

NAVAL TRAINING STATION, SENIOR OFFICERS' QUARTERS
DISTRICT, QUARTERS NO. 5
(Naval Station Treasure Island, Officers' Quarters No. 5)
Naval Station Treasure Island, 5 Whiting Way, Yerba Buena Island
San Francisco
San Francisco County
California

HABS CA-1793-F
CA-1793-F

HABS
CA 1793-F

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. 5

(Naval Station Treasure Island, Officers' Quarters No. 5)

HABS No. CA-1793-F

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

UTM: 10.555986.4185309
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 5 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 station while it operated as a training station, and continued to play an important role in the military presence after it was decommissioned in 1923. The Senior Officers' Quarters District represents the major nexus of the island's historic building stock 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: Quarters 5 was completed in 1901.¹
2. Architect and Engineer: The construction of Quarters 5 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 5 served as Senior Officers' housing. Since the closure of Naval Station Treasure Island in 1997 it has remained vacant.
4. Builder: Navy Bureau of Yards and Docks (BuDocks).
5. Original plans and construction: Almost identical to Quarters 3 and 4 (**HABS Nos. CA-1793-D and CA-1793-E**), the Navy designed and constructed Quarters 5 as a three-story Classical Revival residence with a rectangular plan. The building faces northwest and is set on a brick foundation. Exterior walls are clad with beveled wood siding with wide corner boards. The building is covered by a high hip roof and had a decorative ridge roll. A hip-roof dormer is set on the east side of the building, and a front-facing clipped gable on the rear side. Like other quarters in this district, a one-story porch, enclosed with a wood balustrade with square balusters and a molded railing, is prominently centered on the main façade. The 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. Some windows had louvered shutters, and the main opening to the balcony was covered with an awning.²
6. Alterations and additions: There have been numerous changes to Quarters 5 during the Navy's tenure on Yerba Buena Island. However, most of these alterations are not documented by architectural plans and changes are derived from physical evidence. Changes to the building's exterior include the replacement of several windows along the front, rear, and north sides of the building; the rebuilding portions of the foundation with modern brick; and the installation of a fire escape and egress on the third floor. This egress includes replacement of a window and door as well as installation of a metal fire escape. The stoop on the rear side of the building was also 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.

NAVAL TRAINING STATION, SENIOR OFFICERS'
QUARTERS DISTRICT, QUARTERS NO. 5
(Naval Station Treasure Island, Officers Quarters No. 5)
HABS No. CA-1793-F (Page 3)

The Navy renovated the interior of Quarters 5 during the 1950s. One of the most notable changes confirmed by a remodeling plan is the Navy's removal and reconstruction of the chimney and fireplace on the south side of the residence. In addition, the Navy strengthened the ceiling joist by adding a steel "I" 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 and the replacement of the rear window sashes with a fixed-light. Additionally, the Navy remodeled the kitchen in the 1950s, installing new appliances and modern vinyl flooring. Two bathrooms were added underneath the main hall and other bathrooms were also updated and old fixtures replaced 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 Island Naval Shipyard, 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 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. 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

³ Navy Public Works, "Married Officers' Quarters No. 5, Layout," Y.B.I. Drawing No. 5-225, 1949, on file at the City and County of San Francisco, Department of Public Works.

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.

construction on the enlisted barracks progressed, the Navy began to build of 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 5 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 5 remains in good condition.

B. Description of Exterior:

1. Overall dimensions: Quarters 5 is a three-story residence, approximately 40' tall, 44' wide with four bays, and 30' deep with three bays.
2. Foundation: This residence rests on a brick foundation. The foundation is laid in a common bond and extends under the porch. Small wood hopper lights and louvered vents are located at the ground level. The windows are topped with a simple concrete lintel.
3. Walls: Exterior walls are clad with beveled wood siding and wide paneled corner boards. Scrolls are located beneath the bay on the second story, matching those on Quarters No. 1 (**HABS No. CA 1793-B**).
4. Structural system, framing: Quarters 5 has a wood platform-frame with load-bearing walls. Both the floor and roof framing types are unknown.
5. Porches, stoop, and balconies: A single-story, flat-roof porch is located on the northeast (main) façade of the building. It is supported by four tapered columns and carries the balcony on the second floor. Both the porch and the balcony are enclosed by a wood balustrade composed of wood posts and turned balusters. A covered stoop is located on the rear side of the building, at the northwest corner, and it is attached to a one-story bay.
6. Chimneys: The building includes two exterior-end, brick chimneys on north and south sides. Each chimney has a sloped shoulders and square chimney stack with a simple cap. Inset panels are located near the sloped shoulders of these chimneys.

