

NAVAL TRAINING STATION, QUARTERS NO. 10
(Naval Station Treasure Island, Officers' Quarters No. 10)
Naval Station Treasure Island, Junction of Macalla and Northgate
Roads, Yerba Buena Island
San Francisco
San Francisco County
California

HABS CA-1793-L
CA-1793-L

HABS
CA-1793-L

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, QUARTERS NO. 10
(Naval Station Treasure Island, Officers' Quarters No. 10)

HABS No. CA-1793-L

- Location: Located near the intersection of Macalla and Northgate Roads
Yerba Buena Island
San Francisco
San Francisco County, California
- UTM: 10. 555985:~~418137~~ 4185137
USGS Quad Oakland West, 1959 (rev. 1980)
- Present Owner: Base Realignment and Closure
Program Management Office West
1455 Frazee Road, Suite 900
San Diego, California 92108-4310
- Present Occupant: At the time of recordation, the Treasure Island Development Authority (TIDA) occupied the subject building under a lease with the U.S. Navy.
- Present Use: Residence
- Significance: Quarters 10 is a significant example of modern military residential design. The residence employs many significant characteristics of Modern and International Style architecture and in particular uses several characteristics that relate it to the Bay Area Tradition, a local expression of the modern movement. Although designed by an unknown designer in the Bureau of Yards and Docks (BuDocks), the building design was undoubtedly influenced by current regional design of the time. The design of Quarters 10 was a careful amalgam of two small houses published in contemporary architectural publications. Designed and constructed during a period of transition in military residential style, this house represents the drive for modernity while still striving towards pleasant, attractive, and high-quality design. Additionally, Quarters 10 retains a high degree of integrity, and has undergone little change since its original construction.

PART I. HISTORICAL INFORMATION

A. Physical History

1. Date of erection: 1948, Navy Public Works plans.
2. Architect: Quarters 10 was designed by the Navy's BuDocks, the department responsible for design, construction, and maintenance of all naval facilities. Often specific designers were not always identified on BuDocks documents, and in the case of Quarters 10, only the initials MW are used to identify the designer.
3. Original and subsequent uses: Quarters 10 was constructed as additional officers' quarters and was used as Navy Officers housing until 1995. The Coast Guard used Quarters No. 10 as a residence from 1995 until Naval Station Treasure Island was officially closed in 1997.
4. Builder: BuDocks.
5. Original plans and construction: Original design and construction drawings for Quarters 10 indicate that the exterior appearance of the residence has remained unchanged since construction. Only one original design element was omitted, a second staircase, for use as a fire escape, was planned for the north side of the building and was identical to the staircase located on the south side of the building. A double glazed door was to be located at the top of the staircase.¹
6. Alterations and additions: None.

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 International Exposition**.

For most of its early history, Yerba Buena Island, like other islands in San Francisco Bay, remained sparsely populated with limited settlement on the island prior to 1867.² The permanent military presence began in 1866 when the US Army established a post on the island and was continued when the Navy was granted a portion of the island in 1898 for

¹Plan files for Yerba Buena Island, Public Works Contract 78,214, and Drawings Y.B.I. 10-188, Sheet 1 and 3, on file with City and County of San Francisco, Department of Public Works, Bureau of Engineering. City and County of San Francisco, Department of Public Works, Bureau of Engineering.

² Sally M. Woodbridge, National Register of Historic Places Nomination, "Quarters 1, Yerba Buena Island, Naval Training Center, January 2001," Statement of Significance.

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use as a training station. 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.³

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. After the training station was moved to San Diego, Yerba Buena remained a Navy facility for a more limited “Receiving Ship” function. A “Receiving Ship” was a transient station for sailors awaiting assignment to duty on ships at sea. It appears that relatively few men were stationed at the facility in association with this function; those that were stationed there re-occupied the barracks and utilized the other buildings that had previously been built for the Training Station.⁴ In 1946, the Receiving Ship function was transferred to Treasure Island.

