



DEPARTMENT OF THE ARMY  
UNITED STATES ARMY INSTALLATION MANAGEMENT COMMAND  
HEADQUARTERS, UNITED STATES ARMY GARRISON, PRESIDIO OF MONTEREY  
DIRECTORATE OF PUBLIC WORKS  
BLDG 4463 GIGLING RD – P.O. BOX 5004  
MONTEREY, CA 93944-5004

REPLY TO  
ATTENTION

OCT 09 2013

Dr. Carol Roland-Nawi, Ph.D  
State Historic Preservation Officer  
Department of Parks and Recreation  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 94296-0001

Demolition of Buildings 279, 281, 282, and 283 at the Presidio of Monterey, Monterey County, California.

Dear Dr. Roland-Nawi:

In accordance with 36 CFR Part 800, the United States Army Garrison (USAG), Presidio of Monterey (Presidio), Monterey County, California is notifying you of a proposed undertaking that has the potential to affect historic properties. The USAG Presidio plans to demolish Buildings 279, 281, 282, and 283 in order to allow for additional parking. The buildings are grouped together in the north central part of the Presidio of Monterey Historic District (Historic District), which has been determined eligible for listing on the National Register of Historic Places (NRHP). In 2002, the Army consulted with your office, the Advisory Council on Historic Preservation (ACHP) and the National Park Service (NPS) regarding an adverse effect determination for the demolition of Buildings 279, 281, and 282, which resulted in the ACHP declining to participate and the NPS concluding that recordation per Historic American Buildings Survey (HABS) documentation standard Level II was the appropriate mitigation of the adverse effect (Enclosure 1). A Memorandum of Agreement (MOA) for the treatment of adverse effects appears to have been drafted but never executed. The Army began the HABS documentation process, but due to changes in mission priorities, this process was never completed and the buildings were not demolished. The purpose of this consultation is to re-engage dialog regarding demolition of these structures and to seek ACHP/SHPO comment and/or concurrence that the 2002 mitigation proposed by the NPS is appropriate for the current undertaking. Building 283, not included in the previous 2002 consultation, has been added to this proposed demolition undertaking.

Current anti-terrorism/force protection measures mandate vehicular parking areas be planned and relocated on the perimeter of military installations. The area around Buildings 279, 281, 282, and 283 has been identified for construction of additional parking for a number of logistical reasons: (1) Parking on the Presidio and within the Historic District is very limited and the area around Buildings 279, 281, 282, and 283 has already developed into a parking area over time (Enclosure 2, Photos 8-10, 12-13, and 17); (2) The "Comprehensive Transportation Engineering Study, Presidio of Monterey" from April 2010 identified a continued deficit in properly designed parking spaces throughout the Presidio, and made recommendations for improving installation security and traffic flow; (3) The "Presidio of Monterey Real Property Draft Master Plan" from 2009 and the "Presidio of Monterey Area Development Plan" from 2012 identified the area around Buildings 279, 281, 282, and 283 as future development for a parking lot due to the

existing shortage of adequate parking spaces and to better utilize and redevelop limited space; and, (4) The Military Surface Deployment and Distribution Command, Transportation Engineering Agency conducted a “Traffic Engineering Parking Study” at the Presidio in November 2011 and concluded approximately 120 additional parking spaces were needed to meet the current parking demand. Removing Buildings 279, 281, 282 and 283, and designing a bona fide parking area complete with striped spaces and proper ingress/egress, will help offset the current deficiency while improving traffic circulation.

Upgrading this area to a properly designed parking area not only implements the objectives referenced above, but also eliminates seemingly haphazard parking along portions of Fitch Avenue and Sill Street (Enclosure 2, Photos 5 and 24). Improvements to traffic flow and safety conditions on Private Bolio Road to the north are also expected as a result of re-engineering circulation routes. The Presidio is located in a densely populated area within the City of Monterey and development borders the installation on all sides, making it impossible for the Presidio to expand further. As a result, development of new facilities to accommodate the active, every day use of the Presidio must occur within the current boundaries of the installation.

### **36 CFR § 800.11(e)(1) – Description of the Undertaking and its Area of Potential Effects (APE)**

The APE for the proposed undertaking is within the Historic District (Enclosure 3), which is managed via the *Programmatic Agreement Among the United States Army, the Advisory Council on Historic Preservation and the California State Historic Preservation Officer Regarding Routine Maintenance of Historic Properties at the Presidio of Monterey* (PA). Because the proposed project does not qualify for exclusion under the PA, a separate review pursuant to 36 CFR 800 is required. The APE includes the footprint of Buildings 279, 281, 282, and 283; an open parking area east of Building 281 and south of Building 279; and the view shed. Because of the topography of the area and the layout of the surrounding roads and buildings, the visual APE is a slightly expanded APE where affects to the view shed must be considered.

Enclosure 2 includes current photographs of the APE. This APE includes the estimated ground disturbance area that will be required for the physical demolition itself, areas for staging and equipment storage, and the view shed around the APE. In accordance with 36 CFR § 800.4(a)(1) we request any comments you may have on our determination and documentation of the APE.

The proposed demolition would consist of removing the existing wooden structures, demolishing the foundations and slabs, grading, and installation of a permeable parking surface with concrete curbs and wheel stops. Landscaping would be installed in the islands left between the parking lanes. A plan of the proposed parking lot showing the existing building locations and the final parking layout is included as Enclosure 4.

### **36 CFR § 800.11(e)(2)—Description of Steps Taken to Identify Historic Properties**

In order to identify historic properties in the APE, archival research was completed at the Presidio, Directorate of Public Works, Environmental Division, Cultural Resource Management

Program Office, which includes all records found at the Northwest Information Center (NWIC) of the California Historical Resources Information System and on the Library of Congress website. Research efforts also included a review of literature and cultural resource records at the NWIC, and a review of the Presidio Base Comprehensive Plan Geographic Information System. An email inquiry to the CA SHPO was made on January 17, 2013 in an attempt to locate the 2002 MOA and related correspondence; however, no documentation could be found (Enclosure 5). Pursuant to 36 CFR § 800.4(b) we request any comments you may have on our efforts to identify historic properties within the APE.

### **36 CFR § 800.11 (e)(3)---Description of Affected Historic Properties**

Identification efforts indicate that there are no known archaeological sites within 400 feet of the APE for the current undertaking. Because much of the APE is paved, the potential presence or absence of subsurface archaeological material is unknown. In accordance with 36 CFR § 800.4(d)(2), we have determined that the only known historic property within the APE (including the visual APE) affected by the undertaking is the Historic District.

The Presidio of Monterey Historic District was determined eligible for listing on the NRHP in 1985 with a period of significance of 1902-1939, when the Presidio operated as a cavalry-infantry-artillery cantonment (Enclosure 6). The primary period of significance is 1902-1910, when the post was initially planned and constructed. Buildings 279, 281, 282, and 283 are contributing buildings to the Historic District that date to the period of significance. The location of Buildings 279, 281, 282, and 283 within the Historic District is shown on Enclosure 7. A recent field visit included photography of the interior and exterior of the buildings as they appear today, as shown in Enclosure 2. Updated Department of Parks and Recreation (DPR) forms for the buildings are included in Enclosure 8. A brief description of each building follows below.

Building 279 was constructed between 1903 and 1904 as a wagon shed and is presently used for parking. Alterations include enclosed double doors for part of the façade. The structure is in a deteriorating condition. Building 279 was most recently recorded in 1985 and appears to be continuing to deteriorate with dry rot, and chipped and peeling paint is visible on the building exterior.

Building 281 was constructed in 1921 as a repair shop for use by the motor pool and was subsequently used as a blacksmith shop and temporary fire station. Building 281 is presently used by installation security personnel to store equipment. The interior of Building 281 has been heavily damaged by pest infestation and the exterior shows signs of dry rot, chipped and peeling paint, and broken and boarded up windows. Building 281 was most recently recorded in 1985 and appears to be continuing to deteriorate.

Building 282 was constructed in 1903 as a coal shed, subsequently used as a plumbing shed and janitorial office, and is presently vacant. Alterations for Building 282 include the addition of windows at the north and east elevations and the original double equipment door was changed to a fixed smaller door. The interior of Building 282 has been heavily modified and damaged by water and neglect. Building 282 was most recently recorded in 1985 and the exterior shows signs of significant deterioration due to chipped paint, dry rot, broken and boarded up windows, and peeling asphalt shingles on the roof.

Building 283 was constructed in 1903 as a water pump station. Most of the building is currently vacant but the middle section contains equipment that is presently owned and operated by California American Water. Building 283 was enlarged in 1908 and some alterations were made to the exterior of the building (façade doors added, windows removed, sliding doors removed). Building 283 was most recently recorded in 1985 and is in good condition, appearing largely unchanged since that recordation.

The APE for this project includes the view shed around Buildings 279, 281, 282, and 283 in relation to the Historic District. Buildings 269, 271, 273, 274, 275, 276, 277, 278 and 345 are within the Historic District and within the visual APE (Enclosure 7). Of those, Building 271 is non contributing while the other buildings contribute to the Historic District. The residential structures located north of the Historic District and outside the boundary of the Presidio do not contribute to the characteristics that qualify the Historic District for NRHP eligibility. Although those buildings could be considered individually eligible properties separate from the Historic District, the evaluation of their individual eligibility is outside the scope of the undertaking and is not necessary in the context of determining effects to the view shed of the Historic District. The design of the Historic District is such that the contributing buildings within the district face east toward the Pacific Ocean. Enclosure 2 (Photos 1-3, 5-7, 11, and 36) includes photographs of the view shed around buildings 279, 281, 282, and 283.

### **36 CFR § 800.11(e)(4)—Description of the Undertaking’s Effect on Historic Properties**

The Presidio of Monterey Historic District. The 1903 buildings (279, 282, and 283) were constructed as part of the reactivation of the post to support garrison troops returning from combat in the Philippines. They are three of the eleven surviving utilitarian structures in this section of the post erected at the Presidio between 1903 and 1904. They contribute to the Historic District as examples of the basic form of utilitarian style of the early Presidio and for their association with the events of 1902-1903 that led to the opening of the Presidio and other Army posts on the Pacific Coast. Built in 1921, Building 281 is architecturally undistinguished and significant only for its association with the school for auto mechanics, which was located at the Presidio in 1920. As contributing elements, the demolition of Buildings 279, 281, 282, and 283 will alter characteristics of contributing elements of the Historic District.

Although Buildings 279, 281, 282, and 283 are contributing elements to the Historic District and their demolition would constitute an adverse effect to the Historic District, there are other buildings in the Historic District that date to the period of significance that are representative of this type of construction and are associated with the buildup of the Presidio that retain sufficient integrity of the characteristics that qualify the overall Historic District for listing in the NRHP. As a result, the NRHP eligibility of the Historic District will not be adversely affected by the demolition of Buildings 279, 281, 282, and 283.

Item 8 (“Significance”), page 9 of the 1985 nomination of the Historic District addresses the integrity of the overall Historic District, including the integrity of the view shed (Enclosure 6). The integrity of setting, feeling, and association of the area around Buildings 279, 281, 282, and 283 has not been greatly altered since the 1985 nomination. At that time, the open spaces, layout of the streets, and working spaces were identified as largely uncompromised. It was also noted in 1985 that the majority of the 1902 to 1910 structures still existed and were largely

unmodified and that the integrity of the original plan of the Presidio was exceptionally high within the Historic District. Despite the fact that the other buildings around Buildings 279, 281, 282, and 283 have undergone some modifications since the 1985 nomination, the integrity of setting, feeling, and association still remains as it did in 1985 and the view shed is relatively unchanged.

Although Buildings 279, 281, 282, and 283 are not the most visually prominent structures within this part of the Historic District, their removal would result in an adverse effect to view shed of the Historic District because the integrity of the original plan and layout of the area would be altered, and the view towards Buildings 279, 281, 282, and 283 from the surrounding Historic District to the east, west, and south would be modified. Although the view shed is a contributing factor to the integrity of the Historic District, the adverse affect of the undertaking on the view shed will not adversely affect the NRHP eligibility of the Historic District. Buildings 279, 281, 282, and 283 are located on the northern edge of the Historic District and the view from “behind” (west) is slightly higher as the hill slopes east. Other buildings and vegetation surrounding the APE partially obscure Buildings 279, 281, 282, and 283, as they are also some of the shorter buildings within this part of the Historic District. The overall integrity of setting, feeling, and association that contribute to the eligibility of the Historic District would not be compromised.

There are no known archaeological sites within the APE. However, due to the unknown nature of possible subsurface archaeological deposits, an archaeologist (as defined in 36 CFR 61) will be on-site during ground disturbing activities associated with this project to ensure any newly identified, intact site deposits are not disturbed. In the event of an inadvertent discovery, actions specified in 36 CFR 800.13 and in the Presidio’s Integrated Cultural Resources Plan (ICRMP) will be followed. In the event of an inadvertent discovery of cultural items as defined under the Native American Graves Protection and Repatriation Act (NAGPRA), the consultation requirements in Section 106 of the NHPA and Section 3 and Section 5 of NAGPRA will be followed. Per the ICRMP, the Ohlone/Costanoan-Esselen Nation is the Presidio’s Native American point-of-contact for NAGPRA related issues.

### **36 CFR § 800.11(e)(5)—Why the Criteria of Adverse Effect is Applicable and Conditions to Mitigate the Adverse Effect**

Pursuant to 36 CFR § 800.5(a) and 800.5(d)(2), the USAG Presidio has applied the criteria of adverse effect and determined that the undertaking will result in an adverse effect to contributing elements of the NRHP eligible Historic District. We request your concurrence with our determination.

The USAG Presidio proposes the following conditions to mitigate the adverse effect:

- 1) Consult with the SHPO and ACHP on the finding of adverse effects for the demolition of Buildings 279, 281, 282, and 283;
- 2) Re-engage dialog regarding the 2002 mitigations proposed by the NPS (Enclosure 1)(i.e. recordation to HABS documentation Standard Level II) and seek SHPO and ACHP concurrence that this is the appropriate mitigation of the adverse effect;

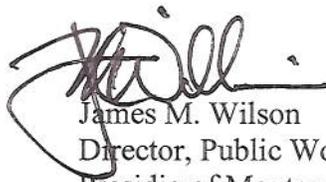
- 3) In accordance with 36 CFR § 800.6(c), execute a MOA with your office and the ACHP for the treatment of adverse effects to Buildings 279, 281, 282, and 283. A draft MOA for the treatment of adverse effects is included as Enclosure 9. The USAG Presidio requests any comments you may have on the determination of adverse effect and plan for the treatment of adverse effects with an MOA.

### 36 CFR § 800.11(e) (6) – Views of the Public

Consistent with 36 CFR § 800.2(d), the USAG Presidio is submitting this consultation to the Alliance of Monterey Area Preservationists (AMAP) and the City of Monterey Planning Office in order to inform them of this proposed undertaking and offer them an opportunity to comment. The public and other stakeholders will also have an opportunity to review and comment on this consultation as it will be made available at the Monterey Public Library, the Chamberlain Library, the USAG Presidio Directorate of Public Works office and it will also be posted on the USAG Presidio website. A notice of availability will be published in the Monterey County Herald identifying these locations and the 30-day public comment period (Enclosure 10). AMAP, the City of Monterey, and the public will be reviewing this consultation concurrent with your office.

The USAG Presidio requests SHPO concurrence with our determination of adverse effect and plan for treatment of adverse effects for the proposed undertaking. Comments may be sent to Ms. Laura Prishmont-Quimby, Cultural Resource Manager, United States Army Garrison, Presidio of Monterey, Directorate of Public Works, Environmental Division, 4463 Gigling Road; PO Box 5004 Monterey, California 93944. If you have any questions, please contact Ms. Prishmont-Quimby at (831) 242-7926 or email: [laura.a.prishmontquimby.civ@mail.mil](mailto:laura.a.prishmontquimby.civ@mail.mil).

Sincerely,



James M. Wilson  
Director, Public Works  
Presidio of Monterey

Encls

CF.  
The City of Monterey, Planning Office  
The Alliance of Monterey Area Preservationist  
Monterey Public Library  
Chamberlain Library

**Enclosure 1**  
2002 Consultation with SHPO, ACHP, NPS

# Advisory Council On Historic Preservation

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The Old Post Office Building  
1100 Pennsylvania Avenue, NW, #809  
Washington, DC 20004

Reply to: 12136 West Bayaud Avenue, #330  
Lakewood, Colorado 80226

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April 17, 2002

James M. Willison  
Director, Environmental and  
Natural Resources Management  
Department of the Army  
Defense Language Institute Language Center  
Presidio of Monterey, CA 93944-5006

RE: *Presidio of Monterey, Demolition of Bldgs. 279, 280, 281, & 282.*

Dear Mr. Willison:

On April 15, 2002, we received your notification and supporting documentation regarding the adverse effects of the referenced project, a property eligible for inclusion in the National Register of Historic Places. Based upon the information you provided, we do not believe that our participation in consultation to resolve adverse effects is needed. However, should circumstances change, please notify us so we can re-evaluate if our participation is required. Pursuant to 36 CFR 800.6(b)(iv), you will need to file the Memorandum of Agreement, and related documentation at the conclusion of the consultation process. The filing of this Agreement with the Council is necessary to complete the requirements of Section 106 of the National Historic Preservation Act.

Thank you for providing us with your notification of adverse effect. If you have any questions, please contact Lee Keatinge at 303/969-5110 or via eMail at [lkeatinge@achp.gov](mailto:lkeatinge@achp.gov)

Sincerely,



Nancy Kochan  
Office Administrator/Technician  
Western Office of Federal  
Agency Programs



National Park Service  
U.S. Department of the Interior

PACIFIC GREAT BASIN  
SUPPORT OFFICE

1111 Jackson Street  
Suite 700  
Oakland, CA 94607

510-817-1402 phone  
510-817-1484 fax

H38 (PGSO.PC)

April 22, 2002

James M. Willison, Director  
Environmental and Natural Resources Management  
Defense Language Institute Foreign Language Center  
and Presidio of Monterey  
Presidio of Monterey, California 93944-5006

Re: Historic American Buildings Survey (HABS) Documentation of Presidio of Monterey, Building No. 279 (Wagon Shed, Vehicle Storage Building), Building No. 281 (Repair Shop, Equipment Storage Building), and Building No. 282 (Coal Shed, Janitorial Office), Monterey, Monterey County, California

Dear Mr. Willison:

Thank you for your inquiry to the National Park Service, Pacific Great Basin System Support Office, concerning Historic American Buildings Survey (HABS) documentation of Buildings 279, 281, and 282 at the Presidio of Monterey. The documentation outlined below will be sufficient for compliance with the Memorandum of Agreement among the United States Army and the California State Historic Preservation Officer. The documentation must be prepared in accordance with the Historic American Buildings Survey standards and guidelines, copies of which are enclosed.

The structures shall be documented as follows:

1. Large-format (4" x 5" or larger negative size) photographs showing the resources in context as well as details of their historic architectural features, which shall be processed for archival permanence in accordance with the enclosed photographic specifications. Views shall include:
  - a. General contextual views of the buildings showing them in relationship to surrounding buildings, structures, and landscape
  - b. Views of all elevations of each building (oblique views of buildings 279 and 282 are acceptable)
  - c. Views of exterior architectural details, including windows, entryways, siding, roof, and any other significant elements
  - d. Views of interior spaces and interior historic detailing
  - e. A separate photographic index shall be prepared for each building

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2. Should original construction drawings of the buildings be available, selected drawings should be reproduced photographically in accordance with the enclosed photographic specifications. The preferred negative format for reproducing drawings is 8" x 10", however a 4" x 5" format may be used as long as the prints are enlarged to 8" x 10" in order to maximize their legibility.
3. Three written historical and descriptive reports shall be prepared for each building. Buildings 279 and 282 shall be prepared according to the "Architectural Data Form" format on pages 50-51 of the enclosed *HABS Guidelines for Preparing Written Historical and Descriptive Data*. Building 281 shall be prepared according to the "Outline Format" on pages 21-48 of the guidelines. Each report shall provide a detailed physical description of the buildings and changes to them over time and a discussion of each building's use over time and its relationship to the operation of the presidio. Each report shall contain a map of the base showing the location of each building, a site plan of the area around each building, and sketch floor plans. All maps and drawings shall be on 8½" x 11" paper and display standard page headings.

A copy of the draft documentation shall be submitted to our office for review prior to transmitting the final documentation. We will return the draft documentation with our comments, the HABS numbers, final submission requirements, guidelines for preparing the final documentation and archival supplies or information to order archival supplies. Once completed and accepted the documentation will be placed in the Historic American Buildings Survey collection at the Library of Congress where it will be available to the public. A duplicate copy will be provided to the State Historic Preservation Office.

If you have any questions regarding the information please call David Maul at (510) 817-1402, or email at [david\\_maul@nps.gov](mailto:david_maul@nps.gov).

Sincerely,

  
for David W. Look, AIA  
Team Leader, Cultural Resources

Enclosures

cc: SHPO-CA  
WASO-HABS/HAER  
Advisory Council

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**DEPARTMENT OF THE ARMY**  
**DEFENSE LANGUAGE INSTITUTE FOREIGN LANGUAGE CENTER**  
**AND PRESIDIO OF MONTEREY**  
PRESIDIO OF MONTEREY, CA 93944-5006

REPLY TO  
ATTENTION OF:

Directorate of Environmental and Natural  
Resources Management

Dr. Knox Mellon  
California Office of Historic Preservation  
Post Office Box 94289  
Sacramento, California 94296-0001

Dear Dr. Mellon

In accordance with Section 106 of the National Historic Preservation Act, this letter will serve to notify you of the proposed demolition of buildings 279, 280, 281 and 282 on the Presidio of Monterey (POM). Building 279 was constructed in 1903 as a Wagon Shed, building 281 was constructed in 1921 as a Repair Shop and building 282 was constructed in 1903 as a Coal Shed. These buildings are contributing structures to the Historic District on the POM. Structure 280 is a concrete pad constructed in 1938 as a vehicle wash rack and is not a contributing structure to the District.

A site map of the Presidio of Monterey showing the locations of the three buildings is provided at enclosure 1. A Historic Resources Inventory from the POM Historic Preservation Plan is included for each of the buildings (Enclosures 2 thru 4).

Buildings 279, 280 and 281 will be demolished to make way for a parking lot. The proposed work consists of removing the existing wooden structures, demolishing the foundations and slabs, regrading the area for a parking lot and installation of an asphalt surface, concrete curbs and wheel stops. Landscaping would be installed in the islands left between the parking lanes. A plan of the proposed parking lot showing the existing building locations and the final parking layout is provided (Enclosure 5).

The work for 282 consists of demolition of the existing wood building, removal of the slab, leveling of the surface and returning the ground to the natural condition associated with its pre-construction past.

We have applied the criteria of effect found in 36 CFR 800 and determined that this undertaking will have an adverse effect on the subject buildings and the Historic District. The adverse effect is mitigated by the recordation of the buildings by the enclosed Historic Resources Inventories or a HABS level documentation as necessary. A Memorandum of Agreement between the Army at the Presidio of Monterey, the California State Historic Preservation Officer

ENCL 6

and the Advisory Council for Historic Preservation is included for review and signature (Enclosure 6).

Please review the above referenced actions and our included documents. If you do not object to our determinations within 30 days we will assume your concurrence. If you have any questions, please contact Michael J.P. Kelly, Cultural Resources Officer, at (831) 242-7922.

Sincerely,

James M. Willison  
Director, Environmental and Natural  
Resources Management

Enclosures



DEPARTMENT OF THE ARMY  
DEFENSE LANGUAGE INSTITUTE FOREIGN LANGUAGE CENTER  
AND PRESIDIO OF MONTEREY  
PRESIDIO OF MONTEREY, CA 93944-5006

REPLY TO  
ATTENTION OF:

Directorate of Environmental and Natural  
Resources Management

Don Klima, Director  
Advisory Council on Historic Preservation  
Western Office of Project Review  
12136 West Bayaud Avenue  
Suite 330  
Lakewood, CO 80226

Dear Mr. Klima:

In accordance with Section 106 of the National Historic Preservation Act, this letter will serve as the Notification of Adverse Effect for the proposed demolition of buildings 279, 280, 281 and 282 in the Historic District of the Presidio of Monterey (POM). Request your determination as to your participation in this consultation process. We have reviewed the Criteria for Council Involvement, Appendix A, Part 800, and it appears that the criteria is not applicable in this consultation.

Building 279 was constructed in 1903 as a Wagon Shed, building 281 was constructed in 1921 as a Repair Shop and building 282 was constructed in 1903 as a Coal Shed. These buildings are contributing structures to the Historic District on the POM. Structure 280 is a concrete pad constructed in 1938 as a vehicle maintenance and wash rack and is not a contributing structure to the District. A site map of the Presidio of Monterey showing the locations of the three buildings is provided at enclosure 1. A Historic Resources Inventory from the POM Historic Preservation Plan is included for each of the contributing buildings (Enclosures 2 thru 4).

Buildings 279, 280 and 281 will be demolished to make way for a parking lot. The proposed work consists of removing the existing wooden structures, demolishing the foundations and slabs, regrading the area for a parking lot and installation of an asphalt surface, concrete curbs and wheel stops. Landscaping would be installed in the islands left between the parking lanes. A plan of the proposed parking lot showing the existing building locations and the final parking layout is provided (Enclosure 5).

The work for 282 consists of demolition of the existing wood building, removal of the slab, leveling of the surface and returning the ground to the natural condition associated with its pre-construction past.

We have applied the criteria of effect found in 36 CFR 800 and determined that this undertaking will have an adverse effect on these buildings and the Historic District. The adverse

effect is mitigated by the recordation of the buildings by the enclosed Historic Resources Inventories or a HABS level documentation as necessary.

The Army has prepared a Memorandum of Agreement (Enclosure 6) between the United States Army and the State Historic Preservation Officer defining the parameters and limitations of the mitigation to the adverse effects of demolition.

Please review the above referenced actions and our included documents. We request you notify this office within 15 days of receipt of this letter if you intend to participate in the consultation. If you have any questions concerning this matter, please contact Mr. Michael J.P. Kelly, Historic Preservation Officer, POM at (831) 242-7922.

Sincerely,

Enclosures AS

James M. Willison  
Director, Environmental and Natural  
Resources Management



DEPARTMENT OF THE ARMY  
DEFENSE LANGUAGE INSTITUTE FOREIGN LANGUAGE CENTER  
AND PRESIDIO OF MONTEREY  
PRESIDIO OF MONTEREY, CA 93944-5006

REPLY TO  
ATTENTION OF:

APR 11 2002

Directorate of Environmental and Natural  
Resources Management

National Park Service  
Cultural Resources Attn: Mr. David Maul  
1111 Jackson St, Suite 700  
Oakland, CA 94607

Dear Mr. Maul,

The U.S. Army, Presidio of Monterey, CA is seeking your determination for the level of documentation required prior to the demolition of buildings 279, 281 and 282 on the Presidio of Monterey (POM). Building 279 was constructed in 1903 as a Wagon Shed, building 281 was constructed in 1921 as a Repair Shop and building 282 was constructed in 1903 as a Coal Shed. These buildings are contributing structures to the POM Historic District. We will also demolish building 280, a concrete pad constructed in 1938 as a vehicle wash rack. It is not a contributing structure to the District.

A site map of the Presidio of Monterey showing the locations of the three buildings is provided at enclosure 1. The Historic Resources Inventories for each of the contributing buildings are at enclosures 2 thru 4. These Inventories are from the POM Historic Preservation Plan. Copies of photographs showing the buildings in their current context is at enclosure 5.

We will consult with the State Historic Preservation Officer (SHPO) and invite the Advisory Council on Historic Preservation (Council) to participate in the consultation in accordance with the National Historic Preservation Act of 1966, Sections 106 and 110. Copies of the letters to the SHPO and Council are at enclosures 6 & 7.