NAVAL TRAINING STATION, SENIOR OFFICERS'
QUARTERS DISTRICT, QUARTERS NO. 5
(Naval Station Treasure Island, Officers Quarters No. 5)
HABS No. CA-1793-F (Page 5)

7. Openings:

- a. Doorways and doors: The main entrance is centered on the east façade and is made up of a single-leaf, half-glazed door with a wood-frame screen door framed by pilasters and flanked by two sidelights. Each sidelight is paneled on the lower portion and set with a rectangular light. On the second level, above the main door on the east façade, is a set of French doors topped with a diamond-pane transom. There is a half-glazed wood door at the rear attached stoop located on the southwest (rear side).
- b. Windows: Windows are symmetrically arranged on the first and second stories of Quarters 5. These openings are predominantly double-hung wood windows comprised of diamond-pattern-lights-over-one-light. Exceptions to this include a one-over-two-light wood replacement window on the front façade, a one-over-one double-hung replacement window on the northwest, and a with a fixed-light replacement sash on the rear side. A Palladian window, three small three-light wood casements, and a four-light square wood dormer window are also found on the rear side.

8. Roof:

- a. Shape, covering: A high hip roof is sheathed with composition shingles. Two small bays on the rear are covered with attached flat roofs.
- b. Cornice, eaves: The building includes 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 dormer, located on the front side of the building, has a boxed cornice, pilasters, and block modillions along the frieze. Two small one-over-one-light windows are located on the dormer end. Both dormers are clad with beveled wood siding and the rear dormer has a clipped gable.

C. Description of the Interior:

1. Floor plans: Please refer to the floor plans attached at the end of this report.
 - a. Basement: Quarters 5 includes a partial basement on the north side of the residence. It is accessible from a stairway from the kitchen.
 - b. First floor: Quarters 5 is based on a central hall plan. Typical of this plan, the main entrance hall contains the central staircase and the formal rooms, and both living and dining rooms flank the hall. Service rooms,

NAVAL TRAINING STATION, SENIOR OFFICERS'
QUARTERS DISTRICT, QUARTERS NO. 5
(Naval Station Treasure Island, Officers Quarters No. 5)
HABS No. CA-1793-F (Page 6)

including the butler's pantry and kitchen are located behind the hall, where the dogleg stairs are set at the back, and 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. Two bathrooms are located underneath the stairs in the building.

The two rooms flanking the entry-hall serve as living and dining room and are separated from the hall by framed 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 the removal of the wall that separated the formal living room and the rear family room, so that the living room extends the depth of the house.

- c. Second Floor: There are four bedrooms and two bathrooms arranged around a cross corridor on the second floor. A library opens to a balcony located above the main entry porch. Of note are the fireplaces in the bedrooms, which 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. The walls in each room are finished with smooth plaster with a wide baseboard and a picture rail near the ceiling.
 - d. Third Floor: The third floor is 400 square feet and contains two rooms and a bathroom.
2. Stairways: The stair features decorative newel and angle posts and square balusters. The stair string is open with paneled or bracketed risers, and a Palladian window at the landing.
 3. Flooring: Quarters 5 has retained its original wide pine flooring, except in the bathroom and kitchen, where there is modern vinyl sheet flooring.
 4. Wall and ceiling finish: Walls in each room on the first floor are finished with smooth plaster with a picture rail and simple crown molding near the ceiling.
 5. Openings:
 - a. Doorways and doors: Large pocket doors separate the living and dining rooms from the hall and are framed by paneled architraves. Each opening contains a wood, inset-panel door that slides the entire length of the opening. A wood-panel swing door with a square view light separates the kitchen on the northwest side from the living room. A half-glazed door is located on the north wall of the kitchen. Most doors on the second floor are five-panel wood doors.

