from the wood buildings constructed before and during World War II. The plan called for three types of massive barracks, twenty-two were to house 225 enlisted men each, seven were to accommodate 165 men each, and nine were to house 105 men each (The Webb Spinner 1952-54, Vol 6. No. 3:3). The San Francisco District of the U.S. Army Corps of Engineers oversaw the construction project to completion. An additional \$1,349,700 was earmarked for the expansion of classroom and training facilities at Fort Ord, including a new battalion and regimental headquarters (The Californian 1952a:1 and The Californian 1952b:18). By March of 1952, another phase of the permanent army post transformation began with the construction of a guard house, stockade, warehouse, and other buildings (The Webb Spinner 1952-54, Vol 6. No. 3:1). This addition of permanent buildings continued into the late 1950s, when the Army requested \$124 million to replace all the wood World War II infrastructure at Fort Ord with concrete block and reinforced concrete (Madsen and Treffers 2019:6; San Francisco Examiner 1958:2-4). While many of the wood buildings remain today, this period saw the continuous addition of reinforced concrete permanent buildings across the Fort (Madsen and Treffers 2019:6).

Following the Korean War through the end of the conflict in Vietnam, Fort Ord served as an important training facility. In 1957, Fort Ord was designated as a U.S. Army Training Center for Infantry (Castle 1990: 4). The 7th Infantry Division was based at Fort Ord in 1975 (Cavanaugh 2000: 9). Fort Ord produced thousands of combat-ready troops during the conflict in Vietnam.

With the establishment of Fort Ord as a permanent Army base during this period, there was substantial building construction that led to the modernization of the base and its services. This development is closely related to the history of the current CSUMB campus. All the properties that are included as part of this built environment study were constructed during the Cold War and Vietnam Era period. Building development during this period was a substantial departure from the styles and materials used in the buildings constructed before World War II. Buildings constructed between 1946 and 1976 primarily used reinforced concrete and concrete masonry unit (CMU) in their design. The buildings tended to be larger than those constructed in previous periods. Other development in this period included support service buildings and several types of medical buildings. Infrastructure was also improved at this time, with the introduction of paved streets and roadways, and the addition of several water tanks, water pumping plants, and warehouse buildings.

### **Tide Hall (23)**

Constructed in 1954, Tide Hall (23) was designed by Robert Stanton a local Monterey Bay

## CONTINUATION SHEET

Property Name: Tide Hall

Page 8 of 15

architect (CSUMB Facilities 2021). It was one of several identical buildings described as “permanent troop spaces and supporting facilities/classrooms” designed for Fort Ord (CSUMB Facilities 2021). The building first appears in a 1956 aerial photograph as a long, rectangular plan, gable-ended building with a south-facing entrance, on the south side of Divarty Street (UCSB 2021). This building appears unchanged between 1956 and 2016, there are major changes to the surrounding area (NETR 2021). All the buildings north of Divarty Street to the north were demolished circa 1971-81 (UCSB 2021, NETR 2021). Between 1981 and 1987, the Veteran’s Administration building appears to the southwest across Engineer’s Lane 81 (NETR 2021, UCSB 2021). Between 2005 and 2009, two buildings immediately south of Tide Hall along Engineer Lane were demolished (NETR 2021). The circulation pattern in and out of the building was likely changed during a 1995 interior remodel when windows were converted into doors on the north elevation (CSUMB Facilities 2021). Before 2005, the gabled addition over the primary entrance was added (NETR 2021). No other changes were noted.

### **Robert Stanton**

Robert Stanton was born in Detroit, Michigan in 1900. He served briefly in the U.S. Navy during World War I and then graduated from high school in Los Angeles and went on to complete his education at University of California at Berkeley. After graduation he worked with renowned architect, Wallace Neff. Neff appointed Stanton as project supervisor on several projects and Stanton earned his architecture license in 1934. Stanton moved to Monterey Bay in 1935 and went on to design a variety of residential, commercial, and public buildings in the area. Two of his buildings, the Monterey County Courthouse and the King City High School Auditorium have been listed on the NRHP (Hiller 2007:8-4). Robert Stanton was known to have designed a plan for classroom buildings at Fort Ord that was used for at least four buildings on campus (CSUMB Facilities 2021).

### **Fort Ord Building Typology**

Four categories of building types were identified for the purposes of this study. These are the Support Services Buildings, Medical Buildings, Hammerhead Buildings/Barracks, and Recreational Buildings. The following presents a discussion of the Support Services building typology, as Tide Hall (23) is classified in this typology. This section provides a detailed account of the specific character-defining features of Fort Ord Cold War and Vietnam Era (1946-1976) Support Services buildings.

### **Building Typology: Support Services Buildings**

Support Services Buildings constructed during the Cold War and Vietnam Eras (1946-1976) at Fort Ord have a variety of uses and functions that changed over the history of the base. In alignment with the typical planning, design, and materials of buildings constructed during this period of Fort Ord’s history, these buildings are constructed with reinforced concrete and CMU and feature moderately pitched gable roofs with multi-light windows with concrete sills. The buildings tended to have central entryways that opened into hallways, with classrooms lining the halls. In alignment with the typical planning, design, and materials of buildings from this period of Fort Ord’s history, these buildings are constructed with reinforced concrete and CMU and feature gable roofs with multi-light windows with concrete sills. These buildings have a uniform design, like many of the other buildings at Fort Ord.

After Fort Ord closed in 1994, these support services buildings became part of the CSUMB campus. With the shift to campus use, many of the buildings were altered to fit the needs of CSUMB. Tide Hall’s building footprints appears unchanged between 1956 and the present, however the circulation pattern of the building’s interior changed during a 1995 remodel when some windows were converted to doors on the north elevation, and a gable roof was added over the primary door (CSUMB Facilities 2021; NETR 2021).

**CONTINUATION SHEET**

Property Name: Tide Hall

Page 9 of 15

**Character-Defining Features for the Support Services Buildings**

The Support Services Buildings originally exhibited the following specific character-defining features:

Character Aspect	Primary Character-Defining Features	Character-defining features
Shape and Plan	<ul style="list-style-type: none"> <li>• Simple rectangular form</li> <li>• Single story</li> </ul>	The overall shape and mass of the building are considered a primary character-defining feature of the support services buildings. The plan should be rectangular in form.
Roof	<ul style="list-style-type: none"> <li>• Flat or gable roof</li> <li>• small eave overhangs</li> <li>• No exposed rafters</li> </ul>	Support service buildings from this period have gable roof forms, with slight eave overhangs.
Openings	<ul style="list-style-type: none"> <li>• Public entrances and circulation patterns</li> </ul>	Window openings are generally uniform in size and placement, windows are multi-light, and set into concrete openings. Replaced windows are not considered character-defining features as they fall outside the period of significance.
Exterior Ornamentation	<ul style="list-style-type: none"> <li>• Minimal exterior ornamentation</li> </ul>	The support services buildings were designed to be quickly constructed. They have little to no decorative ornamentation, with windows being set evenly apart and CMU pillars being the only decorative element.
Materials	<ul style="list-style-type: none"> <li>• Mass-produced and cost-effective materials</li> <li>• Concrete and CMU</li> <li>• Reinforced Concrete construction</li> </ul>	The support services buildings have simple, utilitarian designs. Buildings were constructed using mass-produced and cost-effective building materials that were readily available at the time of construction. For instance, buildings under the support services buildings type were constructed with reinforced concrete and CMU and were minimally decorated.

Alterations and demolitions over time have compromised the overall architectural integrity of this building type. The most common alterations observed for this building type include the following:

- Replacement windows
- ADA compliance measures such as ramps and doors
- HVAC systems and window units
- Infill of openings
- Addition of front gable over doorways
- Interior renovations

**NRHP/CRHR Designation Criteria**

In consideration of Tide Hall's history and requisite integrity, Dudek recommends the building not eligible for listing in the NRHP and CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

**Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.**

Tide Hall was constructed in 1954 during the period defined as the Cold War and Vietnam

## CONTINUATION SHEET

Property Name: Tide Hall

Page 10 of 15

Eras (1946-1976) at Ford Ord. While this building is of historic age and was constructed during an important period of development in Fort Ord's history, it no longer retains enough integrity to convey its significance. One of the most notable elements of integrity that is compromised is the integrity of setting. Significant demolition, changes to circulation patterns, introduction of new buildings, and changes in use, all impact the campus's ability to convey significance from its time as an active Cold War and Vietnam Era military base. The loss of this overall integrity of setting adversely effects Tide Hall, as individual buildings are no longer able to convey their collective history. Additionally, the subdivision of Fort Ord following its closure has also greatly impacted the integrity of feeling, association, and setting of the remaining Cold War and Vietnam Era buildings. Tide Hall is not able to convey its association with any extraordinary events or events occurring within the context of Cold War and Vietnam military support service buildings, the CSUMB Campus, or has an association with the broad patterns of history in Monterey County, the State of California, or the Nation. Therefore, the building is recommended not eligible under NRHP/CRHR Criterion A/1.

**Criterion B/2: That are associated with the lives of persons significant in our past.**

To be found eligible under B/2 the building must be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. No other single person was shown to be influential or directly associated with the building. As such, this building is not known to have any historical associations with people important to the nation's or state's past. Due to a lack of identified significant associations with important persons in history, Dudek recommends the building is not eligible under NRHP/CRHR Criterion B/2.

**Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.**

Archival research indicates that Tide Hall was constructed in 1954 as one of several classroom/support buildings for Fort Ord. Although designed by architect, Robert Stanton, the building was not constructed in any obvious architectural style. The building is a ubiquitous building type that lacks high style components to set it apart from other buildings constructed in the 1960s. The building has been altered with the addition of a gable at the south main elevation and the removal of all original windows and doors as well as changes to the fenestration pattern. For these reasons, the building does not possess a high level of architectural merit to be considered for inclusion in the NRHP. For these reasons Dudek recommends Tide Hall is not eligible under NRHP/CRHR Criterion C/3.

**Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.**

There is no evidence to suggest that Tide Hall has the potential to yield information important to state or local history. Therefore, the building is recommended not eligible under NRHP/CRHR Criterion D/4.

**California Historic Landmark Statement of Significance**

In consideration of Tide Hall's history and requisite integrity, Dudek recommends the building is not eligible for designation as a California Historic Landmark based on the following significance evaluation and in consideration of state eligibility criteria:

**The first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California).**

Tide Hall was designed in 1953 and constructed in 1954. The building was constructed after the initial, core development period of Fort Ord in the 1940s. Tide Hall was

## CONTINUATION SHEET

Property Name: Tide Hall

Page 11 of 15

designed by Robert Stanton. The building is a ubiquitous building type that lacks high style components to set it apart from other utilitarian buildings constructed throughout the State of California in the 1950s. Therefore, Dudek recommends the building is not eligible for listing as a CHL under this criterion.

### **Associated with an individual or group having a profound influence on the history of California.**

Archival research failed to indicate any significant associations between Tide Hall and individuals or groups that profoundly influenced the history of California. Tide Hall was one of several support/classroom buildings constructed on the site. Robert Stanton was found to be the architect responsible for the design, but the utilitarian building does not reflect one of his remarkable designs. No other individuals are known to have influenced the construction or use of this building. Therefore, Dudek recommends the building is not eligible for listing as a CHL under this criterion.

### **A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder.**

Tide Hall is neither a prototype or an outstanding example of a period, style, or architectural movement. The building was designed to serve a utilitarian purpose. There are no remaining identifying features on Tide Hall that would establish the building as a notable work of a master architect, or a notable designer or builder working within the military, or in the State of California. Therefore, Dudek recommends the building is not eligible for listing as a CHL under this criterion.

### **Local Designation Criteria**

Portions of the CSUMB campus are located within the boundaries of two cities, City of Seaside and the City of Marina, both of which evaluate historical resources in accordance with CEQA Guidelines. as presented above. The subject property, as discussed in the NRHP/CRHR/CHL criteria discussion above, does not rise to the necessary level of significance for local, state, or national designation. For these reasons, the subject property is recommended not eligible individually or as a component of a historic district under any of the NRHP/CRHR/CHL or local criteria.

Additionally, portions of the CSUMB campus are located in the County of Monterey and the campus is therefore subject to the regulations set forth in Chapter 18.25 of the Monterey County Code. The subject property, as discussed in the NRHP/CRHR/CHL criteria discussion above, does not rise to the necessary level of significance for state or national designation. For these same reasons, the subject property is also recommended not eligible individually or as a component of a historic district under any of the delineated County of Monterey review criteria categories that are addressed with the NRHP/CRHR/CHL criteria discussed above: A. Historical and Cultural Significance; B. Historic, Architectural, and Engineering Significance; or C. Community and Geographic Setting.

### **Integrity Discussion**

Tide Hall was analyzed against the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. The building retains its integrity of location, as it has not been relocated; however, the integrity of setting has been compromised due to the change of use, from a Cold War and Vietnam Era military support services building to an educational classroom building for CSUMB. Changes to the surrounding area have further compromised the integrity of setting and feeling. Replacement materials have been added throughout the building since its completion in 1954, including new doors, changes in the fenestration pattern, and addition of roof gable at south elevation. These alterations have compromised the resource's integrity of

## CONTINUATION SHEET

Property Name: Tide Hall

Page 12 of 15

design, materials, and workmanship. As the building does not possess historic significance, there is no historic association. While the building is in good condition, it does not possess integrity to convey significance or its temporal period.

### Summary of Evaluation Findings

Tide Hall retains little historic integrity and lacks historical and architectural significance. Based on the significance evaluations presented above, Tide Hall does not appear to meet the NRHP, CRHR, CHL or local designation criteria. Therefore, Tide Hall is not considered a historical resource for purposes of CEQA.

## CONTINUATION SHEET

Property Name: Tide Hall

Page 13 of 15

### \*B12. References (continued):

- ACHP (Advisory Council on Historic Preservation). 2006. "Draft Program Comment Regarding Cold War Era Unaccompanied Personnel Housing." Federal Register: The Daily Journal of the United States Government. 12 April 2016. Accessed June 30, 2021 Available at: <https://www.federalregister.gov/documents/2006/04/12/06-3509/draft-program-comment-regarding-cold-war-era-unaccompanied-personnel-housing>
- Californian, The. 1940. "No More Camp Ord! It's Fort Ord Now! Stilwell in Command: Headquarters of General Located on Salinas Side." July 13, 1940. Salinas, California, pg. 1.
- Californian, The. 1951. Stadium Field House—Sixth Army Lets Ord Contract. March 20, 1951. P1. Accessed June 17, 2021. Available at: [Newspapers.com](http://Newspapers.com).
- Castle, Ted. 1990. "The March of Time." Fort Ord Panorama. September 21, 1990.
- Cavanaugh, Joe. 2000. *The Peace Dividend: Defense Conversion Through Higher Education*. The Leon Panetta Institute.
- Chamberlin Library. 2021. Fort Ord Working Papers. CSUMB Special Collections Box 6.42-01. Available at the Chamberlin Library, Seaside, California.
- CSUMB Facilities. 2021. Original As built and renovation architectural drawings on file with CSUMB facilities department. Accessed in person June 15-16, 2021.
- DLIFLC (Defense Language Institute Foreign Language Center). 2021. Command History Program. Accessed in person on June 15, 2021 and accessed online database collection online July 2021. Available at: <https://adli.pastperfectonline.com/>
- EA Engineering. 1991. Draft Final Fort Ord, California Base wide Remedial Investigation Feasibility Study. Volume 1 Literature Review and Base Inventory Report. Accessed on July 13, 2021. Available at: <https://www.fortordcleanup.com/documents/search/>
- Fresno Bee, The. 1951a. "Army Spokesman Are Defending Building of Fort Ord Stadium." January 12, 1951. Page 13. Accessed June 17, 2021.
- Fresno Bee, The. 1951b. "Army Spokesman Are Defending Building of Fort Ord Stadium." February 4, 1951. Page 27. Accessed June 17, 2021. Available at: [Newspapers.com](http://Newspapers.com).
- Gates, S., & Williams, H. 1957. The Armed Forces. The Annals of the American Academy of Political and Social Science, 313, 99-104. Accessed June 17, 2021. <http://proxy.multcolib.org:2052/stable/1031762>
- Hiller, Peter. 2007. NRHP Nomination Form. Monterey County Court House. National Parks Service. Accessed July 18, 2021. Available at: [https://npgallery.nps.gov/NRHP/GetAsset/NRHP/08000878\\_text](https://npgallery.nps.gov/NRHP/GetAsset/NRHP/08000878_text)



## CONTINUATION SHEET

Property Name: Tide Hall

Page 14 of 15

- MacGregor Jr., Morris J. 1981. *Integration of the Armed Forces, 1940-1965*. Center of Military History, United States Army: Washington, D.C.
- Madsen, Alexandra and Steven Treffers. 2019. *Historic Resources Evaluation Memorandum for Hammerhead Barracks at Fort Ord, Monterey County, California*. Prepared by Rincon Consultants, Inc for City of Seaside, Community and Economic Development Department. November 4, 2019. Accessed June 28, 2021.  
[https://www.ci.seaside.ca.us/DocumentCenter/View/10674/9\\_App-S---HRE-Memo](https://www.ci.seaside.ca.us/DocumentCenter/View/10674/9_App-S---HRE-Memo)
- Military Museum. 2016. "Historic California Posts, Camps, Stations, and Airfields: Fort Ord." Accessed on June 19, 2021. <http://www.militarymuseum.org/FtOrd.html>
- National Archives Foundation. 2021. Executive Order 9981. Accessed June 29, 2021. Available at: <https://www.archivesfoundation.org/documents/executive-order-9981-ending-segregation-armed-forces/>
- NETR (Nationwide Environmental Title Research LLC). 2021. Historic Aerial Photographs of 100 Campus Center, Seaside, CA 93955 dating from 1956, 1968, 1981, 1998, 2005, 2009, 2010, 2012, 2014, 2016, and 2018. Accessed June 10, 2021.  
<https://www.historicaerials.com/viewer>
- Panorama. 1990. "50 Years and Counting..." September 21, 1990, pg. 2.
- Panorama. n.d. "Ford Ord in World War II." Historic California Posts: Fort Ord. Accessed on June 19, 2021. <http://www.militarymuseum.org/FtOrd.html>
- Park, R. 2015. "Happy and Cheerful in This Fine Camp": Sports, Recreation, and the United States Army at Fort Ord and Camp Roberts, 1940 to 1945. *Journal of Sport History*, 42(1), 21-37. Accessed on June 18, 2021, from  
<https://www.jstor.org/stable/10.5406/jsporthistory.42.1.21>
- Pomona Progress Bulletin. 1950. War Solving Racial Problems. August 24, 1950. Page 4. Accessed June 29, 2021. Available at: [Newspapers.com](http://www.newspapers.com).
- Quartermaster Review, The. 1940. "Army Construction Underway at Camp Ord, California." Volume XX. No 3. November-December. On file at the Chamberlin Library, Ord Military Community.
- Raugh, Harold E. 2004. Fort Ord. Charleston, SC: Arcadia.
- Salinas Morning Post. 1940. "\$2,766,000 in Building Authorized—Ord Contracts Let." August 21, 1940. Salinas, CA. pg. 1.
- San Francisco Examiner. 1951. Fort Ord Will Get Stadium. San Francisco Page 4. · 3 Feb 1951. Pages 1 and 4 A Available on [www.Newspapers.com](http://www.newspapers.com). Accessed on Jun 11, 2021.
- San Francisco Examiner. 1958. Army Asks OK on \$124,000,000 for Fort Ord Buildings. San Francisco. Section 2. Page. 4. Available on [www.Newspapers.com](http://www.newspapers.com). Accessed July 18, 2021.

## CONTINUATION SHEET

Property Name: Tide Hall

Page 15 of 15

Vasche, J. Burton. 1959. "The California State Colleges: Their History, Organization, Purposes, and Programs." in California

U.S. Army. 1977. Post Map Main Garrison Area. Fort Ord, California. Drawing number G-950. Accessed in person at the Chamberlain Library on June 15, 2021.

Walch, Bob. 2004. An Army Historian's Pictorial Take on Fort Ord. Monterey County NOW. Accessed July 12, 2021. Available at:  
[https://www.montereycountyweekly.com/news/local\\_news/an-army-historian-s-pictorial-take-on-fort-ord/article\\_6e8b0250-9c38-5ca4-a4a4-f93d42d65a11.html](https://www.montereycountyweekly.com/news/local_news/an-army-historian-s-pictorial-take-on-fort-ord/article_6e8b0250-9c38-5ca4-a4a4-f93d42d65a11.html)

Whaley, Derek. 2015. "East Monterey & Seaside." Santa Cruz Trains: Railroads of the Monterey Bay Area. July 20, 2015. Accessed online:  
<https://www.santacruztrains.com/2015/07/east-monterey-seaside.html>.

Webb Spinner, The. 1952-1954. Webb Spinner Volume for 1952-1954. Del Webb Sun Cities Museum Collection. Accessed June 30, 2021. Accessed at:  
<https://delwebbsuncitiesmuseum.org/newsletters-webb-spinners/>

State of California & The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 15 \*Resource Name or #: (Assigned by recorder) Watershed Institute

P1. Other Identifier: CSUMB Building 42

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Monterey County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Marina, CA Date 1995 T 15S; R 1E; NE  $\frac{1}{4}$   of SW  $\frac{1}{4}$   of Sec 6; Mount Diablo B.M.

c. Address 4573 6th Avenue, Seaside Zip 93955

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 607912 mE/ 4056703 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

The Watershed Institute (CSUMB Building 42) sits south of B Street, between 6<sup>th</sup> Avenue and 7<sup>th</sup> Avenue.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Watershed Institute (CSUMB Building 42) is located southeast of the Main Quad on the California State University, Monterey Bay (CSUMB) campus. The building is surrounded by simple plantings and to the east of the building are several greenhouses and planting areas, where native plant restoration is taught in an outdoor classroom setting. A parking area is to the south of the building. The one-story utilitarian building with modern stylistic details has a primarily rectangular floor plan with a rectangular projection on the west facade. The building appears to sit on a concrete slab foundation and the primary construction material is CMU.

See Continuation Sheet.

\*P3b. Resource Attributes: (List attributes and codes) HP15. Educational building, HP34. Military property

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) north  
elevation, view looking  
southeast, Dudek  
(IMG 0682)

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both  
1959 (CSUMB Facilities).

\*P7. Owner and Address:  
CSUMB, 100 Campus Center,  
Seaside, CA. 93955

\*P8. Recorded by: (Name, affiliation, and address) Sarah Corder,  
Dudek, 725 Front St #400,  
Santa Cruz, CA 95060

\*P9. Date Recorded: 6/14/2021

\*P10. Survey Type: (Describe)  
Intensive level

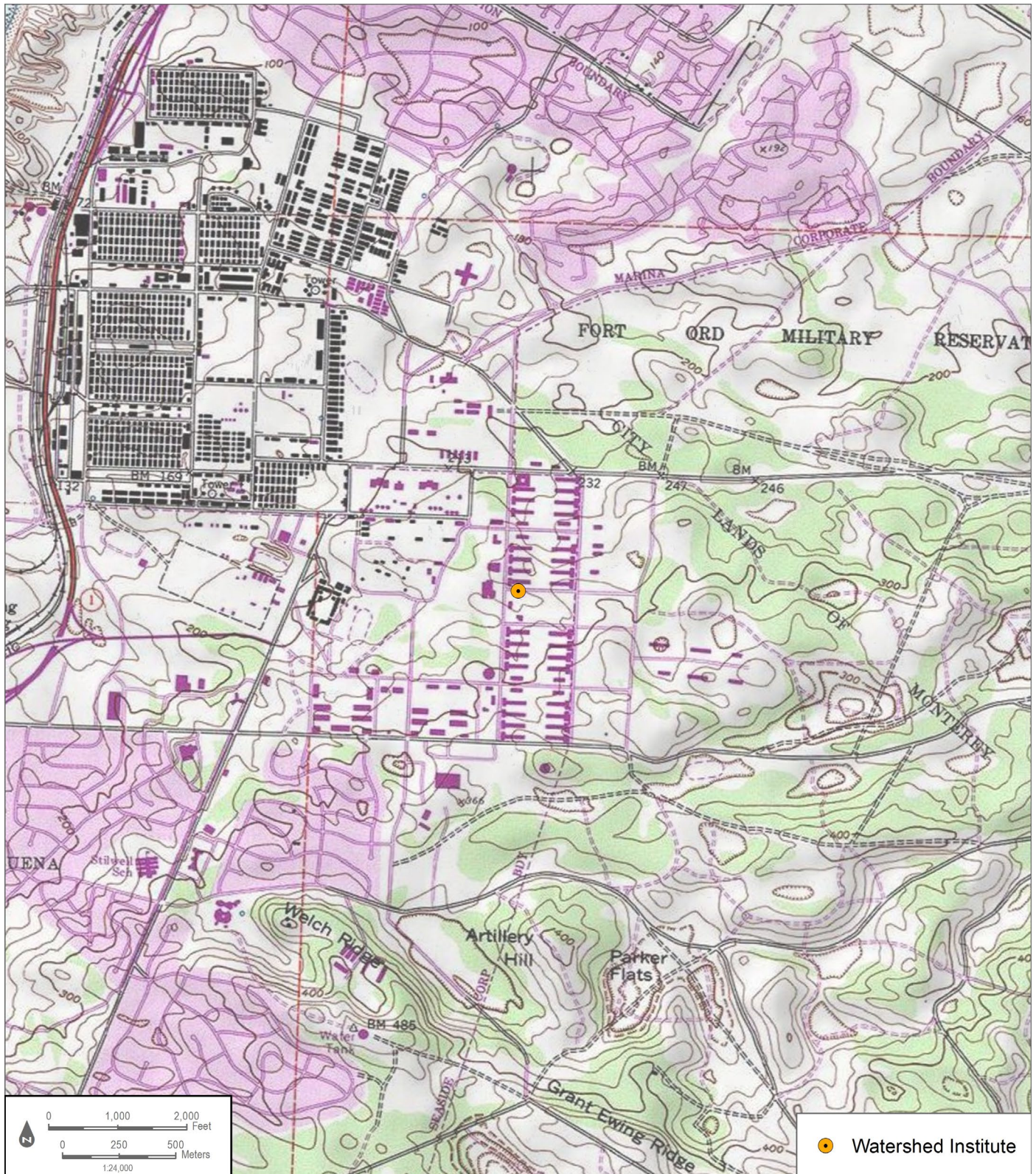
\*P11. Report Citation: (Cite survey report and other sources or enter none)

"Dudek 2021. Built Environment Inventory and Evaluation Report for California State University, Monterey Bay.

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_



# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) Watershed Institute \*NRHP Status Code 6Z  
Page 3 of 15

B1. Historic Name: Fort Ord Regimental Dispensary  
B2. Common Name: Watershed Institute  
B3. Original Use: Military Medical Clinic 4. Present Use: Classroom/Science Lab

\*B5. Architectural Style: Mid-Century Modern

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Designed in 1956 and completed in 1959, the Watershed Institute is a utilitarian building with modern detailing. As-built drawings show alterations were made to the original plans by Fort Ord in 1958. The building became the Watershed Institute, an educational classroom building, after 1995, when the CSUMB Campus was established. The building is covered in a mural, likely applied after the building was adapted for the CSUMB. At this time, the entry doors were likely replaced with modern ADA accessible doors and some windows were also replaced with single, fixed panes.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_ \*B8. Related Features:

B9a. Architect: Noakes & Neubauer, Architects and Engineers b. Builder: N/A

\*B10. Significance: Theme N/A Area N/A  
Period of Significance N/A Property Type N/A Applicable Criteria N/A  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

See Continuation Sheet.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: See Continuation Sheet.

B13. Remarks:

\*B14. Evaluator: Adrienne Donovan-Boyd, MSHP

\*Date of Evaluation: July 20, 2021

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Watershed Institute

Page 4 of 15

**\*P3a. Description (continued):**

The building has a flat roof with small, concrete eave overhangs. The primary elevation faces north with a concrete path leading to the main door from B Street. Planted landscaping areas surround the building. A parking lot is located to the south. A concrete path leads from the parking lot to an entrance on the west end of the south elevation. The primary entrance is located offset to the east on the north elevation. The entrance consists of a pair of recently added metal-framed glazed doors, with a large, fixed transom. The north, primary, elevation has six, evenly spaced windows to the east of the entrance and two evenly spaced windows to the west. Fenestration is varied and includes fixed metal-framed picture windows and 1/1 metal. All windowsills appear to be precast concrete.



Figure 1. Main (north) elevation and entrance, looking southeast (IMG\_0681)

# CONTINUATION SHEET

Property Name: Watershed Institute  
Page 5 of 15



Figure 2. West elevation, looking east (IMG\_0675).

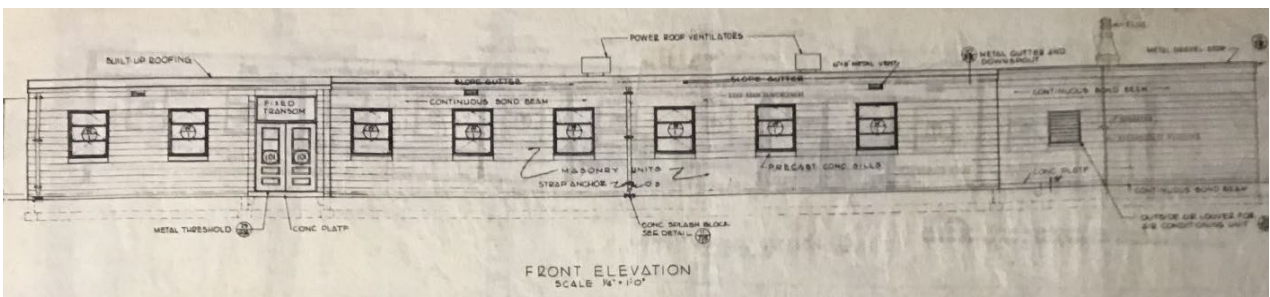


Figure 3. 1956 architectural drawing of the Watershed Institute (CSUMB Facilities 2021)

## CONTINUATION SHEET

Property Name: Watershed Institute

Page 6 of 15

### \*B10. Significance (continued):

#### Historical Overview of Fort Ord

The history of Fort Ord has been extensively documented in newspaper articles, websites, academic journals, and books. From its creation in 1917 to its closure in 1994, the base grew to become one of the largest training centers in the country. Its location was also reported to be the most attractive U.S. Army post, with easy access to the ocean and beautiful California weather.

The development periods in the history of Fort Ord were defined by Harold E. Raugh, Jr, a U.S. Army lieutenant colonel and historian with the Department of Defense. Since his retirement, Raugh served as the Chief Historian, for the Defense Logistics Agency, for the Department of Defense and, from 2006-2013, Raugh served as the Command Historian at the Defense Language Institute Foreign Language Center (DLIFLC) and the Presidio of Monterey, California. He received his PhD in history from the University of California, Los Angeles (Walch 2004). Raugh has authored numerous books including, Fort Ord (2004); Presidio of Monterey (2004); Operation Joint Endeavor: V Corps in Bosnia-Herzegovina, 1995-1996 (2013); The Raugh Bibliography of the Indian Mutiny 1857-1859 (2016); and Wavell in the Middle East, 1939-1941: A study in Generalship. Raugh defined four periods for the historic development of Fort Ord:

1917-1940 Camp Gigling to Camp Ord

1940-1945 Fort Ord and the 7th Infantry Division

1946-1976 The Cold War and Vietnam Eras

1974-1994 The Volunteer Army

These periods correspond to distinct eras in the history of the base and the U.S. Army (Raugh 2004: ii). The following sections provide a summary overview of each of these periods of development and their relevance to the area of Fort Ord now known as the CSUMB campus.

The full historic context of Fort Ord is represented in the report, Built Environment Inventory and Evaluation Report for California State University, Monterey Bay (Dudek 2021). The following presents only relevant historical and building typology information pertaining to the development of the Watershed Institute.

#### Cold War and Vietnam Eras at Fort Ord (1946-1976)

This period of development between 1946 and 1976 was characterized by a massive operation to move the base out of its semi-permanent status and create a permanent outpost for active military personnel who were retained due to ongoing foreign conflicts.

In July of 1948, Harry S Truman signed Executive Order 9981, which officially ended segregation in the armed forces. The order stated that "there shall be equality of treatment and opportunity for all persons in the armed forces without regard to race, color, religion, or national origin" (National Archives Foundation 2021). Fort Ord became one of the first integrated training divisions in the United States. The Fort was touted as "pioneering to end all segregation" (Pomona Progress Bulletin 1950: 4). In 1950, the Pomona Progress Bulletin reported that black and white soldiers at Fort Ord were "fighting side by side" and all the enlistees "trained together, slept in the same barracks, and eat the same messes" (Pomona Progress Bulletin 1950: 4).

The end of World War II in 1945 did not bring lasting peace. The tenuous relationship



## CONTINUATION SHEET

Property Name: Watershed Institute

Page 7 of 15

between dominant nations in the communist East and free market West led to the beginning of the Cold War. The Department of Defense maintained a robust fighting force during the Cold War, with more than 900,000 Army personnel retained during the 1950s (ACHP 2006). The ongoing global tensions and the number of active U.S. military personnel created a need for new permanent buildings and expanded military housing at Fort Ord.

In 1949, the Soviet-supported communist government of North Korea invaded American-supported South Korea, initiating the Korean War. Fort Ord was a primary staging area for the training of troops departing for the war (Castle 1990:3). By the 1950s, Fort Ord had become one of the largest basic training camps in the United States. In 1952, the military began a multi-million dollar building program to transform Fort Ord into a permanent post, including the development of permanent troop housing, and the construction of a guard house, stockade, and multiple warehouses. In January of 1952, military authorities announced the new construction program at Fort Ord was underway, with an estimated cost of \$26,650,600. More than half of the funds that were approved by Congress were "earmarked for new permanent troop housing" for more than 7,000 soldiers (The Webb Spinner 1952-54, Vol 6. No. 3:1).

The new troop housing was to be constructed of reinforced concrete, a departure from the wood buildings constructed before and during World War II. The plan called for three types of massive barracks, twenty-two were to house 225 enlisted men each, seven were to accommodate 165 men each, and nine were to house 105 men each (The Webb Spinner 1952-54, Vol 6. No. 3:3). The San Francisco District of the U.S. Army Corps of Engineers oversaw the construction project to completion. An additional \$1,349,700 was earmarked for the expansion of classroom and training facilities at Fort Ord, including a new battalion and regimental headquarters (The Californian 1952a:1 and The Californian 1952b:18). By March of 1952, another phase of the permanent army post transformation began with the construction of a guard house, stockade, warehouse, and other buildings (The Webb Spinner 1952-54, Vol 6. No. 3:1). This addition of permanent buildings continued into the late 1950s, when the Army requested \$124 million to replace all the wood World War II infrastructure at Fort Ord with concrete block and reinforced concrete (Madsen and Treffers 2019:6; San Francisco Examiner 1958:2-4). While many of the wood buildings remain today, this period saw the continuous addition of reinforced concrete permanent buildings across the Fort (Madsen and Treffers 2019:6).

Following the Korean War through the end of the conflict in Vietnam, Fort Ord served as an important training facility. In 1957, Fort Ord was designated as a U.S. Army Training Center for Infantry (Castle 1990: 4). The 7th Infantry Division was based at Fort Ord in 1975 (Cavanaugh 2000: 9). Fort Ord produced thousands of combat-ready troops during the conflict in Vietnam.

With the establishment of Fort Ord as a permanent Army base during this period, there was substantial building construction that led to the modernization of the base and its services. This development is closely related to the history of the current CSUMB campus. All the properties that are included as part of this built environment study were constructed during the Cold War and Vietnam Era period. Building development during this period was a substantial departure from the styles and materials used in the buildings constructed before World War II. Buildings constructed between 1946 and 1976 primarily used reinforced concrete and concrete masonry unit (CMU) in their design. The buildings tended to be larger than those constructed in previous periods. Other development in this period included support service buildings and several types of medical buildings. Infrastructure was also improved at this time, with the introduction of paved streets and roadways, and the addition of several water tanks, water pumping plants, and warehouse buildings.

## CONTINUATION SHEET

Property Name: Watershed Institute

Page 8 of 15

### **Watershed Institute, 1958**

The Watershed Institute building was designed 1956 by the firm White, Noakes & Neubauer, Architects and Engineers, located in Washington D. C. (Figure 3) (CSUMB Facilities: Building 42 1956). Very little information was found during archival research about this firm, with only one newspaper article found where Noakes & Neubauer were the noted architects for a new wing on a retirement home (The Morning Call 1959: 50). The plans were updated for Fort Ord in 1958. Originally the building served as one of the fort's regimental dispensaries. In 1959, The Californian, reported two new regimental dispensaries were approved for construction at Fort Ord. Daniels and House Construction company of Monterey received the contract for \$197,964. The dispensaries were to include facilities such as pharmacies, surgical dressing examination and waiting rooms. The completion of a new main road and parking area was planned to coincide with the construction of the buildings (The Californian 1959:14). The plan lists the building designer as "J.D.L" and checked by "R. A. P." and notes the design was prepared under the direction of the Chief Engineering Division of Military Contracts (CSUMB Facilities: Building 42 1956). As built changes were made to the drawings in January of 1960, suggesting the building was constructed by this time. Original plans called for the interior space to have a waiting room, clerk and records room, doctor's office, a resting room, examination and treatment room, surgical dressing room, a fan room, the boiler room, and coal storage. (CSUMB Facilities: Building 42 1956). Currently the building is used by the CSUMB as a classroom known as the Watershed Institute.