Please review the above information, the enclosed documents and provide us with your determination of the level of documentation required for the Historic American Building Survey. If you have any questions, please contact Michael J.P. Kelly, Historic Preservation Officer, Cultural Resources Officer, Presidio of Monterey, at (831) 242-7922.

Sincerely,

James M. Willison  
Director, Environmental and Natural  
Resources Management

Enclosures

CF: SHPO



**Enclosure 2**

Photographs of Buildings 279, 281,  
282, 283, surrounding area, and  
view shed

| Photo ID | Building ID | View | Elevation | Description  |
|----------|-------------|------|-----------|--|
| 01       | 283         | E    | W         | View from Building 343 towards Bay and Building 283  |
| 02       | 282/281     | E    | W         | View from Building 343 towards Bay and Buildings 281 and 282   |
| 03       | 281         | E    | W         | View from Building 343 showing part of Building 281, and Buildings 275 and 276 to the south                |
| 04       | 281/282     | NE   | S         | Buildings 281 and 282 from across Fitch Avenue   |
| 05       | 281         | NE   | S         | Side view of Building 281, view shed towards Bay   |
| 06       | 281/282     | E    | S         | View shed from hill west of Buildings 281 and 282  |
| 07       | 279/281     | N    | S         | View from between Buildings 275 and 276, view shed towards Buildings 279 and 281.                          |
| 08       | 279         | N    | S         | View from between Buildings 274 and 275, view shed towards 279 with residences off installation behind.    |
| 09       | 279/281     | NW   | S         | View from Building 273, view shed towards Buildings 279 and 281 with residences off installation behind.   |
| 10       | 279/281     | W    | E         | View from Building 269, east elevation of Buildings 279 and 281.   |
| 11       | 279         | NW   | N/A       | Private Bolio Road and off installation residences located north of Building 279.                          |
| 12       | 279         | W    | E         | Building 279   |
| 13       | 279         | N    | S         | Building 279   |
| 14       | 279         | E    | W         | Building 279   |
| 15       | 279         | NW   | N/A       | Building 279 Vehicle wash area   |
| 16       | 279         | N    | N/A       | Building 279 Interior  |
| 17       | 279         | E    | N/A       | Parking near and around Building 279   |
| 18       | 281         | W    | E         | Building 281   |
| 19       | 281         | W    | E         | Building 281 Close up  |
| 20       | 281         | W    | E         | Building 281 Close up  |
| 21       | 279/281     | N    | N/A       | Fence between Buildings 279 and 281, towards Private Bolio Road, view towards off installation residences. |
| 22       | 281         | NW   | S         | Building 281 Close up  |
| 23       | 281         | N    | S         | Building 281   |
| 24       | 281         | NE   | W         | Building 281   |
| 25       | 281         | E    | W         | Building 281 Close up  |
| 26       | 283         | W    | E         | Building 283   |
| 27       | 283         | NW   | E         | Building 283 Close up  |
| 28       | 283         | NW   | S         | Building 283   |
| 29       | 283         | E    | W         | Building 283 Partial view with exterior pipes  |
| 30       | 282         | SE   | N         | Building 282   |
| 31       | 282         | W    | E         | Building 282   |
| 32       | 282         | NW   | E         | Building 282 Close up  |
| 33       | 282         | N    | S         | Building 282   |
| 34       | 282         | NE   | W/S       | Building 282 Partial view of west and south elevations   |
| 35       | 281/282     | E    | N/A       | Buildings 281 and 283 from corner of Fitch/Stillwell and highest hill above buildings                      |
| 36       | 345         | E    | N/A       | Corner of Building 345 view shed towards Bay   |
| 37       | 281/283     | W    | N         | Buildings 281 and 283 north elevations from residences outside of installation                             |
| 38       | 281/283     | W    | N/A       | Buildings 281 and 283 from across Private Bolio Road from residences on Dickman Avenue off installation    |

| <b>Photo ID</b> | <b>Building ID</b> | <b>View</b> | <b>Elevation</b> | <b>Description</b>       |
|-----------------|--------------------|-------------|------------------|--------------------------|
| 39              | 281                | S           | N                | Building 281             |
| 40              | 283                | S           | N                | Building 283             |
| 41              | 282                | N/A         | N/A              | Interior of Building 282 |
| 42              | 282                | N/A         | N/A              | Interior of Building 282 |
| 43              | 281                | N/A         | N/A              | Interior of Building 281 |
| 44              | 281                | N/A         | N/A              | Interior of Building 281 |
| 45              | 281                | N/A         | N/A              | Interior of Building 281 |
| 46              | 281                | N/A         | N/A              | Interior of Building 281 |
| 47              | 281                | N/A         | N/A              | Interior of Building 281 |
| 48              | 281                | N/A         | N/A              | Interior of Building 281 |
| 49              | 281                | N/A         | N/A              | Interior of Building 281 |
| 50              | 281                | N/A         | N/A              | Interior of Building 281 |



Photo 02



Photo 04



Photo 01



Photo 03



Photo 06



Photo 08



Photo 05



Photo 07



Photo 10



Photo 12



Photo 09



Photo 11



Photo 14



Photo 16



Photo 13



Photo 15



Photo 18



Photo 20



Photo 17



Photo 19



Photo 22



Photo 24



Photo 21



Photo 23



Photo 26



Photo 28



Photo 25



Photo 27



Photo 30



Photo 32



Photo 29



Photo 31



Photo 34



Photo 36



Photo 33



Photo 35



Photo 38



Photo 40



Photo 37



Photo 39



Photo 42



Photo 44



Photo 41



Photo 43



Photo 46



Photo 48



Photo 45



Photo 47



Photo 50



Photo 49



- Legend**
- Entrance Gates
  - Building
  - Historical Locations
  - Reservation Boundary

**PRESIDIO OF MONTEREY HISTORIC DISTRICT  
BUILDINGS 279, 281, 282 AND 283**

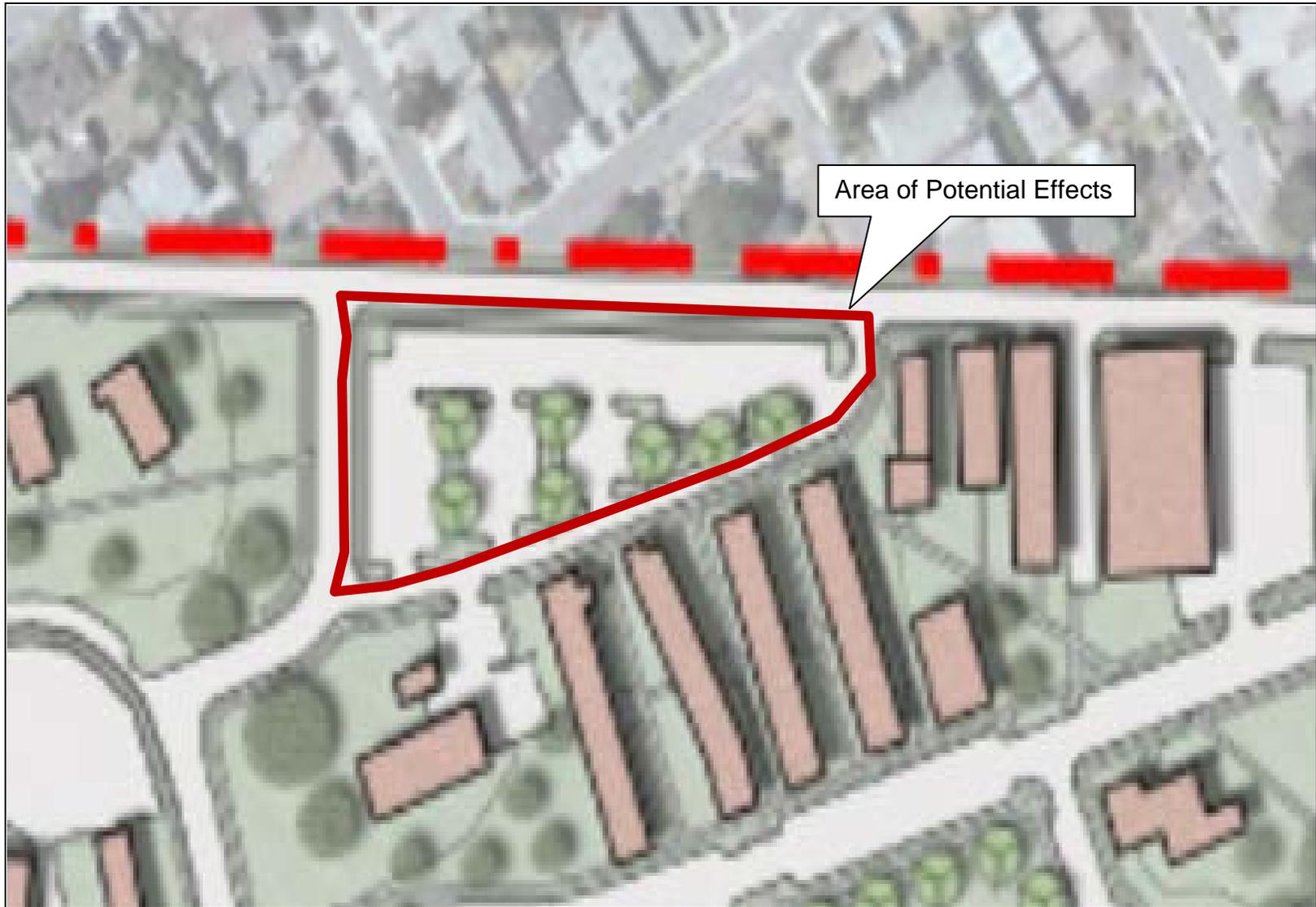
|   |  |
|---|--|
| <ul style="list-style-type: none"> <li> Area of Potential Effects</li> <li> Visual Area of Potential Effects</li> </ul> | <ul style="list-style-type: none"> <li> Historic District</li> <li> Installation Boundary</li> </ul> |
|---|--|

0 100 200 400 Feet

Current as of: MAY 2011

Date Approved: \_\_\_\_\_ Sheet Number: 1 of 1

**Enclosure 3**



**Enclosure 4**  
Proposed Plan for Parking Lot

**Enclosure 5**

Email correspondence with CA SHPO

**From:** [Carroll, Ed@Parks](mailto:Carroll.Ed@Parks)  
**To:** [Montag, Melissa L SPK](mailto:Montag.Melissa.L.SPK)  
**Subject:** RE: Presidio of Monterey consultation in 2002 (UNCLASSIFIED)  
**Date:** Thursday, January 17, 2013 3:46:27 PM

---

Melissa, no dice I am afraid. Looked all over but could not find anything relating to the presidio or those buildings for that time period.

Ed

Ed Carroll  
Historian  
Review and Compliance Unit  
Office of Historic Preservation  
(916) 445-7006  
1725 23rd Street, Suite 100  
Sacramento, California 95816

Please note email address is now: [Ed.Carroll@parks.ca.gov](mailto:Ed.Carroll@parks.ca.gov)

From: Montag, Melissa L SPK [<mailto:Melissa.L.Montag@usace.army.mil>]  
Sent: Thursday, January 17, 2013 3:03 PM  
To: Carroll, Ed@Parks  
Subject: Presidio of Monterey consultation in 2002 (UNCLASSIFIED)

Classification: UNCLASSIFIED  
Caveats: NONE

Hi Ed,

Thanks for looking around for this information. I'm looking for any consultation letters, to include possibly a draft MOA, that probably would have been sent around April 2002. At the time this was specifically in reference to HABS documentation for Buildings 279, 281, and 282. Anything you have would be helpful to see, or confirmation that you don't have anything in your files works too.

Thank you!

Melissa Montag  
Senior Environmental Manager/Historian  
U.S. Army Corps of Engineers  
Cultural, Recreation & Social Assessment Section (CESPK-PD-RC)  
1325 J Street

**Enclosure 6**  
Presidio of Monterey  
1985 NRHP Nomination Form

DRAFT

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# National Register of Historic Places Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

## 1. Name

historic Presidio of Monterey

and/or common Presidio of Monterey

## 2. Location

street & number Presidio of Monterey \_\_\_\_\_ not for publication

city, town Monterey \_\_\_\_\_ NA vicinity of

state California code \_\_\_\_\_ county Monterey 93940 code \_\_\_\_\_

## 3. Classification

| Category                                     | Ownership                                  | Status  | Present Use                                  |  |
|--|--|---|--|--|
| <input checked="" type="checkbox"/> district | <input checked="" type="checkbox"/> public | <input checked="" type="checkbox"/> occupied          | <input type="checkbox"/> agriculture         | <input type="checkbox"/> museum            |
| <input type="checkbox"/> building(s)         | <input type="checkbox"/> private           | <input type="checkbox"/> unoccupied                   | <input type="checkbox"/> commercial          | <input type="checkbox"/> park              |
| <input type="checkbox"/> structure           | <input type="checkbox"/> both              | <input type="checkbox"/> work in progress             | <input type="checkbox"/> educational         | <input type="checkbox"/> private residence |
| <input type="checkbox"/> site                | <b>Public Acquisition</b>                  | <b>Accessible</b>                                     | <input type="checkbox"/> entertainment       | <input type="checkbox"/> religious         |
| <input type="checkbox"/> object              | <input type="checkbox"/> NA in process     | <input type="checkbox"/> yes: restricted              | <input type="checkbox"/> government          | <input type="checkbox"/> scientific        |
|  | <input type="checkbox"/> being considered  | <input checked="" type="checkbox"/> yes: unrestricted | <input type="checkbox"/> industrial          | <input type="checkbox"/> transportation    |
|  |  | <input type="checkbox"/> no                           | <input checked="" type="checkbox"/> military | <input type="checkbox"/> other:            |

## 4. Owner of Property

name Department of Defense

street & number Presidio of Monterey

city, town Monterey \_\_\_\_\_ vicinity of state California

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Monterey County Recorder

street & number 240 Church Street

city, town Salinas \_\_\_\_\_ state California

## 6. Representation in Existing Surveys

title See Continuation Sheets has this property been determined eligible?  yes  no

date \_\_\_\_\_ federal  state  county  local

depository for survey records \_\_\_\_\_

city, town \_\_\_\_\_ state \_\_\_\_\_

100-07 72 A 1 3-1-84 11/1/84

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The Presidio of Monterey Historic District is not included in any major existing survey: National Register of Historic Places, Historic American Building Survey, Historic American Engineering Record, California Historic Landmark, or California Point of Historical Interest. Neither has this property been determined eligible for listing in the National Register of Historic Places under 36CFR63.

A portion of land included in this historic historic district was, however, listed in the National Register as part of a nomination, the historic name for which was "El Castillo" and common name was "Monterey Monuments." This property was listed on November 23, 1971. The area of overlap between this nomination and the earlier listing is about 8.8 acres. This areas contains none of the historic resources specifically enumerated in the 1971 National Register nomination.

## 7. Description

|   |                                       |   |   |
|---|---------------------------------------|---|---|
| Condition                                     |                                       | Check one                                   | Check one   |
| <input checked="" type="checkbox"/> excellent | <input type="checkbox"/> deteriorated | <input type="checkbox"/> unaltered          | <input checked="" type="checkbox"/> original site |
| <input checked="" type="checkbox"/> good      | <input type="checkbox"/> ruins        | <input checked="" type="checkbox"/> altered | <input type="checkbox"/> moved date <u>NA</u>     |
| <input checked="" type="checkbox"/> fair      | <input type="checkbox"/> unexposed    |   |   |

### Describe the present and original (if known) physical appearance

The Presidio of Monterey Historic District includes 119 historic resources located in an area of about 75 acres, within the Presidio of Monterey Army base. The period of significance for this district is 1902-39, when it operated as a cavalry-infantry-artillery cantonment. The primary period of significance is the period, 1902-10, when the post was initially planned and constructed. Seventy structures date to 1902-10, 23 to the years 1911-39. Twenty-six structures, 22 percent of the total, were built in the 1940's and are treated as non-contributing members of this district in that they were built after the period of significance. Integrity of individual structures and for the district generally is very good.

### Setting for the District

The Presidio of Monterey Historic District occupies roughly 1/5 the area of the Presidio of Monterey (POM). The POM is a 392-acres subinstallation of Fort Ord, California. It is located just north of the City of Monterey, California. It is a long and narrow post extending a distance of about 1 1/2 miles between Monterey Bay on the east and State Highway 68 on the west. The terrain is steep, rising from 30 feet above sea level at the eastern fenceline to 770 feet near the western boundary. Land within the boundaries of this historic district range from about 126 to 350 feet above sea level.

Few areas within the POM include undisturbed native vegetation. The area encompassed by historic district boundaries, the areas used most extensively over many decades, is dominated by exotic plants and cultivated stands of native trees and shrubs. Trees found in the district include eucalyptus, California live oak, Chinese elm, Monterey cypress, and small stands of redwood and date palms. Large open spaces are common within the district, at the Parade Ground and in areas separating officer and enlisted men quarters. These give an impression of spaciousness and a parklike setting to much of the historic district.

The boundaries for the historic district are easily perceived. At the north and south, the fenceline for the POM also serves as the boundary for the historic district, separating military resources from adjoining civilian residential and commercial structures and city streets. At the west, the irregularly-shaped boundary separates small-scale early twentieth century residential structures from large office buildings from the 1960s and 1970s. At the east, the district boundary is an arbitrary line drawn just below Ft. Mervine Place. This line includes all significant resources in the built-up part of the post at the top of the hill and excludes the hill itself and scattered buildings below the hill, mostly dating to the World War II period. Also located in the excluded area to the east are several significant (See continuation sheet)

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archeological and commemorative sites associated with eighteenth and nineteenth century military fortifications in the area. As discussed below, these sites were listed in the National Register of Historic in an earlier nomination. In each case, the boundary reflects a readily apparent gap in the integrity of this district, separating clustered contributing structures from clusters of non-contributors.

Appearance of District -- Today and in Periods of Significance

As noted, the period of significance for this historic district is 1902-39, with a primary period of significance for the years, 1902-10. The original plan of the post is illustrated in Figure 1, a reproduction of a 1911 map of the post, keyed to indicate which 1911 buildings do and do not exist today. As that figure indicates, the vast majority of these structures are still standing on their original locations. They are also largely unmodified. In comparing Figure 1 with the historic district map, Figure 2, it can be seen that post-1911 construction conforms with the original plan of the post and did not involve significant removal of the early structures.

While non-contributors comprise 22 percent of structures in the district, these non-contributors are less intrusive than their numbers might suggest. This is true for several reasons. First, the district is dominated by the 1902-10 structures, which constitute more than half the total and which, because they are directly related to the original post plan, are sited most prominently.

Second, most non-contributors are quite small and/or sited unobtrusively. More than one-third of the non-contributors are garages from the 1940s, each about 400 square feet in floor area. These garages, while non-contributors because they were not built during the period of significance for this district, are reasonably compatible with the early residential structures with which they are currently associated. Many of the larger non-contributors are situated inconspicuously, such as the row of 1940s barracks (Buildings 204-207) along the southern fenceline. Only the large 1940s barracks along Kit Carson Road (Buildings 339-341) and the 1940s induction center (Buildings 231-234) are intrusive in the sense of disrupting the historical scene.

Types of Resources Within the Historic District

Resources within this historic district are described in detail in the attached inventory forms (DPR-523). The following

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generalizations characterize these structures as to age, function, materials and design.

With regard to age, the largest group of structures, as noted, date to the period, 1902-10, in which the post was planned, built, and named the Presidio of Monterey. There are 70 such structures. Three structures were built in the decade, 1911-20, 13 in the decade, 1921-1930, seven during the 1930s, and 26 during the 1940s.

Functionally, the buildings fall into four basic categories: single family officers' quarters, enlisted men's barracks, administrative, recreational and educational buildings, and various utility buildings. Residential structures date almost exclusively to the primary period of significance. Administrative, educational, and recreational buildings were built in the early years as well as the 1920s and 1930s. While some utility buildings remain from the early post, the majority of utility structures date to the 1940s, owing to the existence of numerous 1940s garages.

There is a remarkable uniformity of materials and workmanship throughout the district. With few exceptions, buildings are wood framed, sheathed in drop siding, with a gabled or hip roof, set on a foundation of wooden posts and concrete piers. These structures were originally painted white but are now painted a uniform tan, save for officers' housing and the officers club.

Architecturally, the district is unusual among California Army posts in that the "style" is distinctively that of the Quartermaster Corps, with no direct equivalent in civilian architecture. When the POM was hastily laid out in 1902-03, the supervising Quartermaster, E.H. Plummer, made no effort to mimic residential or commercial styles as was done in other California post built up in the early decades of the twentieth century, such as the Presidio of San Francisco, Ft. MacArthur in Los Angeles, or the East Garrison on Angel Island in San Francisco Bay. Plummer's model was an intra-Army tradition. As discussed in the Statement of Significance in this nomination, Plummer most likely patterned the post after Quartermaster Corps buildings from the Philippines; Plummer had worked on bases in the Philippines and these structures resemble period structures on American bases in that area. This style of building was apparently referred to as the "bungalow" by the Quartermaster Corps, but shares nothing with residential bungalow design except a common origin in tropical architecture.

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After Plummer left the post in 1903, the design for structures changed substantially, away from Plummer's rather austere style to a more formal style that draws upon neoclassical forms and decorative detail. This shift is seen most dramatically in the 1904 Post Exchange (NCO Club, Building 221), and in the 1922 Post School (Post Headquarters, Building 277), essentially a Georgian residential-style structure. The shift in emphasis is more subtle in lesser structures. The 1922 officer quarters, for example, are quite similar to their 1903 counterparts, except for a pedimented porch and sidelights around the door.

Despite this shift in emphasis, the buildings in the district are notable for the restrained manner in which decorative detail is utilized. Such detail as exists is drawn from a neoclassical vocabulary. For example, attic vents in 1903 barracks are made to be part of a modified Palladian motif by surrounding the vents with smaller windows. Only rarely, as in the NCO Club, is this neoclassical detail brought together into an integrated architectural statement.

GENERAL DESCRIPTION OF THE DISTRICT

The plan of the original POM, as well as the appearance of this historic district, can be understood as comprising three enclosed spaces -- the parade grounds, "Officers' Row", and the cavalry quarters.

The parade ground is the visual and functional center of the district. The parade area itself is an open field of about 7 acres. Dominant architectural features in this area are twelve large 1903 barracks, while line the parade grounds on the north and south. At the northeast corner of the parade ground is the 1904 Officers Club and the 1922 Post Headquarters. The southeast corner of this area is anchored by the 1906 NCO Club, the 1908 bowling alley, and a 1903/08 barracks building (Building 219). The historical scene is interrupted on the east by the presence of four 1940s induction center buildings and, to a lesser degree, on the west by the 1940 chapel and chaplains' office. Other buildings are located on the periphery of this area, east, north, and south of the structures that face the parade grounds.

Officers' Row is a horse shoe-shaped cluster of 1903 single family residences, with a smaller group of duplexes from 1908, which ring the crest of a hill overlooking the parade ground.

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Single-family residences generally range in size from 2400 square feet to the 5400 square foot Building 327, the historic home of the Post Commander. The single family homes are quite similar one to the other, as are the duplexes. The single-family homes were, however, given individual identities at the time they were constructed, according to the rank and tastes of the original occupants. They have also been modified through the years. While integrity for individual buildings has suffered in varying degrees, the integrity of the ensemble is still quite high. Intrusions in this area include three large barracks and several garages from the 1940s.

The third area, the early cavalry quarters, was planned after the parade ground and Officers' Row areas were already under construction and, for this reason, violates the apparent intent of E.H. Plummer to cluster enlisted men and officers in two distinct zones. The structures in the cavalry area -- four barracks and ten officers quarters -- are quite similar to counterpart structures elsewhere, but are clustered together in the same general area. There are few intrusion in this area of the district. The setting for these structures has suffered, however, through the construction of new, large office buildings to the south and west.

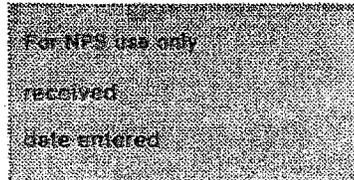
As noted, twelve small automobile garages exist within the Officers' Row and cavalry quarters sections of the historic district. Eight were constructed during the 1940s, four were constructed in 1930. Each of these small, utilitarian buildings is relatively inconsequential in terms of size, function or architectural merit. The four 1930 garages are identified as marginal contributors to this historic district because they were built during the period of significance for the district and are unmodified.

