

Appendix C  
Freeman Stadium: State of California, Department of Parks and Recreation  
Form 523 (Buildings, Structure, and Object Record)

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 14 \*Resource Name or #: (Assigned by recorder) Freeman Stadium

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad Marina, CA Date 1947 (1983 ed.) T 15S; R 1E; SW ¼ of SE ¼ of Sec 1; Mount Diablo B.M.

c. Address 4111 2nd Ave Seaside Zip 93955

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 606835 mE/ 4056788 mN

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

Freeman Stadium sits south of Divarty Street, between 2nd Avenue and General Jim Moore Boulevard. APN: 031101044000

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

Freeman Stadium sits south of Divarty Street, between 2nd Avenue and General Jim Moore Boulevard. The stadium is clustered with other outdoor athletic facilities northeast of the Otter Sports Complex on the California State University, Monterey Bay (CSUMB) campus. The campus Aquatic Center is located to the west and the Baseball Field, Softball Field, and Soccer Field to the south and southeast. **See Continuation Sheet.**

\*P3b. Resource Attributes: (List attributes and codes) HP42. Stadium/Sports Field

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



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

P5b. Description of Photo: (view, date, accession #) East elevation, view looking west, Dudek

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both  
Circa 1952 (The Californian 1951)

\*P7. Owner and Address:  
California State University Monterey Bay, 100 Campus Center, Seaside, CA. 93955

\*P8. Recorded by: (Name, affiliation, and address) Sarah Corder, Dudek, 38 N Marengo Ave., Pasadena, CA 91101

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

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

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

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

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

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

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

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Map Name: Marina Quadrangle \*Scale: USGS 7.5-minute Series \*Date of map: 1995



# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) Freeman Stadium \*NRHP Status Code 6Z  
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B1. Historic Name: Warriors Stadium  
B2. Common Name: Freeman Stadium  
B3. Original Use: Stadium/Sports Field 4. Present Use: Outdoor Field/Athletic Complex  
\*B5. Architectural Style: Altered Beyond Recognition

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
Designed in 1949 and completed in 1951, Freeman Stadium has been altered beyond recognition since its construction. Renovation and as-built drawings show alterations to the subject property took place in 1953, 1974, 1982, 1987, 1998, and 2006. Minor changes and upgrades were completed in 1953, 1974, 1982, 1987, and 1998. Major renovations were completed to the Field House in 2006, including the addition of three, barrel roof, two-story additions to the south, center, and north portions of the building, removal of original doors, windows, and substantial changes to fenestration (CSUMB Facilities 1953, 1974, 1982, 1987, 1998, and 2006). The field was paved in 2018 (Google Earth 2021)

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

B9a. Architect: Fort Ord Engineering Office b. Builder: F. V. Hampshire Contracting Company

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

See Continuation Sheet.

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

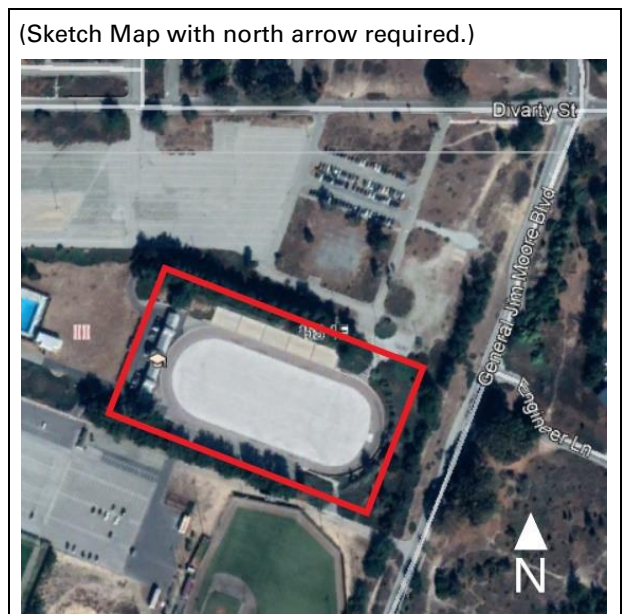
\*B12. References: See Continuation Sheet.

B13. Remarks:

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

\*Date of Evaluation: June 25, 2021

(This space reserved for official comments.)



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

Freeman Stadium is located at a low grade, with the bleachers following the slope of the hillside. A chain-link fence encloses the field, track, and bleachers, with gates on the west, near the Field House (Figure 1), and on the east side of the field for ADA accessibility. Deciduous and evergreen trees and shrubs are planted around the perimeter of the chain-link fence.