### **Fort Ord Building Typology and Character-Defining Features**

Four categories of building types were identified for the purposes of this study. These are the Support Services Buildings, Medical Buildings, Hammerhead Buildings/Barracks, and Recreational Buildings. The following presents a discussion of the Medical building typology, as the Watershed Institute is classified in this category. This section provides an overview and a detailed account of the specific character-defining features of Fort Ord's Cold War and Vietnam Era (1946-1976) medical buildings.

### **Medical Buildings**

Medical buildings constructed during the Cold War and Vietnam Eras (1946-1976) at Fort Ord have a variety of uses and functions that changed over the history of the base. One of the most common medical building types during this period were clinic buildings. In alignment with the typical planning, design, and materials of buildings constructed during this period of Fort Ord's history, these buildings are constructed with reinforced concrete and CMU and feature flat roofs with multi-light windows set on concrete sills. The Medical Buildings tended to have central entryways that opened into waiting areas, with smaller exam rooms behind reception areas. These buildings did not have a uniform design, unlike many of the other buildings at Fort Ord.

### **Character-Defining Features of Fort Ord Medical Buildings**

This section provides a detailed account of the specific character-defining features of this type of building and noted alterations that are considered non-character defining features. This section provides a detailed account of the specific character-defining features of Fort Ord's Cold War and Vietnam Era (1946-1976) Medical Buildings.

**CONTINUATION SHEET**

Property Name: Watershed Institute  
 Page 9 of 15

The Medical Buildings originally exhibited the following specific character-defining features:

Character-Defining Features: Fort Ord Medical Buildings

Character Aspect	Primary Character-Defining Features	Character-Defining Features
Shape and Plan	<ul style="list-style-type: none"> <li>• Simple rectangular form</li> <li>• Single story</li> </ul>	The overall shape and mass of the building with a central entrance opening to waiting areas.
Roof	<ul style="list-style-type: none"> <li>• Flat roof</li> <li>• Moderate or slight eave openings</li> <li>• No exposed rafters</li> </ul>	The Medical Buildings have flat roofs, with moderate or slight eave overhangs.
Openings	<ul style="list-style-type: none"> <li>• Entrances on the ground level</li> <li>• Multi-light windows or modern windows with protruding metal frames set on concrete sills</li> <li>• Public entrances and circulation patterns</li> </ul>	Window openings are uniform in size and placement, windows are multi-light, and set into concrete openings. Replaced windows are not considered character-defining features as they fall outside the period of significance.
Exterior Ornamentation	<ul style="list-style-type: none"> <li>• Minimal exterior ornamentation</li> <li>• Glass windows used as ornamentation</li> </ul>	The Medical Buildings were often specifically designed to serve specific functions. They have little to no decorative ornamentation, with windows in ribbons, or evenly spaced windows being the only decorative element.
Materials	<ul style="list-style-type: none"> <li>• Mass-produced and cost-effective materials</li> <li>• Concrete and CMU</li> <li>• Reinforced Concrete construction</li> </ul>	Medical Buildings have simple, utilitarian designs. Buildings were constructed using mass-produced and cost-effective building materials that were readily available at the time of construction. Buildings under the Medical Building type were constructed with reinforced concrete and CMU and were minimally decorated.

Alterations and demolitions over time have compromised the overall architectural integrity of this building type. The most common alterations observed for this building type include the following.

- Replacement windows
- ADA compliance measures such as ramps and doors

## CONTINUATION SHEET

Property Name: Watershed Institute

Page 10 of 15

- HVAC systems and window units
- Infill of openings
- Interior renovations

### NRHP/CRHR Designation Criteria

In consideration of the project site's history and requisite integrity, Dudek recommends the property not eligible for listing in the NRHP and CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

#### **Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.**

The Watershed Institute was constructed in 1959 during the period defined as the Cold War and Vietnam Eras (1946-1976) at Fort Ord. While this building is of historic age and was constructed during this important period of development in Fort Ord's history, it no longer retains enough integrity to convey its significance. One of the most notable elements of integrity that is compromised is the integrity of setting. Significant demolition, changes to circulation patterns, introduction of new buildings, and changes in use, all impact the building's ability to convey significance from its time as an active Cold War and Vietnam Era military medical building. The loss of this overall integrity of setting adversely affects the Watershed Institute, as individual buildings are no longer able to convey their collective history. Additionally, the subdivision of Fort Ord following its closure in 1994 has also greatly impacted the integrity of feeling, association, and setting of the Cold War and Vietnam Era portions of the installation. In summary, the Watershed Institute is not able to convey its association with any extraordinary events or events occurring within the context of Cold War and Vietnam Era medical buildings, the CSUMB Campus, or has an association with the broad patterns of history in Monterey County, the State of California, or the Nation. Therefore, the building is recommended not eligible under NRHP/CRHR Criterion A/1.

#### **Criterion B/2: That are associated with the lives of persons significant in our past.**

To be found eligible under B/2 the property must be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research indicated that the Watershed Institute building, originally one of Fort Ord's regimental dispensaries, was not associated with a single, significant person or persons. As such this property is not known to have any historical associations with people important to the nation's or state's past. Due to a lack of identified significant associations with important persons in history, Dudek recommends the building is not eligible under NRHP/CRHR Criterion B/2.

#### **Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.**

The Watershed Institute was constructed at Fort Ord in 1959. The building was designed by White, Noakes & Neubauer, Architects and Engineers, Washington D. C. The plan lists the building designer as "J.D.L" and checked by "R.A.P." (CSUMB Facilities 2021 Very little information was found during archival research about the firm of White, Noakes & Neubauer, or any further information about the noted designers. The Watershed Institute building is a smaller, utilitarian building, with minimal detailing, and few stylistic features. No further information was discovered during archival research about these designers. The building is a ubiquitous building type that lacks high style components to set it apart from other buildings constructed during this era. Additionally, the Watershed Institute, has undergone alterations, including changes to fenestration and

## CONTINUATION SHEET

Property Name: Watershed Institute

Page 11 of 15

use. Due to a lack of high artistic value, a lack of evidence suggesting this is the work of a master, and its noted alterations, Dudek recommends the Watershed Institute is recommended not eligible under NRHP/CRHR Criterion C/3.

**Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.**

There is no evidence to suggest that this property has the potential to yield information important to state or local history. Therefore, the property is recommended not eligible under NRHP/CRHR Criterion D/4.

**California Historic Landmark Statement of Significance**

In consideration of the Watershed Institute's history and requisite integrity, Dudek recommends the property not eligible for designation as a California Historic Landmark based on the following significance evaluation and in consideration of state eligibility criteria:

**The first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California).**

The Watershed Institute was designed in 1956 and constructed in 1959. The building was constructed during the Cold War and Vietnam Eras (1946-1976) at Fort Ord. The building appears to have been conceptualized by architects who worked for White, Noakes & Neubauer, a Washington D.C. based architectural firm. The building is a ubiquitous building type that lacks high style components to set it apart from other buildings constructed throughout the State of California in the 1950s and 1960s. Therefore, the building is recommended not eligible for listing as a CHL under this criterion.

**Associated with an individual or group having a profound influence on the history of California.**

Archival research failed to indicate any significant associations between the Watershed Institute and individuals or groups that profoundly influenced the history of California. The Watershed Institute building was originally a Fort Ord Regimental Dispensary, constructed to provide a service for military personnel. White, Noakes & Neubauer, a Washington D.C. base architectural firm was responsible for the design. Very little information was found during archival research about the firm and no other buildings are known to have been designed by the firm. No other individuals are known to have influenced the construction or use of this building. Therefore, Dudek recommends the building is not eligible for listing as a CHL under this criterion.

**A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder.**

The Watershed Institute building is neither a prototype or an outstanding example of a period, style, or architectural movement. It is a typical example of a utilitarian design. The building was designed to serve a utilitarian purpose for the military at Fort Ord. There are no identifying features on the Watershed Institute that would establish the connection to the notable work of a master architect in the State of California. Additionally, the Watershed Institute building has been altered and it fails to sufficiently convey its temporal period. Therefore, Dudek recommends the building is not eligible for listing as a CHL under this criterion.

**Local Designation Criteria**

Portions of the CSUMB campus are located within the boundaries of two cities, City of Seaside and the City of Marina, both of which evaluate historical resources in accordance with CEQA Guidelines. as presented above. The subject property, as discussed in the NRHP/CRHR/CHL criteria discussion above, does not rise to the necessary level of

## CONTINUATION SHEET

Property Name: Watershed Institute

Page 12 of 15

significance for local, state, or national designation. For these reasons, the subject property is recommended not eligible individually or as a component of a historic district under any of the NRHP/CRHR/CHL criteria.

Additionally, portions of the CSUMB campus are located in the County of Monterey and the campus is therefore subject to the regulations set forth in Chapter 18.25 of the Monterey County Code. The subject property, as discussed in the NRHP/CRHR/CHL criteria discussion above, does not rise to the necessary level of significance for state or national designation. For these same reasons, the subject property is also recommended not eligible individually or as a component of a historic district under any of the delineated County of Monterey review criteria categories that are addressed with the NRHP/CRHR/CHL criteria discussed above: A. Historical and Cultural Significance; B. Historic, Architectural, and Engineering Significance; or C. Community and Geographic Setting.

### Integrity Discussion

The Watershed Institute was analyzed against the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. The building retains its integrity of location, as it has not been relocated; however, the integrity of setting has been compromised due to the change of use, from a Cold War and Vietnam Era military support services building to an education classroom building for CSUMB. The building was designed with minimal elements typical of a utilitarian building. Some of the features of the original design, most notably the windows on the primary facade have been lost due to alterations. Therefore, the overall integrity of design has been compromised. A majority of the original materials appear to be intact, and such the building retains some integrity of materials. The techniques used in the construction of the Watershed Institute are still apparent, with the CMU construction and concrete windowsills, accordingly the building has retained some integrity of workmanship. The exterior of the Watershed Institute no longer conveys its original use as a 1950s military regimental dispensary. Therefore, the integrity of feeling has been lost. As the Watershed Institute does not possess historic significance, there is no historic association. While the building is in good condition, it does not possess adequate integrity to convey significance or its temporal period.

### Summary of Evaluation Findings

The Watershed Institute building retains a diminished level of historic integrity and lacks historical and architectural significance. Based on the significance evaluations presented above, the Watershed Institute does not appear to meet the NRHP, CRHR, CHL or local designation criteria. Therefore, Watershed Institute building is not considered a historical resource for purposes of CEQA.

## CONTINUATION SHEET

Property Name: Watershed Institute

Page 13 of 15

### \*B12. References (continued):

- ACHP (Advisory Council on Historic Preservation). 2006. "Draft Program Comment Regarding Cold War Era Unaccompanied Personnel Housing." Federal Register: The Daily Journal of the United States Government. 12 April 2016. Accessed June 30, 2021 Available at: <https://www.federalregister.gov/documents/2006/04/12/06-3509/draft-program-comment-regarding-cold-war-era-unaccompanied-personnel-housing>
- Californian, The. 1940. "No More Camp Ord! It's Fort Ord Now! Stilwell in Command: Headquarters of General Located on Salinas Side." July 13, 1940. Salinas, California, pg. 1.
- Californian, The. 1951. Stadium Field House—Sixth Army Lets Ord Contract. March 20, 1951. P1. Accessed June 17, 2021. Available at: [Newspapers.com](http://Newspapers.com).
- Castle, Ted. 1990. "The March of Time." Fort Ord Panorama. September 21, 1990.
- Cavanaugh, Joe. 2000. *The Peace Dividend: Defense Conversion Through Higher Education*. The Leon Panetta Institute.
- Chamberlin Library. 2021. Fort Ord Working Papers. CSUMB Special Collections Box 6.42-01. Available at the Chamberlin Library, Seaside, California.
- CSUMB Facilities. 2021. Original As built and renovation architectural drawings on file with CSUMB facilities department. Accessed in person June 15-16, 2021.
- DLIFLC (Defense Language Institute Foreign Language Center). 2021. Command History Program. Accessed in person on June 15, 2021 and accessed online database collection online July 2021. Available at: <https://adli.pastperfectonline.com/>
- EA Engineering. 1991. Draft Final Fort Ord, California Base wide Remedial Investigation Feasibility Study. Volume 1 Literature Review and Base Inventory Report. Accessed on July 13, 2021. Available at: <https://www.fortordcleanup.com/documents/search/>
- Fresno Bee, The. 1951a. "Army Spokesman Are Defending Building of Fort Ord Stadium." January 12, 1951. Page 13. Accessed June 17, 2021.
- Fresno Bee, The. 1951b. "Army Spokesman Are Defending Building of Fort Ord Stadium." February 4, 1951. Page 27. Accessed June 17, 2021. Available at: [Newspapers.com](http://Newspapers.com).
- Gates, S., & Williams, H. 1957. The Armed Forces. The Annals of the American Academy of Political and Social Science, 313, 99-104. Accessed June 17, 2021. <http://proxy.multcolib.org:2052/stable/1031762>
- MacGregor Jr., Morris J. 1981. Integration of the Armed Forces, 1940-1965. Center of Military History, United States Army: Washington, D.C.
- Madsen, Alexandra and Steven Treffers. 2019. *Historic Resources Evaluation Memorandum for Hammerhead Barracks at Fort Ord, Monterey County, California*. Prepared by

## CONTINUATION SHEET

Property Name: Watershed Institute

Page 14 of 15

Rincon Consultants, Inc for City of Seaside, Community and Economic Development Department. November 4, 2019. Accessed June 28, 2021.  
[https://www.ci.seaside.ca.us/DocumentCenter/View/10674/9\\_App-S---HRE-Memo](https://www.ci.seaside.ca.us/DocumentCenter/View/10674/9_App-S---HRE-Memo)

Military Museum. 2016. "Historic California Posts, Camps, Stations, and Airfields: Fort Ord." Accessed on June 19, 2021. <http://www.militarymuseum.org/FtOrd.html>

National Archives Foundation. 2021. Executive Order 9981. Accessed June 29, 2021. Available at: <https://www.archivesfoundation.org/documents/executive-order-9981-ending-segregation-armed-forces/>

NETR (Nationwide Environmental Title Research LLC). 2021. Historic Aerial Photographs of 100 Campus Center, Seaside, CA 93955 dating from 1956, 1968, 1981, 1998, 2005, 2009, 2010, 2012, 2014, 2016, and 2018. Accessed June 10, 2021.  
<https://www.historicaerials.com/viewer>

Panorama. 1990. "50 Years and Counting..." September 21, 1990, pg. 2.

Panorama. n.d. "Ford Ord in World War II." Historic California Posts: Fort Ord. Accessed on June 19, 2021. <http://www.militarymuseum.org/FtOrd.html>

Park, R. 2015. "Happy and Cheerful in This Fine Camp": Sports, Recreation, and the United States Army at Fort Ord and Camp Roberts, 1940 to 1945. *Journal of Sport History*, 42(1), 21-37. Accessed on June 18, 2021, from  
<https://www.jstor.org/stable/10.5406/jsporthistory.42.1.21>

Pomona Progress Bulletin. 1950. War Solving Racial Problems. August 24, 1950. Page 4. Accessed June 29, 2021. Available at: [Newspapers.com](http://www.newspapers.com).

Quartermaster Review, The. 1940. "Army Construction Underway at Camp Ord, California." Volume XX. No 3. November-December. On file at the Chamberlin Library, Ord Military Community.

Raugh, Harold E. 2004. Fort Ord. Charleston, SC: Arcadia.

Salinas Morning Post. 1940. "\$2,766,000 in Building Authorized—Ord Contracts Let." August 21, 1940. Salinas, CA. pg. 1.

San Francisco Examiner. 1951. Fort Ord Will Get Stadium. San Francisco Page 4. . 3 Feb 1951. Pages 1 and 4 A Available on [www.Newspapers.com](http://www.newspapers.com). Accessed on Jun 11, 2021.

San Francisco Examiner. 1958. Army Asks OK on \$124,000,000 for Fort Ord Buildings. San Francisco. Section 2. Page. 4. Available on [www.Newspapers.com](http://www.newspapers.com). Accessed July 18, 2021.

Vasche, J. Burton. 1959. "The California State Colleges: Their History, Organization, Purposes, and Programs." in California

U.S. Army. 1977. Post Map Main Garrison Area. Fort Ord, California. Drawing number G-950. Accessed in person at the Chamberlain Library on June 15, 2021.



## CONTINUATION SHEET

Property Name: Watershed Institute

Page 15 of 15

Walch, Bob. 2004. An Army Historian's Pictorial Take on Fort Ord. Monterey County NOW. Accessed July 12, 2021. Available at:  
[https://www.montereycountyweekly.com/news/local\\_news/an-army-historian-s-pictorial-take-on-fort-ord/article\\_6e8b0250-9c38-5ca4-a4a4-f93d42d65a11.html](https://www.montereycountyweekly.com/news/local_news/an-army-historian-s-pictorial-take-on-fort-ord/article_6e8b0250-9c38-5ca4-a4a4-f93d42d65a11.html)

Whaley, Derek. 2015. "East Monterey & Seaside." Santa Cruz Trains: Railroads of the Monterey Bay Area. July 20, 2015. Accessed online:  
<https://www.santacruztrains.com/2015/07/east-monterey-seaside.html>.

Webb Spinner, The. 1952-1954. Webb Spinner Volume for 1952-1954. Del Webb Sun Cities Museum Collection. Accessed June 30, 2021. Accessed at:  
<https://delwebbsuncitiesmuseum.org/newsletters-webb-spinners/>

State of California & The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 15 \*Resource Name or #: (Assigned by recorder) Pacific Hall

P1. Other Identifier CSUMB Building 44

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Monterey County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Marina, CA Date 1995 T 15S; R 1E; NW ¼ of SW ¼ of Sec 6; Mount Diablo B.M.

c. Address 4580 6th Avenue, Seaside Zip 93955

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 607876 mE/ 4056754 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

Pacific Hall sits north of B Street, between 6<sup>th</sup> Avenue and 7<sup>th</sup> Avenue.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Pacific Hall (CSUMB Building 44) is a utilitarian building with modern stylistic details. The building is constructed of board-formed concrete. The single-story building has an L-shaped plan with a flat roof and concrete eave overhangs. The primary, west, elevation has the main entrance at the corner of the "L." Fenestration includes bands of rectangular fixed glass windows in protruding metal frames set on concrete sills. Concrete pillars divide the sets of windows.

See Continuation Sheet.

\*P3b. Resource Attributes: (List attributes and codes) HP15. Educational Building, HP34. Military Property

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) West elevation, view looking southeast, Dudek (IMG 0602).

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both 1952-1954 (The Webb Spinner).

\*P7. Owner and Address:  
CSUMB  
100 Campus Center  
Seaside, CA. 93955

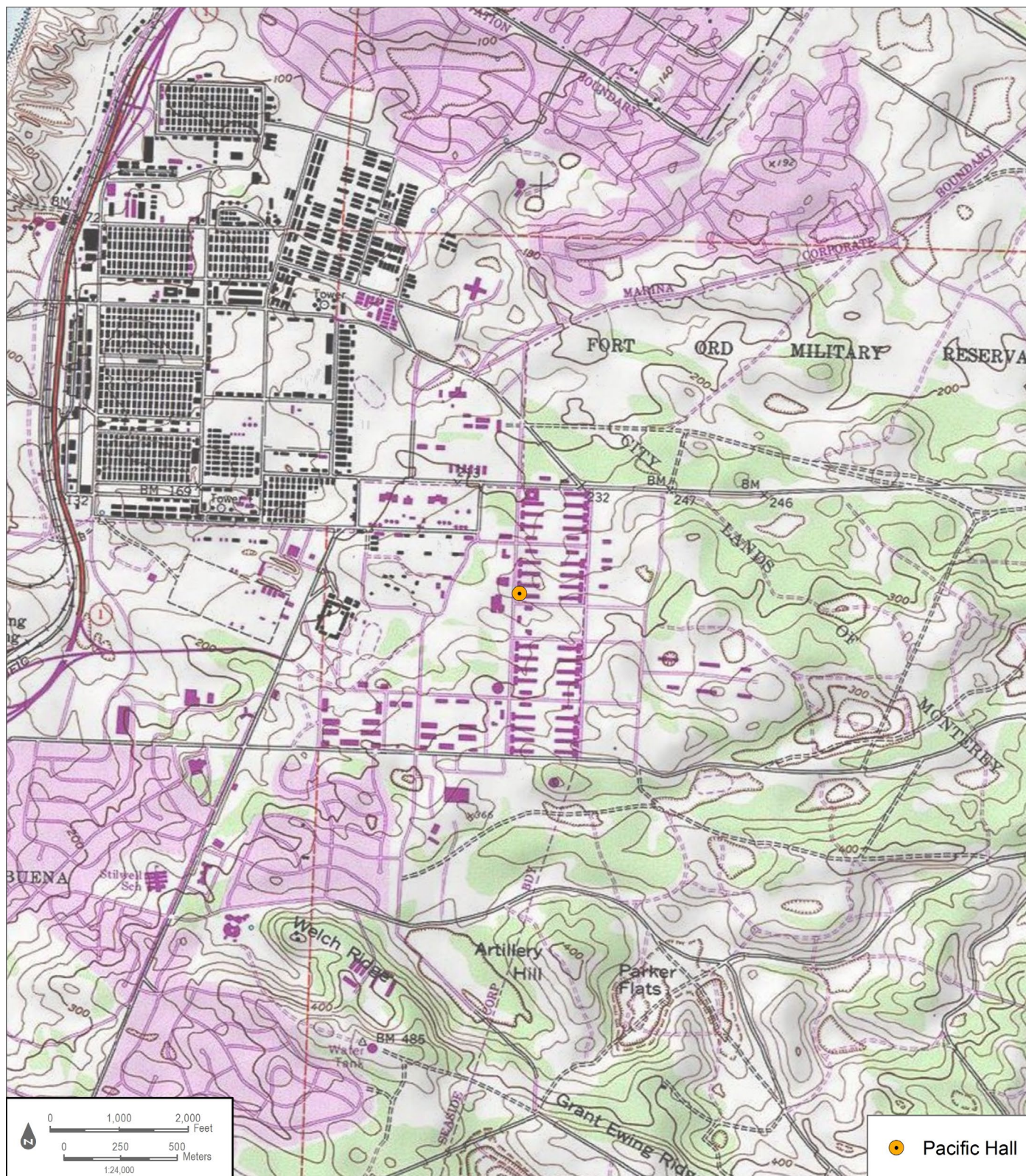
\*P8. Recorded by: (Name, affiliation, and address) Sarah Corder Dudek  
725 Front St #400  
Santa Cruz, CA 95060

\*P9. Date Recorded: 6/14/2021

\*P10. Survey Type: (Describe)  
Intensive level

\*P11. Report Citation: (Cite survey report and other sources or enter none) Dudek 2021. Built Environment Inventory and Evaluation Report for California State University, Monterey Bay

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List): \_\_\_\_\_



# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) Pacific Hall \*NRHP Status Code 6Z

Page 3 of 15

B1. Historic Name: Hammerhead Building, Hammerhead Barracks, Fort Ord Barracks

B2. Common Name: Pacific Hall, CSUMB Building 44

B3. Original Use: Military Barracks 4. Present Use: Educational Classroom

\*B5. Architectural Style: Utilitarian

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Designed and constructed between 1952-1954, Pacific Hall (44) is a utilitarian building with modern design elements. Originally the building served as barracks at Fort Ord. At least 38 barracks were constructed by Del Webb Construction Company at a cost of \$12,614,832. Construction started in 1952 (The Californian 1952b:18). When CSUMB acquired the campus, the building became Pacific Hall, and has been in use as a classroom. It is likely the addition of the ADA ramps and the replacement of windows were completed during this transition. Between 2016 and 2021, the east, multi-story wing of the building was demolished and the opening to that wing was filled with CMU (NETR 2021).

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_ \*B8. Related Features:

B9a. Architect: unknown b. Builder: Del Webb Construction Company

\*B10. Significance: Theme N/A Area N/A  
Period of Significance N/A Property Type N/A Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

See Continuation Sheet.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: See Continuation Sheet.

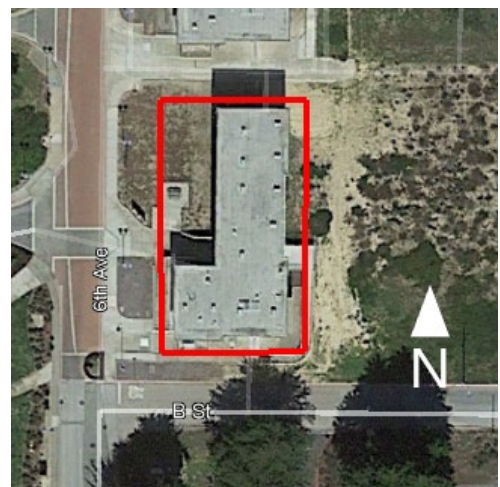
B13. Remarks:

\*B14. Evaluator: Adrienne Donovan-Boyd, MSHP

\*Date of Evaluation: July 20, 2021

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



## CONTINUATION SHEET

Property Name: Pacific Hall  
Page 4 of 15

**\*P3a. Description (continued):**

Above the rectangular windows are square metal-framed decorative white panels. The east elevation shows changes to the plan, with a concrete framed door filled with CMUs and a change in exterior cladding. An ADA-accessible ramp leads to a secondary entrance with an arched metal awning on the east facade. The south elevation mirrors other elevations in style and materials. A CMU-filled window opening, and a door repurposed as a window are on the west end of the south elevation. The building appears to sit on a concrete foundation.



Figure 1. Main (west) elevation and north elevation, looking southeast (IMG\_0604)



Figure 2. South elevation, looking north (IMG\_0621)

## CONTINUATION SHEET

Property Name: Pacific Hall  
Page 5 of 15

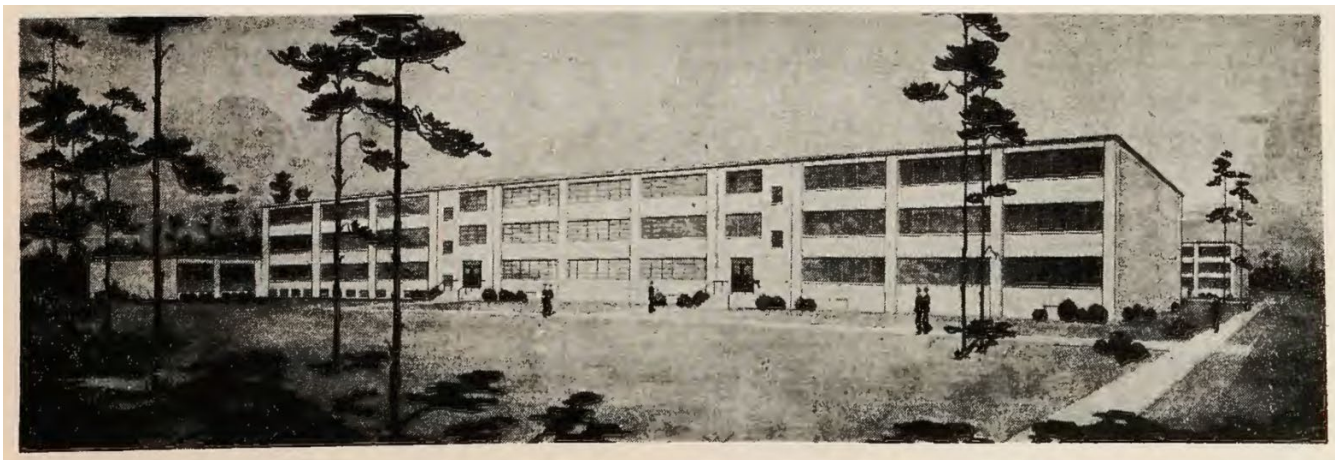


Figure 3. 1952 conceptual drawing of the new barracks to be constructed at Fort Ord  
(The Webb Spinner 1952)

### \*B10. Significance (continued):

#### Historical Overview of Fort Ord

The history of Fort Ord has been extensively documented in newspaper articles, websites, academic journals, and books. From its creation in 1917 to its closure in 1994, the base grew to become one of the largest training centers in the country. Its location was also reported to be the most attractive U.S. Army post, with easy access to the ocean and beautiful California weather.

The development periods in the history of Fort Ord were defined by Harold E. Raugh, Jr, a U.S. Army lieutenant colonel and historian with the Department of Defense. Since his retirement, Raugh served as the Chief Historian, for the Defense Logistics Agency, for the Department of Defense and, from 2006-2013, Raugh served as the Command Historian at the Defense Language Institute Foreign Language Center (DLIFLC) and the Presidio of Monterey, California. He received his PhD in history from the University of California, Los Angeles (Walch 2004). Raugh has authored numerous books including, *Fort Ord* (2004); *Presidio of Monterey* (2004); *Operation Joint Endeavor: V Corps in Bosnia-Herzegovina, 1995-1996* (2013); *The Raugh Bibliography of the Indian Mutiny 1857-1859* (2016); and *Wavell in the Middle East, 1939-1941: A study in Generalship*. Raugh defined four periods for the historic development of Fort Ord:

- 1917-1940 Camp Gigling to Camp Ord
- 1940-1945 Fort Ord and the 7th Infantry Division
- 1946-1976 The Cold War and Vietnam Eras
- 1974-1994 The Volunteer Army

These periods correspond to distinct eras in the history of the base and the U.S. Army (Raugh 2004: ii). The following sections provide a summary overview of each of these periods of development and their relevance to the area of Fort Ord now known as the CSUMB campus.

The full historic context of Fort Ord is represented in the report, *Built Environment Inventory and Evaluation Report for California State University, Monterey Bay* (Dudek

## CONTINUATION SHEET

Property Name: Pacific Hall  
Page 6 of 15

2021). The following presents only relevant historical and building typology information pertaining to the development of Pacific Hall.

### **Cold War and Vietnam Eras at Fort Ord (1946-1976)**

This period of development between 1946 and 1976 was characterized by a massive operation to move the base out of its semi-permanent status and create a permanent outpost for active military personnel who were retained due to ongoing foreign conflicts.

In July of 1948, Harry S Truman signed Executive Order 9981, which officially ended segregation in the armed forces. The order stated that "there shall be equality of treatment and opportunity for all persons in the armed forces without regard to race, color, religion, or national origin" (National Archives Foundation 2021). Fort Ord became one of the first integrated training divisions in the United States. The Fort was touted as "pioneering to end all segregation" (The Pomona Progress Bulletin 1950: 4). In 1950, the Pomona Progress Bulletin reported that black and white soldiers at Fort Ord were "fighting side by side" and all the enlistees "trained together, slept in the same barracks, and eat the same messes" (The Pomona Progress Bulletin 1950: 4).

The end of World War II in 1945 did not bring lasting peace. The tenuous relationship between dominant nations in the communist East and free market West led to the beginning of the Cold War. The Department of Defense maintained a robust fighting force during the Cold War, with more than 900,000 Army personnel retained during the 1950s (ACHP 2006). The ongoing global tensions and the number of active U.S. military personnel created a need for new permanent buildings and expanded military housing at Fort Ord.

In 1949, the Soviet-supported communist government of North Korea invaded American-supported South Korea, initiating the Korean War. Fort Ord was a primary staging area for the training of troops departing for the war (Castle 1990:3). By the 1950s, Fort Ord had become one of the largest basic training camps in the United States. In 1952, the military began a multi-million dollar building program to transform Fort Ord into a permanent post, including the development of permanent troop housing, and the construction of a guard house, stockade, and multiple warehouses. In January of 1952, military authorities announced the new construction program at Fort Ord was underway, with an estimated cost of \$26,650,600. More than half of the funds that were approved by Congress were "earmarked for new permanent troop housing" for more than 7,000 soldiers (The Webb Spinner 1952-54, Vol 6. No. 3:1).

The new troop housing was to be constructed of reinforced concrete, a departure from the wood buildings constructed before and during World War II. The plan called for three types of massive barracks, twenty-two were to house 225 enlisted men each, seven were to accommodate 165 men each, and nine were to house 105 men each (The Webb Spinner 1952-54, Vol 6. No. 3:3). The San Francisco District of the U.S. Army Corps of Engineers oversaw the construction project to completion. An additional \$1,349,700 was earmarked for the expansion of classroom and training facilities at Fort Ord, including a new battalion and regimental headquarters (The Californian 1952a:1 and The Californian 1952b:18). By March of 1952, another phase of the permanent army post transformation began with the construction of a guard house, stockade, warehouse, and other buildings (The Webb Spinner 1952-54, Vol 6. No. 3:1). This addition of permanent buildings continued into the late 1950s, when the Army requested \$124 million to replace all the wood World War II infrastructure at Fort Ord with concrete block and reinforced concrete (Madsen and Treffers 2019:6; San Francisco Examiner 1958:2-4). While many of the wood buildings

## CONTINUATION SHEET

Property Name: Pacific Hall  
Page 7 of 15

remain today, this period saw the continuous addition of reinforced concrete permanent buildings across the Fort (Madsen and Treffers 2019:6).

Following the Korean War through the end of the conflict in Vietnam, Fort Ord served as an important training facility. In 1957, Fort Ord was designated as a U.S. Army Training Center for Infantry (Castle 1990: 4). The 7th Infantry Division was based at Fort Ord in 1975 (Cavanaugh 2000: 9). Fort Ord produced thousands of combat-ready troops during the conflict in Vietnam.

With the establishment of Fort Ord as a permanent Army base during this period, there was substantial building construction that led to the modernization of the base and its services. This development is closely related to the history of the current CSUMB campus. All the properties that are included as part of this built environment study were constructed during the Cold War and Vietnam Era period. Building development during this period was a substantial departure from the styles and materials used in the buildings constructed before World War II. Building during the period between 1946 and 1976 used reinforced concrete and concrete masonry unit (CMU). The buildings tended to be larger than those constructed in previous periods. Other development in this period included support service buildings and several types of medical buildings. Infrastructure was also improved at this time, with the introduction of paved streets and roadways, and the addition of several water tanks, water pumping plants, and warehouse buildings.

### **Pacific Hall, 1952-1954**

Pacific Hall first appears on a 1956 aerial photograph of the site in the western half, of a group of eight other similarly laid out buildings. These buildings were originally designed as new permanent barracks that were part of a \$26,650,000 construction program awarded by the military in 1952. More than \$17 million of these funds were used to construct 38, new, three-story barracks. These larger barracks were planned to house entire companies and serve all their needs in one space, with mess halls, lounges, day rooms, orderly rooms, supply rooms, and issue rooms, as well as administrative space (the Californian 1952a).

The Del Webb Construction Company won the bid for the work at Fort Ord with a low bid of \$12,614,832 (The Californian 1952b: 18). Groundbreaking for the project took place on February 19, 1952. The barracks were featured in Webb's newsletter, *The Webb Spinner*, in the June/July/August edition. The paper touted the new military dormitories as being "sleek" (The Webb Spinner 1954:6). The buildings were a departure from the "old, white-painted barracks" constructed 12 years earlier. The new barracks were erected of steel and concrete and features large glass areas. The concrete construction was lauded as both vermin- and fire-proof (The Webb Spinner 1954:6).

After Fort Ord closed in 1994, the buildings became part of the CSUMB campus. There are no notable changes to the footprint of Pacific Hall until sometime between 2016 and 2021, when the east multi-story wing was demolished.

### **Del Webb Construction Company**

The Del E. Webb Company was founded by Delbert Eugene Webb in Phoenix in 1928. The company grew to develop a diverse range of projects across the United States during and was known for large-scale commercial, residential, and institutional projects (Del Webb and Pulte Homes 2021:1). During World War II, the company won many military and Navy contracts for housing projects. They specialized in streamlining massive construction projects across undeveloped land.

After World War II, Webb transitioned into many emerging development markets. In the



## CONTINUATION SHEET

Property Name: Pacific Hall  
Page 8 of 15

late 1940s, Webb constructed a casino/hotel in Las Vegas for Benjamin "Bugsy" Siegel. Del Webb went on to become the "largest gaming operator and private employer in Nevada" (Del Webb and Pulte Homes 2021:1). In January of 1960, the Del Webb Corporation opened a community in Phoenix, Arizona aptly named "Sun City". The community was known for its modestly priced housing and delivered a "highly desirable lifestyle." Del Webb went on to construct "Sun Cities" in Florida and Southern California (Del Webb and Pulte Homes 2021:1). The company continued to focus on gaming and commercial operations until 1987 when the decision was made to sell these interests and focus on the development of "master-planned, active adult communities" (Del Webb and Pulte Homes 2021:2). By January of 2000, the company had planned and constructed 13 Sun Cities communities, selling more than 80,000 homes. In July 2001, Del Webb Company merged with Pulte Homes Inc. to create the largest homebuilding company in the nation (Del Webb and Pulte Homes 2021:3).

Webb was the lead contractor for several prominent buildings, campuses, and institutions. These included Madison Square Garden in New York City from 1964-1968 (New York, NY) and the Los Angeles County Museum of Art in 1963-1964 (Los Angeles, CA). Several buildings constructed by the company are listed on the NRHP, including many components of the Williams Air Force Base in Arizona (two Ammo Bunkers, the Civil Engineering Maintenance Shop, the Demountable Hangar, the flagpole, the Housing Storage Supply Warehouse, and the Water Pump Station and Water Tower). Additionally, Webb was the contractor for the 1938 addition to the Arizona State Capital Building, Hunts Tomb, and the Phoenix Towers, all in Phoenix, AZ. All three buildings are all listed on the NRHP.

The Del Webb Construction Company received the contract to construct forty-two buildings at Fort Ord in February of 1952. This contract included the construction of the Hammerhead Buildings/Barracks, buildings for the regional headquarters, and regimental supplies buildings (The Web Spinner 1952-54, Vol 6. No. 3:1). The company was also awarded the contract in March of 1952 to construct a guardhouse, stockade, warehouse, and other buildings and a contract to construct the utilities, including fencing, paving, railroads, water systems, water supply and storage (including reservoirs, well houses, equipment, and a water booster pump station), gas distributing system, and sanitary and storm sewer installations. (The Web Spinner 1952-54, Vol 6. No. 4:1; The Web Spinner 1952-54, Vol 6. No. 8:1).

