

Fort Mason (Quarters No. 1) Commanding General's House  
San Francisco County  
San Francisco, California

HABS Cal-1877

HABS  
CAL  
38-SANFRA  
9A.

PHOTOGRAPHS

HISTORIC AMERICAN BUILDINGS SURVEY  
NATIONAL PARK SERVICE  
Western Office, Division of Design and Construction  
1000 Geary Street  
San Francisco, California

ADDENDUM TO:  
FORT MASON, QUARTERS NO. 1, COMMANDING GENERAL'S  
HOUSE  
(Officer's Club)  
(McDowell Hall)  
Golden Gate National Recreation Area  
Franklin Street  
San Francisco  
San Francisco County  
California

HABS CA-1877  
*HABS CAL, 38-SANFRA, 9A-*

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

FIELD RECORDS

HISTORIC AMERICAN BUILDINGS SURVEY  
National Park Service  
U.S. Department of the Interior  
1849 C Street NW  
Washington, DC 20240-0001

## HISTORIC AMERICAN BUILDING SURVEY

Addendum to:  
Fort Mason, Quarters No. 1, Commanding General's House  
(Officers' Club)  
(McDowell Hall) HABS No. CA-1877

This report is an addendum; no previous data pages were submitted.

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Location: Franklin Street, at Fort Mason, Golden Gate  
National Recreation Area, in the City and County of San Francisco

USGS Zone 10N Quadrangle, Universal Transverse Mercator (UTM)  
Coordinates:  
5474628.12 (north)  
4183488.34 (east)

Present Owner: Golden Gate National Recreation Area, National Park Service

Present Use: Awaiting rehabilitation as an event venue

Significance: The Fort Mason Officers Club is significant as the post's first commanding officer's residence. The building is associated with two nationally significant events. The first is the westward and Pacific expansions of the United States during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The second nationally significant event is the 1906 San Francisco earthquake and the army's associated relief efforts following the disaster. The Officers Club is a contributing element to the Fort Mason Historic District, which is on the National Register of Historic Places.

### Part I. HISTORICAL INFORMATION

#### A. Physical History

1. Date of Erection: Ca. 1877. The original building plans have not yet been found. Quarters 1 was originally built for General Irvin McDowell, the commander of the Military Division of the Pacific, who was stationed at Fort Mason. Prior to 1877, the building site was home to the Brooks-Grisar house, a privately-owned building constructed in 1855. In the course of constructing the general's residence, the old Brooks-Grisar house was moved from its former location and relocated approximately 250 feet to the north. During the construction of Quarters 1, the Brooks-Grisar kitchen and servant's wing were retained on site, moved slightly and set on new foundations to serve the same function for the new house.

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2. Architect: The original architect is not known. The building was probably built from standard army quartermaster building plans. The United States Army contracted the construction of this building.

3. Original and subsequent owners: The building was owned by the United States Army from 1877 to 1972, when the property of Fort Mason was transferred to the Golden Gate National Recreation Area, National Park Service.

4. Builder, contractor, suppliers: The original builders and contractors for this building are unknown. It is presumed that the original and all subsequent contractors were hired through the army's quartermaster office. Almost immediately after the building was constructed, the army began modifications and upgrades to the building. Over the years, there were several different contractors hired for the work, although their information has not been found.

In 1911, P.J. McGaffigan was hired to conduct general repairs, including extended the west side of the conservatory; installing lights; modifying the china closet and the window in bedroom #8 (presumably creating the bay window in front bedroom); upgrading the sump pump in the basement; changing two doors in the drawing room and installing the fretwork over the doorways.

In 1931, Frank J. Klimn was hired to replace the hot water boiler with a new steam boiler.

5. Original plans and construction: In 1877, General McDowell secured \$9,998.74 from Congress to construct Quarters 1. The original building plans for this building do not exist. The earliest known building description comes from the 1884 *Annual Report of Buildings at the Presidio* which gives a detailed inventory of the building's floors and rooms. During this time, Quarters 1 was referred to as Building 58. Following is the section listing of the rooms believed to still remain in today's structure:

“Bldg #58      Quarters of Division Commander “Fort Mason”

Main building      2 story “frame” with basement and brick coping

1<sup>st</sup> floor:      Reception room      23' 10" x 25' 9"  
                 Dining              19' 9" x 31' 10"  
                 Hall                      23' 10" x 31"

*[This measurement has been identified as a typographical error within the building report; the measurement should read 3' 1"]*

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Butler's pantry	6'6" x 13'
Hall	3' x 32'
Bathroom Etc	6' x 10'
Cloak Room	11'7" x 9'11"
Hall from reception room to Library	4' x 10'
1 Wing. Library 1 <sup>st</sup> story	19'3" x 20'6"
1 Wing. Parlor	18' x 23'10"
Surrounded by conservatory [measuring]	9'6" x 29' – 1 side 4'6" x 18' – 1 end

1½ story Wing 30'6" x 39'  
*[This is the original kitchen and servant's wing from the Brooks-Grisar house; this wing was demolished in 1959 and is not longer extant]*

Main Building

2<sup>nd</sup> floor

Chamber	14'10" x 15'8"
Sitting room	14'10" x 15'6"
Chamber	14'2" x 15'10"
"	15' x 15'2"
"	9'8" x 10'2"
"	9'8" x 10'2"
"	6'9" x 10'2"
Bathroom	6' x 6'8"
Dressing room	6' x 10"
3 halls	8'9" x 4'9", 3' x 26', 4' x 36'

The original building configuration can still be discerned. Upon arriving at the main entrance, a visitor first encountered an expansive porte cochere over the front doorway and extending the width of the carriageway. When entering the house, visitors would first pass through a short vestibule and then enter the reception hall, with a large fireplace dominating the far wall. To the right, a grand staircase led to the sleeping quarters upstairs, and beneath the stairs a short hall led to the general's office. To the left, another doorway opened onto the formal dining room and a passage led to the servant's area and kitchen wing. Flanking the fireplace in the reception hall were two sets of 10' tall double doors that opened on to the slightly smaller parlor room, a space designed for more intimate entertaining and provided with its own fireplace. From the parlor room, two pairs of sliding pocket doors opened onto the general's conservatory, a glass-enclosed sun porch facing east and overlooking the bay and city waterfront.