Figure 1. Main (west) elevation, looking northeast (IMG\_0431)

Freeman Stadium is made up of the following components: the field, track, bleachers, electrical building, and Field House. Freeman Stadium field is oval, paved, and has a white coating (Figure 2). A paved track encircles the field, but track markings are no longer delineated on the pavement. Concrete, stepped bleachers are located on the north and south side of the track and field. They each measure approximately 342 feet by 48 feet and contain fifteen, board-formed, concrete bleachers with concrete stairs on both the north and south ends and four sets of stairs evenly spaced throughout the bleachers creating distinct aisleways. Additional concrete stairs lead from track on the east and west sides of bleachers. A welded 1½ inch metal railing is located along the perimeter of each section of bleachers with openings at each stairwell (Figure 4). The electrical building is located on a berm west of the track. The small, windowless building is constructed of CMU and sits on a concrete foundation. The building has a low-pitched cement shed roof with small eave overhangs (Figure 5).

The two-story, Field House building sits at the west end of the field and track (Figure 1 and 2). The building is rectangular in plan with a side-gable roof sheathed in standing seam metal. The roof has round skylights evenly spaced throughout and small eave overhangs. Three, two-story, barrel roofed sections are evenly spaced on the façade, one of which, is a larger central section. Two, smaller, two-story barrel roof sections are located on the north and the south portions of the building. The concession area is in the central two-story section. This section has square pillars supporting an overhanging barrel roof. The pillars are primarily clad in stucco fiber cement siding panels, with the lower portion clad in manufactured stone veneer. The west façade has windows located at irregular intervals, all of which appear to be the side-sliding vinyl variety, with the exception of the windows in the barrel roof gable ends, which appear to be fixed, multi-lite windows with prominent metal frames.

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Clerestory windows are located on the north and south façade of the barrel roof additions. The building is clad in stucco fiber cement siding and sits on a concrete foundation.



Figure 2. East elevation, looking west (IMG\_0477)

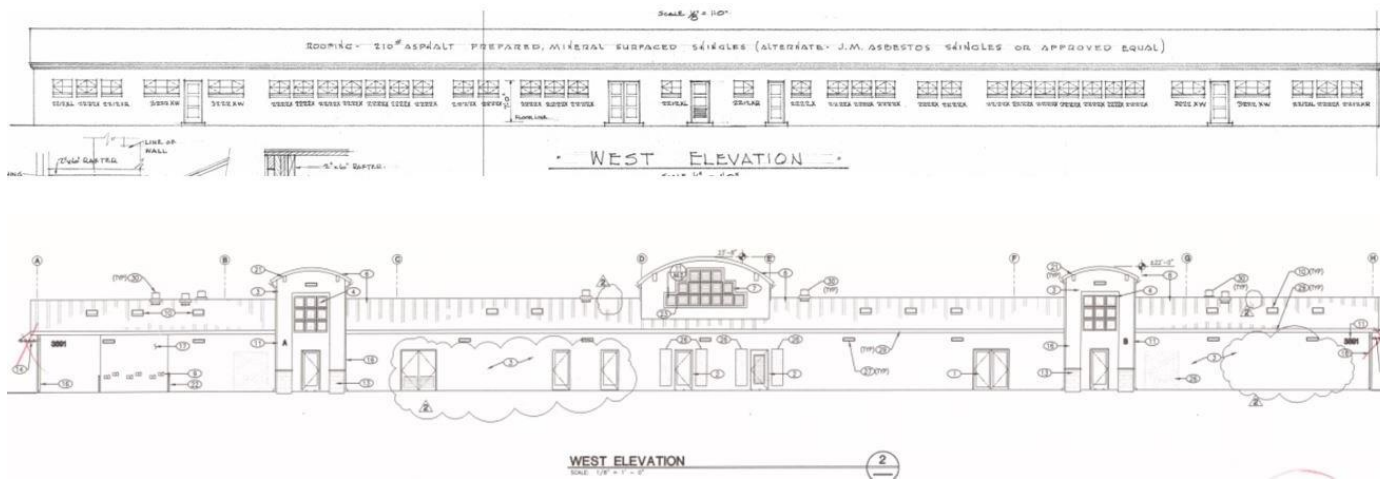


Figure 3. 1949 As-Built Drawing (top) 2006 Renovation Drawing (bottom) (DPR Elevations)

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Figure 4. South bleachers, looking southeast (IMG\_0434)



Figure 5. Electrical building, looking east (IMG\_0452)



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Figure 6. Track detail, looking northwest, Field House in background (IMG\_0437)