NAVAL TRAINING STATION, SENIOR OFFICERS'
QUARTERS DISTRICT, QUARTERS NO. 5
(Naval Station Treasure Island, Officers Quarters No. 5)
HABS No. CA-1793-F (Page 7)

- b. Windows: The windows on the first-floor public rooms are framed with a decorative paneled surround similar to the motif used on the corner boards on the exterior walls. Finger holds remain on some of the original windows, while 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 the plaster medallion that surrounds the ceiling light fixture and the scrolls at the doorways to flanking rooms. The decorative finishes on the second floor are simpler, lacking medallions and beading on the cornice molding.
7. Hardware: A combination of thumb latches and brass handles are used throughout the residence. The front door has a mortise lock and the swinging kitchen door has a push plate. Simple brass finger holds are used on the wood panel doors and windows contain finger holds and pull handles.

D. Site:

1. General setting and orientation: Quarters 5 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 5 is located at the northern point of the district and is situated at the junction of Whiting Way and Northgate Road, between Quarters 4 and 6. While Quarters 1-4 generally face eastward, Quarters 5 faces a more northerly direction and has a view of the bay and parade ground. A central lawn and several terraced gardens, which form the interior of the triangular district, are located south of Quarters 5.
2. Historic landscape design: Quarters 5 is surrounded by planted beds containing a variety of trees and plants. On the southeast side of Quarters 5 is the expansive greensward which slopes down from Quarters 1 to a concrete retaining wall that fronts an unpaved parking lot. At one time, tennis courts (designated as Building 273) were located at the eastern edge of the greensward and were a strong demarcation between the Senior Officers' Quarters and the parade ground and enlisted area. A row of mature rose bushes has been planted in 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 5 is

NAVAL TRAINING STATION, SENIOR OFFICERS'
QUARTERS DISTRICT, QUARTERS NO. 5
(Naval Station Treasure Island, Officers Quarters No. 5)
HABS No. CA-1793-F (Page 8)

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 5.

PART III: SOURCES OF INFORMATION

- A. Architectural Drawings: There are no original architectural drawings for Quarters 5. Subsequent drawings for alterations to Quarters 5 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. 5, Layout," Y.B.I. Drawing No. 5-225, 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 Woolpert, son of Lucille Woolpert, personal communication with Amanda Blosser, 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.

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.

NAVAL TRAINING STATION, SENIOR OFFICERS'
QUARTERS DISTRICT, QUARTERS NO. 5
(Naval Station Treasure Island, Officers Quarters No. 5)
HABS No. CA-1793-F (Page 9)

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

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, records and materials formerly housed in the Navy's Treasure Island Museum were collected, catalogued and assembled for shipment. As such, these items were not wholly

NAVAL TRAINING STATION, SENIOR OFFICERS'
QUARTERS DISTRICT, QUARTERS NO. 5
(Naval Station Treasure Island, Officers Quarters No. 5)
HABS No. CA-1793-F (Page 10)

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 5 in relation to other buildings in the Senior Officers' Quarters District.
2. Floor plans of Quarters 5, including the basement, first floor, second floor and attic.