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6. Alterations and additions: The earliest available building plans for this building are dated 1922. Prior to those plans, information about the building has been obtained from quartermaster reports and other army correspondences.

1880s: By the 1880s, the building was ten years old and had already housed four different commanding officers over the past 10 years. To spruce up the appearance of the residence, Lt. Frank Price, the Fort Mason Quartermaster, prepared a detailed contract for repainting the main house and outbuildings. The interior would also be upgraded with repairs to bathroom plumbing and various windows and doors.

In his next annual *Report of Inspection of Public Buildings*, Lt. Price reported that the painting and repair work had been completed, and that the walls and floors of several interior rooms had also been painted. Also at this time, a large bay window was constructed at the corner of the bedroom directly over the parlor (assumed to be the general's bedroom).

1890s: Brigadier General William Shafter became commander of the Division of the Pacific in early 1897 and quickly became frustrated with the condition of the general's residence. It was now twenty years old and its interior had not been modernized since initial construction. In May, Shafter had his staff prepare a punch-list of improvements he wanted made. The list provides numerous insights into how the interior of the house appeared at the time, including items such as: paper dining room and clean and polish wood work and floors; kitchen and laundry entirely done over; walls and wood work painted; paper walls and ceilings of "hall"; clean wood work and wax floors; thoroughly overhaul all plumbing and install two new bath tubs; thoroughly repair furnace; new sinks in pantry and kitchen; range put in order and order new one if necessary; shades at all windows; electric bells and annunciator put in order; paper five bedrooms upstairs with "good paper", and paint all woodwork; gas fixtures taken down and cleaned and put in good order.

There were also several elements specifically aimed at remodeling the general's first floor office: paper and carpet office; repair and clean office desk and bookcases; purchase office chairs and lounge for same; repair and clean telephone room. Repaper and clean parlor; wax floor; install water closet in office hall (probably under the staircase). All this proposed work was approved by the Quartermaster General except for furniture for the general's office and another toilet on the second floor.

During this time, a new stone foundation was constructed to replace the building's inadequate underpinnings. 40 cubic yards of stone was purchased from the government quarry on Angel Island and transported free using convict labor from Alcatraz. All the approved work, including the new foundation, was completed by the fall of 1897.

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1900s: In 1905, the next tenant in the building was Maj. General Adolphus Greeley, the newest commander of the Pacific Division. To prepare for his occupancy, more building repairs and upgrades were conducted. While Quarters 1 played a significant role during the 1906 earthquake relief effort, the building itself did not experience too much damage. A quartermaster report made unspecified notes on repairs to interior work, the chimney, roof and plaster but no major reconstruction was required. In 1909, the hot air furnace was replaced with a new steam heating plant.

During all these years, the Commanding General's house still retained the official designation of Quarters #58, Fort Mason. On December 11, 1909 the post's commanding officer reported that the residence had a new designation, and that at the direction of the Commanding General of the Department of California the structure would henceforth be called Quarters #1, Fort Mason. Reasons for this re-designation are not stated, but likely it was to give the home a numerical status appropriate to the rank of its resident, the Commanding General.

1910s: Large-scale modifications suggested by the Quartermaster General in 1909 were implemented during 1911 and 1912. On the first floor, the conservatory was widened, the front lobby was separated from the reception room with arched openings; the reception room and parlor room were separated by the fireplace. In the service area, modifications were made to the butler's pantry and the coal bin in the kitchen wing was converted into a servant's bathroom. At the second floor, bathrooms were converted into closets. A gas main had been constructed to the residence for heating purposes to all fireplaces, and that gas logs had been put in each fireplace. Wall radiators had been substituted for stand radiators.

1920s: Detailed plans of the first and second floors of Quarters 1, prepared in April 1922, reveal many changes and alterations not documented in army correspondence. The most extensive of these changes was the replacement of the original conservatory on the east façade with a large, semicircular conservatory that extended well into the lawn area. The

reason for the remodeling is unknown but likely it was done at the direction of one of the commanding generals in residence, whose intent may simply have been to expand the usable floor space of the building.

Other changes depicted on the 1922 plan included the realignment of the staircase leading from the reception hall to the second floor; the rebuilding of the pantry and several other spaces in the kitchen wing; the relocation of the doors and the short hall leading to the general's library/office; the expansion of the general's aide's room on the first floor; and the relocation of the library fireplace from the north wall to the south. However, with the exception of the circular conservatory, the building remained remarkably similar to its original 1877 configuration.

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1930s: The post quartermaster's "historical record of public buildings" revealed two major upgrades to the building's bathrooms during the 1930s. In a Completion Report filed that same year, the Assistant QM for Fort Mason reported that other improvements during the project included installing an additional bathroom on the second floor, replacing the roof, painting the building's interior and exterior, replacing knob-and-tube wiring with BX cable and conduit, replacing oak flooring and refinishing old floors, replacing old wallpaper, repairing gutters, refinishing wood trim, and miscellaneous carpentry and plastering repairs.

By the eve of World War II the structure had been brought up to modern code, and an anonymous Post Quartermaster calculated that by August 1, 1940, repairs and expenditures to Quarters 1 from the 1880s to date totaled \$46, 884.92.

1940s: In 1943, Quarters 1 was converted from a commanding officers' residence to an officers' club for the San Francisco Port of Embarkation. The former dining room was converted to a cafeteria-type serving area and the conservatory became the primary entertainment and dining room, while the former parlor became a lounge. At some early date the basement was also converted into a downstairs "tap room" type bar with the sandstone foundations of the house forming rustic walls and columns. In 1948, the banquet room addition was constructed adjacent to the original 1877 building at the southeast corner of the building. The banquet room was also referred to as the ballroom or the social hall.

1950s and 1960s: In July 1958, the Army officially renamed Quarters 1 "McDowell Hall" in honor of Gen. Irving McDowell, the officer who had directed the residence's original construction in 1877.

In 1960, the army constructed a new dining wing at the northwest corner of the original building, referred to as the "transient dining room". The transient dining room was designed for military men and families who were transitioning onto their next post. The army also upgraded the original dining room/serving area into a cafeteria.

In 1960, the army determined that the original kitchen wing, the building section remnant from the 1855 Brooks-Grisar house, was in very poor condition. The 1855 kitchen wing was then demolished and the new kitchen wing was constructed within the historic footprint.