LIST OF CONTRIBUTING AND NON-CONTRIBUTING STRUCTURESContributing

| <u>Building Number</u> | <u>Date of Construction</u> | <u>Original Use</u> |
|------------------------|-----------------------------|---------------------|
| 208                    | 1910                        | Assembly Hall       |
| 209                    | 1903                        | Barracks            |
| 210                    | 1903                        | Barracks            |
| 211                    | 1903                        | Barracks            |
| 212                    | 1903                        | Barracks            |
| 213                    | 1903                        | Barracks            |
| 214                    | 1903                        | Barracks            |

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Contributing [continued]

| <u>Building Number</u> | <u>Date of Construction</u> | <u>Original Use</u>      |
|------------------------|-----------------------------|--------------------------|
| 215                    | 1903                        | Barracks                 |
| 216                    | 1903                        | Barracks                 |
| 218                    | 1903                        | Barracks                 |
| 219                    | 1904                        | Bathhouse                |
| 220                    | 1908                        | Bowling Alley            |
| 221                    | 1904                        | Post Exchange            |
| 228                    | 1934                        | Gymnasium                |
| 251                    | 1935                        | Flagpole                 |
| 254                    | 1929                        | Ordnance Storehouse      |
| 255                    | 1904                        | Ordnance Storehouse      |
| 256                    | 1904                        | Ordnance Storehouse      |
| 257                    | 1932                        | Ordnance Storehouse      |
| 261                    | 1903                        | Warehouse                |
| 262                    | 1904                        | Oil Storehouse           |
| 263                    | 1903                        | Guardhouse               |
| 267                    | 1903                        | Commissary               |
| 268                    | 1903                        | Quartermaster Storehouse |
| 269                    | 1912                        | Quartermaster Storehouse |
| 270                    | 1918                        | Storehouse               |
| 272                    | 1922                        | Service Club             |
| 273                    | 1903                        | Barracks                 |
| 274                    | 1903                        | Barracks                 |
| 275                    | 1903                        | Barracks                 |
| 276                    | 1903                        | Barracks                 |
| 277                    | 1922                        | Post School              |
| 278                    | 1914                        | Telephone Exchange       |
| 279                    | 1904                        | Wagon Shed               |
| 281                    | 1921                        | Repair Shop              |
| 282                    | 1903                        | Coal Shed                |
| 283                    | 1903                        | Powerhouse               |
| 301                    | 1935                        | Entrance Gate            |
| 306                    | 1903                        | Officers Quarters        |
| 307                    | 1903                        | Officers Quarters        |
| 309                    | 1903                        | Officers Quarters        |
| 311                    | 1903                        | Officers Quarters        |
| 312                    | 1903                        | Officers Quarters        |
| 314                    | 1903                        | Officers Quarters        |
| 316                    | 1932                        | Servants Quarters        |
| 317                    | 1903                        | Officers Quarters        |
| 319                    | 1903                        | Officers Quarters        |

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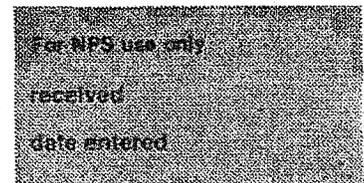
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Contributing [continued]

| <u>Building Number</u> | <u>Date of Construction</u> | <u>Original Use</u> |
|------------------------|-----------------------------|---------------------|
| 320                    | 1903                        | Officers Quarters   |
| 322                    | 1903                        | Officers Quarters   |
| 323                    | 1904                        | Tennis Courts       |
| 326                    | 1904                        | Officers Club       |
| 327                    | 1903                        | Officers Quarters   |
| 329                    | 1932                        | Servants Quarters   |
| 330                    | 1903                        | Officers Quarters   |
| 332                    | 1903                        | Officers Quarters   |
| 333                    | 1903                        | Officers Quarters   |
| 335                    | 1903                        | Officers Quarters   |
| 336                    | 1903                        | Officers Quarters   |
| 338                    | 1903                        | Officers Quarters   |
| 345                    | 1903                        | Officers Quarters   |
| 346                    | 1903                        | Officers Quarters   |
| 347                    | 1930                        | Garage              |
| 348                    | 1903                        | Officers Quarters   |
| 349                    | 1903                        | Officers Quarters   |
| 351                    | 1903                        | Officers Quarters   |
| 353                    | 1930                        | Garage              |
| 354                    | 1903                        | Officers Quarters   |
| 355                    | 1903                        | Officers Quarters   |
| 356                    | 1903                        | Officers Quarters   |
| 357                    | 1903                        | Officers Quarters   |
| 358                    | 1908                        | NCO Quarters        |
| 359                    | 1903                        | Mess Hall           |
| 361                    | 1903                        | Officers Quarters   |
| 364                    | 1903                        | NCO Quarters        |
| 429                    | 1922                        | Officers Quarters   |
| 430                    | 1903                        | Officers Quarters   |
| 431                    | 1903                        | Officers Quarters   |
| 432                    | 1930                        | Garage              |
| 433                    | 1903                        | Officers Quarters   |
| 434                    | 1903                        | Officers Quarters   |
| 435                    | 1930                        | Garage              |
| 437                    | 1903                        | Officers Quarters   |
| 444                    | 1922                        | Officers Quarters   |
| 445                    | 1922                        | Officers Quarters   |
| 447                    | 1922                        | Officers Quarters   |
| 449                    | 1922                        | Officers Quarters   |
| 450                    | 1903                        | Barracks            |
| 451                    | 1903                        | Barracks            |

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Contributing [continued]

| <u>Building Number</u> | <u>Date of Construction</u> | <u>Original Use</u> |
|------------------------|-----------------------------|---------------------|
| 452                    | 1903                        | Barracks            |
| 453                    | 1903                        | Barracks            |
|                        | 1902                        | Soldier Field       |
|                        | 1902-03                     | Road System         |
|                        | 1935                        | Retaining Walls     |

Non-Contributing

| <u>Building Number</u> | <u>Date of Construction</u> | <u>Original Use</u> |
|------------------------|-----------------------------|---------------------|
| 204                    | 1941                        | Barracks            |
| 205                    | 1941                        | Barracks            |
| 206                    | 1941                        | Barracks            |
| 207                    | 1941                        | Barracks            |
| 217                    | 1943                        | Water Pump          |
| 230                    | 1941                        | Service Station     |
| 231                    | 1941                        | Induction Center    |
| 232                    | 1941                        | Induction Center    |
| 233                    | 1941                        | Induction Center    |
| 234                    | 1941                        | Induction Center    |
| 271                    | 1940                        | Storehouse          |
| 324                    | 1941                        | Barracks            |
| 325                    | 1941                        | Chapel              |
| 337                    | 1940                        | Garage              |
| 339                    | 1943                        | Barracks            |
| 340                    | 1943                        | Barracks            |
| 341                    | 1943                        | Barracks            |
| 343                    | 1942                        | Telephone Exchange  |
| 350                    | 1940                        | Garage              |
| 352                    | 1940                        | Garage              |
| 360                    | 1940                        | Garage              |
| 363                    | 1940                        | Garage              |
| 428                    | 1940                        | Garage              |
| 446                    | 1940                        | Garage              |
| 448                    | 1940                        | Garage              |
| 454                    | 1943                        | Fire Station        |

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BOUNDARY JUSTIFICATION AND RELATIONSHIP BETWEEN THIS HISTORIC DISTRICT AND OTHER PROPERTIES LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES

On November 23, 1981, the Keeper of the National Register listed a property whose historic name was "El Castillo" and whose common name was "Monterey Monuments." As was commonly the case with early National Register nominations, the inventory form for this property was somewhat ambiguous as to boundaries and listed properties. Boundaries were defined by four latitude-longitude points and encompassed a little more than 60 acres. Included therein was the portion of the POM east of the parade ground as well as residential areas of Monterey and some submerged lands of Monterey Bay.

The form was also ambiguous as to which properties within that area were to be listed in the National Register. The historic name as well as the general thrust of the statement of significance clearly indicate that the focus for the nomination was the site of "El Castillo," an eighteenth century Spanish redoubt. Mention was also made of Ft. Mervine, an 1846 American fort, monuments to Commodore John Sloat and Fr. Junipero Serra, a prehistoric archeological site (4-MNT-101), as well as three unnamed prehistoric archeological sites.

Resources listed in the "El Castillo" nomination are unrelated to the present nomination, which concerns a twentieth century Army post. The earlier nomination also included land that was, for the most part, specifically excluded from this nomination. It does appear, however, that the boundary for the 1971 nomination and the boundaries for this nomination overlap in one area near Ft. Mervine Place, east of the parade ground.

This historic district nomination is not a revision to the earlier nomination but a new nomination concerning a different resource type. It is not intended for this nomination to affect in any way the National Register listing of November 23, 1971.

The boundaries for this historic district were chosen taking into account: a) the historical theme and period of significance; b) cohesiveness and integrity of the district; and c) a concern to make National Register boundaries match the historical boundaries of the Presidio of Monterey to the extent possible.

District boundaries were selected at the completion of a comprehensive survey of all pre-1946 resources located at the POM. An inventory form (DPR-523) was prepared for each such property, documenting date of construction, historical use, and integrity.

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At the completion of this survey, boundaries were selected to balance the three criteria mentioned above. The eastern boundary defines a significant break in the integrity of resources that pertain to the theme of this historic district. The excluded eastern area includes five large World War II buildings, a 1931 warehouse, two badly altered gunsheds from the 1920s, and a 1903 and 1908 structure, each altered beyond recognition. It also excludes the archeological and commemorative resources mentioned above which, while highly significant, are unrelated to this historic district.

To the north and south, district boundaries are the boundaries for the Presidio of Monterey. To the west, the boundary is an irregular form designed to separate pre-1940 structures from those built after 1940. The boundary follows Army Street, which runs behind the homes of Officers' Row. The western boundary then loops to include the old cavalry quarters. This loop was necessary to include a large number of 1903 structures as well as four structures from 1922 and to exclude dozens of recent buildings. Some older buildings do lie beyond this western boundary, including a 1929 instructional building and two warehouses from the 1930s. To include these, however, would have required inclusions of dozens of recent structures as well, significantly diminishing the integrity of the district.

## 8. Significance

| Period                                    | Areas of Significance—Check and justify below    |   |   |  |
|---|--|---|---|--|
| <input type="checkbox"/> prehistoric      | <input type="checkbox"/> archeology-prehistoric  | <input type="checkbox"/> community planning     | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion        |
| <input type="checkbox"/> 1400-1499        | <input type="checkbox"/> archeology-historic     | <input type="checkbox"/> conservation           | <input type="checkbox"/> law                    | <input type="checkbox"/> science         |
| <input type="checkbox"/> 1500-1599        | <input type="checkbox"/> agriculture             | <input type="checkbox"/> economics              | <input type="checkbox"/> literature             | <input type="checkbox"/> sculpture       |
| <input type="checkbox"/> 1600-1699        | <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> education              | <input checked="" type="checkbox"/> military    | <input type="checkbox"/> social/         |
| <input type="checkbox"/> 1700-1799        | <input type="checkbox"/> art                     | <input type="checkbox"/> engineering            | <input type="checkbox"/> music                  | <input type="checkbox"/> humanitarian    |
| <input type="checkbox"/> 1800-1899        | <input type="checkbox"/> commerce                | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy             | <input type="checkbox"/> theater         |
| <input checked="" type="checkbox"/> 1900- | <input type="checkbox"/> communications          | <input type="checkbox"/> industry               | <input type="checkbox"/> politics/government    | <input type="checkbox"/> transportation  |
|   |  | <input type="checkbox"/> invention              |   | <input type="checkbox"/> other (specify) |

Specific dates 1902-1943 Builder/Architect U.S. Army, Quartermaster Corps

Statement of Significance (in one paragraph)

SUMMARY STATEMENT OF SIGNIFICANCE

The Presidio of Monterey Historic District is significant under National Register Eligibility Criteria A and C, in the areas of military and architectural history. In military history, the district is strongly associated with key military developments of the years 1902-03, including the end of the Philippine Insurrection and the efforts by the War Department under Secretary Elihu Root to develop a more efficient Army post plan. In architectural history, this district is unique among early twentieth century military posts in California in that the structures there, particularly the earliest structures, draw exclusively upon Army military traditions and have no direct equivalent in civilian architecture. Finally, the district is extraordinarily cohesive, evoking a strong feeling of time and place, with nearly all original 1902-10 structures still standing and with few intrusions.

BRIEF HISTORY OF THE DISTRICT

The military reservation now known as the Presidio of Monterey has been used periodically for military purposes since the late eighteenth century. In 1792, Spanish authorities, whose California capital was in Monterey, erected "El Castillo," a small defensive battery or redoubt on land now part of the Presidio of Monterey. It stood east of this historic district, near the eastern fenceline for the POM. (Whitehead, 1983; Spencer-Hancock and Prichard, 1984) When American forces captured Monterey during the Mexican War, they erected a new battery uphill from El Castillo. This battery, variously called Ft. Mervine and Ord Barracks, was utilized briefly during the Mexican War and again during the Civil War. (Sherman, 1891) The American fort was abandoned in 1867 and it and El Castillo fell into ruins. The El Castillo and Ft. Mervine ruins, with associated commemorative sites and prehistoric archeological sites, were listed in the National Register of Historic Places in 1971.

In mid-1902, as the Philippine Insurrection drew to a close with the surrender of insurrection leaders, the U.S. Army desperately sought new or enlarged military posts on the United States Pacific coast, to garrison and train troops for possible duty in new territories in the Pacific. In July, 1902, Army officials from San Francisco investigated the abandoned and nearly forgotten reservation in Monterey. They recommended that it be activated to garrison troops returning from the Philippines. (See continuation sheet)

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Once this decision was made, work on the new post proceeded at a remarkable pace. In September, 1902, the 15th Infantry arrived in Monterey. By October, they had begun clearing the land for construction. By July, 1903, living quarters and necessary utility buildings had been erected sufficient to garrison troops from the 15th Infantry and several units of the 9th Cavalry.

Between 1904 and 1910, many additional buildings were constructed on the post to transform the original cantonment into a "permanent" post in which artillery, infantry, and cavalry units could conduct joint training exercises and in which specialized technical instruction could be offered.

The POM continued to operate as originally planned until 1940. A variety of infantry, cavalry, and artillery units were stationed there, although two units -- the 11th Cavalry and the 2nd Battalion of the 76th Field Artillery -- were there for the longest time. The function of the post changed radically in 1940, when hostilities in Europe caused the Army to question the usefulness of "horsed" posts, those with cavalry and horse-drawn artillery units. The cavalry and artillery units at POM were disbanded and the POM became a temporary induction center. It would not regain its original functions after the war. Today it serves as home to the Defense Language Institute, with many of the old barrack serving as classrooms and officers' quarters serving as residences for officers of units stationed in the Monterey area.

From the above, we can conclude that the period of significance for this historic district is 1902-1939, with the primary period of significance being the years, 1902-10, in which the post was laid out and its function established.

SIGNIFICANCE IN MILITARY HISTORY

The U.S. Army was reorganized in the first decade of the twentieth century, in part as a response to problems encountered during the Spanish-American War and subsequent attempts to govern newly-acquired territories. The Presidio of Monterey is strongly associated with this important phase of military planning and is a well-preserved example of the type of post produced during this period.

The Spanish-American War ended with American troops occupying far-flung territories, creating logistical and administrative problems never before encountered by the U.S. Army.

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In response to these problems, and in keeping with his management philosophy, Secretary of War, Elihu Root, reorganized the basic command structure within the War Department, creating the General Staff in 1903. (Weighley, 1962, pp. 190-2; Weighley, 1967, p. 325; Matloff, 1969, pp. 347-52; Palmer, 1979, pp. 119-34; Huston, 1966, p. 294)

These reforms extended as well to the manner in which military posts were planned, constructed and operated. In November, 1901, Root appointed a Board of General Officers to study how military post construction could be made more efficient. The board's recommendations were presented to Congress in May, 1902, just months before work began on the POM. The board recommended that posts be made larger and wherever possible to include different types of units, for "efficiency of officers and men" and for "economy of administration." (Risch, 1962, pp. 580-1; Matloff, 1969, pp. 350-1) These new large and consolidated posts would not only be more economical, they would provide greater opportunity for specialized training, consistent with War Department directives of 1901 that each significant Army post include a "post school." (Weighley, 1967, p. 325) Further, these larger posts would allow for more and better recreational facilities to improve the quality of military life. (Risch, 1962, p. 583)

The drive to develop a new post design was hastened by the simple fact that the Spanish-American War and Philippine Insurrection had necessitated an increase in the size of the permanent Army. From a force of 25,000 in 1898, the Army had grown to an authorized strength of 100,000 and an actual force of 75,000 in 1902. (Matloff, 1969, pp. 350-1) Further, the end of major hostilities in the Philippines in 1902 made necessary the rapid construction of new domestic bases, particularly on the Pacific Coast to accommodate returning troops.

The POM typifies the Army post of the Root reorganization period, and in this respect is unique among California military installations. While the land had been used by Spanish, Mexican, and American troops in the mid-nineteenth century, the POM was fundamentally a product of the Root reorganization period.

As originally planned in 1902, the POM was to serve as a cantonment where troops returning from combat in the Philippines could rest, recuperate, and be trained for future service in the Pacific. Most of the post was dedicated for use by the 15th Infantry, which had seen hard combat on Luzon. (Mahon and Danysh,

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1972, pp. 353-368) Accommodations were added as well for several troops of the 9th Cavalry, which had also seen combat in the Philippines. Other Pacific Coast posts, including the Presidio of San Francisco, received Philippines veterans, but as augmentation to existing functions. The POM was activated specifically for this purpose.

Today, fifty-nine of the original structures remain from this post constructed in 1902-3. It conformed with the recommendations of the Board of General Officers to the extent that it involved different types of units, including infantry, cavalry, and artillery, and allowed for coordinated training. Planning had been hasty, however, and the 1903 post was a Spartan affair, including only barracks, officer quarters, and various types of stables and storage buildings.

Work was hardly complete on the 1903 buildings when Army officials began planning to expand the post to conform more closely with the board's recommendations. General Arthur MacArthur, who led American troops during the Philippine Insurrection and who was Commander of the Pacific Division in 1903, played a large role in expanding the POM. In his initial visit to the POM (Monterey New Era, 6-26-1903) and in subsequent inspections, MacArthur recommended construction of new administrative, recreational, and instructional facilities to transform the rather austere cantonment into a coordinated garrison featuring instructional and training facilities.

By 1910, this transformation was essentially complete and the POM was a modern Army base of the sort envisioned by Secretary Root. Structures built between 1904 and 1910 -- the 1904 Post Exchange (now the NCO Club, Building 221), the 1910 Assembly Hall (now the theater, Building 208), the 1904 Officers Club (Building 325), the 1908 bowling alley (Building 221), as well as a large hospital (recently demolished) -- illustrate the manner in which the post was transformed.

The instructional aspect of the post was emphasized from the outset. In 1907, the POM was made home to the School of Musketry for the California Department (War Department, 1907, pp. 199-203). Through the years, a variety of other schools were also sited at the POM, including a School for Cooks and Bakers in 1914 and a School for Auto Mechanics in 1920.

Coordinated training for infantry, artillery, and cavalry troops continued through the 1930s. The 15th Infantry and 9th

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Cavalry stayed at the POM through 1904. They were replaced by a succession of similar units -- the 20th Infantry, 1906-09, the 4th Cavalry, 1904-14, the 12th Infantry, 1909-14, the 1st Cavalry, 1914-19, the 11th Cavalry, 1919-40, and the 76th Field Artillery, 1922-40.

In summary, the military significance of the POM is defined, not by specific events, but in the degree to which this largely intact post embodies concepts prevailing during a key period in military planning. This plan, modern in 1902, was obsolete by 1940, when the post was relieved of most of its original responsibilities, and adapted for an entirely new purpose. The fact that this new purpose, home to the Defense Language Institute, involved a relatively low-impact adaptive reuse helps explain the remarkable state of preservation on the post.

In addition to its association with national themes in military history, the POM is quite significant at the local level. Monterey was a small city of a few thousand in 1900. The influx of 1000 troops into the area changed profoundly the society and economy of the area, a much greater effect than, say, that of the Presidio of San Francisco on its host community or of Fort MacArthur on Los Angeles.

Happily the effect appears to have been salutary. One cannot read weekly columns in local newspapers dealing with affairs at the POM without being impressed by the cordiality of military-civilian relations. Military parades and training exercises were popular spectator events among the people of Monterey, as were intra-service athletic events such as boxing, basketball, track and field, and equestrian competition. Civilian teams competed regularly with Army teams in baseball and boxing. Dances and balls were also occasions for civilian-military interaction. (Monterey New Era, 9-23-1903, 9-30-1903, 5-18-1904).

The POM was also precursor to the large World War II-era bases on the Monterey Peninsula. Between 1902-40, troops stationed at the POM conducted large training exercises on land outside the post. This land would become the massive Ft. Ord and Hunter-Liggett bases. The Army today plays an extraordinarily large role in life in the Monterey area, and the long service of the POM essentially paved the way for this military presence.

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SIGNIFICANCE IN ARCHITECTURAL HISTORY

The Presidio of Monterey Historic District is significant among California military posts as an exceptional example of what might be called "military vernacular" architecture of the early twentieth century. Where other early twentieth century military posts in California draw upon civilian architectural models, the POM is dominated by intra-Army building forms and styles. For this reason, the structures within this historic district form a distinct architectural entity that cannot easily be compared with contemporary civilian buildings or even with contemporary military posts in the region.

To understand why this historic districts looks as it does, we must appreciate the haste with which it was planned and built. As noted, only a few months passed between the decision to reactivate this post and the start of construction. This rapid planning took place in a context of extraordinary activity on the part of the Quartermaster Corps in cantonment construction throughout the world. Erna Risch, historian for the Quartermaster Corps, describes this flurry of construction activity:

Guided by the [Board of General Officers'] approved plan for a system of permanent posts, the Quartermaster's Department constructed and repaired, both in the United States and in the Philippine Islands, barracks, quarters, hospitals, storehouses, and miscellaneous buildings under the liberal appropriations made by Congress. "It is safe to say," the Quartermaster reported, "that a vastly greater amount of construction was planned, undertaken, and contracted for during the fiscal year 1902-03 than during any previous year in the history of the Army." (Risch, 1962, p. 581)

The task of designing and supervising construction of the POM fell to Major E.H. Plummer, a career officer with the Quartermaster Corps. Plummer's military career to 1902 included extensive experience both as architect-engineer and as a field commander. Like most nineteenth century engineers, civilian and military, Plummer was a generalist not a specialist, undertaking what is by today's standards a remarkably diverse group of projects. An 1877 graduate of West Point, Plummer began his career surveying a star route in Arizona. In New Mexico, he served as quartermaster for a regiment involved in the Geronimo campaign. In 1893-4, Plummer acted as Indian agent with the Navajo. During the Spanish-American

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War, he was quartermaster for the 14th Infantry in Cuba. From 1899 to 1901, Plummer served with the 35th Infantry in the Philippines. In 1901, he was assigned to California to design and construct a discharge camp on Angel Island in San Francisco Bay to accommodate troops returning from the Philippines. In 1902, Plummer was called upon to design and construct the new post in Monterey, which after 1904 would be called the Presidio of Monterey. (Monterey New Era, 7-15-03)

Plummer's career is important in that it began and ended in the military, including what appears to have been his only formal training at West Point. Forced to design a post quickly, Plummer drew upon the only building forms and styles with which he was familiar -- those of the U.S. Army. His planning for the POM appears to have been conducted in near isolation, assisted only by a crew of draftsmen on loan from the quartermaster of the California Department at the Presidio of San Francisco, (Monterey New Era, 7-15-03) and by skilled craftsmen of the 15th Infantry.

The particular element of military architecture with which Plummer and the men of the 15th Infantry were familiar was that of American posts recently constructed in the Philippines. Plummer had construction experience in the Philippines and it is likely that the men of the 15th Infantry, who with some civilian carpenters quickly and skillfully built most of the 1903 structures at the POM, were similarly employed in the Philippines. Available evidence suggests that Plummer, facing the staggering task of designing some eighty buildings in a few months, simply recreated or mimicked buildings from American posts in the Philippines.

The resemblance between the 1903 POM buildings and counterparts in the Philippines is most apparent in the 16 enlisted men barracks and in the few remaining quarters for non-commissioned officers. These share many features typical of tropical architecture. They are set on wooden post foundations, generally 3-4 feet from the ground. Every 1903 structure includes a porch or veranda, and on the barracks and non-commissioned officers' quarters, it extends the length of the facade. Wide overhangs are common to all 1903 buildings. Barracks are long and narrow, usually one room deep, with many opposing windows for cross ventilation.

While it appears that the Quartermaster Corps referred to this building type as a "bungalow," (Gebhard, 1983, p. 8-21) it bears little resemblance to the civilian residential style of the same name, which achieved considerable popularity in California at the same time. (Winter, 1980) The two do share a common origin in

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tropical architecture and a concomitant form designed to deal most efficiently with tropical conditions.

Plummer's structures, of which 59 remain, are easily recognizable within this historic district. They share the characteristics described above. They are also the most austere buildings on the post, being almost totally devoid of allusions to classical architecture. They are also easily recognizable because they, being related to the original plan of the post, are most prominently sited.

For several reasons, the character of the post changed after 1904. Plummer was reassigned in 1904 and was replaced by a succession of quartermasters. Equally important, after 1904 the emphasis of Army planners concerned with this post shifted from simply quartering veteran troops to building and maintaining a permanent post.

The architecture of the post changed to reflect this new emphasis. New "permanent" structures built after 1904 were adorned with design features from the neoclassical and the Colonial Revival vocabulary, features often used in federal architecture of the period to signify the "permanent" nature of governmental structures and functions. (Craig, 1978)

This shift in emphasis is evident in nearly all buildings from the years 1904-10. The 1904 Post Exchange, now the NCO Club, with its grand portico and articulated cornice, is perhaps the best example. The 1904 Officers Club, although now highly altered on the first story, is also a good example of this shift. The 1910 reinforced concrete Assembly Hall, contained neoclassical elements as originally designed, a fact that was skillfully emphasized in 1935 when a federal works crew added the complementary portico.

While it is correct to say that post-1904 buildings are generally less austere and more elegant than those of 1903, it is not correct to conclude that the POM ever achieved the architectural formality of other early twentieth century Army posts in California, such as the Presidio of San Francisco, Fort MacArthur, or some of the garrisons on Angel Island. These posts, designed by the Corps of Engineers, were consciously designed to conform with popular civilian residential and commercial styles, in part because they were located within large metropolitan areas. (Gebhard, 1983, p. 8-17) Post-1904 construction at the isolated POM can best be understood as a compromise between a desire on the one hand to express a more

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"permanent," less austere presence than the 1903 buildings, and, on the other hand, to maintain visual continuity with the numerous 1903 structures.

This compromise is achieved by maintaining the essential forms and materials from the 1903 post while varying architectural detail. The original drop siding, for example, was used on all post buildings through the 1930s. Large verandas are also used through the 1930s. An interesting example of how these two periods of construction converge can be found in Building 218, a 1903 barrack that was expanded in 1908. The 1903 portion was nearly identical to other 1903 barracks and was not altered at the time of the expansion. The 1908 addition, nearly twice the size of the original, includes a hip roof, recessed porch, and other features common to the 1904-10 buildings on the post. The combined structure, is not jarring or incongruous despite this alteration; the two generations of construction work together very well, even in the same building. A similar example can be found in the officers' quarters in the cavalry installation at the western end of the historic district, where 1922 residences conform with but are clearly dissimilar from the more numerous 1903 structures.

The architectural history of this post closely parallels its military history. The architectural character established in 1902-10 was maintained through the 1930s but abandoned when the function of the post was changed. World War II-era buildings make no effort to conform with the earlier structures. They instead relate more closely to period structures at Ft. Ord, which replaced the POM as the dominant base in the area. Post-1945 structures have a character of their own, being large office buildings in keeping with the civilian styles of the post-war years. Structures built after 1939 are located for the most part outside the boundaries of this historic district. Those that are within the historic district are treated as intrusions.

THE PLAN OF THE POM AND THE FEELING OF TIME AND PLACE

The design for the POM is apparent, not only in particular buildings, but in the overall plan of the post as well. The post plan -- the spatial relationship of buildings to each other and to open spaces -- retains a high degree of integrity and this fact accounts for the "feeling of time and place" one experiences within this historic district.

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The original plan of the post is illustrated in Figure 1, a reproduction of a 1911 map of the post. This map has been highlighted to show the boundaries of this historic district and to indicate which pre-1911 structures exist today.

By comparing Figure 1 with the historic district map (Figure 2), we can draw three conclusions regarding the integrity of the original plan for this post. First, the original layout of streets, open spaces, and working spaces has not been compromised. As discussed in Section 7, the original post was built around three principal spaces -- the parade ground area, Officers' Row, and the cavalry area. These are still readily identifiable areas, distinct one from the other and from areas dominated by construction after 1939.

Second, the vast majority of 1902-10 structures still exist. Excluding latrines, there are 75 structures illustrated in Figure 1 within the area of this historic district. Of these, 66, or 88 percent, are still standing and are largely unmodified. (This figure differs from the 70 1902-10 structures referred to above because Figure 1 is a 1911 "correction" to a 1906 map and did not show all 1906-10 structures.) These many 1902-10 structures define the plan of the post by enclosing the open spaces, dictating the road system, and so forth.

Third, for reasons mentioned earlier, post-1910 structures were necessarily sited in conformance with the original plan of the post. Some were simply replacements in kind, such as the 1922 Post Headquarters which replaced an earlier administration building. Most were sited in peripheral areas -- near the boundary fences, in designated open spaces between different activity zones, or in vacant land at the eastern and western extremes of the POM. This historic district excludes the eastern and western peripheries of the POM, making the integrity of the original plan exceptionally high within the district itself.

