

NAVAL TRAINING STATION, SENIOR OFFICERS' QUARTERS
DISTRICT, QUARTERS NO. 3
(Naval Station Treasure Island, Officers' Quarters No. 3)
Naval Station Treasure Island, 3 Whiting Way, Yerba Buena Island
San Francisco
San Francisco County
California

HABS CA-1793-D
CA-1793-D

HABS
CA-1793-D

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY
PACIFIC WEST REGIONAL OFFICE
National Park Service
U.S. Department of the Interior
1111 Jackson Street, Suite 700
Oakland, CA 94607

HISTORIC AMERICAN BUILDINGS SURVEY

NAVAL TRAINING STATION, SENIOR OFFICERS' QUARTERS DISTRICT,
QUARTERS NO. 3
(Naval Station Treasure Island, Officers' Quarters No. 3)

HABS No. CA-1793-D

Location: Naval Station Treasure Island
3 Whiting Way, Yerba Buena Island
San Francisco
San Francisco County, California

UTM: 10.556010.4185225
USGS Quad Oakland West, 1959 (rev. 1980)

Present Owner/
Occupant: Base Realignment and Closure
Program Management Office West
1455 Frazee Road, Suite 900
San Diego, California 92108-4310

Present Use: Vacant

Significance: Quarters 3 is significant as part of the Senior Officers' Quarters district at Yerba Buena Island. Although short-lived as a training station (1898-1923), Yerba Buena Island was essential in the establishment of a modern American naval presence of the West Coast. One of four such facilities, Yerba Buena Island quickly became a key Navy Training Station while it operated, and continued to play an important role in the military presence on the island after decommissioned in 1923. The Senior Officers' Quarters district represents the major nexus of the historic building stock on the island during this period and is significant for its association with the establishment of the Navy training station. The district is also significant as a representative example of residential military architecture.

PART I. HISTORICAL INFORMATION

A. Physical History

1. Date of erection: The Navy completed Quarters 3 in 1901.¹
2. Architect and Engineer: The construction of Quarters 3 is attributed to the Bureau of Yards and Docks (BuDocks), the Navy department responsible for design, construction, and maintenance of all naval facilities.
3. Original and subsequent use: From 1901 to 1997 Quarters 3 was used as Senior Officers' housing. The building has remained vacant since the closure of Naval Station Treasure Island in 1997.
4. Builder: Navy Bureau of Yards and Docks (BuDocks).
5. Original plans and construction: Quarters 3 is one of three almost identical Senior Officers' Quarters constructed on Yerba Buena Island and part of a group of 10 residences constructed for naval officers. Although original plans do not survive, Quarters 3, like Quarters 4 and 5, was designed and constructed as a three-story Classical Revival-style residence. Rectangular in plan, the building was sited with a prominent view of the enlisted barracks at the base of the hill. The building is set on a brick foundation and is clad with beveled wood siding. A high hip roof with a decorative ridge roll covers the residence. Two dormers are set on the east side of the building, a hip dormer and a smaller shed-roof dormer. A third small shed dormer is located on the north side of the roof, adjacent to the chimney. Like other quarters in this district, a one-story porch is centered on the main façade. The porch was enclosed with a wood balustrade with square balusters. This railing was repeated on the top of the porch, which doubled as a balcony for the second floor main bedroom. Fenestration consists of a symmetrical placement of double-hung, diamond-patterned sash windows.²
6. Alterations and additions: There have been numerous changes to Quarters 3 during the Navy's tenure on Yerba Buena Island. The Navy replaced several windows along the rear side of the building and installed a fire escape to the third floor. Physical evidence also suggests that the small stoop on the northwest corner of the house may have been enclosed.

¹ E. Hice and D. Schierling, "Historical Study of Yerba Buena Island, Treasure Island, and Their Buildings" Mare Island Naval Shipyard, Base Realignment and Closure, Revision 1, prepared for Environmental Department, Naval Station, March 1996, Table 2, 1-48.

² View of the Officers' Quarters, with the Training Barracks located on the right side of photograph, circa 1901; Treasure Island Museum Collection, unnumbered; View of the Officers' Quarters 1-3, with the Training Barracks located on the right side of photograph, circa 1901, Treasure Island Museum Collection, unnumbered.