1970s and 1980s: In 1970, the front doors were replaced and the bar was remodeled. During the 1980s, there were many building improvements, including the redecoration of the club interior; the redesign of the cocktail lounge; an exterior storeroom was constructed on the northeast corner of the building; the bar was renovated to its present configuration and the kitchen receiving and storage

area was renovated. The last major remodeling effort occurred in summer 1986 when all interior bathrooms within the building were redecorated in a faux-Victorian style. Fixtures included pedestal sinks, pull chain toilets, brass faucets and towel rods, and extensive use of wood tongue-and-groove paneling. At the end of this final upgrade, the interior of McDowell Hall had reached its final configuration.

## B. Historical Context

The San Francisco Bay Area, long recognized as an area rich with economic opportunity, historically attracted the attention of expanding nations, including Spain, Mexico, Britain, Russia and the United States of America. When California became part of the United States in 1848, Britain and Russia still had fur trapping enterprises along the West Coast. Eager to defend the San Francisco Bay against foreign invasion, the U.S Army began to identify properties in San Francisco that were well suited to defense. On November 6, 1850, President Millard Fillmore used his executive powers to set aside large tracts of land surrounding San Francisco Bay for eventual use as fortification sites and naval facilities. The northern tip of the San Francisco peninsula, called Punta de San Jose by the Spanish, was included in this executive order. The dark laurel bushes that grew at the point prompted the Yankee settlers to nickname the area "Black Point".

The discovery of gold in 1848 in the foothills of the Sierra Mountains had a tremendous impact on San Francisco. The city's population grew at an alarming rate and the construction business could barely keep up with the demand for new housing. Although President Millard Fillmore had set aside the Point San Jose land as a military reservation, confusion grew among local civilian authorities over exactly what areas were indeed government lands. The army had no troops available to occupy the Point San Jose, so numerous "squatters", looking for open space to build new homes, laid claim to the area in the years that followed. The small army garrison at the Presidio of San Francisco was unsuccessful in repeated efforts to drive them off.

By 1855, Leonard Haskell and George Eggleton, both San Francisco real estate developers, had constructed at least five large, private homes, all facing the bay, at Black Point. These decorative and expensive homes attracted the city's newly-emerging middle class, and over the next nine years, Black Point became the preferred location for San Francisco's elite and well-educated bankers, merchants, and literary figures.

It was not until late 1863 when, pressed by the threat of Confederate naval attack on San Francisco during the Civil War, that the army finally occupied this military reservation and constructed artillery batteries at the tip of the point. Southeast of these batteries and in the heart of the reservation stood six private

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residences erected and occupied by squatters in the preceding years. Between 1863 and 1865, the army succeeded in evicting the squatters and seizing the six structures, three of which it turned into officers' quarters and three of which it demolished.

One of these remaining private buildings, now taken over by the army, was the southern-most home built originally by developer George Brooks. This rambling one and half story Gothic structure played a role with the construction and development of Quarters 1. At the time that the army took back over Point San Jose, a wool merchant named Emil Grisar owned this southernmost building. For a brief period in 1864-1865, Grisar leased the house to an army surgeon likely assigned to the new Point San Jose Military Reservation. On August 30, 1865, Major General Henry W. Halleck of Civil War fame arrived in San Francisco and took command of the newly formed Military Division of the Pacific – an enormous administrative area that encompassed roughly all U.S. lands west of the Rocky Mountains.

The official residence for a general of such high rank and responsibility would normally have been the Presidio of San Francisco, about three miles west of the downtown area where Division Headquarters was located in commercial building. General Halleck, however, considered the Presidio too far a commute in that horse and buggy era. As a result, the army subsequently seized Grisar's house at Point San Jose and remodeled it for the general's new residence. During the remodeling, the house was reportedly extensively repaired and enlarged. In November 1865 Halleck moved in.

This original residence, referred to hereafter as the Brooks-Grisar House, was subsequently occupied up through 1877 by Major General George H. Thomas, Major General John M. Schofield and Brigadier General E.R.S. Canby, and Major General Irwin McDowell, all of Civil War fame.

In 1876, General Irvin McDowell, who had commanded the Department of the Pacific and its successor Department of California in the mid-1860s, returned to San Francisco to command the Division of the Pacific. McDowell decided he needed a newer and larger house, one that provided a better place for his official and semi-official entertainment of visiting dignitaries and San Francisco society. On July 7, 1877 the *Daily Alta California* newspaper reported the construction of a new residence at the Point San Jose Post for the Commanding General.

An army inspection report of 1879 recorded that in 1877, the main portion of the Brooks-Grisar house, except for its kitchen wing, was moved a short distance to the north. In its place, an entirely new residence of Italianate style had been built adjacent to the 1850s structure's location. This new residence was oriented with its primary façade towards the west facing towards the Presidio rather than facing east over the bay, as had the Brooks-Grisar residence. During the new

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construction, the 1855 kitchen and servants' wing was retained and incorporated into the Italianate residence. This new structure became Quarters #1, Point San Jose Military Reservation. In 1882, Point San Jose was renamed Fort Mason to honor Colonel Richard Barnes Mason, who was the second military governor and commander of California (1847 to 1849).

The first occupant of the new commanding general's residence was, naturally, Major General Irwin McDowell. During the ensuing sixty-six years the residence housed one colonel and forty-four general officers, including sixteen brigadiers, twenty-five major generals, and four lieutenant generals; among them were four officers who each served two different tours there, and two of them served in different ranks. Many of them are obscure today, but among them were men famous in the Civil War (Irwin McDowell, John Schofield, Pope, O.O Howard, Nelson Miles and Gibbon), the later western Indian wars (again Pope, Howard, Miles and Gibbon, as well as Forsyth, William Shafter, Merriam and Maus), the Spanish-American War (Shafter), the Philippine Insurrection (Frederick Funston and Arthur MacArthur, father of Douglas), and World War I (Hines and Hunter Liggett), as well as officers of note in exploration and army modernization such as Adolphus W. Greely of Arctic fame. Even Douglas MacArthur lived there briefly as a major general in 1930.