### **Fort Ord Building Typology and Character-Defining Features**

Four categories of building types were identified for the purposes of this study. These are the Support Services Buildings, Medical Buildings, Hammerhead Buildings/Barracks, and Recreational Buildings. The following presents a discussion of the Hammerhead Buildings/Barracks building typology, as Pacific Hall is classified in this category. This section provides a detailed account of the specific character-defining features of Fort Ord Cold War and Vietnam Era (1946-1976) Hammerhead Buildings/Barracks.

### **Hammerhead Buildings/Barracks**

The Hammerhead Buildings/Barracks were constructed to house troops at Fort Ord as it was expanding from a semi-permanent instillation to a permanent base. In alignment with the typical planning, design, and materials of buildings constructed during this period of Fort Ord's history, these buildings are constructed with reinforced concrete and CMU and feature flat roofs with multi-light windows with concrete sills.

Pacific Hall (44) first appears on a 1956 aerial photograph of the site on the western half of the base. It is part of a group of eight other similarly oriented buildings. No changes to the footprint were noted

After Fort Ord closed in 1994, the buildings became part of the CSUMB campus. There were

**CONTINUATION SHEET**

Property Name: Pacific Hall  
 Page 9 of 15

no notable changes to the footprint of the building until sometime between 2016 and 2018 when the east, multi-story wing was demolished on Pacific Hall.

**Character-Defining Features of the Hammerhead Buildings**

The Hammerhead Buildings/Barracks originally exhibited the following specific character-defining features:

Character Aspect	Primary Character-Defining Features	Character-Defining Features
Shape and Plan	<ul style="list-style-type: none"> <li>• Hammerhead shape</li> <li>• Single story wing and multi-story wing</li> </ul>	The overall shape and mass of the building are considered a primary character-defining feature of the Hammerhead Buildings/Barracks. The plan should include a multi-story wing.
Roof	<ul style="list-style-type: none"> <li>• Flat roof</li> <li>• Wide eave overhangs</li> <li>• No exposed rafters</li> </ul>	The Hammerhead Buildings/Barracks have flat roofs, with moderate eave overhangs.
Openings	<ul style="list-style-type: none"> <li>• Entrances on the first story</li> <li>• Multi-light windows</li> </ul>	Window openings are uniform in size and placement, windows are multi-light, and set into concrete openings. Replaced windows are not considered character-defining features as they fall outside the period of significance.
Exterior Ornamentation	<ul style="list-style-type: none"> <li>• Minimal exterior ornamentation</li> <li>• Glass windows used as ornamentation</li> </ul>	Hammerhead Buildings/Barracks were designed to be quickly constructed. They have little to no decorative ornamentation, with windows in ribbons being the only decorative element.
Materials	<ul style="list-style-type: none"> <li>• Mass-produced and cost-effective materials</li> <li>• Concrete and CMU</li> <li>• Reinforced concrete construction</li> </ul>	Hammerhead Buildings/Barracks have simple, utilitarian designs. Buildings were constructed using mass-produced and cost-effective building materials that were readily available at the time of construction. For instance, buildings under the Hammerhead type were constructed with reinforced concrete and CMU and were minimally decorated.

Alterations and demolitions over time have compromised the overall architectural integrity of this building type. The most common alterations observed for this building type include the following.

- Replacement windows
- ADA compliance measures such as ramps and doors
- HVAC systems and window units
- Infill of openings
- Interior renovations

## CONTINUATION SHEET

Property Name: Pacific Hall  
Page 10 of 15

### NRHP/CRHR Designation Criteria

In consideration of the Pacific Hall's history and requisite integrity, Dudek recommends the building is not eligible for listing in the NRHP and CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

**Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.**

Pacific Hall was constructed in 1952-1954 during the period defined as the Cold War and Vietnam Eras (1946-1976) at Ford Ord. While this building is of historic age and was constructed during this important period of development in Fort Ord's history, it no longer retains enough integrity to convey its significance. One of the most notable elements of integrity that is compromised is the integrity of setting. Significant demolition, changes to circulation patterns, introduction of new buildings, and changes in use all impact the campus's ability to convey significance from its time as an active Cold War and Vietnam Era military base. The loss of this overall integrity of setting adversely affects Pacific Hall, as individual buildings are no longer able to convey their collective history. Additionally, the subdivision of Fort Ord following its closure has also greatly impacted the integrity of feeling, association, and setting of the Cold War and Vietnam Era portions of the installation. In summary, Pacific Hall, is not able to convey its association with any extraordinary events or events occurring within the context of Cold War and Vietnam military barracks, the CSUMB Campus, or has an association with the broad patterns of history in Monterey County, the State of California, or the Nation. Therefore, the building is recommended not eligible under NRHP/CRHR Criterion A/1.

**Criterion B/2: That are associated with the lives of persons significant in our past.**

To be found eligible under B/2 the building must be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research failed to indicate any historical associations with people important to the nation's or state's past. Due to a lack of identified significant associations with important persons in history, Dudek recommends the building is not eligible under NRHP/CRHR Criterion B/2.

**Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.**

No original plans or designs for the 1952-1954 barracks were discovered during archival research. Newspaper articles from 1952, announced the contract was awarded to the Del Webb Company, of Phoenix, AZ (the Californian 1952a). The Webb Company was a notable building company that completed contracts for the government, commercial clients, and private individuals during its long period operation, beginning in 1929 and continuing to the present. The Webb Company designed many distinguished buildings including many that are listed on the NRHP. While Webb may be a master builder, Pacific Hall, was constructed during a period when the Webb company was completing many other large-scale projects, many at military bases. The company received many contracts during and after World War II to construct barracks and other military related buildings. The buildings at Fort Ord were common contracts for the company, and they had constructing buildings of this type at other bases.

Pacific Hall is a utilitarian building, with minimal detailing, and few stylistic features. Additionally, the building has undergone numerous, alterations, including changes to fenestration, materials, and the demolition of the east, multi-story wing.

## CONTINUATION SHEET

Property Name: Pacific Hall  
Page 11 of 15

Originally the building housed an entire infantry of troops, the remaining portion of the building is currently used for classroom space. While the building is associated with a master builder, the Del Webb Construction Company, it is not one of their more notable works. Furthermore, the building lacks high artistic value, and has undergone substantial alterations. For these reasons Dudek recommends Pacific Hall is not eligible under NRHP/CRHR Criterion C/3.

**Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.**

There is no evidence to suggest that this building has the potential to yield information important to state or local history. Therefore, the building is recommended not eligible under NRHP/CRHR Criterion D/4.

**California Historic Landmark Statement of Significance**

In consideration of Pacific Hall's history and requisite integrity, Dudek recommends the building is not eligible for designation as a California Historic Landmark based on the following significance evaluation and in consideration of state eligibility criteria:

**The first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California).**

Pacific Hall was constructed between 1952-1954. The building, along with at least 38 other barracks, were constructed during the fort's transition to a permanent base during the Cold War and Vietnam Eras (1946-1976) at Fort Ord. Pacific Hall was constructed by Del Webb Company, a company based in Phoenix Arizona. The building is a utilitarian building type that lacks high style components to set it apart from other buildings constructed throughout the State of California in the 1950s. Therefore, Dudek recommends Pacific Hall is not eligible for listing as a CHL under this criterion.

**Associated with an individual or group having a profound influence on the history of California.**

Pacific Hall was originally constructed to be one of Fort Ord's barracks, one of 38 such buildings to provide a housing for military personnel. The Del Webb Construction Company, a notable Phoenix, Arizona based company, was responsible for the construction of the building. While Pacific Hall is associated with a master builder with many known projects completed in California, this building is not one of the company's notable works. No other individuals are known to have influenced the construction or use of this building. Therefore, Dudek recommends Pacific Hall is not eligible for listing as a CHL under this criterion.

**A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder.**

Pacific Hall is neither a prototype or an outstanding example of a period, style, or architectural movement. It is a typical example of a utilitarian design. The building was designed to serve a utilitarian purpose for the military at Fort Ord. There are no identifying features on Pacific Hall that would establish the connection to the notable work of the Del Webb Construction Company in the State of California. Additionally, Pacific Hall has been substantially altered and the large multi-story wing demolished making it unable to convey its temporal period or its historic context. Therefore, Dudek recommends Pacific Hall is not eligible for listing as a CHL under this criterion.

**Local Designation Criteria**

Portions of the CSUMB campus are located within the boundaries of two cities, City of

## CONTINUATION SHEET

Property Name: Pacific Hall  
Page 12 of 15

Seaside and the City of Marina, both of which evaluate historical resources in accordance with CEQA Guidelines. as presented above. The subject property, as discussed in the NRHP/CRHR/CHL criteria discussion above, does not rise to the necessary level of significance for local, state, or national designation. For these reasons, the subject property is recommended not eligible individually or as a component of a historic district under any of the NRHP/CRHR/CHL criteria.

Additionally, portions of the CSUMB campus are located in the County of Monterey and the campus is therefore subject to the regulations set forth in Chapter 18.25 of the Monterey County Code. The subject property, as discussed in the NRHP/CRHR/CHL criteria discussion above, does not rise to the necessary level of significance for state or national designation. For these same reasons, the subject property is also recommended not eligible individually or as a component of a historic district under any of the delineated County of Monterey review criteria categories that are addressed with the NRHP/CRHR/CHL criteria discussed above: A. Historical and Cultural Significance; B. Historic, Architectural, and Engineering Significance; or C. Community and Geographic Setting.

### Integrity Discussion

Pacific Hall was analyzed against the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. The building retains its integrity of location, as it has not been relocated. The building was designed with minimal elements reflecting an architectural style. Some of the features reflecting the original design, most notably the windows and the demolition of the multi-story wing, have been lost, and the overall integrity of design has been compromised. The integrity of setting has been lost as with the change in use from its original use as barracks at Fort Ord to a classroom building for CSUMB. Therefore, the integrity of setting has been lost. While some of the original materials appear to be intact, the demolition of the multi-story wing and changes to original fenestration have compromised the integrity of materials. The techniques used in the construction of Pacific Hall are still apparent, with the CMU and concrete construction, but the demolition of more than half the building has adversely affected the integrity of workmanship. The exterior of Pacific Hall no longer conveys its original use. Therefore, the integrity of feeling has been lost. As Pacific Hall does not possess historic significance, there is no historic association. The building does not possess adequate integrity to convey significance.

### Summary of Evaluation Findings

Pacific Hall has compromised historic integrity and lacks historical and architectural significance. Based on the significance evaluations presented above, Pacific Hall does not appear to meet the NRHP, CRHR, CHL or local designation criteria. Therefore, Pacific Hall is not considered a historical resource for purposes of CEQA.

## CONTINUATION SHEET

Property Name: Pacific Hall  
Page 13 of 15

### \*B12. References (continued):

- ACHP (Advisory Council on Historic Preservation). 2006. "Draft Program Comment Regarding Cold War Era Unaccompanied Personnel Housing." Federal Register: The Daily Journal of the United States Government. 12 April 2016. Accessed June 30, 2021 Available at: <https://www.federalregister.gov/documents/2006/04/12/06-3509/draft-program-comment-regarding-cold-war-era-unaccompanied-personnel-housing>
- Californian, The. 1940. "No More Camp Ord! It's Fort Ord Now! Stilwell in Command: Headquarters of General Located on Salinas Side." July 13, 1940. Salinas, California, pg. 1.
- Californian, The. 1951. Stadium Field House—Sixth Army Lets Ord Contract. March 20, 1951. P1. Accessed June 17, 2021. Available at: [Newspapers.com](http://Newspapers.com).
- Castle, Ted. 1990. "The March of Time." Fort Ord Panorama. September 21, 1990.
- Cavanaugh, Joe. 2000. *The Peace Dividend: Defense Conversion Through Higher Education*. The Leon Panetta Institute.
- Chamberlin Library. 2021. Fort Ord Working Papers. CSUMB Special Collections Box 6.42-01. Available at the Chamberlin Library, Seaside, California.
- CSUMB Facilities. 2021. Original As built and renovation architectural drawings on file with CSUMB facilities department. Accessed in person June 15-16, 2021.
- Del Webb and Pulte Homes 2021. Del Webb History. Accessed July 9, 2021. Available at: [http://media.corporate-ir.net/media\\_files/irol/14/147717/DelWebb/DelWebbHistory.pdf](http://media.corporate-ir.net/media_files/irol/14/147717/DelWebb/DelWebbHistory.pdf)
- DLIFLC (Defense Language Institute Foreign Language Center). 2021. Command History Program. Accessed in person on June 15, 2021 and accessed online database collection online July 2021. Available at: <https://adli.pastperfectonline.com/>
- EA Engineering. 1991. Draft Final Fort Ord, California Base wide Remedial Investigation Feasibility Study. Volume 1 Literature Review and Base Inventory Report. Accessed on July 13, 2021. Available at: <https://www.fortordcleanup.com/documents/search/>
- Fresno Bee, The. 1951a. "Army Spokesman Are Defending Building of Fort Ord Stadium." January 12, 1951. Page 13. Accessed June 17, 2021.
- Fresno Bee, The. 1951b. "Army Spokesman Are Defending Building of Fort Ord Stadium." February 4, 1951. Page 27. Accessed June 17, 2021. Available at: [Newspapers.com](http://Newspapers.com).
- Gates, S., & Williams, H. 1957. The Armed Forces. The Annals of the American Academy of Political and Social Science, 313, 99-104. Accessed June 17, 2021. <http://proxy.multcolib.org:2052/stable/1031762>

## CONTINUATION SHEET

Property Name: Pacific Hall  
Page 14 of 15

- MacGregor Jr., Morris J. 1981. *Integration of the Armed Forces, 1940-1965*. Center of Military History, United States Army: Washington, D.C.
- Madsen, Alexandra and Steven Treffers. 2019. *Historic Resources Evaluation Memorandum for Hammerhead Barracks at Fort Ord, Monterey County, California*. Prepared by Rincon Consultants, Inc for City of Seaside, Community and Economic Development Department. November 4, 2019. Accessed June 28, 2021.  
[https://www.ci.seaside.ca.us/DocumentCenter/View/10674/9\\_App-S---HRE-Memo](https://www.ci.seaside.ca.us/DocumentCenter/View/10674/9_App-S---HRE-Memo)
- Military Museum. 2016. "Historic California Posts, Camps, Stations, and Airfields: Fort Ord." Accessed on June 19, 2021. <http://www.militarymuseum.org/FtOrd.html>
- National Archives Foundation. 2021. Executive Order 9981. Accessed June 29, 2021. Available at: <https://www.archivesfoundation.org/documents/executive-order-9981-ending-segregation-armed-forces/>
- NETR (Nationwide Environmental Title Research LLC). 2021. Historic Aerial Photographs of 100 Campus Center, Seaside, CA 93955 dating from 1956, 1968, 1981, 1998, 2005, 2009, 2010, 2012, 2014, 2016, and 2018. Accessed June 10, 2021.  
<https://www.historicaerials.com/viewer>
- Panorama. 1990. "50 Years and Counting..." September 21, 1990, pg. 2.
- Panorama. n.d. "Ford Ord in World War II." Historic California Posts: Fort Ord. Accessed on June 19, 2021. <http://www.militarymuseum.org/FtOrd.html>
- Park, R. 2015. "Happy and Cheerful in This Fine Camp": Sports, Recreation, and the United States Army at Fort Ord and Camp Roberts, 1940 to 1945. *Journal of Sport History*, 42(1), 21-37. Accessed on June 18, 2021, from  
<https://www.jstor.org/stable/10.5406/jsporthistory.42.1.21>
- Pomona Progress Bulletin. 1950. War Solving Racial Problems. August 24, 1950. Page 4. Accessed June 29, 2021. Available at: [Newspapers.com](http://www.newspapers.com).
- Quartermaster Review, The. 1940. "Army Construction Underway at Camp Ord, California." Volume XX. No 3. November-December. On file at the Chamberlin Library, Ord Military Community.
- Raugh, Harold E. 2004. Fort Ord. Charleston, SC: Arcadia.
- Salinas Morning Post. 1940. "\$2,766,000 in Building Authorized—Ord Contracts Let." August 21, 1940. Salinas, CA. pg. 1.
- San Francisco Examiner. 1951. Fort Ord Will Get Stadium. San Francisco Page 4. · 3 Feb 1951. Pages 1 and 4 A Available on [www.Newspapers.com](http://www.newspapers.com). Accessed on Jun 11, 2021.
- San Francisco Examiner. 1958. Army Asks OK on \$124,000,000 for Fort Ord Buildings. San Francisco. Section 2. Page. 4. Available on [www.Newspapers.com](http://www.newspapers.com). Accessed July 18, 2021.

## CONTINUATION SHEET

Property Name: Pacific Hall

Page 15 of 15

Vasche, J. Burton. 1959. "The California State Colleges: Their History, Organization, Purposes, and Programs." in California

U.S. Army. 1977. Post Map Main Garrison Area. Fort Ord, California. Drawing number G-950. Accessed in person at the Chamberlain Library on June 15, 2021.

Walch, Bob. 2004. An Army Historian's Pictorial Take on Fort Ord. Monterey County NOW. Accessed July 12, 2021. Available at:  
[https://www.montereycountyweekly.com/news/local\\_news/an-army-historian-s-pictorial-take-on-fort-ord/article\\_6e8b0250-9c38-5ca4-a4a4-f93d42d65a11.html](https://www.montereycountyweekly.com/news/local_news/an-army-historian-s-pictorial-take-on-fort-ord/article_6e8b0250-9c38-5ca4-a4a4-f93d42d65a11.html)

Whaley, Derek. 2015. "East Monterey & Seaside." Santa Cruz Trains: Railroads of the Monterey Bay Area. July 20, 2015. Accessed online:  
<https://www.santacruztrains.com/2015/07/east-monterey-seaside.html>.

Webb Spinner, The. 1952-1954. Webb Spinner Volume for 1952-1954. Del Webb Sun Cities Museum Collection. Accessed June 30, 2021. Accessed at:  
<https://delwebbsuncitiesmuseum.org/newsletters-webb-spinners/>



State of California & The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 16 \*Resource Name or #: (Assigned by recorder) Coast Hall

P1. Other Identifier: CSUMB Building 45

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Monterey County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Marina, CA Date 1995 T 15S; R 2E; NW ¼  of SW ¼  of Sec 6; Mount Diablo B.M.

c. Address 4582 6th Avenue, Seaside Zip 93955

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 607875 mE/ 4056803 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

Coast Hall sits on 6<sup>th</sup> Avenue, between A Street and B Street.

APN: 031101005000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Coast Hall (CSUMB Building 45) is located southeast of the Main Quad on the California State University, Monterey Bay (CSUMB) campus. The utilitarian building with modern stylistic details is constructed of board-formed concrete. The single-story building has an L-shaped plan with a flat roof and concrete eave overhangs. The primary, west, elevation has the main entrance at the corner of the "L." Fenestration includes bands of rectangular fixed glass windows in protruding metal frames set on concrete sills.

**See Continuation Sheet.**

\*P3b. Resource Attributes: (List attributes and codes) HP15. Educational building, HP34. Military property

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present:  Building

Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) west elevation, view looking southeast, Dudek (IMG 0645)

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both 1952-1954 (The Webb Spinner).

\*P7. Owner and Address:

CSUMB  
100 Campus Center  
Seaside, CA. 93955

\*P8. Recorded by: (Name, affiliation, and address) Sarah Corder, Dudek, 725 Front St #400, Santa Cruz, CA 95060

\*P9. Date Recorded: 6/14/2021

\*P10. Survey Type: (Describe)

Intensive level

\*P11. Report Citation: (Cite survey

report and other sources or enter none) Dudek 2021. Built Environment Inventory and Evaluation Report for California State

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_



# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) Coast Hall \*NRHP Status Code 6Z  
Page 3 of 16

B1. Historic Name: Hammerhead Building, Hammerhead Barracks, Fort Ord Barracks  
B2. Common Name: Coast Hall, CSUMB Building 45  
B3. Original Use: Military Barracks 4. Present Use: Educational Classroom

\*B5. Architectural Style: Utilitarian

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Designed and constructed between 1952-1954, Coast Hall is a utilitarian building with modern stylistic details. Originally the building served as barracks at Fort Ord. At least 38 barracks were constructed by Del Webb Construction Company at a cost of \$12,614,832. Construction started in 1952 (The Californian 1952b: 18). When California State University at Monterey Bay (CSUMB) acquired the campus, the building became Coast Hall, an educational classroom building. It is likely the addition of the ADA ramps and the replacement of windows was completed during this transition. Between 2006 and 2012, the east, multi-story wing of the building was demolished and the opening to that wing was filled with CMU.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_ \*B8. Related Features:

B9a. Architect: unknown b. Builder: Del Webb Construction Company

\*B10. Significance: Theme N/A Area N/A  
Period of Significance N/A Property Type N/A Applicable Criteria N/A  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

See Continuation Sheet.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: See Continuation Sheet.

B13. Remarks:

\*B14. Evaluator: Adrienne Donovan-Boyd, MSHP

\*Date of Evaluation: July 9, 2021

(Sketch Map with north arrow required.)



(This space reserved for official comments.)

## CONTINUATION SHEET

Property Name: Coast Hall  
Page 4 of 16

### \*P3a. Description (continued):

Above the rectangular windows are square metal-framed decorative white panels. Below the windows is a section of concrete block. The east elevation shows changes to the plan, with a concrete framed door filled with CMUs and a change in exterior cladding. ADA-accessible ramps are located on the east and west sides of the building. The south and north elevations mirror other elevations in style and materials. Extensive changes to fenestration and door openings are visible on the south elevation. Several wall sections throughout the building are filled with CMU, showing changes to fenestration, pedestrian entrances, and plan. The building appears to sit on a concrete foundation.

### Alterations:

- Demolition of east, multi-story wing, and infill of opening with CMU (between 2012 and 2014).
- Infill of multiple openings and fenestration changes (between 2016 and 2021)
- Addition of ADA ramps (Date Unknown)
- Replacement of original windows throughout.



Figure 1. Main (west) elevation, looking southeast (IMG\_0644)

## CONTINUATION SHEET

Property Name: Coast Hall  
Page 5 of 16



Figure 2. East elevation, rear entrance, awning, and filled in area that originally connected to the multi-story wing, looking northwest. (IMG\_0639)

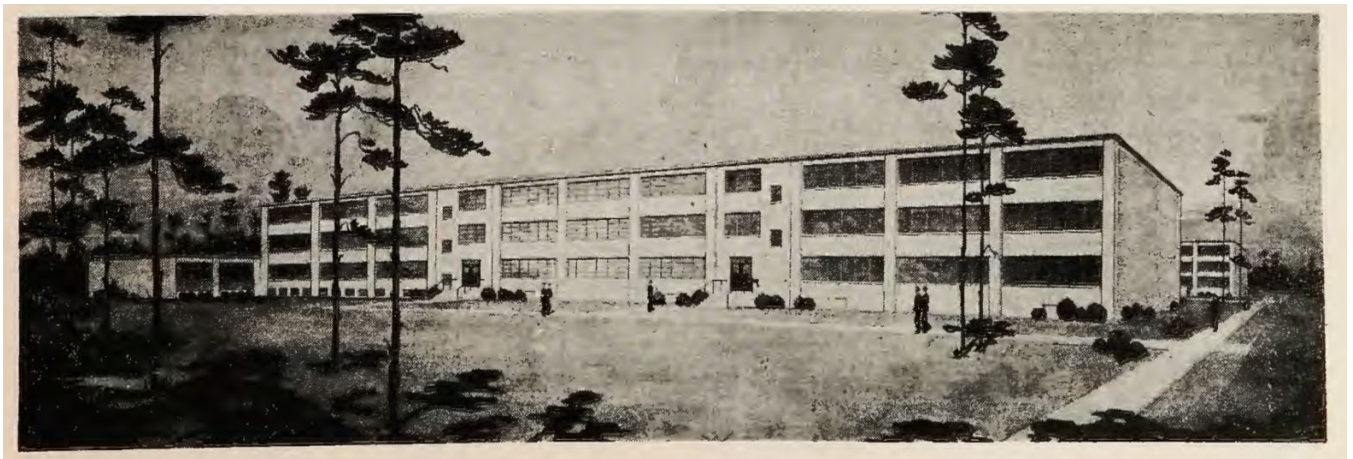


Figure 3. 1952 conceptual drawing of the new barracks to be constructed at Fort Ord. (The Webb Spinner 1952) (DPR Elevation)

## CONTINUATION SHEET

Property Name: Coast Hall  
Page 6 of 16

### \*B10. Significance (continued):

#### Historical Overview of Fort Ord

The history of Fort Ord has been extensively documented in newspaper articles, websites, academic journals, and books. From its creation in 1917 to its closure in 1994, the base grew to become one of the largest training centers in the country. Its location was also reported to be the most attractive U.S. Army post, with easy access to the ocean and beautiful California weather.

The development periods in the history of Fort Ord were defined by Harold E. Raugh, Jr, a U.S. Army lieutenant colonel and historian with the Department of Defense. Since his retirement, Raugh served as the Chief Historian, for the Defense Logistics Agency, for the Department of Defense and, from 2006-2013, Raugh served as the Command Historian at the Defense Language Institute Foreign Language Center (DLIFLC) and the Presidio of Monterey, California. He received his PhD in history from the University of California, Los Angeles (Walch 2004). Raugh has authored numerous books including, *Fort Ord* (2004); *Presidio of Monterey* (2004); *Operation Joint Endeavor: V Corps in Bosnia-Herzegovina, 1995-1996* (2013); *The Raugh Bibliography of the Indian Mutiny 1857-1859* (2016); and *Wavell in the Middle East, 1939-1941: A study in Generalship*. Raugh defined four periods for the historic development of Fort Ord:

- 1917-1940 Camp Gigling to Camp Ord
- 1940-1945 Fort Ord and the 7th Infantry Division
- 1946-1976 The Cold War and Vietnam Eras
- 1974-1994 The Volunteer Army

These periods correspond to distinct eras in the history of the base and the U.S. Army (Raugh 2004: ii). The following sections provide a summary overview of each of these periods of development and their relevance to the area of Fort Ord now known as the CSUMB campus.

The full historic context of Fort Ord is represented in the report, *Built Environment Inventory and Evaluation Report for California State University, Monterey Bay* (Dudek 2021). The following presents only relevant historical and building typology information pertaining to the development of Coast Hall.

#### Cold War and Vietnam Eras at Fort Ord (1946-1976)

This period of development between 1946 and 1976 was characterized by a massive operation to move the base out of its semi-permanent status and create a permanent outpost for active military personnel who were retained due to ongoing foreign conflicts.

In July of 1948, Harry S Truman signed Executive Order 9981, which officially ended segregation in the armed forces. The order stated that "there shall be equality of treatment and opportunity for all persons in the armed forces without regard to race, color, religion, or national origin" (National Archives Foundation 2021). Fort Ord became one of the first integrated training divisions in the United States. The Fort was touted as "pioneering to end all segregation" (The Pomona Progress Bulletin 1950: 4). In 1950, the Pomona Progress Bulletin reported that black and white soldiers at Fort Ord were "fighting side by side" and all the enlistees "trained together, slept in the same barracks, and eat the same messes" (The Pomona Progress Bulletin 1950: 4).

The end of World War II in 1945 did not bring lasting peace. The tenuous relationship between dominant nations in the communist East and free market West led to the beginning

## CONTINUATION SHEET

Property Name: Coast Hall  
Page 7 of 16

of the Cold War. The Department of Defense maintained a robust fighting force during the Cold War, with more than 900,000 Army personnel retained during the 1950s (ACHP 2006). The ongoing global tensions and the number of active U.S. military personnel created a need for new permanent buildings and expanded military housing at Fort Ord.

In 1949, the Soviet-supported communist government of North Korea invaded American-supported South Korea, initiating the Korean War. Fort Ord was a primary staging area for the training of troops departing for the war (Castle 1990:3). By the 1950s, Fort Ord had become one of the largest basic training camps in the United States. In 1952, the military began a multi-million dollar building program to transform Fort Ord into a permanent post, including the development of permanent troop housing, and the construction of a guard house, stockade, and multiple warehouses. In January of 1952, military authorities announced the new construction program at Fort Ord was underway, with an estimated cost of \$26,650,600. More than half of the funds that were approved by Congress were "earmarked for new permanent troop housing" for more than 7,000 soldiers (The Webb Spinner 1952-54, Vol 6. No. 3:1).

The new troop housing was to be constructed of reinforced concrete, a departure from the wood buildings constructed before and during World War II. The plan called for three types of massive barracks, twenty-two were to house 225 enlisted men each, seven were to accommodate 165 men each, and nine were to house 105 men each (The Webb Spinner 1952-54, Vol 6. No. 3:3). The San Francisco District of the U.S. Army Corps of Engineers oversaw the construction project to completion. An additional \$1,349,700 was earmarked for the expansion of classroom and training facilities at Fort Ord, including a new battalion and regimental headquarters (The Californian 1952a:1 and The Californian 1952b:18). By March of 1952, another phase of the permanent army post transformation began with the construction of a guard house, stockade, warehouse, and other buildings (The Webb Spinner 1952-54, Vol 6. No. 3:1). This addition of permanent buildings continued into the late 1950s, when the Army requested \$124 million to replace all the wood World War II infrastructure at Fort Ord with concrete block and reinforced concrete (Madsen and Treffers 2019:6; San Francisco Examiner 1958:2-4). While many of the wood buildings remain today, this period saw the continuous addition of reinforced concrete permanent buildings across the Fort (Madsen and Treffers 2019:6).

Following the Korean War through the end of the conflict in Vietnam, Fort Ord served as an important training facility. In 1957, Fort Ord was designated as a U.S. Army Training Center for Infantry (Castle 1990: 4). The 7th Infantry Division was based at Fort Ord in 1975 (Cavanaugh 2000: 9). Fort Ord produced thousands of combat-ready troops during the conflict in Vietnam.

With the establishment of Fort Ord as a permanent Army base during this period, there was substantial building construction that led to the modernization of the base and its services. This development is closely related to the history of the current CSUMB campus. All the properties that are included as part of this built environment study were constructed during the Cold War and Vietnam Era period. Building development during this period was a substantial departure from the styles and materials used in the buildings constructed before World War II. Building during the period between 1946 and 1976 used reinforced concrete and concrete masonry unit (CMU). The buildings tended to be larger than those constructed in previous periods. Other development in this period included support service buildings and several types of medical buildings. Infrastructure was

## CONTINUATION SHEET

Property Name: Coast Hall  
Page 8 of 16

also improved at this time, with the introduction of paved streets and roadways, and the addition of several water tanks, water pumping plants, and warehouse buildings.

### **Coast Hall, 1952-1954**

Coast Hall (45) first appears on a 1956 aerial photograph of the site in the western half, of a group of eight other similarly laid out buildings. These buildings were originally designed as new permanent barracks that were part of a \$26,650,000 construction program awarded by the military in 1952. More than \$17 million of these funds were used to construct 38, new, three-story barracks. These larger barracks were planned to house entire companies and serve all their needs in one space, with mess halls, lounges, day rooms, orderly rooms, supply rooms, and issue rooms, as well as administrative space (the Californian 1952a).

The Del Webb Construction Company won the bid for the work at Fort Ord with a low bid of \$12,614,832 (The Californian 1952b: 18). Groundbreaking for the project took place on February 19, 1952. The barracks were featured in Webb's newsletter, The Webb Spinner, in the June/July/August edition. The paper touted the new military dormitories as being "sleek" (The Webb Spinner 1954:6). The buildings were a departure from the "old, white-painted barracks" constructed 12 years earlier. The new barracks were erected of steel and concrete and features large glass areas. The concrete construction was lauded as both vermin- and fire-proof (The Webb Spinner 1954:6). After Fort Ord closed in 1994, the buildings became part of the CSUMB campus.

### **Del Webb Construction Company**

The Del Webb Construction Company was founded by Delbert Eugene Webb in Phoenix in 1928. The company would become known for its ability to develop profitable commercial and residential large-scale projects (Del Webb and Pulte Homes 2021:1). Webb was the lead contractor on Madison Square Garden and the L. A. County Museum of Art. During World War II, the company won many military and navy housing projects where the company streamlined development of housing on once barren land. In the late 1940s Webb constructed a casino/hotel in Las Vegas for Benjamin "Bugsy" Siegle. Over time Del Webb became the largest gaming operator and private employer in California.

The Del Webb Corporation opened a community, Sun City, in January of 1960. The community was known for its modestly priced housing and delivering a "highly desirable lifestyle" (Del Webb and Pulte Homes 2021:1). Del Webb went on to construct "Sun Cities" in Florida and Southern California, both of which were sold. The company continued to focus on gaming and commercial operations until 1987, when the decision was made to sell these interests and focus on the development of "master-planned, active adult communities" (Del Webb and Pulte Homes 2021:2). By January of 2000 the company had planned and constructed 13 Sun Cities Communities, selling more than 80, 000 homes. In July 2001, Del Webb Company merged with Pulte Homes inc. to create the largest homebuilding company in the Nation (Del Webb and Pulte Homes 2021:3).

Several buildings on the Williams Air Force Base are listed on the NRHP including, two Ammo Bunkers, the Civil Engineering Maintenance Shop, the Demountable Hangar, the flagpole, the Housing Storage Supply Warehouse, and the Water Pump Station and Water Tower. Additionally, the 1938 addition to the Arizona State Capital Building, Hunts Tomb in Phoenix Arizona, and the Phoenix Towers in Phoenix are all individual listed on the NRHP. The Del Webb Construction Company has constructed thousands of buildings across the United States.



**CONTINUATION SHEET**

Property Name: Coast Hall  
 Page 9 of 16

**Fort Ord Building Typology and Character-Defining Features**

Four categories of building types were identified for the purposes of this study. These are the Support Services Buildings, Medical Buildings, Hammerhead Buildings/Barracks, and Recreational Buildings. The following presents a discussion of the Hammerhead Buildings/Barracks building typology, as Coast Hall is classified in this category. This section provides a detailed account of the specific character-defining features of Fort Ord Cold War and Vietnam Era (1946-1976) Hammerhead Buildings/Barracks.

**Hammerhead Buildings/Barracks**

The Hammerhead Buildings/Barracks were constructed to house troops at Fort Ord as it was expanding from a semi-permanent installation to a permanent base. In alignment with the typical planning, design, and materials of buildings constructed during this period of Fort Ord’s history, these buildings are constructed with reinforced concrete and CMU and feature flat roofs with multi-light windows with concrete sills.

Coast Hall (45) first appears on a 1956 aerial photograph of the site on the western half of the base. It is part of a group of eight others similarly oriented buildings. No changes to the footprint were noted. After Fort Ord closed in 1994, the buildings became part of the CSUMB campus. There were no notable changes to the footprint of the building until sometime between 2016 and 2018 when the east, multi-story wing was demolished on Coast Hall.

**Character-Defining Features of the Hammerhead Buildings**

The Hammerhead Buildings/Barracks originally exhibited the following specific character-defining features:

**Character-Defining Features: The Hammerhead Buildings/Barracks**

Character Aspect	Primary Character-Defining Features	Character-Defining Features
Shape and Plan	<ul style="list-style-type: none"> <li>• Hammerhead shape</li> <li>• Single story wing and multi-story wing</li> </ul>	The overall shape and mass of the building are considered a primary character-defining feature of the Hammerhead Buildings/Barracks. The plan should include a multi-story wing.
Roof	<ul style="list-style-type: none"> <li>• Flat roof</li> <li>• Wide eave overhangs</li> <li>• No exposed rafters</li> </ul>	The Hammerhead Buildings/Barracks have flat roofs, with moderate eave overhangs.
Openings	<ul style="list-style-type: none"> <li>• Entrances on the first story</li> <li>• Multi-light windows</li> </ul>	Window openings are uniform in size and placement, windows are multi-light, and set into concrete openings. Replaced windows are not considered character-defining features as they fall outside the period of significance.
Exterior Ornamentation	<ul style="list-style-type: none"> <li>• Minimal exterior ornamentation</li> <li>• Glass windows used as ornamentation</li> </ul>	Hammerhead Buildings/Barracks were designed to be quickly constructed. They have little to no decorative ornamentation, with windows in ribbons being the only decorative element.

**CONTINUATION SHEET**

Property Name: Coast Hall  
 Page 10 of 16

Materials	<ul style="list-style-type: none"> <li>• Mass-produced and cost-effective materials</li> <li>• Concrete and CMU</li> <li>• Reinforced concrete construction</li> </ul>	Hammerhead Buildings/Barracks have simple, utilitarian designs. Buildings were constructed using mass-produced and cost-effective building materials that were readily available at the time of construction. For instance, buildings under the Hammerhead type were constructed with reinforced concrete and CMU and were minimally decorated.
-----------	--	---

Alterations and demolitions over time have compromised the overall architectural integrity of this building type. The most common alterations observed for this building type include the following.

- Replacement windows
- ADA compliance measures such as ramps and doors
- HVAC systems and window units
- Infill of openings
- Interior renovations

**NRHP/CRHR Designation Criteria**

In consideration of the project site's history and requisite integrity, Dudek recommends the property not eligible for listing in the NRHP and CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

**Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.**

Coast Hall was constructed in 1952-1954 during the period defined as the Cold War and Vietnam Eras (1946-1976) at Ford Ord. While this building is of historic age and was constructed during this important period of development in Fort Ord's history, it no longer retains enough integrity to convey its significance. One of the most notable elements of integrity that is compromised is the integrity of setting. Significant demolition, changes to circulation patterns, introduction of new buildings, and changes in use, all impact the campus's ability to convey significance from its time as an active Cold War and Vietnam Era military base. The loss of this overall integrity of setting adversely effects Coast Hall, as individual buildings are no longer able to convey their collective history. Additionally, the subdivision of Fort Ord following its closure has also greatly impacted the integrity of feeling, association, and setting of the Cold War and Vietnam Era portions of the installation. In summary, Coast Hall, is not able to convey its association with any extraordinary events or events occurring within the context of Cold War and Vietnam military barracks, the CSUMB Campus, or has an association with the broad patterns of history in Monterey County, the State of California, or the Nation. Therefore, the building is recommended not eligible under NRHP/CRHR Criterion A/1.