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Physical evidence also reveals that the Navy also altered the interior of the building as well. Like that of Quarters 2 (**HABS No. CA 1793-C**) the Navy installed a new chimney and fireplace on the south side of the residence. During the 1950s, the Navy removed and rebuilt the chimney, strengthened ceiling joists by adding a steel "T" beam, and removed the interior wall that divided the front parlor from the rear room. The result was a room that extended from the front to rear wall. The Navy also replaced of the rear window sashes with a fixed light and the kitchen was remodeled which included installation of new appliances and modern linoleum flooring in the 1950s. Additionally, bathrooms were updated, replacing old fixtures as needed.³

B. Historical Context

Note: Please refer to **HABS No. CA 1793-A** for a detailed historical context of the Senior Officers' Quarters District. Additional documentation for Yerba Buena Island can be found in **HAER No. CA-233-A, Torpedo Assembly Building**, and for the Naval Training Station on Treasure Island in **HABS No. CA-2785, Golden Gate Exposition**.

The Naval Training Station at Yerba Buena Island was established after an executive order from President McKinley on April 12, 1898. Although the Army continued to occupy and operate the Torpedo Station, the Navy was granted "a goodly portion" of the island for use as a training station. The need for a western training station was demonstrable and efforts at other small various training stations, such as Mare Station, had failed.⁴ The Yerba Buena Island Naval Training Station became one of four Navy training facilities in the United States, and the only one on the West Coast.⁵ An ambitious project from the outset, the 300-acre island had limited usable land, only approximately 150 acres with no room for expansion, and remained ill-suited for use as a training station. Even so, the island remained a key facility from 1900 to 1923 before Navy operations were moved to San Diego. This transfer represented an important step in the shift of major Navy installations from northern to southern California, specifically to San Diego.

Twenty-seven buildings, ranging from simple utilitarian structures like a powerhouse, to the elaborate training barracks building, were constructed on Yerba Buena Island during the initial period of construction of the Naval Training Station between 1900 and 1905.⁶ The large Classical Revival training barrack building served as the station's main facility.

³ Earliest drawings on file for Quarters 3 are dated 1949 and much of the changes to Quarters 3 are derived from physical evidence. Navy Public Works, "Married Officers, Quarters No. 3, Layout Plan," Y.B.I. Drawing No. 3-220, 1949, on file with City and County of San Francisco, Public Works Department;

⁴ JRP Historical Consulting Services, "History and Historic Resources of the Military in California, 1796 to 1989," Volume II of *California Historic Military Buildings and Structures Inventory* Prepared for the US Army Corps of Engineers, Sacramento District, March 2000, 5-7.

⁵ E. Hice and D. Schierling, "Historical Study of Yerba Buena Island, Treasure Island, and Their Buildings," 1-14.

⁶ E. Hice and D. Schierling, "Historical Study of Yerba Buena Island, Treasure Island, and Their Buildings," 1-48 – 1-79.

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Because original plans do not exist for the facilities on Yerba Buena Island, it is difficult to know whether any of these responsibilities were contracted out to private architects. As the construction on the enlisted barracks progressed, the Navy began to build a series of officers' quarters just up hill. The Navy completed the Commander's Quarters, Quarters No. 1, in 1900, and the seven other Senior Officers' Quarters (Quarters 2-8), between 1901 and 1905. The Senior Officers' Quarters are attributed to BuDocks, and they bear a striking resemblance to officers' quarters at Mare Island Naval Shipyard in Vallejo, also designed by BuDocks during the same period.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: Quarters 3 is a significant example of a Classical Revival-style building in the Bay Area and a representative example of its use in naval residential architecture.
2. Condition of Fabric: Quarters 3 remains in good condition, although it has undergone some exterior and interior alterations.

B. Description of Exterior:

1. Overall dimensions: Quarters 3 is a three-story residence, approximately 40' tall, 44' wide with four bays along the front side, and 30' deep with three bays.
2. Foundation: This residence rests on a brick foundation laid in a common bond. The foundation extends under the porch as well. Small rectangular louvered vents and hopper windows are placed at ground level. The hopper windows on the north side of the building are framed with concrete lintels.
3. Walls: Exterior walls are clad with beveled wood siding and wide paneled corner boards.
4. Structural system, framing: Quarters 3 has a wood platform-frame with load bearing walls. The type of floor and roof framing system are unknown.
5. Porches, stoop, and balconies: A single-story, covered porch is located on the east (main) façade of the building. The porch deck is laid with tongue-and-groove wood flooring and the perimeter of the raised porch is clad with beveled wood siding, the same type used on the exterior walls. Cheek walls, originally brick with a concrete cap, are covered with stucco and frame concrete steps. The porch's flat roof is supported by six tapered columns and has a simple cornice. The porch also carries the second-floor balcony. Both the porch and the balcony are enclosed by a wood balustrade. The building includes on the rear side a

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covered stoop at the northwest corner and a balcony at the third floor. The rectangular-shaped stoop covers three bays on the lower floor, is clad with beveled siding and topped with flat roof.