Quarters 1 played a significant role during the great San Francisco earthquake and fire of 1906. The Commanding General's house experienced little damage from the earthquake and the building was quickly pressed into service as the army's emergency headquarters for firefighting and relief activities in the aftermath of the disaster. The divisional commander, General Adolphus Greeley, was not in San Francisco at the time of the earthquake so his second in command, Colonel Frederick Funston, assumed command until the general's return. It was Funston who realized that the army's Divisional Headquarters, located in downtown San Francisco, had been grievously damaged during the earthquake and would probably not survive the expanding fires. Reacting quickly, Funston established Quarters 1 as the emergency command post and coordinated the critical martial and civil law enforcement from the building. While much of the city's downtown was on-fire, Fort Mason was quickly designated as San Francisco's temporary City Hall and emergency command center. Fort Mason was also home to the essential earthquake relief camps, where the soldiers provided food, water and temporary shelter to hundreds of homeless citizens.

Midway through World War II, a new commanding general residence was constructed at the Presidio and in 1943, Quarters 1 was converted into an officers club. Lieutenant General John DeWitt and Major General Kenyon A. Joyce, in charge of the Fourth Army and the Ninth Corps Area, were the last two commanding general to live in Officer's Quarters No. 1 during World War II.

In 1948 the first major alteration to the structure took place when a

spacious banquet room was constructed adjacent to the southeast facade of the original residence. This new hall served as a ballroom and additional dining space for the new officers club. In 1959-1960, a much more extensive renovation occurred when a large dining room, called the "transient dining room" was added to the northeast side of the building and the kitchen rebuilt. In the process of remodeling, a 1850s kitchen wing dating back to Brooks-Grisar House was demolished and replaced with a new addition on the same footprint.

Despite the fact that major shipping operations at the Port of Embarkation were phased out in the 1950s, Fort Mason continued to serve as a residential area for the Oakland Army Terminal, and the Officers Club continued to serve the needs of military personnel living at the post. Quarters 1 also provided temporary housing for visiting military personnel who were housed in the upstairs bedrooms. During the 1970s through 1990s, though, fewer and fewer military families were living at Fort Mason and the club began to rely more and more on retirees and civilian employees working at Fort Mason for its clientele. Finally, the army ordered the Oakland Army Terminal closed in 1997 and all semblance of military need for an officers club at Fort Mason ceased.

For five more years, the club continued to operate under the sponsorship of the Presidio of Monterey, which was located approximately 100 miles south of San Francisco. The end of the Officers Club finally came in late 2002 when the Presidio of Monterey announced it could no longer sponsor the Fort Mason club. In January 2003 the club formally closed down and Quarters 1 was transferred to the National Park Service's Golden Gate National Recreation Area.

This Historic American Building Survey (HABS) is an addendum to an earlier report that used a combination of names for the building. The name used in the current report is the historic name. For additional information on the building's historical context, please refer to the *Fort Mason Officers Club Historic Structures Report*, Golden Gate National Recreation Area, National Park Service, March 2005.

## Part II. ARCHITECTURAL INFORMATION

### A. General Statement

1. Architectural character: Quarters 1 is a two-story, wood frame Italianate building, with elongated windows, hip roof, broad overhanging eaves and decorative brackets.
2. Condition of fabric: In general, the exterior of the building is in fair to good condition. Because of the building's continued public function and

because of its prominent location at Fort Mason, the facility managers quickly addressed most exterior building issues. The 1877 historic core of the building is in good condition; the later additions, including the banquet room, the transient dining room and the kitchen wing appear to be in fair condition.

B. Description of Exterior:

1. Overall dimensions: Quarters 1 is a two-story, long rectangular building with a kitchen wing at the northwest side. The building's dimensions are 112' - 6" wide x 176' - 8" long.

2. Foundations: The basement walls, foundation walls and crawl spaces of the original building construction were constructed of unreinforced stone masonry with some areas being of brick masonry construction. The areas of these visible walls appear to be in good conditions with reasonably hard and sound mortar and only minor cracking. These unreinforced basement walls have served as retaining walls and show no visible signs of distress or inward movement. The foundation of the conservatory is visible as the conservatory is above ground level. This area of the building is founded on 11" square concrete columns of varying height with vertically oriented wood picket infill panels in good to fair condition. There is evidence of wood lattice under the lowest fascia boards in this area of the building. The foundation at the library is also visible, where there is an unusual concrete covered brick foundation wall, with screened basement vents at the ground surface.

3. Walls: The western (front) elevation is the most original and significant core of the building and contains the most intact fabric from the original 1877 construction. The most significant wall feature of this building is the original wooden, horizontal lap siding, visible on the western elevations and at the 2<sup>nd</sup> floor of the three other elevations. At the western elevation, the lap siding is interrupted at 12' - 6" by a decorative band of vertical drop siding and then again at the top of the second floor, at the decorative roof brackets. The historic siding on the front of the building is in good condition. At the banquet room, constructed in 1948, there is a different, slightly wider horizontal lap siding. At the dining hall, constructed in 1960, there is non-historic vertical wood siding.

4. Structural systems, framing: The two story structure above grade is of wood construction with studs and straight sheathing. The floors have diagonal sheathing on wood joists. A view into the attic reveals high quality virgin redwood lumber. Plywood sheathing is visible above the original 1x straight redwood roof sheathing, probably added during re-roofing. There do not appear to be any anchor bolts connecting the wood framed construction to the unreinforced masonry basement and foundations walls. The original balcony or porch to the rear (or east) has been expanded and enclosed in recent years and consists of a single wood

frame on concrete pilasters and foundations which are assumed to be reinforced.

5. Porches, stoops, balconies, bulkheads: The original porte-cochere on the front elevation is the most significant balcony-type feature. Roughly translated from "carriage door", a porte-cochere was designed as a porch roof projection over at driveway, usually at the main entrance of a building, to provide shelter for people getting in and out of their carriages or automobiles. A porte-cochere was an especially appropriate feature for this building, as it ensured that the generals and their important visiting guests were not inconvenienced by the weather. The porte-cochere has thin, wooden chamfered posts with decorative cross beams and a shallow hipped roof. The concrete front steps appear in historic photos from the 1920s and are possibly original to the front entry. The metal railings do not appear in any photographs prior to the 1970s.

At the rear of the banquet room, at the east elevation, there is a small wood-frame landing, with five steps. The stair case carriage is covered with vertical wooden lattice. Opposite the chair storage room, at the north elevation, is a wood stair that leads to the roof creating a fire exit from the second floor of the core dwelling. This stair and exit-way is in fair to poor condition and does not conform to current building standards.