**Criterion B/2: That are associated with the lives of persons significant in our past.**

To be found eligible under B/2 the building must be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research failed to indicate any historical associations with people important to the nation's or state's past. Due to a lack of identified significant associations with important persons in history, the building does not appear eligible under NRHP/CRHR Criterion B/2.

**Criterion C/3: That embody the distinctive characteristics of a type, period, or method**

## CONTINUATION SHEET

Property Name: Coast Hall  
Page 11 of 16

**of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.**

No original plans or designs for the 1952-1954 barracks were discovered during archival research. Newspaper articles from 1952, announced the contract was awarded to the Del Webb Company, of Phoenix, AZ (the Californian 1952a). The Webb Company was a notable building company that completed contracts for the government, commercial clients, and private individuals during its long period operation, beginning in 1929 and continuing to the present. The Webb Company designed many distinguished buildings including many that are listed on the NRHP. While Webb may be a master builder, Coast Hall, was constructed during a period when the Webb company was completing many other large-scale projects, many at military bases. The company received many contracts during World War II to construct barracks and other military related buildings. The buildings at Fort Ord were common contracts for the company, and they had constructed buildings of this type at other bases.

Coast Hall is a utilitarian building, with minimal detailing, and few stylistic features. Additionally, Coast Hall, has undergone numerous, alterations, including changes to fenestration, materials, and the demolition of the east, multi-story wing. Originally the building housed an entire infantry of troops, the remaining portion of the building is currently used for classroom space. While the building is associated with a master builder, the Del Webb Construction Company, it is not one of their more notable works. Additionally, the building lacks high artistic value, and has undergone substantial alterations. For these reasons Coast Hall is recommended not eligible under NRHP/CRHR Criterion C/3.

**Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.**

There is no evidence to suggest that this property has the potential to yield information important to state or local history. Therefore, the property is recommended not eligible under NRHP/CRHR Criterion D/4.

### California Historic Landmark Statement of Significance

In consideration of Coast Hall's history and requisite integrity, Dudek recommends the property not eligible for designation as a California Historic Landmark based on the following significance evaluation and in consideration of state eligibility criteria:

**The first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California).**

Coast Hall was constructed between 1952 and 1954. The building, along with at least 38 other barracks, was constructed after the initial, core development period of Fort Ord in the 1940s. The buildings were constructed during the fort's transition to a permanent base. Coast Hall was constructed by Del Webb Company, a company based in Phoenix Arizona. The building is a utilitarian building type that lacks high style components to set it apart from other buildings constructed throughout the State of California in the 1950s and 1960s. Therefore, Dudek recommends Coast Hall is not eligible for listing as a CHL under this criterion.

**Associated with an individual or group having a profound influence on the history of California.**

Coast Hall was originally constructed to be one of Fort Ord's barracks, one of 38 such buildings to provide a housing for military personnel. The Del Webb Construction Company, a notable Phoenix, Arizona based company, was responsible for the construction of the building. While Coast Hall is associated with a master builder with many known projects

## CONTINUATION SHEET

Property Name: Coast Hall  
Page 12 of 16

completed in California, this building is not one of the company's notable works. No other individuals are known to have influenced the construction or use of this building. Therefore, Dudek recommends Coast Hall is not eligible for listing as a CHL under this criterion.

**A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder.**

Coast Hall is neither a prototype or an outstanding example of a period, style, or architectural movement. It is a typical example of a utilitarian design. The building was designed to serve a utilitarian purpose for the military at Fort Ord. There are no identifying features on Coast Hall that would establish the connection to the notable work of the Del Webb Construction Company in the State of California. Additionally, Coast Hall has been substantially altered and the large multi-story wing demolished making it unable to sufficiently convey its temporal period or its historic context. Therefore, Dudek recommends Coast Hall is not eligible for listing as a CHL under this criterion.

### Local Designation Criteria

Portions of the CSUMB campus are located within the boundaries of two cities, City of Seaside and the City of Marina, both of which evaluate historical resources in accordance with CEQA Guidelines. as presented above. The subject property, as discussed in the NRHP/CRHR/CHL criteria discussion above, does not rise to the necessary level of significance for local, state, or national designation. For these reasons, the subject property is recommended not eligible individually or as a component of a historic district under any of the NRHP/CRHR/CHL criteria.

Additionally, portions of the CSUMB campus are located in the County of Monterey and the campus is therefore subject to the regulations set forth in Chapter 18.25 of the Monterey County Code. The subject property, as discussed in the NRHP/CRHR/CHL criteria discussion above, does not rise to the necessary level of significance for state or national designation. For these same reasons, the subject property is also recommended not eligible individually or as a component of a historic district under any of the delineated County of Monterey review criteria categories that are addressed with the NRHP/CRHR/CHL criteria discussed above: A. Historical and Cultural Significance; B. Historic, Architectural, and Engineering Significance; or C. Community and Geographic Setting.

### Integrity Discussion

Coast Hall was analyzed against the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. The building retains its integrity of location, as it has not been relocated. The building was designed with minimal elements reflecting an architectural style. Some of the features reflecting the original design, most notably the windows and the demolition of the multi-story wing, have been lost, and the overall integrity of design has been compromised. The integrity of setting has been lost with the change in use from its original use as barracks at Fort Ord to a classroom building for CSUMB. Therefore, the integrity of setting has been lost. While some of the original materials appear to be intact, the demolition of the multi-story wing and changes to original fenestration have compromised the integrity of materials. The techniques used in the construction of Coast Hall are still apparent, with the CMU and concrete construction, but the demolition of more than half the building has adversely affected the integrity of workmanship. The exterior of Coast Hall no longer conveys its original use. Therefore, the integrity of feeling has been lost. As Coast Hall does not possess historic significance, there is no historic association. The building does not possess adequate integrity to convey significance.

## CONTINUATION SHEET

Property Name: Coast Hall

Page 13 of 16

### Summary of Evaluation Findings

Coast Hall has a compromised level of historic integrity and lacks historical and architectural significance. Based on the significance evaluations presented above, Coast Hall does not appear to meet the NRHP, CRHR, CHL or local designation criteria. Therefore, Coast Hall is not considered a historical resource for purposes of CEQA.

## CONTINUATION SHEET

Property Name: Coast Hall

Page 14 of 16

### \*B12. References (continued):

- ACHP (Advisory Council on Historic Preservation). 2006. "Draft Program Comment Regarding Cold War Era Unaccompanied Personnel Housing." Federal Register: The Daily Journal of the United States Government. 12 April 2016. Accessed June 30, 2021 Available at: <https://www.federalregister.gov/documents/2006/04/12/06-3509/draft-program-comment-regarding-cold-war-era-unaccompanied-personnel-housing>
- Californian, The. 1940. "No More Camp Ord! It's Fort Ord Now! Stilwell in Command: Headquarters of General Located on Salinas Side." July 13, 1940. Salinas, California, pg. 1.
- Californian, The. 1951. Stadium Field House—Sixth Army Lets Ord Contract. March 20, 1951. P1. Accessed June 17, 2021. Available at: [Newspapers.com](http://Newspapers.com).
- Castle, Ted. 1990. "The March of Time." Fort Ord Panorama. September 21, 1990.
- Cavanaugh, Joe. 2000. *The Peace Dividend: Defense Conversion Through Higher Education*. The Leon Panetta Institute.
- Chamberlin Library. 2021. Fort Ord Working Papers. CSUMB Special Collections Box 6.42-01. Available at the Chamberlin Library, Seaside, California.
- CSUMB Facilities. 2021. Original As built and renovation architectural drawings on file with CSUMB facilities department. Accessed in person June 15-16, 2021.
- Del Webb and Pulte Homes 2021. Del Webb History. Accessed July 9, 2021. Available at: [http://media.corporate-ir.net/media\\_files/irol/14/147717/DelWebb/DelWebbHistory.pdf](http://media.corporate-ir.net/media_files/irol/14/147717/DelWebb/DelWebbHistory.pdf)
- DLIFLC (Defense Language Institute Foreign Language Center). 2021. Command History Program. Accessed in person on June 15, 2021 and accessed online database collection online July 2021. Available at: <https://adli.pastperfectonline.com/>
- EA Engineering. 1991. Draft Final Fort Ord, California Base wide Remedial Investigation Feasibility Study. Volume 1 Literature Review and Base Inventory Report. Accessed on July 13, 2021. Available at: <https://www.fortordcleanup.com/documents/search/>
- Fresno Bee, The. 1951a. "Army Spokesman Are Defending Building of Fort Ord Stadium." January 12, 1951. Page 13. Accessed June 17, 2021.
- Fresno Bee, The. 1951b. "Army Spokesman Are Defending Building of Fort Ord Stadium." February 4, 1951. Page 27. Accessed June 17, 2021. Available at: [Newspapers.com](http://Newspapers.com).
- Gates, S., & Williams, H. 1957. The Armed Forces. The Annals of the American Academy of Political and Social Science, 313, 99-104. Accessed June 17, 2021. <http://proxy.multcolib.org:2052/stable/1031762>

## CONTINUATION SHEET

Property Name: Coast Hall

Page 15 of 16

- MacGregor Jr., Morris J. 1981. *Integration of the Armed Forces, 1940-1965*. Center of Military History, United States Army: Washington, D.C.
- Madsen, Alexandra and Steven Treffers. 2019. *Historic Resources Evaluation Memorandum for Hammerhead Barracks at Fort Ord, Monterey County, California*. Prepared by Rincon Consultants, Inc for City of Seaside, Community and Economic Development Department. November 4, 2019. Accessed June 28, 2021.  
[https://www.ci.seaside.ca.us/DocumentCenter/View/10674/9\\_App-S---HRE-Memo](https://www.ci.seaside.ca.us/DocumentCenter/View/10674/9_App-S---HRE-Memo)
- Military Museum. 2016. "Historic California Posts, Camps, Stations, and Airfields: Fort Ord." Accessed on June 19, 2021. <http://www.militarymuseum.org/FtOrd.html>
- National Archives Foundation. 2021. Executive Order 9981. Accessed June 29, 2021. Available at: <https://www.archivesfoundation.org/documents/executive-order-9981-ending-segregation-armed-forces/>
- NETR (Nationwide Environmental Title Research LLC). 2021. Historic Aerial Photographs of 100 Campus Center, Seaside, CA 93955 dating from 1956, 1968, 1981, 1998, 2005, 2009, 2010, 2012, 2014, 2016, and 2018. Accessed June 10, 2021.  
<https://www.historicaerials.com/viewer>
- Panorama. 1990. "50 Years and Counting..." September 21, 1990, pg. 2.
- Panorama. n.d. "Ford Ord in World War II." Historic California Posts: Fort Ord. Accessed on June 19, 2021. <http://www.militarymuseum.org/FtOrd.html>
- Park, R. 2015. "Happy and Cheerful in This Fine Camp": Sports, Recreation, and the United States Army at Fort Ord and Camp Roberts, 1940 to 1945. *Journal of Sport History*, 42(1), 21-37. Accessed on June 18, 2021, from  
<https://www.jstor.org/stable/10.5406/jsporthistory.42.1.21>
- Pomona Progress Bulletin. 1950. War Solving Racial Problems. August 24, 1950. Page 4. Accessed June 29, 2021. Available at: [Newspapers.com](http://www.newspapers.com).
- Quartermaster Review, The. 1940. "Army Construction Underway at Camp Ord, California." Volume XX. No 3. November-December. On file at the Chamberlin Library, Ord Military Community.
- Raugh, Harold E. 2004. Fort Ord. Charleston, SC: Arcadia.
- Salinas Morning Post. 1940. "\$2,766,000 in Building Authorized—Ord Contracts Let." August 21, 1940. Salinas, CA. pg. 1.
- San Francisco Examiner. 1951. Fort Ord Will Get Stadium. San Francisco Page 4. · 3 Feb 1951. Pages 1 and 4 A Available on [www.Newspapers.com](http://www.newspapers.com). Accessed on Jun 11, 2021.
- San Francisco Examiner. 1958. Army Asks OK on \$124,000,000 for Fort Ord Buildings. San Francisco. Section 2. Page. 4. Available on [www.Newspapers.com](http://www.newspapers.com). Accessed July 18, 2021.

## CONTINUATION SHEET

Property Name: Coast Hall

Page 16 of 16

Vasche, J. Burton. 1959. "The California State Colleges: Their History, Organization, Purposes, and Programs." in California

U.S. Army. 1977. Post Map Main Garrison Area. Fort Ord, California. Drawing number G-950. Accessed in person at the Chamberlain Library on June 15, 2021.

Walch, Bob. 2004. An Army Historian's Pictorial Take on Fort Ord. Monterey County NOW. Accessed July 12, 2021. Available at:  
[https://www.montereycountyweekly.com/news/local\\_news/an-army-historian-s-pictorial-take-on-fort-ord/article\\_6e8b0250-9c38-5ca4-a4a4-f93d42d65a11.html](https://www.montereycountyweekly.com/news/local_news/an-army-historian-s-pictorial-take-on-fort-ord/article_6e8b0250-9c38-5ca4-a4a4-f93d42d65a11.html)

Whaley, Derek. 2015. "East Monterey & Seaside." Santa Cruz Trains: Railroads of the Monterey Bay Area. July 20, 2015. Accessed online:  
<https://www.santacruztrains.com/2015/07/east-monterey-seaside.html>.

Webb Spinner, The. 1952-1954. Webb Spinner Volume for 1952-1954. Del Webb Sun Cities Museum Collection. Accessed June 30, 2021. Accessed at:  
<https://delwebbsuncitiesmuseum.org/newsletters-webb-spinners/>



State of California & The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 16 \*Resource Name or #: (Assigned by recorder) Harbor Hall

P1. Other Identifier: CSUMB Building 46

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Monterey County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Marina, CA Date 1995 T 15S; R 2E; NW  $\frac{1}{4}$   of SW  $\frac{1}{4}$   of Sec 6; Mount Diablo **B.M.**

c. Address 4580 6th Avenue, Seaside Zip 93955

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 607876 mE/ 4056852 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

Harbor Hall sits north of B Street, between 6<sup>th</sup> Avenue and 7<sup>th</sup> Avenue.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Harbor Hall (CSUMB Building 46) is located southeast of the Main Quad on the California State University, Monterey Bay (CSUMB) campus. The utilitarian building with modern stylistic details is primarily constructed of board-formed concrete. The single-story building has an L-shaped plan with a flat roof and moderate concrete eave overhangs. The primary, west, elevation has the main entrance at the corner of the "L." Fenestration includes bands of rectangular fixed glass windows in protruding metal frames set on concrete sills. **See Continuation Sheet.**

\*P3b. Resource Attributes: (List attributes and codes) HP15. Educational building, HP34. Military property

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) West elevation, view looking east, Dudek (IMG 06520)

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both  
1952-1954 (The Webb Spinner).

\*P7. Owner and Address:

CSUMB  
100 Campus Center  
Seaside, CA. 93955

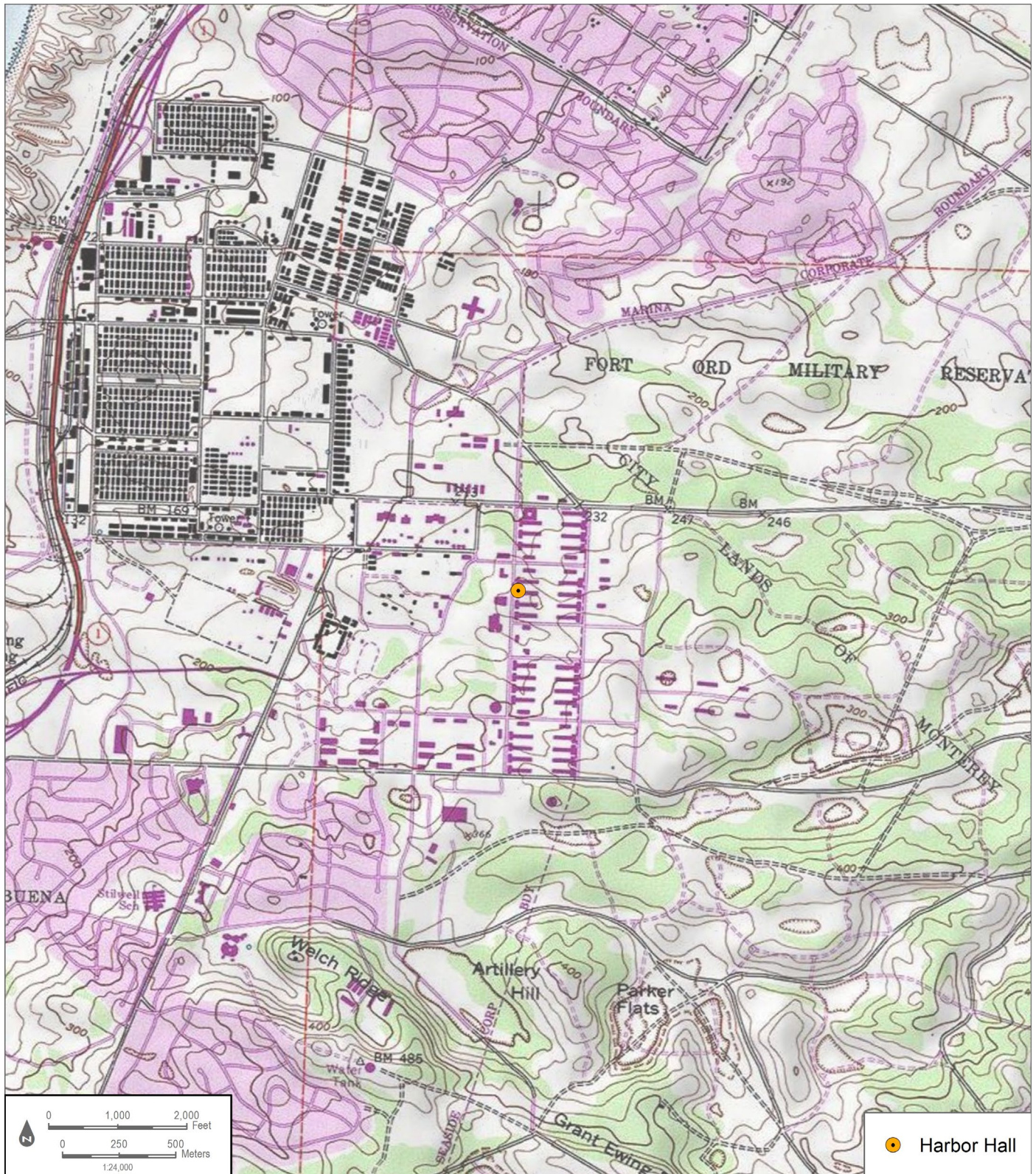
\*P8. Recorded by: (Name, affiliation, and address) Sarah Corder Dudek  
725 Front St #400  
Santa Cruz, CA 95060

\*P9. Date Recorded: 6/14/2021

\*P10. Survey Type: (Describe)  
Intensive level

\*P11. Report Citation: (Cite survey report and other sources or enter none) Dudek 2021. Built Environment Inventory and Evaluation Report for California State Bay.

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List): \_\_\_\_\_



# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) Harbor Hall \*NRHP Status Code 6Z

Page 3 of 16

B1. Historic Name: Hammerhead Building, Hammerhead Barracks, Fort Ord Barracks

B2. Common Name: Harbor Hall, CSUMB Building 46

B3. Original Use: Military Barracks 4. Present Use: Educational Classroom

\*B5. Architectural Style: Utilitarian

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed in c. 1952, Harbor Hall (46) is a utilitarian building with modern design elements. Originally the building served as barracks at Fort Ord. At least 38 barracks were constructed by Del Webb Construction Company at a cost of \$12,614,832. Construction started in 1952 (The Californian 1952b: 18). When California State University at Monterey Bay (CSUMB) acquired the campus, the building became Harbor Hall, an educational classroom building. It is likely the addition of the ADA ramps and the replacement of windows were completed during this transition. There are no notable changes to Harbor Hall's surroundings until sometime between 1998 and 2005 when a landscaped green space also appears to join Harbor Hall to the Student Services building via their multi-story east wings. Sometime between 2012 and 2014, Harbor Hall's east multi-story wing was demolished.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_ \*B8. Related Features:

B9a. Architect: unknown b. Builder: Del Webb Construction Company

\*B10. Significance: Theme N/A Area N/A  
Period of Significance N/A Property Type N/A Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

See Continuation Sheet.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: See Continuation Sheet.

B13. Remarks:

\*B14. Evaluator: Adrienne Donovan-Boyd, MSHP

\*Date of Evaluation: July 20, 2021

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Harbor Hall  
Page 4 of 16

### \*P3a

#### Description (continued):

Above the rectangular windows are square metal-framed decorative white panels. The east elevation shows changes to plan, with a concrete framed door filled with CMUs and a change in exterior cladding. An ADA-accessible ramp leads to a secondary entrance with an arched metal awning on the east facade. A below-grade basement is accessed on the east façade with stairs leading north under the ADA ramp. The south and north elevations mirror other elevations in style and materials. A CMU-filled window opening, and a door repurposed as a window are on the west end of the south elevation. The building appears to sit on a concrete foundation.

#### Alterations:

- Demolition of east, multi-story wing, and infill of opening with CMU (between 2012 and 2014).
- Infill of multiple openings and fenestration changes (between 2016 and 2018)
- Addition of ADA ramps (Date Unknown).
- Addition of HVAC unit to east side of building (Date Unknown).
- Replacement of original windows throughout (Date Unknown).



3

Figure 1. Front entrance detail of Harbor Hall (west elevations), looking southeast, detail of ADA ramps (IMG\_0671)

## CONTINUATION SHEET

Property Name: Harbor Hall  
Page 5 of 16



Figure 2. Main (west) elevation, looking northeast (IMG\_0654)

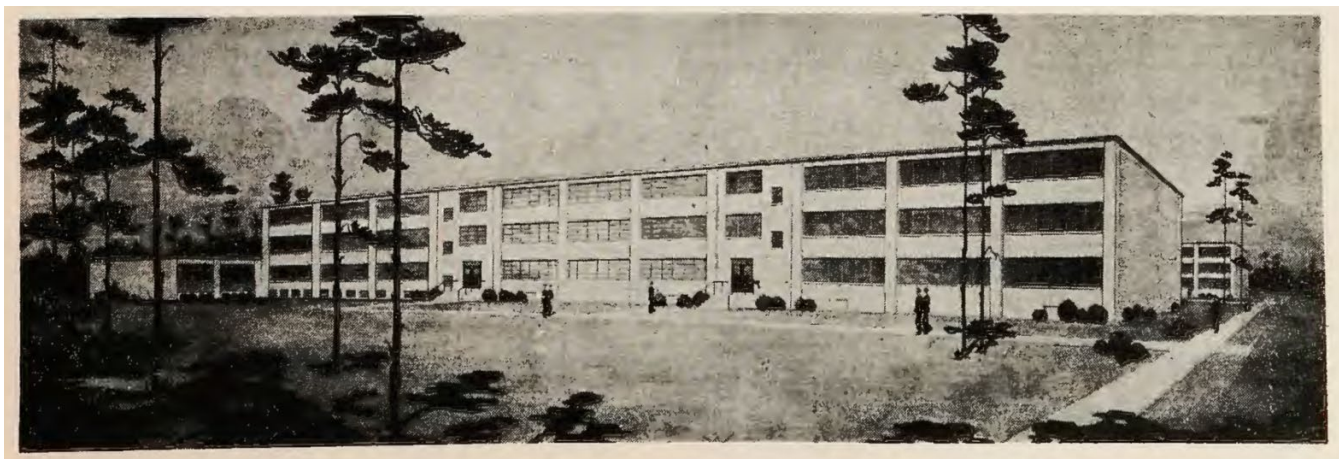


Figure 3. 1952 conceptual drawing of the new barracks to be constructed at Fort Ord.  
(The Webb Spinner 1952)

### Historical Overview of Fort Ord

The history of Fort Ord has been extensively documented in newspaper articles, websites, academic journals, and books. From its creation in 1917 to its closure in 1994, the base grew to become one of the largest training centers in the country. Its location was also reported to be the most attractive U.S. Army post, with easy access to the ocean and beautiful California weather.

The development periods in the history of Fort Ord were defined by Harold E. Raugh, Jr, a U.S. Army lieutenant colonel and historian with the Department of Defense. Since his

## CONTINUATION SHEET

Property Name: Harbor Hall  
Page 6 of 16

retirement, Raugh served as the Chief Historian, for the Defense Logistics Agency, for the Department of Defense and, from 2006-2013, Raugh served as the Command Historian at the Defense Language Institute Foreign Language Center (DLIFLC) and the Presidio of Monterey, California. He received his PhD in history from the University of California, Los Angeles (Walch 2004). Raugh has authored numerous books including, *Fort Ord* (2004); *Presidio of Monterey* (2004); *Operation Joint Endeavor: V Corps in Bosnia-Herzegovina, 1995-1996* (2013); *The Raugh Bibliography of the Indian Mutiny 1857-1859* (2016); and *Wavell in the Middle East, 1939-1941: A study in Generalship*. Raugh defined four periods for the historic development of Fort Ord:

- 1917-1940 Camp Gigling to Camp Ord
- 1940-1945 Fort Ord and the 7th Infantry Division
- 1946-1976 The Cold War and Vietnam Eras
- 1974-1994 The Volunteer Army

These periods correspond to distinct eras in the history of the base and the U.S. Army (Raugh 2004: ii). The following sections provide a summary overview of each of these periods of development and their relevance to the area of Fort Ord now known as the CSUMB campus.

The full historic context of Fort Ord is represented in the report, *Built Environment Inventory and Evaluation Report for California State University, Monterey Bay* (Dudek 2021). The following presents only relevant historical and building typology information pertaining to the development of Harbor Hall.

### **Cold War and Vietnam Eras at Fort Ord (1946-1976)**

This period of development between 1946 and 1976 was characterized by a massive operation to move the base out of its semi-permanent status and create a permanent outpost for active military personnel who were retained due to ongoing foreign conflicts.

In July of 1948, Harry S Truman signed Executive Order 9981, which officially ended segregation in the armed forces. The order stated that "there shall be equality of treatment and opportunity for all persons in the armed forces without regard to race, color, religion, or national origin" (National Archives Foundation 2021). Fort Ord became one of the first integrated training divisions in the United States. The Fort was touted as "pioneering to end all segregation" (The Pomona Progress Bulletin 1950: 4). In 1950, the *Pomona Progress Bulletin* reported that black and white soldiers at Fort Ord were "fighting side by side" and all the enlistees "trained together, slept in the same barracks, and eat the same messes" (The Pomona Progress Bulletin 1950: 4).

The end of World War II in 1945 did not bring lasting peace. The tenuous relationship between dominant nations in the communist East and free market West led to the beginning of the Cold War. The Department of Defense maintained a robust fighting force during the Cold War, with more than 900,000 Army personnel retained during the 1950s (ACHP 2006). The ongoing global tensions and the number of active U.S. military personnel created a need for new permanent buildings and expanded military housing at Fort Ord.

In 1949, the Soviet-supported communist government of North Korea invaded American-supported South Korea, initiating the Korean War. Fort Ord was a primary staging area for the training of troops departing for the war (Castle 1990:3). By the 1950s, Fort Ord had become one of the largest basic training camps in the United States. In 1952, the military began a multi-million dollar building program to transform Fort Ord into a

## CONTINUATION SHEET

Property Name: Harbor Hall  
Page 7 of 16

permanent post, including the development of permanent troop housing, and the construction of a guard house, stockade, and multiple warehouses. In January of 1952, military authorities announced the new construction program at Fort Ord was underway, with an estimated cost of \$26,650,600. More than half of the funds that were approved by Congress were "earmarked for new permanent troop housing" for more than 7,000 soldiers (The Webb Spinner 1952-54, Vol 6. No. 3:1).

The new troop housing was to be constructed of reinforced concrete, a departure from the wood buildings constructed before and during World War II. The plan called for three types of massive barracks, twenty-two were to house 225 enlisted men each, seven were to accommodate 165 men each, and nine were to house 105 men each (The Webb Spinner 1952-54, Vol 6. No. 3:3). The San Francisco District of the U.S. Army Corps of Engineers oversaw the construction project to completion. An additional \$1,349,700 was earmarked for the expansion of classroom and training facilities at Fort Ord, including a new battalion and regimental headquarters (The Californian 1952a:1 and The Californian 1952b:18). By March of 1952, another phase of the permanent army post transformation began with the construction of a guard house, stockade, warehouse, and other buildings (The Webb Spinner 1952-54, Vol 6. No. 3:1). This addition of permanent buildings continued into the late 1950s, when the Army requested \$124 million to replace all the wood World War II infrastructure at Fort Ord with concrete block and reinforced concrete (Madsen and Treffers 2019:6; San Francisco Examiner 1958:2-4). While many of the wood buildings remain today, this period saw the continuous addition of reinforced concrete permanent buildings across the Fort (Madsen and Treffers 2019:6).

Following the Korean War through the end of the conflict in Vietnam, Fort Ord served as an important training facility. In 1957, Fort Ord was designated as a U.S. Army Training Center for Infantry (Castle 1990: 4). The 7th Infantry Division was based at Fort Ord in 1975 (Cavanaugh 2000: 9). Fort Ord produced thousands of combat-ready troops during the conflict in Vietnam.

With the establishment of Fort Ord as a permanent Army base during this period, there was substantial building construction that led to the modernization of the base and its services. This development is closely related to the history of the current CSUMB campus. All the properties that are included as part of this built environment study were constructed during the Cold War and Vietnam Era period. Building development during this period was a substantial departure from the styles and materials used in the buildings constructed before World War II. Building during the period between 1946 and 1976 used reinforced concrete and concrete masonry unit (CMU). The buildings tended to be larger than those constructed in previous periods. Other development in this period included support service buildings and several types of medical buildings. Infrastructure was also improved at this time, with the introduction of paved streets and roadways, and the addition of several water tanks, water pumping plants, and warehouse buildings.

### **Harbor Hall, 1952-1954**

Harbor Hall (46) first appears on a 1956 aerial photograph of the site in the western half, of a group of eight other similarly laid out buildings. These buildings were originally designed as new permanent barracks that were part of a \$26,650,000 construction program awarded by the military in 1952. More than \$17 million of these funds were used to construct 38, new, three-story barracks. These larger barracks were planned to house entire companies and serve all their needs in one space, with mess halls, lounges, day rooms, orderly rooms, supply rooms, and issue rooms, as well as administrative space (the Californian 1952a).

The Del Webb Construction Company won the bid for the work at Fort Ord with a low bid of

## CONTINUATION SHEET

Property Name: Harbor Hall  
Page 8 of 16

\$12,614,832 (The Californian 1952b: 18). Groundbreaking for the project took place on February 19, 1952. The barracks were featured in Webb's newsletter, The Webb Spinner, in the June/July/August edition. The paper touted the new military dormitories as being "sleek" (The Webb Spinner 1954:6). The buildings were a departure from the "old, white-painted barracks" constructed 12 years earlier. The new barracks were erected of steel and concrete and features large glass areas. The concrete construction was lauded as both vermin- and fire-proof (The Webb Spinner 1954:6).

After Fort Ord closed in 1994, the buildings became part of the CSUMB campus. There are no notable changes to the footprint of Harbor Hall until sometime between 2016 and 2021, when the east multi-story wing was demolished.

### **Del Webb Construction Company**

The Del E. Webb Company was founded by Delbert Eugene Webb in Phoenix in 1928. The company grew to develop a diverse range of projects across the United States during and was known for large-scale commercial, residential, and institutional projects (Del Webb and Pulte Homes 2021:1). During World War II, the company won many military and Navy contracts for housing projects. They specialized in streamlining massive construction projects across undeveloped land.

After World War II, Webb transitioned into many emerging development markets. In the late 1940s, Webb constructed a casino/hotel in Las Vegas for Benjamin "Bugsy" Siegel. Del Webb went on to become the "largest gaming operator and private employer in Nevada" (Del Webb and Pulte Homes 2021:1). In January of 1960, the Del Webb Corporation opened a community in Phoenix, Arizona aptly named "Sun City". The community was known for its modestly priced housing and delivered a "highly desirable lifestyle." Del Webb went on to construct "Sun Cities" in Florida and Southern California (Del Webb and Pulte Homes 2021:1). The company continued to focus on gaming and commercial operations until 1987 when the decision was made to sell these interests and focus on the development of "master-planned, active adult communities" (Del Webb and Pulte Homes 2021:2). By January of 2000, the company had planned and constructed 13 Sun Cities communities, selling more than 80,000 homes. In July 2001, Del Webb Company merged with Pulte Homes Inc. to create the largest homebuilding company in the nation (Del Webb and Pulte Homes 2021:3).

Webb was the lead contractor for several prominent buildings, campuses, and institutions. These included Madison Square Garden in New York City from 1964-1968 (New York, NY) and the Los Angeles County Museum of Art in 1963-1964 (Los Angeles, CA). Several buildings constructed by the company are listed on the NRHP, including many components of the Williams Air Force Base in Arizona (two Ammo Bunkers, the Civil Engineering Maintenance Shop, the Demountable Hangar, the flagpole, the Housing Storage Supply Warehouse, and the Water Pump Station and Water Tower). Additionally, Webb was the contractor for the 1938 addition to the Arizona State Capital Building, Hunts Tomb, and the Phoenix Towers, all in Phoenix, AZ. All three buildings are all listed on the NRHP.

The Del Webb Construction Company received the contract to construct forty-two buildings at Fort Ord in February of 1952. This contract included the construction of the Hammerhead Buildings/Barracks, buildings for the regional headquarters, and regimental supplies buildings (The Web Spinner 1952-54, Vol 6. No. 3:1). The company was also awarded the contract in March of 1952 to construct a guardhouse, stockade, warehouse, and other buildings and a contract to construct the utilities, including fencing, paving, railroads, water systems, water supply and storage (including reservoirs, well houses, equipment, and a water booster pump station), gas distributing system, and sanitary and storm sewer instillations. (The Web Spinner 1952-54, Vol 6. No. 4:1; The Web Spinner 1952-54, Vol 6. No. 8:1).



**CONTINUATION SHEET**

Property Name: Harbor Hall  
 Page 9 of 16

**Fort Ord Building Typology and Character-Defining Features**

Four categories of building types were identified for the purposes of this study. These are the Support Services Buildings, Medical Buildings, Hammerhead Buildings/Barracks, and Recreational Buildings. The following presents a discussion of the Hammerhead Buildings/Barracks building typology, as Harbor Hall is classified in this category. This section provides a detailed account of the specific character-defining features of Fort Ord Cold War and Vietnam Era (1946-1976) Hammerhead Buildings/Barracks.

**Hammerhead Buildings/Barracks**

The Hammerhead Buildings/Barracks were constructed to house troops at Fort Ord as it was expanding from a semi-permanent instillation to a permanent base. In alignment with the typical planning, design, and materials of buildings constructed during this period of Fort Ord’s history, these buildings are constructed with reinforced concrete and CMU and feature flat roofs with multi-light windows with concrete sills.

Harbor Hall (46) first appears on a 1956 aerial photograph of the site on the western half of the base. It is part of a group of eight other similarly oriented buildings. No changes to the footprint were noted After Fort Ord closed in 1994, the buildings became part of the CSUMB campus. There were no notable changes to the footprint of the building until sometime between 2016 and 2018 when the east, multi-story wing was demolished on Harbor Hall.

The Hammerhead Buildings/Barracks originally exhibited the following specific character-defining features:

**Character-Defining Features: The Hammerhead Buildings/Barracks**

Character Aspect	Primary Character-Defining Features	Character-Defining Features
Shape and Plan	<ul style="list-style-type: none"> <li>• Hammerhead shape</li> <li>• Single story wing and multi-story wing</li> </ul>	The overall shape and mass of the building are considered a primary character-defining feature of the Hammerhead Buildings/Barracks. The plan should include a multi-story wing.
Roof	<ul style="list-style-type: none"> <li>• Flat roof</li> <li>• Wide eave overhangs</li> <li>• No exposed rafters</li> </ul>	The Hammerhead Buildings/Barracks have flat roofs, with moderate eave overhangs.
Openings	<ul style="list-style-type: none"> <li>• Entrances on the first story</li> <li>• Multi-light windows</li> </ul>	Window openings are uniform in size and placement, windows are multi-light, and set into concrete openings. Replaced windows are not considered character-defining features as they fall outside the period of significance.
Exterior Ornamentation	<ul style="list-style-type: none"> <li>• Minimal exterior ornamentation</li> <li>• Glass windows used as ornamentation</li> </ul>	Hammerhead Buildings/Barracks were designed to be quickly constructed. They have little to no decorative ornamentation, with windows in ribbons being the only decorative element.

## CONTINUATION SHEET

Property Name: Harbor Hall  
Page 10 of 16

Materials	<ul style="list-style-type: none"><li>• Mass-produced and cost-effective materials</li><li>• Concrete and CMU</li><li>• Reinforced concrete construction</li></ul>	Hammerhead Buildings/Barracks have simple, utilitarian designs. Buildings were constructed using mass-produced and cost-effective building materials that were readily available at the time of construction. For instance, buildings under the Hammerhead type were constructed with reinforced concrete and CMU and were minimally decorated.
-----------	--	---

Alterations and demolitions over time have compromised the overall architectural integrity of this building type. The most common alterations observed for this building type include the following.