Yerba Buena Island was used for various functions, although it never served as headquarters for a navy command again. New functions were assigned to the training station, unrelated to any previous uses there, and Yerba Buena Island effectively functioned as part of Naval Station (NAVSTA), Treasure Island. This functional reorientation had the most profound impact on Yerba Buena Island, transforming the island into an officers’ housing compound to serve the training center of Treasure Island. As a result, virtually all non-residential buildings were converted for residential uses or demolished and rebuilt as family housing units. The Senior Officers’ Quarters still served as housing for the senior officers, however the Commander’s residence was moved from Quarters 1 to Building 62 in 1946. Later one additional officers residence was constructed, Quarters 10.⁵ Oddly enough, it was the only officers’ residence constructed in the post-war period. Building Quarters 10 was consistent with the Navy’s new use for Yerba Buena, as all officers were housed on the island.

Additionally, the Navy transferred many of the individual services, such as medical, dental, supply, and public works offices to Treasure Island, and the original hospital was demolished in 1961. Newer residences were built on the west side of the island, an area little used by the Navy before 1945. Older buildings were transformed into residential units, such as Building 240, a World War II-era dispensary converted into apartments, or Building 66, a Hospital Corps barrack also converted into apartments. Enlisted personnel were transferred to housing on Treasure Island by 1966; the large training station barracks on Yerba Buena Island was demolished in 1960.

³ 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, 1-14.

⁴ E. Hice and D. Schierling, “Historical Study of Yerba Buena Island, Treasure Island, and Their Buildings,” 1-39.

⁵ City and County of San Francisco, Department of Public Works, Bureau of Engineering, Plan files for Yerba Buena Island, Public Works Contract 78,214, and Drawings Y.B.I. 10-188, Sheet 1 and 3. A complete set of original plans is on file for Quarters 10 with the City of San Francisco, although the designer is not acknowledged on any of the sheets.

Another significant change after World II was the transfer of property to the Coast Guard, who assumed responsibility for policing San Francisco Bay and took over the Lighthouse Reservation. Subsequently, personnel were continually removed from the Naval Station on Yerba Buena Island and land was transferred from the Navy to the Coast Guard. Thus, the Coast Guard became the primary user of the island, and the naval presence diminished. Finally in 1993, NAVSTA Treasure Island was identified for closure and in 1997, the Federal Government officially closed the base.

Quarters 10 and the Bay Tradition

When Quarters 10 was constructed in 1948, the local architectural community in the Bay Area was engaged in active discourse regarding a new trend in design, called the Bay Tradition. The Bay Tradition style of regional architecture encompasses three phases: First Bay Tradition (between about 1880 and 1928), Second Bay Tradition (1928-mid 1940s) and Third Bay Tradition (1960s-1970s). The First Bay Tradition roots itself in England's Arts and Crafts movement from the late nineteenth century. Characteristically, the movement abstained from traditionally historic decoration, opting for use of modernized ornamentation, low-pitched roofs with wide eaves, and the use of natural materials. Similar to the Prairie and Craftsman style of residential architecture, architects of the Bay Tradition believed, the appearance of a residence should be in close harmony with its immediate surroundings and its location but should be modern in terms of allocation of space, materials and application of technology. The most prominent architects of this anti-urban phase were Bernard Maybeck, Earnest Coxhead, and Julia Morgan.⁶

Gardner Dailey was associated with the next phase of this regional style, the Second Bay Tradition that closely linked the house and garden. Based on the nostalgia for rural architecture (e.g. the California Barn), the Second Bay Tradition was also predominately residential in nature focusing on the design of single-family houses. It employed a crossbreed of characteristics between modern design, the local vernacular, and the Arts and Crafts movement. Initiated by the works of William Wurster in the 1920s, the Second Bay Tradition utilized local materials such as redwood in an attempt to blend residential structures into their natural setting. Wurster's low-key work can appear deceptively pedestrian but serves as one of the early model of this regional style of residential architecture. While its predecessor turned to the Medieval styles for inspiration, the Wurster era was self-contradicting, taking sources from more contemporary architecture like Monterey Revival, International and Ranch styles while utilizing the traditional, vernacular materials (wood, brick stone, stucco and plaster). Highlighted by its horizontal lines, decoration such as balconies and trellises were reinterpreted with a modern flair.

⁶ Leslie Mandelson Freudenheim and Elisabeth Sacks Sussman, *Building with Nature: Roots of the San Francisco Bay Region Tradition*, (Santa Barbara: Peregrine Smith, Inc., 1974); Woobridge, Sally, *Bay Area Houses*, (New York: Oxford Press, 1976), 10-17; David Gebhard, et al. *A Guide to Architecture in San Francisco and Northern California*. (Santa Barbara, Peregrine Smith, Inc.: 1973) 20-24.

