

HISTORIC RESOURCE EVALUATION REPORT

for

**Dan Albert Stadium
Monterey High School
Monterey Peninsula Unified School District
Monterey County, California**

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TABLE OF CONTENTS

I. INTRODUCTION	1
A. Project Description.....	1
B. Background Information	1
C. Methodology.....	5
II. REGULATORY FRAMEWORK	7
A. Federal Level	7
1. National Register of Historic Places	7
B. State Level.....	9
1. California Register of Historical Resources.....	10
2. California Office of Historical Preservation Survey Methodology.....	11
3. California Historic Building Code	12
C. Secretary of the Interior’s Standards for the Treatment of Historic Properties (SOIS)	12
D. National Park Service: Technical Preservation Services.....	13
III. EVALUATION	14
A. Historic Context.....	14
1. City of Monterey	14
2. Monterey High School.....	14
3. Carmel Stone.....	15
4. Dan Albert (Senior).....	17
B. Historic Resources Identified.....	18
1. 1928 Stonework	20
2. 1935 Stonework	20
C. Significance	21
D. Mitigation Measures	23
IV. BIBLIOGRAPHY	24
V. INVENTORY SITE FORMS (DPR SERIES 523)	26
Appendix A: Historic photographs	
Appendix B: Photographs of 1928 and 1935 stonework	
Appendix C: Preparer’s Qualifications	

I. INTRODUCTION

A. PROJECT DESCRIPTION

Monterey Peninsula Unified School District (MPUSD) proposes to implement several improvements to the athletic facilities at Monterey High School (MHS) in the City of Monterey, California (Figures 1 and 2). This report provides a historic evaluation, and develops the historic context of the built-environment resources located within the proposed area-of-potential-effect (APE) on the property at MHS. The proposed project site (Project) is situated on approximately 5.7 acres of the eastern portion of the 12.3-acre MHS campus. The Project contains two areas: the 3.5-acre Dan Albert Stadium and the adjacent 2.2-acre lower field. A current aerial view of the Project area is presented in Figure 3. The proposed project includes the following elements:

Lower field: An existing dirt area adjacent to the Dan Albert Stadium that is occasionally used for overflow parking during events would be improved for use as a softball/multi-use field. The surface of the multi-use field would be covered with synthetic turf. Additionally, a new 1,920 square-foot weight room/team room building would be constructed, and improvements would also be made to a track and field event area.

Stadium Lights: New field lighting would be installed at the Dan Albert Stadium, and would consist of four, 70 foot-tall light standards.

Existing home bleachers and press box: ADA-complaint seating spaces, guard/handrails, press box, and other renovations would be made to the existing home bleachers at Dan Albert Stadium. The capacity seating of the home bleachers would not change.

Visitor bleachers: New visitor bleachers would be installed opposite the existing stadium seating area, and they will have a 300 seat capacity.

B. BACKGROUND INFORMATION

For the purposes of this study, the stadium and its associated features will be referred to as the MHS Stadium. The playing field, stone walls and bleachers date to the 1920s, before the stadium was renamed in honor of Dan Albert in 2009.

The current study of the MHS Stadium was conducted using data from archival resources and yearbooks of MHS, historic aerial photographs, and local and regional newspapers. As MHS Stadium and its associated features have achieved a sufficient age (generally over 50 year old for buildings, structures, features, objects, or man-made landscapes, under the California Environmental Quality Act), the built-environment resources were investigated under the auspices of a qualified architectural historian to evaluate their eligibility for being listed as a historical resources in the National Register of Historic Places (National Register) and/or California Register of Historical Resources (California Register).



SCALE 1:100000
 0 10000
 Feet

Figure 1: Project Vicinity
Dan Albert Stadium
Monterey High School
Monterey County, CA

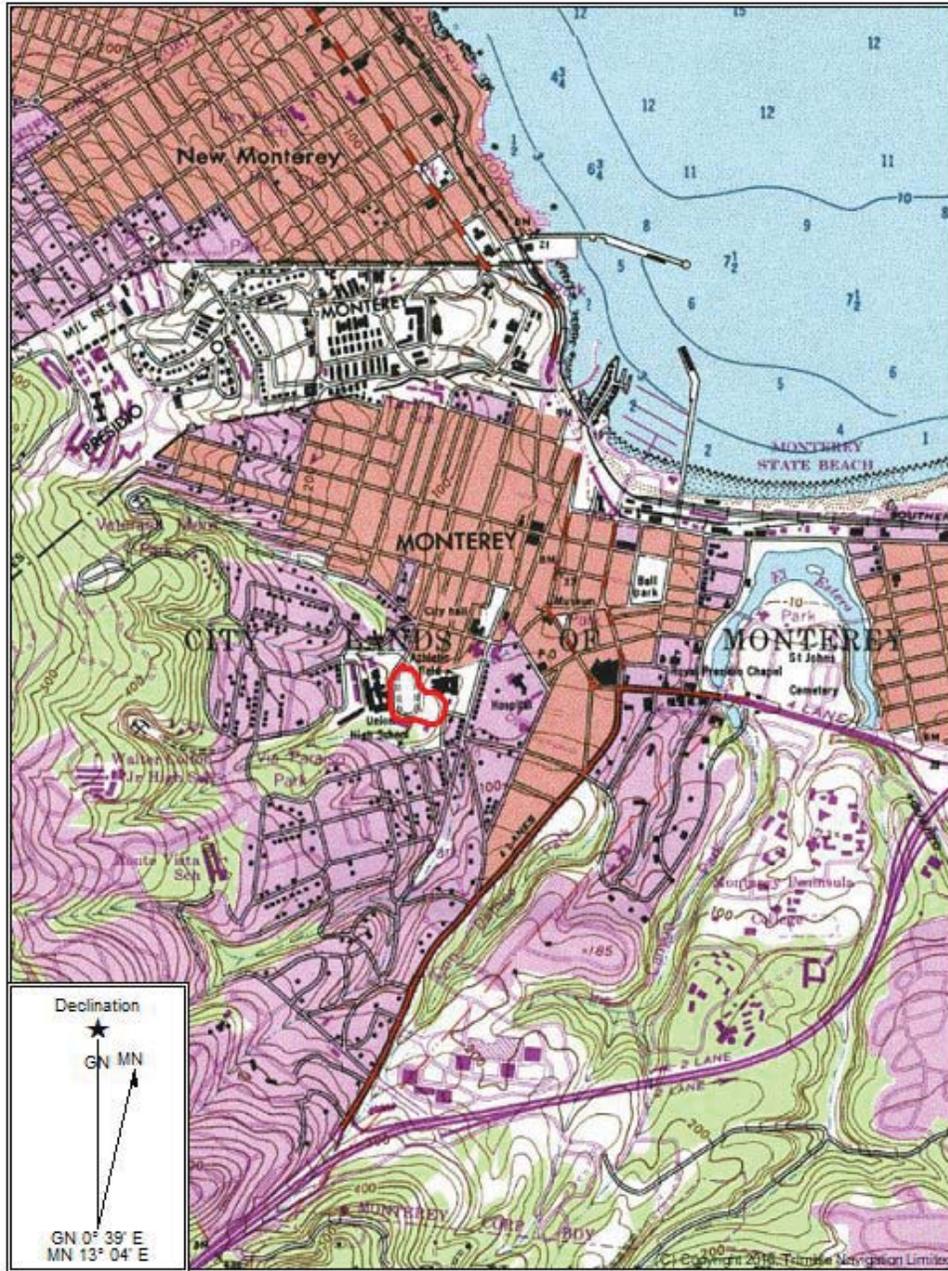


Figure 2: Project Location
Dan Albert Stadium
Monterey High School, Monterey, CA



**Figure 3: Aerial View
Dan Albert Stadium
Monterey High School**

C. METHODOLOGY

This study was conducted in order to identify any potentially significant built-environment resources of sufficient age that may be adversely affected by the proposed project for certain improvements at MHS per the California Environmental Quality Act (CEQA). The baseline data within this report was used to determine the potential eligibility of the built-environment resources located within the Project APE for inclusion in the National Register and/or California Register.

This historic resource assessment, and evaluation of the built-environment resources within the proposed project area, was conducted by Pamela Daly, M.S.H.P., Principal Architectural Historian. Ms. Daly holds a Master of Science Degree in Historic Preservation from the University of Vermont, and a Bachelor of Science Degree in Business Management (with a minor in History). Ms. Daly exceeds the qualifications of an Architectural Historian, per the Secretary of the Interior's Professional Standards for Architectural Historians and Historians.¹

In order to identify and evaluate the subject area as the location of potential historical resources, a multi-step methodology was utilized. An inspection of the proposed Project site was performed to document existing conditions, and assist in assessing and evaluating the built-environment resources for significance. Photographs were taken of the structures, associated features, landscape, or other points of interest situated in the proposed Project area during the intensive-level survey.

The National Register and California Register historical significance criteria were employed to evaluate the significance of the subject property. In addition, the following tasks were performed for the study:

- The National Register and California Register property inventories were searched.
- Site-specific research was conducted utilizing historic photographs, historic topographic and quarry maps, newspaper articles and advertisement from the *Monterey Herald* and other regional newspapers, archival material from MHS Library, and other published sources.
- Background research of was performed at local and regional historic archives, and through internet resources such as available from Ancestry.com and GenealogyBank.com.
- Ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation, designation assessment processes, and related programs were reviewed and analyzed.

