

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 08000085

Date Listed: 2/26/2008

Senior Officers' Quarters Historic
District, Yerba Buena Island
Property Name

San Francisco CA
County State

N/A

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

[Handwritten Signature]
Signature of the Keeper

2/26/2008
Date of Action

Amended Items in Nomination:

Location:
The Location block should read: *Whiting Way at Northgate Road; North shore of Yerba Buena Island.*

Resource Count:
The Resource Count is revised to read: *9 contributing buildings.*
[The count provided should not include the previously listed *Quarters 1.*]

Function:
Historic Functions are amended to add: *Defense/Military Facility*

Bibliographic References:
The box for *Previously Determined Eligible by the National Register* should not be checked.
[The 1991 evaluation was a consensus determination between the Navy and the CA SHPO.]

Acreage:
The correct acreage should be listed as: *three (3) acres.*

These clarifications were confirmed with the NAVY FPO office.

DISTRIBUTION:
National Register property file
Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service

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NATIONAL PARK SERVICE

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38-0096

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National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Senior Officers' Quarters Historic District, Yerba Buena Island

other names/site number Senior Officers' Quarters Historic District, Naval Station Treasure Island

2. Location

street & number _____ not for publication

city or town Yerba Buena Island, San Francisco vicinity

state California code CA county San Francisco code 075 zip code 94130

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)
[Signature] DFPO 17 DEC 2007
Signature of certifying official/Title Date
NAVY
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)
[Signature] ISAPO 7/6/07
Signature of commenting or other official Date
ONP
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): _____

Signature of the Keeper
[Signature]

Date of Action

2/24/2008

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
10		buildings
1		sites
		structures
		objects
11		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

1

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic/Single Family Dwellings

Secondary Structure

Landscape

Current Functions
(Enter categories from instructions)

Domestic/Single Family Dwellings

Secondary Structure

Landscape

7. Description

Architectural Classification
(Enter categories from instructions)

Classical Revival

Materials
(Enter categories from instructions)

foundation Brick; Concrete

roof Composition Shingle

walls Weatherboard siding

other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See Continuation Sheet.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # CA-1973, CA-1793-A through M
- recorded by Historic American Engineering Record # CA-233-A, CA-232

Areas of Significance

(Enter categories from instructions)

Military

Architecture

Period of Significance

1900-1947

Significant Dates

1900 (Quarters 1), 1901 (Quarters 2-5), 1903 (Quarters 6-7), 1918 (Building 83), 1934 (Fire of Quarters 1), 1936 (Building 205), 1938 (Landscape elements), 1944 (Building 230)

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Bureau of Yards and Docks

Lucille Woolpert (landscape designer)

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

10. Geographical Data

Acreage of Property**UTM References**

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	<u>10</u>	<u>556108</u>	<u>4184973</u>	3	<u>10</u>	<u>556096</u>	<u>4185134</u>
2	<u>10</u>	<u>556032</u>	<u>4185022</u>	4	<u>10</u>	<u>556173</u>	<u>4185008</u>

See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Amanda Blosser, Architectural Historian

organization JRP Historical Consulting date December 2, 2003

street & number 1490 Drew Avenue, Suite 110 telephone 530-757-2521

city or town Davis state CA zip code 95616

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets**Maps**

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Base Realignment and Closure, Program Management Office West

street & number 1455 Frazee Road, Suite 900 telephone _____

city or town San Diego state CA zip code 92108-4310

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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National Register of Historic Places Continuation Sheet

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Senior Officers' Quarters Historic District, Yerba Buena Island
San Francisco, CA

Description (continued):

The Senior Officers' Quarters Historic District consists of seven residences, two apartments over garages, one five-car garage, and the surrounding landscape located on Yerba Buena Island, north of Interstate 80 and the San Francisco-Oakland Bay Bridge. Constructed between 1900 and 1944, these eleven contributing resources (Quarters 1-7, Buildings 83, 205, 230 and interrelated landscape elements) sit on an acre of land above what is known as the East Point. This portion of Yerba Buena Island contains the largest section of flat, buildable land and historically has served as the main housing complex on the island. In addition to the Senior Officers' Quarters, the housing complex was made up of a large barracks building that housed up to 500 enlisted men, two buildings to house recruits, and several tent camps. The enlisted men's housing was set at the bottom of the hill on the northeast side of the parking lot and the last building associated with the enlisted men's housing was demolished in the 1960s. Three additional officers' residences were built after the initial period of construction of Quarters 1-7 but were located away from the main district. Two of these residences, Quarters 8 and 9, are located on what is now the Coast Guard facility, but are south of the bridge and too physically distant to be included in this district. Quarters 10 is located west of this district and is also too physically distant to be included in the district.

The eleven resources that make up the Senior Officers' Quarters Historic District are roughly arranged in a triangular-shaped district on a hilltop above the East Point. Quarters 1 is located at the southeastern point of the district and is the largest and most prominent of the residences (**Photograph 1, 5**). Also known as the Nimitz Residence, it served as the Naval Station Commandant's residence until 1945 and as the Flag Officers' Residence from 1945 to 1997. The building faces east towards a greensward with a parking lot that originally served as the parade ground at the base of the greensward (**Photograph 5**). It has undergone the heaviest alteration of all of the residences. Adjacent to Quarters 1, are Quarters 2-4, which served as Officers' quarters from the time of their construction until 1997 (also shown in **Photograph 1, 2, and 3**). They are arranged linearly from south to north along Whiting Way and face northeast (**Photograph 2**). Quarters 5 is located at the northern point of the district, adjacent to Quarters 4, and is situated at the junction of Whiting Way and Northgate Road. It faces a more northeasterly direction, but also has a view of the bay and parade ground. The last two quarters in the district, Quarters 6 and 7, are sited on the top of the hill on the northwestern side of the district and face north towards Treasure Island and San Francisco Bay. Located behind Quarters 6 and 7 is a central lawn and several terraced gardens that form the interior of the triangular district (**Photograph 3**). On the south side of the central lawn are three ancillary buildings, Buildings 83, 205, 230, which form the southern boundary of the district. Each of the contributing resources is described in more detail below, in numerical order of the building number. The description of each ancillary building is placed after the residence with which it is associated.