While the Bay Tradition style of architecture traced its origin to the nineteenth century, it was not until the twentieth century that this fashion of regional design was officially recognized. Architectural critic and urban planner Lewis Mumford coined the Bay Region Style, which later was known as the Bay Tradition, in his *New Yorker* column in 1947. Debates about the style's validity by influential architects and planners of the period followed but by October 1948, this emerging style of regional architecture was given official status by *The Architectural Review*. Discussion about the existence of the style continued and brought about the 1949 exhibit entitled "Domestic Architecture of the San Francisco Bay Region" at the San Francisco Museum of Modern Art.⁷

Quarters 10 exhibits elements of the Bay Tradition's modernism, and indicates an awareness of the regional tradition, which before this time was unusual in military domestic architecture. Although his identity remains unknown, the designer was undoubtedly influenced by regional design currents of the time. The design of Quarters 10 was a careful amalgam of two small houses published in contemporary architectural journals. Gardner Daily's Woodside House, which appeared in *The Modern House in America* and James Mitchell's, House at Hillsborough, California, published in *Architect and Engineer* both resemble Quarters 10. Daily was a prominent architect credited with founding the Second Bay Tradition and Mitchell was also a San Francisco architect.⁸ A clever combination of these two designs, the appearance of Quarters 10 indicates an awareness of the regional tradition, which before this time was unusual in military domestic architecture.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: Quarters 10 is a unique example of a post-war military residential design on Yerba Buena Island as it was the only officers' residence on the island constructed during the post war period. It is also one of the few buildings on the island that exhibits several character defining features of both the Modern and International Style architecture. The features include the use of a flat roof, corner windows, curved east side, and reinforcement of the horizontality of the building. It also features the daring of the International Style building with the use of slender pipe columns to support the overhanging porch. To link the building with the Bay Area Tradition, wall surfaces were not left smooth and beveled wood siding was applied. Additionally, the building has overhanging eaves with exposed rafters and its setting tie the building to the Bay Tradition design movement.
2. Condition of Fabric: The fabric of the building is in good condition.

⁷ Pierluigi Serraino, "A Different Look at Modernism in the Bay Area," American Institute of Architects San Francisco Chapter *LINEonline* May 2002, <http://www.techstrategy.com/lineonline/may02/serraino.html> (accessed on 9/13/2002).

⁸ This similarity was identified in the DPR523 form for Quarters 10, written by Andrew Hope of Caltrans.

B. Description of Exterior:

1. Overall dimensions: Quarters 10 is irregularly shaped in plan, with a prominent curved façade on the east side and stepped wall on the southern side. The building extends approximately 69' in length and 24' in width. The building is two stories high and "T" shaped in section, standing close to 20' feet tall.
2. Foundation: The building sits on a slab on grade concrete foundation with continuous reinforced concrete footings and a 4" concrete slab reinforced with 6" x 6" wire mesh, and covered with a 1" trowelled concrete topping. The foundation is set on grade, and extends in a continuous pour to include the concrete stairs and porch extension on the south side as well as the embankment retaining wall also on the southern side. These sections of the foundation, however, were not embedded with wire mesh.
3. Walls: On the ground floor, walls are clad with flush, horizontal tongue-and-groove siding, specified in the original plans as "typical flooring material." The second-floor walls are clad with a combination of narrow lapped siding and the flush tongue-and-groove. The lapped siding only covers a portion of the walls from the frieze board to water table. From the water table to the base of the first story, the walls are clad with flush tongue-and-groove.
4. Structural system, framing: The load-bearing, wood platform-framed walls are composed of 2" x 4" wood studs 16" on center. Congruent 4" diameter steel columns filled with concrete support the overhanging portions of the building. The floor and roof framing are both made up of 2" x 12" joists set 16" on center.
5. Porches, Stoops: Concrete patios are located on both the east and west sides of the building at the ground-floor level and are sheltered by the overhang of the main floor of the building. On the east side of the building, the patio is semi-circular shaped and the west is rectangular. As specified in the plans, the concrete was stained by adding carborundum powder in the wet concrete trowelled over the foundation to give the finished floor a yellow color. The exterior edges of the patios are scored in imitation of ashlar blocks and were left unstained to provide contrast.
6. Openings:
 - a. Doorways and doors: There are two single-leaf doors on both the north and south sides of the building. They are wood doors with small square glass inserts are located on the upper portion of the door. Sliding glass doors are located on the east and west side of the first floor providing access to the patios.
 - b. Windows: A variety of windows make up the fenestration for Quarters 10. On the east side of the building, which is predominantly glazed,