- Replacement windows
- ADA compliance measures such as ramps and doors
- HVAC systems and window units
- Infill of openings
- Interior renovations

### NRHP/CRHR Designation Criteria

In consideration of the project site's history and requisite integrity, Dudek recommends the property not eligible for listing in the NRHP and CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

#### **Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.**

Harbor Hall was constructed in 1952-1954 during the period defined as the Cold War and Vietnam Eras (1946-1976) at Ford Ord. While this building is of historic age and was constructed during this important period of development in Fort Ord's history, it no longer retains enough integrity to convey its significance. One of the most notable elements of integrity that is compromised is the integrity of setting. Significant demolition, changes to circulation patterns, introduction of new buildings, and changes in use all impact the campus's ability to convey significance from its time as an active Cold War and Vietnam Era military base. The loss of this overall integrity of setting adversely affects Harbor Hall, as individual buildings are no longer able to convey their collective history. Additionally, the subdivision of Fort Ord following its closure has also greatly impacted the integrity of feeling, association, and setting of the Cold War and Vietnam Era portions of the installation. In summary, Harbor Hall, is not able to convey its association with any extraordinary events or events occurring within the context of Cold War and Vietnam military barracks, the CSUMB Campus, or has an association with the broad patterns of history in Monterey County, the State of California, or the Nation. Therefore, the building is recommended not eligible under NRHP/CRHR Criterion A/1.

#### **Criterion B/2: That are associated with the lives of persons significant in our past.**

To be found eligible under B/2 the property must be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research failed to indicate any historical associations with people

## CONTINUATION SHEET

Property Name: Harbor Hall  
Page 11 of 16

important to the nation's or state's past. Due to a lack of identified significant associations with important persons in history, Dudek recommends the building is not eligible under NRHP/CRHR Criterion B/2.

**Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.**

No original plans or designs for the c. 1952 Barracks were discovered during archival research. Newspaper articles from 1952, announced the contract was awarded to the Del Webb Company, of Phoenix, AZ (the Californian 1952a). The Webb Company was a notable building company that completed contracts for the government, commercial clients, and private individuals during its long period operation, beginning in 1929 and continuing to the present. The Webb Company designed many distinguished buildings including many that are listed on the NRHP. While Webb may be a master builder, Harbor Hall, was constructed during a period when the Webb company was completing many other large-scale projects, many at military bases. The company received many contracts during World War II to construct barracks and other military related buildings. The buildings at Fort Ord were common contracts for the company, and they had constructed buildings of this type at other bases.

Harbor Hall is a utilitarian building, with minimal detailing, and few stylistic features. Additionally, Harbor Hall, has undergone numerous, alterations, including changes to fenestration, materials, and the demolition of the east, multi-story wing. Originally the building housed an entire infantry of troops, the remaining portion of the building is currently used for classroom space. While the building is associated with a master builder, the Del Webb Construction Company, it is not one of their more notable works. Additionally, the building lacks high artistic value, and has undergone substantial alterations, including the demolition of more than half the building. For these reasons Harbor Hall is recommended not eligible under NRHP/CRHR Criterion C/3.

**Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.**

There is no evidence to suggest that this property has the potential to yield information important to state or local history. Therefore, Harbor Hall is recommended not eligible under NRHP/CRHR Criterion D/4.

### **California Historic Landmark Statement of Significance**

In consideration of Harbor Hall's history and requisite integrity, Dudek recommends the property not eligible for designation as a California Historic Landmark based on the following significance evaluation and in consideration of state eligibility criteria:

**The first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California).**

Harbor Hall was constructed between 1952-1954. The building, along with at least 38 other barracks, were constructed during the fort's transition to a permanent base during the Cold War and Vietnam Eras (1946-1976) at Ford Ord. The buildings were constructed during the fort's transition to a permanent base. The building is a utilitarian building type that lacks high style components to set it apart from other buildings constructed throughout the State of California in the 1950s. Harbor Hall was constructed by Del Webb Company, a company based in Phoenix Arizona. The building is a utilitarian building type that lacks high style components to set it apart from other buildings constructed throughout the State of California in the 1950s.

**Associated with an individual or group having a profound influence on the history of California.**

## CONTINUATION SHEET

Property Name: Harbor Hall  
Page 12 of 16

Harbor Hall was originally constructed to be one of Fort Ord's barracks, one of 38 such buildings to provide a housing for military personnel. The Del Webb Construction Company, a notable Phoenix, Arizona based company, was responsible for the construction of the building. While Harbor Hall is associated with a master builder with many known projects completed in California, this building is not one of the company's notable works. No other individuals are known to have influenced the construction or use of this building. Therefore, Dudek recommends Harbor Hall is not eligible for listing as a CHL under this criterion.

**A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder.**

Harbor Hall is neither a prototype or an outstanding example of a period, style, or architectural movement. It is a typical example of a utilitarian design. The building was designed to serve a utilitarian purpose for the military at Fort Ord. There are no identifying features on Harbor Hall that would establish the connection to the notable work of the Del Webb Construction Company in the State of California. Additionally, Harbor Hall has been substantially altered and the large multi-story wing demolished making it unable to sufficiently convey its temporal period or its historic context. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

### Local Designation Criteria

Portions of the CSUMB campus are located within the boundaries of two cities, City of Seaside and the City of Marina, both of which evaluate historical resources in accordance with CEQA Guidelines. as presented above. The subject property, as discussed in the NRHP/CRHR/CHL criteria discussion above, does not rise to the necessary level of significance for local, state, or national designation. For these reasons, the subject property is recommended not eligible individually or as a component of a historic district under any of the NRHP/CRHR/CHL criteria.

Additionally, portions of the CSUMB campus are located in the County of Monterey and the campus is therefore subject to the regulations set forth in Chapter 18.25 of the Monterey County Code. The subject property, as discussed in the NRHP/CRHR/CHL criteria discussion above, does not rise to the necessary level of significance for state or national designation. For these same reasons, the subject property is also recommended not eligible individually or as a component of a historic district under any of the delineated County of Monterey review criteria categories that are addressed with the NRHP/CRHR/CHL criteria discussed above: A. Historical and Cultural Significance; B. Historic, Architectural, and Engineering Significance; or C. Community and Geographic Setting.

### Integrity Discussion

Harbor Hall was analyzed against the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. The building retains its integrity of location, as it has not been relocated. The building was designed with minimal elements reflecting an architectural style. Some of the features reflecting the original design, most notably the windows and the demolition of the multi-story wing, have been lost, and the overall integrity of design has been diminished. The integrity of setting has been diminished as with the change in use from its original use as barracks at Fort Ord to a classroom building for CSUMB. Therefore, the integrity of setting has been lost. Some of the original materials appear to be intact, but the demolition of the multi-story wing and changes to original fenestration has diminished the integrity of materials. The techniques used in the construction of Harbor Hall are still apparent, with the CMU construction and concrete, accordingly the building has retained some integrity of workmanship. The exterior of Harbor Hall no longer conveys its original

## CONTINUATION SHEET

Property Name: Harbor Hall

Page 13 of 16

use. Therefore, the integrity of feeling has been lost. As Harbor Hall does not possess historic significance, there is no historic association. The building does not possess adequate integrity to convey significance.

### Summary of Evaluation Findings

Harbor Hall retains a diminished level of historic integrity and lacks historical and architectural significance. Based on the significance evaluations presented above, Harbor Hall does not appear to meet the NRHP, CRHR, CHL or local designation criteria. Therefore, Harbor Hall is not considered a historical resource for purposes of CEQA.

## CONTINUATION SHEET

Property Name: Harbor Hall  
Page 14 of 16

### \*B12. References (continued):

- ACHP (Advisory Council on Historic Preservation). 2006. "Draft Program Comment Regarding Cold War Era Unaccompanied Personnel Housing." Federal Register: The Daily Journal of the United States Government. 12 April 2016. Accessed June 30, 2021 Available at: <https://www.federalregister.gov/documents/2006/04/12/06-3509/draft-program-comment-regarding-cold-war-era-unaccompanied-personnel-housing>
- Californian, The. 1940. "No More Camp Ord! It's Fort Ord Now! Stilwell in Command: Headquarters of General Located on Salinas Side." July 13, 1940. Salinas, California, pg. 1.
- Californian, The. 1951. Stadium Field House—Sixth Army Lets Ord Contract. March 20, 1951. P1. Accessed June 17, 2021. Available at: [Newspapers.com](http://Newspapers.com).
- Castle, Ted. 1990. "The March of Time." Fort Ord Panorama. September 21, 1990.
- Cavanaugh, Joe. 2000. *The Peace Dividend: Defense Conversion Through Higher Education*. The Leon Panetta Institute.
- Chamberlin Library. 2021. Fort Ord Working Papers. CSUMB Special Collections Box 6.42-01. Available at the Chamberlin Library, Seaside, California.
- CSUMB Facilities. 2021. Original As built and renovation architectural drawings on file with CSUMB facilities department. Accessed in person June 15-16, 2021.
- Del Webb and Pulte Homes 2021. Del Webb History. Accessed July 9, 2021. Available at: [http://media.corporate-ir.net/media\\_files/irol/14/147717/DelWebb/DelWebbHistory.pdf](http://media.corporate-ir.net/media_files/irol/14/147717/DelWebb/DelWebbHistory.pdf)
- DLIFLC (Defense Language Institute Foreign Language Center). 2021. Command History Program. Accessed in person on June 15, 2021 and accessed online database collection online July 2021. Available at: <https://adli.pastperfectonline.com/>
- EA Engineering. 1991. Draft Final Fort Ord, California Base wide Remedial Investigation Feasibility Study. Volume 1 Literature Review and Base Inventory Report. Accessed on July 13, 2021. Available at: <https://www.fortordcleanup.com/documents/search/>
- Fresno Bee, The. 1951a. "Army Spokesman Are Defending Building of Fort Ord Stadium." January 12, 1951. Page 13. Accessed June 17, 2021.
- Fresno Bee, The. 1951b. "Army Spokesman Are Defending Building of Fort Ord Stadium." February 4, 1951. Page 27. Accessed June 17, 2021. Available at: [Newspapers.com](http://Newspapers.com).
- Gates, S., & Williams, H. 1957. The Armed Forces. The Annals of the American Academy of Political and Social Science, 313, 99-104. Accessed June 17, 2021. <http://proxy.multcolib.org:2052/stable/1031762>

## CONTINUATION SHEET

Property Name: Harbor Hall  
Page 15 of 16

- MacGregor Jr., Morris J. 1981. *Integration of the Armed Forces, 1940-1965*. Center of Military History, United States Army: Washington, D.C.
- Madsen, Alexandra and Steven Treffers. 2019. *Historic Resources Evaluation Memorandum for Hammerhead Barracks at Fort Ord, Monterey County, California*. Prepared by Rincon Consultants, Inc for City of Seaside, Community and Economic Development Department. November 4, 2019. Accessed June 28, 2021.  
[https://www.ci.seaside.ca.us/DocumentCenter/View/10674/9\\_App-S---HRE-Memo](https://www.ci.seaside.ca.us/DocumentCenter/View/10674/9_App-S---HRE-Memo)
- Military Museum. 2016. "Historic California Posts, Camps, Stations, and Airfields: Fort Ord." Accessed on June 19, 2021. <http://www.militarymuseum.org/FtOrd.html>
- National Archives Foundation. 2021. Executive Order 9981. Accessed June 29, 2021. Available at: <https://www.archivesfoundation.org/documents/executive-order-9981-ending-segregation-armed-forces/>
- NETR (Nationwide Environmental Title Research LLC). 2021. Historic Aerial Photographs of 100 Campus Center, Seaside, CA 93955 dating from 1956, 1968, 1981, 1998, 2005, 2009, 2010, 2012, 2014, 2016, and 2018. Accessed June 10, 2021.  
<https://www.historicaerials.com/viewer>
- Panorama. 1990. "50 Years and Counting..." September 21, 1990, pg. 2.
- Panorama. n.d. "Ford Ord in World War II." Historic California Posts: Fort Ord. Accessed on June 19, 2021. <http://www.militarymuseum.org/FtOrd.html>
- Park, R. 2015. "Happy and Cheerful in This Fine Camp": Sports, Recreation, and the United States Army at Fort Ord and Camp Roberts, 1940 to 1945. *Journal of Sport History*, 42(1), 21-37. Accessed on June 18, 2021, from  
<https://www.jstor.org/stable/10.5406/jsporthistory.42.1.21>
- Pomona Progress Bulletin. 1950. War Solving Racial Problems. August 24, 1950. Page 4. Accessed June 29, 2021. Available at: [Newspapers.com](http://www.newspapers.com).
- Quartermaster Review, The. 1940. "Army Construction Underway at Camp Ord, California." Volume XX. No 3. November-December. On file at the Chamberlin Library, Ord Military Community.
- Raugh, Harold E. 2004. Fort Ord. Charleston, SC: Arcadia.
- Salinas Morning Post. 1940. "\$2,766,000 in Building Authorized—Ord Contracts Let." August 21, 1940. Salinas, CA. pg. 1.
- San Francisco Examiner. 1951. Fort Ord Will Get Stadium. San Francisco Page 4. · 3 Feb 1951. Pages 1 and 4 A Available on [www.Newspapers.com](http://www.newspapers.com). Accessed on Jun 11, 2021.
- San Francisco Examiner. 1958. Army Asks OK on \$124,000,000 for Fort Ord Buildings. San Francisco. Section 2. Page. 4. Available on [www.Newspapers.com](http://www.newspapers.com). Accessed July 18, 2021.

## CONTINUATION SHEET

Property Name: Harbor Hall

Page 16 of 16

Vasche, J. Burton. 1959. "The California State Colleges: Their History, Organization, Purposes, and Programs." in California

U.S. Army. 1977. Post Map Main Garrison Area. Fort Ord, California. Drawing number G-950. Accessed in person at the Chamberlain Library on June 15, 2021.

Walch, Bob. 2004. An Army Historian's Pictorial Take on Fort Ord. Monterey County NOW. Accessed July 12, 2021. Available at:  
[https://www.montereycountyweekly.com/news/local\\_news/an-army-historian-s-pictorial-take-on-fort-ord/article\\_6e8b0250-9c38-5ca4-a4a4-f93d42d65a11.html](https://www.montereycountyweekly.com/news/local_news/an-army-historian-s-pictorial-take-on-fort-ord/article_6e8b0250-9c38-5ca4-a4a4-f93d42d65a11.html)

Whaley, Derek. 2015. "East Monterey & Seaside." Santa Cruz Trains: Railroads of the Monterey Bay Area. July 20, 2015. Accessed online:  
<https://www.santacruztrains.com/2015/07/east-monterey-seaside.html>.

Webb Spinner, The. 1952-1954. Webb Spinner Volume for 1952-1954. Del Webb Sun Cities Museum Collection. Accessed June 30, 2021. Accessed at:  
<https://delwebbsuncitiesmuseum.org/newsletters-webb-spinners/>



State of California & The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 14 \*Resource Name or #: (Assigned by recorder) Green Hall

P1. Other Identifier: CSUMB Building 58

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Monterey County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Marina, CA Date 1995 T 15S; R 2E; NE ¼ of SW ¼ of Sec 6; Mount Diablo B.M.

c. Address 4598 7<sup>th</sup> Avenue Seaside Zip 93955

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 608100 mE/ 4056957 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

Green Hall sits south of A Street, west of 7<sup>th</sup> Avenue.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Green Hall (CSUMB Building 58) is a one-story utilitarian building with a rectangular floor plan and a concrete block structural system. The north-facing main elevation is symmetrical. It is covered by a moderately pitched side-gabled roof clad with composition shingles. The main entrance is located centrally and is flanked by two squared projections. The main entrance consists of a single metal-framed, half-glazed door topped with a transom. Secondary doors are located to the far east and west ends of the main elevation and appear to have been sealed off as doorknobs have been removed.

See Continuation Sheet

\*P3b. Resource Attributes: (List attributes and codes) HP15. Educational building/HP34 Military property

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present:  Building

Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) north elevation, view to the southeast, Dudek (IMG 0566)

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both 1953 (CSUMB Facilities)

\*P7. Owner and Address:

CSUMB  
100 Campus Center  
Seaside, CA. 93955

\*P8. Recorded by: (Name, affiliation, and address) Sarah Corder

Dudek  
725 Front St #400  
Santa Cruz, CA 95060

\*P9. Date Recorded: 6/14/2021

\*P10. Survey Type: (Describe)  
Intensive level

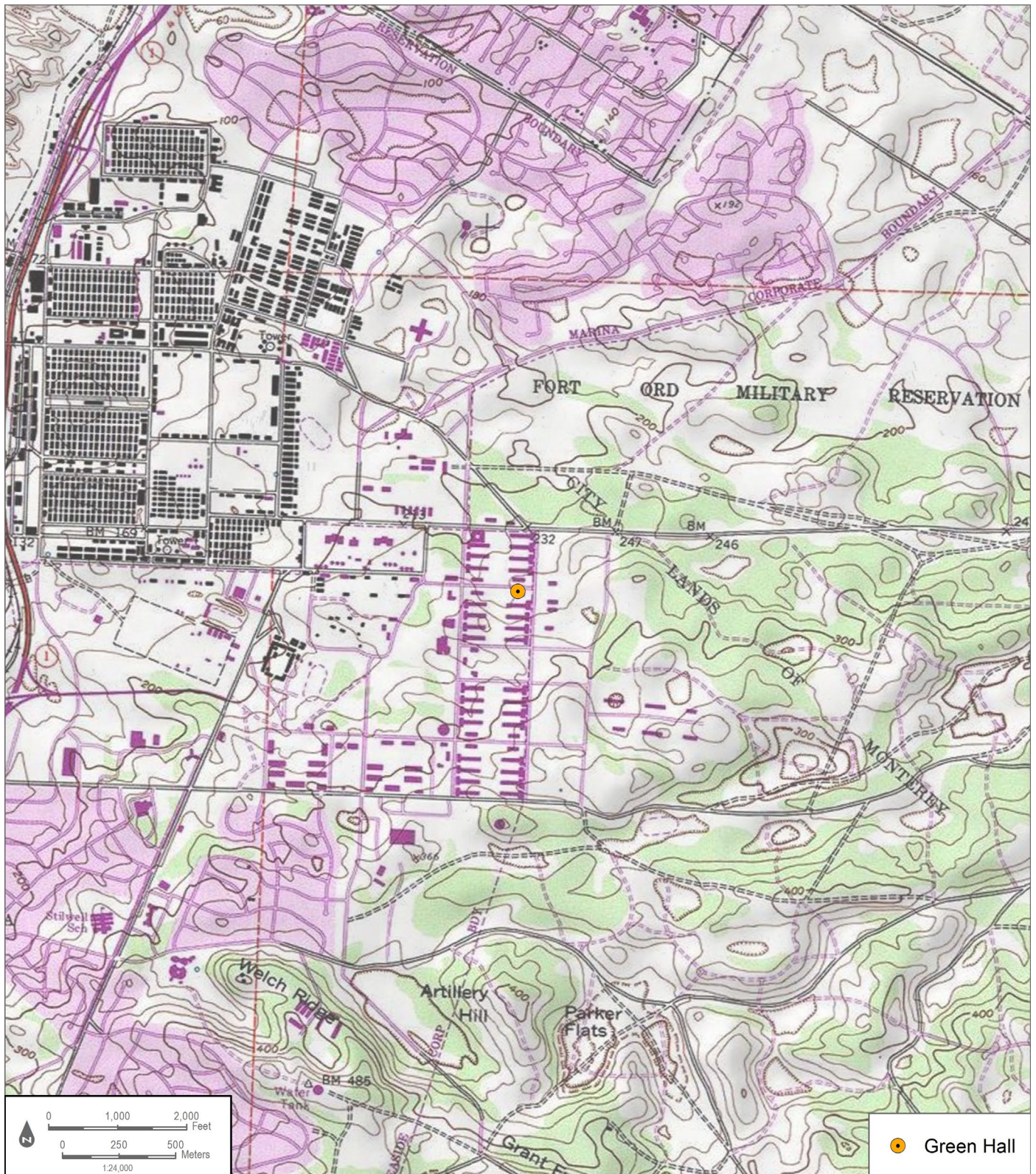
\*P11. Report Citation: (Cite survey report and other sources or enter none)

Dudek 2021. Built Environment Inventory and Evaluation Report for California State University, Monterey

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_



# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) Green Hall \*NRHP Status Code 6Z  
Page 3 of 14

B1. Historic Name: Permanent Troop Spaces and Support Facilities Classroom  
B2. Common Name: Green Hall (CSUMB Building 58)  
B3. Original Use: Educational building 4. Present Use: Classroom

\*B5. Architectural Style: Utilitarian

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
Designed in 1953 and completed in 1954, Green Hall has undergone several alterations. As-built drawings show alterations to the building took place in 1995. Changes include the replacement of original windows on the south elevation (CSUMB Facilities 2021).

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_ \*B8. Related Features:

B9a. Architect: Robert Stanton b. Builder: Unknown

\*B10. Significance: Theme N/A Area N/A  
Period of Significance N/A Property Type N/A Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

See Continuation Sheet.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

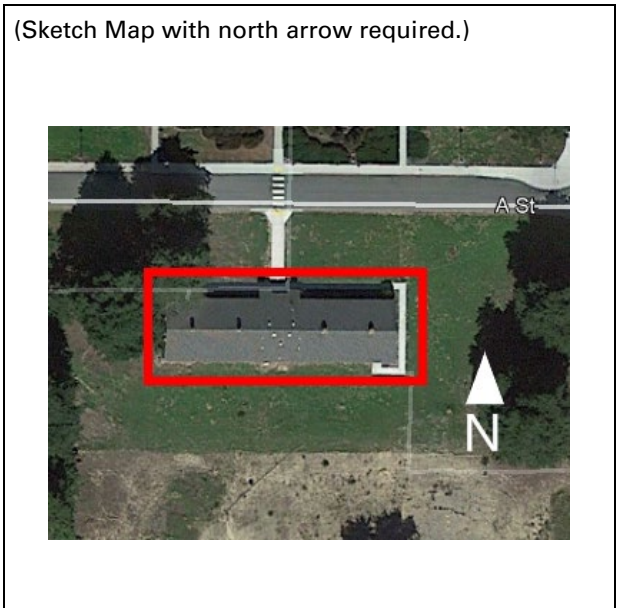
\*B12. References: See Continuation Sheet.

B13. Remarks:

\*B14. Evaluator: Laura Carias, MA

\*Date of Evaluation: July 20, 2021

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Green Hall

Page 4 of 14

**\*P3a. Description (continued):**

Windows are metal-framed, multi-light awning windows. A single column of cinderblocks is located between every other window on the main and rear south elevation. The fenestration pattern is repeated on the rear elevation. Two central windows have been replaced with recently added windows. Alterations include the sealing doors shut and replacement windows at the rear elevation.



Figure 1. Main (north) elevation, looking southeast (IMG\_0566)



Figure 2. South elevation, looking northwest (IMG\_0576)

**Alterations:**

- Replacement windows at rear elevation (1995)
- Replacement Roof (2005)

## CONTINUATION SHEET

Property Name: Green Hall

Page 5 of 14

### \*B10. Significance (continued):

#### Historical Overview of Fort Ord

The history of Fort Ord has been extensively documented in newspaper articles, websites, academic journals, and books. From its creation in 1917 to its closure in 1994, the base grew to become one of the largest training centers in the country. Its location was also reported to be the most attractive U.S. Army post, with easy access to the ocean and beautiful California weather.

The development periods in the history of Fort Ord were defined by Harold E. Raugh, Jr, a U.S. Army lieutenant colonel and historian with the Department of Defense. Since his retirement, Raugh served as the Chief Historian, for the Defense Logistics Agency, for the Department of Defense and, from 2006-2013, Raugh served as the Command Historian at the Defense Language Institute Foreign Language Center (DLIFLC) and the Presidio of Monterey, California. He received his PhD in history from the University of California, Los Angeles (Walch 2004). Raugh has authored numerous books including, *Fort Ord* (2004); *Presidio of Monterey* (2004); *Operation Joint Endeavor: V Corps in Bosnia-Herzegovina, 1995-1996* (2013); *The Raugh Bibliography of the Indian Mutiny 1857-1859* (2016); and *Wavell in the Middle East, 1939-1941: A study in Generalship*. Raugh defined four periods for the historic development of Fort Ord:

- 1917-1940 Camp Gigling to Camp Ord
- 1940-1945 Fort Ord and the 7th Infantry Division
- 1946-1976 The Cold War and Vietnam Eras
- 1974-1994 The Volunteer Army

These periods correspond to distinct eras in the history of the base and the U.S. Army (Raugh 2004: ii).

The full historic context of Fort Ord is represented in the report, *Built Environment Inventory and Evaluation Report for California State University, Monterey Bay* (Dudek 2021). The following presents only relevant historical and building typology information pertaining to the development of Green Hall.

#### Cold War and Vietnam Eras at Fort Ord (1946-1976)

This period of development between 1946 and 1976 was characterized by a massive operation to move the base out of its semi-permanent status and create a permanent outpost for active military personnel who were retained due to ongoing foreign conflicts.

In July of 1948, Harry S Truman signed Executive Order 9981, which officially ended segregation in the armed forces. The order stated that "there shall be equality of treatment and opportunity for all persons in the armed forces without regard to race, color, religion, or national origin" (National Archives Foundation 2021). Fort Ord became one of the first integrated training divisions in the United States. The Fort was touted as "pioneering to end all segregation" (The Pomona Progress Bulletin 1950: 4). In 1950, the Pomona Progress Bulletin reported that black and white soldiers at Fort Ord were "fighting side by side" and all the enlistees "trained together, slept in the same barracks, and eat the same messes" (The Pomona Progress Bulletin 1950: 4).

The end of World War II in 1945 did not bring lasting peace. The tenuous relationship between dominant nations in the communist East and free market West led to the beginning of the Cold War. The Department of Defense maintained a robust fighting force during the Cold War, with more than 900,000 Army personnel retained during the 1950s (ACHP 2006). The

## CONTINUATION SHEET

Property Name: Green Hall

Page 6 of 14

ongoing global tensions and the number of active U.S. military personnel created a need for new permanent buildings and expanded military housing at Fort Ord.

In 1949, the Soviet-supported communist government of North Korea invaded American-supported South Korea, initiating the Korean War. Fort Ord was a primary staging area for the training of troops departing for the war (Castle 1990:3). By the 1950s, Fort Ord had become one of the largest basic training camps in the United States. In 1952, the military began a multi-million dollar building program to transform Fort Ord into a permanent post, including the development of permanent troop housing, and the construction of a guard house, stockade, and multiple warehouses. In January of 1952, military authorities announced the new construction program at Fort Ord was underway, with an estimated cost of \$26,650,600. More than half of the funds that were approved by Congress were "earmarked for new permanent troop housing" for more than 7,000 soldiers (The Webb Spinner 1952-54, Vol 6. No. 3:1).

The new troop housing was to be constructed of reinforced concrete, a departure from the wood buildings constructed before and during World War II. The plan called for three types of massive barracks, twenty-two were to house 225 enlisted men each, seven were to accommodate 165 men each, and nine were to house 105 men each (The Webb Spinner 1952-54, Vol 6. No. 3:3). The San Francisco District of the U.S. Army Corps of Engineers oversaw the construction project to completion. An additional \$1,349,700 was earmarked for the expansion of classroom and training facilities at Fort Ord, including a new battalion and regimental headquarters (The Californian 1952a:1 and The Californian 1952b:18). By March of 1952, another phase of the permanent army post transformation began with the construction of a guard house, stockade, warehouse, and other buildings (The Webb Spinner 1952-54, Vol 6. No. 3:1). This addition of permanent buildings continued into the late 1950s, when the Army requested \$124 million to replace all the wood World War II infrastructure at Fort Ord with concrete block and reinforced concrete (Madsen and Treffers 2019:6; San Francisco Examiner 1958:2-4). While many of the wood buildings remain today, this period saw the continuous addition of reinforced concrete permanent buildings across the Fort (Madsen and Treffers 2019:6).

Following the Korean War through the end of the conflict in Vietnam, Fort Ord served as an important training facility. In 1957, Fort Ord was designated as a U.S. Army Training Center for Infantry (Castle 1990: 4). The 7th Infantry Division was based at Fort Ord in 1975 (Cavanaugh 2000: 9). Fort Ord produced thousands of combat-ready troops during the conflict in Vietnam.

With the establishment of Fort Ord as a permanent Army base during this period, there was substantial building construction that led to the modernization of the base and its services. This development is closely related to the history of the current CSUMB campus. All the properties that are included as part of this built environment study were constructed during the Cold War and Vietnam Era period. Building development during this period was a substantial departure from the styles and materials used in the buildings constructed before World War II. Building during the period between 1946 and 1976 used reinforced concrete and concrete masonry unit (CMU). The buildings tended to be larger than those constructed in previous periods. Other development in this period included support service buildings and several types of medical buildings. Infrastructure was also improved at this time, with the introduction of paved streets and roadways, and the addition of several water tanks, water pumping plants, and warehouse buildings.

### **Green Hall, 1954**

Constructed in 1954, Green Hall (58) was designed by Robert Stanton, Monterey Bay architect (CSUMB Facilities 2021). It was one of several identical buildings described as "permanent troop spaces and supporting facilities/classrooms" designed for Fort Ord (CSUMB Facilities 2021). It first appears on a 1956 aerial photograph as a long, rectangular plan, gable-ended building on the south side of A Street (UCSB 2021). The

## CONTINUATION SHEET

Property Name: Green Hall

Page 7 of 14

entrance faces north to A Street and is accessed by a formal path from the A Street sidewalk. It is surrounded on all sides by lawn. Replacement windows were installed during a 1995 renovation. The roof was replaced in 2005.

### Robert Stanton

Robert Stanton was born in Detroit, Michigan in 1900. He served briefly in the U.S. Navy during World War I and then graduated from high school in Los Angeles and went on to complete his education at University of California at Berkeley. After graduation he worked with renowned architect, Wallace Neff. Neff appointed Stanton as project supervisor on several projects and Stanton earned his architecture license in 1934. Stanton moved to Monterey Bay in 1935 and went on to design a variety of residential, commercial, and public buildings in the area. Two of his buildings, the Monterey County Courthouse and the King City High School Auditorium have been listed on the NRHP (Hiller 2007:8-4). Robert Stanton was known to have designed a plan for classroom buildings at Fort Ord that was used for at least four buildings on campus (CSUMB Facilities 2021).

### Fort Ord Building Typology and Character-Defining Features

Four categories of building types were identified for the purposes of this study. These are the Support Services Buildings, Medical Buildings, Hammerhead Buildings/Barracks, and Recreational Buildings. The following presents a discussion of the Support Services building typology, as Green Hall (58) is classified in this category. This section provides a detailed account of the specific character-defining features of Fort Ord Cold War and Vietnam Era (1946-1976) Support Services buildings.

### Support Services Buildings

Support Services Buildings constructed during the Cold War and Vietnam Eras (1946-1976) at Fort Ord have a variety of uses and functions that changed over the history of the base. The buildings tended to have central entryways that opened into hallways, with classrooms lining the halls. In alignment with the typical planning, design, and materials of buildings from this period of Fort Ord's history, these buildings are constructed with reinforced concrete and CMU and feature gable roofs with multi-light windows with concrete sills. These buildings have a uniform design, like many of the other buildings at Fort Ord.

After Fort Ord closed in 1994, these support services buildings became part of the CSUMB campus. With the shift to campus use, many of the buildings were altered to fit the needs of CSUMB. No changes to the plan of Green Hall were noted.

### Character-Defining Features for the Support Services Buildings

The Support Services Buildings originally exhibited the following specific character-defining features:

#### Character-Defining Features: Fort Ord Support Services Buildings

Character Aspect	Primary Character-Defining Features	Character-defining features
Shape and Plan	<ul style="list-style-type: none"><li>Simple rectangular form</li><li>Single story</li></ul>	The overall shape and mass of the building are considered a primary character-defining feature of the support services buildings. The plan should be rectangular in form.

**CONTINUATION SHEET**

Property Name: Green Hall

Page 8 of 14

Roof	<ul style="list-style-type: none"> <li>Flat or gable roof</li> <li>small eave overhangs</li> <li>No exposed rafters</li> </ul>	Support service buildings from this period have gable roof forms, with slight eave overhangs.
Openings	<ul style="list-style-type: none"> <li>Public entrances and circulation patterns</li> </ul>	Window openings are generally uniform in size and placement, windows are multi-light, and set into concrete openings. Replaced windows are not considered character-defining features as they fall outside the period of significance.
Exterior Ornamentation	<ul style="list-style-type: none"> <li>Minimal exterior ornamentation</li> </ul>	The support services buildings were designed to be quickly constructed. They have little to no decorative ornamentation, with windows being set evenly apart and CMU pillars being the only decorative element.
Materials	<ul style="list-style-type: none"> <li>Mass-produced and cost-effective materials</li> <li>Concrete and CMU</li> <li>Reinforced Concrete construction</li> </ul>	The support services buildings have simple, utilitarian designs. Buildings were constructed using mass-produced and cost-effective building materials that were readily available at the time of construction. For instance, buildings under the support services buildings type were constructed with reinforced concrete and CMU and were minimally decorated.

Alterations and demolitions over time have compromised the overall architectural integrity of this building type. The most common alterations observed for this building type include the following.

- Replacement windows
- ADA compliance measures such as ramps and doors
- HVAC systems and window units
- Infill of openings
- Addition of front gable over doorways
- Interior renovations

**NRHP/CRHR Designation Criteria**

In consideration of the project site's history and requisite integrity, Dudek recommends the building not eligible for listing in the NRHP and CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

**Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.**

Green Hall was constructed in 1951 during the period defined as the Cold War and Vietnam Eras (1946-1976) at Ford Ord. While this building is of historic age and was constructed during an important period of development in Fort Ord's history, it no longer retains enough integrity to convey its significance. One of the most notable elements of integrity that is compromised is the integrity of setting. Significant demolition, changes to circulation patterns, introduction of new buildings, and changes in use, all impact the campus's ability to convey significance from its time as an active Cold War and Vietnam Era military base. The loss of this overall integrity of setting adversely effects Green



## CONTINUATION SHEET

Property Name: Green Hall

Page 9 of 14

Hall, as individual buildings are no longer able to convey their collective history. Additionally, the subdivision of Fort Ord following its closure has also greatly impacted the integrity of feeling, association, and setting of the remaining Cold War and Vietnam Era buildings. Green Hall is not able to convey its association with any extraordinary events or events occurring within the context of Cold War and Vietnam military support service buildings, the CSUMB Campus, or has an association with the broad patterns of history in Monterey County, the State of California, or the Nation. Therefore, the building is recommended not eligible under NRHP/CRHR Criterion A/1.

**Criterion B/2: That are associated with the lives of persons significant in our past.**

To be found eligible under B/2 the building must be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research found no significant or influential directly associated with the building. As such this building is not known to have any historical associations with people important to the nation's or state's past. Due to a lack of identified significant associations with important persons in history, Dudek recommends the building is not eligible under NRHP/CRHR Criterion B/2.

**Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.**

Archival research indicates that Green Hall was constructed in 1954 as one of several classroom/support buildings for Fort Ord. Although designed by architect, Robert Stanton, the building was not constructed in any obvious architectural style. The building is a ubiquitous building type that lacks high style components to set it apart from other buildings constructed in the 1950s. No further information on Stanton was identified during archival research. The building has been altered with the replacement of many of the original windows. Due to a lack of high artistic value, a lack of evidence suggesting this is a notable work of the Robert Stanton Firm, Dudek recommends the building is not eligible under NRHP/CRHR Criterion C/3.

**Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.**

There is no evidence to suggest that Green Hall has the potential to yield information important to state or local history. Therefore, Dudek recommends the building is not eligible under NRHP/CRHR Criterion D/4.

**California Historic Landmark Statement of Significance**

In consideration of Green Hall's history and requisite integrity, Dudek recommends the building not eligible for designation as a California Historic Landmark based on the following significance evaluation and in consideration of state eligibility criteria:

**The first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California).**

Green Hall was designed in 1953 and constructed in 1954. The building was constructed during the Cold War and Vietnam Eras (1946-1976) at Fort Ord. Green Hall was designed by Robert Stanton. The building is a ubiquitous building type that lacks high style components to set it apart from other utilitarian buildings constructed throughout the State of California in the 1950s. Therefore, Dudek recommends the building is not eligible for listing as a CHL under this criterion.

## CONTINUATION SHEET

Property Name: Green Hall

Page 10 of 14

**Associated with an individual or group having a profound influence on the history of California.**

Archival research failed to indicate any significant associations between the Green Hall and individuals or groups that profoundly influenced the history of California. Green Hall was one of several support/classroom buildings constructed on site. Robert Stanton was found to be the architect responsible for the design, but the utilitarian building does not reflect a remarkable design of his. No other individuals are known to have influenced the construction or use of this building. Therefore, Dudek recommends the building is not eligible for listing as a CHL under this criterion.

**A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder.**

Green Hall is neither a prototype or an outstanding example of a period, style, or architectural movement. The building was designed to serve a utilitarian purpose. There are no identifying features on Green Hall that would establish the building as a notable work of a master architect, or a notable designer or builder working within the military, or in the State of California. Therefore, Dudek recommends the building is not eligible for listing as a CHL under this criterion.

**Local Designation Criteria**

Portions of the CSUMB campus are located within the boundaries of two cities, City of Seaside and the City of Marina, both of which evaluate historical resources in accordance with CEQA Guidelines. as presented above. The subject property, as discussed in the NRHP/CRHR/CHL criteria discussion above, does not rise to the necessary level of significance for local, state, or national designation. For these reasons, the subject property is recommended not eligible individually or as a component of a historic district under any of the NRHP/CRHR/CHL criteria.