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

#### Historical Overview of Fort Ord

Fort Ord, located on the Monterey Peninsula, was established in 1917 under the name "Fort Gigling." It was formed for training of field artillery and cavalry troops stationed at the Presidio of Monterey located about 8 miles southwest of the Fort (Military Museum, n.d.). No formal buildings were erected until the late 1930s when "administrative buildings, barracks, mess halls, tent pads, and sewage treatment plant were constructed" (Military Museum, n.d.). In 1939, the fort was renamed Camp Ord and then in 1940 the name was formally changed to Fort Ord (The Californian 1940: 1). Fort Ord was placed under the command of General Joseph "Vinegar Joe" Stilwell. The original camp encompassed 3,777 acres (Castle 1990: 4). In 1940, the *Salinas Morning Post* announced contracts awarded to the Ford J. Twait company and Morrison-Knudsen, Inc., Los Angeles based companies, for a total of \$2.7 million to construct 564 structures on site. Barret and Hilp company of San Francisco was awarded "\$35,000 to lay down two spur tracks from Southern Pacific lines into the army reservations" (Salinas Morning Post, 1940: 1). The War Progress Administration (WPA) had an additional \$1.4 million budget for construction of buildings at Fort Ord (Salinas Morning Post, 1940:1).

By 1941, the camp had over 28,514 acres of land, 27,000 men and \$12 million dollars invested in a training base and staging area for the U.S. Army (Cavanaugh 2000: 9). The WPA and private contractors were busy constructing wood framed buildings to accommodate the growing population. The Main Garrison was constructed between 1940 and 1960s "starting in the northwest corner of the base and expanding southward and eastward." (Military Museum n.d.) At this time, the army was changing training tactics and was actively transferring over from horse in cavalry to tanks and trucks (Castle 1990: 4).

Fort Ord trained soldiers in preparation for war during World War I, World War II, the Korean War, and the Vietnam War. During World War II, Fort Ord began training for

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amphibious warfare as it was becoming clear that it was advantageous during combat in the Pacific. With access to the beaches in Monterey Bay, Fort Ord became home to the amphibious training unit 18<sup>th</sup> Armored Group (Panorama, n.d.).

In 1957, Fort Ord was designated as a U.S. Army Training Center for infantry (Castle 1990: 4). The 7<sup>th</sup> Infantry Division made its home at Fort Ord in 1975. In 1983, the 7<sup>th</sup> Infantry became a light infantry division operating without heavy tanks, armor, or artillery (Military Museum, n.d.) The unit could deploy anywhere within 48 hours (Cavanaugh 2000: 9).

### Recreation Opportunities at Fort Ord

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

Early recreation activities at the fort included band concerts, live theater, orchestra shows, and choir performances often organized by enlisted men (Park 2015: 25). Track and field meets were organized with field days happening throughout World War II. Boxing was also noted as a popular spectator sport at the base in its early years (Park 2015:25). Fort Ord's first football team, the Presidio Dons, was organized in October of 1940. The team initially practiced and played at nearby Del Monte Polo Field.

During World War II the Fort Ord Athletic and Recreation Officer set out to design a plan to keep soldiers "fit to fight" by developing a more extensive plan for football, baseball, softball, boxing and other recreational activities. Soon after games and tournaments were arranged between Fort Ord teams and nearby military bases and other organized teams (Gates 1957: 100). After the war ended in 1945, Fort Ord introduced an athletic program which gave service members, now back from the war, "an opportunity to take part in any recreational activity they wish" (Park 2015:33). In 1951, a report completed by the Committee on Religion and Welfare in the Armed Forces found that the availability of "wholesome free time activities" were essential for shaping character, increasing job performance, and for the national support of the Armed Forces" (Gates 1957: 100).

The recreation opportunities available at Fort Ord continued to expand, with the stadium and other outdoor athletic fields being constructed in the 1950s and 1960s. By 1977, the main garrison area included a wide variety of recreation facilities, including a snack bar, bowling center, softball field, baseball field, service club and library, hand ball courts, tennis courts, a commissary, the theater, parade grounds, as well as a football stadium and track (U. S. Army 1977). It was believed that these recreation opportunities would create better leaders and they would better prepare soldiers for successful civilian lives (Gates 1957:104).