¹ National Park Service. "Secretary of the Interior's Professional Qualification Standards": https://www.nps.gov/history/local-law/arch_stnds_9.htm

- California Department of Parks and Recreation (DPR) Series 523 inventory site forms for recording historical resources have been completed for the subject resource, and are presented in Section V of this document.

II. REGULATORY FRAMEWORK

Historic resources fall within the jurisdiction of several levels of government. Federal laws provide the framework for the identification, and in certain instances, protection of historic resources. Additionally, states and local jurisdictions play active roles in the identification, documentation, and protection of such resources within their communities. The National Historic Preservation Act (NHPA) of 1966, as amended, particularly Section 106 of the NHPA, and CEQA are the primary laws and regulations governing the evaluation and significance of historic resources of national, state, regional, and local importance. A description of these relevant laws and regulations is presented below.

In analyzing the historic significance of the subject property, criteria for designation under federal, state, and local landmark programs were considered. Additionally, the California Office of Historic Preservation (OHP) survey methodology was used to survey and rate the relative significance of the subject property.

A. FEDERAL LEVEL

1. National Register of Historic Places

First authorized by the Historic Sites Act of 1935, the National Register was established by the NHPA as “an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment.”² The National Register recognizes properties that are significant at the national, state and local levels.

To be eligible for listing in the National Register, the quality of significance in American history, architecture, archaeology, engineering, or culture must be in a district, site, building, structure, or object that possesses integrity of location, design, setting, materials, workmanship, feeling and association, and:³

- A. is associated with events that have made a significant contribution to the broad patterns of our history; or
- B. is associated with the lives of persons significant in our past; or
- C. embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

² Code of Federal Regulations (CFR), 36 § 60.2.

³ *Guidelines for Completing National Register Forms, National Register Bulletin 16*, U.S. Department of the Interior, National Park Service, September 30, 1986 (“National Register Bulletin 16”). This bulletin contains technical information on comprehensive planning, survey of cultural resources, and registration in the National Register of Historic Places.

D. yields, or may be likely to yield, information important to prehistory or history.

A property eligible for listing in the National Register must meet one or more of the four criteria (A-D) defined above. In addition, unless the property possesses exceptional significance, it must be at least 50 years old to be eligible for National Register listing.

In addition to meeting the criteria of significance, a property must have integrity. "Integrity is the ability of a property to convey its significance."⁴ According to *National Register Bulletin 15*, within the concept of integrity, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity. To retain historic integrity a property will always possess several, and usually most, of these seven aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance.⁵ The seven factors that define integrity are location, design, setting, materials, workmanship, feeling, and association. The following is excerpted from *National Register Bulletin 15*, which provides guidance on the interpretation and application of these factors.

- Location is the place where the historic property was constructed or the place where the historic event occurred.⁶
- Design is the combination of elements that create the form, plan, space, structure, and style of the property.⁷
- Setting is the physical environment of a historic property.⁸
- Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.⁹
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.¹⁰
- Feeling is property's expression of the aesthetic or historic sense of a particular period of time.¹¹

⁴ *National Register Bulletin 15*, page 44.

⁵ *Ibid.*

⁶ "The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved." *Ibid.*

⁷ "A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape." *Ibid.*

⁸ *National Register Bulletin 15*, page 45.

⁹ "The choice and combination of materials reveals the preferences of those who created the property and indicated the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place." *Ibid.*

¹⁰ "Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques." *Ibid.*

- Association is the direct link between an important historic event or person and a historic property.¹²

In assessing a property's integrity, the National Register criteria recognize that properties change over time; therefore, it is not necessary for a property to retain all its historic physical features or characteristics. The property must, however, retain the essential physical features that enable it to convey its historic identity.¹³

For properties that are considered significant under National Register criteria A and B, *National Register Bulletin 15* states that a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s).¹⁴

In assessing the integrity of properties that are considered significant under National Register criterion C, *National Register Bulletin 15* provides that a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.¹⁵

The primary effects of listing in the National Register on private property owners of historic buildings is the availability of financial and tax incentives.¹⁶ In addition, for projects that receive federal funding, the NHPA Section 106 clearance process (published at 36 CFR Part 800) must be completed. State and local laws and regulations may apply to properties listed in the National Register. For example, demolition or inappropriate alteration of National Register eligible or listed properties may be subject to CEQA.

B. STATE LEVEL

The California Office of Historic Preservation (OHP), as an office of the California Department of Parks and Recreation, implements the policies of the NHPA on a statewide level. The OHP also carries out the duties as set forth in the Public Resources Code (PRC) and maintains the California Historical Resources Inventory. The State Historic Preservation Officer

¹¹ "It results from the presence of physical features that, taken together, convey the property's historic character." *Ibid.*

¹² "A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to the observer. Like feeling, associations require the presence of physical features that convey a property's historic character...Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register." *Ibid.*

¹³ *National Register Bulletin 15*, page 46.

¹⁴ *Ibid.*

¹⁵ "A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, patter of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of features that once characterized its style." *Ibid.*

¹⁶ See 36 CFR 60.2(b) (c).

(SHPO) is an appointed official who implements historic preservation programs within the state's jurisdictions.

1. California Register of Historical Resources

Created by Assembly Bill 2881, which was signed into law on September 27, 1992, the California Register is "an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change."¹⁷ The criteria for eligibility for the California Register are based upon National Register criteria.¹⁸ Certain resources are determined by the statute to be automatically included in the California Register, including California properties formally determined eligible for, or listed in, the National Register.¹⁹

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed in the National Register of Historic Places and those formally determined eligible for the National Register of Historic Places;
- California Registered Historical Landmarks from No. 770 onward;
- Those California Points of Historical Interest that have been evaluated by the OHP and have been recommended to the State Historical Resources Commission for inclusion in the California Register.²⁰

Other resources which may be nominated to the California Register include:

- Individual historical resources;
- Historical resources contributing to historic districts;
- Historical resources identified as significant in historical resources surveys with significance ratings of Category 1 through 5;
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as a historic preservation overlay zone.²¹

To be eligible for the California Register, a historic resource must be significant at the local, state, or national level under one or more of the following four criteria:

¹⁷ California Public Resources Code § 5024.1(a).

¹⁸ California Public Resources Code § 5024.1(b).

¹⁹ California Public Resources Code § 5024.1(d).

²⁰ California Public Resources Code § 5024.1(d).

²¹ California Public Resources Code § 5024.1(e).

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

Additionally, a historic resource eligible for listing in the California Register must meet one or more of the criteria of significance described above and retain enough of its historic character or appearance to be recognizable as a historic resource and to convey the reasons for its significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.²²

Integrity under the California Register is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. The resource must also be judged with reference to the particular criteria under which it is proposed for eligibility. It is possible that a historic resource may not retain sufficient integrity to meet criteria for listing in the National Register, but it may still be eligible for listing in the California Register.²³

2. California Office of Historical Preservation Survey Methodology

The evaluation instructions and classification system prescribed by the California OHP in its Instructions for Recording Historical Resources provide a three-digit evaluation rating code for use in classifying potential historical resources. The first digit indicates one of the following general seven evaluation categories for use in conducting cultural resources surveys:

1. Listed in the National Register or the California Register;
2. Determined eligible for listing in the National Register or the California Register;
3. Appears eligible for the National Register or the California Register through survey evaluation;
4. Appears eligible for the National Register or the California Register through other evaluation;
5. Recognized as Historically Significant by Local Government;
6. Not eligible for any Listing or Designation; and
7. Not evaluated for the National Register or California Register or needs re-evaluation.

The second digit of the evaluation status code is a letter code indicating whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number that is used to further specify significance and refine the relationship of the property to

²² California Code of Regulations, California Register of Historical Resources (Title 14, Chapter 11.5), Section 4852(c).

²³ Ibid.

the National Register and/or California Register. Under this evaluation system, categories 1 through 4 pertain to various levels of National Register eligibility. The California Register, however, may include surveyed resources with evaluation rating codes through level 5. In addition, properties found ineligible for listing in the National Register, California Register, or for designation under a local ordinance are given an evaluation status code of 6.

3. California Historic Building Code

The State Historical Building Code applies to those built-environment resources that have been surveyed and evaluated under the criteria of the California Register of Historical Resources. What defines a qualified historical building or structures is presented in Chapter 2, section 8-218 of the California Historical Building Code, and includes any building, site, structure, object, district or collection of structures, and their associated sites.²⁴ The California Historical Building Code (Title 24, Part 8) is the latest regulation adopted by the State Historical Building Safety Board. Please note that the term “State Historical Building Code” refers to Health and Safety Code, Part 2.7, Division 13, Sections 18950–18961.

A civilization (or a community) is judged by the monuments it leaves behind. Historic preservation educates and enriches the mind and spirit of a people. We must never forget that it is we who are the stewards of this priceless legacy. And may we accept with deep resolve the obligation to bequeath it—as unaltered as possible—to future generations.²⁵

C. SECRETARY OF THE INTERIOR’S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES (SOIS)

The purpose of *The Secretary of the Interior’s Standards for the Treatment of Historic Properties and Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings* is to provide guidance to historic building owners and building managers, preservation consultants, architects, contractors, and project reviewers prior to beginning work.²⁶ It is always recommended that preservation professionals be consulted early in any project.