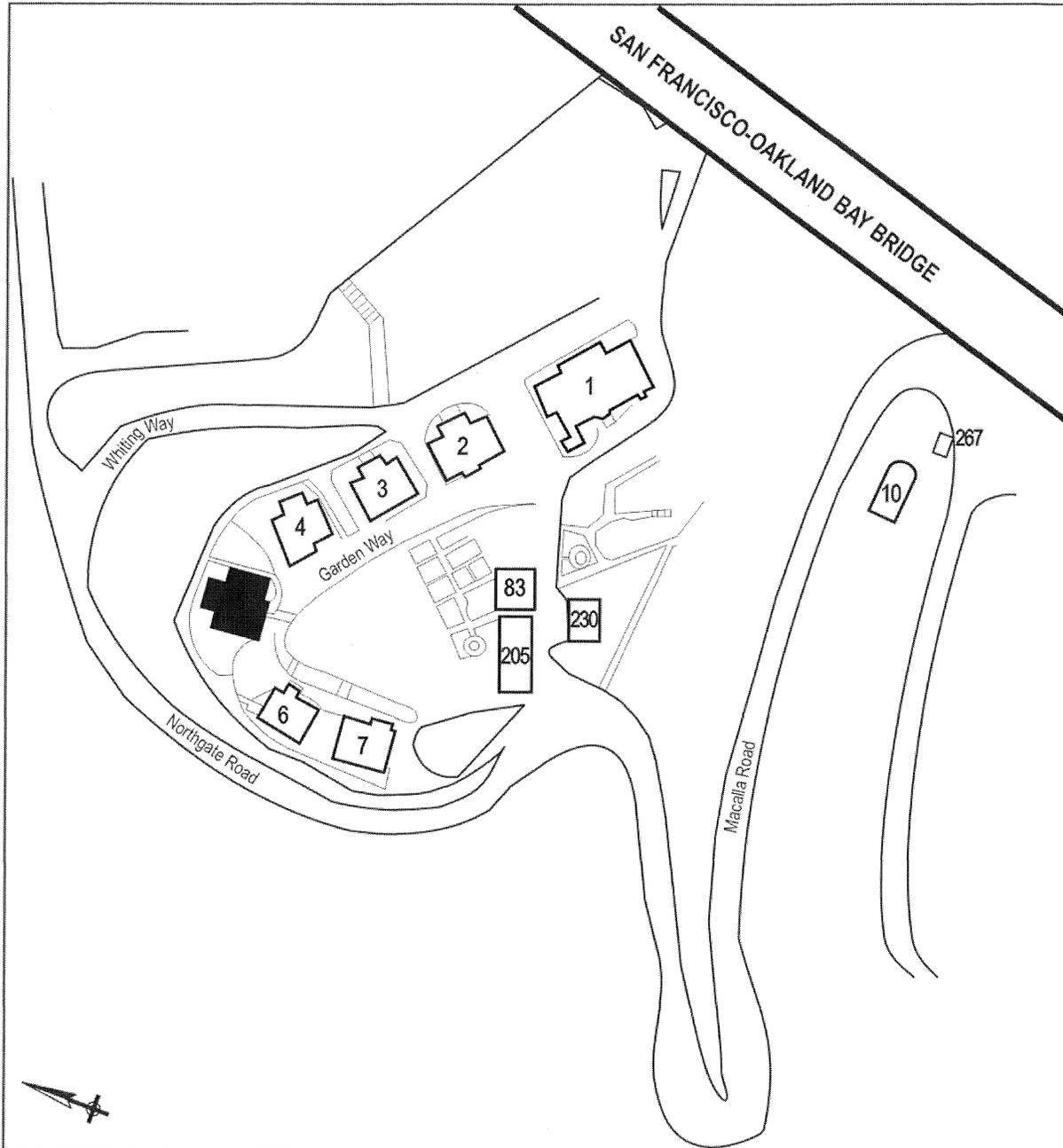
PART IV: PROJECT INFORMATION

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 the 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.

NAVAL TRAINING STATION, SENIOR OFFICERS'
QUARTERS DISTRICT, QUARTERS NO. 5
(Naval Station Treasure Island, Officers Quarters No. 5)
HABS No. CA-1793-F (Page 11)

LOCATION MAP



ORNAMENTAL DETAILS



Figure 1. Detail of main stair showing fluted newel posts and square balusters.
[Source: JRP Historical Consulting]

ORNAMENTAL DETAILS



Figure 2. Detail of main stair showing paneled risers and treatment of baluster near landing.
[Source: JRP Historical Consulting]