Additionally, portions of the CSUMB campus are also located in the County of Monterey and it is therefore subject to the regulations set forth in Chapter 18.25 of the Monterey County Code. The subject property, as discussed in the NRHP/CRHR/CHL criteria discussion above, does not rise to the necessary level of significance for state or national designation. For these same reasons, the subject property is also recommended not eligible individually or as a component of a historic district under any of the delineated County of Monterey review criteria categories that are addressed with the NRHP/CRHR/CHL criteria discussed above: A. Historical and Cultural Significance; B. Historic, Architectural, and Engineering Significance; or C. Community and Geographic Setting.

**Integrity Discussion**

Green Hall was analyzed against the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. The building retains its integrity of location, as it has not been relocated. However, the integrity of setting has been compromised with the demolition of adjacent buildings, new constructions, and changes in paths of circulation throughout the campus. This change of use, from a Cold War and Vietnam Era military support services building to a classroom building for CSUMB adversely effects the integrity of setting. A few windows have been replaced and a door closed off since its completion in 1954. These alterations have compromised the resource's integrity of design, materials, and workmanship. As a result, the integrity of feeling is not intact, as the building is unable to convey the feeling of a 1950s military support services building. As the building does not possess historic significance, there is no historic association. While the building is in good condition, it does not possess integrity to convey significance or its temporal period.

## CONTINUATION SHEET

Property Name: Green Hall

Page 11 of 14

### Summary of Evaluation Findings

Green Hall retains little historic integrity and lacks historical and architectural significance. Based on the significance evaluations presented above, Green Hall does not appear to meet the NRHP, CRHR, CHL or local designation criteria. Therefore, Green Hall is not considered a historical resource for purposes of CEQA.

## CONTINUATION SHEET

Property Name: Green Hall

Page 12 of 14

### \*B12. References (continued):

ACHP (Advisory Council on Historic Preservation). 2006. "Draft Program Comment Regarding Cold War Era Unaccompanied Personnel Housing." Federal Register: The Daily Journal of the United States Government. 12 April 2016. Accessed June 30, 2021 Available at: <https://www.federalregister.gov/documents/2006/04/12/06-3509/draft-program-comment-regarding-cold-war-era-unaccompanied-personnel-housing>

Californian, The. 1940. "No More Camp Ord! It's Fort Ord Now! Stilwell in Command: Headquarters of General Located on Salinas Side." July 13, 1940. Salinas, California, pg. 1.

Californian, The. 1951. Stadium Field House—Sixth Army Lets Ord Contract. March 20, 1951. P1. Accessed June 17, 2021. Available at: [Newspapers.com](http://Newspapers.com).

Castle, Ted. 1990. "The March of Time." Fort Ord Panorama. September 21, 1990.

Cavanaugh, Joe. 2000. *The Peace Dividend: Defense Conversion Through Higher Education*. The Leon Panetta Institute.

Chamberlin Library. 2021. Fort Ord Working Papers. CSUMB Special Collections Box 6.42-01. Available at the Chamberlin Library, Seaside, California.

CSUMB Facilities. 2021. Original As built and renovation architectural drawings on file with CSUMB facilities department. Accessed in person June 15-16, 2021.

DLIFLC (Defense Language Institute Foreign Language Center). 2021. Command History Program. Accessed in person on June 15, 2021 and accessed online database collection online July 2021. Available at: <https://adli.pastperfectonline.com/>

EA Engineering. 1991. Draft Final Fort Ord, California Base wide Remedial Investigation Feasibility Study. Volume 1 Literature Review and Base Inventory Report. Accessed on July 13, 2021. Available at: <https://www.fortordcleanup.com/documents/search/>

Fresno Bee, The. 1951a. "Army Spokesman Are Defending Building of Fort Ord Stadium." January 12, 1951. Page 13. Accessed June 17, 2021.

Fresno Bee, The. 1951b. "Army Spokesman Are Defending Building of Fort Ord Stadium." February 4, 1951. Page 27. Accessed June 17, 2021. Available at: [Newspapers.com](http://Newspapers.com).

Gates, S., & Williams, H. 1957. The Armed Forces. The Annals of the American Academy of Political and Social Science, 313, 99-104. Accessed June 17, 2021. <http://proxy.multcolib.org:2052/stable/1031762>

Hiller, Peter. 2007. NRHP Nomination Form. Monterey County Court House. National Parks Service. Accessed July 18, 2021. Available at: [https://npgallery.nps.gov/NRHP/GetAsset/NRHP/08000878\\_text](https://npgallery.nps.gov/NRHP/GetAsset/NRHP/08000878_text)

## CONTINUATION SHEET

Property Name: Green Hall

Page 13 of 14

- MacGregor Jr., Morris J. 1981. *Integration of the Armed Forces, 1940-1965*. Center of Military History, United States Army: Washington, D.C.
- Madsen, Alexandra and Steven Treffers. 2019. *Historic Resources Evaluation Memorandum for Hammerhead Barracks at Fort Ord, Monterey County, California*. Prepared by Rincon Consultants, Inc for City of Seaside, Community and Economic Development Department. November 4, 2019. Accessed June 28, 2021.  
[https://www.ci.seaside.ca.us/DocumentCenter/View/10674/9\\_App-S---HRE-Memo](https://www.ci.seaside.ca.us/DocumentCenter/View/10674/9_App-S---HRE-Memo)
- Military Museum. 2016. "Historic California Posts, Camps, Stations, and Airfields: Fort Ord." Accessed on June 19, 2021. <http://www.militarymuseum.org/FtOrd.html>
- National Archives Foundation. 2021. Executive Order 9981. Accessed June 29, 2021. Available at: <https://www.archivesfoundation.org/documents/executive-order-9981-ending-segregation-armed-forces/>
- NETR (Nationwide Environmental Title Research LLC). 2021. Historic Aerial Photographs of 100 Campus Center, Seaside, CA 93955 dating from 1956, 1968, 1981, 1998, 2005, 2009, 2010, 2012, 2014, 2016, and 2018. Accessed June 10, 2021.  
<https://www.historicaerials.com/viewer>
- Panorama. 1990. "50 Years and Counting..." September 21, 1990, pg. 2.
- Panorama. n.d. "Ford Ord in World War II." Historic California Posts: Fort Ord. Accessed on June 19, 2021. <http://www.militarymuseum.org/FtOrd.html>
- Park, R. 2015. "Happy and Cheerful in This Fine Camp": Sports, Recreation, and the United States Army at Fort Ord and Camp Roberts, 1940 to 1945. *Journal of Sport History*, 42(1), 21-37. Accessed on June 18, 2021, from  
<https://www.jstor.org/stable/10.5406/jsporhistory.42.1.21>
- Pomona Progress Bulletin. 1950. War Solving Racial Problems. August 24, 1950. Page 4. Accessed June 29, 2021. Available at: [Newspapers.com](http://www.newspapers.com).
- Quartermaster Review, The. 1940. "Army Construction Underway at Camp Ord, California." Volume XX. No 3. November-December. On file at the Chamberlin Library, Ord Military Community.
- Raugh, Harold E. 2004. Fort Ord. Charleston, SC: Arcadia.
- Salinas Morning Post. 1940. "\$2,766,000 in Building Authorized—Ord Contracts Let." August 21, 1940. Salinas, CA. pg. 1.
- San Francisco Examiner. 1951. Fort Ord Will Get Stadium. San Francisco Page 4. · 3 Feb 1951. Pages 1 and 4 A Available on [www.Newspapers.com](http://www.newspapers.com). Accessed on Jun 11, 2021.
- San Francisco Examiner. 1958. Army Asks OK on \$124,000,000 for Fort Ord Buildings. San Francisco. Section 2. Page. 4. Available on [www.Newspapers.com](http://www.newspapers.com). Accessed July 18, 2021.

## CONTINUATION SHEET

Property Name: Green Hall

Page 14 of 14

Vasche, J. Burton. 1959. "The California State Colleges: Their History, Organization, Purposes, and Programs." in California

U.S. Army. 1977. Post Map Main Garrison Area. Fort Ord, California. Drawing number G-950. Accessed in person at the Chamberlain Library on June 15, 2021.

Walch, Bob. 2004. An Army Historian's Pictorial Take on Fort Ord. Monterey County NOW. Accessed July 12, 2021. Available at:  
[https://www.montereycountyweekly.com/news/local\\_news/an-army-historian-s-pictorial-take-on-fort-ord/article\\_6e8b0250-9c38-5ca4-a4a4-f93d42d65a11.html](https://www.montereycountyweekly.com/news/local_news/an-army-historian-s-pictorial-take-on-fort-ord/article_6e8b0250-9c38-5ca4-a4a4-f93d42d65a11.html)

Whaley, Derek. 2015. "East Monterey & Seaside." Santa Cruz Trains: Railroads of the Monterey Bay Area. July 20, 2015. Accessed online:  
<https://www.santacruztrains.com/2015/07/east-monterey-seaside.html>.

Webb Spinner, The. 1952-1954. Webb Spinner Volume for 1952-1954. Del Webb Sun Cities Museum Collection. Accessed June 30, 2021. Accessed at:  
<https://delwebbsuncitiesmuseum.org/newsletters-webb-spinners/>

State of California & The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 15 \*Resource Name or #: (Assigned by recorder) Reading Center

P1. Other Identifier: CSUMB Building 59

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Monterey County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Marina, CA Date 1995 T 15S; R 2E; NE ¼ of SW ¼ of Sec 6; Mount Diablo B.M.

c. Address 4790 7<sup>th</sup> Avenue Seaside Zip 93955

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 608102 mE/ 4057011 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

The Reading Center sits north of A Street, west of 7<sup>th</sup> Avenue.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Reading Center (CSUMB Building 59) is a one-story utilitarian building with a rectangular floor plan and a concrete block structural system. The south-facing main elevation is symmetrical. It is covered by a moderately pitched side-gabled roof clad with composition shingles. The main entrance is located centrally and is flanked by two squared projections. The main entrance consists of recently added metal-framed double doors with sidelights and transom window.

See Continuation Sheet

\*P3b. Resource Attributes: (List attributes and codes) HP15. Educational building/HP34 Military property

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present:  Building

Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) south elevation, view looking north, Dudek (IMG 0581)

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both 1953 (CSUMB Facilities)

\*P7. Owner and Address: CSUMB, 100 Campus Center, Seaside, CA. 93955

\*P8. Recorded by: (Name, affiliation, and address) Sarah Corder  
Dudek

725 Front St #400  
Santa Cruz, CA 95060

\*P9. Date Recorded: 6/14/2021

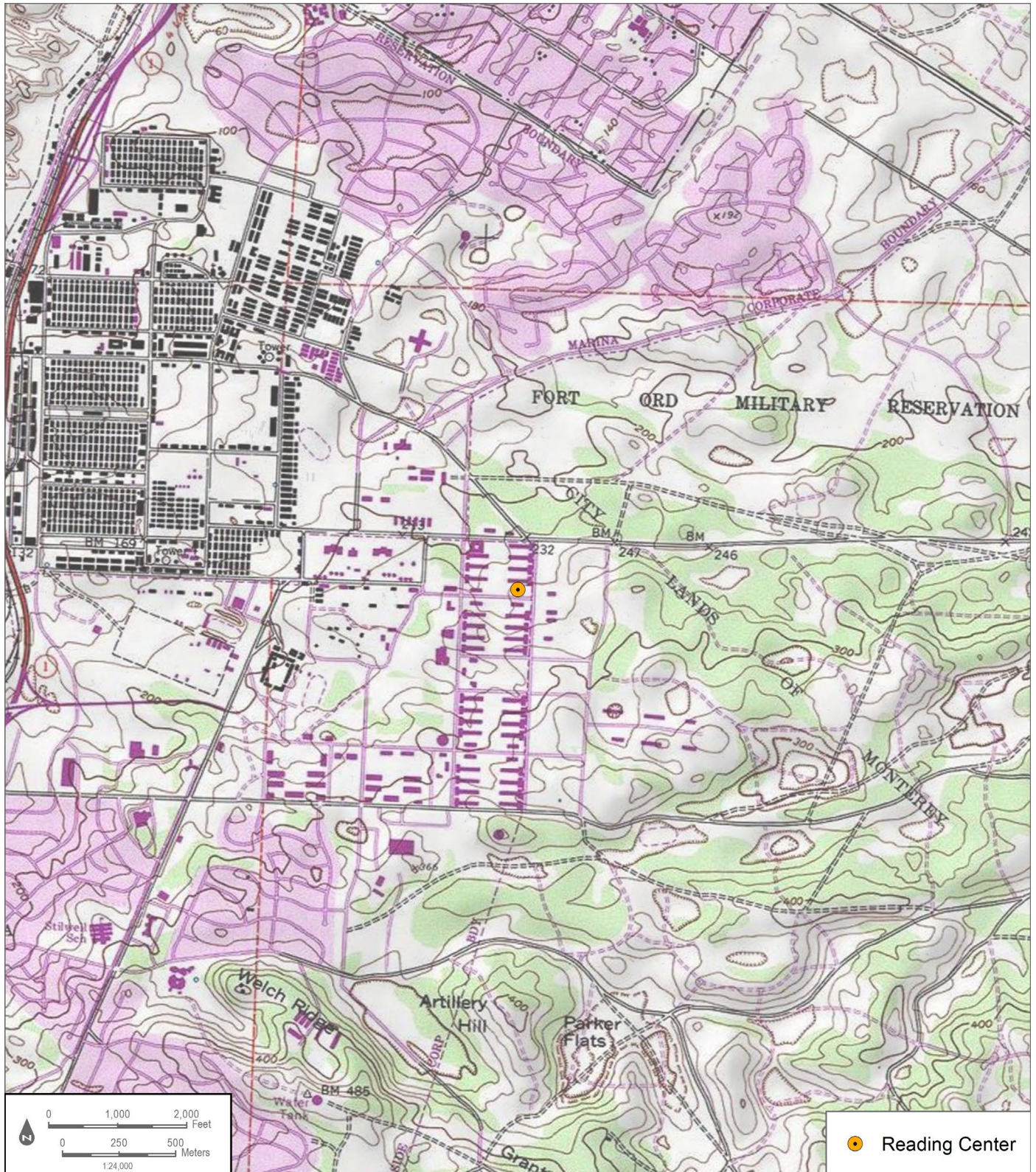
\*P10. Survey Type: (Describe)  
Intensive level

\*P11. Report Citation: (Cite survey report and other sources or enter none) Dudek 2021. Built Environment Inventory and Evaluation Report for California State University, Monterey

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_





# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) Reading Center \*NRHP Status Code 6Z  
Page 3 of 15

B1. Historic Name: Permanent Troop Spaces and Support Facilities Classroom  
B2. Common Name: Reading Center, CSUMB Building 59  
B3. Original Use: Educational building 4. Present Use: Administration

\*B5. Architectural Style: Utilitarian

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
The Reading Center was designed in 1953 and completed in 1954. As-built drawings show alterations to the subject property took place in 1995. Changes include the replacement of original windows and various infilled windows and doors (CSUMB Facilities 2021).

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_ \*B8. Related Features:

B9a. Architect: Robert Stanton b. Builder: Unknown

\*B10. Significance: Theme N/A Area N/A  
Period of Significance N/A Property Type N/A Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

See Continuation Sheet.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

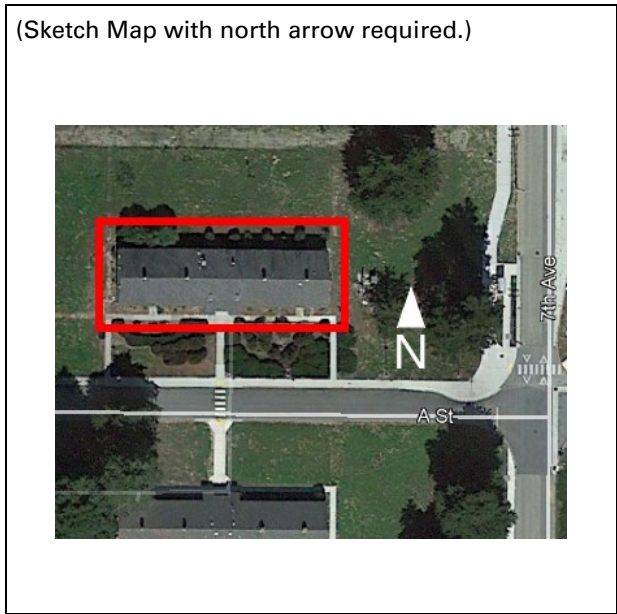
\*B12. References: See Continuation Sheet.

B13. Remarks:

\*B14. Evaluator: Laura Carias, MA

\*Date of Evaluation: July 20, 2021

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Reading Center

Page 4 of 15

**\*P3a. Description (continued):**

Secondary doors are located to the far east and west ends of the main elevation. These doors are alterations and appear to have been placed within existing windows frames. Windows are recently added, metal-framed, one-over-one, fixed, and awning windows. A single column of cinderblocks is located between every second window on the main and rear north elevation. The fenestration pattern is repeated on the rear elevation. Alterations include the infill of several window frames with doors, replacement windows, and a recently added main door.



Figure 1. Main (south) elevation, looking north (IMG\_0581)

## CONTINUATION SHEET

Property Name: Reading Center

Page 5 of 15



Figure 2. north elevation, looking southwest (IMG\_0598)

### Alterations:

- Replaced original windows with metal sash fixed and awning windows (1995)
- Various filled in windows and doors (1995)

## CONTINUATION SHEET

Property Name: Reading Center

Page 6 of 15

### \*B10. Significance (continued):

#### Historical Overview of Fort Ord

The history of Fort Ord has been extensively documented in newspaper articles, websites, academic journals, and books. From its creation in 1917 to its closure in 1994, the base grew to become one of the largest training centers in the country. Its location was also reported to be the most attractive U.S. Army post, with easy access to the ocean and beautiful California weather.

The development periods in the history of Fort Ord were defined by Harold E. Raugh, Jr, a U.S. Army lieutenant colonel and historian with the Department of Defense. Since his retirement, Raugh served as the Chief Historian, for the Defense Logistics Agency, for the Department of Defense and, from 2006-2013, Raugh served as the Command Historian at the Defense Language Institute Foreign Language Center (DLIFLC) and the Presidio of Monterey, California. He received his PhD in history from the University of California, Los Angeles (Walch 2004). Raugh has authored numerous books including, *Fort Ord* (2004); *Presidio of Monterey* (2004); *Operation Joint Endeavor: V Corps in Bosnia-Herzegovina, 1995-1996* (2013); *The Raugh Bibliography of the Indian Mutiny 1857-1859* (2016); and *Wavell in the Middle East, 1939-1941: A study in Generalship*. Raugh defined four periods for the historic development of Fort Ord:

- 1917-1940 Camp Gigling to Camp Ord
- 1940-1945 Fort Ord and the 7th Infantry Division
- 1946-1976 The Cold War and Vietnam Eras
- 1974-1994 The Volunteer Army

These periods correspond to distinct eras in the history of the base and the U.S. Army (Raugh 2004: ii).

The full historic context of Fort Ord is represented in the report, *Built Environment Inventory and Evaluation Report for California State University, Monterey Bay* (Dudek 2021). The following presents only relevant historical and building typology information pertaining to the development of the Reading Center.

#### Cold War and Vietnam Eras at Fort Ord (1946-1976)

This period of development between 1946 and 1976 was characterized by a massive operation to move the base out of its semi-permanent status and create a permanent outpost for active military personnel who were retained due to ongoing foreign conflicts.

In July of 1948, Harry S Truman signed Executive Order 9981, which officially ended segregation in the armed forces. The order stated that "there shall be equality of treatment and opportunity for all persons in the armed forces without regard to race, color, religion, or national origin" (National Archives Foundation 2021). Fort Ord became one of the first integrated training divisions in the United States. The Fort was touted as "pioneering to end all segregation" (The Pomona Progress Bulletin 1950: 4). In 1950, the *Pomona Progress Bulletin* reported that black and white soldiers at Fort Ord were "fighting side by side" and all the enlistees "trained together, slept in the same barracks, and eat the same messes" (The Pomona Progress Bulletin 1950: 4).

The end of World War II in 1945 did not bring lasting peace. The tenuous relationship between dominant nations in the communist East and free market West led to the beginning of the Cold War. The Department of Defense maintained a robust fighting force during the Cold War, with more than 900,000 Army personnel retained during the 1950s (ACHP 2006).

## CONTINUATION SHEET

Property Name: Reading Center

Page 7 of 15

The ongoing global tensions and the number of active U.S. military personnel created a need for new permanent buildings and expanded military housing at Fort Ord.

In 1949, the Soviet-supported communist government of North Korea invaded American-supported South Korea, initiating the Korean War. Fort Ord was a primary staging area for the training of troops departing for the war (Castle 1990:3). By the 1950s, Fort Ord had become one of the largest basic training camps in the United States. In 1952, the military began a multi-million dollar building program to transform Fort Ord into a permanent post, including the development of permanent troop housing, and the construction of a guard house, stockade, and multiple warehouses. In January of 1952, military authorities announced the new construction program at Fort Ord was underway, with an estimated cost of \$26,650,600. More than half of the funds that were approved by Congress were "earmarked for new permanent troop housing" for more than 7,000 soldiers (The Webb Spinner 1952-54, Vol 6. No. 3:1).

The new troop housing was to be constructed of reinforced concrete, a departure from the wood buildings constructed before and during World War II. The plan called for three types of massive barracks, twenty-two were to house 225 enlisted men each, seven were to accommodate 165 men each, and nine were to house 105 men each (The Webb Spinner 1952-54, Vol 6. No. 3:3). The San Francisco District of the U.S. Army Corps of Engineers oversaw the construction project to completion. An additional \$1,349,700 was earmarked for the expansion of classroom and training facilities at Fort Ord, including a new battalion and regimental headquarters (The Californian 1952a:1 and The Californian 1952b:18). By March of 1952, another phase of the permanent army post transformation began with the construction of a guard house, stockade, warehouse, and other buildings (The Webb Spinner 1952-54, Vol 6. No. 3:1). This addition of permanent buildings continued into the late 1950s, when the Army requested \$124 million to replace all the wood World War II infrastructure at Fort Ord with concrete block and reinforced concrete (Madsen and Treffers 2019:6; San Francisco Examiner 1958:2-4). While many of the wood buildings remain today, this period saw the continuous addition of reinforced concrete permanent buildings across the Fort (Madsen and Treffers 2019:6).

Following the Korean War through the end of the conflict in Vietnam, Fort Ord served as an important training facility. In 1957, Fort Ord was designated as a U.S. Army Training Center for Infantry (Castle 1990: 4). The 7th Infantry Division was based at Fort Ord in 1975 (Cavanaugh 2000: 9). Fort Ord produced thousands of combat-ready troops during the conflict in Vietnam.

With the establishment of Fort Ord as a permanent Army base during this period, there was substantial building construction that led to the modernization of the base and its services. This development is closely related to the history of the current CSUMB campus. All the properties that are included as part of this built environment study were constructed during the Cold War and Vietnam Era period. Building development during this period was a substantial departure from the styles and materials used in the buildings constructed before World War II. Building during the period between 1946 and 1976 used reinforced concrete and concrete masonry unit (CMU). The buildings tended to be larger than those constructed in previous periods. Other development in this period included support service buildings and several types of medical buildings. Infrastructure was also improved at this time, with the introduction of paved streets and roadways, and the addition of several water tanks, water pumping plants, and warehouse buildings.

### **Reading Center, 1954**

Constructed in 1954, the Reading Center (59) was designed by Robert Stanton, Monterey Bay architect (CSUMB Facilities 2021). It was one of several identical buildings described as "permanent troop spaces and supporting facilities/classrooms" designed for Fort Ord (CSUMB Facilities 1953). It first appears in the 1956 aerial photograph as a long, rectangular

## CONTINUATION SHEET

Property Name: Reading Center

Page 8 of 15

plan, gable-ended building on the north side of A Street (UCSB 1956). The entrance faces south to A Street and is accessed by a formal path from the A Street sidewalk. It is surrounded on all sides by lawn. The Reading Center (59) is mirrored in plan, size, and position by Green Hall (58) south of A Street. It appears south of a group of four buildings similar in plan to Pacific Hall (44), Coast Hall (45) and Harbor Hall (46), however buildings in this group begin to be demolished in 2010, and demolition is complete by 2021. No changes to the Reading Center over time were noted.

### **Robert Stanton**

Robert Stanton was born in Detroit, Michigan in 1900. He served briefly in the U.S. Navy during World War I and then graduated from high school in Los Angeles and went on to complete his education at University of California at Berkeley. After graduation he worked with renowned architect, Wallace Neff. Neff appointed Stanton as project supervisor on several projects and Stanton earned his architecture license in 1934. Stanton moved to Monterey Bay in 1935 and went on to design a variety of residential, commercial, and public buildings in the area. Two of his buildings, the Monterey County Courthouse and the King City High School Auditorium have been listed on the NRHP (Hiller 2007:8-4). Robert Stanton was known to have designed a plan for classroom buildings at Fort Ord that was used for at least four buildings on campus (CSUMB Facilities 2021).

### **Fort Ord Building Typology**

Four categories of building types were identified for the purposes of this study. These are the Support Services Buildings, Medical Buildings, Hammerhead Buildings/Barracks, and Recreational Buildings. The following presents a discussion of the Support Services building typology, as the Reading Center (59) is classified in this typology. This section provides a detailed account of the specific character-defining features of Fort Ord Cold War and Vietnam Era (1946-1976) Support Services buildings.

### **Support Services Buildings**

Support Services Buildings constructed during the Cold War and Vietnam Eras (1946-1976) at Fort Ord have a variety of uses and functions that changed over the history of the base. The buildings tended to have central entryways that opened into hallways, with classrooms lining the halls. In alignment with the typical planning, design, and materials of buildings from this period of Fort Ord's history, these buildings are constructed with reinforced concrete and CMU and feature gable roofs with multi-light windows with concrete sills. These buildings have a uniform design, like many of the other buildings at Fort Ord.

After Fort Ord closed in 1994, these support services buildings became part of the CSUMB campus. With the shift to campus use, many of the buildings were altered to fit the needs of CSUMB. No changes to the Reading Center were noted.

### **Character-Defining Features for the Support Services Buildings**

The Support Services Buildings originally exhibited the following specific character-defining features:

**CONTINUATION SHEET**

Property Name: Reading Center

Page 9 of 15

**Character-Defining Features: Fort Ord Support Services Buildings**

Character Aspect	Primary Character-Defining Features	Character-defining features
Shape and Plan	<ul style="list-style-type: none"> <li>Simple rectangular form</li> <li>Single story</li> </ul>	The overall shape and mass of the building are considered a primary character-defining feature of the support services buildings. The plan should be rectangular in form.
Roof	<ul style="list-style-type: none"> <li>Flat or gable roof</li> <li>small eave overhangs</li> <li>No exposed rafters</li> </ul>	Support service buildings from this period have gable roof forms, with slight eave overhangs.
Openings	<ul style="list-style-type: none"> <li>Public entrances and circulation patterns</li> </ul>	Window openings are generally uniform in size and placement, windows are multi-light, and set into concrete openings. Replaced windows are not considered character-defining features as they fall outside the period of significance.
Exterior Ornamentation	<ul style="list-style-type: none"> <li>Minimal exterior ornamentation</li> </ul>	The support services buildings were designed to be quickly constructed. They have little to no decorative ornamentation, with windows being set evenly apart and CMU pillars being the only decorative element.
Materials	<ul style="list-style-type: none"> <li>Mass-produced and cost-effective materials</li> <li>Concrete and CMU</li> <li>Reinforced Concrete construction</li> </ul>	The support services buildings have simple, utilitarian designs. Buildings were constructed using mass-produced and cost-effective building materials that were readily available at the time of construction. For instance, buildings under the support services buildings type were constructed with reinforced concrete and CMU and were minimally decorated.

Alterations and demolitions over time have compromised the overall architectural integrity of this building type. The most common alterations observed for this building type include the following.

- Replacement windows
- ADA compliance measures such as ramps and doors
- HVAC systems and window units
- Infill of openings
- Addition of front gable over doorways
- Interior renovations

**NRHP/CRHR Designation Criteria**

In consideration of the project site's history and requisite integrity, Dudek recommends the property not eligible for listing in the NRHP and CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

## CONTINUATION SHEET

Property Name: Reading Center

Page 10 of 15

**Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.**

The Reading Center was designed in 1953 and constructed in 1954 during the period defined as the Cold War and Vietnam Eras (1946-1976) at Ford Ord. While this building is of historic age and was constructed during an important period of development in Fort Ord's history, it no longer retains enough integrity to convey its significance. One of the most notable elements of integrity that is compromised is the integrity of setting. Significant demolition, changes to circulation patterns, introduction of new buildings, and changes in use, all impact the building's ability to convey significance from its time as an active Cold War and Vietnam Era military base. The loss of this overall integrity of setting adversely affects Beach Hall, as individual buildings are no longer able to convey their collective history. Additionally, the subdivision of Fort Ord following its closure has also greatly impacted the integrity of feeling, association, and setting of the remaining Cold War and Vietnam Era buildings. Beach Hall is not able to convey its association with any extraordinary events or events occurring within the context of Cold War and Vietnam military support service buildings, the CSUMB Campus, or has an association with the broad patterns of history in Monterey County, the State of California, or the Nation. Therefore, the building is recommended not eligible under NRHP/CRHR Criterion A/1.

**Criterion B/2: That are associated with the lives of persons significant in our past.**

To be found eligible under B/2 the property must be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research found no significant or influential people directly associated with the building. As such this property is not known to have any historical associations with people important to the nation's or state's past. Due to a lack of identified significant associations with important persons in history, Dudek recommends the building is not eligible under NRHP/CRHR Criterion B/2.

**Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.**

Archival research indicates that the Reading Center was constructed in 1954 as one of several classroom/support buildings for Fort Ord. Although designed by architect, Robert Stanton, the building was not constructed in any obvious architectural style. The building is a ubiquitous building type that lacks high style components to set it apart from other buildings constructed in the 1950s. The building has been altered by the removal of original windows and doors and there have been changes to the fenestration pattern. Due to a lack of high artistic value, a lack of evidence suggesting this is a notable work of Robert Stanton, and because of the alterations to character-defining features, Dudek recommends the building is not eligible under NRHP/CRHR Criterion C/3.

**Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.**

There is no evidence to suggest that this property has the potential to yield information important to state or local history. Therefore, the property is recommended not eligible under NRHP/CRHR Criterion D/4.

**California Historic Landmark Statement of Significance**

In consideration of the subject property's history and requisite integrity, Dudek



## CONTINUATION SHEET

Property Name: Reading Center

Page 11 of 15

recommends the property not eligible for designation as a California Historic Landmark based on the following significance evaluation and in consideration of state eligibility criteria:

**The first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California).**

The Reading Center was designed in 1953 and constructed in 1954. The building was constructed after the initial, core development period of Fort Ord in the 1940s. Beach Hall was designed by Robert Stanton. The building is a ubiquitous building type that lacks high style components to set it apart from other utilitarian buildings constructed throughout the State of California in the 1950s. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

**Associated with an individual or group having a profound influence on the history of California.**

Archival research failed to indicate any significant associations between the subject property and individuals or groups that profoundly influenced the history of California. The Reading Center was one of several support/classroom buildings constructed on site. Robert Stanton was found to be the architect responsible for the design, but the utilitarian building does not reflect a remarkable design. No other individuals are known to have influenced the construction or use of this building. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

**A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder.**

The Reading Center is neither a prototype or an outstanding example of a period, style, or architectural movement. The building was designed to serve a utilitarian purpose. There are no remaining identifying features on the Reading Center that would establish the building as a notable work of a master architect, or a notable designer or builder working within the military, or in the State of California. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

**Local Designation Criteria**

Portions of the CSUMB campus are located within the boundaries of two cities, City of Seaside and the City of Marina, both of which evaluate historical resources in accordance with CEQA Guidelines. as presented above. The subject property, as discussed in the NRHP/CRHR/CHL criteria discussion above, does not rise to the necessary level of significance for local, state, or national designation. For these reasons, the subject property is recommended not eligible individually or as a component of a historic district under any of the NRHP/CRHR/CHL criteria.

Additionally, portions of the CSUMB campus are located in the County of Monterey and it is therefore subject to the regulations set forth in Chapter 18.25 of the Monterey County Code. The subject property, as discussed in the NRHP/CRHR/CHL criteria discussion above, does not rise to the necessary level of significance for state or national designation. For these same reasons, the subject property is also recommended not eligible individually or as a component of a historic district under any of the delineated County of Monterey review criteria categories that are addressed with the NRHP/CRHR/CHL criteria discussed above: A. Historical and Cultural Significance; B. Historic, Architectural, and Engineering Significance; or C. Community and Geographic Setting.

## CONTINUATION SHEET

Property Name: Reading Center

Page 12 of 15

### Integrity Discussion

The Reading Center retains its integrity of location. Windows have been replaced and various windows and doors have been closed off since its completion in 1954. These alterations have diminished the resource's integrity of design, materials, and workmanship. Although the Reading Center is still used as a support building, the site, once a bustling army base, is now home to a California State University campus. These changes to the surrounding area have diminished the integrity of setting, feeling, and association. The changes to original materials prohibit the building from conveying its significance or its temporal period.

### Summary of Evaluation Findings

The Reading Center retains little historic integrity and lacks historical and architectural significance. Based on the significance evaluations presented above, the Reading Center does not appear to meet the NRHP, CRHR, CHL or local designation criteria. Therefore, the Reading Center is not considered a historical resource for purposes of CEQA.

## CONTINUATION SHEET

Property Name: Reading Center

Page 13 of 15

### \*B12. References (continued):

- ACHP (Advisory Council on Historic Preservation). 2006. "Draft Program Comment Regarding Cold War Era Unaccompanied Personnel Housing." Federal Register: The Daily Journal of the United States Government. 12 April 2016. Accessed June 30, 2021 Available at: <https://www.federalregister.gov/documents/2006/04/12/06-3509/draft-program-comment-regarding-cold-war-era-unaccompanied-personnel-housing>
- Californian, The. 1940. "No More Camp Ord! It's Fort Ord Now! Stilwell in Command: Headquarters of General Located on Salinas Side." July 13, 1940. Salinas, California, pg. 1.
- Californian, The. 1951. Stadium Field House—Sixth Army Lets Ord Contract. March 20, 1951. P1. Accessed June 17, 2021. Available at: [Newspapers.com](http://Newspapers.com).
- Castle, Ted. 1990. "The March of Time." Fort Ord Panorama. September 21, 1990.
- Cavanaugh, Joe. 2000. *The Peace Dividend: Defense Conversion Through Higher Education*. The Leon Panetta Institute.
- Chamberlin Library. 2021. Fort Ord Working Papers. CSUMB Special Collections Box 6.42-01. Available at the Chamberlin Library, Seaside, California.
- CSUC (California State University, Chico). 2021a. "State Normal School at Chico." Accessed July 8, 2021. <https://www.csuchico.edu/traditions/history/normal-school.shtml>.
- CSUC. 2021b. "Chico State Teachers College." Accessed July 8, 2021. <https://www.csuchico.edu/traditions/history/teachers-college.shtml>
- CSUMB Facilities. 2021. Original As built and renovation architectural drawings on file with CSUMB facilities department. Accessed in person June 15-16, 2021.
- DLIFLC (Defense Language Institute Foreign Language Center). 2021. Command History Program. Accessed in person on June 15, 2021 and accessed online database collection online July 2021. Available at: <https://adli.pastperfectonline.com/>
- EA Engineering. 1991. Draft Final Fort Ord, California Base wide Remedial Investigation Feasibility Study. Volume 1 Literature Review and Base Inventory Report. Accessed on July 13, 2021. Available at: <https://www.fortordcleanup.com/documents/search/>
- Fresno Bee, The. 1951a. "Army Spokesman Are Defending Building of Fort Ord Stadium." January 12, 1951. Page 13. Accessed June 17, 2021.
- Fresno Bee, The. 1951b. "Army Spokesman Are Defending Building of Fort Ord Stadium." February 4, 1951. Page 27. Accessed June 17, 2021. Available at: [Newspapers.com](http://Newspapers.com).
- Gates, S., & Williams, H. 1957. The Armed Forces. The Annals of the American Academy of Political and Social Science, 313, 99-104. Accessed June 17, 2021. <http://proxy.multcolib.org:2052/stable/1031762>

## CONTINUATION SHEET

Property Name: Reading Center

Page 14 of 15

- MacGregor Jr., Morris J. 1981. *Integration of the Armed Forces, 1940-1965*. Center of Military History, United States Army: Washington, D.C.
- Madsen, Alexandra and Steven Treffers. 2019. *Historic Resources Evaluation Memorandum for Hammerhead Barracks at Fort Ord, Monterey County, California*. Prepared by Rincon Consultants, Inc for City of Seaside, Community and Economic Development Department. November 4, 2019. Accessed June 28, 2021.  
[https://www.ci.seaside.ca.us/DocumentCenter/View/10674/9\\_App-S---HRE-Memo](https://www.ci.seaside.ca.us/DocumentCenter/View/10674/9_App-S---HRE-Memo)
- Military Museum. 2016. "Historic California Posts, Camps, Stations, and Airfields: Fort Ord." Accessed on June 19, 2021. <http://www.militarymuseum.org/FtOrd.html>
- National Archives Foundation. 2021. Executive Order 9981. Accessed June 29, 2021. Available at: <https://www.archivesfoundation.org/documents/executive-order-9981-ending-segregation-armed-forces/>
- NETR (Nationwide Environmental Title Research LLC). 2021. Historic Aerial Photographs of 100 Campus Center, Seaside, CA 93955 dating from 1956, 1968, 1981, 1998, 2005, 2009, 2010, 2012, 2014, 2016, and 2018. Accessed June 10, 2021.  
<https://www.historicaerials.com/viewer>
- OAC (Online Archives of California). 2021. Finding Aid for the Milton Pflueger drawings of the University of California, Berkeley Radiation Laboratory addition, 1961 0000276. <https://oac.cdlib.org/findaid/ark:/13030/c86w9bq9/>.
- PCAD (Pacific Coast Architecture Database). 2021. Database information for Milton Theodore Pflueger and Timothy Pflueger. Accessed July 7, 2021.  
<http://pcad.lib.washington.edu>
- Panorama. 1990. "50 Years and Counting..." September 21, 1990, pg. 2.
- Panorama. n.d. "Ford Ord in World War II." Historic California Posts: Fort Ord. Accessed on June 19, 2021. <http://www.militarymuseum.org/FtOrd.html>
- Park, R. 2015. "Happy and Cheerful in This Fine Camp": Sports, Recreation, and the United States Army at Fort Ord and Camp Roberts, 1940 to 1945. *Journal of Sport History*, 42(1), 21-37. Accessed on June 18, 2021, from  
<https://www.jstor.org/stable/10.5406/jsporhistory.42.1.21>
- Pomona Progress Bulletin. 1950. War Solving Racial Problems. August 24, 1950. Page 4. Accessed June 29, 2021. Available at: [Newspapers.com](http://Newspapers.com).
- Quartermaster Review, The. 1940. "Army Construction Underway at Camp Ord, California." Volume XX. No 3. November-December. On file at the Chamberlin Library, Ord Military Community.
- Raugh, Harold E. 2004. Fort Ord. Charleston, SC: Arcadia.
- Salinas Morning Post. 1940. "\$2,766,000 in Building Authorized—Ord Contracts Let." August 21, 1940. Salinas, CA. pg. 1.
- San Francisco Examiner. 1951. Fort Ord Will Get Stadium. San Francisco Page 4. · 3 Feb 1951. Pages 1 and 4 A Available on [www.Newspapers.com](http://www.Newspapers.com). Accessed on Jun 11, 2021.