The *Secretary of the Interior’s Standards for the Treatment of Historic Properties* address four treatments: preservation, rehabilitation, restoration, and reconstruction. As stated in the regulations (36 CFR Part 68) promulgating the Standards, “one set of standards ...will apply to a property undergoing treatment, depending upon the property’s significance, existing physical condition, the extent of documentation available, and interpretive goals, when applicable. The Standards will be applied taking into consideration the economic and technical feasibility of

²⁴ California Historical Building Code: https://www.dgs.ca.gov/DSA/About/collaborative_task_forces/Page-Content/shbsb/Page-Content/CHBC#@ViewBag.JumpTo

²⁵ Ibid.

²⁶ National Park Service. “Secretary of the Interior’s Standards for the Treatment of Historic Properties”. <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>

each project.” These Standards apply not only to historic buildings but also to a wide variety of historic resource types eligible to be listed in the National Register of Historic Places. This includes buildings, sites, structures, objects, and districts.

“Preservation” is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project. The Standards for Preservation require retention of the greatest amount of historic fabric along with the structure’s historic form.

D. NATIONAL PARK SERVICE: TECHNICAL PRESERVATION SERVICES

Technical Preservation Services provides technical assistance and guidance on the preservation of historic properties. The publications have become the basis for responsible care of historic buildings and are routinely referenced by preservation professionals, local design review commissions, state and federal agencies, students, and historic property owners.

Preservation Briefs provide in-depth information about various aspects of historic preservation. Many provide guidance on the appropriate treatment of traditional building materials such as slate roofing, plaster, and masonry. Others address architectural features including storefronts and porches, or focus on the reuse of specific building types such as historic gas stations and barns. Additionally, this publication series covers broader themes such as how to understand architectural character and making historic buildings accessible. (Preservation Briefs: <https://www.nps.gov/tps/how-to-preserve/briefs.htm>)

Preservation Tech Notes provide practical information on traditional practices and innovative techniques for successfully maintaining and preserving cultural resources. (Preservation Tech Notes: <https://www.nps.gov/tps/how-to-preserve/tech-notes.htm>)

III. EVALUATION

A. HISTORIC CONTEXT

1. City of Monterey

Even with the arrival of the railroad, and the success of the Del Monte Hotel in the seaside village, the city of Monterey's population in 1900 was merely 1,748 persons, and this was just 95 residents more than had been recorded in the city in forty years before in 1860. The city had not developed much more than the when the first pioneers had settled along the coast of Monterey Bay while Mexico still controlled Alta California.

Frank E. Booth of the Sacramento River Packer's Association built the first fish (salmon) cannery on Monterey Bay in 1896. Booth's foray into commercial salmon fishing and canning industry was quickly followed by the establishment of another packing firm, the Monterey Fishing and Canning Company, and this operation would become the epicenter of the Monterey canning industry. The success of the Monterey Fishing and Canning Company attracted fleets of commercial Japanese fishermen. In 1909, during the salmon fishing season, almost one million pounds of salmon were caught and canned in Monterey Bay facilities.

Even though Booth was primarily focused on fishing for salmon, he turned his attention to the fishing and packing of the Pacific sardine, which was found in abundance in the coastal waters. In 1905, Booth and his team developed new packing machines, automatic cookers, and processing machines that could clean and cut the fish to fit the new one pound, oval shaped tin cans.

The entry of the United States into World War I supported the expansion and success of the sardine market for the Monterey fishermen and canners. New canneries were built on Cannery Row, including Hovden Food Products Corporation, as the demand for sardines rose from 75,000 cases in 1915, to 1,400,000 cases in 1918, and the price of a case tripled.

The local population jumped from 1,748 residents in 1900, to 4,923 in 1920. Most of the fishermen that came to fish the Monterey Bay were of Italian, Portuguese, Spanish, or Japanese descent. When World War I ended in 1919, 70 percent of the cannery workers were women. The industry continued to grow until it peaked in 1945. At that time, the canneries employed almost half of the city's 10,000 residents and there were 31 packing plants in operation along the oceanfront.

2. Monterey High School

The Sanborn Fire Insurance Company maps for the City of Monterey in 1892 show that there were at least three public school buildings located within the central city area. There was a two-story school on Larkin Street, and smaller schools on Gordon Street, and on Pacific Street. In the 700 block of Pacific Street was noted the site of the city's future grammar and high

school that was “under construction” as the 1892 map was being plotted.²⁷ When completed, the combined grammar and high school building would be a commodious structure, two stories in height with a four-story tower.

The Grammar and High School on Pacific Street would continue to be the largest individual school building in the city, while additional grammar schools and one-room schoolhouses were constructed to address the city’s population explosion as a result of the growing local fishing industry.

By 1913, under the direction of Monterey County Union School District trustees and High School Principal James Collins McIntosh, a site was selected for the new county high school campus that would be situated in the city of Monterey.²⁸ In 1914, the *San Jose Mercury News* announced that “the new high school, which will be completed in about another month, stands on one of the most commanding sites on the whole peninsula, erected and equipped for some \$45,000.”²⁹ The new high school building, situated on a rise just above from the Grammar and High School building on Pacific Street, was dedicated with a formal event on February 13, 1915.³⁰

In December 1929, the *Monterey Peninsula Herald* printed a lengthy article about the recently prepared study by Monterey County Union School District regarding the capacity of all county schools, and the estimated future needs of the growing student population.³¹ Possibly due to the effects of the Great Depression (that had just begun in October of 1929), the political struggle for control of the schools spread across Monterey County between the County and the local governments, Monterey High School didn’t begin to increase its number of classrooms until the late 1950s, and into the early 1960s.³² This expansion resulted in the removal of the original buildings from 1915, and the development of a campus that would lose the majority of its historic appearance.

MHS Stadium has remained relatively unchanged since its construction in 1928, and has retained the stone bleachers and associated stone walls that were built with Carmel stone in 1928 and 1935. MHS stadium was christened the “Dan Albert Stadium” in September 2009.

3. Carmel Stone

Before California was even admitted to the Union in 1850, important buildings in the seaside trading town of Monterey had been constructed with stone found in the surrounding

²⁷ Sanborn Fire Insurance Map from Monterey, Monterey County, California. Sanborn Map Company, Mar, 1892.

Page 9. https://www.loc.gov/item/sanborn00699_003/.

²⁸ *San Jose Mercury News*. “Local News”; February 10, 1913.

²⁹ *San Jose Mercury News*. “Rushing New High School”; August 28, 1914.

³⁰ *San Jose Mercury News*. “Monterey”; February 14, 1915.

³¹ *Monterey Peninsula Herald*. “Report on School Survey”; December 9, 1929.

³² Although, in 1931, \$100,000 was spent to build the Boys Gym, a swimming pool, and a dedicated Cafeteria building on the campus. *San Anselmo Herald*. “Local News”; April 24, 1931

hills and in Carmel Valley. Colton Hall, the Presidio of Monterey, Mission San Carlos Borromeo de Carmelo, and Sherman's Quarters were built using local stone. The Monterey Lime Company, operating on the Bixby Ranch (south of Carmel towards Big Sur) was one of the local enterprises supplying the lime required to create the mortar mix for the stone buildings, while the sand used in mortar was easily available along the shoreline.³³

In January 1932, the California Division of Mines issued a "Report of the State Mineralogist" that contained a chapter about the stone quarries in Carmel Valley of Monterey County, which produced the "architectural stone" that was widely used in the Monterey Bay area.³⁴ The purpose of the chapter about the Carmel Valley quarries was to "supply certain information pertaining to the geology and physical properties of the shale and sandstone which are being quarried for use as building stone in the vicinity of Carmel, California".³⁵ The stone in the Carmel Valley was considered unique in that it consisted largely of opal, a form of hydrated silica. The architectural stone from this area was known interchangeably as "Carmel stone", "Santa Lucia stone", or "Monterey stone".³⁶

At the time the Division of Mines report was written, there were four main quarries located in the Carmel Valley region. They were the Carmel Stone Quarry owned by Arthur Anthony; the Sierra Quarry owned by H.E. Rogers; and the Upper and Lower Santa Lucia Quarries owned by John Bathen.³⁷ The stone found at these quarries were labeled as Type A, B, C, or D, depending on the rocks characteristics of texture, hardness, color, and their best use as paving stones, building stones, rock walls, or structural stones.³⁸ When a vein of stone was exposed, slabs of the stone would be removed from the hillside, and reduced to a manageable working-size with specialized hand tools. Frequently, fossils are uncovered in the unearthed rock. The general working qualities of the stones were garnered from the information provided by quarrymen, stone cutters, building contractors, and architects.³⁹

In 1941 Lewis Passadori began working on the side of a hill on the Hatton Ranch in Lower Carmel Valley, to follow four veins of Carmel stone.⁴⁰ He stated that some of the early Carmel stone had a lesser hardness than the stones quarried after 1920. The availability and dependability of the more durable stone in the 1920s "caused a renewed interest in using them for construction."⁴¹ Carmel stone began to frequently be used locally to build houses, walls, staircases, chimneys, and was the material chosen for the bleachers at MHS.

