

U.S. NAVAL AIR STATION, LODGE
(Building No. 221)
(Guest House)
Southeast corner of West and North Avenues
Pensacola
Escambia County
Florida

HABS FL-403
FL-403

HABS
FL-403

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY
SOUTHEAST REGIONAL OFFICE
National Park Service
U.S. Department of the Interior
100 Alabama St. NW
Atlanta, GA 30303

HISTORIC AMERICAN BUILDINGS SURVEY

U.S. NAVAL AIR STATION, LODGE
(U.S. Naval Air Station, Building No. 221)

HABS No. FL-403

- Location: Southeast corner of West and North Avenues, Naval Air Station, Pensacola, Escambia County, Florida.
- Building No. 221 is located on the Fort Barrancas, FL USGS quad map. UTM Coordinates are Zone 16; Easting 473994; Northing 3357097.
- Present Owner: United States Government, Department of the Navy, Naval Air Station Pensacola.
- Present Occupant: Vacant.
- Present Use: None, to be demolished in 1998.
- Significance: Building No. 221 is a contributing building in the Naval Air Station (NAS) Pensacola Historic District which was listed on the National Register of Historic Places and as a National Historic Landmark in 1976. Building No. 221 was built during the period of base expansion during World War I. It is a two-story, "H"-plan building of frame construction and was designed to provide Bachelor Officers' Quarters for the installation. The building was extensively remodeled during World War II for other housing requirements. Building No. 221 remained in use as temporary housing until 1994. The building contributes to the character of the district through its association with the installation's period of significance and through its overall form and plan reflective of its remodeling from the World War II era.

PART I. HISTORICAL INFORMATION

A. Physical History

1. **Date of construction:** Building No. 221 was completed in 1918.
2. **Architect:** The building was designed by the Navy's Bureau of Yards and Docks. The "H" plan design was widely used by the Navy for housing during both World War I and World War II.
3. **Original and subsequent owners:** United States Government, Department of the Navy.
4. **Builder, contractor, suppliers:** Unknown. No records have been located which identifies the original builder or contractor.
5. **Original plans and construction:** The building retains its original "H" plan and overall structural framework. No original floor plans are known to exist at NAS Pensacola. Original floor plans may exist at the Naval Construction Battalion Center in Port Hueneme, California, however, this has not been ascertained.
6. **Alterations and additions:** The building was extensively remodeled in 1944 through the addition of new staircases, and replacement doors and windows. The interior was also modified with reconfiguration of ten housing units on each floor containing kitchens and baths. In 1956, some new entrances and two-story porches were added on the east and west elevations of the building and within the interior courtyards. New wall and ceiling finishes were also added in 1956. At some point during the 1940s or 1950s, the present exterior wall surface of asbestos shingles was added. Upgrading of interior wall, floor, and ceiling surfaces, and kitchens and baths continued into the early 1990s. Floor plans and elevations of the 1944 and 1956 remodelings are on file with the offices of Facilities Management at NAS Pensacola.

B. Historical Context

NAS Pensacola evolved from the original Navy Yard which was established in 1825. The facilities of the Navy Yard supported naval operations in the Gulf of Mexico until 1911 when it was formally closed. In 1914, the facility was selected to serve as an "Aeronautic Center" for flight and ground training of naval aviators. America's entrance into World War I in 1916 resulted in extensive new construction at the installation and over one hundred buildings and structures were erected during the next two years.

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Building No. 221 was constructed during the building boom of the World War I era. The building was constructed in 1918 to serve as a Bachelor Officers' Quarters (BOQ). The two-story, frame building was built of wood in an "H" plan and with large porches on the primary facades. The interior was designed with large common areas on both floors and with individual living quarters in each of the "H" shaped wings.

The building continued to be used for bachelor officers' housing between the two World Wars. Expansion of the installation resulted in additional new construction during the late 1930s and throughout the years of World War II. The need for additional married officers' housing resulted in the remodeling of the interior of Building No. 221 in 1944. The conversion to Married Junior Officers' Quarters included the addition of enclosed staircases on the south elevation, exterior wall staircases on the north elevation, and replacement of most doors and windows. On the interior, the floor plan was completely remodeled into ten housing units on each floor. This remodeling included the addition of small kitchens and new baths for each unit along with a living room and bedroom.