## 9. Major Bibliographical References

See Continuation Sheets

## 10. Geographical Data

Acreage of nominated property 75

Quadrangle name Monterey, California

Quadrangle scale 1:24000

UTM References

A 

|      |   |         |   |   |   |          |   |   |   |   |   |   |   |   |
|------|---|---------|---|---|---|----------|---|---|---|---|---|---|---|---|
| 1    | 0 | 5       | 9 | 8 | 5 | 4        | 0 | 4 | 0 | 5 | 1 | 7 | 9 | 5 |
| Zone |   | Easting |   |   |   | Northing |   |   |   |   |   |   |   |   |

B 

|      |   |         |   |   |   |          |   |   |   |   |   |   |   |   |
|------|---|---------|---|---|---|----------|---|---|---|---|---|---|---|---|
| 1    | 0 | 5       | 9 | 8 | 5 | 4        | 0 | 4 | 0 | 5 | 1 | 4 | 0 | 0 |
| Zone |   | Easting |   |   |   | Northing |   |   |   |   |   |   |   |   |

C 

|      |   |         |   |   |   |          |   |   |   |   |   |   |   |   |
|------|---|---------|---|---|---|----------|---|---|---|---|---|---|---|---|
| 1    | 0 | 5       | 9 | 7 | 9 | 4        | 0 | 4 | 0 | 5 | 1 | 2 | 8 | 0 |
| Zone |   | Easting |   |   |   | Northing |   |   |   |   |   |   |   |   |

D 

|      |   |         |   |   |   |          |   |   |   |   |   |   |   |   |
|------|---|---------|---|---|---|----------|---|---|---|---|---|---|---|---|
| 1    | 0 | 5       | 9 | 7 | 5 | 9        | 0 | 4 | 0 | 5 | 1 | 3 | 8 | 0 |
| Zone |   | Easting |   |   |   | Northing |   |   |   |   |   |   |   |   |

E 

|      |   |         |   |   |   |          |   |   |   |   |   |   |   |   |
|------|---|---------|---|---|---|----------|---|---|---|---|---|---|---|---|
| 1    | 0 | 5       | 9 | 7 | 5 | 5        | 0 | 4 | 0 | 5 | 1 | 5 | 2 | 5 |
| Zone |   | Easting |   |   |   | Northing |   |   |   |   |   |   |   |   |

F 

|      |   |         |   |   |   |          |   |   |   |   |   |   |   |   |
|------|---|---------|---|---|---|----------|---|---|---|---|---|---|---|---|
| 1    | 0 | 5       | 9 | 7 | 8 | 1        | 5 | 4 | 0 | 5 | 1 | 7 | 9 | 5 |
| Zone |   | Easting |   |   |   | Northing |   |   |   |   |   |   |   |   |

G 

|      |  |         |  |  |  |          |  |  |  |  |  |  |  |  |
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|      |  |         |  |  |  |          |  |  |  |  |  |  |  |  |
| Zone |  | Easting |  |  |  | Northing |  |  |  |  |  |  |  |  |

H 

|      |  |         |  |  |  |          |  |  |  |  |  |  |  |  |
|------|--|---------|--|--|--|----------|--|--|--|--|--|--|--|--|
|      |  |         |  |  |  |          |  |  |  |  |  |  |  |  |
| Zone |  | Easting |  |  |  | Northing |  |  |  |  |  |  |  |  |

Verbal boundary description and justification

See Continuation Sheets

List all states and counties for properties overlapping state or county boundaries

state NA code county code

state NA code county code

## 11. Form Prepared By

name/title

organization Jackson Research Projects

date February 10, 1985

street & number 423 F Street, Suite 13

telephone (916) 757-2521

city or town Davis

state California 95616

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title

date

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I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

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received  
date entered

Continuation sheet

Item number 9

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National Park Service

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received

date entered

Continuation sheet

Item number 10

Page 1

The boundaries for this historic district are depicted on Figure 2 and on the U.S.G.S. quadrangle sheet. The justification for these boundaries is discussed in detail in Section 7. An approximate metes and bounds description of the historic district parcel is as follows:

Begin at the stone marker at the western side of the High Street Gate entrance to the Presidio of Monterey. Proceed 55 feet in a northerly direction to the intersection of Stilwell Road and Army Street. Proceed in a westerly direction 675 feet along Army Street, then northerly 1050 feet along Army Street to the intersection of Army Street and Kit Carson Road. Proceed westerly along Kit Carson Road 600 feet to the intersection of Kit Carson Road and Cpl. Evans Road, then southerly 150 feet along Cpl. Evans to its intersection with Lawton Road. Proceed westerly along Lawton Road 600 feet to its intersection with an unnamed street which is an extension of Franklin Street of the City of Monterey. Proceed northeasterly from the center of this intersection, at a right angle from Lawton Road, to the point of intersection between this line and Lewis Road, a distance of 150 feet. Proceed northerly 225 feet along Lewis Drive to its intersection with Kit Carson Road. Proceed easterly along Kit Carson Road 450 feet to the intersection with Army Street. Proceed northerly along Army Street 150 feet to its intersection with Sheridan Road, then northeasterly along Sheridan Road 300 feet to its intersection with the northern fenceline for the Presidio of Monterey. Proceed southeasterly along the fenceline to a point at the intersection of Pvt. Bolio Road and Kit Carson Road (UTM point 10/598540/4051795). Proceed southwesterly 1275 feet at a right angle to the northern fenceline to the point of intersection between this line and the southern fenceline for the Presidio of Monterey. Proceed westerly along the southern fenceline to the point of origin.

MONTEREY QUADRANGLE  
 CALIFORNIA—MONTEREY CO.  
 7.5 MINUTE SERIES (TOPOGRAPHIC)  
 SW/4 MONTEREY 15 QUADRANGLE

165° 11' NE  
 (MARINA)

1998

1:150,000 FLEH

100

121° 52' 40"

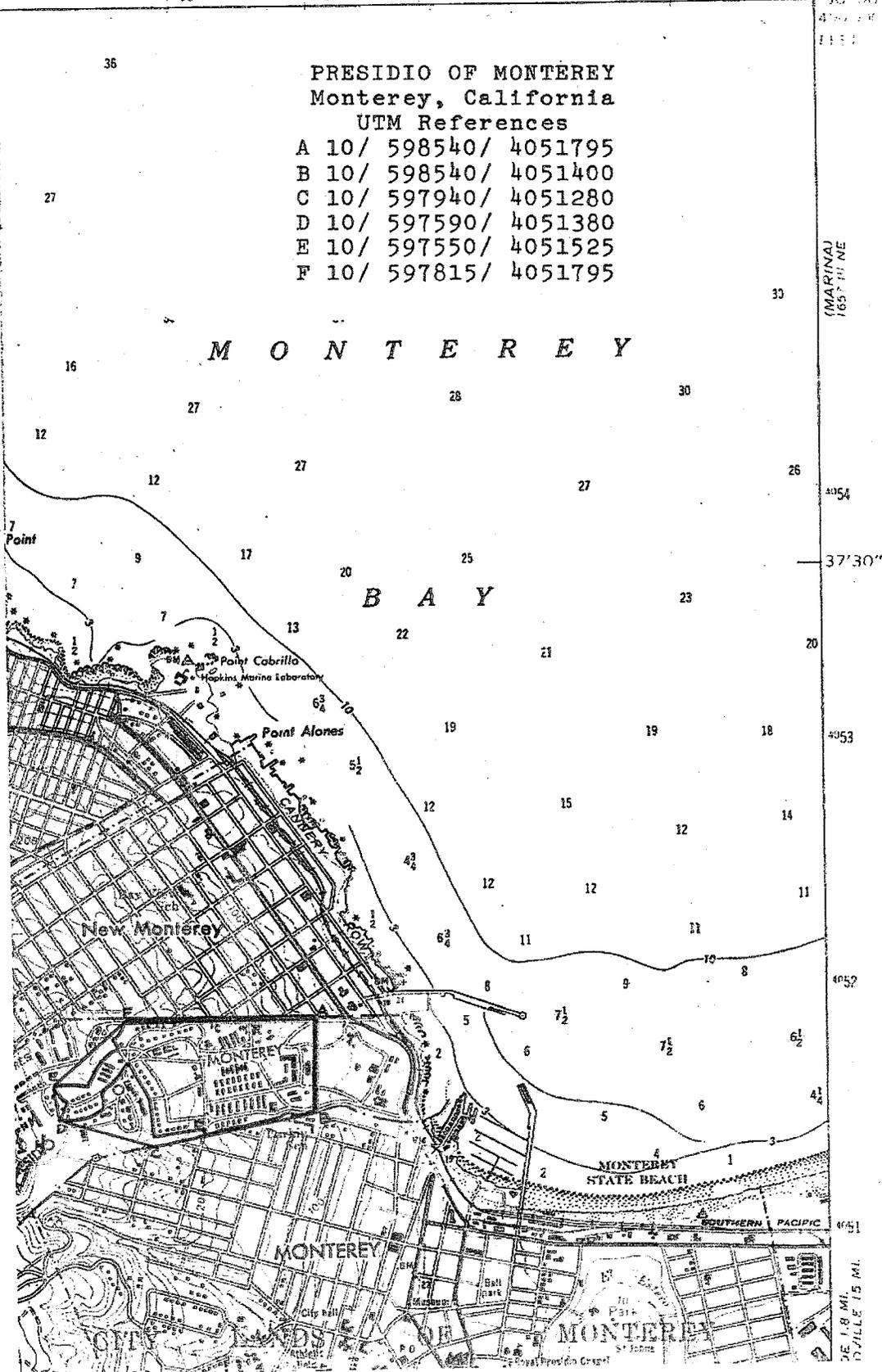
36° 38' 45"

PRESIDIO OF MONTEREY  
 Monterey, California  
 UTM References

- A 10/ 598540/ 4051795
- B 10/ 598540/ 4051400
- C 10/ 597940/ 4051280
- D 10/ 597590/ 4051380
- E 10/ 597550/ 4051525
- F 10/ 597815/ 4051795

M O N T E R E Y

B A Y



(MARINA)  
 165° 11' NE

DE 1.8 MI.  
 D.VILLE 75 MI.

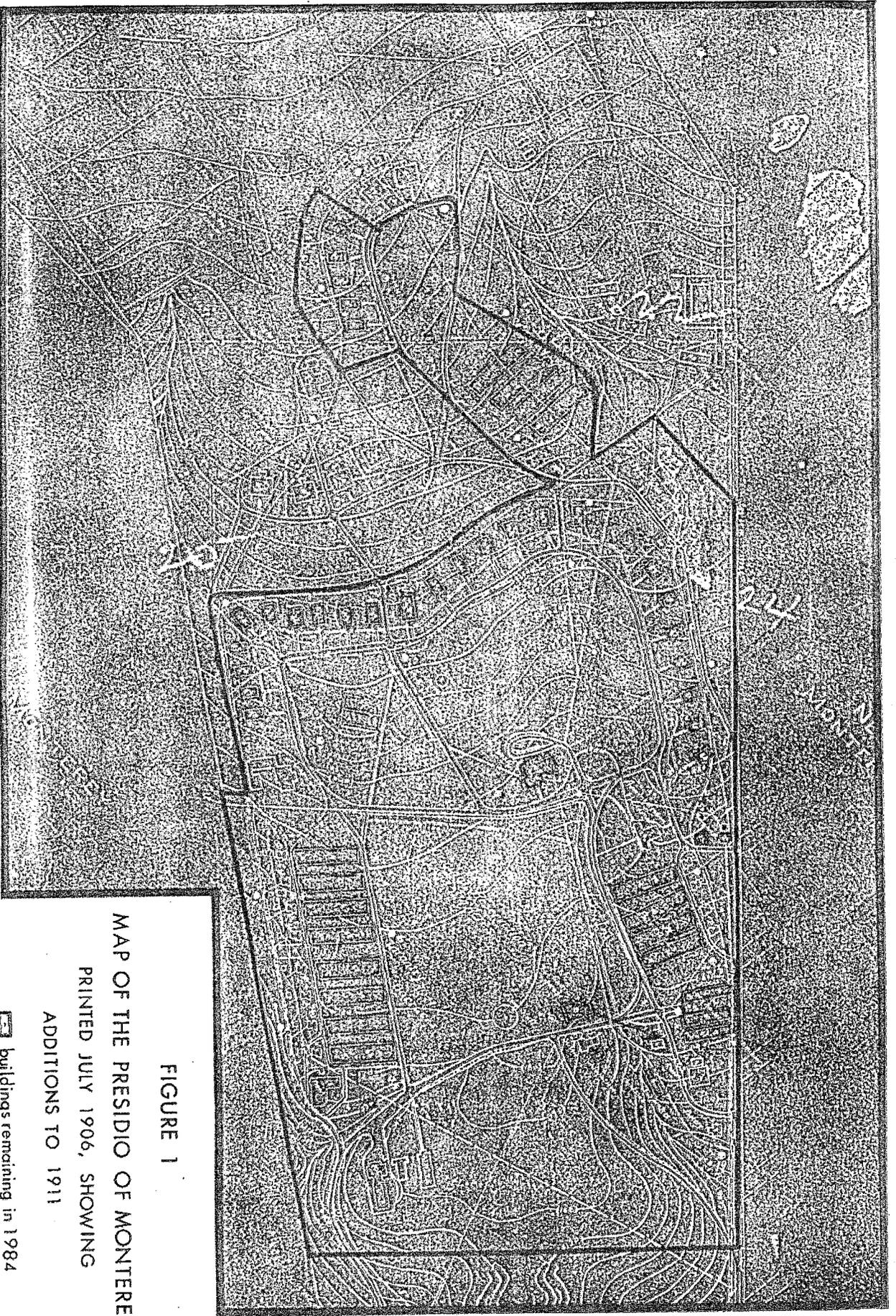


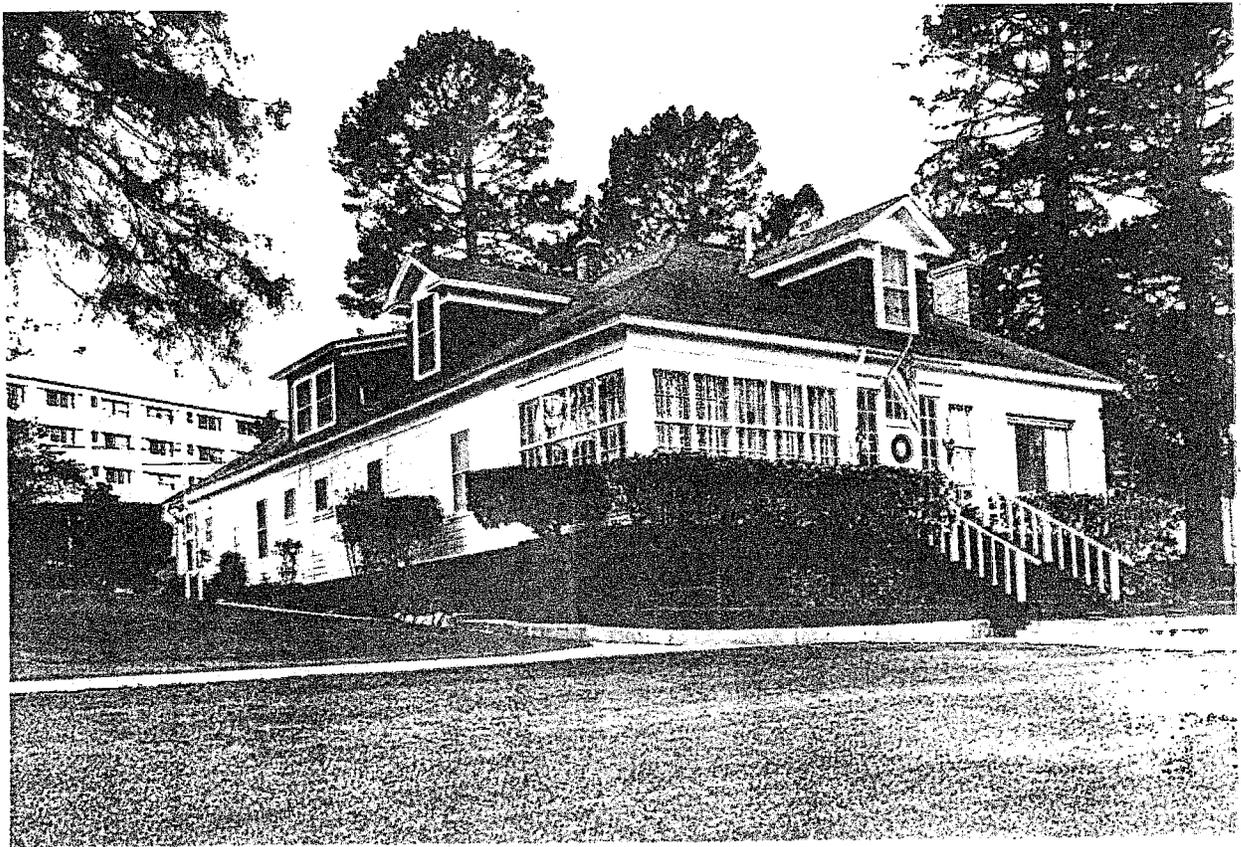
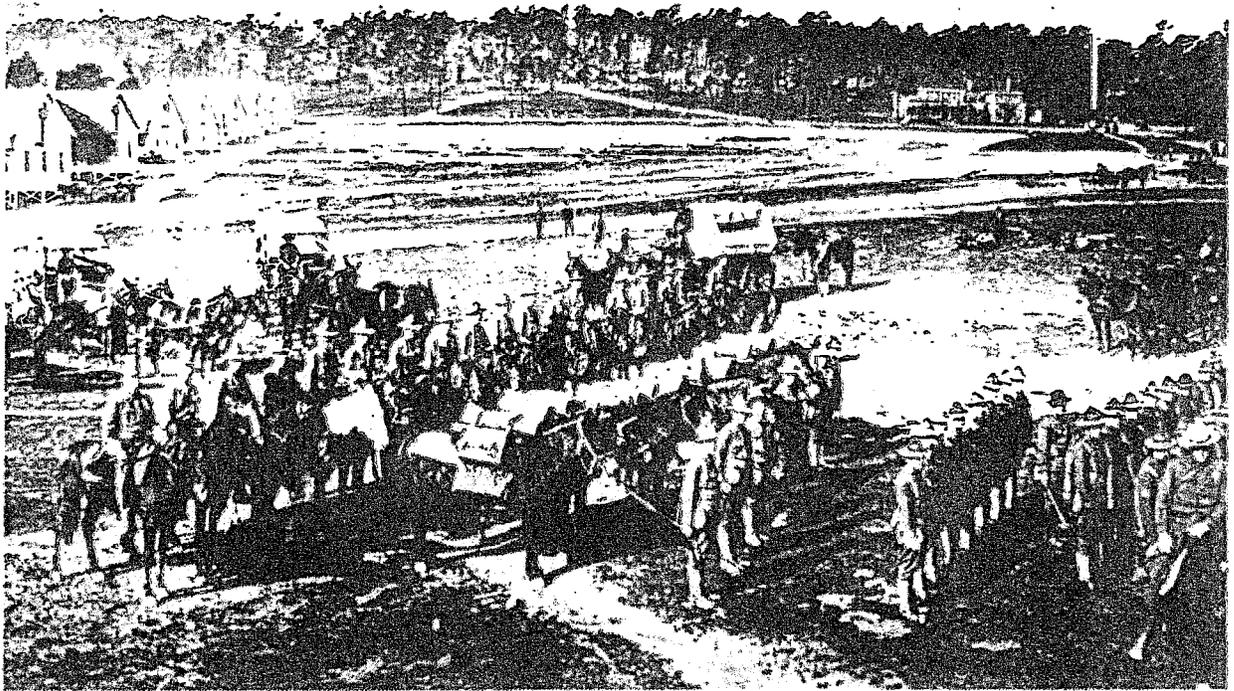
FIGURE 1

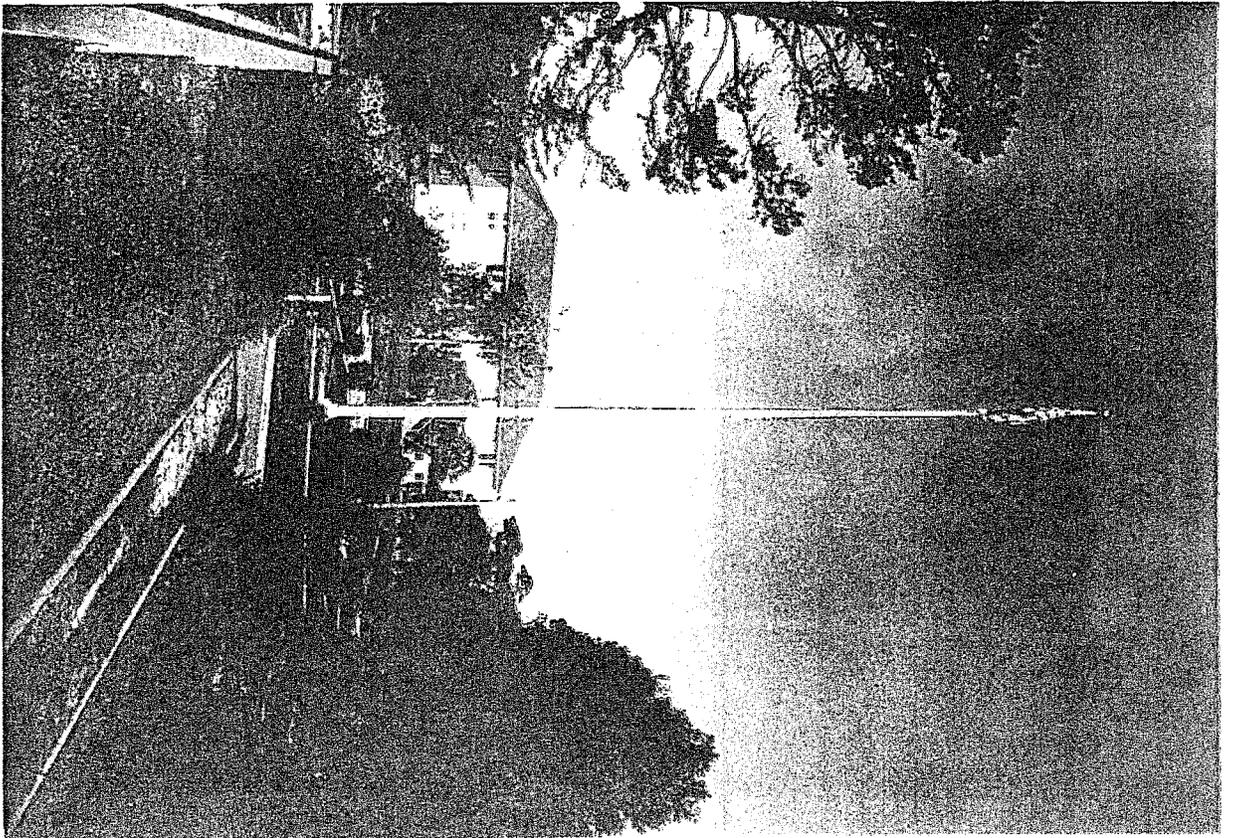
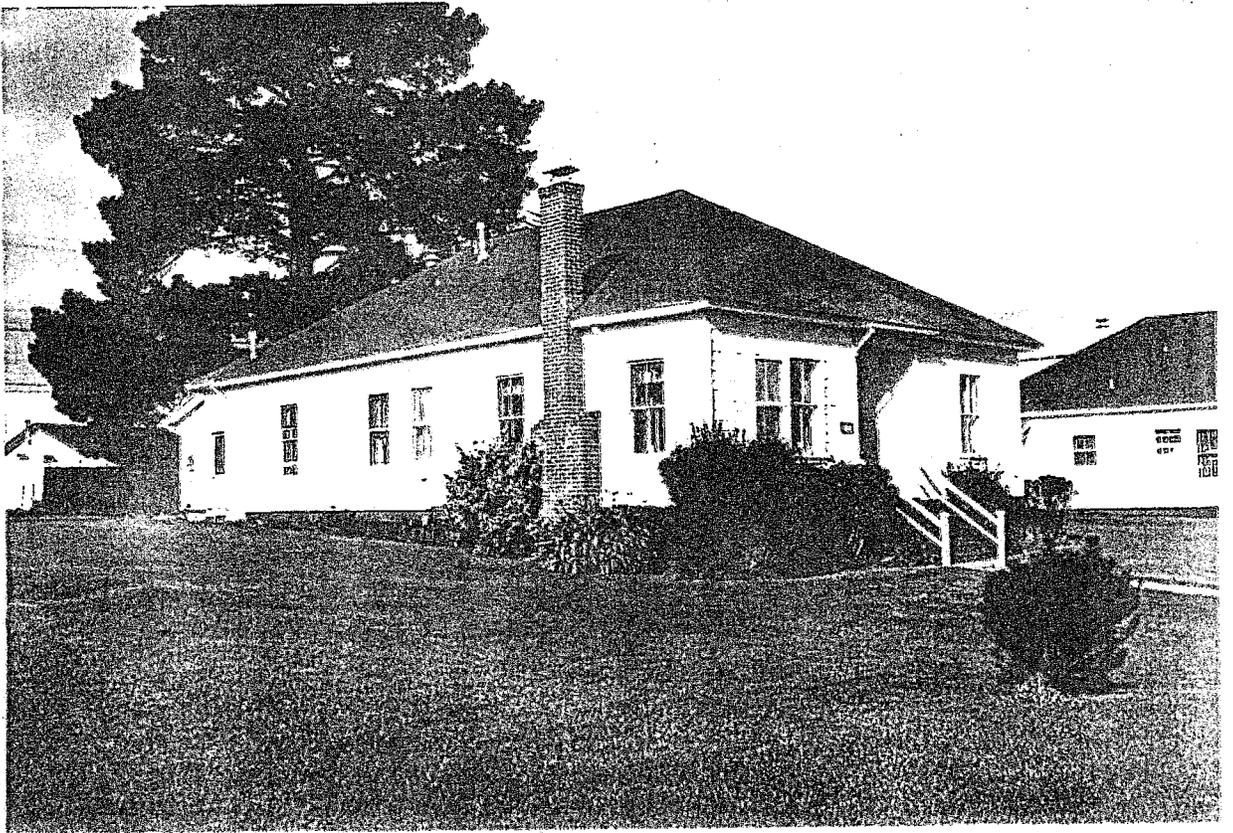
MAP OF THE PRESIDIO OF MONTEREY

PRINTED JULY 1906, SHOWING

ADDITIONS TO 1911

-  buildings remaining in 1984
-  historic district boundary







**Legend**

-  Entrance Gates
-  Building
-  Historic District Boundary
-  Installation Boundary
-  Area of Potential Effects

**Presidio of Monterey  
Historic District  
Monterey, California**

# Enclosure 7

0 250 500 1,000  
Feet

Current as of: MAY 2011

Date Approved: \_\_\_\_\_ Sheet Number 1 of 1

**Enclosure 8**  
Updated DPR Forms for  
Buildings 279, 281, 282, and 283

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**UPDATE SHEET**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Page 1 of 3

\*Resource Name or # Building 279

Continuation  Update

**P1. Other Identifier:** Building 279

\***P2d. UTM:** Zone: 10; 05 98 210 mE/ 40 51 780 mN (WGS 84)

\***P2 e. Other Locational Data:** USGS 7.5' Quad: Monterey

\***P3a. Description:** See attached DPR 523 form from Jackson Research Projects, October 1984. This property has been field checked and appears to be continuing to deteriorate.

\***P3b. Resource Attributes:** (HP 34) Military Property

\***P8. Recorded by:** Melissa Montag, U.S. Army Corps of Engineers, Sacramento District, 1325 J Street, Sacramento, CA 95814

**\*B10. Significance:**

This update form was prepared to assess the current condition of buildings at the U.S. Army Garrison (USAG), Presidio of Monterey (Presidio) proposed for demolition. Building 279 was last documented with photographs taken in 1991, with the original recordation of the building on DPR forms occurring in 1984. In 1985, after the 1984 recording, Building 279 was determined to be a contributing element to the Presidio of Monterey Historic District (HD), a historic district eligible for listing in the National Register of Historic Places (NRHP) under Criterion A and C. Demolition of Building 279 is an undertaking being considered by the USAG Presidio. As a result of this action an update of the DPR is required in order to assess changes in the condition of the building. This update is being conducted in order to comply with Section 106 of the NRHP, and as an effort to determine possible adverse effects the proposed demolition may have on contributing elements of the Presidio HD.