6. Chimneys: There are two exterior-end brick chimneys with decorative brick work and sloped shoulders on the north and south sides of the building. The chimney stacks are topped with simple flat caps.
7. Openings:
 - a. Doorways and doors: The main entrance is centered on the east façade and is composed of a single-leaf, half-glazed door flanked by two sidelights. The entrance also features a wood-frame screen door. Each sidelight is paneled on the lower portion and set with a rectangular light. A set of French doors, topped with a diamond pane transom, is located above the main entry on the second floor. A half-glazed wood door is found near the rear attached stoop on the building's west (rear side). This door has a modern exterior-mounted, door closer.
 - b. Windows: Windows are placed in a symmetrical arrangement throughout the first and second floors. These windows predominantly consist of double-hung wood sash windows with an upper diamond-pattern-lights-over-one-light. Exceptions to this are located in the third story and along the rear wall. Windows in the dormers consist of a pair of one-over-one double-hung sash and a small four-light square window on the rear. On the rear side, windows vary from fixed-sash, to six-over-one double-hung, one-over-one double-hung, and square wood casement. The most notable window on the rear side is a set of two-light casement windows topped with a fanlight. The fanlight has been replaced with a wood panel.
8. Roof:
 - a. Shape, covering: Quarters 3 is covered with a high hip roof sheathed with composition shingles. Two small bays on the rear are covered with flat roofs.
 - b. Cornice, eaves: The building has boxed eaves with a simple cornice, block modillions, and a large blank frieze board. Metal half-round gutters with downspouts are set along the eaves.
 - c. Dormers, cupolas, towers: A hip-roof dormer is set on the east side with two smaller shed-roof dormers on the north and west side of the roof. A large clipped-gable dormer is located on the rear side of the building.

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C. Description of the Interior:

1. Floor plans: Please refer to the floor plans attached at the end of this report.
 - a. Basement: Quarters 3 has a partial basement encompassing 386 square feet on the north side of the building. It is accessible from the kitchen.
 - b. First floor: The first floor is based on a central hall plan. Typical of a central hall plan, the main entrance hall contains the central staircase and the formal living and dining rooms that flank the hall. Service rooms, including the butler's pantry and kitchen, are located behind the hall where dogleg stairs are set at the back. The room is subdivided by a simple flat arch, providing a suggestion of the separation between entry and stair hall. The arch consists of two pilasters that carry a paneled lintel. A closet is located underneath these stairs.

The two rooms flanking the entry hall serve as living and dining room and are separated from the hall by paneled architraves. Each room has a fireplace set at the corner or along the exterior wall. The room on the south side of the hall has been enlarged by removing the wall separated the formal living room and the rear family room, so that the living room extends the depth of the house.
 - c. Second Floor: On the second floor there are four bedrooms and two bathrooms arranged around a cross corridor.
 - d. Third Floor: The third-floor attic totals approximately 400 square feet and is made up of two bedrooms and a bathroom.
2. Stairways: The entrance hall stair features decorative newel and angle posts and shaped balusters. The stair string is open with paneled or bracketed risers, and a Palladian window is located on the landing. A second staircase runs from the kitchen to the attic and is architecturally less ornate.
3. Flooring: The building includes narrow oak flooring in all rooms except bathroom and kitchen which have modern vinyl sheet flooring.
4. Wall and ceiling finish: Walls in each room on the first floor are finished with smooth plaster and have picture rails and simple crown molding.
5. Openings:
 - a. Doorways and doors: Large pocket doors framed by paneled architraves separate the living and dining rooms from the hall. Each opening contains a wood, inset-panel door that slides the entire length of the opening. The kitchen is separated from the living room by a wood-panel

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swing door with a square view light. A half-glazed door is located on the north wall of the kitchen. Most doors on the second floor are five panel wood doors.

- b. Windows: Windows are framed with a decorative surround in the first-floor public rooms. These paneled surrounds are similar to the motif used on the corner boards on the exterior walls. Finger holds remain on some of the original windows and replacement windows have modern hardware.
6. Decorative features and trim: The front portion of the entry hall features a molded chair rail, wide baseboards topped with quarter-round molding, and a molded picture rail. An elaborate crown molding with beading completes the decorative finishes in this room. Also notable in the hall is a plaster medallion that surrounds the ceiling light fixture and the scrolls highlighting the doorways to the flanking rooms. The decorative finishes on the second floor are simpler, lacking medallions and beading on the cornice molding.