## CONTINUATION SHEET

Property Name: Reading Center

Page 15 of 15

San Francisco Examiner. 1958. Army Asks OK on \$124,000,000 for Fort Ord Buildings. San Francisco. Section 2. Page. 4. Available on [www.Newspapers.com](http://www.Newspapers.com). Accessed July 18, 2021.

Vasche, J. Burton. 1959. "The California State Colleges: Their History, Organization, Purposes, and Programs." in California

U.S. Army. 1977. Post Map Main Garrison Area. Fort Ord, California. Drawing number G-950. Accessed in person at the Chamberlain Library on June 15, 2021.

Walch, Bob. 2004. An Army Historian's Pictorial Take on Fort Ord. Monterey County NOW. Accessed July 12, 2021. Available at:  
[https://www.montereycountyweekly.com/news/local\\_news/an-army-historian-s-pictorial-take-on-fort-ord/article\\_6e8b0250-9c38-5ca4-a4a4-f93d42d65a11.html](https://www.montereycountyweekly.com/news/local_news/an-army-historian-s-pictorial-take-on-fort-ord/article_6e8b0250-9c38-5ca4-a4a4-f93d42d65a11.html)

**State of California & The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 6Z**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 15 \*Resource Name or #: (Assigned by recorder) Visual & Public Arts

P1. Other Identifier: CSUMB Building 70

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Monterey County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Marina, CA Date 1995 T 15S; R 2E; SW ¼ of NW ¼ of Sec 6; Mount Diablo B.M.

c. Address 4855 3<sup>rd</sup> Avenue Seaside Zip 93955

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 607703 mE/ 4057310 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

The Visual & Public Art building sits north of 3<sup>rd</sup> Avenue and west of 6<sup>th</sup> Avenue

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Visual & Public Arts building (CSUMB Building 70) sits north east of the Main Quad on the California State University Monterey Bay Campus (CSUMB). The one-and-a-half-story utilitarian building, with a one-story portion on the north (rear) elevation, is located on the north side of Inter-Garrison Road with a west-facing main elevation. It has a rectangular floor plan and a poured-in-place concrete and steel structural system. The building is capped by a flat roof with slightly overhanging eaves. The main elevation once consisted of five garage doors that have been infilled with anodized aluminum framed, fully glazed bays, glazed doors, and filled in completely except for a row of aluminum-framed fixed windows. **See Continuation Sheet**

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P3b. Resource Attributes: (List attributes and codes) HP15.

Educational building/HP34  
Military property

\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) south elevation, view looking north, Dudek, (IMG 0334)

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both  
c. 1950 (NETR 2021)

\*P7. Owner and Address:

CSUMB,  
100 Campus Center  
Seaside, CA. 93955

\*P8. Recorded by: (Name, affiliation, and address) Sarah Corder

Dudek  
725 Front St #400  
Santa Cruz, CA 95060

\*P9. Date Recorded: 7/9/2021

\*P10. Survey Type: (Describe)

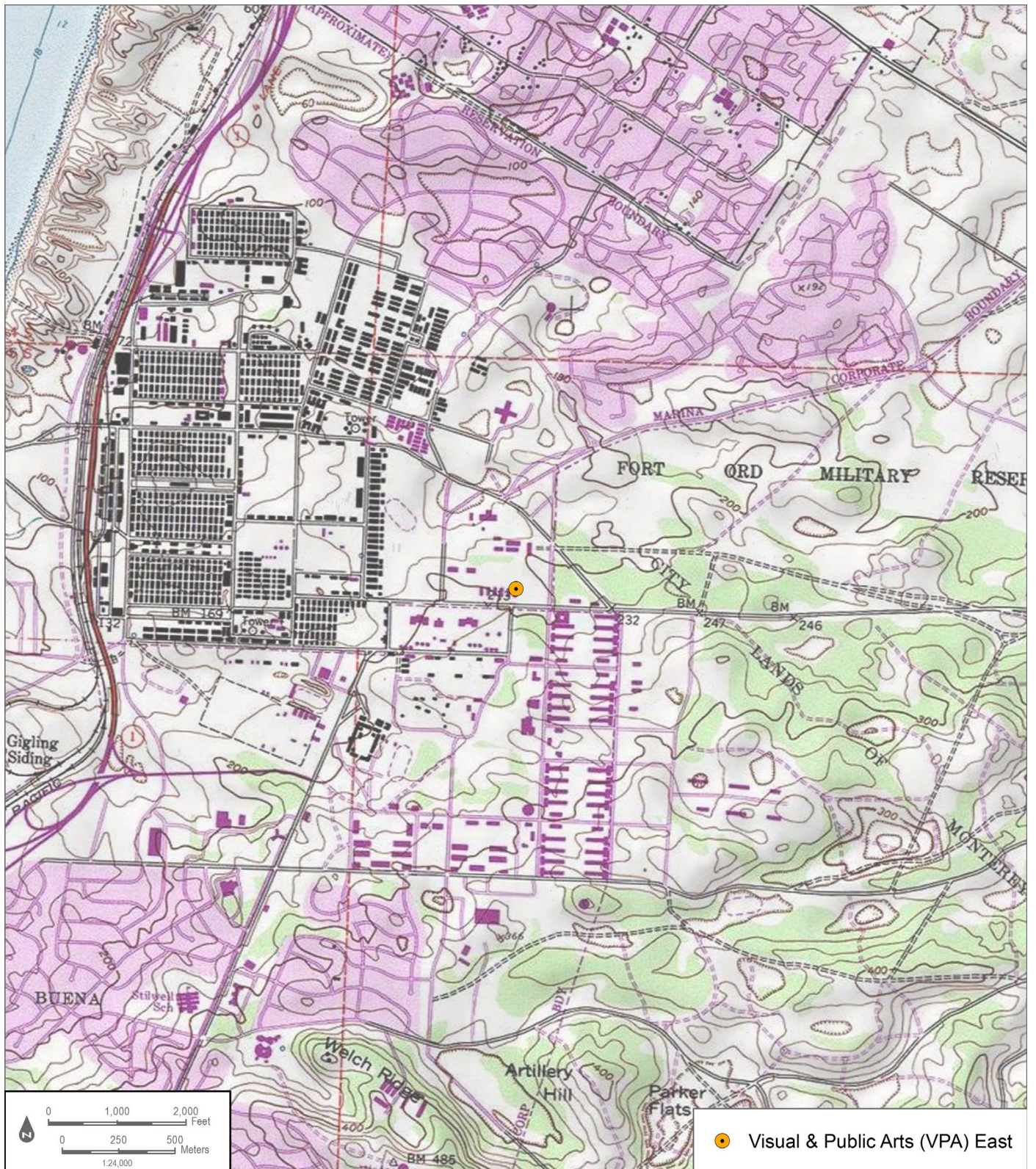
Intensive level

\*P11. Report Citation: (Cite survey report and other sources or enter none) Dudek 2021. Built Environment Inventory and Evaluation Report for California State University, Monterey Bay

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_



● Visual & Public Arts (VPA) East

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) Visual and Public Arts Building \*NRHP Status Code 6Z  
Page 3 of 15

B1. Historic Name: Fort Ord Motor Park  
B2. Common Name Visual and Public Arts Building, CSUMB Building 70  
B3. Original Use: Motor Park 4. Present Use: Classroom

\*B5. Architectural Style: Utilitarian

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
Built in circa 1950 the Visual and Public Arts Building has undergone several alterations since it's construction. No architectural drawings were located for this building. Observed alterations include the addition of arched awnings over the windows on the south and west elevations, the infill of multiple garage openings and fenestration changes on the east and west elevations, painting of the exterior, the addition of HVAC unit to north side of building, and the replacement of the original doors and some original windows.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_ \*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme N/A Area N/A  
Period of Significance N/A Property Type N/A Applicable Criteria N/A  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

See Continuation Sheet.

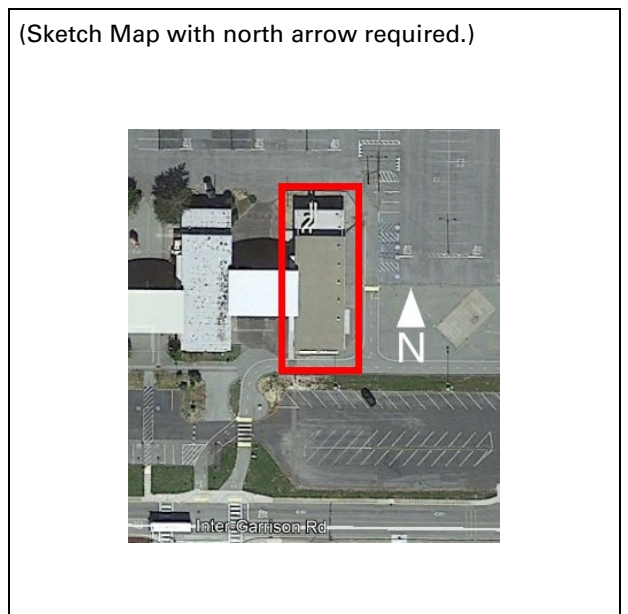
B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: See Continuation Sheet.

B13. Remarks:

\*B14. Evaluator: Laura Carias, MA  
\*Date of Evaluation: July 20, 2021

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: Visual and Public Arts 70

Page 4 of 15

**\*P3a. Description (continued):**

The main elevation features a quarter-arch canopy clad in corrugated metal and supported by steel brackets. Windows on the south elevation consist of steel-framed, multi-light, hopper, and awning windows. The fenestration pattern on the east elevation has also been altered as a garage door and original window frames have been infilled and left with a single row of fixed aluminum sash windows. The one-story portion to the rear retains the original steel sash, multi-light windows. Two large air ducts are located at the rear.



Figure 1. Main (south) elevation, looking north (IMG\_0335)

## CONTINUATION SHEET

Property Name: Visual and Public Arts 70

Page 5 of 15



Figure 2. North (right) and east (left) elevations, looking southwest (IMG\_0348)

### Alterations:

- Added arched awnings over windows on the south and west elevations (Date Unknown).
- Infill of multiple garage openings and fenestration changes on the east and west elevations (Date Unknown).
- Exterior walls repainted (Date Unknown).
- Addition of HVAC unit to north side of building (Date Unknown).
- Replacement of original doors (Date Unknown).
- Replacement of some original windows (Date Unknown).

## CONTINUATION SHEET

Property Name: Visual and Public Arts 70

Page 6 of 15

### \*B10. Significance (continued):

#### Historical Overview of Fort Ord

The history of Fort Ord has been extensively documented in newspaper articles, websites, academic journals, and books. From its creation in 1917 to its closure in 1994, the base grew to become one of the largest training centers in the country. Its location was also reported to be the most attractive U.S. Army post, with easy access to the ocean and beautiful California weather.

The development periods in the history of Fort Ord were defined by Harold E. Raugh, Jr, a U.S. Army lieutenant colonel and historian with the Department of Defense. Since his retirement, Raugh served as the Chief Historian, for the Defense Logistics Agency, for the Department of Defense and, from 2006-2013, Raugh served as the Command Historian at the Defense Language Institute Foreign Language Center (DLIFLC) and the Presidio of Monterey, California. He received his PhD in history from the University of California, Los Angeles (Walch 2004). Raugh has authored numerous books including, Fort Ord (2004); Presidio of Monterey (2004); Operation Joint Endeavor: V Corps in Bosnia-Herzegovina, 1995-1996 (2013); The Raugh Bibliography of the Indian Mutiny 1857-1859 (2016); and Wavell in the Middle East, 1939-1941: A study in Generalship. Raugh defined four periods for the historic development of Fort Ord:

- 1917-1940 Camp Gigling to Camp Ord
- 1940-1945 Fort Ord and the 7th Infantry Division
- 1946-1976 The Cold War and Vietnam Eras
- 1974-1994 The Volunteer Army

These periods correspond to distinct eras in the history of the base and the U.S. Army (Raugh 2004: ii). The following sections provide a summary overview of each of these periods of development and their relevance to the area of Fort Ord now known as the CSUMB campus.

The full historic context of Fort Ord is represented in the report, Built Environment Inventory and Evaluation Report for California State University, Monterey Bay (Dudek 2021). The following presents only relevant historical and building typology information pertaining to the development of the Visual and Public Art building.

#### Cold War and Vietnam Eras at Fort Ord (1946-1976)

This period of development between 1946 and 1976 was characterized by a massive operation to move the base out of its semi-permanent status and create a permanent outpost for active military personnel who were retained due to ongoing foreign conflicts.

In July of 1948, Harry S Truman signed Executive Order 9981, which officially ended segregation in the armed forces. The order stated that "there shall be equality of treatment and opportunity for all persons in the armed forces without regard to race, color, religion, or national origin" (National Archives Foundation 2021). Fort Ord became one of the first integrated training divisions in the United States. The Fort was touted as "pioneering to end all segregation" (The Pomona Progress Bulletin 1950: 4). In 1950, the Pomona Progress Bulletin reported that black and white soldiers at Fort Ord were "fighting side by side" and all the enlistees "trained together, slept in the same barracks, and eat the same messes" (The Pomona Progress Bulletin 1950: 4).

The end of World War II in 1945 did not bring lasting peace. The tenuous relationship between dominant nations in the communist East and free market West led to the beginning

## CONTINUATION SHEET

Property Name: Visual and Public Arts 70

Page 7 of 15

of the Cold War. The Department of Defense maintained a robust fighting force during the Cold War, with more than 900,000 Army personnel retained during the 1950s (ACHP 2006). The ongoing global tensions and the number of active U.S. military personnel created a need for new permanent buildings and expanded military housing at Fort Ord.

In 1949, the Soviet-supported communist government of North Korea invaded American-supported South Korea, initiating the Korean War. Fort Ord was a primary staging area for the training of troops departing for the war (Castle 1990:3). By the 1950s, Fort Ord had become one of the largest basic training camps in the United States. In 1952, the military began a multi-million dollar building program to transform Fort Ord into a permanent post, including the development of permanent troop housing, and the construction of a guard house, stockade, and multiple warehouses. In January of 1952, military authorities announced the new construction program at Fort Ord was underway, with an estimated cost of \$26,650,600. More than half of the funds that were approved by Congress were "earmarked for new permanent troop housing" for more than 7,000 soldiers (The Webb Spinner 1952-54, Vol 6. No. 3:1).

The new troop housing was to be constructed of reinforced concrete, a departure from the wood buildings constructed before and during World War II. The plan called for three types of massive barracks, twenty-two were to house 225 enlisted men each, seven were to accommodate 165 men each, and nine were to house 105 men each (The Webb Spinner 1952-54, Vol 6. No. 3:3). The San Francisco District of the U.S. Army Corps of Engineers oversaw the construction project to completion. An additional \$1,349,700 was earmarked for the expansion of classroom and training facilities at Fort Ord, including a new battalion and regimental headquarters (The Californian 1952a:1 and The Californian 1952b:18). By March of 1952, another phase of the permanent army post transformation began with the construction of a guard house, stockade, warehouse, and other buildings (The Webb Spinner 1952-54, Vol 6. No. 3:1). This addition of permanent buildings continued into the late 1950s, when the Army requested \$124 million to replace all the wood World War II infrastructure at Fort Ord with concrete block and reinforced concrete (Madsen and Treffers 2019:6; San Francisco Examiner 1958:2-4). While many of the wood buildings remain today, this period saw the continuous addition of reinforced concrete permanent buildings across the Fort (Madsen and Treffers 2019:6).

Following the Korean War through the end of the conflict in Vietnam, Fort Ord served as an important training facility. In 1957, Fort Ord was designated as a U.S. Army Training Center for Infantry (Castle 1990: 4). The 7th Infantry Division was based at Fort Ord in 1975 (Cavanaugh 2000: 9). Fort Ord produced thousands of combat-ready troops during the conflict in Vietnam.

With the establishment of Fort Ord as a permanent Army base during this period, there was substantial building construction that led to the modernization of the base and its services. This development is closely related to the history of the current CSUMB campus. All the properties that are included as part of this built environment study were constructed during the Cold War and Vietnam Era period. Building development during this period was a substantial departure from the styles and materials used in the buildings constructed before World War II. Building during the period between 1946 and 1976 used reinforced concrete and concrete masonry unit (CMU). The buildings tended to be larger than those constructed in previous periods. Other development in this period included support service buildings and several types of medical buildings. Infrastructure was also improved at this time, with the introduction of paved streets and roadways, and the addition of several water tanks, water pumping plants, and warehouse buildings.

**CONTINUATION SHEET**

Property Name: Visual and Public Arts 70  
 Page 8 of 15

**Visual & Public Arts Building - Far East (70)**

The Visual & Public Arts building (70) first appears in the 1956 aerial photograph as the east-most building in a group of six similarly sized buildings between 5th Avenue, 6th Avenue, north of Inter-Garrison Road and south of a large parking area. This building group included Visual & Public Arts - East (71), Visual & Public Arts - Center (72), Visual & Public Arts - West (73), and the Central Plant buildings (74 - two buildings). The Visual & Public Arts building (70) does not appear to be enlarged between 1956 and 2016, according to aerial photographs. Between 1987 and 1998, two arched breezeway structures appear between the Visual & Public Arts - East (71), Visual & Public Arts - Center (72), and Visual & Public Arts - West (73) buildings. Sometime after 2016, one of the two Central Plant buildings (74) is demolished.

**Fort Ord Building Typology**

Four categories of building types were identified for the purposes of this study. These are the Support Services Buildings, Medical Buildings, Hammerhead Buildings/Barracks, and Recreational Buildings. The following presents a discussion of the Support Services building typology, as the Visual and Public Arts building (70) is classified as this type. This section provides a detailed account of the specific character-defining features of Fort Ord Cold War and Vietnam Era (1946-1976) Support Services buildings.

**Building Typology: Support Services Buildings**

Support Services Buildings constructed during the Cold War and Vietnam Eras (1946-1976) at Fort Ord have a variety of uses and functions that changed over the history of the base. In alignment with the typical planning, design, and materials of buildings constructed during this period of Fort Ord's history, these buildings are constructed with reinforced concrete and CMU and feature flat or gable roofs with multi-light windows with concrete sills. These buildings tended to have a uniform design, like many of the other buildings at Fort Ord.

After Fort Ord closed in 1994, these support services buildings became part of the CSUMB campus. With the shift to campus use, many of the buildings were altered to fit the needs of CSUMB. The Visual and Public Arts building footprints appears unchanged between 1956 and the present (NETR 2021).

**Character-Defining Features for the Support Services Buildings**

The Support Services Buildings originally exhibited the following specific character-defining features:

Character Aspect	Primary Character-Defining Features	Character-defining features
Shape and Plan	<ul style="list-style-type: none"> <li>Simple rectangular form</li> <li>Single story</li> </ul>	The overall shape and mass of the building are considered a primary character-defining feature of the support services buildings. The plan should be rectangular in form.
Roof	<ul style="list-style-type: none"> <li>Flat or gable roof</li> <li>small eave overhangs</li> <li>No exposed rafters</li> </ul>	Support service buildings from this period have gable roof forms, with slight eave overhangs.
Openings	<ul style="list-style-type: none"> <li>Public entrances and circulation patterns</li> </ul>	Window openings are generally uniform in size and placement, windows are multi-light, and set into concrete openings. Replaced windows

**CONTINUATION SHEET**

Property Name: Visual and Public Arts 70

Page 9 of 15

		are not considered character-defining features as they fall outside the period of significance.
Exterior Ornamentation	<ul style="list-style-type: none"> <li>Minimal exterior ornamentation</li> </ul>	The support services buildings were designed to be quickly constructed. They have little to no decorative ornamentation, with windows being set evenly apart and CMU pillars being the only decorative element.
Materials	<ul style="list-style-type: none"> <li>Mass-produced and cost-effective materials</li> <li>Concrete and CMU</li> <li>Reinforced Concrete construction</li> </ul>	The support services buildings have simple, utilitarian designs. Buildings were constructed using mass-produced and cost-effective building materials that were readily available at the time of construction. For instance, buildings under the support services buildings type were constructed with reinforced concrete and CMU and were minimally decorated.

Alterations and demolitions over time have compromised the overall architectural integrity of this building type. The most common alterations observed for this building type include the following.

- Replacement windows
- ADA compliance measures such as ramps and doors
- HVAC systems and window units
- Infill of openings
- Addition of front gable over doorways
- Interior renovations

**NRHP/CRHR Designation Criteria**

In consideration of the Visual and Public Arts building's history and requisite integrity, Dudek recommends the building not eligible for listing in the NRHP and CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

**Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.**

The Visual and Public Arts building was constructed in c 1950 during the period defined as the Cold War and Vietnam Eras (1946-1976) at Ford Ord. While this building is of historic age and was constructed during an important period of development in Fort Ord's history, it no longer retains enough integrity to convey its significance. One of the most notable elements of integrity that is compromised is the integrity of setting. Significant demolition, changes to circulation patterns, introduction of new buildings, and changes in use, all impact the campus's ability to convey significance from its time as an active Cold War and Vietnam Era military base. The loss of this overall integrity of setting adversely effects the Visual and Public Arts building, as individual buildings are no longer able to convey their collective history. Additionally, the subdivision of Fort Ord following its closure has also greatly impacted the integrity of feeling, association, and setting of the remaining Cold War and Vietnam Era buildings. The Visual and Public Arts building is not able to convey its association with any extraordinary

## CONTINUATION SHEET

Property Name: Visual and Public Arts 70

Page 10 of 15

events or events occurring within the context of Cold War and Vietnam military support service buildings, the CSUMB Campus, or has an association with the broad patterns of history in Monterey County, the State of California, or the Nation. Therefore, the building is recommended not eligible under NRHP/CRHR Criterion A/1.

**Criterion B/2: That are associated with the lives of persons significant in our past.**

To be found eligible under B/2 the building must be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research did not find any notable persons associated with the Visual and Public Arts building. As such, this building is not known to have any historical associations with people important to the nation's or state's past. Due to a lack of identified significant associations with important persons in history, Dudek recommends the building is not eligible under NRHP/CRHR Criterion B/2.

**Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.**

Archival research indicates that the Visual and Public Arts building was constructed in c. 1950 as a motor park for Fort Ord. The building was not constructed in any obvious architectural style and is a ubiquitous building type that lacks high style components to set it apart from other buildings constructed in the 1950s. The building has been altered with the alteration of the fenestration pattern on the east elevation, the infill of a garage door, and the infill of the original window frames. For these reasons, the building does not possess a high level of architectural merit to be considered for inclusion in the NRHP. For these reasons Dudek recommends the Visual and Public Arts building is not eligible under NRHP/CRHR Criterion C/3.

**Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.**

There is no evidence to suggest that the Visual and Public Arts building has the potential to yield information important to state or local history. Therefore, the building is recommended not eligible under NRHP/CRHR Criterion D/4.

**California Historic Landmark Statement of Significance**

In consideration of the Visual and Public Arts building history and requisite integrity, Dudek recommends the building is not eligible for designation as a California Historic Landmark based on the following significance evaluation and in consideration of state eligibility criteria:

**The first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California).**

The Visual and Public Arts building was designed circa 1950. The building was constructed during the Cold War and Vietnam Eras (1946-1976) at Fort Ord. The Visual and Public Arts building is a utilitarian building type that lacks high style components to set it apart from other buildings constructed throughout the State of California in the 1950s. Therefore, Dudek recommends the building is not eligible for listing as a CHL under this criterion.

**Associated with an individual or group having a profound influence on the history of California.**

Archival research failed to indicate any significant associations between the Visual and Public Arts building and individuals or groups that profoundly influenced the history of California. The Visual and Public Arts building was one of several

## CONTINUATION SHEET

Property Name: Visual and Public Arts 70

Page 11 of 15

support/classroom buildings constructed on the site. No architect or other individuals are known to have influenced the construction or use of this building. Therefore, Dudek recommends the Visual and Public Arts building is not eligible for listing as a CHL under this criterion.

**A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder.**

The Visual and Public Arts building is neither a prototype or an outstanding example of a period, style, or architectural movement. The building was designed to serve a utilitarian purpose as Fort Ord's Motor Park. There are no remaining identifying features on the Visual and Public Arts building that would establish the building as a notable work of a master architect, or a notable designer or builder working within the military, or in the State of California. Therefore, Dudek recommends the building is not eligible for listing as a CHL under this criterion.

### Local Designation Criteria

Portions of the CSUMB campus are located within the boundaries of two cities, City of Seaside and the City of Marina, both of which evaluate historical resources in accordance with CEQA Guidelines. as presented above. The subject property, as discussed in the NRHP/CRHR/CHL criteria discussion above, does not rise to the necessary level of significance for local, state, or national designation. For these reasons, the subject property is recommended not eligible individually or as a component of a historic district under any of the NRHP/CRHR/CHL criteria.

Additionally, portions of the CSUMB campus are located in the County of Monterey and the campus is therefore subject to the regulations set forth in Chapter 18.25 of the Monterey County Code. The subject property, as discussed in the NRHP/CRHR/CHL criteria discussion above, does not rise to the necessary level of significance for state or national designation. For these same reasons, the subject property is also recommended not eligible individually or as a component of a historic district under any of the delineated County of Monterey review criteria categories that are addressed with the NRHP/CRHR/CHL criteria discussed above: A. Historical and Cultural Significance; B. Historic, Architectural, and Engineering Significance; or C. Community and Geographic Setting.

### Integrity Discussion

The Visual and Public Arts building was analyzed against the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. The building retains its integrity of location, as it has not been relocated; however, the integrity of setting has been compromised due to the change of use, from a Cold War and Vietnam Era military support services building to an educational classroom building for CSUMB. Changes to the surrounding area have further compromised the integrity of setting and feeling. Replacement materials have been added throughout the building since its completion in circa 1950, changes in the fenestration pattern and the infill of several openings. These alterations have compromised the resource's integrity of design, materials, and workmanship. As the building does not possess historic significance, there is no historic association. While the building is in good condition, it does not possess integrity to convey significance or its temporal period.

### Summary of Evaluation Findings

The Visual and Public Arts building retains little historic integrity and lacks historical and architectural significance. Based on the significance evaluations presented above, the Visual and Public Arts building does not appear to meet the NRHP,



## CONTINUATION SHEET

Property Name: Visual and Public Arts 70

Page 12 of 15

CRHR, CHL or local designation criteria. Therefore, the Visual and Public Arts building is not considered a historical resource for purposes of CEQA.

## CONTINUATION SHEET

Property Name: Visual and Public Arts 70

Page 13 of 15

### \*B12. References (continued):

ACHP (Advisory Council on Historic Preservation). 2006. "Draft Program Comment Regarding Cold War Era Unaccompanied Personnel Housing." Federal Register: The Daily Journal of the United States Government. 12 April 2016. Accessed June 30, 2021 Available at: <https://www.federalregister.gov/documents/2006/04/12/06-3509/draft-program-comment-regarding-cold-war-era-unaccompanied-personnel-housing>

Californian, The. 1940. "No More Camp Ord! It's Fort Ord Now! Stilwell in Command: Headquarters of General Located on Salinas Side." July 13, 1940. Salinas, California, pg. 1.

Californian, The. 1951. Stadium Field House—Sixth Army Lets Ord Contract. March 20, 1951. P1. Accessed June 17, 2021. Available at: [Newspapers.com](http://Newspapers.com).

Castle, Ted. 1990. "The March of Time." Fort Ord Panorama. September 21, 1990.

Cavanaugh, Joe. 2000. *The Peace Dividend: Defense Conversion Through Higher Education*. The Leon Panetta Institute.

Chamberlin Library. 2021. Fort Ord Working Papers. CSUMB Special Collections Box 6.42-01. Available at the Chamberlin Library, Seaside, California.

CSUMB Facilities. 2021. Original As built and renovation architectural drawings on file with CSUMB facilities department. Accessed in person June 15-16, 2021.

DLIFLC (Defense Language Institute Foreign Language Center). 2021. Command History Program. Accessed in person on June 15, 2021 and accessed online database collection online July 2021. Available at: <https://adli.pastperfectonline.com/>

EA Engineering. 1991. Draft Final Fort Ord, California Base wide Remedial Investigation Feasibility Study. Volume 1 Literature Review and Base Inventory Report. Accessed on July 13, 2021. Available at: <https://www.fortordcleanup.com/documents/search/>

Fresno Bee, The. 1951a. "Army Spokesman Are Defending Building of Fort Ord Stadium." January 12, 1951. Page 13. Accessed June 17, 2021.

Fresno Bee, The. 1951b. "Army Spokesman Are Defending Building of Fort Ord Stadium." February 4, 1951. Page 27. Accessed June 17, 2021. Available at: [Newspapers.com](http://Newspapers.com).

Gates, S., & Williams, H. 1957. The Armed Forces. The Annals of the American Academy of Political and Social Science, 313, 99-104. Accessed June 17, 2021. <http://proxy.multcolib.org:2052/stable/1031762>

MacGregor Jr., Morris J. 1981. Integration of the Armed Forces, 1940-1965. Center of Military History, United States Army: Washington, D.C.

Madsen, Alexandra and Steven Treffers. 2019. *Historic Resources Evaluation Memorandum for Hammerhead Barracks at Fort Ord, Monterey County, California*. Prepared by

## CONTINUATION SHEET

Property Name: Visual and Public Arts 70

Page 14 of 15

Rincon Consultants, Inc for City of Seaside, Community and Economic Development Department. November 4, 2019. Accessed June 28, 2021.  
[https://www.ci.seaside.ca.us/DocumentCenter/View/10674/9\\_App-S---HRE-Memo](https://www.ci.seaside.ca.us/DocumentCenter/View/10674/9_App-S---HRE-Memo)

Military Museum. 2016. "Historic California Posts, Camps, Stations, and Airfields: Fort Ord." Accessed on June 19, 2021. <http://www.militarymuseum.org/FtOrd.html>

National Archives Foundation. 2021. Executive Order 9981. Accessed June 29, 2021. Available at: <https://www.archivesfoundation.org/documents/executive-order-9981-ending-segregation-armed-forces/>

NETR (Nationwide Environmental Title Research LLC). 2021. Historic Aerial Photographs of 100 Campus Center, Seaside, CA 93955 dating from 1956, 1968, 1981, 1998, 2005, 2009, 2010, 2012, 2014, 2016, and 2018. Accessed June 10, 2021.  
<https://www.historicaerials.com/viewer>

Panorama. 1990. "50 Years and Counting..." September 21, 1990, pg. 2.

Panorama. n.d. "Ford Ord in World War II." Historic California Posts: Fort Ord. Accessed on June 19, 2021. <http://www.militarymuseum.org/FtOrd.html>

Park, R. 2015. "Happy and Cheerful in This Fine Camp": Sports, Recreation, and the United States Army at Fort Ord and Camp Roberts, 1940 to 1945. *Journal of Sport History*, 42(1), 21-37. Accessed on June 18, 2021, from  
<https://www.jstor.org/stable/10.5406/jsporthistory.42.1.21>

Pomona Progress Bulletin. 1950. War Solving Racial Problems. August 24, 1950. Page 4. Accessed June 29, 2021. Available at: [Newspapers.com](http://www.newspapers.com).

Quartermaster Review, The. 1940. "Army Construction Underway at Camp Ord, California." Volume XX. No 3. November-December. On file at the Chamberlin Library, Ord Military Community.

Raugh, Harold E. 2004. Fort Ord. Charleston, SC: Arcadia.

Salinas Morning Post. 1940. "\$2,766,000 in Building Authorized—Ord Contracts Let." August 21, 1940. Salinas, CA. pg. 1.

San Francisco Examiner. 1951. Fort Ord Will Get Stadium. San Francisco Page 4. . 3 Feb 1951. Pages 1 and 4 A Available on [www.Newspapers.com](http://www.newspapers.com). Accessed on Jun 11, 2021.

San Francisco Examiner. 1958. Army Asks OK on \$124,000,000 for Fort Ord Buildings. San Francisco. Section 2. Page. 4. Available on [www.Newspapers.com](http://www.newspapers.com). Accessed July 18, 2021.

Vasche, J. Burton. 1959. "The California State Colleges: Their History, Organization, Purposes, and Programs." in California

U.S. Army. 1977. Post Map Main Garrison Area. Fort Ord, California. Drawing number G-950. Accessed in person at the Chamberlain Library on June 15, 2021.

## CONTINUATION SHEET

Property Name: Visual and Public Arts 70

Page 15 of 15

Walch, Bob. 2004. An Army Historian's Pictorial Take on Fort Ord. Monterey County NOW. Accessed July 12, 2021. Available at:  
[https://www.montereycountyweekly.com/news/local\\_news/an-army-historian-s-pictorial-take-on-fort-ord/article\\_6e8b0250-9c38-5ca4-a4a4-f93d42d65a11.html](https://www.montereycountyweekly.com/news/local_news/an-army-historian-s-pictorial-take-on-fort-ord/article_6e8b0250-9c38-5ca4-a4a4-f93d42d65a11.html)

Whaley, Derek. 2015. "East Monterey & Seaside." Santa Cruz Trains: Railroads of the Monterey Bay Area. July 20, 2015. Accessed online:  
<https://www.santacruztrains.com/2015/07/east-monterey-seaside.html>.

Webb Spinner, The. 1952-1954. Webb Spinner Volume for 1952-1954. Del Webb Sun Cities Museum Collection. Accessed June 30, 2021. Accessed at:  
<https://delwebbsuncitiesmuseum.org/newsletters-webb-spinners/>

State of California & The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 18 \*Resource Name or #: (Assigned by recorder) Freeman Stadium

P1. Other Identifier: CSUMB Building 902/903

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Monterey County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Marina, CA Date 1995 T 15S; R 1E; NE ¼ of SE ¼ of Sec 1; Mount Diablo B.M.

c. Address 4111 2nd Ave Seaside Zip 93955

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 606812 mE/4056806 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

Freeman Stadium sits south of Divarty Street, between 2nd Avenue and General Jim Moore Boulevard.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Freeman Stadium (CSUMB Building 902/903) sits south of Divarty Street, between 2nd Avenue and General Jim Moore Boulevard. The stadium is clustered with other outdoor athletic facilities northeast of the Otter Sports Complex on the California State University, Monterey Bay (CSUMB) campus. Freeman Stadium is located at a low grade, with the bleachers following the slope of the hillside. A chain-link fence encloses the field, track, and bleachers, with gates on the west, near the Field House, and on the east side of the field for ADA accessibility. Deciduous and evergreen trees and shrubs are planted around the perimeter of the chain-link fence. **See Continuation Sheet.**

\*P3b. Resource Attributes: (List attributes and codes) HP42. Stadium/Sports Field/HP34 Military property

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) East elevation, view looking west, Dudek (IMG 0477)

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both  
1951 (The Californian)

\*P7. Owner and Address:  
CSUMB, 100 Campus Center, Seaside, CA. 93955

\*P8. Recorded by: (Name, affiliation, and address) Sarah Corder, Dudek, 725 Front St #400, Santa Cruz, CA 95060

\*P9. Date Recorded: 6/14/2021

\*P10. Survey Type: (Describe)  
Intensive level

\*P11. Report Citation: (Cite survey report and other sources or enter none)  
Dudek 2021. Built

Environment Inventory and Evaluation Report for California State University, Monterey Bay

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

Page 2 of 18 \*Resource Name or # (Assigned by recorder) Freeman Stadium  
Map Name: Marina Quadrangle \*Scale: USGS 7.5-minute Series \*Date of map: 1995



● Freeman Stadium

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) Freeman Stadium \*NRHP Status Code 6Z  
Page 3 of 18

B1. Historic Name: Warriors Stadium  
B2. Common Name: Freeman Stadium  
B3. Original Use: Stadium/Sports Field 4. Present Use: Outdoor Field/Athletic Complex  
\*B5. Architectural Style: Altered Beyond Recognition

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
Designed in 1949 and completed in 1951, Freeman Stadium has been altered beyond recognition since its construction. Renovation and as-built drawings show alterations to the subject property took place in 1953, 1974, 1982, 1987, 1998, and 2006. Minor changes and upgrades were completed in 1953, 1974, 1982, 1987, and 1998. Major renovations were completed to the Field House in 2006, including the addition of three, barrel roof, two-story additions to the south, center, and north portions of the building, removal of original doors, windows, and substantial changes to fenestration (CSUMB Facilities 2021). The field was paved in 2018 (NETR 2021)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_ \*B8. Related Features:

B9a. Architect: Fort Ord Engineering Office b. Builder: F. V. Hampshire Contracting Company

\*B10. Significance: Theme N/A Area N/A  
Period of Significance N/A Property Type N/A Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

See Continuation Sheet.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: See Continuation Sheet.