The passage of time since the last evaluation has resulted in further deterioration to Building 279. Alterations include enclosed double doors on the western end of the wagon shed, dry rot, and chipped and peeling paint on the siding of the building. In 1991, Building 279 appears to have been largely used for storage of equipment. At present it is used for haphazard parking. Building 279 was constructed as part of the reactivation of the post to support garrison troops returning from combat in the Philippines and is an example of the basic form of utilitarian style of the early Presidio, and it is also associated with events that led to the opening of the Presidio and other Army posts on the Pacific Coast. As noted in the 1984 DPR form, Building 279 was in a deteriorated condition but its major architectural conditions were intact. This is still largely the case today, with further deterioration to the overall design, materials, and workmanship. However, Building 279 still retains its association with Criterion A and C as a contributing element to the Presidio HD.

See 1985 Presidio HD NRHP Nomination Form for historic context and evaluation.

Historic Context

See 1985 Presidio HD NRHP Nomination Form; historic context unchanged.

Evaluation

See 1985 Presidio HD NRHP Nomination Form; evaluation unchanged.

\***B14. Evaluator:** Melissa Montag

\***Date of Evaluation:** May 2013

Photographs:



**Photograph 1:** East Elevation of Building 279, camera facing west, March 2013.



**Photograph 2:** South elevation of Building 279, camera facing north, March 2013.

**Photographs:**



**Photograph 3:** West Elevation of Building 279, camera facing east, March 2013.



**Photograph 4:** Interior of Building 279, March 2013.

# HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR \_\_\_\_\_ SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 10/598210/4051780 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

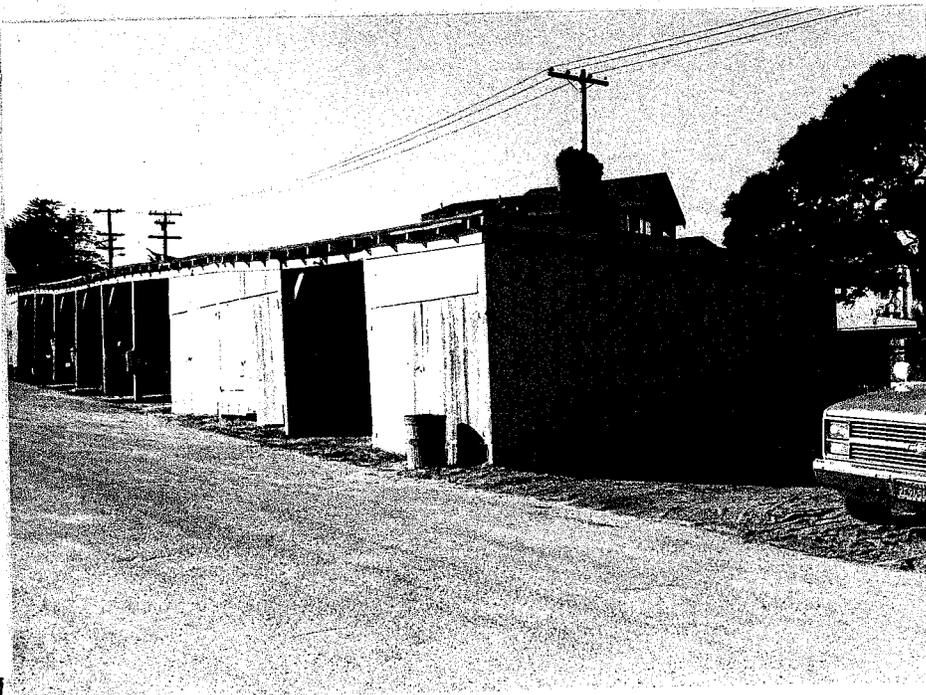
## IDENTIFICATION

1. Common name: Building 279
2. Historic name: Building 100, P19
3. Street or rural address: Fitch Avenue and Private Bolio Road  
City Monterey Zip 93940 County Monterey
4. Parcel number: N/A
5. Present Owner: Department of Defense Address: Presidio of Monterey  
City Monterey Zip 93940 Ownership is: Public  Private \_\_\_\_\_
6. Present Use: Vehicle Storage Original use: QM Garage and Pool

## DESCRIPTION

7a. Architectural style: Utilitarian

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: This 2,596 square foot shed was constructed in 1903 and 1904 at a cost of \$70 for probable use as a wagon shed. It is situated in a motor pool enclosure at the end of Fitch Avenue near Pvt Bolio Road at the north central boundary of the district. The structure is wood framed, set on a concrete and wood post foundation and sheathed on the right and rear elevations with board and batten siding and on the left elevation with drop siding. The shed roof is covered with composition sheet roofing. The facade is enclosed with vertical siding at the far right, in what is evidently an addition, and in a section near the right side. At the far left two sets of double doors create another enclosure. This leaves two parking open bays, the large one on the left being broken by five squared support posts.



8. Construction date:  
Estimated \_\_\_\_\_ Factual 1904
9. Architect Quartermaster Corps
10. Builder U.S. Army
11. Approx. property size (in feet)  
Frontage 118 Depth 22  
or approx. acreage 2,607 sq. f
12. Date(s) of enclosed photograph(s)  
October 1984

13. Condition: Excellent \_\_\_ Good \_\_\_ Fair \_\_\_ Deteriorated  No longer in existence \_\_\_
14. Alterations: enclosed with double doors for part of facade
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up \_\_\_  
Residential \_\_\_ Industrial  Commercial \_\_\_ Other: \_\_\_
16. Threats to site: None known \_\_\_ Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_
17. Is the structure: On its original site?  Moved? \_\_\_ Unknown? \_\_\_
18. Related features: Building 281 and fence surrounding area

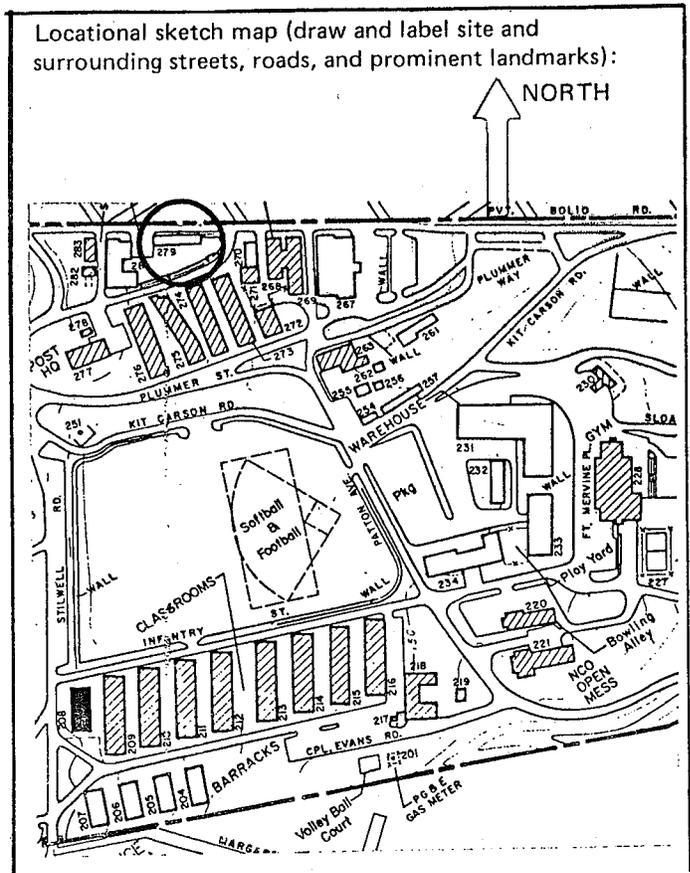
**SIGNIFICANCE**

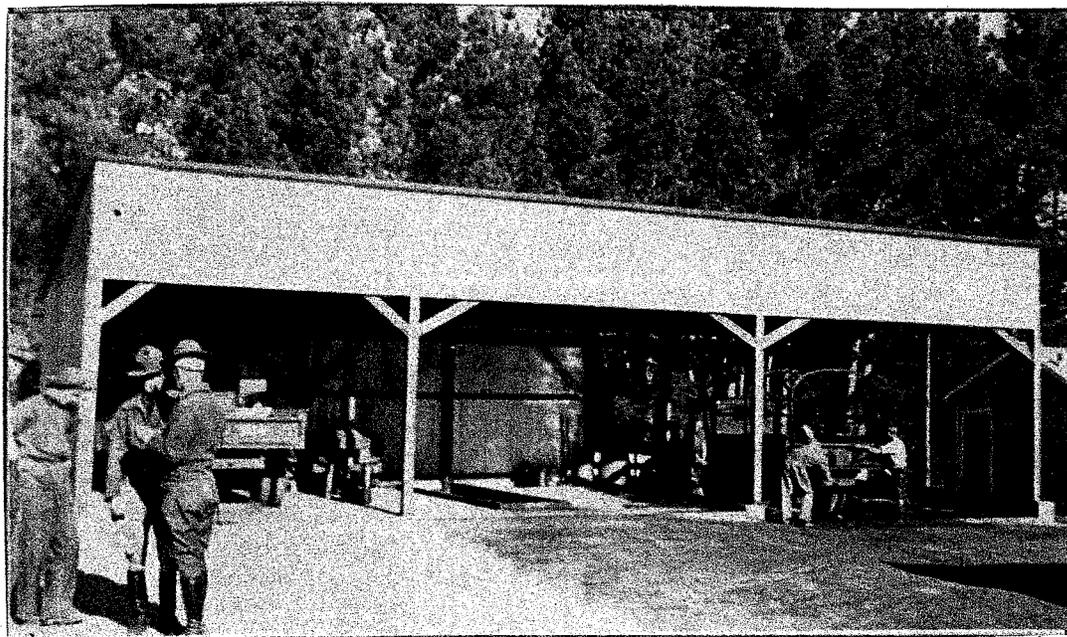
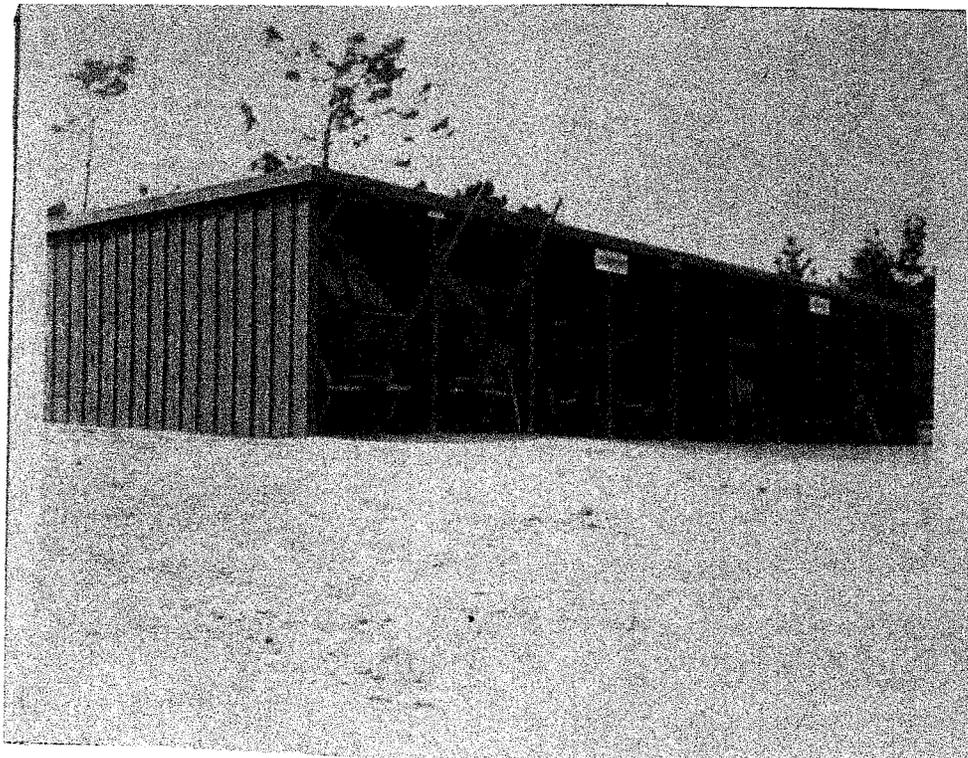
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)  
 Building 279 is one of the simplest and oldest structures on the post. Constructed about 1903-04 as a wagon shed and subsequently used as a garage, the building is located in the DEH yard near the north central boundary of the post. It is one of ten utilitarian structures in that section which were erected as a result of the reactivation of the post to garrison troops returning from combat in the Philippines. The structure is in deteriorated condition but its major architectural features are intact.

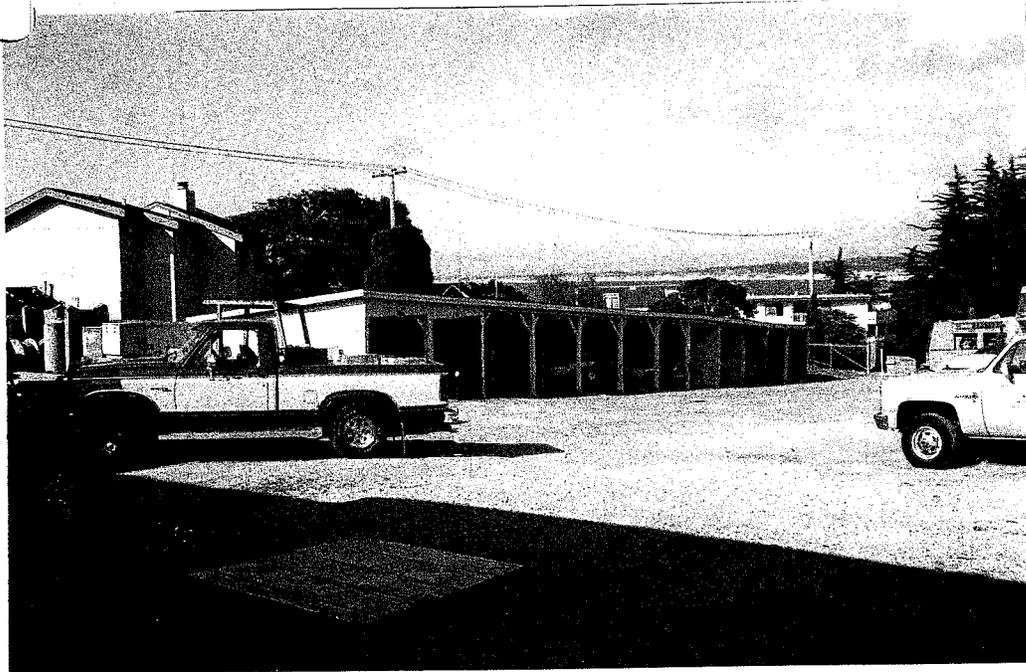
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
 Architecture \_\_\_ Arts & Leisure \_\_\_  
 Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
 Government \_\_\_ Military   
 Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).  
 QMC Form #117  
 Real Property Record, DA Form #2877

22. Date form prepared January 1985  
 By (name) \_\_\_  
 Organization Jackson Research Projects  
 Address: 423 F Street, Suite 13  
 City Davis, CA Zip 95616  
 Phone: (916) 757-2521







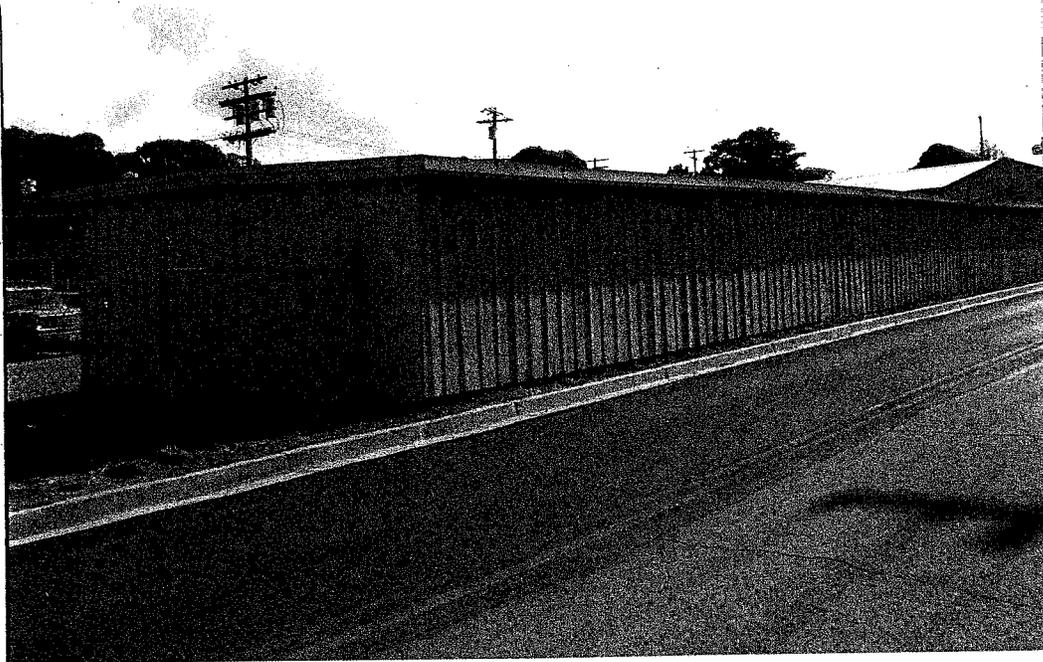
**VIEW NO. 01** 1991  
**Contextual View**

**1 Building 279**



**VIEW NO. 02** 1991  
**Front Elevation (south)**

- 1 Post and Beam Structure**
- 2 Wood Bracing**
- 3 Concrete Slab**



VIEW NO. 03 1991  
Rear Elevation (North)

- 1 Board and Batten  
Wood Vertical Siding
- 2 Fence



VIEW NO. 04 1991  
Interior View

- 1 Post and Beam Wood  
Structure
- 2 Vertical Wood  
Boards
- 3 Shed Roof W/ Asphalt  
Shingles

VIEW NO. 05 1991

Exterior Detail



**1** Board and Batten  
Wood Siding

**2** Door Hinge

**3** Wood Bracing

**4** Wood Structural  
Post



VIEW NO. 06 1991

Interior Garage Space

**1** Wood 5-panel Door

**2** Wood Structure

**3** Wood Plank Walls

VIEW NO. 07 1991

Exterior Wall Detail

- 1** Horizontal Wood Drop Siding
- 2** Board and Batten Siding
- 3** Wooden Signs
- 4** Wood Post and Beam Construction



State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**UPDATE SHEET**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Page 1 of 3

\*Resource Name or # Building 281

Continuation  Update

**P1. Other Identifier:** Building 281

\***P2d. UTM:** Zone: 10; 05 98 190 mE/ 40 51 770 mN (WGS 84)

\***P2 e. Other Locational Data:** USGS 7.5' Quad: Monterey

\***P3a. Description:** See attached DPR 523 form from Jackson Research Projects, October 1984. This property has been field checked and appears to be continuing to deteriorate.

\***P3b. Resource Attributes:** (HP 34) Military Property

\***P8. Recorded by:** Melissa Montag, U.S. Army Corps of Engineers, Sacramento District, 1325 J Street, Sacramento, CA 95814

**\*B10. Significance:**

This update form was prepared to assess the current condition of buildings at the U.S. Army Garrison (USAG), Presidio of Monterey (Presidio) proposed for demolition. Building 281 was last documented with photographs taken in 1991, with the original recordation of the building on DPR forms occurring in 1984. In 1985, after the 1984 recording, Building 281 was determined to be a contributing element to the Presidio of Monterey Historic District (HD), a historic district eligible for listing in the National Register of Historic Places (NRHP) under Criterion A and C. Demolition of Building 281 is an undertaking being considered by the USAG Presidio. As a result of this action an update of the DPR is required in order to assess changes in the condition of the building. This update is being conducted in order to comply with Section 106 of the NRHP, and as an effort to determine possible adverse effects the proposed demolition may have on contributing elements of the Presidio HD.

The passage of time since the last evaluation has resulted in deterioration to Building 281. The majority of the deterioration of Building 281 is from chipped and peeling paint on the siding of the building, dry rot, additional broken and boarded up windows, and degradation of the interior due to pest infestation. In 1991, Building 281 appears to have been largely used for storage. At present it is used by installation security for storage of equipment. Building 281 was constructed in 1921 as a repair shop for use by the motor pool and was subsequently used as a blacksmith shop and temporary fire station. Building 281 is architecturally undistinguished and significant only for its association with the school for auto mechanics, which was located at the Presidio in 1920. As noted in the 1984 DPR form, Building 281 was in a good condition with its major architectural conditions intact. This is still largely the case today, however, with further deterioration to the overall design, materials, and workmanship. Despite this, Building 281 still retains its association with Criterion A as a contributing element to the Presidio HD.

See 1985 Presidio HD NRHP Nomination Form for historic context and evaluation.

Historic Context

See 1985 Presidio HD NRHP Nomination Form; historic context unchanged.

Evaluation

See 1985 Presidio HD NRHP Nomination Form; evaluation unchanged.

\***B14. Evaluator:** Melissa Montag

\***Date of Evaluation:** May 2013

Photographs:



**Photograph 1:** East Elevation of Building 281, camera facing west, March 2013.



**Photograph 2:** South elevation of Building 281, camera facing north, March 2013.

Photographs:



**Photograph 3:** West Elevation of Building 281, camera facing northeast, March 2013.



**Photograph 4:** North elevation of Building 281, camera facing south, March 2013.

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR \_\_\_\_\_ SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 10/598190/4051770B  
C \_\_\_\_\_ D \_\_\_\_\_

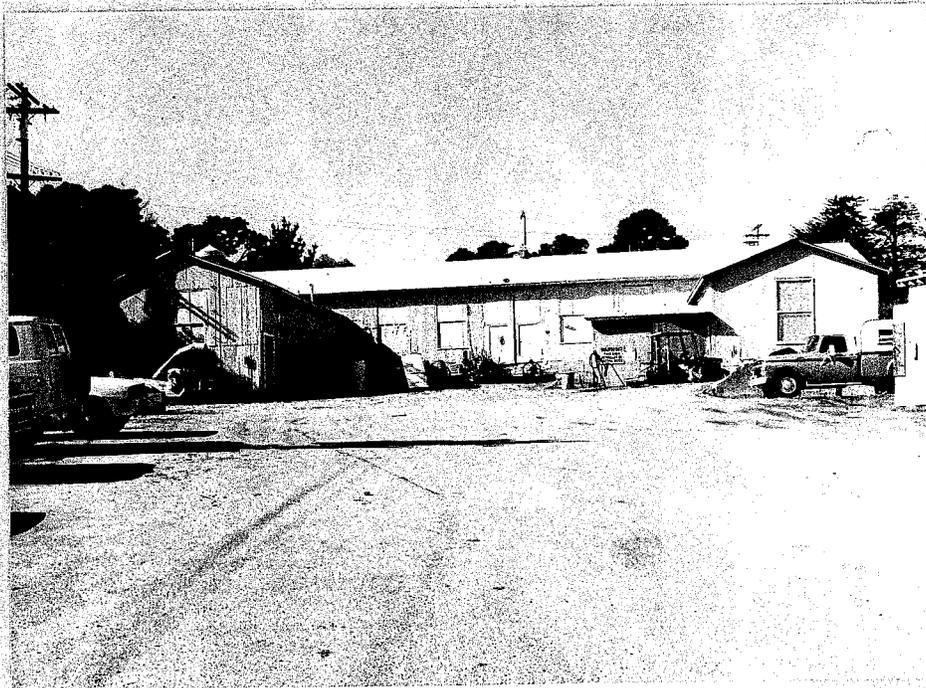
**HISTORIC RESOURCES INVENTORY**

**IDENTIFICATION**

1. Common name: Building 281
2. Historic name: Building 132, P20
3. Street or rural address: Sill Road  
City Monterey Zip 93940 County Monterey
4. Parcel number: N/A
5. Present Owner: Department of Defense Address: Presidio of Monterey  
City Monterey Zip 93940 Ownership is: Public  Private \_\_\_\_\_
6. Present Use: Equipment Storage Original use: Repair Shop, Blacksmith Shop

**DESCRIPTION**

- 7a. Architectural style: Utilitarian
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: This utility building, shaped like an irregular U, was constructed in 1921. It is located on Sill Road among other engineering buildings at the north central boundary of the district. Wood framed, it is sheathed with corrugated iron siding and set on a poured concrete foundation. Its gable roof is covered with corrugated iron sheets. Fenestration consists primarily of 6/6 double hung windows on all elevations. Most of these have been painted or boarded over. The western facing facade includes six garage double doors. The right elevation includes three single doors, one of which has been set into the lower section of a window and is evidently an alteration. The rear elevation opens out to a maintenance yard from a set of double industrial doors. The rear also includes a shed roof annex with double garage. The left elevation includes one loading dock door.



8. Construction date:  
Estimated \_\_\_\_\_ Factual 1921
9. Architect Quartermaster Corps
10. Builder U.S. Army
11. Approx. property size (in feet)  
Frontage 110 Depth 71  
or approx. acreage 5,152 sq. ft.
12. Date(s) of enclosed photograph(s)  
October 1984

13. Condition: Excellent \_\_\_ Good  Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_

14. Alterations: None

Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings  Densely built-up \_\_\_  
Residential \_\_\_ Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_

16. Threats to site: None known  Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_

17. Is the structure: On its original site?  Moved? \_\_\_ Unknown? \_\_\_

18. Related features: Building 279 & fences.

### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Building 281 is typical of the utilitarian structures erected in the 1920s for use by the motor pool. Subsequently used as a blacksmith shop and a temporary fire station, it currently serves the post engineers as a maintenance shop for equipment. Like others of its style it is sheathed with corrugated iron and accessed by multiple garage doors. As such it is architecturally undistinguished except for its large size. It is significant only for its association with the school for auto mechanics which located at the POM in 1920.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture \_\_\_ Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military  \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

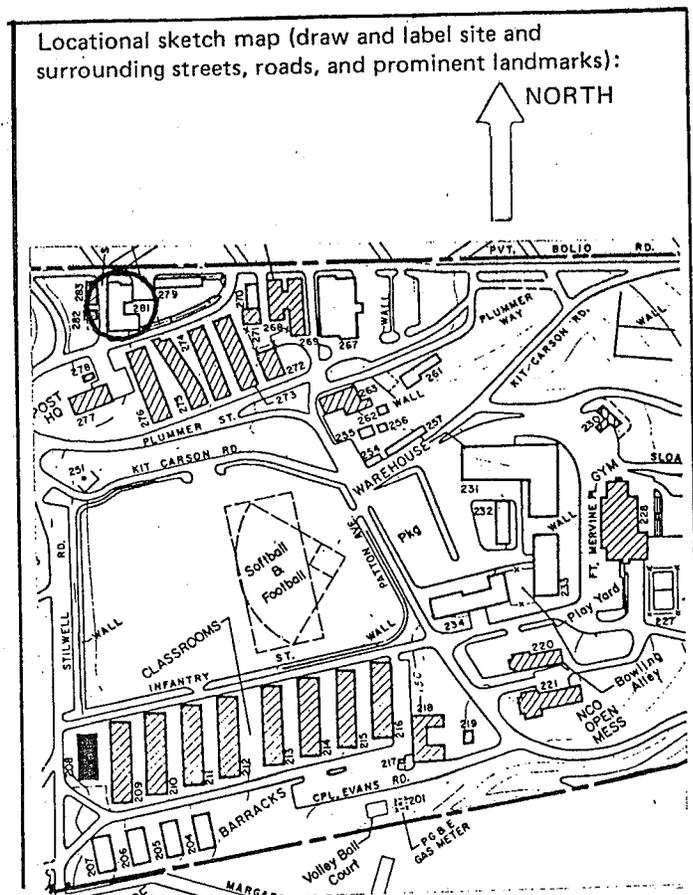
21. Sources (List books, documents, surveys, personal interviews and their dates).