ORNAMENTAL DETAILS

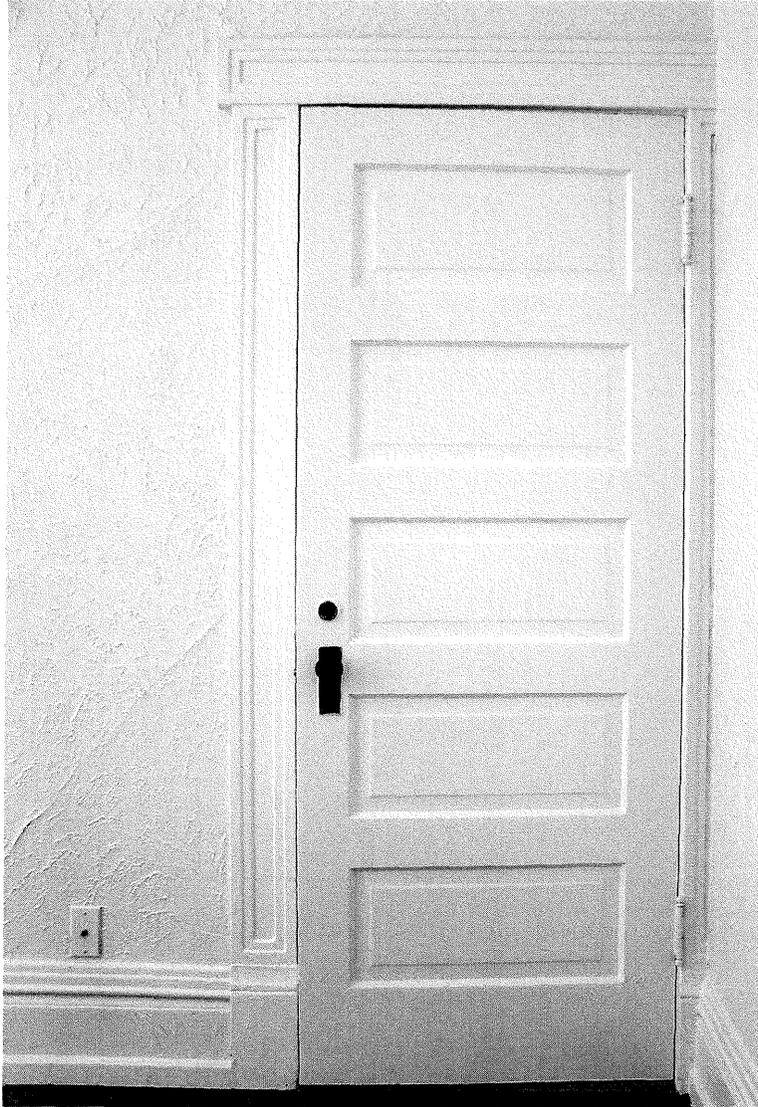


Figure 3. Detail of a typical door on the second floor.
[Source: JRP Historical Consulting]