windows consist of a central casement window flanked by four fixed-sash windows on each side. On the south side of the building, windows are made up of a combination of fixed-sash windows grouped with two casement windows, and one-over-one double-hung sash windows on the first floor. On the north side of the building, there are two banks of windows that are composed of a center fixed-sash window flanked by single light casement windows. Additionally, there are one-over-one double-hung sash windows on the ground floor, and paired casement windows. Only one window is located on the west side of the building, a paired casement window. All windows are wood, with narrow windows surrounds and trim.

7. Roof:

- a. Shape, covering: The roof is flat and is covered with built up-rolled roofing material.
- b. Cornice, eaves: There are overhanging eaves on the building, with exposed 2" x 4" wood rafters, and wood fascia boards. Vents are regularly spaced along the roof line and are 10" by 6," each covered with a copper fly screen.

C. Description of the Interior: At the time of recordation, the Treasure Island Development Authority (TIDA) occupied the subject building under lease with the U.S. Navy. The interior of the building was inaccessible at the time of this recordation. Please see Drawing 3 (Page 14) for the original floor plans.

D. Site:

1. General setting and orientation: Quarters 10 is located at the intersection of Northgate and Macalla roads, north of Interstate 80 and the San Francisco-Oakland Bay Bridge. The residence is set on a steep hillside adjacent to Macalla Road and faces roughly east.
1. Historic landscape design: Several landscape elements were incorporated in the design of Quarters 10. They include concrete planting boxes and retaining walls, on the south side of the building. A lawn fronts the building on the east and north sides with plantings along the boundary of the lawn. Concrete stairs lead from Macalla Road down to a concrete platform which allows access to the main, second-floor entrance on the buildings south side. The platform continues northeast to the north side of the garage (Building 267) and southeast to stairs that lead to a first floor (or ground-level), concrete patio and lawn.
2. Outbuildings: Building 267 is located on the southeast side of Quarters 10 and was constructed as the garage for Quarters 10. See **HABS No. CA-1793-M** for more information.

PART III: SOURCES OF INFORMATION

A. Architectural Drawings:

City and County of San Francisco, Department of Public Works, Bureau of Engineering, Plan files for Yerba Buena Island, Public Works Contract 78,214, and Drawings Y.B.I. 10-188, Sheet 1 and 3.

B. Early Views: None

C. Interviews: None

D. Bibliography:

1. Published Sources:

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

Ford, James, and Catherine Morrow Ford. *The Modern House in America*. New York: Architectural Book Publishing Co., 1940.

Freudenheim, Leslie Mandelson and Elisabeth Sacks Sussman. *Building with Nature: Roots of the San Francisco Bay Region Tradition*. Santa Barbara: Peregrine Smith, Inc., 1974.

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. *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.

US Department of the Interior, National Park Service. "How to Apply the National Register Criteria for Evaluation," *National Register Bulletin 15*. Washington, D.C.: 1991.

Woodbridge, Sally M. *Bay Area Houses*. New York: Oxford University Press, 1976.

2. Unpublished Sources:

City and County of San Francisco, Department of Public Works, Bureau of Engineering, Plan files for Yerba Buena Island, Public Works Contract 78,214, Drawings Y.B.I. 10-188, Sheet 1 and 3.

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.

Hope, Andrew, Caltrans. "Quarters 10, Yerba Buena Island." Prepared for Historic Architectural Survey Report for the Construction of a New East Span for the San Francisco-Oakland Bay Bridge, 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.

3. Internet Sources:

Serraino, Pierluigi. "A Different Look at Modernism in the Bay Area," American Institute of Architects San Francisco Chapter, *LINEonline* May 2002. www.techstrategy.com/lineonline/may02/serraino.html.

4. Periodicals:

Architect and Engineer, June 1941.

Architectural Record, May 1949.