### Fort Ord Football: The Warriors

The first football team at Fort Ord were named the Presidio Dons was organized in

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1940. The team held practices at nearby fields and appeared to play other branches of the military. After the new stadium was constructed in 1951, the team's name changed to the Warriors and games were being played regularly between military units, but also against other college teams. By November of 1953 the Fort Ord's semi-professional football team made up of service members stationed at Fort Ord, were playing games in the newly completed "Warriors Stadium" (Sacramento Bee 1953:33). During the 1953 season, the Warriors played both the Los Angeles Rams and the San Francisco Forty Niners. The team was so well respected that in the 1950s, coaches from various colleges would visit Fort Ord at the end of the season in an effort to recruit players for college football (Hollaway 2021). The Warriors were the top-ranked service team in the country in the mid-1950s (Sports Press 2012). In 1953, Don Heinrich, who twice earned the All-American rating while quarterbacking for the Washington Huskies, and Ollie Matson, who played for the Chicago Cardinals and went on to play for the Los Angeles Rams were both playing for the Warriors during their tour of duty (Seattle Times 1953:73). The Fort Ord Warriors continued to have All Star and professional bound players through the 1950s and 1960s keeping them in the top of the ratings and making football one of Fort Ord's most prominent sports.

### **Freeman Stadium, 1951**

In January of 1949, the Army prepared plans and specifications for a new Football and Track Stadium (Fresno Bee 1951b:27). The plans were finalized in December of 1949, by the Fort Ord Engineer Office (CSUMB Facilities 1949). They called for the development of the new stadium at the site of the base's existing amphitheater, just north of the parade grounds. In January of 1951, the Army put out a call for bids for the \$200,000, 6,000-seat, concrete football and track stadium at Fort Ord. The design called for the stadium seating to be reinforced concrete, set into the existing dirt embankment of the base's amphitheater (Fresno Bee 1951a:13).

The plan to develop a stadium at Fort Ord was immediately met with criticism, as President Truman had previously ordered a federal freeze on new government construction to aid the Korean War effort. The Army argued that the stadium was planned "long before the present emergency" and would be constructed of non-critical materials. The planned stadium seating was designed to be constructed of "concrete steel blocks" and concrete slab flooring. They announced in February of 1951, in an effort to preserve copper, the stadium would use steel water pipes and cast-iron conduits for construction (Fresno Bee 1951b:27). Ultimately, the ban on unnecessary building was ignored, citing the need for recreational facilities to boost morale, and because the growth of Fort Ord was placing a "severe strain on the recreational facilities in the Monterey-Salinas area" (San Francisco Examiner 1951:4). The stadium was considered a necessary facility to "keep pace with the growth of the tent-soldier population" and the athletics field would help to reinforce the Army's rigorous training program (San Francisco Examiner 1951:4).

The contract was awarded to construct the stadium and Field House in March of 1951 to F. V. Hampshire Contracting Company of Salinas. They bid \$146,346 for the project. Construction was set to begin soon after the contract was awarded and was planned to be completed by September of 1951 (The Californian 1951:1).

### **Fort Ord Closure and Establishment of California State University at Monterey Bay**

As the Cold War came to an end, the United States sought to increase the efficiency of the Department of Defense. In doing so, Vice President Richard Cheney "announced [in 1990] proposals for defense installation realignment and closures, including the downsizing of Fort Ord" (Cavanaugh 2000: 9). The Base Realignment and Closure (BRAC) was a process used by the United States to determine which military installations would close and set up the framework for the transfer of ownership. Despite reports by

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the community that the closure of Fort Ord was not in the best interest of the community, the Secretary of Defense announced the closure of Fort Ord in April 1991 (Cavanaugh 2000: 9). The Fort was divided, a portion was retained by the Army, another was kept as a nature preserve, and another was set aside to establish California State University, Monterey Bay (CSUMB).

The newest installation of the California State University system opened on September 4, 1996 (Cavanaugh 2000: 29). President Bill Clinton was present for the dedication of the campus (Cavanaugh 2000: 28). After Fort Ord closed, the stadium became part of the newly established CSUMB campus. It appears the track and field were used for some athletic activities after the transition, but eventually the field was paved, and the site has been in use as an occasional outdoor auditorium.

### NRHP/CRHR Designation Criteria

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

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

Built in 1951, Freeman Stadium and associated buildings, were constructed for use by the fort's football team, the Warriors. The stadium was constructed after the core construction period of the base during a period when the military was working to increase recreational facilities and opportunities for service members. The initial base plan did not call for a stadium, with early practices and scrimmages taking place at nearby facilities. Both the increasing popularity of football and the desire to provide more avenues for athletic recreation, created a need for an on-site stadium at Fort Ord. This nationwide interest in sports and recreation resulted in numerous improvements to recreation facilities on army bases across America. While Freeman Stadium does reflect the post-war investment in recreation, that investment and subsequent infrastructure was not limited to or unique to Fort Ord. Utilitarian stadiums, such as these, were not uncommon. Therefore, due to a lack of identified significant associations with events important to history, the subject property does not appear eligible under NRHP/CRHR Criterion A/1.