Building No. 221 remained in use as Married Junior Officers' Quarters for the next several decades. In 1956, the building was remodeled again with two-story porches added on the east and west elevations and within the interior courtyards. New wall and ceiling finishes were also added at this time. In 1970, the building was converted into the Navy Lodge and it was used as overnight housing until a new Navy Lodge was completed in 1994. Since 1994, the building has been vacant.

The NAS Pensacola Historic District was listed on the National Register in 1976 under criteria A and C. The district is significant under criterion A for its military history and under criterion C for its architectural design. The original section of the installation retains much of its character from its periods of expansion during both World War I and World War II. This original base area retains its integrity of design, its built environment, and its streetscapes and landscaping. Building No. 221 contributes to the character of the district through its association with the installation's period of significance and through its overall intact form and plan from the World War II era.

PART II. ARCHITECTURAL INFORMATION

A. General Statement

1. Architectural Character: Building No. 221 was completed in 1918 and is a two-story frame building constructed in an "H" plan. The building was remodeled into its present appearance in 1944 and 1956. The overall design of the building is reflective of the early "H" plan designs of the Navy. This shape housing or barracks building became a standardized plan widely used by the Navy during World War II.

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2. Condition of Fabric: The exterior of the building is in fair condition with deterioration of many of the porch columns and porch floors. Many of the asbestos shingles are also cracked and several are missing. Most windows and doors are intact. The interior of the building is in fair to poor condition due to water infiltration. Interior access is now restricted due to the extensive use of asbestos insulation and pipe wrapping in the 1940s and 1950s. These asbestos materials are now widely dispersed throughout the building.

B. Description of Exterior

1. Over-all dimensions: Building No. 221 was constructed in an "H" plan and measures 119' in width and 134' in length exclusive of its porches. The building is 29' in height and has an overall volume of 23,304 square feet.

2. Foundations: Building No. 221 has a poured concrete pier foundation. The porch bays added in 1956 rest on brick foundations.

3. Walls: Building No. 221 has an exterior wall surface of asbestos shingles added in the late 1950s or 1960s. These asbestos shingles were placed over the original shiplap wood siding exterior.

4. Structural: Building No. 221 is of balloon frame construction with a wood floor resting on a poured concrete pier foundation.

5. Porches, stoops, balconies, bulkheads: On the north and south elevations of Building No. 221 are original two-story porches in the courtyard areas. These porches retain their original square Doric style wood columns on the second floor. The original porch columns on the first floor were rebuilt with the existing square wood columns in the 1940s or 1950s. In 1944, an enclosed staircase wing was added to the south elevation of the projecting wings. Two-story exterior wall staircases were also added to the projecting wings on the north elevation. In 1956, a total of eight, two-story porches and staircases were added on the east and west elevations and on either facade of the interior courtyards. The east section of the first floor porch on the north elevation has been partially enclosed with ca. 1970 plywood panels.

6. Chimneys: Building No. 221 was not built with either an interior wall or exterior wall chimney system. The building's heating system utilizes metal roof vents.

7. Openings:

a. Doorways and Doors: The building presently has twelve exterior doorways. No original exterior doors remain in the building. The main entrances on the north and south

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elevations have double doors of six-light and two-panel design with twelve-light transoms. These doors were added during the remodeling of 1944. Most other doors are of four-light and two panel, or six-light and three-panel glass and wood design added in 1956. Over these doors are six-light rectangular transoms. On the first floor of the 1944 staircase wing on the south elevation are ca. 1970 aluminum and glass doors.

b. Windows: The building presently has sixty-eight windows. Windows in the building are six-over-six, double hung wood sash which were added in 1944. Some window openings have been covered with plywood panels or altered through the addition of window air conditioning units.

8. Roof: Building No. 221 has a hipped roof of composition shingles. At the roofline are circular metal vents added in 1944.

C. Description of Interior

1. Floor Plans: Building No. 221 was designed in an "H" plan with a central lounge or common area connecting with two large flanking wings. The central lounge areas are connected by two-story staircases at both the east and west ends. The wings are composed of individual guest rooms and bathrooms on either side of a central hallway.