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 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. Figure 1 is an aerial view of Yerba Buena Island dated 1952. The photograph is held at National Archives. Negative 050852, Record Group 80, General Records of the Department of the Navy, National Archives, Still Picture Branch, College Park, MD.
2. Location map showing Quarters 10 in relation to the buildings in the Senior Officers' Quarters District.
3. Drawing 1. Public Works Contract 78,214, Drawings Y.B.I. 10-188, Sheet 1, on file City and County of San Francisco, Department of Public Works, Bureau of Engineering, Plan files for Yerba Buena Island.
4. Drawing 2. Public Works Contract 78,214, Drawings Y.B.I. 10-188, Sheet 3, on file City and County of San Francisco, Department of Public Works, Bureau of Engineering, Plan files for Yerba Buena Island.

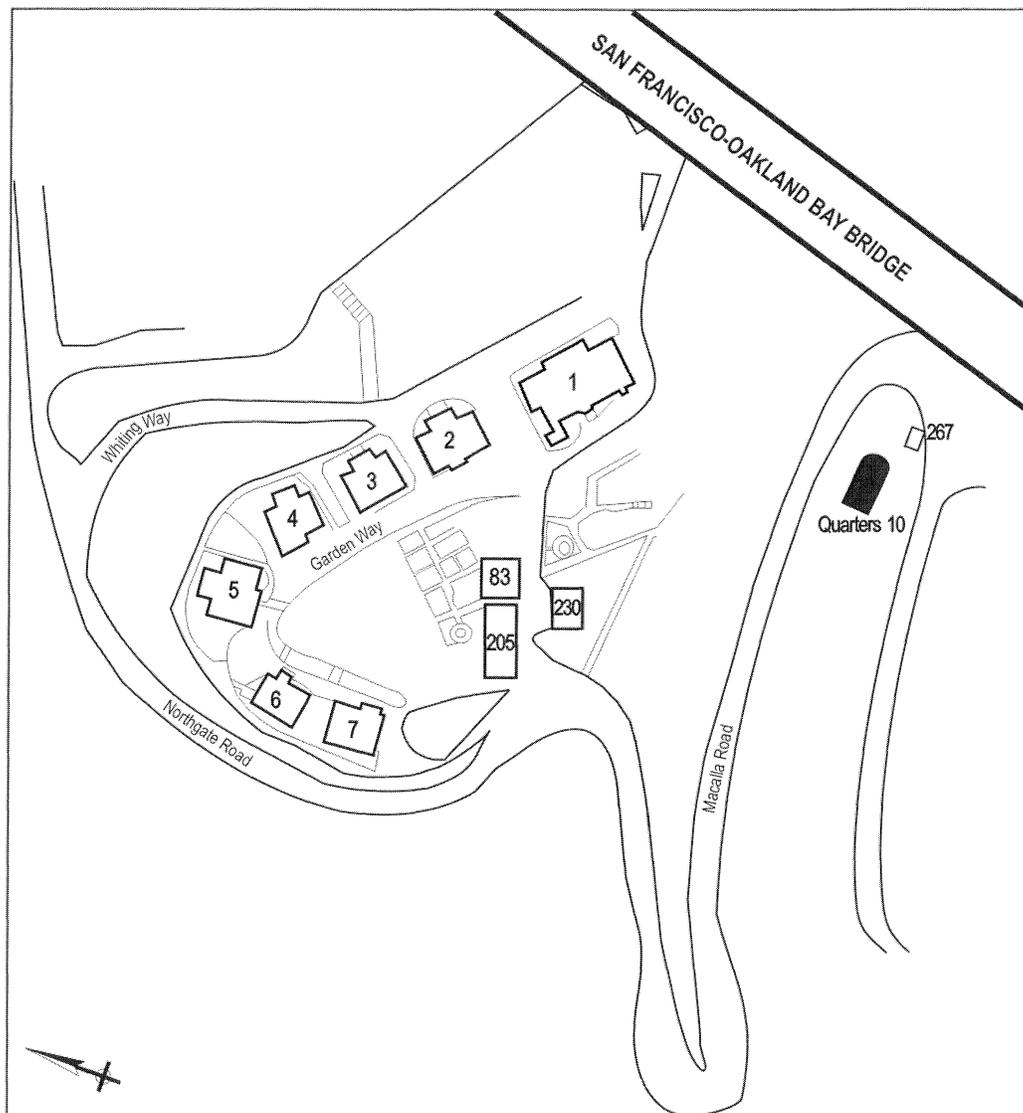
PART IV: PROJECT INFORMATION

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.