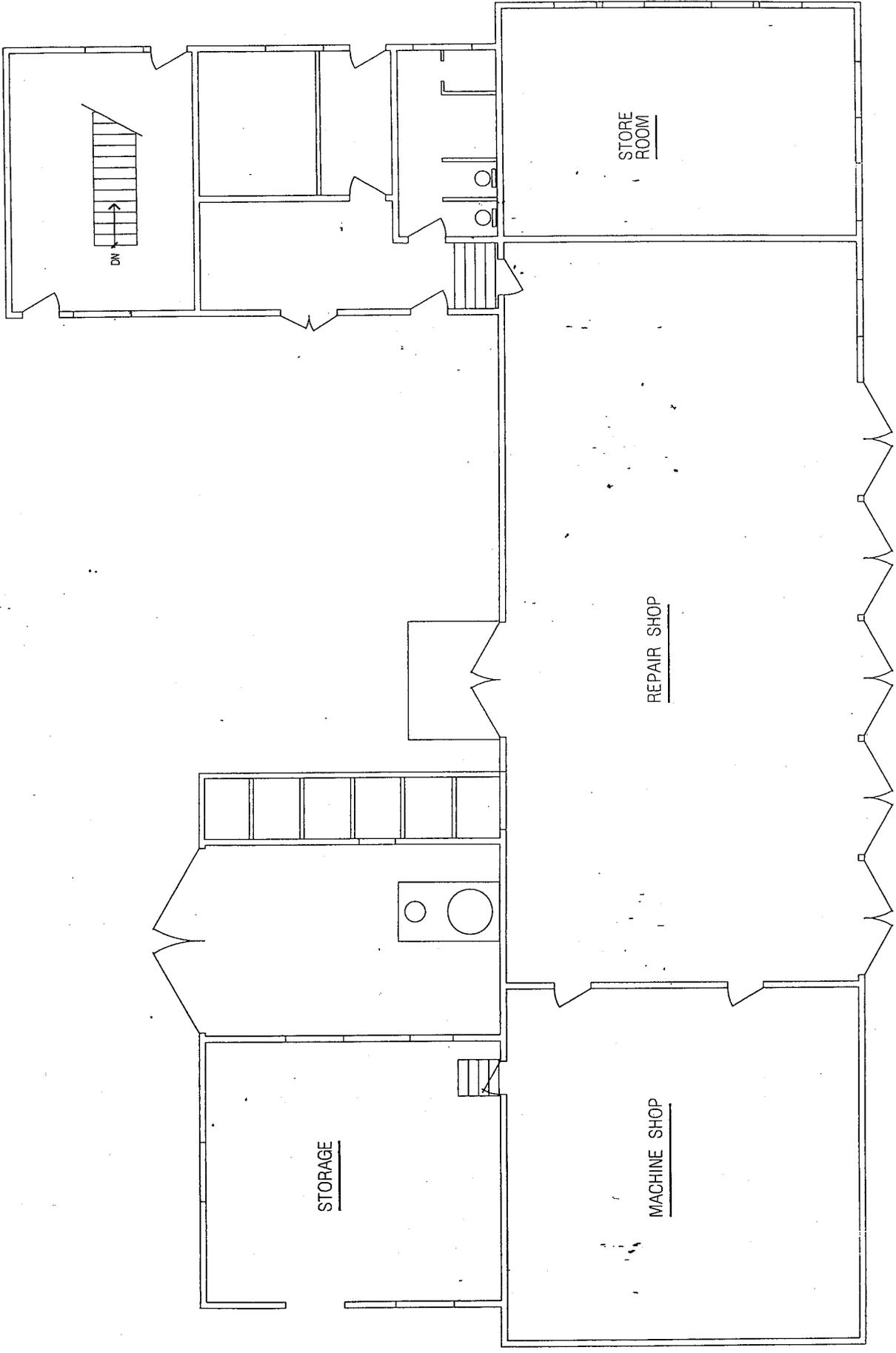
QMC Form #117  
Real Property Record, DA Form #2877

22. Date form prepared January 1985

By (name) \_\_\_  
Organization Jackson Research Projects  
Address: 423 F Street, Suite 13  
City Davis, CA Zip 95616  
Phone: (916) 757-2521

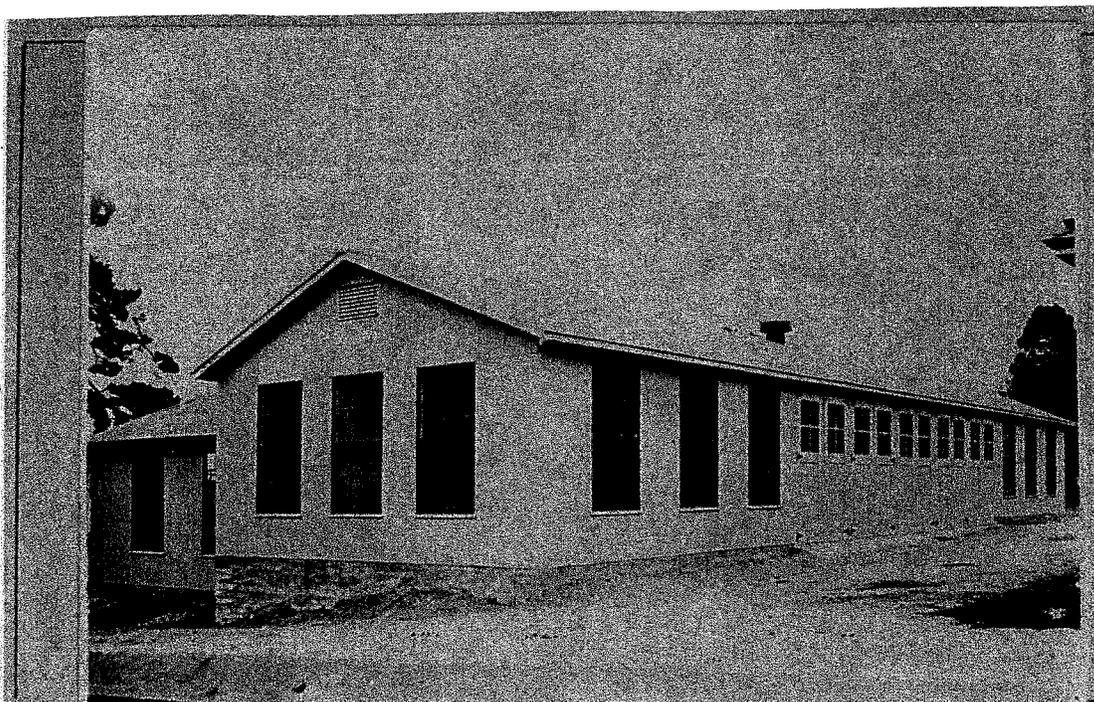
Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

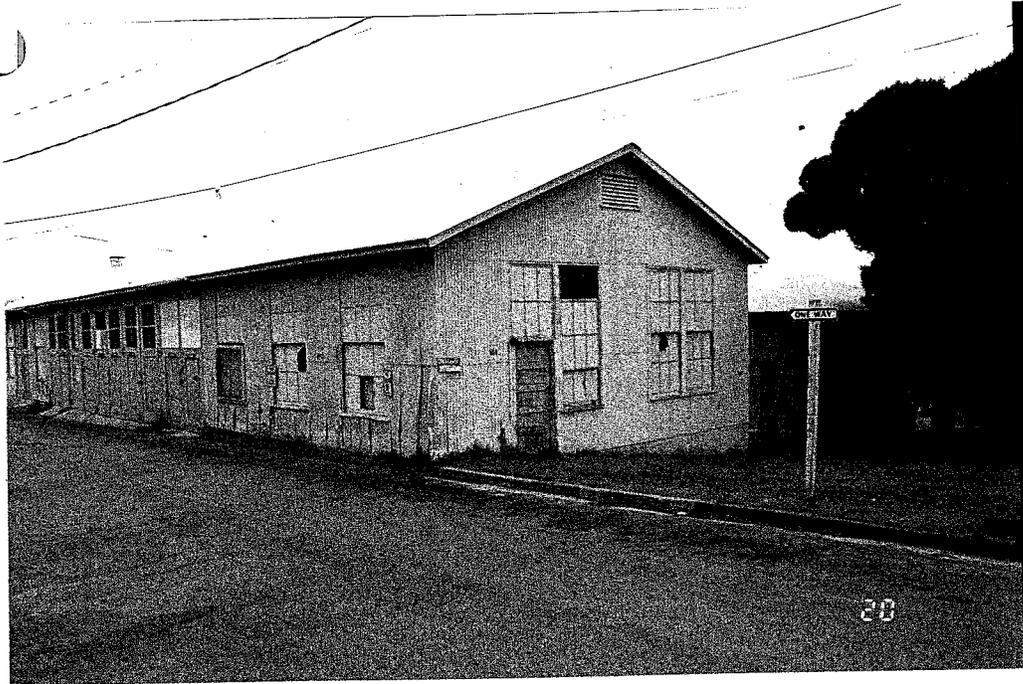




FLOOR PLAN



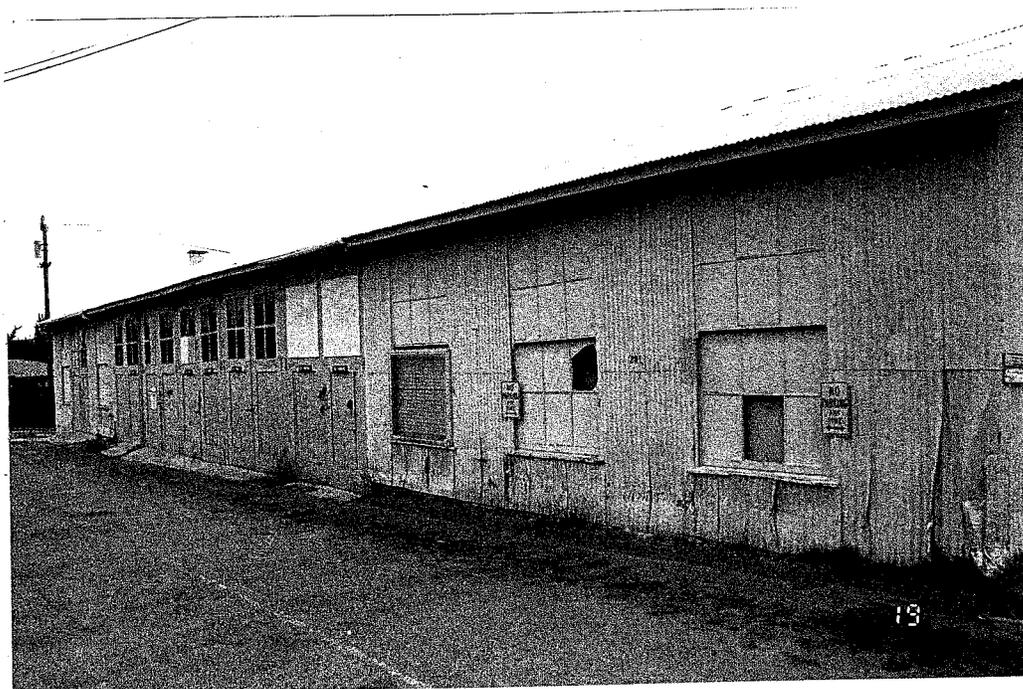




VIEW NO. 01 1991

Contextual View

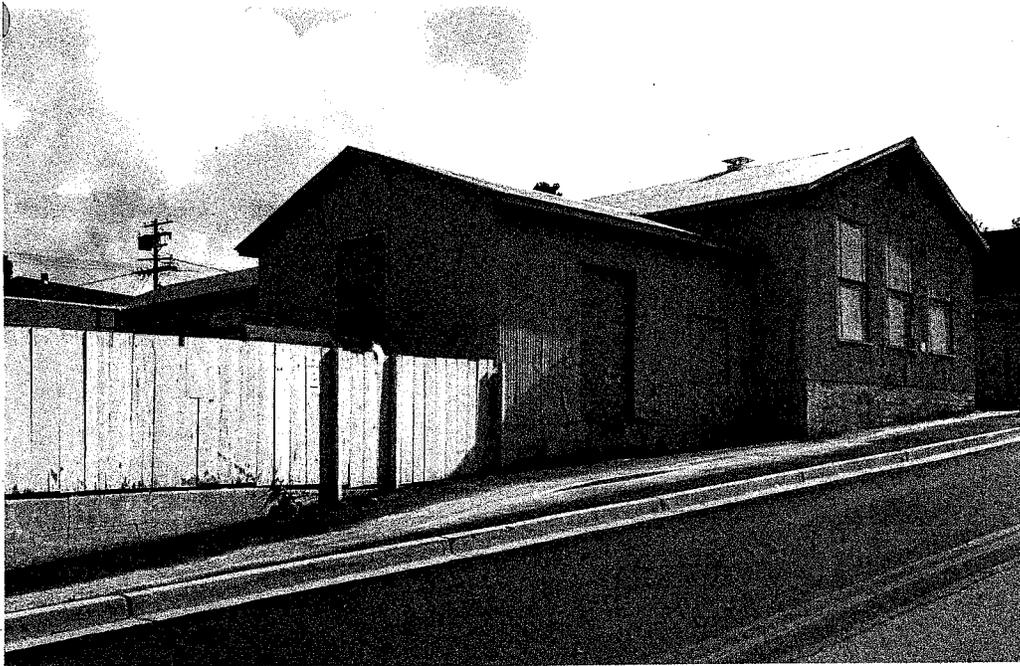
**1** Building 281



VIEW NO. 02 1991

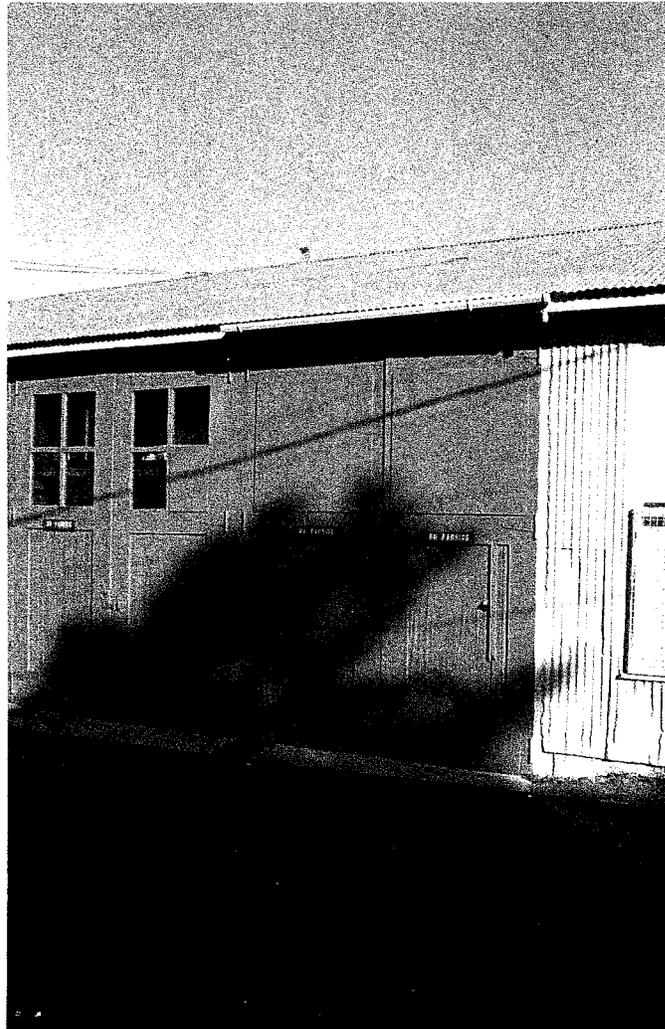
West Elevation

- 1** 6/6 Double Hung Windows (painted or covered over)
- 2** Corrugated Iron Siding Walls
- 3** Wood industrial Doors
- 4** 4-light Window
- 5** Corrugated Iron Sheet Roof



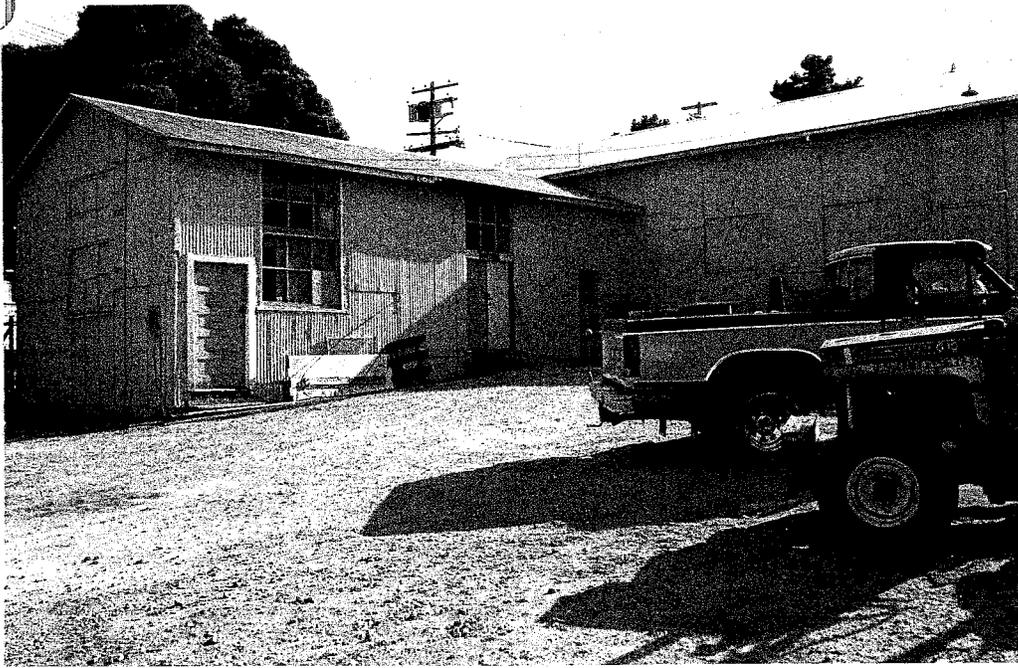
VIEW NO. 03 1991  
North Elevation

- 1** Concrete Foundation
- 2** Attic Vent
- 3** Double Hung Window
- 4** Corrugated Iron Sheet Siding



VIEW NO. 04 1991  
Detail Garage Doors

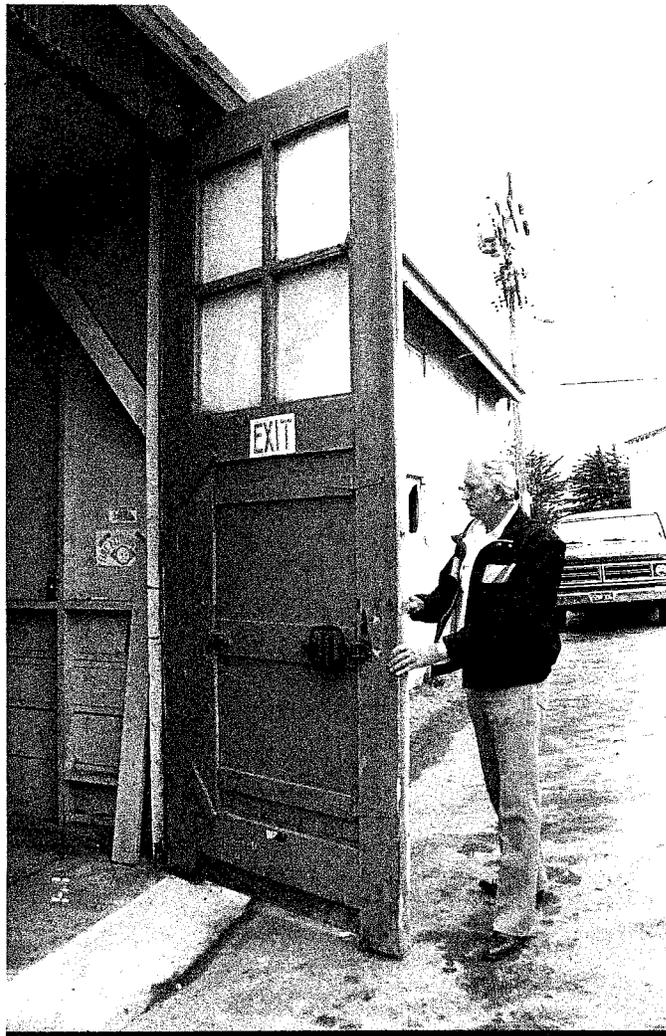
- 1** Wood Sliding Door  
1-panel, 4-light  
Window
- 2** Boarded over Window
- 3** Corrugated Iron Roof



VIEW NO. 05 1991

Elevation South Wing

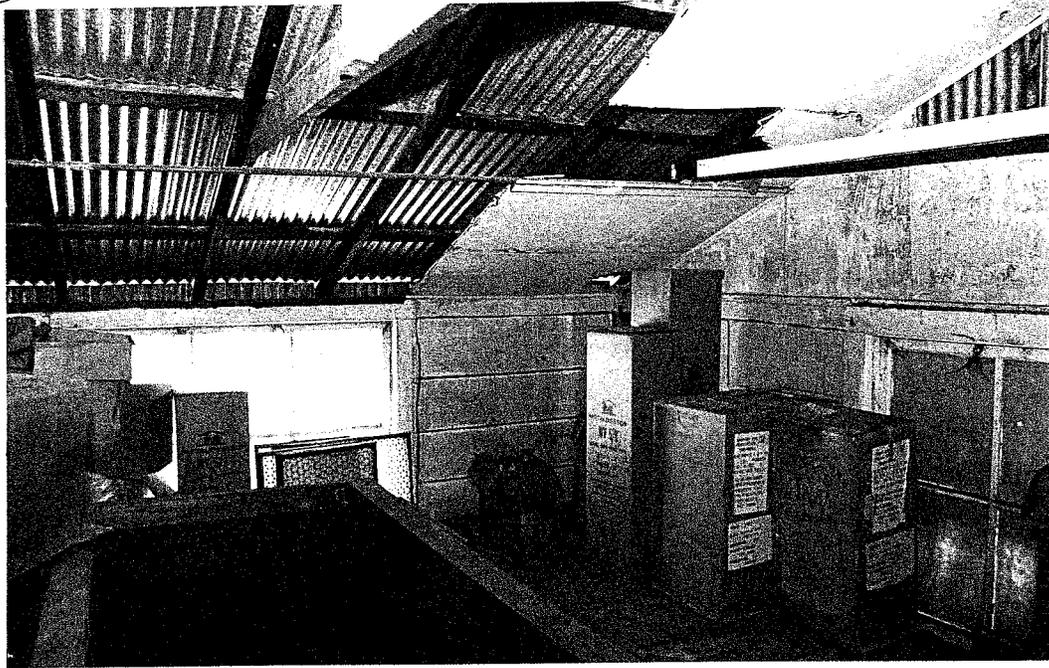
- 1** 6/6 Double Hung Window
- 2** 5-Panel Wood Door
- 3** Boarded Over Windows
- 4** Corrugated Iron Sheating
- 5** 3-Panel, 1 Window Wood Door



VIEW NO. 06 1991

Exterior Door Detail

- 1** 4-light Window
- 2** Main Wood Door
- 3** Smaller Exit Door
- 4** Corrugated Iron Sheating
- 5** 3-Panel, 1 Window Wood Door



VIEW NO. 07 1991  
Interior Attic Space

- 1 Corrugated Iron Roofing
- 2 Drop Wood Interior Siding
- 3 Windows
- 4 Gyp. Board



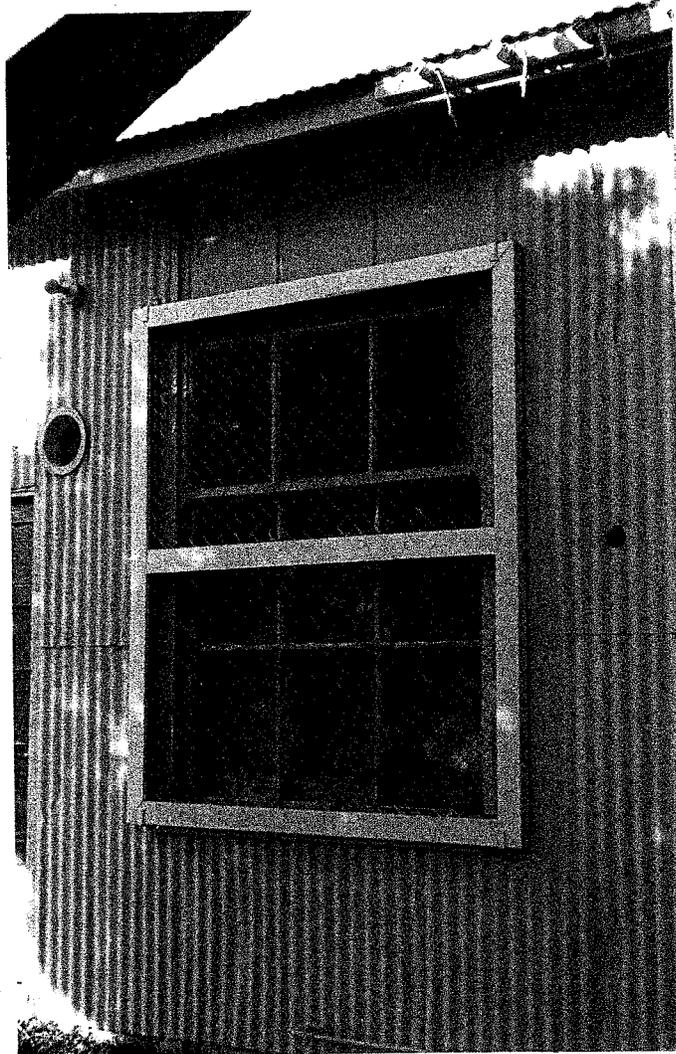
VIEW NO. 08 1991  
Elevation Left Wing

- 1 Loading Dock
- 2 Wood Garage Doors
- 3 Boarded Over Windows
- 4 6/6 Wood Window (Bottom Boarded Over)

VIEW NO. 09 1991

Exterior Window

- 1** 6/6 Double Hung Window
- 2** Wire Mesh Window Screen
- 3** Boarded Over Windows
- 4** Corrugated Iron Sheating





VIEW NO. 10 1991  
Interior Storage

- 1** Wood Structure
- 2** Corrugated Iron Sheathing
- 3** Boarded Over Window
- 4** Chain Link Fence



State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**UPDATE SHEET**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Page 1 of 3

\*Resource Name or # Building 282  
 Continuation  Update

**P1. Other Identifier:** Building 282

\*P2d. **UTM:** Zone: 10; 05 98 160 mE/ 40 51 760 mN (WGS 84)

\*P2 e. **Other Locational Data:** USGS 7.5' Quad: Monterey

\*P3a. **Description:** See attached DPR 523 form from Jackson Research Projects, October 1984. This property has been field checked and appears to be continuing to deteriorate.

\*P3b. **Resource Attributes:** (HP 34) Military Property

\*P8. **Recorded by:** Melissa Montag, U.S. Army Corps of Engineers, Sacramento District, 1325 J Street, Sacramento, CA 95814

**\*B10. Significance:**

This update form was prepared to assess the current condition of buildings at the U.S. Army Garrison (USAG), Presidio of Monterey (Presidio) proposed for demolition. Building 282 was last documented with photographs taken in 1991, with the original recordation of the building on DPR forms occurring in 1984. In 1985, after the 1984 recording, Building 282 was determined to be a contributing element to the Presidio of Monterey Historic District (HD), a historic district eligible for listing in the National Register of Historic Places (NRHP) under Criterion A and C. Demolition of Building 282 is an undertaking being considered by the USAG Presidio. As a result of this action an update of the DPR is required in order to assess changes in the condition of the building. This update is being conducted in order to comply with Section 106 of the NRHP, and as an effort to determine possible adverse effects the proposed demolition may have on contributing elements of the Presidio HD.