2. Stairways: The two interior staircases which flank the lounge area date from the original 1918 construction. These staircases have square newel posts with inset rectangular panels. The railing has square wood balusters. During the 1944 remodeling a balustrade was built across the second floor lounge area overlooking the first floor. This balustrade was also designed with square wood balusters.

3. Flooring: The interior of Building No. 221 retains original wood floors in the central hallways. The lounge areas and individual guest rooms have added linoleum and carpeted floor surfaces.

4. Wall and Ceiling Finish: Building No. 221 has walls of plasterboard in some sections which was added in 1944. Other walls surfaces are of imitation wood paneling and wallboard added in the 1970s and 1980s. Throughout the building are dropped acoustical tile ceilings and inset florescent light fixtures added ca. 1970 - ca. 1980.

5. Openings:

a. Doorways and Doors: The interior doors of Building No. 221 are both five-panel wood design added in 1944 and two-panel wood design added in 1956 and ca. 1970. The doors have plain, undecorated surrounds.

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b. Windows: There are no interior window openings in the building. Windows which open onto the exterior have plain, undecorated surrounds.

6. Decorative features and trim: The only decorative feature readily visible on the interior is the staircase with its square newel posts and balusters. Cove molding at ceilings may still exist, however, this is concealed beneath the added dropped acoustical tile panels.

7. Hardware: The doors in Building No. 221 do not possess any significant hardware features.

8. Mechanical equipment:

a. Heating, air conditioning, ventilation: Building No. 221 was heated with a central boiler and steam radiators which remain in the building. Air conditioning is provided by individual window units. The heating units are vented through metal roof vents.

b. Lighting: All original light fixtures and those from the 1944 remodeling have been replaced. The existing light fixtures are primarily ceiling mounted florescent lights from the 1960s and 1970s.

c. Plumbing and Wiring: All plumbing and wiring in the building was upgraded in 1956 and in 1970 when it was converted to the Navy Lodge. Upgrading of the electrical and plumbing systems continued into the early 1990s.

D. Site

1. General setting and orientation: Building No. 221 is located at the southeast corner of North and West Avenues. The building's primary facade faces north towards a row of 19th century officers' quarters along North Avenue. To the east is a large vacant lot and to the south and west are administrative and industrial buildings.

2. Historic landscape design: No significant landscape features are associated with Building No. 221. The building is reached by concrete sidewalks and walkways which were upgraded in recent decades. Adjacent to the building are a number of shade trees of oak and other species.

3. Outbuildings: There are no outbuildings associated with Building No. 221.

Part III. SOURCES OF INFORMATION

A. Original Architectural Drawings

No original architectural drawings of Building No. 221 are on file at NAS Pensacola. Floor plans and elevations exist from the extensive remodelings which occurred in 1944 and 1956. These drawings were reviewed in preparation of this report.

B. Early Views

Aerial photographs of NAS Pensacola exist from the 1920s through the 1940s. These photographs show the roofline and overall form of Building No. 221 but little other details. No early views of the building itself and its primary elevations have been located at NAS Pensacola.

C. Interviews

Personal interviews concerning the historic use of Building No. 221 were conducted on April 9, 1998 with Dan Gregory of the NAS Pensacola Facilities Management Office. Mr. Gregory provided information on the known historical documentation available for the building.

D. Bibliography

1. Primary and unpublished sources:

"Building No. 221, Constructed in 1917-1918 for use as the Guest House." Manuscript on file with the Facilities Management Office, NAS Pensacola, Florida.

"Building No. 221, Measured Drawings, 1944 and 1956." Drawings of Building No. 221, NAS Pensacola Facilities Management Office, Pensacola, Florida.

Historic Sites and Property Survey of the Pensacola Naval Air Station. Report prepared by Historic Property Associates, St. Augustine, Florida, 1986.

2. Secondary and published sources:

Coletta, Paolo E. ed. *United States Navy and Marine Corps Bases, Domestic.* Westport Connecticut: Greenwood Press, 1985.

Garner, John S. *World War II Temporary Military Buildings.* Champaign, Illinois: U.S. Army Corps of Engineers Construction Engineering Research Laboratories, 1993.

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E. Likely Sources Not Yet Investigated

Original drawings of Building No. 221 may possibly be on file in the archives of the Bureau of Yards and Docks at the Naval Construction Battalion Center in Port Hueneme, California. A site visit would be required to ascertain the existence of these floor plans. No other sources are known which would yield any additional significant information.