³³ *Monterey New Era*. "Operations of Monterey Lime Company"; October 12, 1904.

³⁴ State of California: Department of Natural Resources. "Chapter of Report XXVIII of the State Mineralogist". Volume 28, Number 1; January 1932.

³⁵ *Ibid*, page 15.

³⁶ *Ibid*, page 15.

³⁷ *Ibid*, page 16.

³⁸ *Ibid*, page 27.

³⁹ *Ibid*, page 21.

⁴⁰ Bowe, Mac. "Rocks in Carmel Valley Stone Quarry Millions of Years Old". *Monterey Herald*; July 22, 1955.

⁴¹ *Ibid*.

The use of local stone in important and visible projects led to the creation of a few master stone masons working in, and around, the Monterey Peninsula. The few master stone masons that are still at work in the region have the necessary and extensive training so as to choose the correct stone for their projects, how to protect the stone from environmental intrusions, and how to create mortar that is appropriate in hardness and color for that project.⁴² Carmel stone is still available from the 720-acre, quarry owned by Will Clark, in San Ardo, south of King City.

4. Dan Albert (Senior)

Dan Albert was the third son of Emilio and Caridad Albert, who had settled in Monterey in the 1920s. Emilio Albert (nee Emilio Alberto Verdu) had left Spain in 1911 with other family members, and after a stop-off in Hawaii, Emilio arrived in San Francisco in 1912. After working in the shipyards in San Francisco, Emilio and his wife moved with their children to Monterey in the late 1920s, where Emilio established an auto painting business. Dan Albert would attend Monterey schools, including MHS, and return to teach at MHS in the 1950s.

Besides teaching, Albert also coached both the boy's baseball and football teams. He would become the head football coach, a position that he held for 23 seasons. When Albert retired from MHS in 1981, he had achieved a record of 155 wins, 37 losses, and 5 ties, with the football program. His football teams won 15 regional and statewide league championships, and nine of his players went on to play in the National Football League.⁴³

After retiring from teaching, Albert was elected to Monterey's City Council in 1979, and elected Mayor in 1986. He held the position of Mayor until he retired in November 2006. Besides his duties as Mayor, Albert also served as Monterey's representative to the Fort Ord Reuse Authority, and organized the efforts to challenge Department of Defense's Base Realignment and Closure Program (BRAC) in 1993 and 1995, and the effort to relocate the Defense Language Institute and Naval Postgraduate School out of the Monterey Peninsula.⁴⁴

The MHS Stadium was named the Dan Albert Stadium in 2009 to honor of his contribution to the school and the local community. Albert's son, Dan Albert Jr., currently serves on the City of Monterey's City Council, as did his father before him.

⁴² May, Meredith. "Building block of Monterey Peninsula: Carmel stone". *San Francisco Chronicle*; March 11, 2018.

⁴³ Reyes, Juan. "Monterey High School gets a new scoreboard for Dan Albert Stadium". *Monterey Herald*; March 28, 2019.

⁴⁴ Italian Heritage Society of Monterey Peninsula. "Dan Albert, Senior, Honoree 2017". <https://italianheritagemonterey.org/story/honorees-italian-heritage-society/albert-dan-sr-honoree-2017.html>

B. HISTORIC RESOURCES IDENTIFIED

A site visit and intensive-level inspection of the MHS multi-use stadium and surrounding landscape was performed by Pamela Daly, Architectural Historian, on February 26, 2020. (Figure 4). For this study, the structure and associated hardscapes of the stadium were surveyed for evaluation of historical significance.

The stadium in its entirety has an area of approximately 166,860 square feet, and the perimeter of the stadium and playing field is approximately 1,567 linear feet. As the playing field has been recently covered with an artificial playing surface, the field was not evaluated as a historic landscape. Our investigation concentrated on the stadium bleachers, and historically associated hardscape features within the area of the stadium.

As a historic resource, the MHS Stadium is a structure primarily comprised of stadium seating constructed with native stone on its west side. The stone bleachers are divided by concrete steps that provide pedestrian access to the individual rows of the bleachers. Associated features include a concrete sidewalk that runs on a north-south axis, and separates the stadium from the main campus; rock and concrete walls that line the playing field along its west side; and the stadium playing field encircled by a running track. A visual timeline of the construction of the bleachers and rock walls has been compiled in Appendix A.

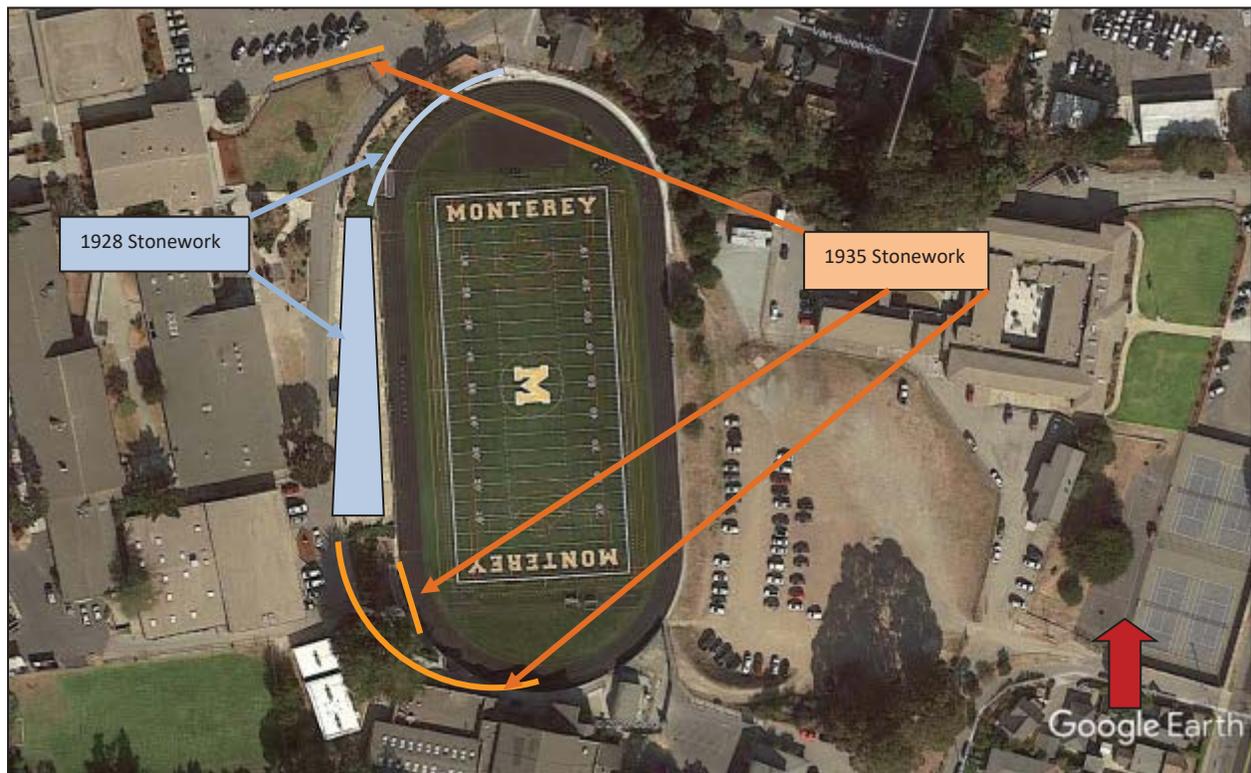


Figure 4: Aerial view of the two phases of stonework in, and around, Dan Albert Stadium at Monterey High School.

A search through the archival copies of *El Susurro*, dating from 1915, revealed that the main set of concrete steps of the bleachers had been constructed on the hillside slope in 1917, with additional sets of concrete steps added in 1925. The stone bleachers were constructed in 1928, in time for their appearance as backdrop for group photographs of students included in the annual yearbook. This would place the stone bleacher's construction before the beginning of the Great Depression, the election of Franklin Delano Roosevelt, and the creation of the New Deal Programs and the Civilian Conservation Corps.

Over the years, the upper deck/landing of the bleachers have been damaged by heavy equipment being driven over the stonework, inappropriate repairs made with Portland cement mortar, original sidewalks removed and replaced with inappropriate material, and asphalt being used for patching to stone pavers.

The issue of *El Susurro* in 1935, shows the golf team standing in front of a stone wall that is comprised of rocks dissimilar from those used to construct the bleachers (Figure 5). President Roosevelt's New Deal program led to the creation of the Civilian Conservation Corps (CCC), which was organized to "put some two million young men to work on a massive building program in America's parks and forests."⁴⁵ The 1935 stone walls on the MHS campus may have been built by a crew from a CCC camp residing in the barracks of the Presidio of Monterey that same year.⁴⁶ A photograph of the area to the southwest of MHS Stadium in 1961 shows that there were multiple areas of retaining walls, and stone features created to form outdoor seating areas under one of the large trees on campus. (See Appendix A for historic photographs.)

Since the 1960s, many of the stone walls that appear to have been constructed by a CCC crew in 1935, have been removed, altered, or hidden by concrete retaining walls. (See Appendix B for a collection of photographs of the current condition of the stonework, and associated historic features of MHS Stadium.)