Each major room in Quarters 3 has a fireplace. On the south side of the first floor, the fireplace, rebuilt in the 1950s, is brick clad with concrete stucco that is scored to imitate large ashlar blocks. A piece of molded wood forms the mantelshelf. A modern brass-frame fireboard with glass folding doors covers the fireplace opening. All original fireplaces are set at the corner of the rooms. Each has glazed tile inset facing, a ceramic hearth, decorative metal grate, and wood mantel with a scroll molding and dentils.

D. Site:

1. General setting and orientation: Quarters 3 is located in the Senior Officers' Quarters District, which consists of seven residences, two apartments over garages, one five-car garage, and the surrounding landscape features located on Yerba Buena Island. The district is located north of Interstate 80 and the San Francisco-Oakland Bay Bridge. These residences sit on an acre of land above what is known as the East Point, the portion of Yerba Buena Island which contains the largest section of flat, buildable land and historically served as the main housing complex on the island. The twelve resources that make up the Senior Officers' Quarters district are roughly arranged in a triangular shaped district on a hilltop above the East Point. Quarters 1-4 generally face east towards a greensward and overlook a parking lot that originally served as the parade ground at the base of the greensward. Quarters 3 is centrally sited near Whiting Way, between Quarters 2 and 4. A central lawn and several terraced gardens, which form the interior of the triangular district, are located behind (southwest) Quarters 3.

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2. Historic landscape design: Quarters 3 is surrounded by planted beds containing a variety of trees and plants. An expansive greensward, which slopes down from Quarters 1 to a concrete retaining wall fronting an unpaved parking lot, is sited on the southeast side of Quarters 3. At one time, tennis courts (designated as Building 273) sat at the eastern edge of the greensward and were a strong demarcation between the Officers' Quarters and the parade ground. A row of mature rose bushes now fills the center of the space. Located on the western edge of the greensward is a row of box hedges, planted in 1970s and thus not part of the historic landscape. Behind Quarters 3 is a terraced garden designed by Lucille Woolpert, a local Bay Area landscape designer. This garden is bounded by a random-cut stone retaining wall on the east side and primarily composed of a central lawn with a series of terraced beds. At one time it was planted with perennials on the southern border.
3. Outbuildings: There are no outbuildings associated with Quarters 3.

PART III: SOURCES OF INFORMATION

- A. Architectural Drawings: There are no known original architectural drawings for Quarters 3. Subsequent drawings for alterations to Quarters 3 are on file with the Bureau of Engineering, Department of Public Works, County and City of San Francisco.

Navy Public Works, "Married Officers, Quarters No. 3, Layout Plan," Y.B.I. Drawing No. 3-220, 1949.

- B. Early Views:

Record Group 80, General Records of the Department of the Navy, National Archives, Still Picture Branch, College Park, MD.

Treasure Island Museum Collection, Treasure Island, San Francisco, CA.

- C. Interviews: Wickson R. Woolpert, son of Lucille Woolpert, personal communication with Amanda Blosser, 15 November 2003.

- D. Bibliography:

1. Published Sources:

Craig, Lois. *The Federal Presence: Architecture, Politics, and National Design*. Cambridge, Massachusetts: MIT Press, 1994.

Gebhard, David, et al. *A Guide to Architecture in San Francisco & Northern California*. Santa Barbara: Peregrine-Smith, Inc., 1973.

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LCRD McDevitt, E. A., USNR. *The Naval History of Treasure Island*. Treasure Island: U.S. Naval Training and Distribution Center, 1946.

McAlester, Virginia and Lee McAlester. *A Field Guide To American Houses*. New York: Knopf, 1996.

Rifkind, Carole. *A Field Guide to American Architecture*. New York: New American Library, 1980.

Reinhardt, Richard. *Treasure Island: San Francisco's Exposition Years*. San Francisco: Scrimshaw Press, 1973.

2. Unpublished Sources:

City and County of San Francisco, Department of Public Works, Bureau of Engineering, plan files for Yerba Buena Island.

Hice, E. and D. Schierling. "Historical Study of Yerba Buena Island, Treasure Island and Their Buildings." Revision 1. Mare Island Naval Shipyard, Base Realignment and Closure. Prepared for Environmental Department, Naval Station. March 1996.

Historic American Engineering Record, HAER No. CA-233-A, Naval Training Station, Quarter's 1, San Francisco, California, April 1998.

JRP Historical Consulting Services. "Cultural Resource Inventory and Evaluation Investigations: Yerba Buena Island and Treasure Island, Naval Station Treasure Island, San Francisco, California, March 1997," Prepared for Engineering Field Activity, West, Naval Facilities Engineering Command.

_____. "History and Historic Resources of the Military in California, 1796 to 1989." Volume II of *California Historic Military Buildings and Structures Inventory*. Prepared for the US Army Corps of Engineers, Sacramento District, March 2000.