6. Chimneys: There are three brick, corbelled chimneys in the building, servicing the original dining room fireplace, the back-to-back reception hall/parlor fireplace and the library fireplace. All three chimneys are currently operational and presumably all unreinforced. The historic dining room chimney and the reception hall chimney are original to the building. The current library chimney was constructed between 1922 and 1938 and is not original to the building. Prior to 1922, the library did contain a chimney but according to the 1911 floor plan, it was against the wall that separated the library from the hallway. The dining room chimney and the reception hall chimney are laid in a common bond. The library chimney, also laid in common bond, has an unusual undulating or wavy pattern; it is not yet known if this rippling pattern was intentional or a mistake in the brick-laying. The brick work at the library chimney is in fair condition with many areas needing repointing.

#### 7. Openings:

a. Doorways and doors: There are no original exterior doors remaining on this building. The extant aluminum doors at the original front entrance were installed in 1974. There is a 6" to 8" thick original wood trim at this door. At the banquet hall, there is a pair of wooden, 6-panel doors with a 2-light transom; at the back (east) elevation, there is a glazed door that leads out to the back lawn with a 1-light transom. There are utilitarian doors associated with the kitchen and service area.

b. Windows and shutters: The predominant window style of a 2'-8" x 7'-2" wood-frame, double-hung, 1/1 sash window is original to the building and the most significant window feature. These windows, unusually tall and narrow, are accentuated with an overhanging eave and thick window sills with small decorative brackets. There are 6" to 8" thick original wood trim at the original window openings.

Most of the glazing in the historic windows is original. At either side of the front entrance, there is a pair of large 2-light 3'-0" x 10'-8" wood sash double hung windows with heavy, 8" wide painted, chamfered, wood trim. The double-hung windows at the coatroom, located in the front of the reception room have obscured glass. On the 2<sup>nd</sup> floor, at the rear (east) elevation, there is a bay window made of three of the 2'-8" x 7'-2" windows that was installed in the 1880s.

The non-historic windows in the banquet room are 3'-0" x 4'-6" fixed wood sash windows with 2'-0" x 3'-0" hospital light transoms and are in good condition. At the transient dining room, there is a non-historic window wall composed of nine 4'-4" x 6'-0" single light fixed wood sash windows with awning window transoms 2'-2" tall at the top and having 3" wide wood mullions. These single-glazed windows are in good to fair condition.

#### 8. Roof:

a. Shape, covering: The original 1877 roof of the core dwelling is almost entirely a low-pitched simple hip roof. The roof was probably originally covered with cedar shingles and is now covered with a red, three-tab asphalt shingles. The porte-cochere at the main entry is covered with a small, hipped roof and the banquet hall is also covered with a hip roof. Flat, built-up roofs with a gravel wear course cover the remaining parts of the building. This flat roof-type covers the majority of the newer additions and slightly more than half of the overall roof area of the building.

b. Cornice, eaves: The main roof of the building has wooden eave brackets and box gutters. The heavy framed carved wood brackets, tucked right up underneath the overhanging eaves, and the architectural box gutters are typical architectural elements of the Italianate style. At the dining room, the eaves are composed of plywood and create a 2'-0" horizontal cantilevered overhand. The eaves are in fair condition with some areas needing repair or replacement.

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c. Dormers, cupolas, towers: There are no dormers, cupolas or towers in the building.

C. Description of Interior:

1. Floor Plans:

a. Basement: There is a full basement under the main block of the building. A staircase leads down into a lobby off which there is a men's room at the south and a boiler room to the east. At the north end of the building, there are small subdivisions of offices and storage rooms. The basement floors are either concrete or carpet over subflooring. Most of the walls are gypsum board. There are two crawl spaces to the south.

The Rathskeller tap room is a rectangular shaped room and extends off toward the east. The tap room has brick piers and unreinforced stone rubble walls with vertical wood paneling. The floor is covered with square wood tile flooring with vinyl tiles in the bar area.

b. First floor: The first floor consists of a long rectangular shape, with three ancillary wings. The historic block of the building consists of an adjoining reception hall and parlor with a round-wall conservatory facing east. To the south, there is a staircase, the library and a women's room. The walls are covered in gypsum board, the floors are carpet over wood flooring and the ceilings are plaster.

The kitchen and serving area wing is to the north of the building. The serving area consists of an open area with a few smaller pantry and storage spaces off from it. The kitchen area contains many small spaces including a cooking area, dishwashing area, dry storage, men and women's bathroom and an exterior walk-in refrigerator space. The floors are concrete and many of the gypsum board walls are covered with masonry tiles and sheet metal.

A non-historic dining room, with glazed walls and wall-to-wall carpet is located at the northeast corner of the building. The non-historic banquet room is located at the southeast corner of the building.

c. Second floor: The main staircase leads up to the second floor central hallway. To the east and west of the hallway are common linen closets and a total of six bedrooms, some with adjoining bathrooms. The locations of the bedrooms are original to the building, while many of the bathrooms were later additions, built out of hallway or closet space. Most of the walls on the second floor are plaster-over-lath and the wooden floors are carpeted.

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2. Stairways: There are three staircases in the house. The extant central staircase, which leads to the second floor, was constructed between 1922 and 1938. The staircase, with three runs and two small landings, has 12" x 45" treads that are 1" thick; the rise is 6 ¾" and the run is 12". The railings are 1 ½" x 1 ½" with decorative, turned balusters. The main curved newel post is 37 ¾" tall. There is a wooden banister and a curved decorative wooden design applied to the carriage. The current staircase replaced an earlier staircase, with a different configuration, that is indicated on a 1911 plan.

There is also an L-shaped staircase, with a small landing, that leads down to the basement. This staircase was built between 1948 and 1953. This basement staircase replaced an earlier staircase located in the old kitchen area. When the new dining room was constructed in 1960, a third staircase, which was once exterior to the building, was renovated to connect the new dining room activities to the Rathskeller. All three staircases are currently carpeted.