The passage of time since the last evaluation has resulted in further deterioration to Building 282. Alterations include windows boarded up, presumably broken, chipped and peeling paint on the siding of the building, dry rot, peeling asphalt shingles on the roof, and removal of a basketball hoop on the east elevation of the building. The basketball hoop was not present in the 1984 recordation but is visible in the 1991 photographs. Presently the fittings on the wall that supported the basketball hoop are still visible on the exterior wall. Building 282 has been previously used as a coal shed, subsequently used as a plumbing shed and janitorial office, and is presently vacant. Alterations for Building 282 include the addition of windows at the north and east elevations and the original double equipment door changed to a fixed smaller door. The interior of Building 282 has been heavily modified and damaged by water and neglect. Building 282 was constructed as part of the reactivation of the post to support garrison troops returning from combat in the Philippines and is an example of the basic form of utilitarian style of the early Presidio, and it is also associated with events that led to the opening of the Presidio and other Army posts on the Pacific Coast. As noted in the 1984 DPR form, Building 282 was in a good condition despite architectural changes to the door and fenestration. Building 282 has undergone deterioration since 1991, with further alteration to the overall design, materials, and workmanship. However, Building 282 still retains its association with Criterion A and C as a contributing element to the Presidio HD.

See 1985 Presidio HD NRHP Nomination Form for historic context and evaluation.

Historic Context

See 1985 Presidio HD NRHP Nomination Form; historic context unchanged.

Evaluation

See 1985 Presidio HD NRHP Nomination Form; evaluation unchanged.

\*B14. **Evaluator:** Melissa Montag

\*Date of Evaluation: May 2013

Photographs:



Photograph 1: North Elevation of Building 282, camera facing southeast, March 2013.



Photograph 2: East elevation of Building 282, camera facing west, March 2013.

**Photographs:**



**Photograph 3:** South Elevation of Building 282, camera facing north, March 2013.



**Photograph 4:** West and south elevations of Building 282, camera facing northeast, March 2013.

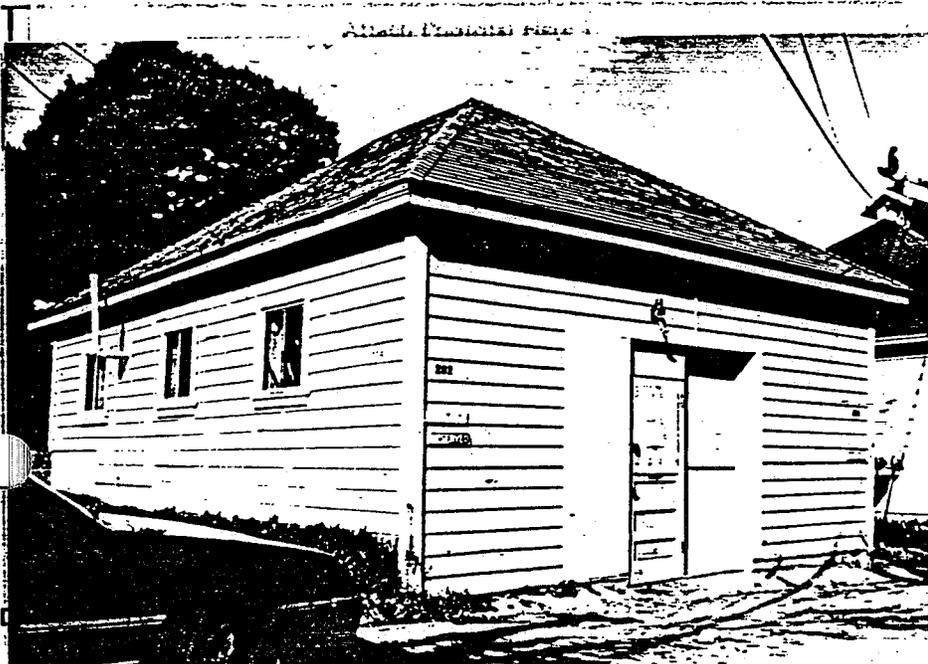
HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: Building 282
2. Historic name: Building 22
3. Street or rural address: Sill Road  
 City Monterey Zip 93940 County Monterey
4. Parcel number: N/A
5. Present Owner: Department of Defense Address: Presidio of Monterey  
 City Monterey Zip 93940 Ownership is: Public  Private
6. Present Use: Janitorial Office Original use: Coal shed, then Plumbing Shop

DESCRIPTION

- 7a. Architectural style: Utilitarian
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: This seven hundred square foot rectangular utility building was constructed in 1903. It is situated with a cluster of other service buildings of mixed ages in the north central part of the district. Building 282 is wood framed, sheathed with drop siding and set on poured concrete. Its hip roof is covered with brown composition shingles. On the facade the large double paneled sliding door has been fixed in place and a standard door inserted. Fenestration was apparently added sometime around 1930. Three 8 paned windows were placed symmetrically on the right elevation, a nine paned window on the rear, and three vertically divided two paned windows added to the left elevation.



8. Construction date: Estimated \_\_\_\_\_ Factual 1903
9. Architect Quartermaster Corps
10. Builder U.S. Army
11. Approx. property size (in feet)  
 Frontage 32 Depth 24  
 or approx. acreage 780 sq. ft.
12. Date(s) of enclosed photograph(s)  
October 1984

Condition: Excellent \_\_\_ Good X Fair \_\_\_ Deteriorated \_\_\_ No longer in existenc \_\_\_

Alterations: Double equipment doors at facade made into 1 fixed on smaller door.

Findings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up \_\_\_  
Residential \_\_\_ Industrial X Commercial \_\_\_ Other: \_\_\_

Threats to site: None known \_\_\_ Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_

Is the structure: On its original site? X Moved? \_\_\_ Unknown? \_\_\_

Related features: In general equipment area with 283, 279, 281.

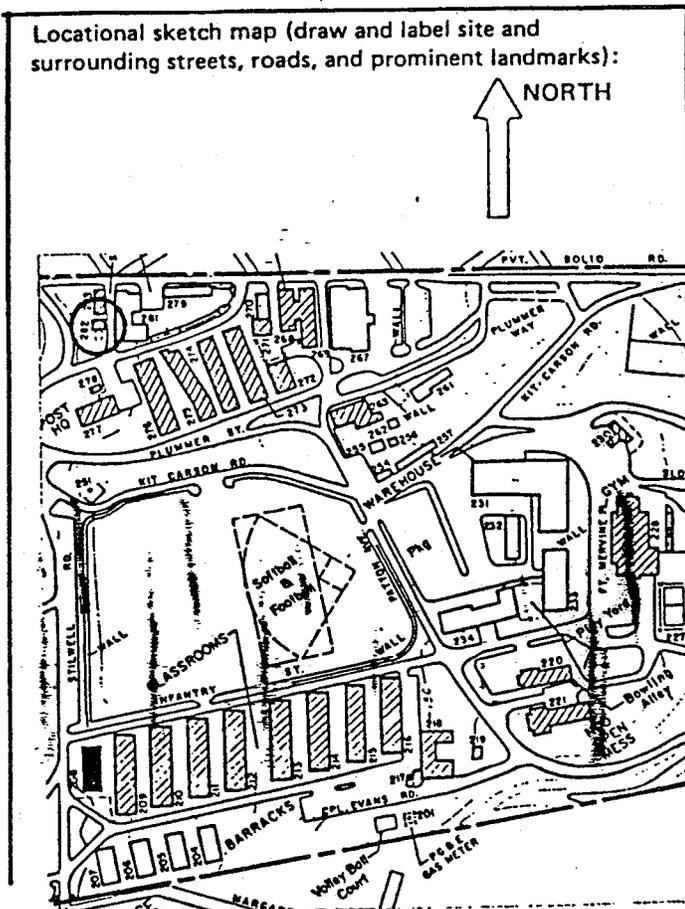
### IMPORTANCE

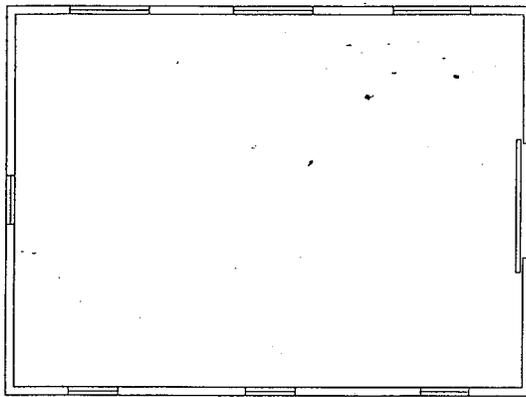
Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)  
Building 282 was constructed in 1903 as part of the reactivation of this post to garrison troops returning from combat in the Philippines. Building 282 is one of eleven surviving utilitarian structures in that section of the post erected between 1903 and 1904. It originally served as a coal shed. It was subsequently converted for use as a plumbing shed and now functions as a janitorial office. Though altered with the addition of windows at the right side and rear elevations, its basic form remains an example of utilitarian style of the early post. Moreover it is significant for its association with the events of 1902-03 that led to the opening of POM and other Army posts on the Pacific Coast.

Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture \_\_\_ Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military 1  
Religion \_\_\_ Social/Education \_\_\_

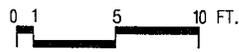
Sources (List books, documents, surveys, personal interviews and their dates).  
Floor Plans  
QMC Form #117  
QMC Records  
Real Property Record, DA Form #2877

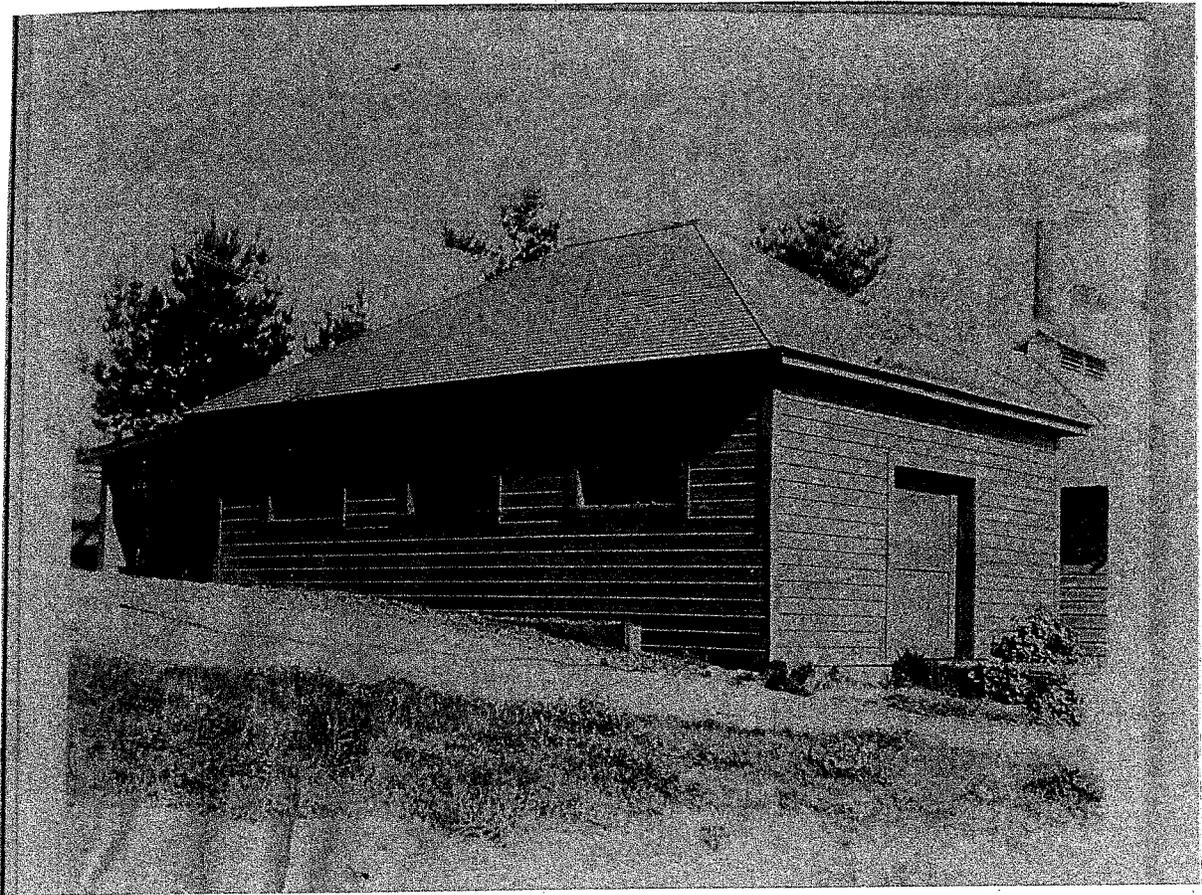
Date form prepared January 1985  
By (name) \_\_\_\_\_  
Organization: Jackson Research Projects  
Address: 423 F Street, Suite 13  
City: Davis, CA Zip: 95616  
Phone: (916) 757-2521





FLOOR PLAN







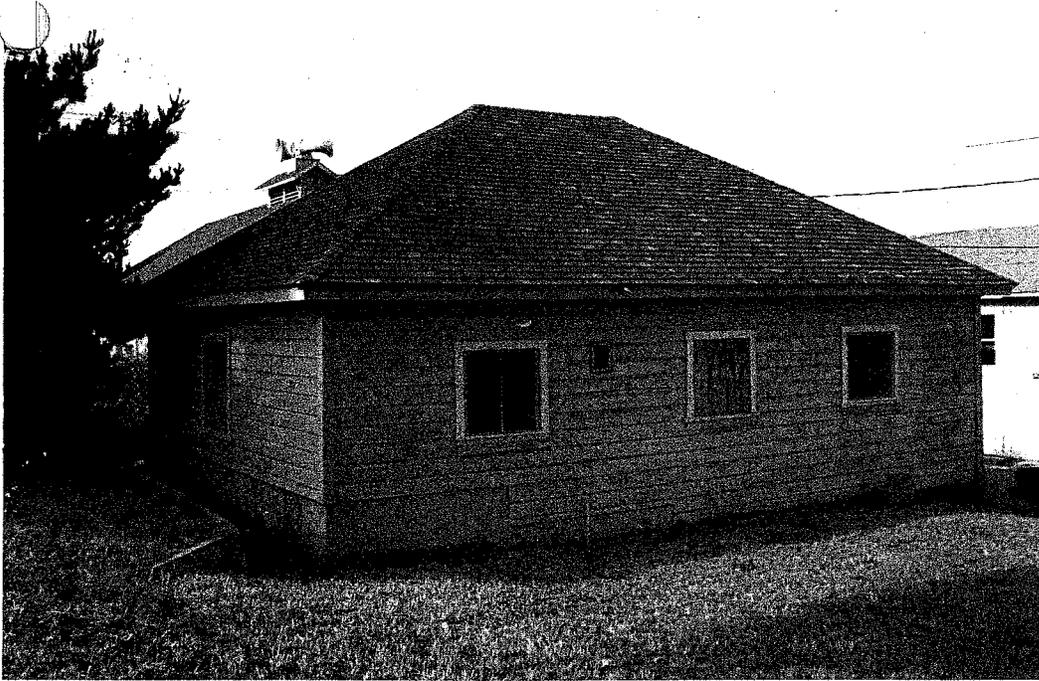
**VIEW NO. 01** 1991  
**Contextual View (South-east)**

- 1** Building 282
- 2** Building 283



**VIEW NO. 02** 1991  
**Front (east) Elevation**

- 1** Wood Double Paneled Sliding Door (Fixed in place)
- 2** Wood Hollow Core Door
- 3** Basketball Net
- 4** Flat Wood Trim
- 5** Horizontal Wood Drop Siding
- 6** Asphalt Shingle Roof



VIEW NO. 03 1991  
Side (West) Elevations

- 1** Horizontal Wood Drop Siding
- 2** 2-light Movable Wood Window
- 3** Concrete Foundation
- 4** Sloped Asphalt Shingle Roof
- 5** Vent



VIEW NO. 04 1991  
Detail Rear Window

- 1** Horizontal Wood Siding
- 2** Flat Wood Trim
- 3** 9-light Wood Window



VIEW NO. 05 1994

Detail South Window

- 1** Horizontal Wood Siding
- 2** Flat Wood Trim
- 3** 2-light Wood Window



VIEW NO. 06 1991

Detail Corner Eave

- 1** Metal flashing
- 2** Flat Wood trim
- 3** Wood Soffit

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**UPDATE SHEET**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Page 1 of 3

\*Resource Name or # Building 283

Continuation Update

**P1. Other Identifier:** Building 283

\***P2d. UTM:** Zone: 10; 05 98 160 mE/ 40 51 770 mN (WGS 84)

\***P2 e. Other Locational Data:** USGS 7.5' Quad: Monterey

\***P3a. Description:** See attached DPR 523 form from Jackson Research Projects, October 1984. This property has been field checked and appears to be in good condition.

\***P3b. Resource Attributes:** (HP 34) Military Property

\***P8. Recorded by:** Melissa Montag, U.S. Army Corps of Engineers, Sacramento District, 1325 J Street, Sacramento, CA 95814

**\*B10. Significance:**

This update form was prepared to assess the current condition of buildings at the U.S. Army Garrison (USAG), Presidio of Monterey (Presidio) proposed for demolition. Documentation of Building 283 was last updated with photographs taken in 1991, with the original recordation of the building on DPR forms occurring in 1984. In 1985, after the 1984 recording, Building 283 was determined to be a contributing element to the Presidio of Monterey Historic District (HD), a historic district eligible for listing in the National Register of Historic Places (NRHP) under Criterion A and C. Demolition of Building 283 is an undertaking being considered by the USAG Presidio. As a result of this action an update of the DPR is required in order to assess changes in the condition of the building. This update is being conducted in order to comply with Section 106 of the NRHP, and as an effort to determine possible adverse effects the proposed demolition may have on contributing elements of the Presidio HD.

The passage of time since the last evaluation has resulted in little change to Building 283. Prior to the 1984 recordation Building 283 underwent changes to the building fenestration, removal of a shed roofed garage annex at the rear elevation, and enlargement of the building footprint with an addition constructed in 1908. Since its construction Building 283 has been continuously used as a water pump station and is presently leased to California American Water for use. Building 283 was constructed as part of the reactivation of the post to support garrison troops returning from combat in the Philippines and is an example of the basic form of utilitarian style of the early Presidio, and it is also associated with events that led to the opening of the Presidio and other Army posts on the Pacific Coast. As noted in the 1984 DPR form, Building 283 was in a good condition despite architectural changes to the footprint and fenestration. Building 283 has undergone little deterioration since 1991. Building 283 still retains its association with Criterion A and C as a contributing element to the Presidio HD.

See 1985 Presidio HD NRHP Nomination Form for historic context and evaluation.

Historic Context

See 1985 Presidio HD NRHP Nomination Form; historic context unchanged.

Evaluation

See 1985 Presidio HD NRHP Nomination Form; evaluation unchanged.

\***B14. Evaluator:** Melissa Montag

\***Date of Evaluation:** May 2013

Photographs:



Photograph 1: East Elevation of Building 283, camera facing west, March 2013.



Photograph 2: South elevations of Building 283, camera facing northwest, March 2013.

Photographs:



**Photograph 3:** West elevation of Building 283, camera facing east, March 2013.



**Photograph 4:** North elevations of Building 283, camera facing south, March 2013.

**HISTORIC RESOURCES INVENTORY**

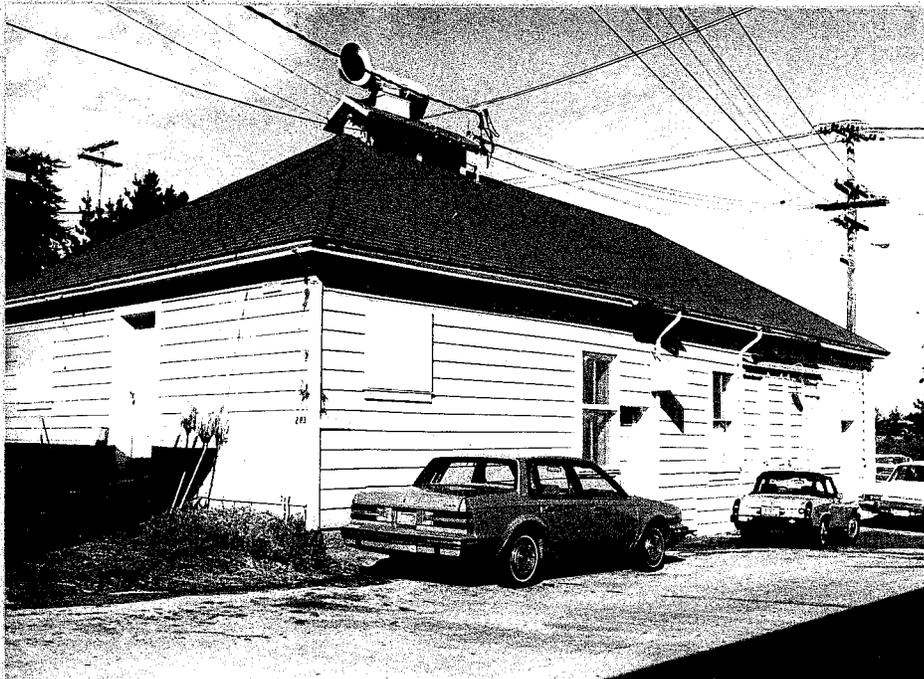
**IDENTIFICATION**

1. Common name: Building 283
2. Historic name: Building 21
3. Street or rural address: Sill Road at Private Bolio Road  
 City Monterey Zip 93940 County Monterey
4. Parcel number: N/A
5. Present Owner: Department of Defense Address: Presidio of Monterey  
 City Monterey Zip 93940 Ownership is: Public  Private \_\_\_\_\_
6. Present Use: Water Pump Station Original use: Power House (Pump Station)

**DESCRIPTION**

7a. Architectural style:

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: This 1,542 square foot building was constructed in 1903 as a water pump station. It is situated with a cluster of maintenance buildings at the north central part of the district. Set in poured concrete, its wood frame is sheathed with drop siding. Its hipped roof is covered with composition shingles. A gabled roof monitor is crowned with air horns that serve as fire sirens. Fenestration is mixed and somewhat altered from its original appearance. A small square window on the left of the facade which apparently replaced a double hung window is boarded over. The facade also includes a 2/2 double hung window and where there was originally a second window there is now a single door. To the right of this a sliding door has been replaced with a double hung window. Also on the facade double sliding doors survive but to the right a single standard door has replaced one of a pair of 2/2 double hung windows. The windows on the other elevations have largely been covered with boards. A shed roofed garage annex at the rear elevation has been removed. The left elevation includes a single standard door. Alterations include its enlargement by 845 square feet in 1908 and the aforementioned changes in fenestration.



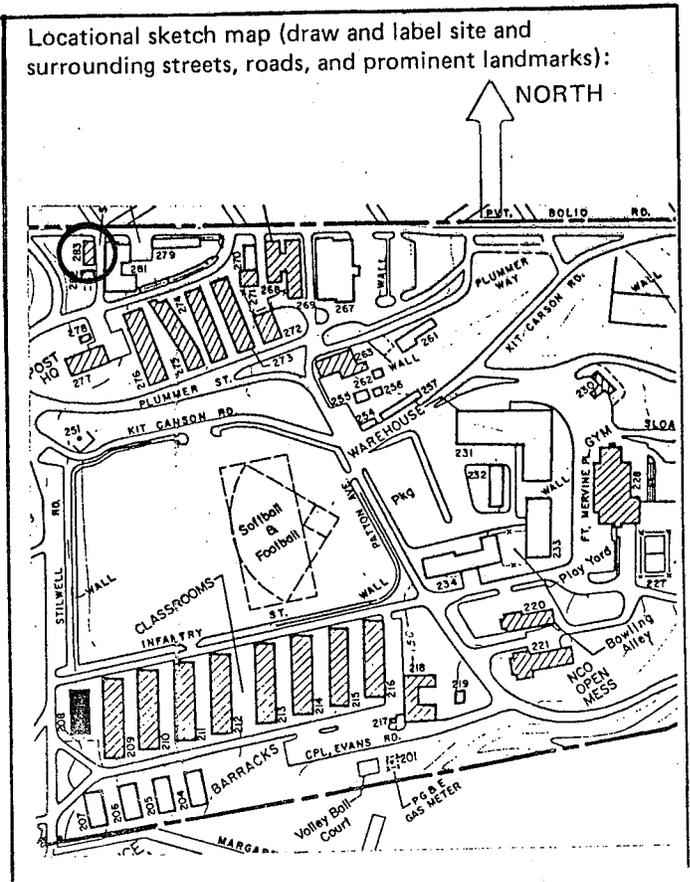
8. Construction date:  
 Estimated \_\_\_\_\_ Factual 1903
9. Architect Quartermaster Corps
10. Builder U.S. Army
11. Approx. property size (in feet)  
 Frontage 58 Depth 26  
 or approx. acreage 1,542 sq. f
12. Date(s) of enclosed photograph(s)  
October 1984

13. Condition: Excellent \_\_\_ Good  Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Enlarged in 1908, facade doors added, windows removed, sliding doors removed
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up \_\_\_  
 Residential \_\_\_ Industrial  Commercial \_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known \_\_\_ Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
 Public Works project \_\_\_ Other: Possible demolition under Master Plan
17. Is the structure: On its original site?  Moved? \_\_\_ Unknown? \_\_\_
18. Related features: In general equipment area with Buildings 279, 281, and 282

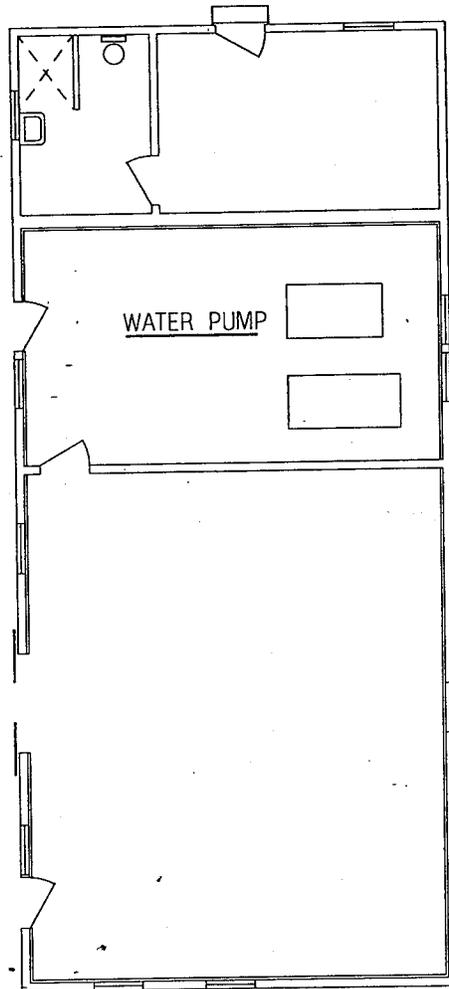
**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)  
 Building 283 was constructed in 1903 as part of the reactivation of this post to garrison troops returning from combat in the Philippines. Building 283 is one of eleven surviving utilitarian structures in that section of the post erected at the POM between 1903 and 1904. It has functioned since its construction as a pump house for the post. Though enlarged in 1908 the original design characteristics were maintained including the hip roof and drop siding. Despite some alteration in fenestration, it remains an example of utilitarian architecture at the POM during its early years, illustrating the range of structures needed to operate a typical turn-of-the-century Army post.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
 Architecture \_\_\_ Arts & Leisure \_\_\_  
 Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
 Government \_\_\_ Military  \_\_\_  
 Religion \_\_\_ Social/Education \_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates).  
 Floor Plans, DEH Files  
 Monterey New Era 7/15/03  
 QMC Building Record  
 QMC Form #117  
 Real Property Record, DA form #2877
22. Date form prepared January 1985  
 By (name) \_\_\_\_\_  
 Organization Jackson Research Projects  
 Address: 423 F Street, Suite 13  
 City Davis, CA Zip 95616  
 Phone: (916) 757-2521