F. Supplemental Material

In 1995, NAS Pensacola contracted with Bullock-Tice Architects Inc. of Pensacola to complete measured drawings of Building No. 221. The mitigation for the building later agreed to by the National Park Service required the completion of HABS Standards Level II documentation. Although measured drawings for this level of recordation were not required, the drawings completed in 1995 by Bullock-Tice Architects Inc. accompany this submittal.

PART IV. PROJECT INFORMATION

A. Project Status

Plans for the proposed demolition of Building No. 221 date from a 1987 Military Construction Program, Project P-538. The Navy plans to demolish Building No. 221 because of extensive deterioration, wiring and plumbing deficiencies, and asbestos and lead contamination. The building was used as the Navy Lodge from 1970 until 1994, when a new Navy Lodge was completed. Building No. 221 was vacated in 1994. In consultations with the Florida State Historic Preservation Officer (letter dated 2-08-90), it was determined that the undertaking will have an adverse affect on the historical and architectural significance of the Historic District. As part of an overall installation Memorandum of Agreement, the mitigation of this adverse effect required the completion of HABS Standards Level II documentation for Building No. 221. Although measured drawings for this level of recordation were not required, the drawings completed in 1995 by Bullock-Tice Architects Inc. accompany this submittal.

B. Research Strategy

In 1986, Building No. 221 was inventoried as part of an overall installation architectural and historical survey. This inventory was completed by Historic Property Associates of St. Augustine, Florida. Building No. 221 was identified as a contributing property to the NAS Pensacola Historic District. Proposed demolition of this building, resulted in the preparation of measured drawings to HABS standards in 1995 by the Pensacola architectural firm of Bullock-Tice Associates Architects, Inc. To complete recordation of the building, Thomason and Associates, Preservation Planners, conducted additional

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architectural and historical research and documentation of the building in April of 1998.

C. Actual Research Process

Thomason and Associates met with representatives of the NAS Pensacola Facilities Management Office to review all known historical and architectural documentation of Building No. 221. This information included the "*Florida Master Site File, Site Inventory Form*" completed in 1986, and short descriptions and historical narratives prepared for the building. All existing real estate cards and blueprints related to Building No. 221 were also reviewed and copied. Architectural descriptions and photography was completed on the exterior of the building in 1998. The interior of the building was not accessible due to hazards presented by friable asbestos. However, photographs taken in 1995 were utilized for the interior descriptions and several of these photographs were copied to HABS standards and accompany this documentation.

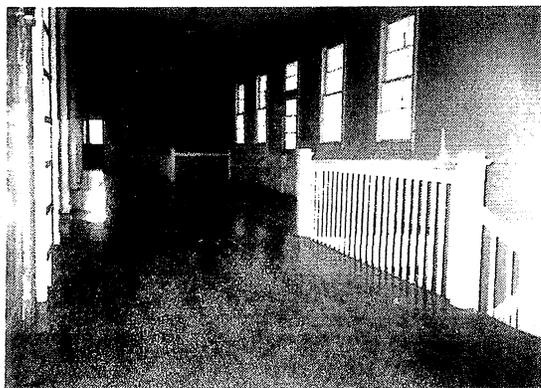
D. Archives and Repositories Used

The 1986 survey of the installation by Historic Property Associates included review of all historical materials on file with the NAS Pensacola History Office. This information was made available during the 1998 recordation. Additional documentation of the building took place at the blueprint and real estate files of the NAS Pensacola Facilities Management Office.