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

To be found eligible under B/2 the property must be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research indicated that Freeman Stadium, originally called the Warriors Stadium, was originally named after Fort Ord's football team, the Warriors. No single person was shown to be influential or directly associated with the stadium. As such this property is not known to have any historical associations with people important to the nation's or state's past. Due to a lack of identified significant associations with important persons in history, the subject property does not appear eligible under NRHP/CRHR Criterion B/2.

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

Freeman Stadium was added to the Fort Ord in 1951. By 1952 the stadium included the track, football field, bleachers, electrical building, and the Field House. Research

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indicates that the stadium was designed using the amphitheater on the site and was designed by the Fort Ord Post Engineer Office.

The original design for the stadium, bleachers, and Field House were completed by architects and/or engineers who were employed by the Fort Ord Engineering Office. The building drawings identify "ROWE" as the individual who drew the plans and shows the plans were checked by an individual with the initials "M.O.R". No further information on these individuals was identified during archival research. The drawings were approved by Lt. Col. Post Engineer Menon W. Whitsitt. No further information was uncovered during archival research about Whitsitt, or the other's listed on the plan. None of the research identified a significant architect for Freeman Stadium, as such, no master architect is found to be associated with the design.

Lastly, stadiums are a ubiquitous type of recreational facility. Archival research did not identify Freeman Stadium as being distinctive in its type, period, and method of construction. There is no artistic value to the present paved track or paved field. The concrete stadium bleachers are a simple, utilitarian design. The field and track have been altered beyond recognition with numerous additions and replacement of original materials including new surfacing on the track and the paving and surfacing of the field. Additionally, the Field House, has undergone numerous, extensive alterations, including substantial changes to the plan, exterior cladding, and fenestration. Due to a lack of high artistic value, a lack of evidence suggesting Freeman Stadium is associated with a master architect, and substantial alterations, Freeman Stadium is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

### **California Historic Landmark Statement of Significance**

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

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

Freeman Stadium was designed in 1949 and constructed in 1951. The stadium and associated buildings were constructed after the initial, core development period of Fort Ord in the 1940s. The stadium was conceptualized by architects employed through the Fort Ord Engineering office and is a ubiquitous building type that lacks high style components to set it apart from other stadiums constructed throughout the State of California in the 1950s. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

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

Archival research failed to indicate any significant associations between the subject property and individuals or groups that profoundly influenced the history of California. Freeman Stadium was developed by the military, and no single individual was found to have influenced design, construction, or use of the building. Therefore, the subject property is recommended not eligible for listing as a CHL under this

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criterion.

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

Freeman Stadium is neither a prototype or an outstanding example of a period, style, or architectural movement. The stadium has been altered beyond recognition and it fails to convey either its style or its temporal period. It is a typical example of a sports arena, designed to serve a utilitarian purpose. There are no remaining identifying features on the Field House that would establish the building as a notable work of a master architect, or a notable designer or builder working within the military, or in the State of California. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

### **Local Designation Statement of Significance**

As discussed above, Freeman Stadium does not rise to the level of significance required for state or national designation. For the same reasons presented above, the property also does not rise to the level of significance required for local designation on an individual level or as a component of a historic district.

### **Integrity Discussion**

Freeman Stadium retains its integrity of location. Replacement materials have been added throughout the stadium since its completion in 1951, including new track materials, the paving of the field, and extensive alterations and material changes to the Field House. These alterations have diminished the resource's integrity of design, materials, and workmanship. The stadium is no longer used as a football stadium and the site, once a bustling army base, is now home to a California State University campus. These changes to the surrounding area and the change of use, from a sports arena to an outdoor auditorium, have diminished the integrity of setting, feeling, and association. The changes to original materials and the change in original use prohibit the stadium from conveying its temporal period.

### **Summary of Evaluation Findings**

Freeman Stadium retains little to no historic integrity and lacks historical and architectural significance. Based on the significance evaluations presented above, Freeman Stadium does not appear to meet the NRHP, CRHR, CHL or local designation criteria. Therefore, Freeman Stadium is not considered a historical resource for purposes of CEQA.

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

CSUMB Facilities. Stadium Drawings. 1949, 1974, 1982, 1987, 1998, 2006. As-built and renovation architectural drawings on file with CSUMB facilities department

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