ORNAMENTAL DETAILS

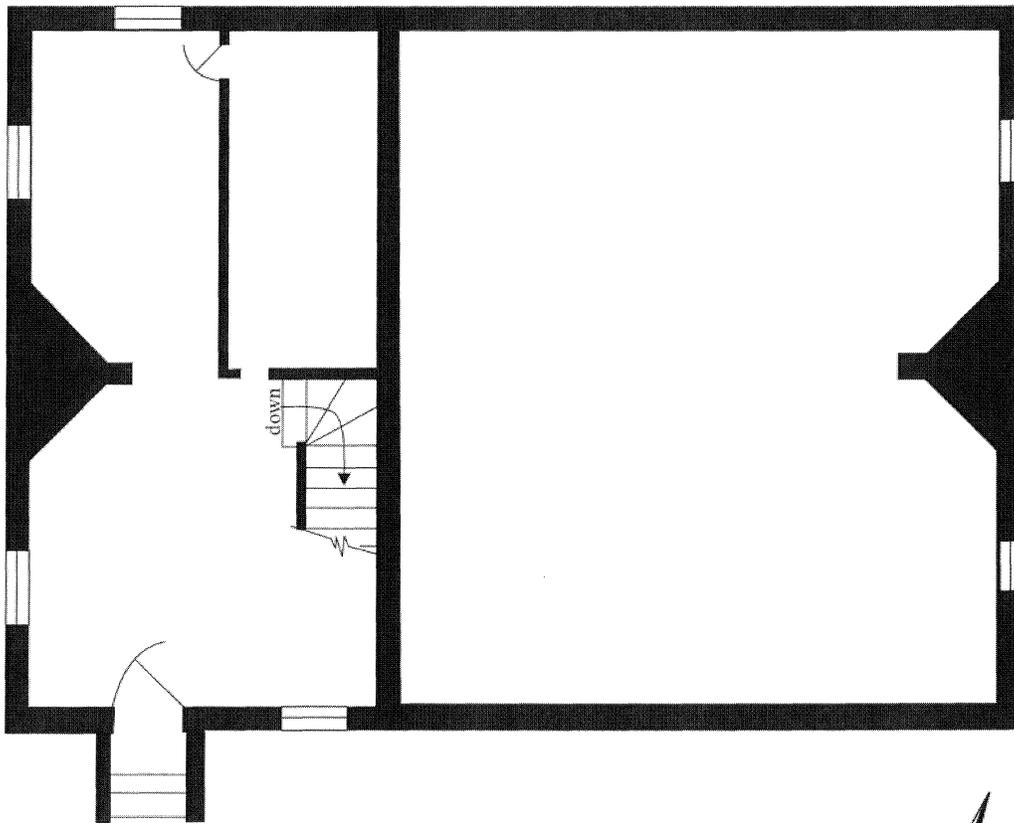


Figure 4. Detail of scrolls and crown molding in entry hall. [Source: JRP Historical Consulting]



Figure 5. Detail of typical fireplace. [Source: JRP Historical Consulting]