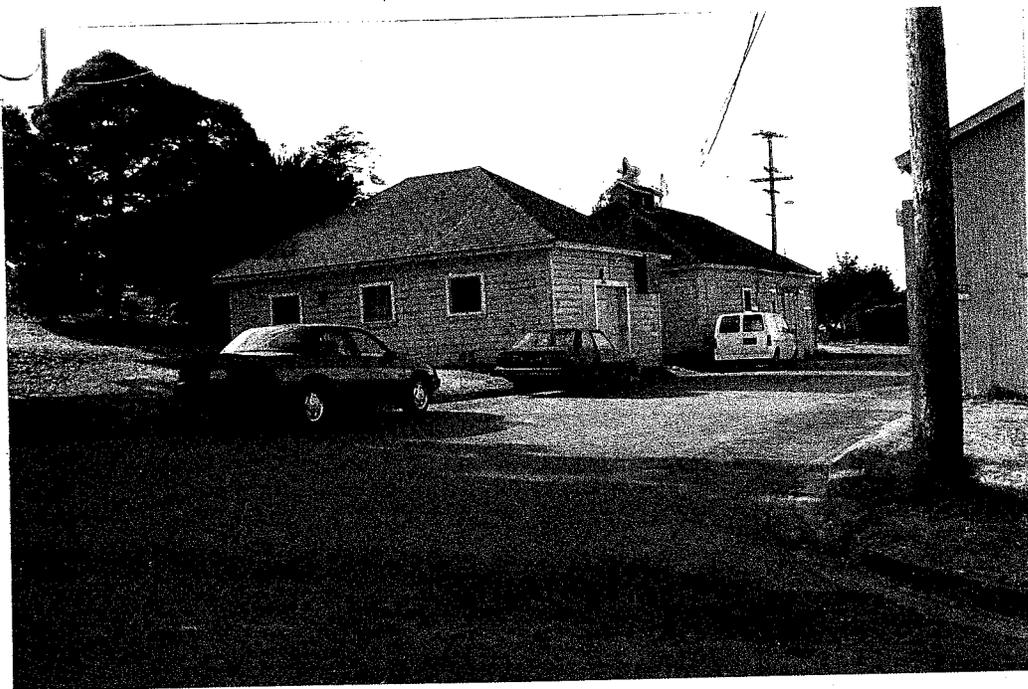






FLOOR PLAN





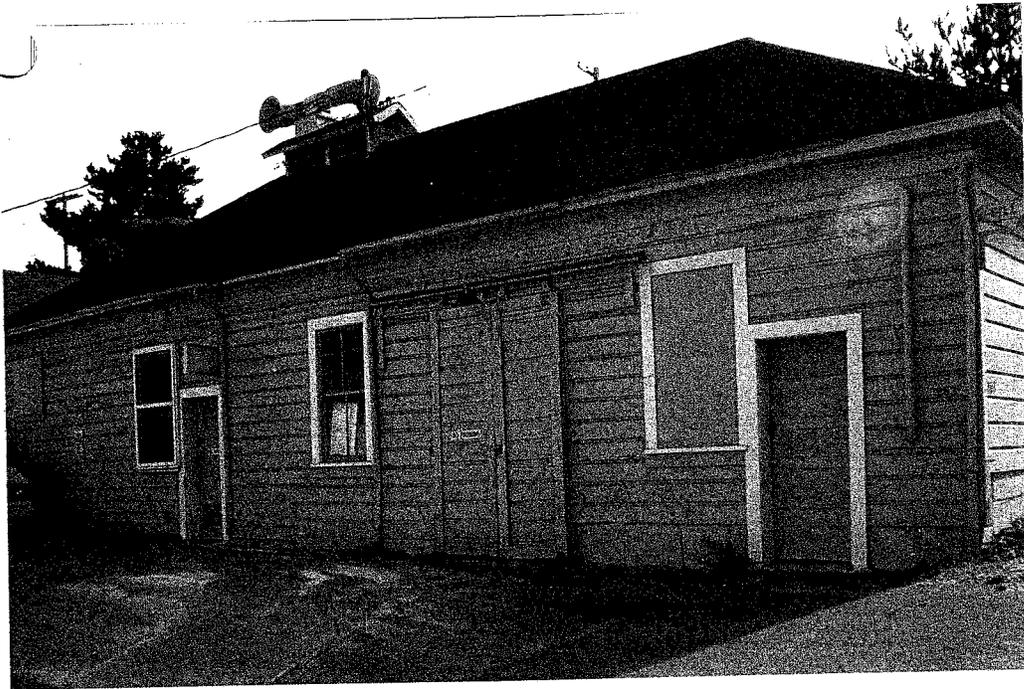
VIEW NO. 01 1991  
Contextual View (South-  
east)

- 1 Building 283
- 2 Building 282



VIEW NO. 02 1991  
Perspective (southeast)  
Elevation

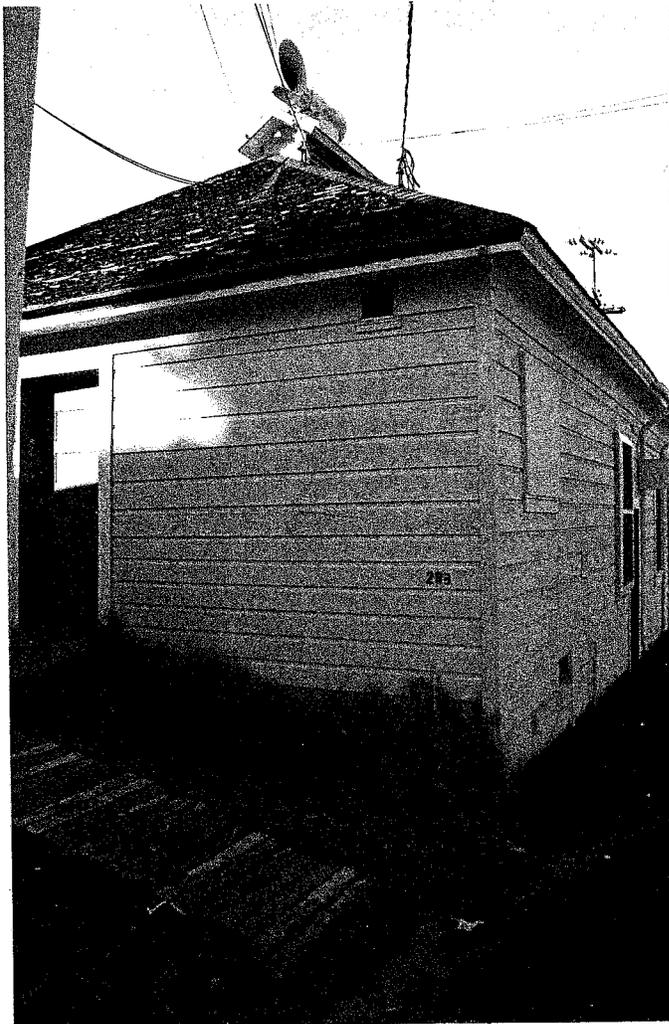
- 1 Roof Monitor
- 2 Air Horn
- 3 Horizontal Wood  
Drop Siding
- 4 Asphalt Shingle Roof



**VIEW NO. 03** 1991

**Front (east) Elevation**

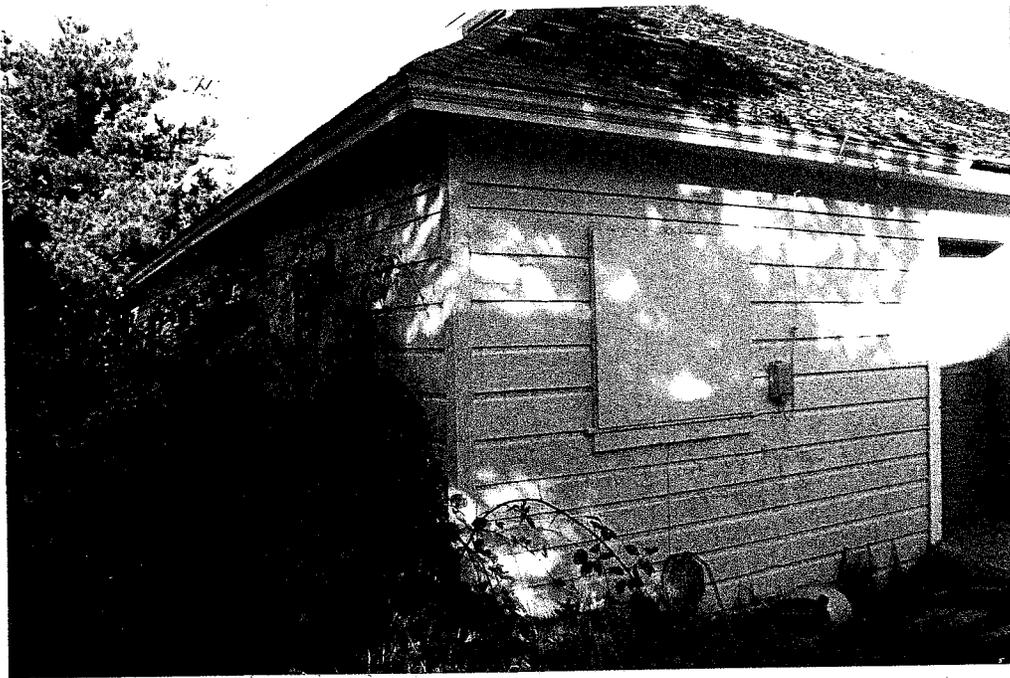
- 1** Horizontal Wood Drop Siding
- 2** 2/2 Double Hung Wood Window
- 3** Boarded over Window
- 4** 5-panel Wood Door
- 5** Sliding Wood Doors



**VIEW NO. 04** 1991

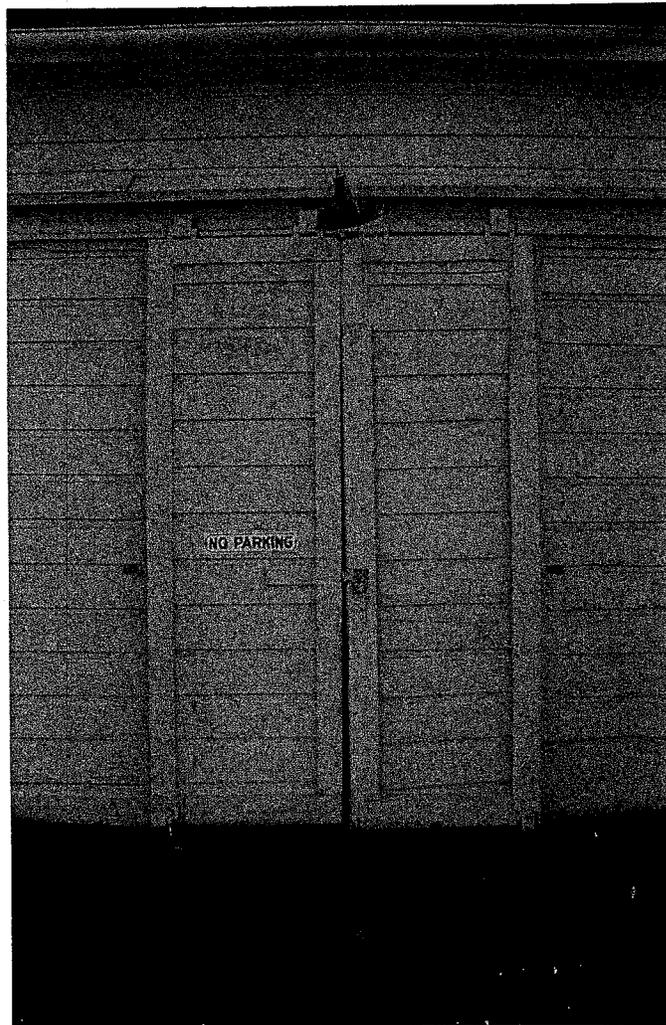
**Detail (south) Corner**

- 1** Horizontal Wood Siding
- 2** Flat Wood Trim
- 3** Vent
- 4** 5-Panel Wood Door
- 5** Boarded Over Window



VIEW NO. 05 1994  
Detail (southwest) Corner

- 1** Horizontal Wood Siding
- 2** Flat Wood Trim
- 3** Boarded over Window
- 4** Wooden Door Ramp
- 5** Sloped Asphalt Singlr Roof



VIEW NO. 06 1991  
Detail Front Door

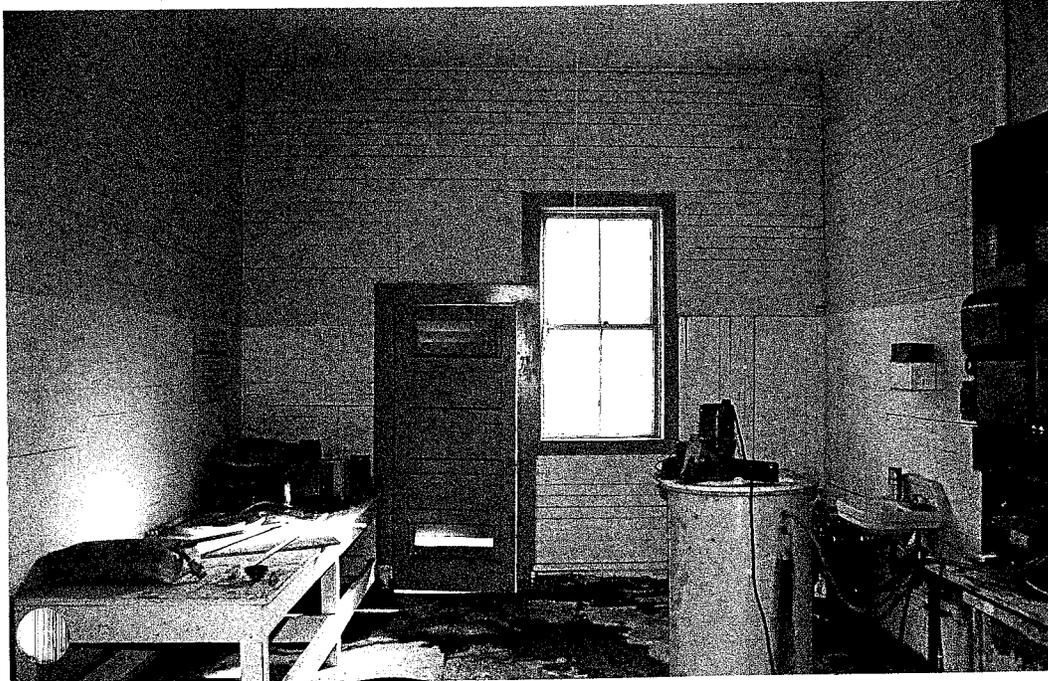
- 1** Metal flashing
- 2** Horizontal Wood Board Sliding Doors
- 3** Metal track



VIEW NO. 07 1994

Interior View

- 1** 2/2 Wood Windows
- 2** Concrete Floor
- 3** Bare Light Bulb Fixture
- 4** Pump Equipment
- 5** Horizontal Wood Strip Wall/Ceiling Finish



VIEW NO. 08 1994

Interior View

- 1** Horizontal Wood Strip Wall/ceiling Finish
- 2** 5-panel Wood Door
- 3** 2/2 Wood Window
- 4** Electrical Box
- 5** Water Heater
- 6** Flat Wood Trim

**Enclosure 9**  
Draft Memorandum of Agreement

DRAFT

**DRAFT**  
**MEMORANDUM OF AGREEMENT**  
**Between the U.S. Army Garrison, Presidio of Monterey**  
**and the California State Historic Preservation Officer**  
**Regarding Demolition of Buildings 279, 281, 282, and 283**  
**in the Presidio of Monterey Historic District,**  
**Presidio of Monterey, Monterey County, California**

**WHEREAS**, the U.S. Army Garrison (USAG), Presidio of Monterey (Presidio) plans to demolish Buildings 279, 281, 282, and 283, and the planned project consists of removing the existing wooden structures, demolishing the foundations and slabs, re-grading the area and installation of a parking surface (hereinafter referred to as the “Undertaking” as defined in 36 CFR § 800.16[y]); and

**WHEREAS**, the USAG Presidio has determined that Undertaking does not qualify for exclusion under the executed *Programmatic Agreement Among the United States Army, the Advisory Council on Historic Preservation and the California State Historic Preservation Officer Regarding Routine Maintenance of Historic Properties at the Presidio of Monterey* and therefore requires a separate review pursuant to 36 CFR 800; and

**WHEREAS**, the USAG Presidio has consulted with the California State Historic Preservation Officer (SHPO) pursuant to 36 CFP Part 800, the regulations implementing Section 106 of the National Historic Preservation Act of 1966, as amended (NHPA), regarding the Undertaking and has determined that Buildings 279, 281, 282, and 283 are eligible for listing in the National Register of Historic Places (NRHP) under Criterion A and C as contributing elements to the overall Presidio of Monterey Historic District (Historic District), a NRHP eligible historic district; and

**WHEREAS**, the USAG Presidio has established the area of potential effects (APE) for the Undertaking as including the view shed around the buildings as well as the footprint of Buildings 279, 281, 282, and 283 (Attachment 1); and

**WHEREAS**, the USAG Presidio, in consultation with the SHPO, has determined that the only known historic property within the APE (including the visual APE) affected by the Undertaking is the Historic District; and

**WHEREAS**, the USAG Presidio, in consultation with the SHPO, has determined that in accordance with 36 CFR § 800.5(d)(2) the demolition of Buildings 279, 281, 282, and 283 would constitute a finding of adverse effect to contributing elements of the

Historic District (including the view shed) and intends to use this Memorandum of Agreement (Agreement) to comply with Section 106 of the NHPA, and its implementing regulations; and

**WHEREAS**, the USAG Presidio, in consultation with the SHPO, has determined that although the Undertaking constitutes a finding of adverse effect to contributing elements of the Historic District, including the view shed, it does not adversely effect the overall NRHP eligibility of the Historic District; and

**WHEREAS**, in accordance with 36 CFR § 800.14(b)(3), the USAG Presidio has invited the Advisory Council on Historic Preservation (ACHP) to participate in consultation to resolve adverse effects of the Undertaking and the ACHP **has declined** to participate by letter dated **???** (NOTE: To Be Determined);

**NOW, THEREFORE**, the USAG Presidio and the SHPO agree that the Undertaking shall be implemented in accordance with the following stipulations in order to take into account the adverse effect of the Undertaking on the Historic District.

### **STIPULATIONS**

The signatories agree as follows:

1. The USAG Presidio shall ensure that Historic American Building Survey (HABS) documentation be conducted on Buildings 279, 281, 282, and 283 to mitigate the adverse effects from the Undertaking. The USAG Presidio will consult with the National Park Service (NPS) to determine the level of HABS documentation appropriate for this resource.
2. An archaeologist (as defined in 36 CFR 61) will be on-site during ground disturbing activities to ensure intact site deposits are not disturbed. If, during construction of the Undertaking, there is an inadvertent discovery, the USAG Presidio will comply with the requirements of 36 CFR § 800.13. In the event of an inadvertent discovery of cultural items as defined under the Native American Graves Protection and Repatriation Act (NAGPRA), the consultation requirements in Section 106 of the NHPA and Section 3 and Section 5 of NAGPRA will be followed. The USAG Presidio will determine what actions it can take to resolve affects and will notify the SHPO and any other appropriate parties within 24 hours of the discovery. The USAG Presidio will seek recommendations and comments from the SHPO and any other appropriate parties to devise appropriate actions, pursuant to 36 CFR § 800.13. The SHPO will respond by

telephone and/or email within 48 hours following receipt of initial notice from the USAG Presidio.

3. Should either the SHPO or the USAG Presidio object to any aspect of the HABS documentation stipulated in this Agreement, such objection shall be provided in writing to the other signatory. Within 30 calendar days of the USAG Presidio's receipt of written notice of the objection, the signatories shall consult to resolve the objection. If the signatories determine that the objection cannot be resolved, the USAG Presidio shall request comments from the ACHP. Any request for comment from the ACHP shall pertain only to the subject of the dispute. The USAG Presidio's responsibility to carry out all other actions under this Agreement that are not the subject of the dispute will remain unchanged.
4. Should any signatory to this Agreement determine that the terms of the Agreement cannot be met or believe that a change is necessary, that signatory shall immediately request the other signatory to consider amending, or affecting an addendum to this Agreement. Such an amendment or addendum shall be executed in the same manner as the original Agreement. Until such amendment or addendum is executed, the terms and conditions of the original Agreement remain in full force and effect. If the Agreement is not amended, any signatory may terminate it, provided they give the other signatory 30 days written notice. If the Agreement is terminated, the USAG Presidio shall either execute a new MOA with the SHPO under 30 CFR § 800.6(c)(1) or request the comments of the ACHP under 36 CFR § 800.7(a).
5. If the terms of this Agreement have not been implemented by 5 years from the date of its execution, this Agreement shall be considered terminated unless the signatories agree to an extension. In such event, the USAG Presidio shall notify the SHPO, and if the USAG Presidio chooses to continue with the Undertaking, shall re-initiate review of the Undertaking in accordance with 36 CFR § 800.
6. The USAG Presidio shall ensure that the Stipulations of this Agreement are carried out in a manner compatible and consistent with the Secretary of the Interior's Standards and Guidelines for Architectural and Engineering Documentation: HABS/HAER Standard.

This Agreement becomes effective on the date of the last signature below and will remain in effect until terminated, or the Undertaking is completed.

**EXECUTION** of this MOA by USAG Presidio and the SHPO, its transmittal by USAG Presidio to the ACHP in accordance with 36 CFR § 800.6(b)(1)(iv), and subsequent implementation of its terms, shall evidence, pursuant to 36 CFR § 800.6(c), that this MOA is an agreement with the ACHP for purposes of Section 106 of the NHPA, that USAG Presidio has afforded the ACHP an opportunity to comment on the Undertaking and its effects on historic properties, and that USAG Presidio has taken into account the effects of the Undertaking on historic properties.

**SIGNATORIES:**

**U.S. Army Garrison, Presidio of Monterey**

\_\_\_\_\_ Date \_\_\_\_\_  
Paul W. Fellingner, Colonel, U.S. Army, Commanding

**California State Historic Preservation Officer**

\_\_\_\_\_ Date \_\_\_\_\_  
Carol Roland-Nawi, State Historic Preservation Officer

**Advisory Council on Historic Preservation**

\_\_\_\_\_ Date \_\_\_\_\_  
John M. Fowler, Executive Director

**Attachment 1**  
Area of Potential Effects (APE)

DRAFT



- Legend**
- Entrance Gates
  - Building
  - Historical Locations
  - Reservation Boundary

**PRESIDIO OF MONTEREY HISTORIC DISTRICT  
BUILDINGS 279, 281, 282 AND 283**

|   |  |
|---|--|
| <ul style="list-style-type: none"> <li> Area of Potential Effects</li> <li> Visual Area of Potential Effects</li> </ul> | <ul style="list-style-type: none"> <li> Historic District</li> <li> Installation Boundary</li> </ul> |
|---|--|

0 100 200 400 Feet

Current as of: MAY 2011

Date Approved: \_\_\_\_\_ Sheet Number: 1 of 1

**MOA: Enclosure 1**

**Enclosure 10**  
Notice of Availability



DEPARTMENT OF THE ARMY  
UNITED STATES ARMY INSTALLATION MANAGEMENT COMMAND  
HEADQUARTERS, UNITED STATES ARMY GARRISON, PRESIDIO OF MONTEREY  
1759 LEWIS ROAD, SUITE 210  
MONTEREY, CA 93944-3223

REPLY TO  
ATTENTION OF

OCT 24 2013

Office of the Garrison Commander

Dear Interested Parties:

The Department of the Army invites all interested parties to review and comment on the Section 106 Consultation document for the proposed demolition of Buildings 279, 281, 282, and 283, which are contributing elements to the Presidio of Monterey Historic District.

The United States Army Garrison (USAG) Presidio of Monterey (POM) proposes to demolish Buildings 279, 281, 282 and 283 in order to re-engineer circulation routes and construct additional surface parking within the installation's fenced boundary. The project is required to improve traffic flow and safety conditions along Private Bolio Road, Fitch Avenue and Sill Road. The proposed undertaking will occur in the Presidio of Monterey Historic District, which has been determined eligible for listing on the National Register of Historic Places (NRHP). The USAG POM has determined that this undertaking will have an adverse effect on four contributing elements of the district; however, the undertaking will not affect the Presidio of Monterey Historic District's eligibility for listing in the NRHP.

This Section 106 Consultation document was prepared pursuant to the National Historic Preservation Act (NHPA) of 1966, as amended, (Public Law 89-665; 16 U.S. Code 470 et seq.), the Advisory Council on Historic Preservation's regulations for implementing the NHPA (36 Code of Federal Regulations § 800) and Army Regulation 200-1, "Environmental Protection and Enhancement." This Section 106 Consultation evaluates the affect of the proposed action and identifies mitigation measures.

Comments on the Section 106 Consultation document are due December 5, 2013.

The Section 106 Consultation document is available for review at the following locations:

Monterey Public Library  
625 Pacific Street, Monterey, CA 93940-2821  
Phone: (831) 646-3932

Chamberlain Library  
Building 4275 General Jim Moore Boulevard  
Ord Military Community, Seaside, CA 93955  
Phone: (831) 242-7680

US Army Garrison, Presidio of Monterey  
Directorate of Public Works, Environmental Division  
Building 4463 Gigling Road,  
Ord Military Community, Seaside, CA 93955  
Phone: (831) 242-7926

Please forward written comments to:

Attn: Laura Prishmont Quimby  
Directorate of Public Works, Environmental Division  
PO Box 5004  
Monterey, CA 93944-5004  
(831) 242-7926

Via electronic mail to: [laura.a.prishmontquimby.civ@mail.mil](mailto:laura.a.prishmontquimby.civ@mail.mil)

Via facsimile to: (831) 242-7019

Sincerely,

  
Paul W. Fellingner  
Colonel, US Army  
Commanding

Encl



**Presidio of Monterey  
Notice of Availability  
Consultation Document  
Supporting Section 106 of the  
National Historic Preservation Act**

The Department of the Army invites all interested parties to review and comment on the Section 106 Consultation Document for the proposed demolition of four buildings that are contributing elements to the Presidio of Monterey Historic District. The Historic District has been determined eligible for listing on the National Register of Historic Places. The United States Army Garrison, Presidio of Monterey proposes to demolish the four buildings in order to re-engineer circulation routes and construct additional surface parking which will improve traffic flow and safety conditions on Private Bolio Road.

The Section 106 Consultation Document is available for review at the following locations:

City of Monterey  
Monterey Public Library  
625 Pacific St  
Monterey, CA 93940

Chamberlain Library  
Building 4275 General Jim Moore Boulevard  
Ord Military Community (Former Fort Ord)  
Monterey, CA 93944

US Army Garrison, Presidio of Monterey  
Department of Public Works  
Building 4463 Gigling Road  
Ord Military Community (Former Fort Ord)  
Seaside, CA 93955

Presidio of Monterey website: <http://pom-ima.monterey.army.mil>

Please forward written comments to:

Laura Prishmont Quimby  
U.S. Army Garrison, Presidio of Monterey  
Directorate of Public Works, Environmental Div.  
P.O. Box 5004  
Monterey, CA 93944  
Email to: [laura.a.prishmontquimby.civ@mail.mil](mailto:laura.a.prishmontquimby.civ@mail.mil)

**THE DEADLINE FOR PROVIDING PUBLIC COMMENTS IS 12/05/2013**