Constructed between 1899 and 1900, **Quarters 1** is a three-story Classical Revival-style residence that is roughly rectangular in plan (**Photograph 6**). The residence totals 5,886 square feet, and is composed of a central block, flanked by two attached wings and a small ell-shaped wing located on the northwest side.

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Quarters 1, the most ornate and complex of the buildings in the district, sits elevated on a brick perimeter foundation with a full basement. A brick platform porch on the front facade runs the entire length of the building and partially continues along the north and south sides of the building, under each solarium. Brick cheek walls topped with concrete caps frame the porch as well as the concrete steps located on both ends of the porch. A small brick entry with a set of stairs is located on the west side of the building, off of the rear entry door that leads to the reception room. An entry to the basement is also located on this side of the building. Originally a walk-out basement, stairs are located on the rear side of the building with a half glass door at the entry. However, an interior staircase was added in the 1950s to provide direct access to the basement from the kitchen. A wood water table is located between the foundation and wall. Basement lights are placed sporadically along the rear foundation wall and generally consist of fixed-pane wood sash windows.

Exterior walls of Quarters 1 are clad in weatherboard siding, with the exception of the solariums, which are almost entirely glazed. Corner boards located on the central block are wide, paneled boards, resembling pilasters, and are topped with unadorned, blocked capitals. The corner boards on other portions of the house are much simpler and are unembellished wide boards without capitals. A stringcourse, composed of a wide frieze board with reverse ogee molding, separates the first and second floor. It continues on the three sides of the building but is absent on the rear side. Two interior brick chimneys are located on both flanking wings, with simple brick caps. The chimney stacks are supported by ornamented chimney braces. A third chimney, a central block, is located on the rear side and rises from the reception room (**Photograph 12**). This chimney is the most elaborate with chamfered corners, a corbelled cap, and a decorative anchor.

Quarters 1 has a complex roof plan with a hip roof covering the central block and attached flat roofs covering each flanking wing. A shallow-pitched hip roof covers the small ell; when seen from the ground it gives the appearance of almost a flat roof (**Photograph 8**). Two bays located on the rear side of the building are both covered with an attached flat roof. Standing-seam metal sheaths the entire roof that, for the most part, has a boxed cornice with eaves that are slightly flared and a wide blank frieze. Three hip roof dormers, identical in size and appearance, are centered on the front side of the main hip roof and have fixed-pane, four-light, wood sash windows (**Photograph 1** and **5**).

The main façade of Quarters 1 is five bays wide and symmetrically arranged, with a prominent portico. The portico covers only a portion of the porch and is centered on the façade and main entry. It is one-story tall, three bays wide, with a flat roof (**Photograph 9**). Two pairs of fluted Doric columns and two column pairs composed of a fluted Doric column and a paneled square column support the portico. The main entry is located on the central bay (**Photograph 10**). It is composed of a central half-glass door flanked by sidelights framed by Doric colonnettes with a lower paneled apron and topped with rectangular lights. The transom is composed of broken lights: a central rectangular light and two small triangular lights, arranged so that the entire transom gives the impression of a fanlight. A molded architrave frames the entire entry, repeating the same design at the corner boards on the central block. Flanking the main entry on the first floor are two one-over-one double-hung sash windows. Each is framed with a paneled lintel and molded lug sill. On the second story, the central bay consists of double-leaf glazed doors, opening on the balcony. These doors are topped

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with a diamond-paned transom light. Flanking this door, are two one-over-one double-hung sash windows. The surrounds consists of blank trim boards and slip sills. The two outer windows are decorated with balconettes. They are composed of a solid railing with a star motif and supported by paired consoles.

The south side of the building is two bays wide, with the enclosed solarium on both the first and second story filling one bay (**Photograph 7**). The bay is framed by a paired fluted Doric column and square paneled column. Glazing forms the wall surface on both of the stories. One-over-one double-hung wood and a wood fixed-pane windows form the second bay.

The rear side of the building is five bays wide with the ell on the northwest corner forming one bay. The entire wall is composed of randomly arranged fenestration with some blind bays. A two-story projecting bay forms the central bay and is aligned on a central axis with the main entry (**Photograph 11**). Double-leaf multi-light glazed doors are located on the bay and are flanked by two windows, both one-over-one double-hung windows. The second story is unusual in that the middle section is blind. Two windows flank the blind section and are also one-over-one double-hung windows. A small bay is located near the southwest corner and a small two-light window is placed immediately adjacent to the bay. Below the bay on the first story, the wall is blind. The second and third bays are composed of windows: two replacement fixed-pane windows, one located between stories and one on the second story. A small square window with radial muntins that create eight divided lights and one central divided square light is located on the second story close to the cornice. The ell located on the northwest corner is two stories tall with a small enclosed porch (can be seen in **Photograph 6 and 8**).