3. Flooring: The majority of the flooring in the Officers Club is covered with a heavy patterned wall-to-wall carpet. It is presumed that much of the original hardwood flooring is still extant. Historic chevron-patterned hardwood flooring in the reception room and the parlor still exists under the existing carpet. Most of the visible flooring on the first floor is carpet, 6" x 6" ceramic tiling, 12" x 12" vinyl tiling or concrete. The current coat room, located at the front of the reception room, contains 2 ½" white hexagonal floor tiles, remnants from the room's original use as a bathroom. At the 2<sup>nd</sup> floor, the floors of the hallway and all 6 bedrooms are covered with carpet. The condition of the subflooring is not currently known. The upstairs bathroom floors are covered with 8" x 8" ceramic tiles which date from a 1980s remodeling. The closet floors still have their T&G hardwood exposed.

4. Wall and ceiling finish: Walls on the 1<sup>st</sup> floor are predominantly painted or wallpapered flat gypsum wallboard. Most of the original or early plaster walls have been replaced with gypsum wallboard. The horizontal lath remains on most of the walls, but the plaster has been removed, with the gypsum wallboard applied over the lath. While most of the walls are covered with a vinyl wall covering, they appear in good condition. Some walls in the kitchen areas are partially covered in 6" x 6" ceramic tiles or protective sheet metal, reflecting their commercial use.

Walls on the 2<sup>nd</sup> floor are either painted flat plaster, painted flat gypsum wallboard or in the case of the bathrooms, wallpapered flat gypsum wallboard with ceramic tiles. Plaster surface inconsistencies in the hallway and in the bedrooms indicate later modifications to the rooms.

In the basement, the Rathskeller room has unreinforced stone rubble wall, 11" vertical plank paneling, and exposed brick columns. The other finished walls in

the basement are either painted or wall papered gypsum wallboard. The building's foundation is visible in both the boiler room and in the utilities room.

Unlike the walls, many of the ceilings in the older parts of the building are still plaster. The most significant ceiling features are the plaster rosettes located in the library, the reception hall, and the parlor. There are plaster crown moldings in these three rooms as well. The banquet room has 1' x 1' acoustic tiles adhered to the sheet rock. The dining room and the kitchen area have suspended acoustical tiles with exposed aluminum frames.

The ceilings on the 2<sup>nd</sup> floor are flat plaster. There are two 4-light skylights in the hallway ceiling and a ceiling scuttle in the fire exit hallway. The basement ceilings are either painted plaster, painted gypsum wallboard or acoustical tiles. There is exposed framing in the ceiling of the electrical closet and the utility room.

#### 5. Openings

a. Doorways and doors; The historic core of the house still contains some original doors, the most significant of which are the pair of 2-panel, wooden, pocket doors leading into the conservatory. These exceptionally large doors measure 48" x 118" each and still have their original 4-light glazing. In the reception room, there are two historic large 4-panel 42" x 106" wooden doors. At the library, there is an original 4-panel 36" x 81" wooden door, with light transoms. Elsewhere on the first floor, most of the doors are non-historic 32" x 80" hollow-core doors.

Most of the 2<sup>nd</sup> floor doors are original or early 4-panel, 36" x 82" wooden doors. There are a few 1-panel doors and hollow-core doors. There are no interior windows on the 2<sup>nd</sup> floor. The basement doors are either 2-panel or 3-paneled non-historic doors with screened vents at the bottom or 32" x 80" hollow core doors.

b. Windows: The exterior windows in the historic sections of the house are original and contain profiled moldings and trim. There are transom windows above many of the historic interior doors, but other than the transoms, there are no interior windows.

6. Decorative features and trim: Quarters 1 contains original or early trim. On the first floor, original profiled baseboards are found in the library, the reception hall and the parlor. The original window and door casings in the library are profiled and appear in good condition. In the reception hall, there are original chamfered window casings. Two of the chamfered door casings in the reception room (the doorframes at the dining room and the women's room) are original, judging from the thickness of the paint and the worn edges of the trim profile.

The chair rail in the library, reception hall, the parlor room and the staircase area is not original to the building; it does not appear in photographs from the 1950s

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and was installed after the building's period of significance. The banquet room (c. 1948) and the transient dining room (c. 1960) contain flat trim. The conservatory, while built during the period of significance, does not contain any chair rails or crown moldings.

At the 2<sup>nd</sup> floor, the hallway contains a stained wooden chair rail that was presumably added at the same time. There are also chamfered door casings that were added later, presumably to mimic the existing original door casings. Most of the bedrooms contain original trim, including profiled window casings, profiled window sills, chamfered door casings and 9" baseboards. Five of the bedrooms contain original chair rails and crown moldings. The dark, heavy wooden crown molding and baseboards present in both the 1<sup>st</sup> and 2<sup>nd</sup> floor bathrooms were added in the 1980s.

There are 4 original fireplaces in the building, all located on the 1<sup>st</sup> floor. It is not yet known if they were originally wood-burning or coal burning fireplaces. In 1912 for heating purposes, gas mains were constructed to the building to all fireplaces and "gas logs" were put in each fireplace.

In the reception room and parlor room, there are two central back-to-back fireplaces, which appear both on an 1884 annual building report and a 1911 floor plan. The reception room fireplace has diagonal wooden paneling, curved wooden brackets with a restrained classical design with a subtle leaf motif, and black wood surrounds, painted to resemble tile. The parlor room fireplace has a wooden mantle piece with carved wooden, dagger-like projecting pieces with a tooled Scandinavian design. Glossy black tiles surround the hearth. Both fireplaces have bronze screens and bronze log posts.

The gray marble library fireplace, installed after 1922, has marble surrounds, classical recessed panels, etched or carved designs in a loose Celtic motif and a metal coal box installed in the hearth. The fireplace in the serving area (originally the dining room) has experienced some modifications. The hearth was removed and a new brick surround was added after the period of significance.

There are four decorative, painted wood "fretwork" pieces that hang over the doorway openings between the reception room and the parlor and at the openings to the conservatory and the dining room. The "fretwork" is referred to in a 1912 historic document where it is hung in the bay window of the original dining room. It is not yet known if that is the same decorative fretwork. The wooden fretwork at the opening to the banquet hall and the fretwork over the conservatory windows are not considered historic.

The bar in the Rathskeller was probably constructed in the 1940s, when the building was converted from a residence to an officers club. The wooden bar is wide L-shape, which stands 44" tall and 23" deep, with a brass pipe foot rest running the length underneath. Behind the bar is a half-size, 3-door refrigerator

and a keg spigot. The counters are topped with plastic laminate. The conservatory bar, cabinetry, taps, etc. were installed in the 1960s.