E. Research Staff

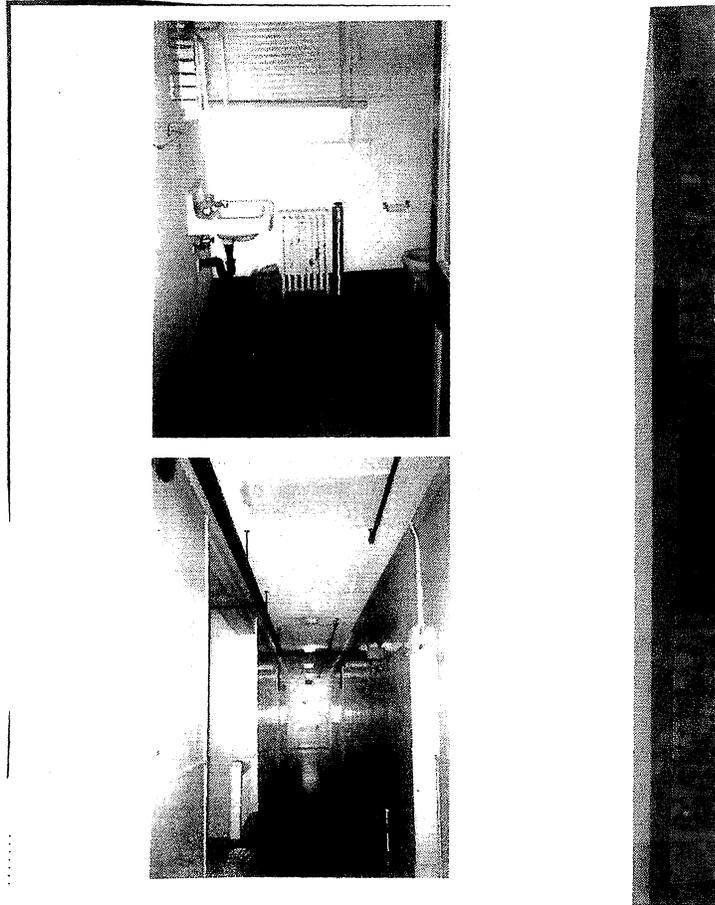
- 1. Primary Preparer:** Philip Thomason, Thomason and Associates, Preservation Planners, Nashville, Tennessee.
- 2. Photographer:** James Quine, Photographer, St. Augustine, Florida.

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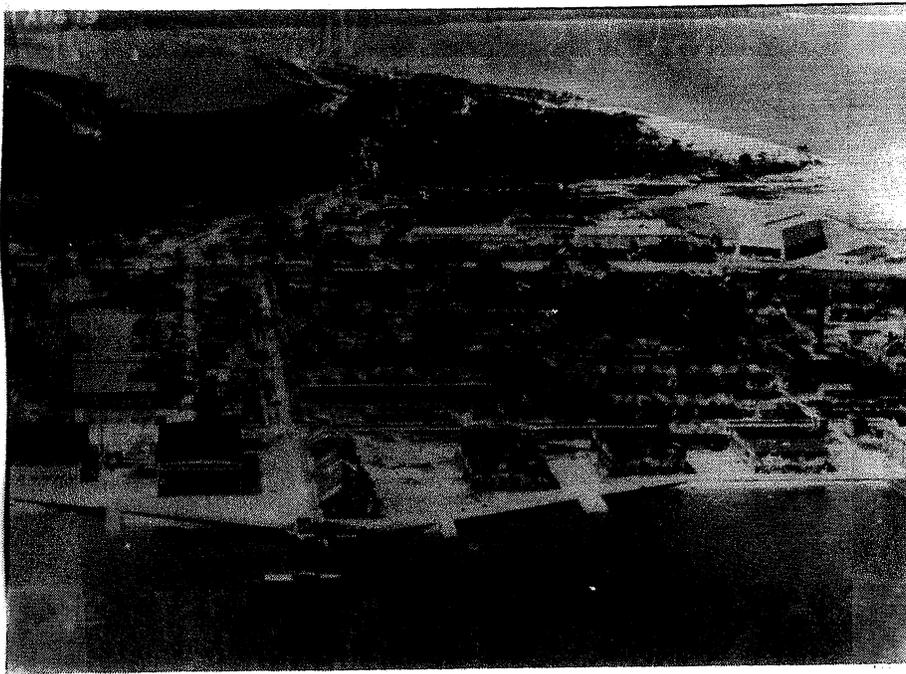
Photocopy of interior views taken in 1995. The top photograph is of a typical guest room on the first floor. The bottom photograph is of the second floor lounge area and landing. Photographer unknown.

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Photocopy of interior views taken in 1995. The top photograph is of a typical bath room on the first floor. The bottom photograph is of a second floor hallway. Photographer unknown.

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Photocopy of aerial view of NAS Pensacola taken ca. 1942. Building No. 221 is to the left of the water tower. Photographer unknown.