⁴⁵ California Department of Parks and Recreation. "Civilian Conservation Corps in California State Parks". https://www.parks.ca.gov/?page_id=24877

⁴⁶ *San Francisco Chronicle*. "CCC Winter Camps Listed by Director"; October 22, 1935.

Figure 5: Examples of the 1928 stonework and 1935 stonework.



1. 1928 Stonework

The light buff colored Carmel stone was “dressed” (shaping and finishing the surface of the individual stones with hand tools) at the quarry, and then transported to the site of the future bleachers. Stone masons would go through all the stones and sort them to create the structure of the rows of bleachers to a consistent height and width. The result of how the stones were dressed and set with mortar by skilled masons, presents a harmonious appearance of rectangular shapes in the bleacher’s bench seats and risers between rows. A mortar of lime, local sand, water, and a very small percentage of Portland cement, was used to bind the rocks together, not provide structural stability. The stone bleachers are approximately 284 feet long by 52 feet wide (at its widest point) for an approximate area of 13,496 square feet. The stone wall that lines the playing field, north of the bleachers, is approximately 181 feet long and 50 inches tall.

2. 1935 Stonework

The retaining walls that were constructed circa 1935 along the southern end of the playing field of MHS Stadium were built using tan and red colored, dressed Carmel stone. These large, irregularly shaped rocks, would be dressed with a split face to create a flat surface, but otherwise were left with most of their natural contours. The walls were designed with the top row of thinner and wider stones, set at an angle to protect the walls from water intrusion. These walls were also constructed using a lime, natural sand, water, and Portland cement mortar to act as a binder and filler between the stones. Depending on the width of the walls, they may have needed internal structural supports, such as steel rebar.

C. SIGNIFICANCE

The MHS athletic stadium seating, stone walls, and associated features, were constructed over a period of years from approximately 1917 to 1935. When the campus was created, the landscape below the main campus buildings was formed so that bleachers and steps for spectators could be installed along the west side of an athletic field. In the mid-1930s, when the new boys gym was constructed to the immediate southwest of the athletic field, additional stone work was added to form retaining walls along different areas of the slope. Below, we will evaluate the property under federal and state criteria for significance of MHS Stadium and associated features (bleachers, stone walls, and sidewalk) as a historical resource.

Under Criterion 1 of the California Register, the MHS Stadium was found to have been associated with the history of MHS high school and its sporting events for almost 100 years, and is eligible for listing as a historical resource. The athletic activities at MHS Stadium made a *significant* contribution to the history of the City of Monterey's school facilities, the lives of the students of MHS, and city's residents. MHS was constructed in 1915, when the population of the town was on the cusp of a population boom from the regional fishing industry. The fishing industry would bring to Monterey new residents from almost all points on the globe. Norwegians worked next to the Japanese, and Portuguese, Italian, and Sicilians ran their boats from Monterey Bay. The canneries that sprang up seemingly overnight employed women from the local communities to meet the high demand for sardines and salmon.

Many of the children of these various nationalities attended MHS through the days of World War I, World War II, the Great Depression, the Korean Conflict, the Civil Rights Movement, and Vietnam. Athletic activities at the high school level are known to be great equalizers of the participants, as the players are selected based upon their skills and athleticism, not their heritage. At an event in 2016, when National Football League (NFL) great and MHS alumni Herm Edwards donated two NFL trophies to MHS, he said of his time on the MHS football team (under coach Dan Albert) after moving from rural Georgia in the early 1960s, "I noticed we had Filipinos, Japanese, Italians, Chinese, just about every diversity of race, even in the 1960s. We learned and played together."⁴⁷ The MHS Stadium is a physical symbol of the history and cultural traditions of MHS and the City of Monterey, and for this reason it appears eligible for listing in the California Register under Criterion 1. The MHS Stadium does not appear eligible for listing in the National Register under Criterion A, as the property has not been found to be a contributor to the history of high school sports on a national level.

Under the criterion for evaluating properties for listing in the National Register or California Register for their association with the lives of persons important to local, state, or national history, MHS Stadium does appear eligible for listing in the California Register under Criterion 2. Dan Albert grew up in Monterey, graduated from MHS in 1949, and was both a baseball and football coach at MHS for over 30 years. During his tenure at MHS his teams won

⁴⁷ Anderson, Mark C. "NFL great Herm Edwards give Monterey High gold Super Bowl footballs, \$10k." *Monterey County Weekly*; February 1, 2016.

numerous championships, and MHS football players went on to play professionally and in the Super Bowl. After retiring from MHS in 1981, Mr. Albert turned his attention to the city-at-large, and was elected mayor in Monterey from 1986 to 2006. MHS Stadium is a property *directly* associated with Dan Albert, whose specific contributions to the students of MHS and the City of Monterey have been documented. The MHS Stadium does not appear eligible for listing in the National Register under Criterion B, as the contributions of Dan Albert have not been found to have specifically contributed to the history of high school sports and/or civic activities outside of the State of California.

Criterion C of the National Register, and Criterion 3 the California Register, were used to evaluate the possible significance of the design, material, and method of construction of the built-environment resources at MHS Stadium. The stadium bleachers began to be constructed in 1917 when the first set of concrete steps was set in place on the slope below the main campus. The bleachers were constructed with locally quarried Carmel stone across the slope circa 1928, and they present the distinctive characteristics of masonry techniques of the early twentieth-century. A high level of artistic and technical proficiency was needed by the stonemasons to create the 284 foot length of bleachers. Each of the stones used in the bleachers had to be individually selected for color, dressed to size, placed in a suitable location, and set in mortar by the masons. What makes the stonework uniquely rare is that it was specifically designed to provide stadium seating for a high school athletic field, and that the bleachers have been in place for 92 years. The bleachers are also the oldest structure remaining on the campus, and sitting in them is a shared experience of current and past students, parents, grandparents, and local friends of MHS sports teams, that spans generations. The few remaining stone walls that appear to have been constructed in 1935 by a local CCC camp, have also weathered the test of time and weather. MHS Stadium appears eligible for listing in the National Register under Criterion C, and in the California Register under Criterion 3. MHS Stadium had retained the aspects of physical integrity of location, design, setting, materials, workmanship, feeling, and association.

The MHS Stadium has not yielded, nor does it appear to have the potential to yield information important to the history of the local area, California or the nation. The property does not appear eligible for listing in the National Register under Criterion D, or the California Register under Criterion 4.

To summarize, the MHS Stadium meets National Register Criterion C to be listed in the National Register and California Register Criterion 1, 2, and 3, to be listed in the California Register. For purposes of the California Historical Resources Information System (CHRIS), the MHS Stadium and associated features is assigned California Historical Resource Status Codes 3S and 3CS, to represent a property that has been found eligible for listing in the National Register and the California Register through survey evaluation.

D. MITIGATION MEASURES

The MHS Stadium, and its associated features, has been determined a historic resource as a result of the current intensive-level survey and evaluation. Once a building, structure, object, feature, or landscape has been determined eligible for listing in the National Register and/or California Register, a project that proposes repairs, alterations and/or additions necessary for the preservation, restoration, rehabilitation, moving or continued use of an historical building or structure” falls under the regulations of the California 2019 Historical Building Code (CHBC), California Code of Regulations Title 24, Part 8 (August 2019). The regulations of the CHBC have the same authority as state law and are to be considered as such.

The intent of the CHBC is to facilitate the preservation and continuing use of qualified historical buildings while providing reasonable safety for the building occupants and access for persons with disabilities. It is recommended that project proponents retain the services of a qualified Historic Architect or Architectural Historian (with experience in preparing restoration, preservation, and rehabilitation plans) to assist in the future use and function of MHS Stadium, and avoid making substantial adverse alterations to the historic resource.

Substantial adverse change means the physical demolition, destruction, relocation, or alteration of a resource, or its immediate surroundings, such that the ability of the historical resource to convey its significance would be materially impaired. The significance of a historic resource is materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics of a resource that convey its historic significance and that justify its eligibility for inclusion in the California Register.

MM1: Restoration, preservation, and rehabilitation of MHS Stadium should follow the SOIS to preserve the aspects of integrity of the stadium and associated features so that they may continue to convey their historic significance. Project management should retain the services of a historic architect or architectural historian who meets the Secretary of the Interior’s Standards for Professionals, and has at least 10 years experience with using the *Guidelines*, to assist the project team to develop a plan to preserve, restore, and rehabilitate the physical attributes of MHS Stadium.

IV. BIBLIOGRAPHY

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V. INVENTORY SITE FORMS (DPR SERIES 523)

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code: 3S, 3CS

Other Listings
Review Code

Reviewer

Date

Page 1 of 9

*Resource Name: Dan Albert Stadium, Monterey High School

P1. Other Identifier: Monterey High School stadium

***P2. Location:** Not for Publication Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***a. County:** Monterey

***b. USGS 7.5' Quad:** Monterey

Date: 1983

; M.D.B.M.

c. Address: 101 Herrmann Drive

City: Monterey

Zip: 93940

d. UTM: Zone: 10; 598371 mE/ 4050534 mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: 88 feet a.s.l.