The interior plan of the Nimitz Residence is based on a central hall plan, typical of a formal Classical Revival-style house. Thus, the first floor plan revolves around the entrance hall and contains the public rooms, such as the living and dining rooms at the front, and the library and service/utilities rooms at the rear. The entry is divided into the front entrance hall and the rear reception hall, so that it extends the entire depth of the house (**Photograph 13**). The front portion of the entry hall is simple in decoration with paneled wainscoting and a molded chair rail (**Photograph 16**). Picture molding and an elaborate crown molding complete the decorative finishes in this room, which are more elaborate than in other rooms. Also notable in the hall is the plaster medallion surrounding the ceiling light fixture. A trabeated arch, composed of two Ionic columns, on tall paneled plinths, divides the entry hall into a rear hall, referred to as the reception hall (**Photograph 14**). At this point a cross hall intersects the reception area, dividing the front and back rooms. The reception hall is an open space that is complete with a fireplace and a rear entry door that exits on to a brick paved patio. Window benches have been fitted below the two windows in the room and frame the double-leaf doors that exit to the patio. An open newel staircase is located within the reception hall, but it is not an open string staircase as is commonly seen in an entrance hall. It is perhaps the most commanding element in the house, with a battered fluted column newel post, square paneled angle posts at each turning point, a balustrade composed of square balusters and an unpainted, wood handrail (also shown in **Photograph 15**). A later addition to the staircase includes an elevator in the wellhole, and a bathroom under the staircase.

Flanking the central entrance hall, are the living and dining rooms. Both rooms contain a fireplace on the

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exterior wall and open on to the solariums (**Photograph 18**). Large pocket doors separate the living and dining rooms from the hall and are framed by paneled architraves. Each opening contains one door panel that slides the entire length of the opening. The doors are inset wood panel doors with finger holds. Glazed doors flank the fireplace separating the living and dining room from the solarium. Walls in each room are finished with smooth plaster, a picture rail, and simple crown molding at the ceiling.

A service corridor, or cross hall, intersects the reception hall and connects the kitchen and other service rooms to the main staircase and library. The kitchen, pantry, pantry office, refrigerator room, and servants' staircase are located on the northwest corner of the house, adjacent to the reception hall at the end of the cross hall.

On the second floor of the Nimitz Residence are six bedrooms, four bathrooms, and the stewards' quarters. These rooms are not arranged on a central hall plan, but instead are placed along both sides of a double-loaded corridor. The stewards' quarters are located along the northwest portion of the floor, the master bedroom at the southwest corner, and two other bedrooms in between. Three bedrooms are arranged along the front side of the second floor and are interspersed with bathrooms. The stewards' quarters also has a separate staircase that leads directly to the kitchen below. At one time, Quarters 1 had a third floor but it was sealed off after a fire in 1934. The set of stairs that led to the third floor are still visible, although the stair hall has been closed off. It is located adjacent the main staircase.

The first building constructed in the Senior Officers' Quarters Historic District, Quarters 1 has undergone both interior and exterior alterations. As mentioned above, the house was damaged by a fire in 1934 and the top floor was rebuilt in 1935, with some changes to its plan. Comparison of historic photographs before and after the fire shows that a chimney was removed from the southwest corner of the house and the inset porch located on the northwest corner was enclosed for use as a solarium and library. Additionally, fenestration on the second story was changed and the double-hung windows were replaced with a one-over-one sash instead of the original geometric diamond pattern sash. Two bay windows that flanked the portico were removed and replaced with standard one-over-one sash windows, with portions of the bay windows used as decorative sills. The dormers were rebuilt as three identically-shaped dormers; originally the central dormer was larger and flanked with two dormers with hip roofs. On the interior, several of the interior finishes were altered to match those finishes used on the second floor. The original floors were replaced with narrow oak flooring.

Quarters 2, 3, 4, and 5 are located on the northeast side of Quarters 1 and are similar in appearance, but with small variations between each building. Construction of Quarters 2 was completed in 1900 (**Photograph 19**) and Quarters 3 (**Photograph 26**), 4 (**Photograph 33**), and 5 (**Photograph 41**) were all completed in 1901. Each has a basic square plan, is three stories in height, and set on a perimeter foundation. The exterior walls are clad in clapboard with wide corner boards capped with a block capital. Exterior end brick chimneys are located on both the north and south sides of the central block and are embellished with architectural ornament such as an inset central panel, wood returns on the sloped shoulders, and decoration on the chimney head (**Photograph 23** also shown in **Photograph 22, 34**). Fenestration throughout each building consists primarily of wood double-hung windows; however in the case of Quarters 3, 4, and 5, plans for these quarters indicate

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that many of these windows were replaced in the 1950s and later. Each window is finished with a simple surround, composed of an unadorned drip cap, wide trim board, and slip sill. A hip roof covers each building and centrally placed dormers are located on both the front and rear sides of the roofs. The hip dormers centered on the front side of the buildings are covered with a front-facing gable roof with a distinctive cornice. The kick eaves are boxed with a simple molded cornice composed of a narrow frieze, unadorned fascia, and crown molding with block modillions along the soffit.

The main façade of each building is symmetrical and three bays wide. The central bay is embellished with an attached one-story portico and a square projecting bay on the second floor. The portico is set on a brick foundation with a wood porch deck, and brick cheek walls that frame three concrete steps. The flat roof over the portico is carried by paired columns at the corners and pilasters where the porch joins the wall. The portico roof also serves as a patio for the second story and a glazed double-leaf door and a diamond-pane transom allows access to the balcony. A simple wood balustrade forms a railing along the perimeter of the second-story porch. The portico and second-story bay are flanked by windows on both stories. The windows consist of a top sash that is a decorative diamond-pane sash hung over a single pane sash. In some cases, such as Quarters 2, the diamond pane sashes have been replaced with a simpler sash (**Photograph 23**).