FLOOR PLANS

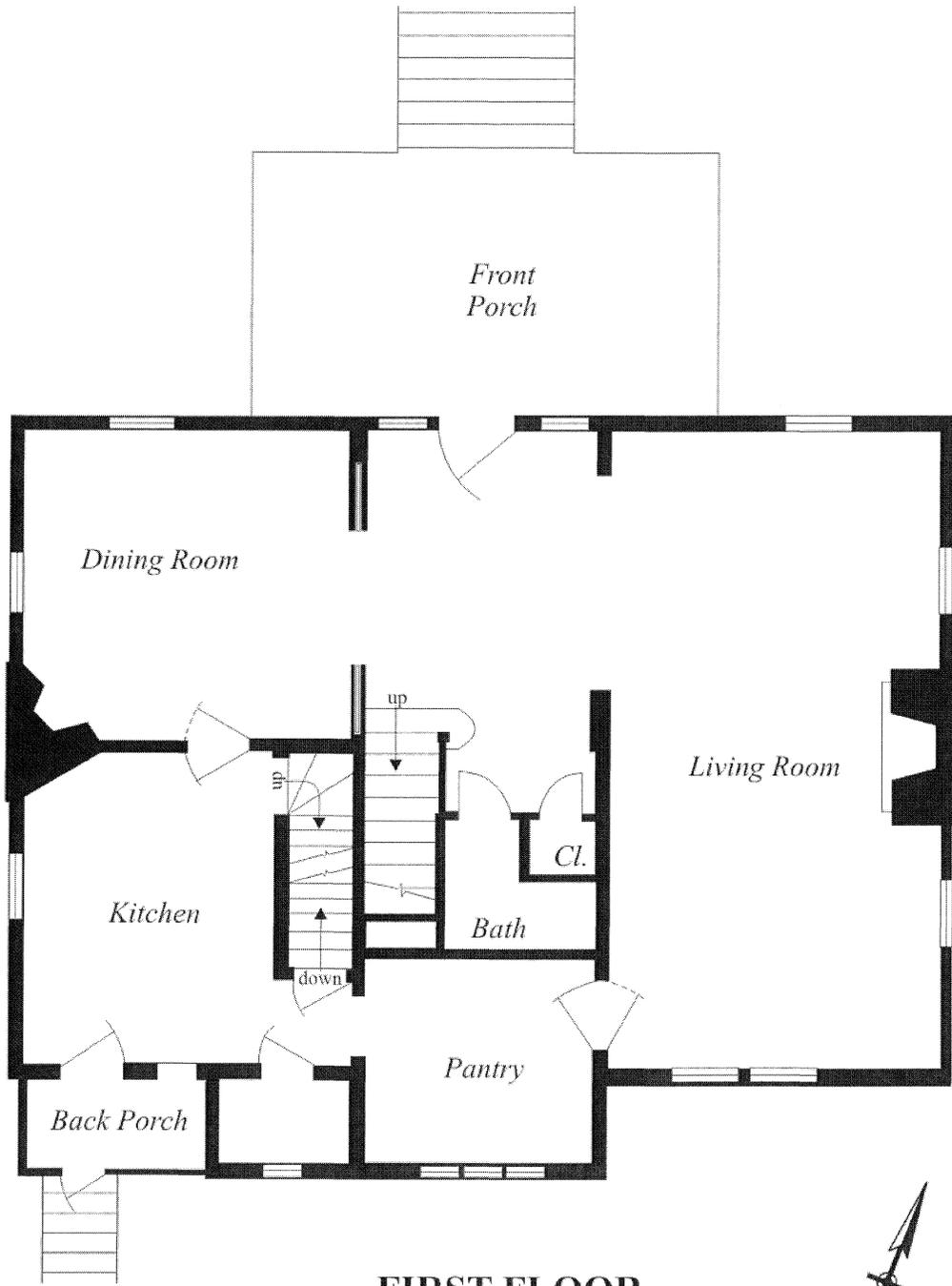


BASEMENT



Not to scale

FLOOR PLANS



FIRST FLOOR



NAVAL TRAINING STATION, SENIOR OFFICERS'
QUARTERS DISTRICT, QUARTERS NO. 5
(Naval Station Treasure Island, Officers Quarters No. 5)
HABS No. CA-1793-F (Page 18)

FLOOR PLANS

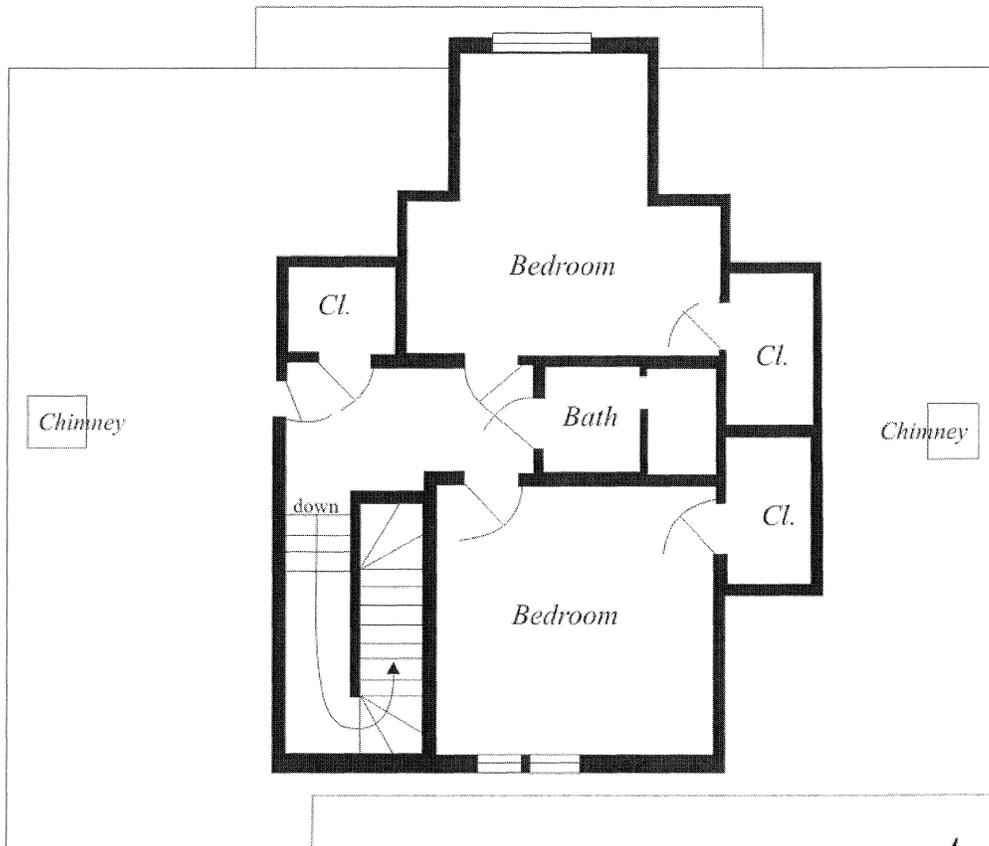


SECOND FLOOR



Not to scale

FLOOR PLANS



THIRD FLOOR