***P3a. Description:**

For this study, the structure and associated hardscapes of the stadium were surveyed for evaluation of historical significance. The stadium in its entirety has an area of approximately 166,860 square feet, and the perimeter of the stadium and playing field is approximately 1,567 linear feet. As the playing field has been recently covered with an artificial playing surface, the field was not evaluated as a historic landscape. Our investigation concentrated on the stadium bleachers, and historically associated hardscape features within the area of the stadium.

As a historic resource, the MHS Stadium is a structure primarily comprised of stadium seating constructed with native stone on its west side. The stone bleachers are divided by concrete steps that provide pedestrian access to the individual rows of the bleachers. Associated features include a concrete sidewalk that runs on a north-south axis, and separates the stadium from the main campus; rock and concrete walls that line the playing field along its west side; and the stadium playing field encircled by a running track. A visual timeline of the construction of the bleachers and rock walls has been compiled in Appendix A of the Historic Resources Evaluation Report of Dan Albert Stadium.

A search through the archival copies of *El Susurro*, dating from 1915, revealed that the main set of concrete steps of the bleachers had been constructed on the hillside slope in 1917, with additional sets of concrete steps added in 1925. The stone bleachers were constructed in 1928, in time for their appearance as backdrop for group photographs of students included in the annual yearbook. (See Continuation sheet for additional text.)

***P3b. Resource Attributes:** HP15 – Educational structure; HP39 – Other: high school athletic stadium

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

P5a. Photo or Drawing



P5b. Description of Photo:

View of stadium looking southwest.
February 26, 2020.

***P6. Date Constructed/Age and**

Sources: Historic

Prehistoric Both

Stadium bleachers constructed in
1925, per school documents.

***P7. Owner and Address:**

Monterey Peninsula Unified School
District
700 Pacific Street
Monterey, CA 93942

***P8. Recorded by:**

Pamela Daly, MSHP
Daly & Associates
2242 El Capitan Drive
Riverside, CA 92506

***P9. Date Recorded:** April 13, 2020

***P10. Survey Type:**
Intensive-level, CEQA

***P11. Report Citation:** Daly, Pamela. "Historic Resource Evaluation Report of Dan Albert Stadium, Monterey High School, Monterey Peninsula Unified School District, California". Prepared for Ascent Environmental; April 2020.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 9

*NRHP Status Code: 3S, 3CS

*Resource Name: Dan Albert Stadium, Monterey High School

- B1. Historic Name: Monterey High School Stadium
- B2. Common Name: Monterey High School Stadium
- B3. Original Use: Athletic field bleachers
- B4. Present Use: Athletic field bleachers

*B5. Architectural Style: N/A

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

Large set of steps built on hillside in 1917; additional sets of steps constructed in 1924; stone bleachers and some walls constructed in 1928.

*B7. Moved? No Yes Unknown Date: Original Location:

*B8. Related Features: Upper deck paved with stone, concrete steps within bleachers, and sidewalk running the length of the bleachers along the upper deck.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: High School sports education; stone construction Theme: Sports facility Area: California

Period of Significance: 1917-1970 Property Type: Athletic stadium seating/bleachers Applicable Criteria: A, C; 1, 3

The MHS athletic stadium seating, stone walls, and associated features, were constructed over a period of years from approximately 1917 to 1935. When the campus was created, the landscape below the main campus buildings was formed so that bleachers and steps for spectators could be installed along the west side of an athletic field. In the mid-1930s, when the new boys gym was constructed to the immediate southwest of the athletic field, additional stone work was added to form retaining walls along different areas of the slope. Below, we will evaluate the property under federal and state criteria for significance of MHS Stadium and associated features (bleachers, stone walls, and sidewalk) as a historical resource.

Under Criterion 1 of the California Register, the MHS Stadium was found to have been associated with the history of MHS high school and its sporting events for almost 100 years, and is eligible for listing as a historical resource. The athletic activities at MHS Stadium made a *significant* contribution to the history of the City of Monterey's school facilities, the lives of the students of MHS, and city's residents. MHS was constructed in 1915, when the population of the town was on the cusp of a population boom from the regional fishing industry. The fishing industry would bring to Monterey new residents from almost all points on the globe. Norwegians worked next to the Japanese, and Portuguese, Italian, and Sicilians ran their boats from Monterey Bay. The canneries that sprang up seemingly overnight employed women from the local communities to meet the high demand for sardines and salmon. (See Continuation Sheet for additional text.)

B11. Additional Resource Attributes: None.

*B12. References:

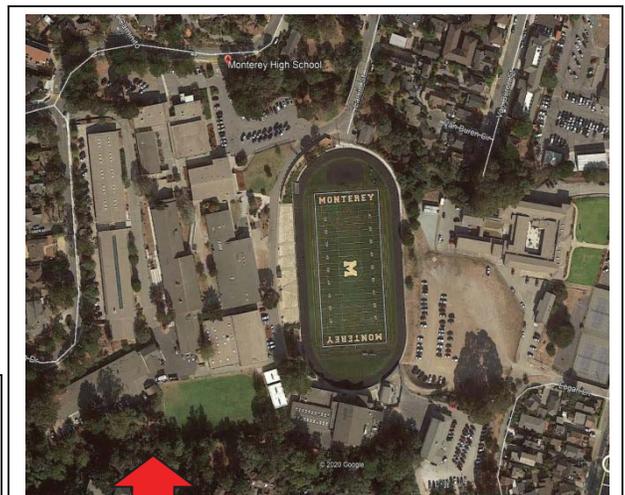
See Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Pamela Daly, M.S.H.P.

*Date of Evaluation: April 13, 2020

(This space reserved for official comments.)



CONTINUATION SHEET

*Recorded by: Pamela Daly, M.S.H.P.

*Date: April 13, 2020 Continuation Update

P3. Description, continued:

This would place the stone bleacher's construction before the beginning of the Great Depression, the election of Franklin Delano Roosevelt, and the creation of the New Deal Programs and the Civilian Conservation Corps.

Over the years, the upper deck/landing of the bleachers have been damaged by heavy equipment being driven over the stonework, inappropriate repairs made with Portland cement mortar, original sidewalks removed and replaced with inappropriate material, and asphalt being used for patching to stone pavers.

The issue of *El Susurro* in 1935, shows the golf team standing in front of a stone wall that is comprised of rocks dissimilar from those used to construct the bleachers. President Roosevelt's New Deal program led to the creation of the Civilian Conservation Corps (CCC), which was organized to "put some two million young men to work on a massive building program in America's parks and forests." (California Department of Parks; "Civilian Conservation Corps in California State Parks") The 1935 stone walls on the MHS campus may have been built by a crew from a CCC camp residing in the barracks of the Presidio of Monterey that same year. A photograph of the area to the southwest of MHS Stadium in 1961 shows that there were multiple areas of retaining walls, and stone features created to form outdoor seating areas under one of the large trees on campus. (See Appendix A for historic photographs.)

Since the 1960s, many of the stone walls that appear to have been constructed by a CCC crew in 1935, have been removed, altered, or hidden by concrete retaining walls. (See Appendix B of Historic Resource Evaluation Report of Dan Albert Stadium for a collection of photographs of the current condition of the stonework, and associated historic features of MHS Stadium.)

1928 stonework: The light buff colored Carmel stone was "dressed" (shaping and finishing the surface of the individual stones with hand tools) at the quarry, and then transported to the site of the future bleachers. Stone masons would go through all the stones and sort them to create the structure of the rows of bleachers to a consistent height and width. The result of how the stones were dressed and set with mortar by skilled masons, presents a harmonious appearance of rectangular shapes in the bleacher's bench seats and risers between rows. A mortar of lime, local sand, water, and a very small percentage of Portland cement, was used to bind the rocks together, not provide structural stability. The stone bleachers are approximately 284 feet long by 52 feet wide (at its widest point) for an approximate area of 13,496 square feet. The stone wall that lines the playing field, north of the bleachers, is approximately 181 feet long and 50 inches tall.

1935 stonework: The retaining walls that were constructed circa 1935 along the southern end of the playing field of MHS Stadium were built using tan and red colored, dressed Carmel stone. These large, irregularly shaped rocks, would be dressed with a split face to create a flat surface, but otherwise were left with most of their natural contours. The walls were designed with the top row of thinner and wider stones, set at an angle to protect the walls from water intrusion. These walls were also constructed using a lime, natural sand, water, and Portland cement mortar to act as a binder and filler between the stones. Depending on the width of the walls, they may have needed internal structural supports, such as steel rebar.

B10. Statement of Significance, continued:

Many of the children of these various nationalities attended MHS through the days of World War I, World War II, the Great Depression, the Korean Conflict, the Civil Rights Movement, and Vietnam. Athletic activities at the high school level are known to be great equalizers of the participants, as the players are selected based upon their skills and athleticism, not their heritage. At an event in 2016, when National Football League (NFL) great and MHS alumni Herm Edwards donated two NFL trophies to MHS, he said of his time on the MHS football team (under coach Dan Albert) after moving from rural Georgia in the early 1960s, "I noticed we had Filipinos, Japanese, Italians, Chinese, just about every diversity of race, even in the 1960s. We learned and played together." (Anderson, Mark C. "NFL great Herm Edwards give Monterey High gold Super Bowl footballs, \$10k." *Monterey County Weekly*; February 1, 2016.) The MHS Stadium is a physical symbol of the history and cultural traditions of MHS and the City of Monterey, and for this reason it appears eligible for listing in the California Register under Criterion 1. The MHS Stadium does not appear eligible for listing in the National Register under Criterion A, as the property has not been found to be a contributor to the history of high school sports on a national level.