The side and rear walls are also three bays wide. On the side walls, the chimney forms the central bay, with windows forming the outer bays on both stories. In some cases, a small wood casement window with divided lights abuts the chimney stack, or it is inset into the chimney (**Photograph 20**). The rear façades, the most complicated of the walls and additions, have created an unorganized appearance. The back wall is generally divided into three bays (shown in **Photograph 4, 21, 28, 35**). On the first floor, the rear entry is located on the northern side and has been enclosed. The central bay on the first floor consists of the projecting bay with three small casement windows. A two-over-two window flanks the bay on the southern side in Quarters 2. In Quarters 3, 4, and 5, the bay has a fixed-pane sash window (**Photograph 28**). The central bay on the second story is composed of a one-over-one window topped with a fanlight and is flanked by a projecting bay and window. The fanlight in Quarters 2 has been replaced with a wood panel. A dormer is located above the center second-story window with a metal fire escape to provide egress from the window.

Like Quarters 1, the interior plans of Quarters 2-5 are based on a central hall (**Photographs 24, 30, 36**). Typical of a central hall plan, the main entrance hall contains the central staircase and the formal rooms, both living and dining rooms that flank the hall. Located behind the hall are the service rooms, including the butler's pantry and kitchen (**Photograph 31**). Within the hall, the dogleg stairs are set at the back and the room is subdivided by a trabeated arch, which suggests a separation between the entry and stair hall. The arch consists of two pilasters that carry a paneled lintel. The stair features a decorative newel post and angle posts, and shaped balusters (**Photograph 37**). The open-string stair has paneled or bracketed risers, and at the landing is a one-over-one window topped with a fanlight. Also of note, two bathrooms have been added to the space underneath the stairs in each building.

The two rooms flanking the entry hall serve as living and dining rooms and are separated from the hall by

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frame paneled architraves. Originally, all of these cased openings featured doors, but the doors have been removed in Quarters 3, 4, and 5. Each room has a fireplace set at the corner or along the exterior wall. The room on the south side of the hall in Quarters 3, 4, and 5 has been enlarged by removing the wall separated the formal living room and the rear family room, so that the living room extends the depth of the house.

On the second floor there are four bedrooms and two bathrooms arranged around a cross corridor. Of note in the bedrooms are the fireplaces, set at the corner of the rooms (**Photograph 38**). Each has glazed tile inset facing, a ceramic hearth, decorative metal grate, and wood mantel with a scroll molding and dentils. The walls in each room are finished with smooth plaster, a wide baseboard, and picture rail at the ceiling. The floors have been replaced with narrow oak wood planks, although Quarters 4 has retained its original wide pine flooring. Each building also has a finished third floor that served as the servants' quarters (**Photographs 39 and 40**). Two bedrooms and a bathroom are located on this floor.

Despite the marked similarities between each building, each building has small differences in plan. Of these buildings, Quarters 2 stands out as the most different, possibly because it served as the Senior Officers' Quarters. Quarters 2 has a six-over-six double-hung window set on the second story of the main façade, immediately adjacent to the portico. This window was added in the 1950s. At the roof level, a large cross gable dormer is centered on the front and rear side (**Photograph 19**). The dormer has a boxed return on the front and a round vent on the gable face, as well as double leaf glazed doors. The projecting bay from the second story forms a balcony with a solid wood railing. The same fenestration is carried out on the rear side of the dormer; however, a metal fire escape has been added below the doors. In addition to the gable dormer, two additional hip roof dormers have been added on the north and south sides of the building. Each has a small window and open eaves with a wide fascia board. The chimney on both sides has a prominently-sloped shoulder, boxed wood returns and a small window set adjacent to the stack.

Quarters 6 and 7, completed in 1903, are set on the eastern boundary of the district and are similar in form to Quarters 2-5, but have less architectural ornament. Both residences resemble a Four Square (**Photograph 45 and 51**) and are three stories in height with a square plan. Quarters 6 faces northeast and Quarters 7 northwest; the rear sides sit in close proximity to each other. They also share a small fenced yard located between the rear sides of the two buildings, each with a covered entry that exits into the yard. The yard, although difficult to discern because of the overgrown nature of the surrounding plantings, is formed by a sizeable brick terrace. The bricks are laid in a basket weave pattern and are surrounded by planting beds set adjacent to the building and wood fence. Outside the yard, Garden Way passes the southern side of both buildings, and on the north side, a picket fence surrounds the yard of both buildings. An adjacent concrete walkway is located on the north side of the fence.

Both Quarters 6 and 7 are set on a concrete foundation with two basement windows located on the front side and south sides. These openings either have a hopper window with three panes or have been retrofitted with a louvered vent. Exterior walls are clad in weatherboard siding with narrow corner boards, unlike the wide paneled corner boards on Quarters 1-5. A central block chimney is located on the south side of each building

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and the chimney stack is crowned with a corbelled cap. Metal flues have been added to the chimney stack opening. These chimneys lack the level of ornamentation, such as the decorative shoulders and inset windows that Quarters 2-5 have. Unlike Quarters 2-5, fenestration throughout Quarters 6 and 7 consists only of one-over-one double-hung and fixed-pane wood windows on the entry, and paired one-over-one double-hung windows on the dormers. Each window is framed with a wide trim board, slip sill, and simple drip cap. A pyramidal roof with boxed cornice, kick eaves, and blank frieze covers each building. Half-round metal gutters have been added at the cornice and feed into downspouts either at each corner or near the corner. Although not easily visible from the main façade, each building has a cross gable dormer that sits on the north and south sides of the building. These dormers do not have as many decorative elements as those on Quarters 2-5. They are clad in weatherboard siding, like the main body of the house have flush eaves but do not have a cornice treatment.