7. Hardware: A few of the historic doors in the reception room contain historic ornate brass hinges and brass door knobs.

#### 8. Mechanical equipment

a. Heating, air condition, ventilation: The building was originally heated with coal-burning furnace and then later heated with a hot air system. There are decorative heating grates in the library, presumably from this hot air system. In 1909, steam heat was introduced and the first series of steam heat radiators were installed. In 1912, wall radiators were substituted for floor mount radiators. In 1931, the building received a new steam boiler with new oil burning equipment, providing a "Thrush" heating system for rapid circulation. New radiators were installed at this time and the simple, painted, metal radiators that are now on the 1<sup>st</sup> and 2<sup>nd</sup> floor are probably from this installation. The radiators in the bedrooms are covered with a decorative wooden cover.

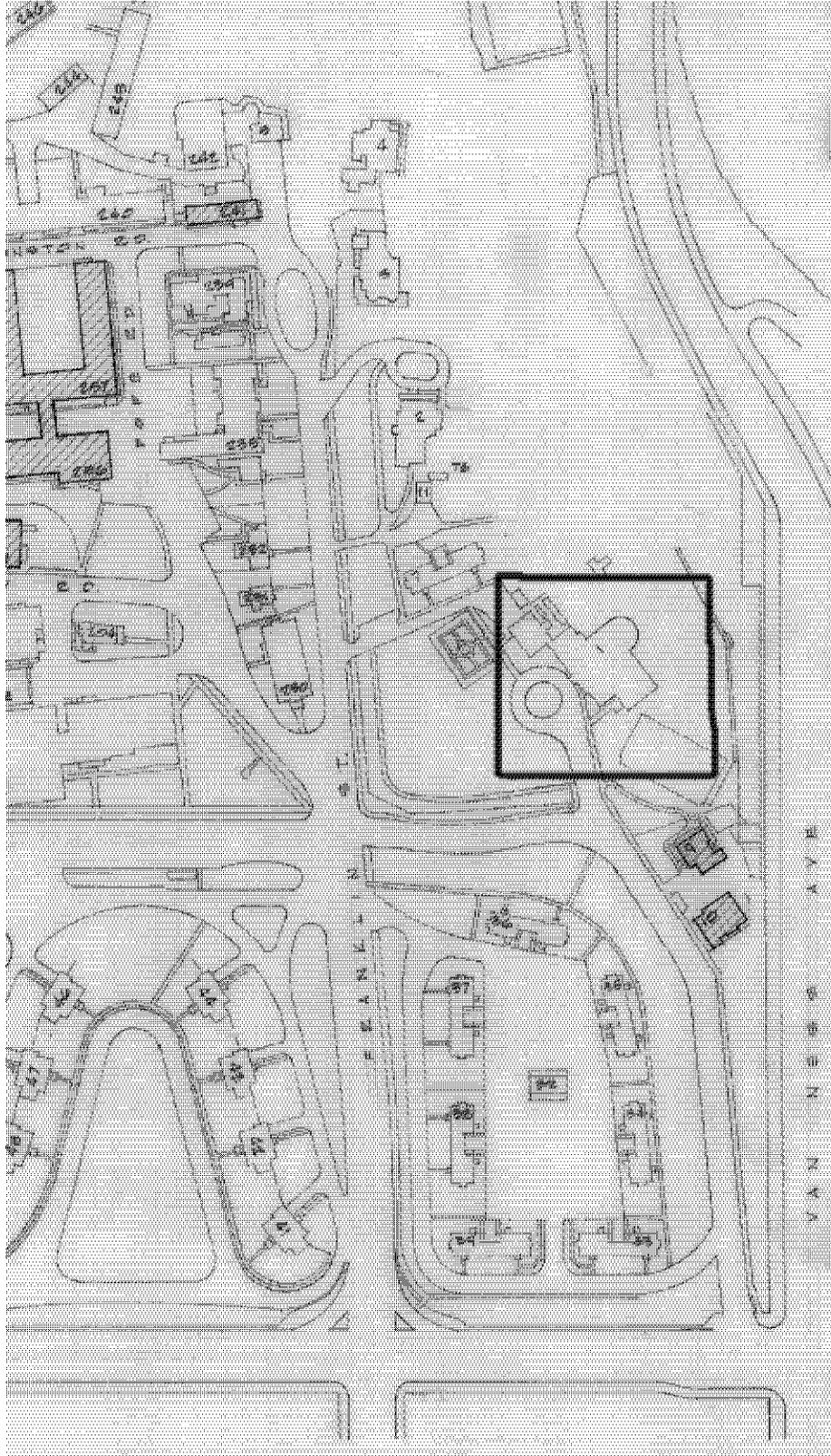
Currently, the building is served by a hot water radiator heating system consisting of a gas-fired boiler with a 100-gallon storage tank, located in the basement mechanical room. The system was installed in 2003 and the radiators were reused from the earlier system. Domestic hot water is generated by a 75 gallon gas fired hot water heater, which is also located in the mechanical room.

b. Lighting: Electricity for the building was added in the early 1900s. There are no original light fixtures in the building. Most of the lighting fixtures in the public rooms are brass or glass chandeliers that were added after the period of significance. The lighting fixtures in the private rooms are brass candelabras and brass sconces. The utilitarian rooms are light by fluorescent bulbs, incandescent cans or domes and bare light bulbs.

c. Plumbing: There is plumbing for running water in the bathrooms located in the basement, first and second floors of the house. There is also running water service to the existing kitchen wing at the first floor and the Rathskeller in the basement.

9. Original furnishings: In the reception room, there is a buffet piece that was installed after the bathroom extension was constructed in 1922. The tabletop is a maroon marble-piece, probably from the top half of a mantelpiece, supported by thickly-carved pilasters. No other original furnishings exist within the building.