Under the criterion for evaluating properties for listing in the National Register or California Register for their association with the lives of persons important to local, state, or national history, MHS Stadium does appear eligible for listing in the California Register under Criterion 2. Dan Albert grew up in Monterey, graduated from MHS in 1949, and was both a baseball and football coach at MHS for over 30 years. During his tenure at MHS his teams won numerous championships, and MHS football players went on to play professionally and in the Super Bowl. After retiring from MHS in 1981, Mr. Albert turned his attention to the city-at-large, and was elected mayor in Monterey from 1986 to 2006. (See Continuation sheet for additional text)

CONTINUATION SHEET

*Recorded by: Pamela Daly, M.S.H.P.

*Date: April 13, 2020 Continuation Update

B10. Statement of Significance, continued:

MHS Stadium is a property *directly* associated with Dan Albert, whose specific contributions to the students of MHS and the City of Monterey have been documented. The MHS Stadium does not appear eligible for listing in the National Register under Criterion B, as the contributions of Dan Albert have not been found to have specifically contributed to the history of high school sports and/or civic activities outside of the State of California.

Criterion C of the National Register, and Criterion 3 the California Register, were used to evaluate the possible significance of the design, material, and method of construction of the built-environment resources at MHS Stadium. The stadium bleachers began to be constructed in 1917 when the first set of concrete steps was set in place on the slope below the main campus. The bleachers were constructed with locally quarried Carmel stone across the slope circa 1928, and they present the distinctive characteristics of masonry techniques of the early twentieth-century. A high level of artistic and technical proficiency was needed by the stonemasons to create the 284 foot length of bleachers. Each of the stones used in the bleachers had to be individually selected for color, dressed to size, placed in a suitable location, and set in mortar by the masons. What makes the stonework uniquely rare is that it was specifically designed to provide stadium seating for a high school athletic field, and that the bleachers have been in place for 92 years. The bleachers are also the oldest structure remaining on the campus, and sitting in them is a shared experience of current and past students, parents, grandparents, and local friends of MHS sports teams, that spans generations. The few remaining stone walls that appear to have been constructed in 1935 by a local CCC camp, have also weathered the test of time and weather. MHS Stadium appears eligible for listing in the National Register under Criterion C, and in the California Register under Criterion 3. MHS Stadium had retained the aspects of physical integrity of location, design, setting, materials, workmanship, feeling, and association.

The MHS Stadium has not yielded, nor does it appear to have the potential to yield information important to the history of the local area, California or the nation. The property does not appear eligible for listing in the National Register under Criterion D, or the California Register under Criterion 4.

To summarize, the MHS Stadium meets National Register Criterion C to be listed in the National Register and California Register Criterion 1, 2, and 3, to be listed in the California Register. For purposes of the California Historical Resources Information System (CHRIS), the MHS Stadium and associated features is assigned California Historical Resource Status Codes 3S and 3CS, to represent a property that has been found eligible for listing in the National Register and the California Register through survey evaluation.

CONTINUATION SHEET

Primary #

HRI#

Trinomial

Page 5 of 9

*Resource Name: Dan Albert Stadium, Monterey High School

*Recorded by: Pamela Daly, M.S.H.P.

*Date: April 13, 2020 Continuation Update



Dan Albert Stadium at Monterey High School. View looking southwest.



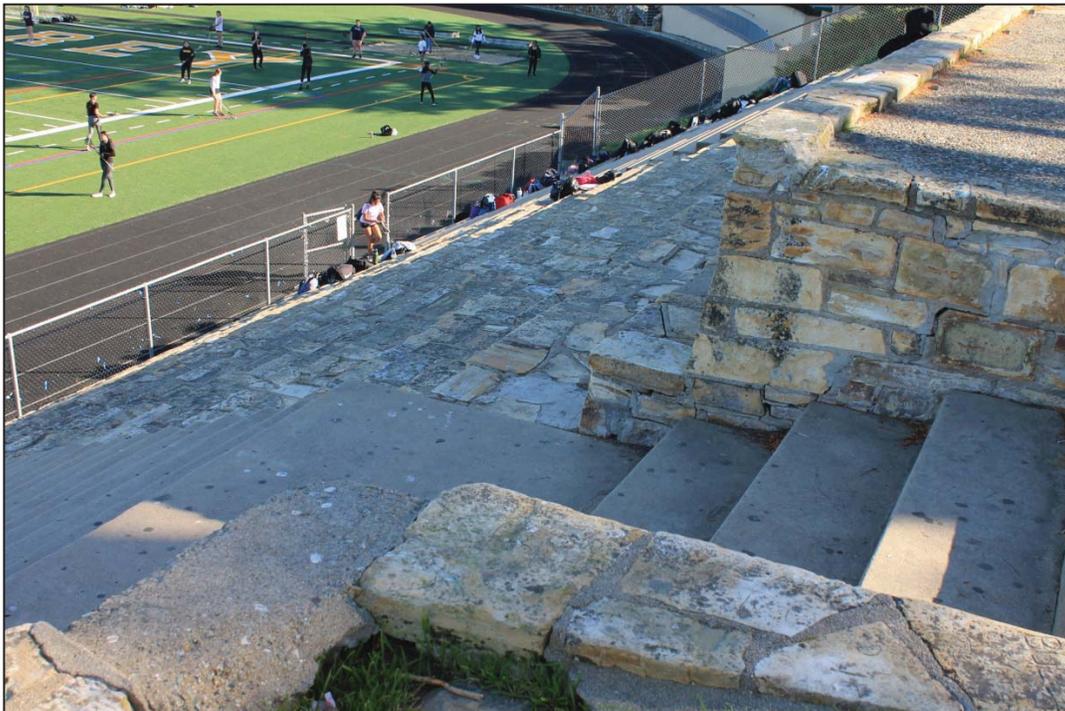
Stone bleachers constructed in 1928. View looking northwest.

*Recorded by: Pamela Daly, M.S.H.P.

*Date: April 13, 2020 Continuation Update



Upper deck and historic sidewalk. View looking south.



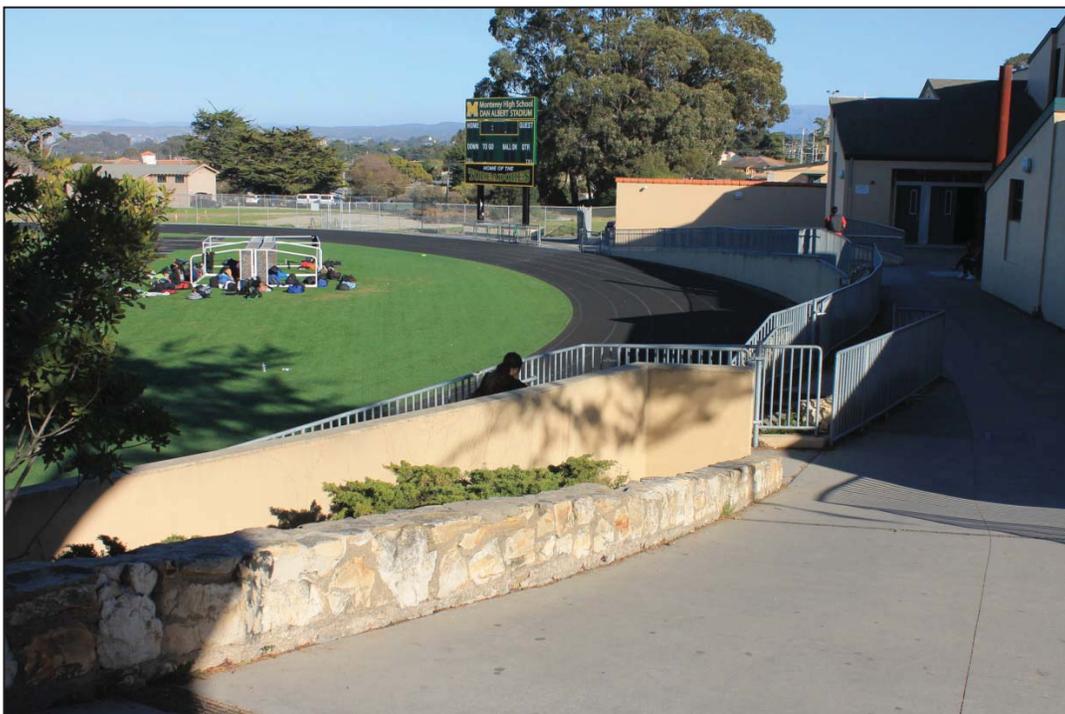
Stone bleachers and concrete steps, constructed in 1928. View looking southeast.

*Recorded by: Pamela Daly, M.S.H.P.

*Date: April 13, 2020 Continuation Update



Stonework dating from 1935. View looking northwest.



Stonework retaining wall, constructed in 1935. View looking east.

CONTINUATION SHEET

*Recorded by: Pamela Daly, M.S.H.P.