_____. "Historic Context: Themes, Property Types, and Registration Requirements." Volume III of *California Historic Military Buildings and Structures Inventory*. Prepared for the US Army Corps of Engineers, Sacramento District, March 2000.

Treasure Island Museum, Yerba Buena Island File.

Woodbridge, Sally. National Register of Historic Places Registration Form, "Quarters 1, Yerba Buena Island, Naval Training Center," January 1991.

3. Internet Sources: None

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4. Periodicals:

San Francisco Chronicle, Wednesday, July 17, 1940, December 23, 1939.

California-Magazine of the Pacific, November 1940.

Shasta Redding News, February 13, 1984.

E. Likely Sources not yet Investigated: Upon operational closure of the former Naval Station Treasure Island Museum were collected, catalogued, and assembled for shipment. As such, these items were not wholly accessible and were not available to the public at the time of recordation. Due to the loan of various drawings and materials to those entities operating and maintaining the property by lease, some records were inaccessible or not indexed, including architectural drawings, contracts, and photographs.

F. Supplemental Material:

1. Location map showing Quarters 3 in relation to other buildings in the Senior Officers' Quarters District.
2. Floor plans of Quarters 3, including the basement, first floor, second floor and attic.

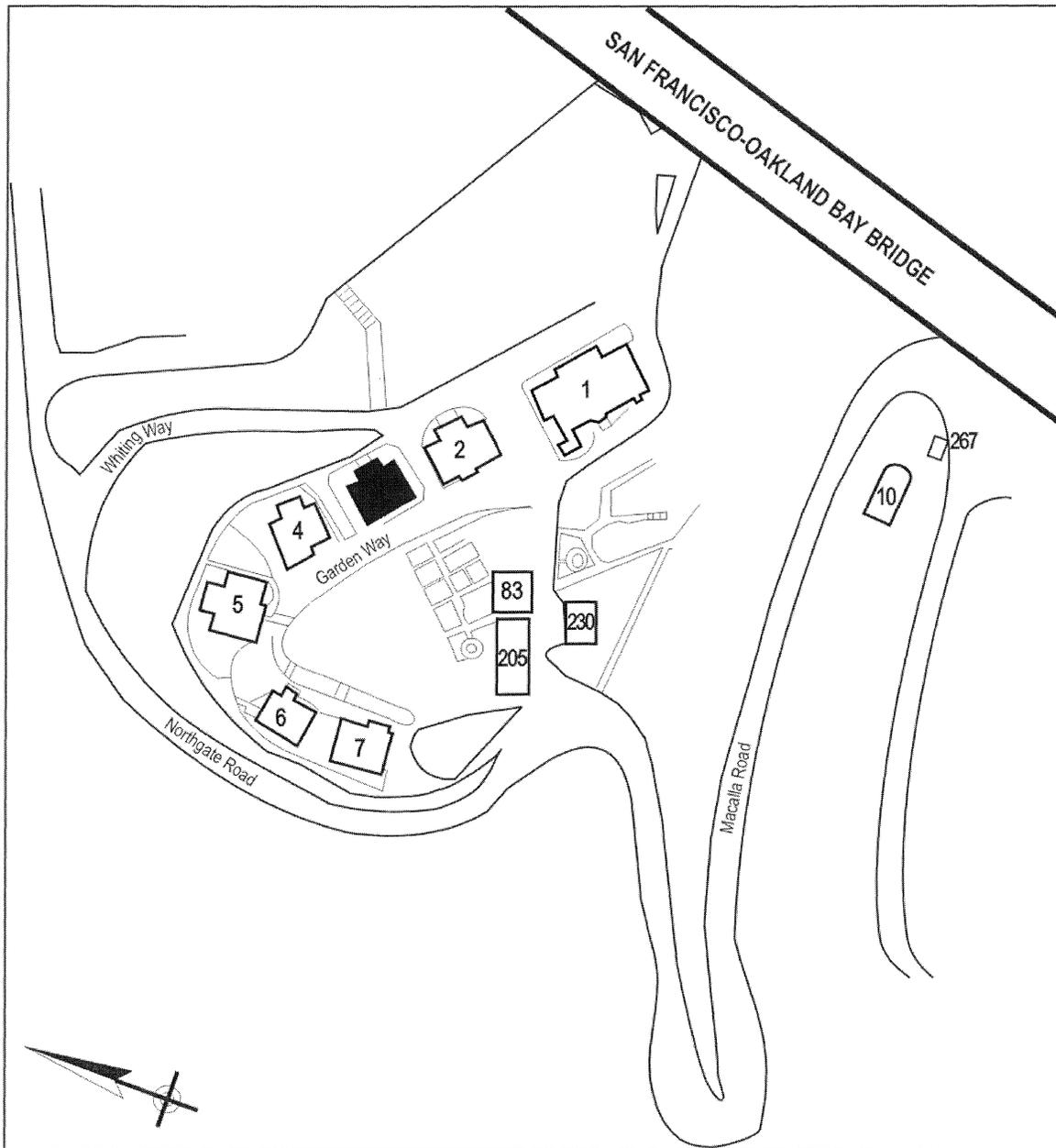
PART IV: PROJECT INFORMATION

This project was undertaken to fulfill the requirements of the Memorandum of Agreement between the Navy and the California State Historic Preservation Officer for the layaway, caretaker maintenance, interim leasing, sale, transfer, and disposal of historic properties on Naval Station Treasure Island.

Amanda Blosser and Toni Webb of JRP Historical Consulting prepared this document for Science Applications International Corporation (SAIC) and the Navy. Both Amanda Blosser and Toni Webb conducted fieldwork, wrote architectural descriptions, and the historic context. Both Ms. Blosser and Ms. Webb conducted research for this project at the California State Library, Treasure Island Museum, County and City of San Francisco, Department of Public Works, Bureau of Engineering. William B. Dewey produced the photography.

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LOCATION MAP



ORNAMENTAL DETAILS

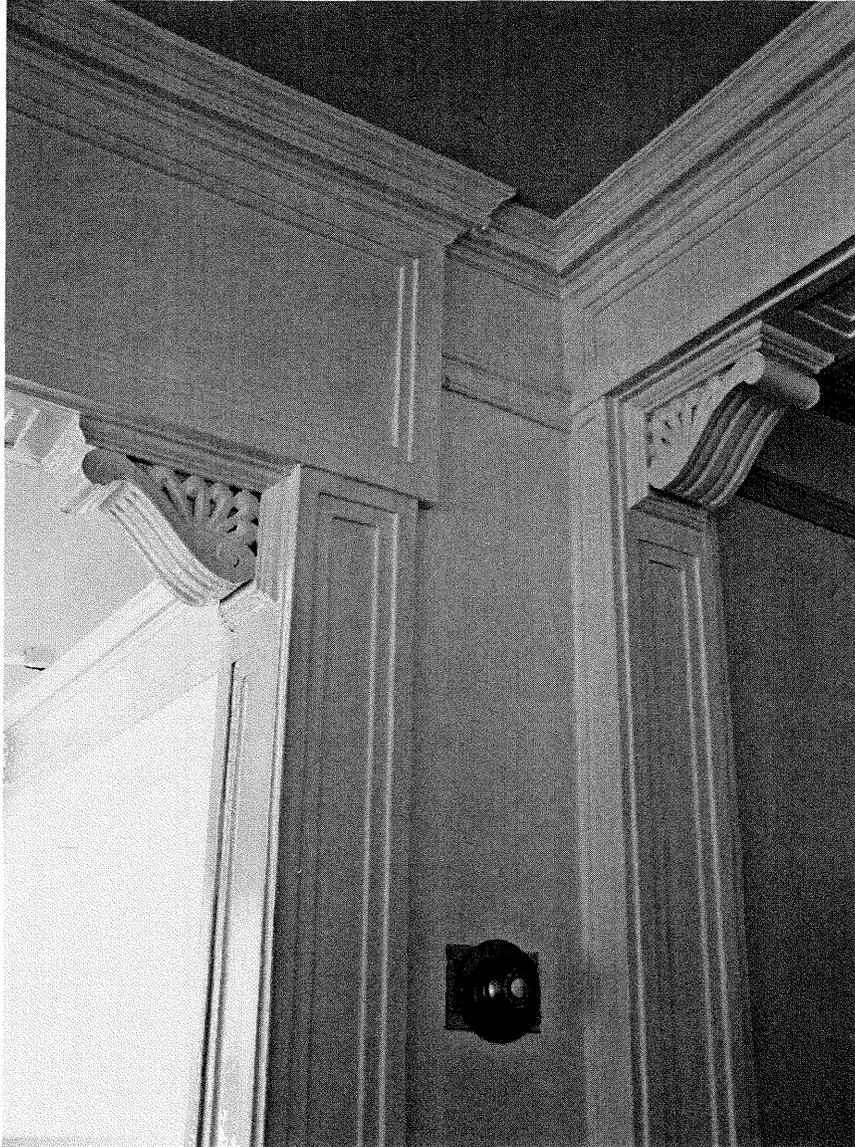


Figure 1. Detail of crown molding and scrolled brackets in entry hall.
[Source: JRP Historical Consulting]