The main façade of both Quarters 6 and 7 are three bays wide, with an inset corner porch (**Photographs 45 and 51**). The entry porch is framed with a Classical architrave, with double leaf doors (**Photograph 47**). The doors are flanked by two paneled aprons that have multiple lights and a transom above. On Quarters 6 the front doors are half glass with a screen door on each. Instead of half-glass doors, Quarters 7 has multiple-light doors and a three-pane transom. Cheek walls frame the entry steps on each porch; however, the cheek walls on Quarters 7 have been clad with lapped siding. Each entry is covered with a canvas awning added in the 1950s. The other bays on the main façade are composed of typical windows.

The north side of each building is three bays wide with the glazed wall of the inset porch forming the outer bay on the first story. Adjacent to the entry porch is a bay window which forms the central bay on the first story of both buildings. Each bay window is composed of three one-over-one double-hung windows sitting on inset panels that form the base of the bay. A flat roof covers the bay and has a blank frieze and molded cornice. The windows are framed with the same surrounds as the other windows. The outer bay of the wall on Quarters 6 is composed of a window, however, on Quarters 7, is composed of a second bay window. This bay window is identical in appearance to the other bay windows. The upper-story bays on both Quarters 6 and 7 are identical; each composed of a single window.

The south side of Quarters 6 and 7 is also three bays wide with each bay composed of a window. The only exception is the outer bay on the first story that is composed of a small covered addition. This addition is covered with an attached roof and is blind on three sides and has a half-glass door on one. On Quarters 6 the covered stair is set above grade with a set of wood steps fronting the door. A shed roof also covers the entry on Quarters 6, providing direct access to the kitchen.

Quarters 6 and 7 have an irregular plan with a corner entry hall and an adjacent center passage hall. Two large living rooms are set on the north side of the passage hall and the kitchen and dining rooms are located behind the hall. On the second floor, four bedrooms and two bathrooms are arranged around the center passage way.

Three small outbuildings sit on the southern side of the district and were constructed after the main residences.

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Building 83 faces Whiting Way and served as the garage and chauffeur's quarters until 1961. Constructed in 1918, the building is rectangular in plan, two stories in height, and set on a concrete foundation (**Photograph 55**). It is covered with a front-facing gable roof with open eaves, wide fascia board, and triangular knee braces.

The exterior walls are clad in weatherboard with corner boards. Fenestration consists of six-over-six wood sash double-hung windows, and a single one-over-one double-hung located on the second floor. The windows are framed by narrow trim board and a slip sill. Two pull-out garage doors are located on the southwestern façade. A set of wood stairs are located on the northern side of the building and provide access to the second-floor apartment.

Building 205 is located adjacent to Building 83 and was constructed in 1936 as a garage. The building is rectangular, set on a concrete foundation, and is covered with a side-gable roof (**Photograph 56**). Exterior walls are clad in lapped wood siding and five pull-up doors are set on the southern side. The three other sides are blind.

Building 230 was constructed in 1944 and is a two-story caretaker's cottage located on the south side of Whiting Way. The rectangular building faces northeast and is set on a concrete foundation (**Photograph 57** and **58**). Exterior walls are clad in German drop siding with corner boards on the front-facing corners. Fenestration consists of six-over-six double-hung windows, symmetrically arranged. On the front façade, the windows are placed in the dormers. On south and north façades, the windows are centered in the gable end on the second story, and on the rear façade, the windows are again placed in the dormers as well as on the first floor. Three pull-up garage doors are located on the first floor. The doors are vertical wood plank. The most distinctive characteristic of the building is the three through-cornice dormers that are centered on the front and rear facades. All three are the same size and covered with gablet roofs with open eaves, exposed rafters and a narrow fascia board. The stairs terminate at a covered entry, which is enclosed with bead board railing and is glazed with divided lights. A small shed roof covers half-glass door the entry.

In addition to the ten buildings that make up the district, there are several surrounding **landscape features** located throughout the district. These contributing features consists of the expansive greensward in front of (east side) Quarters 1-3, a formal terraced garden behind Quarters 1 (on the southwest side), the central terraced garden behind Quarters 2-5, planting beds set adjacent to each residence, as well as walkways, patios, and masonry walls. Each feature is described more fully below, starting at the southeastern point of the district and continuing north.

On the east side of Quarters 1 is the expansive greensward which slopes down from Quarters 1 to a concrete retaining wall that fronts an unpaved parking lot. At one time, tennis courts (designated as Building 273) were located at the eastern edge of the greensward and were a strong demarcation between the Senior Officers' Quarters and the parade ground and enlisted area. A row of mature rose bushes is located in the center of the space (shown in **Photograph 1**). Located on the western edge of the greensward is a row of box hedges, planted in the 1970s and thus not part of the historic landscape.

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Behind Quarters 1 is a formal terraced garden designed by Lucille Woolpert, a Bay Area landscape designer. Primarily composed of hardscape, the garden was constructed in 1938 and is placed on a central axis from the reception hall of the Nimitz House. The garden is set atop a sloped site and is connected to Quarters 1 with brick stairs. The garden itself is divided into three terraces with brick walls bounding each terrace. Each space has a central focal point, two fountains for the southern terraces and a lime tree for the terrace on the northern space (**Photographs 59, 60, 61, 62**). In addition to the formal terraced garden, Woolpert was responsible for laying out the terraced garden located behind Quarters 2-5 and on the south side of Quarters 6 and 7 (**Photograph 63**). This garden is bounded by a random-cut stone retaining wall on the east side (**Photograph 64**), and unlike the formal terraced garden behind Quarters 1, is primarily composed of a central lawn with a series of terraced beds. At one time this garden was planted with perennials on the southern side of the lawn area. Additionally, each residence is surrounded with planted beds, each consisting of a variety of trees and plants.