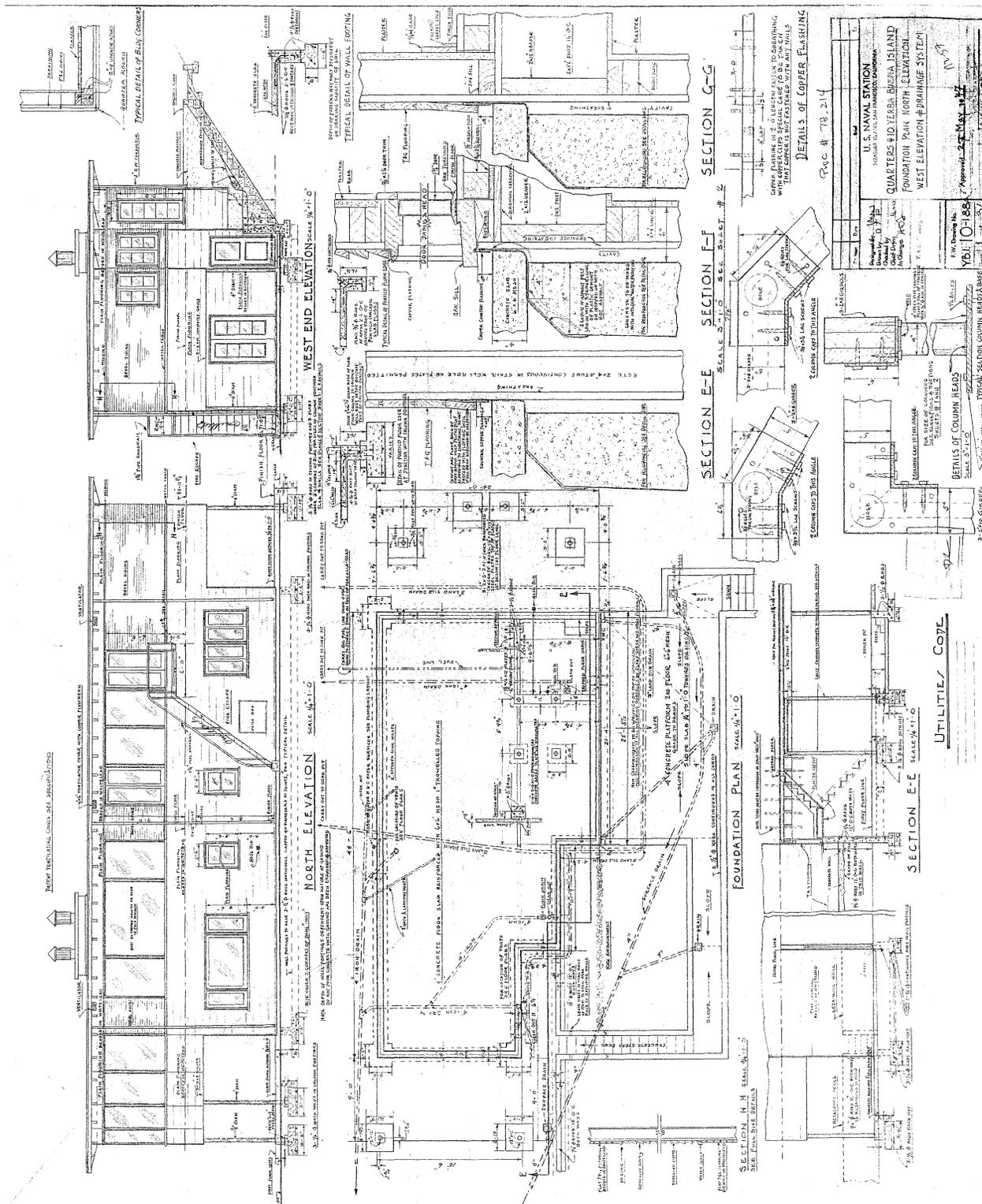
Amanda Blosser and Toni Webb of JRP Historical Consulting prepared this document for Science Applications International Corporation (SAIC) and the Navy. Both Ms. Blosser and Ms. Webb conducted the fieldwork, wrote architectural descriptions, and the historic context, and conducted research for this project. Research was undertaken 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