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Site Plan: Detail from a 1960 Fort Mason roofing contract site plan  
7. Site

a. General setting and orientation: Quarters 1 faces southwest with a flat, wide lawn at the front of the building and a large, sloping lawn at the rear of the building. At the south edge of the front lawn, running along MacArthur Street, there is a row of mature trees that partially shield the building from the view from the street. At the south end of the building, a wide driveway leads visitors, past two masonry posts, to the building's front door. The drive way continues under the historic porte cochere, where the building's front entrance is located, and turns in a circular loop, back to the front driveway. The circular lawn located in front of the porte cochere contains topiary of the 6<sup>th</sup> Army insignia. There is a tennis court located up a small hill at the south end of the building.

b. Historic Landscape design: Based on analysis of historic photographs, the front elevation of Quarters 1 and the circulation patterns around the building have changed very little over time. The 1877 photograph, the earliest known photograph of the new general's house, shows the grounds around the building enclosed by a fence and the driveway opening flanked by a sentry box and a pair of post. The posts, as markers to the driveway entrance, remain in some format, to this day. The posts, usually wooden, help define the driveway opening but also established the building as requiring guarding and protection. Judging from the historic images, the sentry box did not remain a consistent feature. A 1907 photograph shows a decorative wooden arch over the driveway, a metal gate spanning the driveway and a pedestrian-size gate and arch way to the right of the main driveway.

The landscaping in front of Quarters 1 was always formal and well maintained, befitting the residence of the commanding general. An 1890 site plan shows vegetation in the circular driveway, directly in front of the porte cochere and a large front lawn with some formal planting beds and pathways. The vegetation at the front elevation has changed over time. The 1877 photograph shows large, mature trees directly in front of the porte cochere and at the south elevation of the building. By 1907, these mature trees had been removed. At a later date, the formal front garden was removed and replaced with large trees that echoed the shape of the circular driveway. Those trees still exist today.

The rear landscaping has always been a long, gently-sloping lawn that overlooks the San Francisco Bay. An 1893 photograph shows a pastoral, well-groomed lawn with two wide pathways, on either side. There are mature and young trees planted along the pathways, as well as small shrubs and bushes planted up against the rear of the building. While the east elevation of Quarters 1 has been

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heavily modified over time, with the expansion of the conservancy, the construction of the social hall at the south end and the construction of the dining room at the north end, the overall landscaping features have remained the same since the 1890s.



View of Fort Mason, Quarters No. 1, Commanding General's House in 1938. View looking north.

A. Architectural drawings

The original drawings for Quarters 1 have not been found. There are, however, three early floor plans that have been beneficial in understanding the building.

The earliest known floor plan is a 1909 Steam Heat Plan for the Residence of Commanding General, Fort Mason, California. The source of the plan is unknown but it was probably drawn by a contractor. The drawing is located in Fort Mason drawer 233 at the Presidio Archives and Record Collection, Golden Gate National Recreation Area, San Francisco, California.

A 1911 plan of the Commanding General Residence, Fort Mason, shows the basement, 1<sup>st</sup> floor and 2<sup>nd</sup> floor, and provides good architectural details. The source for these plans is unknown; they may have been drawn by an army engineer or a contractor. The plan is located in the Fort Mason correspondence files at the National Archives, written documents section (NARA I).

1922 plans of the basement, 1<sup>st</sup> floor and 2<sup>nd</sup> floor of the Commanding General's residence show the addition of the conservancy and the modification to the kitchen wing. These drawing are located in Fort Mason drawer 233 at the Presidio Archives and Record Collection, Golden Gate National Recreation Area, San Francisco, California.

B. Historic Views

1877; Earliest view of Quarters 1, looking north at front entrance, showing guarded sentry and gentleman with horse and buggy. Photograph is property of HABS (HABS Survey No. 1877; HABS Index Number CAL, 38-SANFRA, 9A).

1885; View of rear of Quarters 1, with early rectangular-shaped conservatory. Photograph is located in National Archives and Records Administrations (NARA Record Group 77-C-293).

1893; View of south and east (rear) elevation of Quarters 1, looking northwest. Photograph is located in National Archives and Records Administrations (NARA Record Group 92).

1900; View of front elevation of Quarters 1, looking southwest. Photograph is located at the Presidio Archives and Record Collection,

Golden Gate National Recreation Area, San Francisco, California (GOGA-2316).

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1900; View of east (rear) elevation, looking south. Photograph is located at the Presidio Archives and Record Collection, Golden Gate National Recreation Area, San Francisco, California (GOGA-2316).

1906; View of General Funston in front of Quarters 1 after the 1906 Earthquake. Photograph is located at the San Francisco History Center, San Francisco Public Library (Image AAD-2796).

### C. Bibliography

#### Books and Report

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Capt. C. F. Humphrey, AQM, Division of the Pacific, 6 June 1884. *Annual Report of Buildings at Presidio of San Francisco*. Entry 225, Presidio – Box 850, OQMG, RG 92, NARA

1<sup>st</sup> Lt. F.S. Rice, AAQM, Fort Mason, to QMG, *Report of Inspection of Public Buildings*, 31 March 1888. Consolidated Correspondence File, Fort Mason, OQMG, RG 92, NARA.

Single-page memo, unsigned “Improvements desired by the Commanding General to his quarters at Fort Mason,” received at Department of California HQ, 4 May 1897. Doc # 103113, Entry 89, Box 1423, OQMG, RG 92, NARA.

2<sup>nd</sup> Lt. R. A. Jones, CO Fort Mason, to AG USA, 11 December 1909, OQMG RG 92, NARA.

#### Newspapers

*Daily Alta California*, “Black Point Reservation”. 7 July, 1877.

Part IV. PROJECT INFORMATION

The purpose of the HABS recordation was for recording historic building Quarters 1 prior to the rehabilitation of the building.

The HABS report was prepared by Kristin Baron, architectural historian, Golden Gate National Recreation Area, National Park Service. Part I was written by John Martini, historic consultant, for the *Fort Mason Officers Club Historic Structures Report* (Golden Gate National Recreation Area, March 2005), and Kristin Baron. Part II was written by Jane Lehman, historical architect, Golden Gate National Recreation Area, and Jason Hagin, architect, Parks Conservancy, and Kristin Baron, as written for the *Fort Mason Officers Club Historic Structures Report*.

HABS photography of Quarters 1 was provided by Lewis Watts, 20 Oregon Street, Point Richmond, CA 94801-4052, 510-484-8462.

Archival reproduction of the historic view of Quarters 1 was provided by Caledonia Camera, 301 Caledonia Street, Sausalito, CA 94965, 415-332-6116.

The HABS records were prepared in September 2005. All existing condition HABS photographs were taken in March and April 2005.