ORNAMENTAL DETAILS



Figure 2. Detail of stairs showing decorative newel post and paneled risers.
[Source: JRP Historical Consulting]

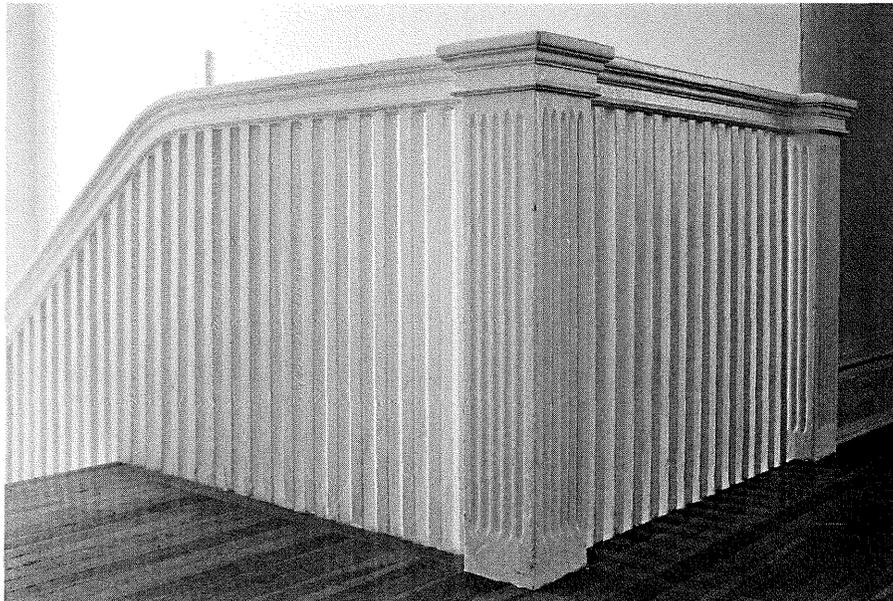


Figure 3. Detail of baluster on second-floor.
[Source: JRP Historical Consulting]

ORNAMENTAL DETAILS



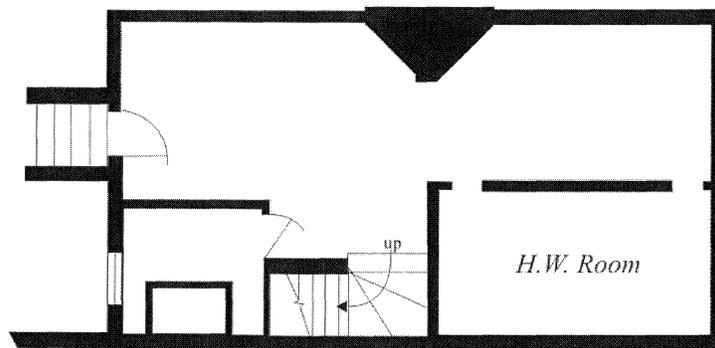
Figure 4. Detail of second-floor fireplace in northeast bedroom.
[Source: JRP Historical Consulting]



Figure 5. Detail of second-floor fireplace in southeast bedroom.
[Source: JRP Historical Consulting]