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Statement of Significance (continued):

The Officers' Quarters Historic District at Yerba Buena Island is locally significant under Criteria A for its important association with the early development of military facilities on the West Coast. The district is also eligible under Criterion C, as a significant example of Classical Revival residential design in the Bay area and a representative example of residential military architecture. Contributing buildings include Quarters 1, 2, 3, 4, 5, 6, 7, Buildings 83, 205, and 230. There is also one contributing site associated with this district: the associated landscape elements.

Early Military History of Yerba Buena Island

For most of its early history, Yerba Buena Island, like other islands in San Francisco Bay, remained scarcely populated with limited settlement on the island prior to 1867.¹ The permanent military presence began in 1866 when the US Army established a post on the island. From 1867 to 1897, the Army used the island as a regular artillery post and quartermaster depot. During this period, the Army constructed a large two-wing barracks building to garrison 150 men, a mess hall, laundresses' quarters, commanding officer's quarters, hospital, guard house, bakery, sutler's store, engineer's store house, wharf, and a boat house. Much of the construction occurred on the eastern side of the island, near the present location of the Officers' Quarters, and was erected in a pattern that was common to military construction, around a square with a clearing in the center. The Quartermaster depot function was transferred back to the Presidio of San Francisco in 1879, and the buildings were ordered dismantled and rebuilt at the Presidio; however, it does not appear that this was accomplished.² Also established within this same time period was the lighthouse reservation, located on the southern side of the island. The Secretary of War authorized the Department of the Treasury to install a lighthouse as well as support buildings for the station. Constructed in 1875, these buildings have been in continuous use, and currently the Vice Admiral of the US Coast Guard resides in the lighthouse keeper's residence.³ Although a modest operation during the nineteenth and early twentieth century, over the years the Coast Guard installation has grown into a major presence on the island.

After the artillery depot and Quartermaster's depot left the island, a decade passed before the Army reoccupied the island. In 1891, the Army post was reestablished for use as a Torpedo (Mine) Station under control of the US Army Coast Artillery Corps command. The location of the island near the mouth of San Francisco Bay was efficient for the function of the post, which was to store and assemble submarine mines to be used in the

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

² 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, 1-8, 1-9.

³ E. Hice and D. Schierling, "Historical Study of Yerba Buena Island, Treasure Island," 1-11.

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defense of San Francisco Bay.⁴ Not only protected from ocean fogs, the location was advantageous because it could serve as a second line of defense if an enemy ship were to make it past Fort Mason. Consequently, the Torpedo Station was constructed on the island, north of the East Point and included a Torpedo (Mine) assembly building, a storehouse, a wharf, and Officers' Quarters. Of these buildings, only Building 262 remains, located east of the Officers' Quarters District, directly under the East Span of the San Francisco-Oakland Bay Bridge (Bay Bridge). The congressional appropriation for the reestablishment of the post also included the idea of building a war college on Yerba Buena Island; however, there is no evidence that it was ever established. The Army retained a station on the island until 1892, when it turned control of the post over to the Army Corp of Engineers.

Establishment of the Naval West Coast Training Station

The Naval Training Station at Yerba Buena Island was established after an executive order from President McKinley on April 12, 1898. Although the Army continued to occupy and operate the Torpedo Station, the Navy was granted "a goodly portion" of the island for use as a training station. The need for a western training station was demonstrable and efforts at other various small training stations, such as Mare Station, had failed.⁵ 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.⁶ An ambitious project from the outset, the 300-acre island had limited usable land, only approximately one hundred and fifty acres with no room for expansion, and remained ill-suited for use as a training station. Even so, the island remained a key facility from 1900 to 1923, before Navy operations were moved to San Diego. This transfer represented an important step in the shift of major Navy installations from northern to southern California, specifically San Diego.

As the name indicates, the station's main purpose was to train new Navy recruits to serve in the rapidly modernizing US Navy. Recruits began their Naval training at one of the four training facilities (Newport, RI; North Chicago, IL; and Norfolk, VA, and Yerba Buena Island) and spent up to one year at the station before they were transferred to the fleet as seamen and petty officers. Accordingly, four to five hundred trainees were present on Yerba Buena Island at any given time. With this many recruits, the Naval Station used almost all of Yerba Buena Island to some extent, with most of the facilities centered on the relatively flat lands at the East Cove. The functional core of the Training Station was bounded by East Point (a hill at the eastern end of the island, now hidden beneath the Bay Bridge) on the east; East Cove on the south (East Cove is now used by the Coast Guard); San Francisco Bay on the north (now the harbor between Yerba Buena and Treasure Islands); and on the west by the central hillside of Yerba Buena (denoted today by the east portal to the Yerba Buena Tunnel for the Bay Bridge).

⁴ The history of the design of this building is detailed in Erwin N. Thompson, "Historic Resource Study, Seacoast Fortifications, San Francisco Harbor, Golden Gate National Recreation Area, California," National Park Service, 1979. Thompson's history is based upon research in Army records at the National Archives.

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

⁶ E. Hice and D. Schierling "Historical Study of Yerba Buena Island, Treasure Island," 1-14.

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Twenty-three buildings were constructed on Yerba Buena Island during the initial period of construction between 1900 and 1905.⁷ They ranged from simple utilitarian structures, such as the powerhouse, to the elaborate training barracks building. These buildings and structures were likely designed by the Bureau of Yards and Docks (BuDocks), the Navy department that was responsible for design, construction, and maintenance of all naval facilities and utilities. Because original plans do not exist for the facilities on Yerba Buena Island, it is difficult to know whether any of these responsibilities were contracted out to private architects. Even so, the Officers' Quarters are attributed to the BuDocks, and they bear a striking resemblance to officers' quarters at Mare Island Naval Shipyard in Vallejo, which were designed by the BuDocks during the same period of construction.