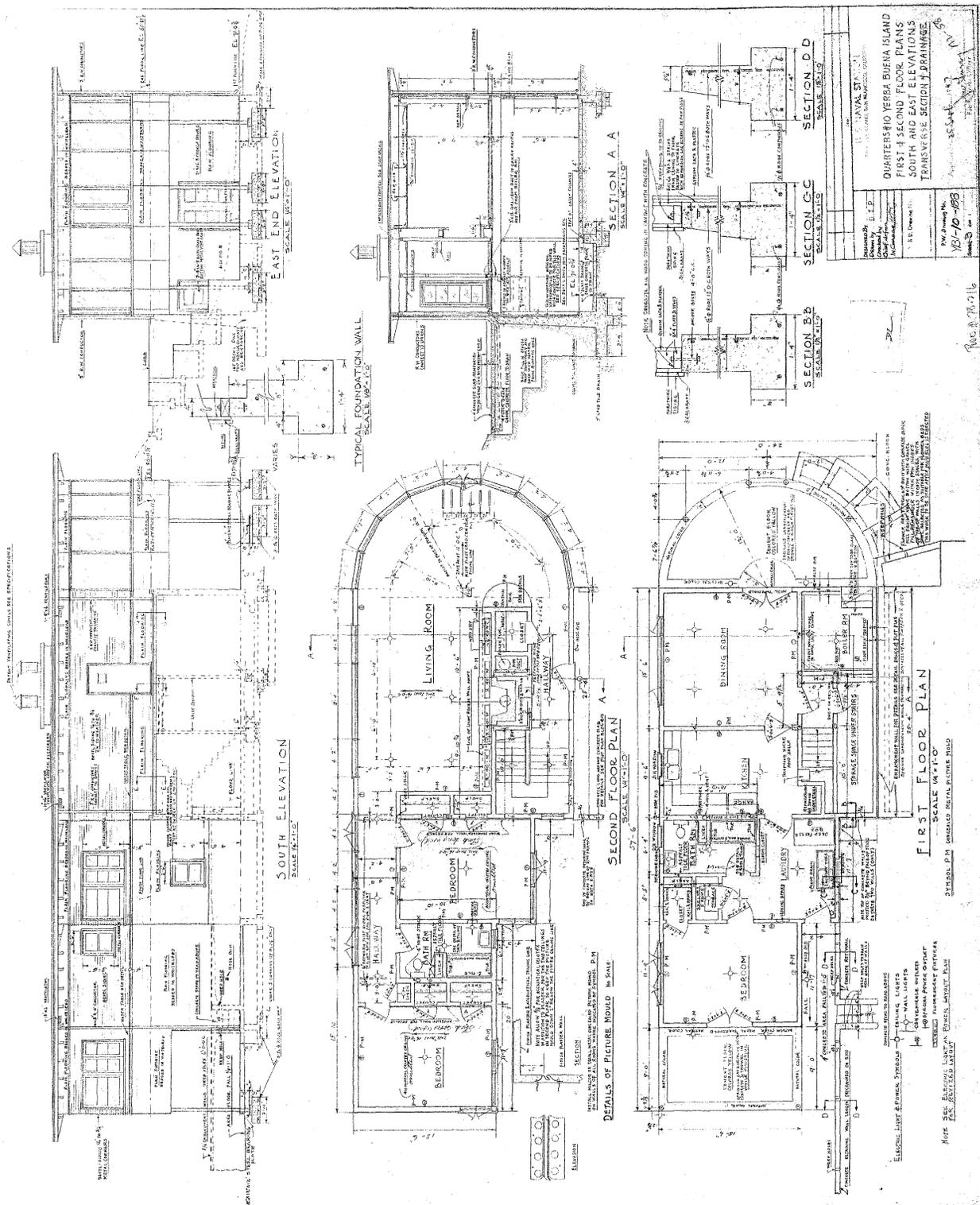


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Drawing 1. Public Works Contract 78,214, Drawings Y.B.I. 10-188, Sheet 1, on file City and County of San Francisco, Department of Public Works, Bureau of Engineering, Plan files for Yerba Buena Island.

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Drawing 2. Public Works Contract 78,214, Drawings Y.B.I. 10-188, Sheet 3, on file City and County of San Francisco, Department of Public Works, Bureau of Engineering, Plan files for Yerba Buena Island.