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FLOOR PLANS



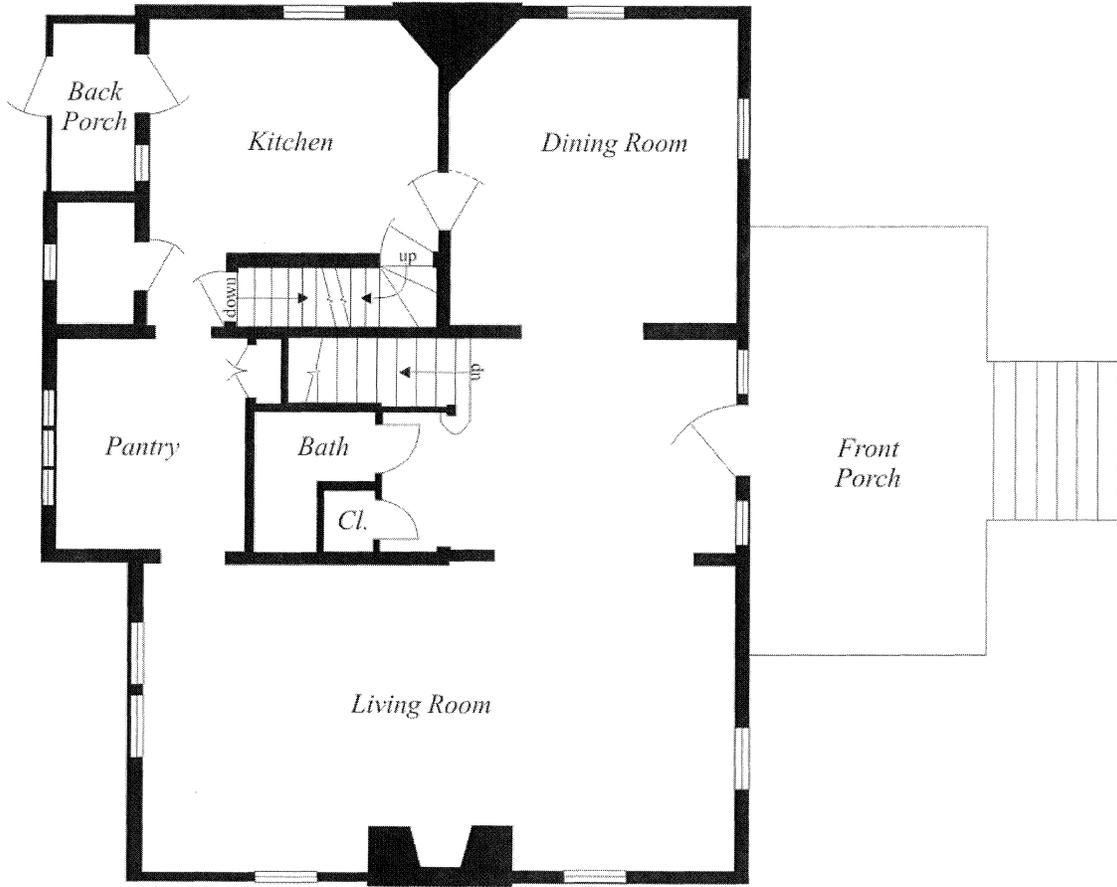
BASEMENT



Not to scale

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FLOOR PLANS



FIRST FLOOR



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FLOOR PLANS

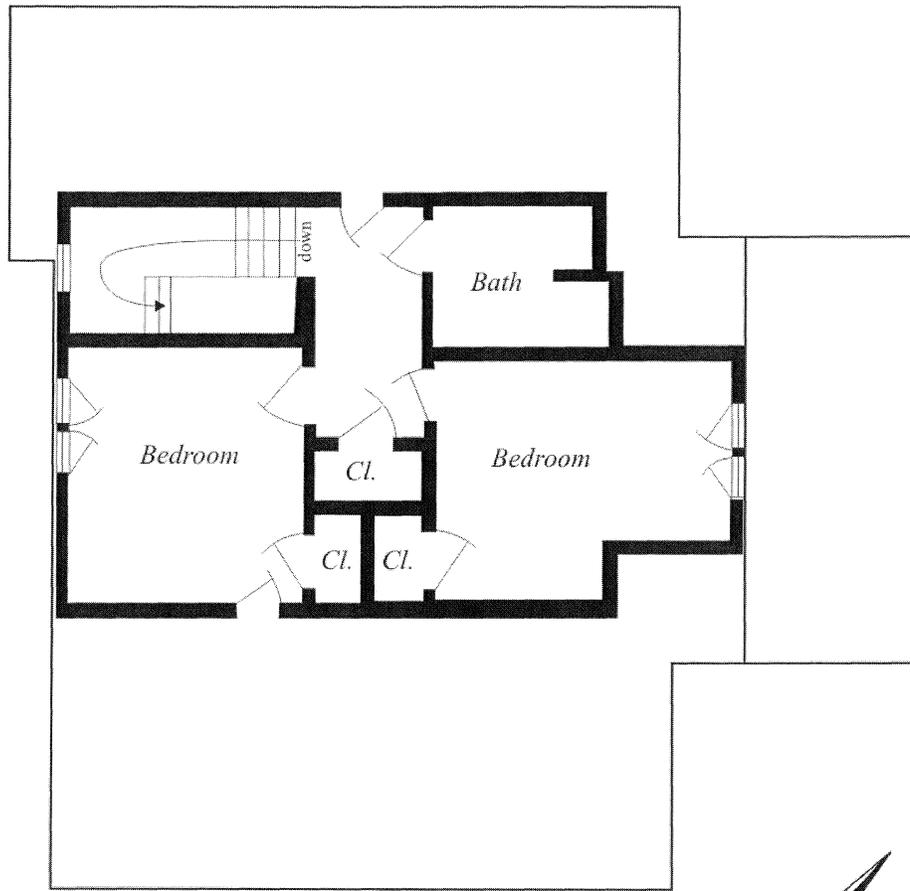


SECOND FLOOR



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FLOOR PLANS



ATTIC



Not to scale