The main facility on the station was the large training barracks building constructed in 1900 that also contained a large drill hall, offices, kitchen, pantry, storehouse, and petty officers' quarters. Designed in a Neo-Classical style, it was the largest building on the island, measuring three hundred by two hundred and sixty feet. The building had a clear floor span of three hundred feet and was capable of housing up to 500 men. As the construction on this enlisted barracks hall progressed, the Navy began to build a series of officers' quarters just up hill from the barracks. The Commander's Quarters, Building 1, was completed in 1900 (Figure 1), the seven other Officers' Quarters (Buildings 2-8), were completed between 1901 and 1905 (see Figures 2 and 3).



Figure 1. View of Naval Training Station, 1901, with Officers' Quarters labeled in left background. [Treasure Island Museum Collection, unnumbered, Treasure Island, San Francisco, CA]

⁷ E. Hice and D. Schierling, "Historical Study of Yerba Buena Island, Treasure Island," 1-48.

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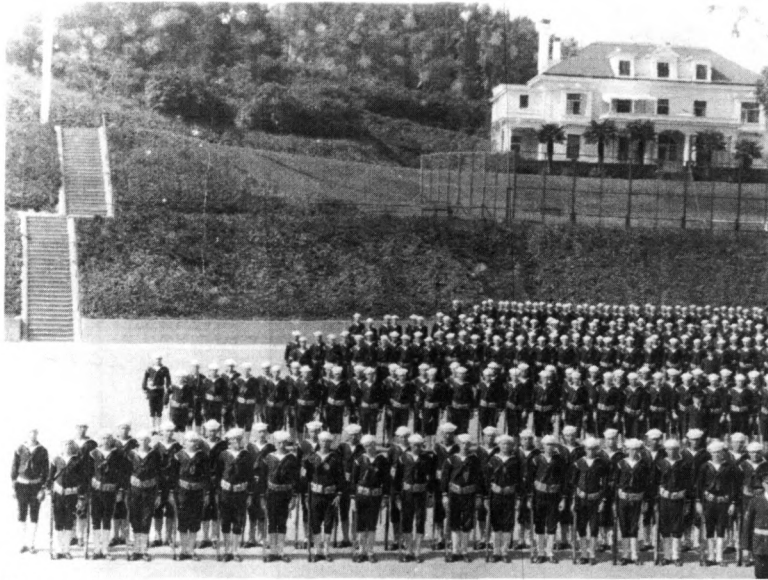


Figure 2. Historic view of Quarters 1 with Naval recruits showing the front side of the building before the fire of 1934. [Treasure Island Museum Collection, Unit 1, Shelf A, Yerba Buena Island Folder, Treasure Island, San Francisco, CA]

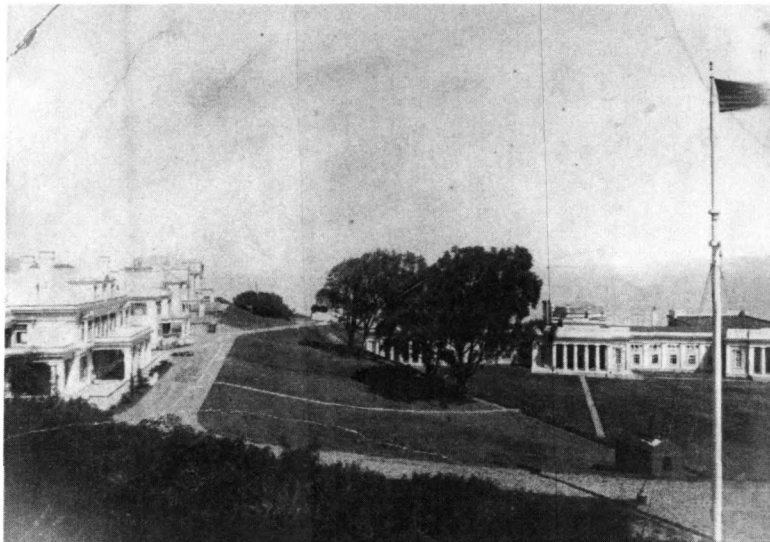


Figure 3. Historic view of Naval Training Station circa 1901 showing Senior Officers' Quarters (left) with Quarters 1 (left foreground) and Training Barracks (right). [Treasure Island Museum Collection, unnumbered, Treasure Island, San Francisco, CA]

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The small island was perennially overcrowded, causing the Navy to look elsewhere for a major west coast training station. The preparedness build-up prior to American entry into World War I so overtaxed the Yerba Buena facility -- 13,000 men were assigned there at one time -- that the Navy established a second California Training Station in San Diego, beginning in 1917. After the war, the Navy elected to expand the San Diego facility and closed the training station at Yerba Buena Island. The last of the training station personnel were relocated to San Diego in 1923 and the Yerba Buena facility was decommissioned. The island remained a Navy facility, however, for a more limited "Receiving Ship" function from 1923 to 1946. A "Receiving Ship" was a transient station for sailors awaiting assignment for 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 re-used the other buildings that had been built for the Training Station.⁸

Construction of the Bay Bridge, Treasure Island and the GGIE, and the onset of World War II

Three events of substantial importance forever changed the topography and history of Yerba Buena Island: the construction of the two spans of the San Francisco-Oakland Bay Bridge, the decision by the City of San Francisco to host the Golden Gate International Exposition, and the onset of World War II. The first event, the building of the San Francisco-Oakland Bay Bridge, or Bay Bridge, caused massive disruption to the topography of the island. Construction began in 1933 and included the largest diameter tunnel bore in the world and installation of an anchorage, piers, and abutments on Yerba Buena Island (see Figure 4). The construction occurred at a time in which the Navy had all but abandoned operations on the island, and very few buildings were in the alignment of the bridge. As a result, relatively few Navy buildings were demolished to make way for the bridge. Some demolition did occur; the State of California financed construction of several buildings on the east end of the island, to compensate the Navy for its losses.