*Date: April 13, 2020

Continuation

Update

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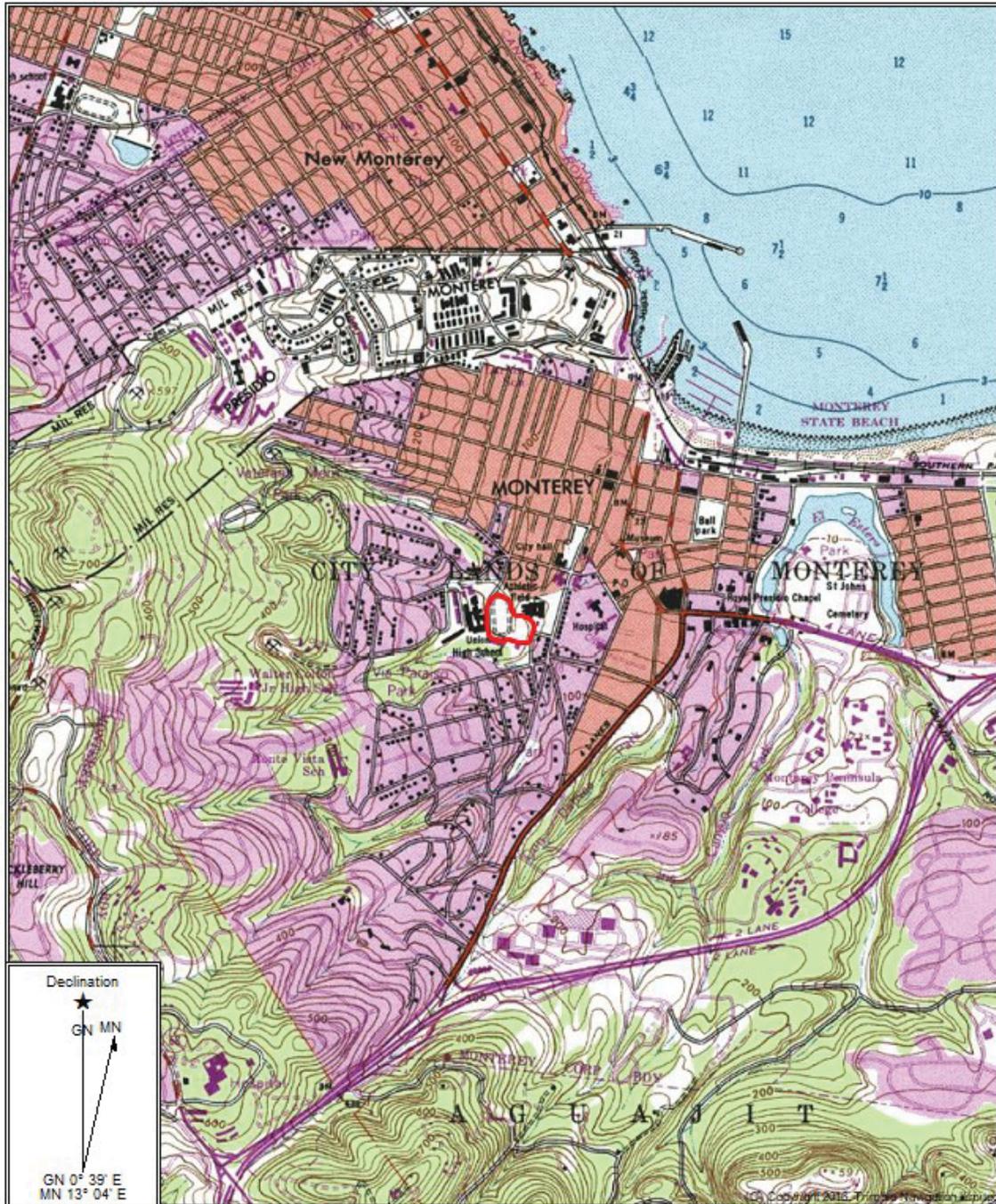
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LOCATION MAP



Appendix A: Historic Photographs

Appendix A:

Timeline of the construction of the stadium steps and bleachers of the 1920s, and the second phase of stone retaining walls installed in the 1930s. Photographs were either captured from copies of El Susurro, or in the archives of MHS Library.



Photograph H1. Monterey High School, circa 1915.



Photograph H2. Monterey High School football team. New steps on the hillside, circa 1917.



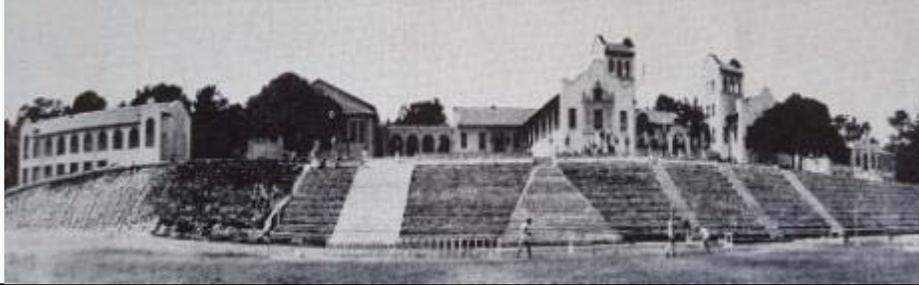
Photograph H3. MHS school buildings, stadium steps, and football team, circa 1924.



Photograph H4. MHS, additional buildings, additional steps on hillside, circa 1925.



Photograph H5. Carmel stone is used to create stadium seating between concrete steps. First appears in 1928 yearbook photograph.



Photograph H6. Panoramic view of MHS and new stadium seating on hillside, circa 1929.



H7. First appearance of the walls constructed near the new Boys Gymnasium, circa 1935.



H8. Football team is photographed with stone wall, circa 1948.



H9. Photograph from El Susurro in 1961 showing all the stonework that had been constructed along the southwest area of the stadium. Note the stonework in the outdoor seating area in the upper left hand portion of the photograph.



H10. Girls cheer squad in front of the Boys Gymnasium and stone wall that ran along the south end of the stadium field, circa 1979.

Appendix B: Photographs of 1928 and 1935 stonework

Appendix B:
Photographs of the stonework, concrete steps, and sidewalk from the work performed in the 1920s and 1935.

1920s stonework



1. Stadium seating. View looking southwest.



2. Upper deck and seating. View looking south.



3. Playing field, looking south.



4. Upper deck and sidewalk, looking south.



5. Stone bleacher seating, looking north.



6. Upper deck and sidewalk, looking north.



7. Bleacher seating, top row.



8. Bleacher seating, top row.



9. Bleacher seating.



10. Bleacher seating top row at stairs.



11. Stonework and concrete steps.



12. Bleacher seating and concrete steps.

1935 stonework



13. Low retaining wall



14. Low retaining wall



15. Low retaining wall



16. Remaining segment of tall wall



17. Remaining segment of tall wall



18. Retaining wall along track

Appendix C: Preparer's Qualifications

QUALIFICATIONS

Pamela Daly, M.S.

Principal Architectural Historian

Ms. Daly is a Qualified Architectural Historian with more than 23 years of experience in historic resource management and consulting in California, Vermont, New York, and Nevada. She earned a Bachelor of Science degree in Business Management from Elmira College in Elmira, New York, and a Master of Science degree in Historic Preservation at University of Vermont. Ms. Daly's coursework in Historic Preservation included the study of American Architecture, Historic Landscapes, and Building Conservation Techniques.

Ms. Daly has expertise not only in assessing and evaluating classic residential architectural styles of the United States dating from the eighteenth to the twenty-first century, but she has a wide range of experience in the survey and evaluation of military sites and structures in both the western and eastern United States. She has performed studies on airplane hangars, military housing, helicopter hangers, ammunition bunkers, flight simulators, and Cold War radar arrays. Industrial archaeological sites include automobile and railroad bridges, irrigation canals and ditches, gravity-fed water supply systems, sewer treatments systems, gold mines, water-pumping systems, privately-owned reservoirs, electric transmission line towers, roads, historic signage, airplane hangars, steam-powered belt and pulley systems, and a historic zanja.

Studies of built-environment resources include archival research, field investigation, significance criteria and determinations, assessment of impacts/effects, management plans, and mitigation implementation. Mitigation measures include preparation of Historic American Building Survey (HABS) documentation, Historic American Engineering Record (HAER) documentation, Historic American Landscape (HALS) documentation, interpretive signage, layout and production of brochures, websites, and video displays. Ms. Daly has also worked with clients with historically significant buildings to restore or rehabilitate them in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

From her training at the University of Vermont, Ms. Daly is qualified to prepare Historic Structure Reports and assessments for built-environment resources. She has the expertise and equipment to perform chromochronology, mortar analysis, historic interior evaluations, and analysis of historic paint finishes. She has prepared reports detailing the existing conditions of the interior and exterior features of a building, and presented the recommended repair and maintenance tasks necessary to protect the historic resource.

Ms. Daly has experience with federal agencies including U.S. Air Force, U.S. Navy, U.S. Army Reserve, U.S. Army Corps of Engineers, Bureau of Land Management, the U.S. Forest Service, the National Park Service, and U.S. Fish & Wildlife. She is accepted as a principal investigator for both Architectural History and History by the California State Office of Historic Preservation, and holds the qualifications to work throughout the United States.