B13. Remarks:

\*B14. Evaluator: Adrienne Donovan-Boyd, MSHP

\*Date of Evaluation: July 20, 2021

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Freeman Stadium

Page 4 of 18

### \*P3a. Description (continued):

Freeman Stadium is made up of the following components: the field, track, bleachers, electrical building, and Field House. Freeman Stadium field is oval, paved, and has a white coating. A paved track encircles the field, but track markings are no longer delineated on the pavement. Concrete, stepped bleachers are located on the north and south side of the track and field. They each measure approximately 342 feet by 48 feet and contain 15, board-formed, concrete bleachers with concrete stairs on both the north and south ends and four sets of stairs evenly spaced throughout the bleachers, creating distinct aisleways. Additional concrete stairs lead from the track on the east and west sides of bleachers. A welded 1½ inch metal railing is located along the perimeter of each section of bleachers with openings at each stairwell.

The electrical building is located on a berm west of the track. The small, windowless building is constructed of CMU and sits on a concrete foundation. The building has a low-pitched cement shed roof with small eave overhangs.

The two-story, Field House building sits at the west end of the field and track. The building is rectangular in plan with a side-gable roof sheathed in standing seam metal. The roof has round skylights evenly spaced throughout and small eave overhangs. Three, two-story, barrel roofed sections are evenly spaced on the façade, one of which is a larger central section. Two, smaller, two-story barrel roof sections are located on the north and the southern portions of the building. The concession area is in the central two-story section. This section has square pillars supporting an overhanging barrel roof. The pillars are primarily clad in stucco fiber cement siding panels, with the lower portion clad in manufactured stone veneer. The west elevation has windows located at irregular intervals, all of which appear to be the side-sliding vinyl variety, except for the windows in the barrel roof gable ends, which appear to be fixed, multi-light windows with protruding metal frames.



Figure 1. Main (west) elevation, looking northeast (IMG\_0431)



# CONTINUATION SHEET

Property Name: Freeman Stadium

Page 5 of 18



Figure 2. East elevation, looking west (IMG\_0477)

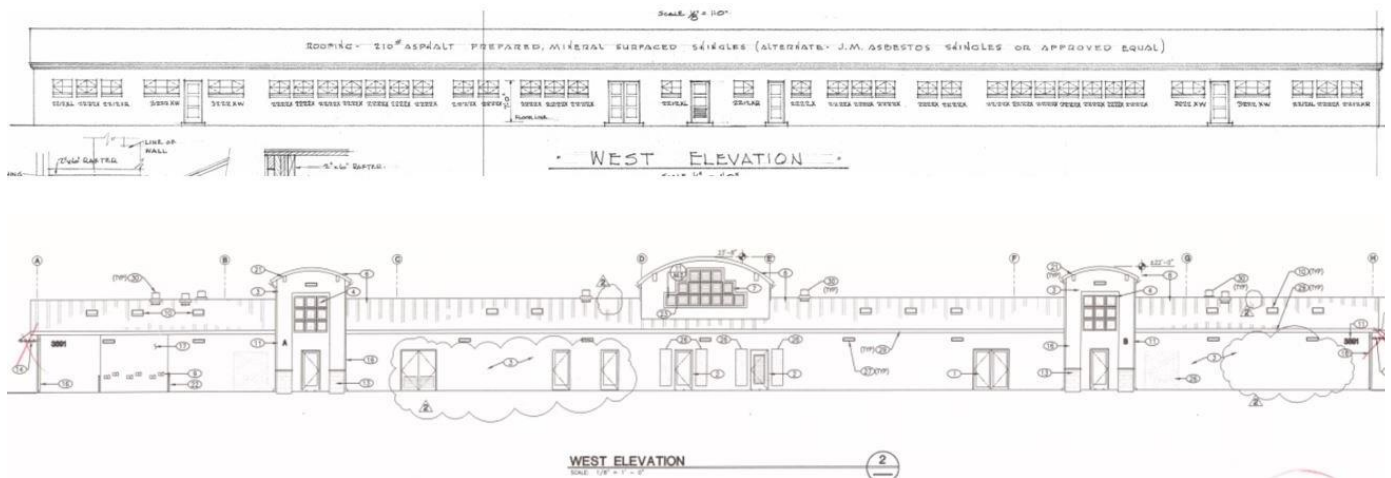


Figure 3. 1949 As-Built Drawing (top) 2006 Renovation Drawing (bottom) (DPR Elevations)

## CONTINUATION SHEET

Property Name: Freeman Stadium

Page 6 of 18



Figure 4. South bleachers, looking southeast (IMG\_0434)



Figure 5. Electrical building, looking east (IMG\_0452)

## CONTINUATION SHEET

Property Name: Freeman Stadium

Page 7 of 18



Figure 6. Track detail, looking northwest, Field House in background (IMG\_0437)

### \*B10. Significance (continued):

#### Historical Overview of Fort Ord

The history of Fort Ord has been extensively documented in newspaper articles, websites, academic journals, and books. From its creation in 1917 to its closure in 1994, the base grew to become one of the largest training centers in the country. Its location was also reported to be the most attractive U.S. Army post, with easy access to the ocean and beautiful California weather.

The development periods in the history of Fort Ord were defined by Harold E. Raugh, Jr, a U.S. Army lieutenant colonel and historian with the Department of Defense. Since his retirement, Raugh served as the Chief Historian, for the Defense Logistics Agency, for the Department of Defense and, from 2006-2013, Raugh served as the Command Historian at the Defense Language Institute Foreign Language Center (DLIFLC) and the Presidio of Monterey, California. He received his PhD in history from the University of California, Los Angeles (Walch 2004). Raugh has authored numerous books including, Fort Ord (2004); Presidio of Monterey (2004); Operation Joint Endeavor: V Corps in Bosnia-Herzegovina, 1995-1996 (2013); The Raugh Bibliography of the Indian Mutiny 1857-1859 (2016); and Wavell in the Middle East, 1939-1941: A study in Generalship. Raugh defined four periods for the historic development of Fort Ord:

- 1917-1940 Camp Gigling to Camp Ord
- 1940-1945 Fort Ord and the 7th Infantry Division
- 1946-1976 The Cold War and Vietnam Eras
- 1974-1994 The Volunteer Army

These periods correspond to distinct eras in the history of the base and the U.S. Army (Raugh 2004: ii). The following sections provide a summary overview of each of these periods of development and their relevance to the area of Fort Ord now known as the CSUMB campus.

## CONTINUATION SHEET

Property Name: Freeman Stadium

Page 8 of 18

The full historic context of Fort Ord is represented in the report, Built Environment Inventory and Evaluation Report for California State University, Monterey Bay (Dudek 2021). The following presents only relevant historical and building typology information pertaining to the development of Freeman Stadium.

### **Cold War and Vietnam Eras at Fort Ord (1946-1976)**

This period of development between 1946 and 1976 was characterized by a massive operation to move the base out of its semi-permanent status and create a permanent outpost for active military personnel who were retained due to ongoing foreign conflicts.

In July of 1948, Harry S Truman signed Executive Order 9981, which officially ended segregation in the armed forces. The order stated that "there shall be equality of treatment and opportunity for all persons in the armed forces without regard to race, color, religion, or national origin" (National Archives Foundation 2021). Fort Ord became one of the first integrated training divisions in the United States. The Fort was touted as "pioneering to end all segregation" (The Pomona Progress Bulletin 1950: 4). In 1950, the Pomona Progress Bulletin reported that black and white soldiers at Fort Ord were "fighting side by side" and all the enlistees "trained together, slept in the same barracks, and eat the same messes" (The Pomona Progress Bulletin 1950: 4).

The end of World War II in 1945 did not bring lasting peace. The tenuous relationship between dominant nations in the communist East and free market West led to the beginning of the Cold War. The Department of Defense maintained a robust fighting force during the Cold War, with more than 900,000 Army personnel retained during the 1950s (ACHP 2006). The ongoing global tensions and the number of active U.S. military personnel created a need for new permanent buildings and expanded military housing at Fort Ord.

In 1949, the Soviet-supported communist government of North Korea invaded American-supported South Korea, initiating the Korean War. Fort Ord was a primary staging area for the training of troops departing for the war (Castle 1990:3). By the 1950s, Fort Ord had become one of the largest basic training camps in the United States. In 1952, the military began a multi-million dollar building program to transform Fort Ord into a permanent post, including the development of permanent troop housing, and the construction of a guard house, stockade, and multiple warehouses. In January of 1952, military authorities announced the new construction program at Fort Ord was underway, with an estimated cost of \$26,650,600. More than half of the funds that were approved by Congress were "earmarked for new permanent troop housing" for more than 7,000 soldiers (The Webb Spinner 1952-54, Vol 6. No. 3:1).

The new troop housing was to be constructed of reinforced concrete, a departure from the wood buildings constructed before and during World War II. The plan called for three types of massive barracks, twenty-two were to house 225 enlisted men each, seven were to accommodate 165 men each, and nine were to house 105 men each (The Webb Spinner 1952-54, Vol 6. No. 3:3). The San Francisco District of the U.S. Army Corps of Engineers oversaw the construction project to completion. An additional \$1,349,700 was earmarked for the expansion of classroom and training facilities at Fort Ord, including a new battalion and regimental headquarters (The Californian 1952a:1 and The Californian 1952b:18). By March of 1952, another phase of the permanent army post transformation began with the construction of a guard house, stockade, warehouse, and other buildings (The Webb Spinner 1952-54, Vol 6. No. 3:1). This addition of permanent buildings continued into the late 1950s, when the Army requested \$124 million to replace all the wood World War II infrastructure at Fort Ord with concrete block and reinforced concrete (Madsen and Treffers 2019:6; San Francisco Examiner 1958:2-4). While many of the wood buildings remain today, this period saw the continuous addition of reinforced concrete permanent buildings across the Fort (Madsen and Treffers 2019:6).

## CONTINUATION SHEET

Property Name: Freeman Stadium

Page 9 of 18

Following the Korean War through the end of the conflict in Vietnam, Fort Ord served as an important training facility. In 1957, Fort Ord was designated as a U.S. Army Training Center for Infantry (Castle 1990: 4). The 7th Infantry Division was based at Fort Ord in 1975 (Cavanaugh 2000: 9). Fort Ord produced thousands of combat-ready troops during the conflict in Vietnam.

With the establishment of Fort Ord as a permanent Army base during this period, there was substantial building construction that led to the modernization of the base and its services. This development is closely related to the history of the current CSUMB campus. All the properties that are included as part of this built environment study were constructed during the Cold War and Vietnam Era period. Building development during this period was a substantial departure from the styles and materials used in the buildings constructed before World War II. Building during the period between 1946 and 1976 used reinforced concrete and concrete masonry unit (CMU). The buildings tended to be larger than those constructed in previous periods. Other development in this period included support service buildings and several types of medical buildings. Infrastructure was also improved at this time, with the introduction of paved streets and roadways, and the addition of several water tanks, water pumping plants, and warehouse buildings.

### **Recreation Opportunities at Fort Ord**

During the Cold War and Vietnam Eras at Fort Ord (1946-1976) recreational opportunities increased substantially on the base. Initially, the U.S. Armed Forces focused solely on training programs that led to the production and establishment of a robust fighting force. Recreation for enlisted soldiers was often provided by civilian groups, not through formal programs run through any branch of the military. This began to change after World War I. The 1940 plan for the development of Fort Ord called for all the buildings necessary to train, house, and care for the infantry, as well as the construction of recreation related facilities such as post exchanges, regimental recreational facilities, moving picture tents, and service clubs (Quartermaster Review 1940: 37). During World War II, the military vastly expanded recreational offerings for enlisted personnel to boost morale and to align with more modern concepts of free-time and leisure (Gates 1957: 99). Morale, it was said, was "just as important as ammunition" and newer, more modern thinking saw recreation as a "vital force in self-development and the art of living" (Gates 1957: 100).

Early recreation activities at the Fort included band concerts, live theater, orchestra shows, and choir performances often organized by the enlisted men (Park 2015: 25). Track and field meets were organized with field days throughout World War II. Boxing was also noted as a popular spectator sport at the base in its early years (Park 2015:25). Fort Ord's first football team, the Presidio Dons, was organized in October 1940. The team initially practiced and played at nearby Del Monte Polo Field. During World War II, the Fort Ord Athletic and Recreation Officer designed a plan to keep soldiers "fit to fight" by developing a more extensive plan for football, baseball, softball, boxing, and other recreational activities. Soon after, games and tournaments were arranged between Fort Ord teams, nearby military bases, and other organized teams (Gates 1957: 100). After the war ended in 1945, Fort Ord introduced an athletic program that gave service members "an opportunity to take part in any recreational activity they wish" (Park 2015: 33). In 1951, a report completed by the Committee on Religion and Welfare in the Armed Forces found that the availability of "wholesome free time activities" were essential for shaping character, increasing job performance, and for the national support of the Armed Forces" (Gates 1957: 100).

The recreation opportunities available at Fort Ord continued to expand in the post-World War II era with the construction of the stadium and other outdoor athletic fields in the 1950s and 1960s. By 1977, the main garrison area included a wide variety of recreation

## CONTINUATION SHEET

Property Name: Freeman Stadium

Page 10 of 18

facilities, including a snack bar, bowling center, softball field, baseball field, service club, library, handball courts, tennis courts, a commissary, the theater, and parade grounds, as well as the Football and Track Stadium (U. S. Army 1977). It was believed that these recreation opportunities created better leaders and would better prepare soldiers for successful civilian lives after their service (Gates 1957: 104).

The Freeman Stadium, originally called the Warrior Stadium, is the only Recreation Facility type in the campus study area. Freeman Stadium is made up of the following components: the field, track, bleachers, electrical building, and Field House. This grouping is referred to throughout this report as the "Freeman Stadium." In January of 1949, the Army prepared plans and specifications for a new Football and Track Stadium (Fresno Bee 1951b:27). The plans were finalized in December 1949 by Fort Ord Engineer Office (CSUMB Facilities 2021). They called for the development of the new stadium at the site of the base's existing amphitheater, just north of the parade grounds. In January 1951, the Army requested bids for a \$200,000, 6,000-seat, concrete football and track stadium at Fort Ord. The design called for the stadium seating to be reinforced concrete, set into the existing dirt embankment of the base's amphitheater (Fresno Bee 1951a: 13).

The plan to develop a stadium at Fort Ord was immediately met with criticism, as President Truman had previously ordered a freeze on new government construction projects to direct funds to the Korean War effort. The Army argued that the stadium was planned "long before the present emergency" and would be constructed of non-critical materials. The planned stadium seating was designed to be constructed of "concrete steel blocks" and concrete slab flooring. In February 1951, it was announced that the stadium would use steel water pipes and cast-iron conduits for construction in an effort to preserve copper (Fresno Bee 1951b:27). Ultimately, the ban on unnecessary construction was ignored, citing the need for recreational facilities to boost morale, and because the growth of Fort Ord was placing a "severe strain on the recreational facilities in the Monterey-Salinas area" (San Francisco Examiner 1951:4). The stadium was considered a necessary facility to "keep pace with the growth of the tent-soldier population" and the athletics field would help to reinforce the Army's rigorous training program (San Francisco Examiner 1951:4). The contract was awarded to construct the stadium and Field House in March 1951 to F. V. Hampshire Contracting Company of Salinas. They bid \$146,346 for the project. Construction was set to begin soon after the contract was awarded and was planned to be completed by September 1951 (Figures 17 and 18) (The Californian 1951: 1).

After Fort Ord closed in 1994, Warrior Stadium became part of the CSUMB campus. The stadium was rebranded as Freeman Stadium and has not been used for athletic purposes in some time; instead it is used for graduation ceremonies and other gatherings.

### **Fort Ord Football: The Warriors**

The first football team at Fort Ord were named the Presidio Dons was organized in 1940. The team held practices at nearby fields and appeared to play other branches of the military. After the new stadium was constructed in 1951, the team's name changed to the Warriors and games were being played regularly between military units, but also against other college teams. By November of 1953 the Fort Ord's semi-professional football team made up of service members stationed at Fort Ord, were playing games in the newly completed "Warriors Stadium" (Sacramento Bee 1953:33). During the 1953 season, the Warriors played both the Los Angeles Rams and the San Francisco Forty Niners. The team was so well respected that in the 1950s, coaches from various colleges would visit Fort Ord at the end of the season in an effort to recruit players for college football (Hollaway 2021). The Warriors were the top-ranked service team in the country in the mid-1950s (Sports Press 2012). In 1953, Don Heinrich, who twice earned the All-American rating while quarterbacking for the Washington Huskies, and Ollie Matson, who played for the Chicago Cardinals and went on to play for the Los Angeles Rams were both playing for

## CONTINUATION SHEET

Property Name: Freeman Stadium

Page 11 of 18

the Warriors during their tour of duty (Seattle Times 1953:73). The Fort Ord Warriors continued to have All Star and professional bound players through the 1950s and 1960s keeping them in the top of the ratings and making football one of Fort Ord's most prominent sports.

### **Freeman Stadium, 1951**

In January of 1949, the Army prepared plans and specifications for a new Football and Track Stadium (Fresno Bee 1951b:27). The plans were finalized in December of 1949, by the Fort Ord Engineer Office (CSUMB Facilities 1949). They called for the development of the new stadium at the site of the base's existing amphitheater, just north of the parade grounds. In January of 1951, the Army put out a call for bids for the \$200,000, 6,000-seat, concrete football and track stadium at Fort Ord. The design called for the stadium seating to be reinforced concrete, set into the existing dirt embarkment of the base's amphitheater (Fresno Bee 1951a:13).

The plan to develop a stadium at Fort Ord was immediately met with criticism, as President Truman had previously ordered a federal freeze on new government construction to aid the Korean War effort. The Army argued that the stadium was planned "long before the present emergency" and would be constructed of non-critical materials. The planned stadium seating was designed to be constructed of "concrete steel blocks" and concrete slab flooring. They announced in February of 1951, in an effort to preserve copper, the stadium would use steel water pipes and cast-iron conduits for construction (Fresno Bee 1951b:27). Ultimately, the ban on unnecessary building was ignored, citing the need for recreational facilities to boost morale, and because the growth of Fort Ord was placing a "severe strain on the recreational facilities in the Monterey-Salinas area" (San Francisco Examiner 1951:4). The stadium was considered a necessary facility to "keep pace with the growth of the tent-soldier population" and the athletics field would help to reinforce the Army's rigorous training program (San Francisco Examiner 1951:4).

The contract was awarded to construct the stadium and Field House in March of 1951 to F. V. Hampshire Contracting Company of Salinas. They bid \$146,346 for the project. Construction was set to begin soon after the contract was awarded and was planned to be completed by September of 1951 (The Californian 1951:1).

### **Fort Ord Building Typology**

Four categories of building types were identified for the purposes of this study. These are the Support Services Buildings, Medical Buildings, Hammerhead Buildings/Barracks, and Recreational Facilities. The following presents a discussion of the Recreation Facilities typology, as Freeman Stadium is classified in this typology. This section provides a detailed account of the specific character-defining features of Fort Ord Cold War and Vietnam Era (1946-1976) Recreation Buildings.

### **Building Typology: Recreational Facilities**

During the Cold War and Vietnam Eras at Fort Ord (1946-1976) recreational opportunities increased substantially on the base. In alignment with the typical planning, design, and materials of buildings constructed during this period of Fort Ord's history, these buildings are constructed with reinforced concrete and CMU and feature multi-light windows with concrete sills.

The only Recreation Facility in the Built Environment ADI, Freeman Stadium, was originally constructed in 1951. The stadium was constructed at the site of Fort Ord's existing amphitheater, just north of the parade grounds. The 6,000-seat stadium seating was constructed of reinforced concrete, set into the existing dirt embarkment (Fresno Bee 1951a: 13). The Field House was also constructed of concrete, as a building ban was in effect and concrete was not a restricted material. After Fort Ord closed in 1994, Warrior Stadium became part of the CSUMB campus. The stadium was rebranded as Freeman

**CONTINUATION SHEET**

Property Name: Freeman Stadium

Page 12 of 18

Stadium and has not been used for athletic purposes in some time, instead it is used for graduation ceremonies and other gatherings.

**Character-Defining Features for the Recreational Facilities**

The Recreation Facilities originally exhibited the following specific character-defining features:

Character Aspect	Primary character-defining features	Character-defining features
Shape and Plan	<ul style="list-style-type: none"> <li>• Arena form</li> <li>• Track</li> <li>• Field</li> <li>• Bleachers</li> <li>• Field House</li> </ul>	The overall shape and mass of the facility as well as circulation and arrangement of the bleachers relative to the field are considered primary character-defining features of Recreational Facilities.
Roof	<ul style="list-style-type: none"> <li>• Various roof forms</li> <li>• Slight eave overhangs</li> </ul>	Recreational Facilities have varied roof structures, but the retention of the form is a primary character-defining feature
Openings	<ul style="list-style-type: none"> <li>• Multi-light windows</li> <li>• Concession windows</li> </ul>	Window openings are uniform in size and placement, windows are multi-light, and set into concrete openings. Replaced windows are not considered character-defining features as they fall outside the period of significance.
Exterior Ornamentation	<ul style="list-style-type: none"> <li>• Minimal exterior ornamentation</li> <li>• Glass windows and glass block used as ornamentation</li> </ul>	Recreation Facilities were designed to be the backdrop to athletic competitions and events. They have little to no decorative ornamentation, with evenly spaced windows being the only decorative element.
Materials	<ul style="list-style-type: none"> <li>• Mass-produced and cost-effective materials</li> <li>• Concrete and CMU</li> <li>• Reinforced Concrete construction</li> </ul>	Recreation Facilities have simple, utilitarian designs. Buildings were constructed using mass-produced and cost-effective building materials that were readily available at the time of construction. For instance, buildings under the Recreational Facility type were constructed with reinforced concrete and were minimally decorated.

Alterations and demolitions over time have compromised the overall architectural integrity of this building type. The most common alterations observed for Recreational Facilities typology include the following:



## CONTINUATION SHEET

Property Name: Freeman Stadium

Page 13 of 18

- Replacement windows
- Barrel roof additions
- Infill of openings
- HVAC systems and window units
- ADA compliance measures such as ramps and doors

### NRHP/CRHR Designation Criteria

In consideration of the project site's history and requisite integrity, Dudek recommends the property not eligible for listing in the NRHP and CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

#### **Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.**

Built in 1951, Freeman Stadium and associated buildings, were constructed for use by the fort's football team, the Warriors. The stadium was constructed after the core construction period of the base during a period when the military was working to increase recreational facilities and opportunities for service members. The initial base plan did not call for a stadium, with early practices and scrimmages taking place at nearby facilities. Both the increasing popularity of football and the desire to provide more avenues for athletic recreation, created a need for an on-site stadium at Fort Ord. This nationwide interest in sports and recreation resulted in numerous improvements to recreation facilities on army bases across America. While Freeman Stadium does reflect the post-war investment in recreation, that investment and subsequent infrastructure was not limited to or unique to Fort Ord. Utilitarian stadiums, such as these, were not uncommon. Freeman Stadium is not able to convey its association with any extraordinary events or events occurring within the context of Cold War and Vietnam military recreation buildings, the CSUMB Campus, or has an association with the broad patterns of history in Monterey County, the State of California, or the Nation. Therefore, the Dudek recommends the stadium is not eligible under NRHP/CRHR Criterion A/1.

#### **Criterion B/2: That are associated with the lives of persons significant in our past.**

To be found eligible under B/2 the property must be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research indicated that Freeman Stadium, originally called the Warriors Stadium, was originally named after Fort Ord's football team, the Warriors. No single person was shown to be influential or directly associated with the stadium. As such this property is not known to have any historical associations with people important to the nation's or state's past. Due to a lack of identified significant associations with important persons in history, Dudek recommends the building is not eligible under NRHP/CRHR Criterion B/2.

#### **Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.**

Freeman Stadium was added to the Fort Ord in 1951. By 1952 the stadium included the track, football field, bleachers, electrical building, and the Field House. Research indicates that the stadium was designed using the amphitheater on the site and was designed by the Fort Ord Post Engineer Office.

## CONTINUATION SHEET

Property Name: Freeman Stadium

Page 14 of 18

The original design for the stadium, bleachers, and Field House were completed by architects and/or engineers who were employed by the Fort Ord Engineering Office. The building drawings identify "ROWE" as the individual who drew the plans and shows the plans were checked by an individual with the initials "M.O.R". No further information on these individuals was identified during archival research. The drawings were approved by Lt. Col. Post Engineer Menon W. Whitsitt. No further information was uncovered during archival research about Whitsitt, or the other's listed on the plan. None of the research identified a significant architect for Freeman Stadium, as such, no master architect is found to be associated with the design.

Lastly, stadiums are a ubiquitous type of recreational facility. Archival research did not identify Freeman Stadium as being distinctive in its type, period, and method of construction. There is no artistic value to the present paved track or paved field. The concrete stadium bleachers are a simple, utilitarian design. The field and track have been altered beyond recognition with numerous additions and replacement of original materials including new surfacing on the track and the paving and surfacing of the field. Additionally, the Field House, has undergone numerous, extensive alterations, including substantial changes to the plan, exterior cladding, and fenestration. Due to a lack of high artistic value, a lack of evidence suggesting Freeman Stadium is associated with a master architect, and substantial alterations, Dudek recommends the stadium is not eligible under NRHP/CRHR Criterion C/3.

**Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.**

There is no evidence to suggest that Freeman Stadium has the potential to yield information important to state or local history. Therefore, Dudek recommends the stadium is not eligible under NRHP/CRHR Criterion D/4.

**California Historic Landmark Statement of Significance**

In consideration of the Freeman Stadium's history and requisite integrity, Dudek recommends the property not eligible for designation as a California Historic Landmark based on the following significance evaluation and in consideration of state eligibility criteria:

**The first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California).**

Freeman Stadium was designed in 1949 and constructed in 1951. The stadium and associated buildings were constructed after the initial, core development period of Fort Ord in the 1940s. The stadium was conceptualized by architects employed through the Fort Ord Engineering office and is a ubiquitous building type that lacks high style components to set it apart from other stadiums constructed throughout the State of California in the 1950s. Therefore, Dudek recommends the stadium is not eligible for listing as a CHL under this criterion.

**Associated with an individual or group having a profound influence on the history of California.**

Archival research failed to indicate any significant associations between the subject property and individuals or groups that profoundly influenced the history of California. Freeman Stadium was developed by the military, and no single individual was found to have influenced design, construction, or use of the building. Therefore, Dudek recommends the stadium is not eligible for listing as a CHL under this criterion.

**A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder.**

Freeman Stadium is neither a prototype or an outstanding example of a period, style, or

## CONTINUATION SHEET

Property Name: Freeman Stadium

Page 15 of 18

architectural movement. The stadium has been altered beyond recognition and it fails to convey either its style or its temporal period. It is a typical example of a sports arena, designed to serve a utilitarian purpose. There are no remaining identifying features on the Field House that would establish the building as a notable work of a master architect, or a notable designer or builder working within the military, or in the State of California. Therefore, Dudek recommends the stadium is not eligible for listing as a CHL under this criterion.

### Local Designation Criteria

Portions of the CSUMB campus are located within the boundaries of two cities, City of Seaside and the City of Marina, both of which evaluate historical resources in accordance with CEQA Guidelines. as presented above. The subject property, as discussed in the NRHP/CRHR/CHL criteria discussion above, does not rise to the necessary level of significance for local, state, or national designation. For these reasons, the subject property is recommended not eligible individually or as a component of a historic district under any of the NRHP/CRHR/CHL criteria.

Additionally, portions of the CSUMB campus are located in the County of Monterey and the campus is therefore subject to the regulations set forth in Chapter 18.25 of the Monterey County Code. The subject property, as discussed in the NRHP/CRHR/CHL criteria discussion above, does not rise to the necessary level of significance for state or national designation. For these same reasons, the subject property is also recommended not eligible individually or as a component of a historic district under any of the delineated County of Monterey review criteria categories that are addressed with the NRHP/CRHR/CHL criteria discussed above: A. Historical and Cultural Significance; B. Historic, Architectural, and Engineering Significance; or C. Community and Geographic Setting.

### Integrity Discussion

Freeman Stadium was analyzed against the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. The stadium retains its integrity of location, as it has not been relocated. However, the integrity of setting has been compromised with the demolition of adjacent buildings, new constructions, and changes in paths of circulation throughout the campus. Replacement materials have been added throughout the stadium since its completion in 1951, including new track materials, the paving of the field, removal of the goal posts, and extensive alterations and material changes to the Field House. These alterations have diminished the resource's integrity of design, materials, and workmanship. The stadium is no longer used as a football stadium and the site, once a bustling army base, is now home to a California State University campus. These changes to the surrounding area and the change of use, from a sports arena to an outdoor auditorium, have compromised the integrity of setting, feeling, and association. The changes to original materials and the change in original use prohibit the stadium from conveying significance or its temporal period.

### Summary of Evaluation Findings

Freeman Stadium retains little to no historic integrity and lacks historical and architectural significance. Based on the significance evaluations presented above, Freeman Stadium does not appear to meet the NRHP, CRHR, CHL or local designation criteria. Therefore, Freeman Stadium is not considered a historical resource for purposes of CEQA.

## CONTINUATION SHEET

Property Name: Freeman Stadium

Page 16 of 18

### \*B12. References (continued):

- ACHP (Advisory Council on Historic Preservation). 2006. "Draft Program Comment Regarding Cold War Era Unaccompanied Personnel Housing." Federal Register: The Daily Journal of the United States Government. 12 April 2016. Accessed June 30, 2021 Available at: <https://www.federalregister.gov/documents/2006/04/12/06-3509/draft-program-comment-regarding-cold-war-era-unaccompanied-personnel-housing>
- Californian, The. 1940. "No More Camp Ord! It's Fort Ord Now! Stilwell in Command: Headquarters of General Located on Salinas Side." July 13, 1940. Salinas, California, pg. 1.
- Californian, The. 1951. Stadium Field House—Sixth Army Lets Ord Contract. March 20, 1951. P1. Accessed June 17, 2021. Available at: [Newspapers.com](http://Newspapers.com).
- Castle, Ted. 1990. "The March of Time." Fort Ord Panorama. September 21, 1990.
- Cavanaugh, Joe. 2000. *The Peace Dividend: Defense Conversion Through Higher Education*. The Leon Panetta Institute.
- Chamberlin Library. 2021. Fort Ord Working Papers. CSUMB Special Collections Box 6.42-01. Available at the Chamberlin Library, Seaside, California.
- CSUMB Facilities. 2021. Original As built and renovation architectural drawings on file with CSUMB facilities department. Accessed in person June 15-16, 2021.
- DLIFLC (Defense Language Institute Foreign Language Center). 2021. Command History Program. Accessed in person on June 15, 2021 and accessed online database collection online July 2021. Available at: <https://adli.pastperfectonline.com/>
- EA Engineering. 1991. Draft Final Fort Ord, California Base wide Remedial Investigation Feasibility Study. Volume 1 Literature Review and Base Inventory Report. Accessed on July 13, 2021. Available at: <https://www.fortordcleanup.com/documents/search/>
- Fresno Bee, The. 1951a. "Army Spokesman Are Defending Building of Fort Ord Stadium." January 12, 1951. Page 13. Accessed June 17, 2021.
- Fresno Bee, The. 1951b. "Army Spokesman Are Defending Building of Fort Ord Stadium." February 4, 1951. Page 27. Accessed June 17, 2021. Available at: [Newspapers.com](http://Newspapers.com).
- Gates, S., & Williams, H. 1957. The Armed Forces. The Annals of the American Academy of Political and Social Science, 313, 99-104. Accessed June 17, 2021. <http://proxy.multcolib.org:2052/stable/1031762>
- Hollaway, Chuck. 2021. Chuck Hollaway Chronicles. Accessed June 18, 2021. <http://www.chuckhollaway.com/part-2>.
- MacGregor Jr., Morris J. 1981. Integration of the Armed Forces, 1940-1965. Center of Military History, United States Army: Washington, D.C.

## CONTINUATION SHEET

Property Name: Freeman Stadium

Page 17 of 18

- Madsen, Alexandra and Steven Treffers. 2019. *Historic Resources Evaluation Memorandum for Hammerhead Barracks at Fort Ord, Monterey County, California*. Prepared by Rincon Consultants, Inc for City of Seaside, Community and Economic Development Department. November 4, 2019. Accessed June 28, 2021.  
[https://www.ci.seaside.ca.us/DocumentCenter/View/10674/9\\_App-S---HRE-Memo](https://www.ci.seaside.ca.us/DocumentCenter/View/10674/9_App-S---HRE-Memo)
- Military Museum. 2016. "Historic California Posts, Camps, Stations, and Airfields: Fort Ord." Accessed on June 19, 2021. <http://www.militarymuseum.org/FtOrd.html>
- National Archives Foundation. 2021. Executive Order 9981. Accessed June 29, 2021. Available at: <https://www.archivesfoundation.org/documents/executive-order-9981-ending-segregation-armed-forces/>
- NETR (Nationwide Environmental Title Research LLC). 2021. Historic Aerial Photographs of 100 Campus Center, Seaside, CA 93955 dating from 1956, 1968, 1981, 1998, 2005, 2009, 2010, 2012, 2014, 2016, and 2018. Accessed June 10, 2021.  
<https://www.historicaerials.com/viewer>
- Panorama. 1990. "50 Years and Counting..." September 21, 1990, pg. 2.
- Panorama. n.d. "Ford Ord in World War II." Historic California Posts: Fort Ord. Accessed on June 19, 2021. <http://www.militarymuseum.org/FtOrd.html>
- Park, R. 2015. "Happy and Cheerful in This Fine Camp": Sports, Recreation, and the United States Army at Fort Ord and Camp Roberts, 1940 to 1945. *Journal of Sport History*, 42(1), 21-37. Accessed on June 18, 2021, from  
<https://www.jstor.org/stable/10.5406/jsporthistory.42.1.21>
- Pomona Progress Bulletin. 1950. War Solving Racial Problems. August 24, 1950. Page 4. Accessed June 29, 2021. Available at: [Newspapers.com](http://www.newspapers.com).
- Quartermaster Review, The. 1940. "Army Construction Underway at Camp Ord, California." Volume XX. No 3. November-December. On file at the Chamberlin Library, Ord Military Community.
- Raugh, Harold E. 2004. Fort Ord. Charleston, SC: Arcadia.
- Salinas Morning Post. 1940. "\$2,766,000 in Building Authorized—Ord Contracts Let." August 21, 1940. Salinas, CA. pg. 1.
- San Francisco Examiner. 1951. Fort Ord Will Get Stadium. San Francisco Page 4. · 3 Feb 1951. Pages 1 and 4 A Available on [www.Newspapers.com](http://www.newspapers.com). Accessed on Jun 11, 2021.
- San Francisco Examiner. 1958. Army Asks OK on \$124,000,000 for Fort Ord Buildings. San Francisco. Section 2. Page. 4. Available on [www.Newspapers.com](http://www.newspapers.com). Accessed July 18, 2021.
- Seattle Times. 1953. "Fort Ord Will Be Ramblers' Next Foe" Sunday November 15, 1953. Seattle, Washington. Accessed on June 18, 2021. [www.Newsbank.com](http://www.newsbank.com).

## CONTINUATION SHEET

Property Name: Freeman Stadium

Page 18 of 18

SportspressNW. 2012. Wayback Machine: 'Deadeye' Don Heinrich. Accessed on June 18, 2021. Available at: <http://sportspressnw.com/2140579/2012/wayback-machine-deadeye-don-heinrich>.

Vasche, J. Burton. 1959. "The California State Colleges: Their History, Organization, Purposes, and Programs." in California

U.S. Army. 1977. Post Map Main Garrison Area. Fort Ord, California. Drawing number G-950. Accessed in person at the Chamberlain Library on June 15, 2021.

Walch, Bob. 2004. An Army Historian's Pictorial Take on Fort Ord. Monterey County NOW. Accessed July 12, 2021. Available at: [https://www.montereycountyweekly.com/news/local\\_news/an-army-historian-s-pictorial-take-on-fort-ord/article\\_6e8b0250-9c38-5ca4-a4a4-f93d42d65a11.html](https://www.montereycountyweekly.com/news/local_news/an-army-historian-s-pictorial-take-on-fort-ord/article_6e8b0250-9c38-5ca4-a4a4-f93d42d65a11.html)

Whaley, Derek. 2015. "East Monterey & Seaside." Santa Cruz Trains: Railroads of the Monterey Bay Area. July 20, 2015. Accessed online: <https://www.santacruztrains.com/2015/07/east-monterey-seaside.html>.

Webb Spinner, The. 1952-1954. Webb Spinner Volume for 1952-1954. Del Webb Sun Cities Museum Collection. Accessed June 30, 2021. Accessed at: <https://delwebbsuncitiesmuseum.org/newsletters-webb-spinners/>