Concurrent with the construction of the Oakland Bay Bridge and Treasure Island, the naval station underwent a beautification project consisting of extensive landscaping. Admiral Robert G. Coman, the commanding officer at the station, was largely responsible for the effort and oversaw the installation of several gardens and grading of nine thousand feet of roads and gravel paths. Plants from nurseries at Hamilton Field and ten thousand shrubs originally slated for landscaping of the future Golden Gate International Exposition at Treasure Island were sent to Yerba Buena Island for the project. The Works Progress Administration (WPA) also provided gardeners and laborers to assist the Navy crews, although to what extent the WPA or WPA laborers were involved is not known.⁹ It was during this period that the Navy hired Lucille Woolpert, a Bay Area landscape designer, to design the gardens behind the Officers' Quarters. Little else is known about Woolpert and she appears to have been contracted to design much of the landscape around the district.¹⁰

⁸ E. Hice and D. Schierling, "Historical Study of Yerba Buena Island, Treasure Island," 1-39.

⁹ "From the Rocks, A Garden: In 2 Years, Yerba Buena was Beautified," *San Francisco Chronicle*, July 17, 1940.

¹⁰ Personal communication between Amanda Blosser and Wickson Woolpert, November 15, 2003.

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Figure 4. Yerba Buena Island during construction of the Oakland Bay Bridge. The Training Barracks and Officers' Housing are shown center right. [Treasure Island Museum Collection, Yerba Buena Island folder, Treasure Island, San Francisco, CA]

With the completion of the Bay Bridge, the City of San Francisco decided to host an international exposition celebrating, among other things, the completion of the Golden Gate and Bay bridges. The exposition -- called the Golden Gate International Exposition, or GGIE -- was hosted in 1939 and 1940 on a new island, dubbed Treasure Island, built by the Corps of Engineers between 1935 and 1937. Built on the Yerba Buena Shoals, the island was to serve two purposes: as a site for the exposition and later, as the site for the future airport for San Francisco. As such, the first three buildings constructed were for the airport, necessitating permanent construction: an airport terminal building that would also serve as Pan American World Airways headquarters, and two hangars for the seaplanes. With this dual function in mind, the City of San Francisco authorized the temporary use of the site for the Exposition with the stipulation that the control of the exposition property be returned to the city.

Although the Exposition increased tourism in California thereby boosting the state and local economies, financially it was a failure. Approximately three quarter of a million visitors enjoyed the fair in the initial months; however it was only half the official anticipated turn out. At the end of its first run on October 29, 1939 it brought in less than half of the 20 million people necessary for a profit, leaving a debt of over 4 million dollars. After the first run, the GGIE obtained the necessary funding for its reopening in May 1940 and in order

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to make it a prosperous four month endeavor, new and more commercial attractions were scheduled.¹¹

Unfortunately, the reopening of the 1940 Exposition coincided with the turbulence in Europe, as German forces were closing in on Paris. With tension growing between United States and Japan, the Navy jumped at the opportunity to utilize the 400-acre island adjacent to their already established facility at Yerba Buena Island for a new Navy station. Plans for the local airport at Treasure Island were postponed and by early 1941 the Navy was temporarily making use of Treasure Island for its war planning. In lieu of Treasure Island, the Navy traded lands it owned on the San Francisco Peninsula, which would eventually be developed for the modern San Francisco International Airport.

Yerba Buena Island and World War II

Yerba Buena Island continued its function as a receiving ship facility during World War II, giving the area a continued use for the old training station buildings, although the major build-up was at Treasure Island. The new Naval Training and Distribution Center (TADCEN) Treasure Island began permanently occupying the former exposition site by 1943. For the first year, the training center had a very limited function, mainly to provide personnel for local defense forces to protect the San Francisco Bay. Yet after the attack on Pearl Harbor on December 7, 1941, the base's mission was fundamentally redefined: to supply armed uniformed guards for merchant marine vessels sailing in the Pacific Ocean. Although the Navy assigned training units to the island, during World War II the island was the temporary homeport for thousands of sailors awaiting assignment to vessels headed into battles in the Pacific.¹²

Despite the build-up at Treasure Island, Yerba Buena Island retained many of the basic buildings needed to handle the men in the receiving ship capacity, including its own dispensary and its own brig. To better handle the incoming recruits, the Navy instituted a liberal leave policy and limited receiving to those men who were returning from overseas. This allowed Yerba Buena Island to handle more men than it otherwise was capable of handling. However, from World War II forward, space limitations on the island convinced Navy command to re-designate "Receiving Ship" at Yerba Buena Island to Receiving Station, Treasure Island.¹³

¹¹ Reinhardt, *Treasure Island: San Francisco's Exposition Years* (San Francisco: Scrimshaw Press, 1973), 143-144; Tom Moriarity, "The Fair Closes," *California-Magazine of the Pacific*, November 1939 and "Fair in '40: Dream Will Come True," *San Francisco Chronicle*, December 23, 1939 (online at the Museum of San Francisco, <http://www.sfmuseum.org/hist5/ggie.html>, accessed on October 22, 2003.)

¹² E. Hice and D. Schierling "Historical Study of Yerba Buena Island, Treasure Island," 2-26 to 2-28. The use of the island during World War II is detailed in LCRD E. A. McDevitt, USNR, *The Naval History of Treasure Island*, (Treasure Island: US Naval Training and Distribution Center, 1946).

¹³ E. Hice and D. Schierling, "Historical Study of Yerba Buena Island, Treasure Island," 1-41.

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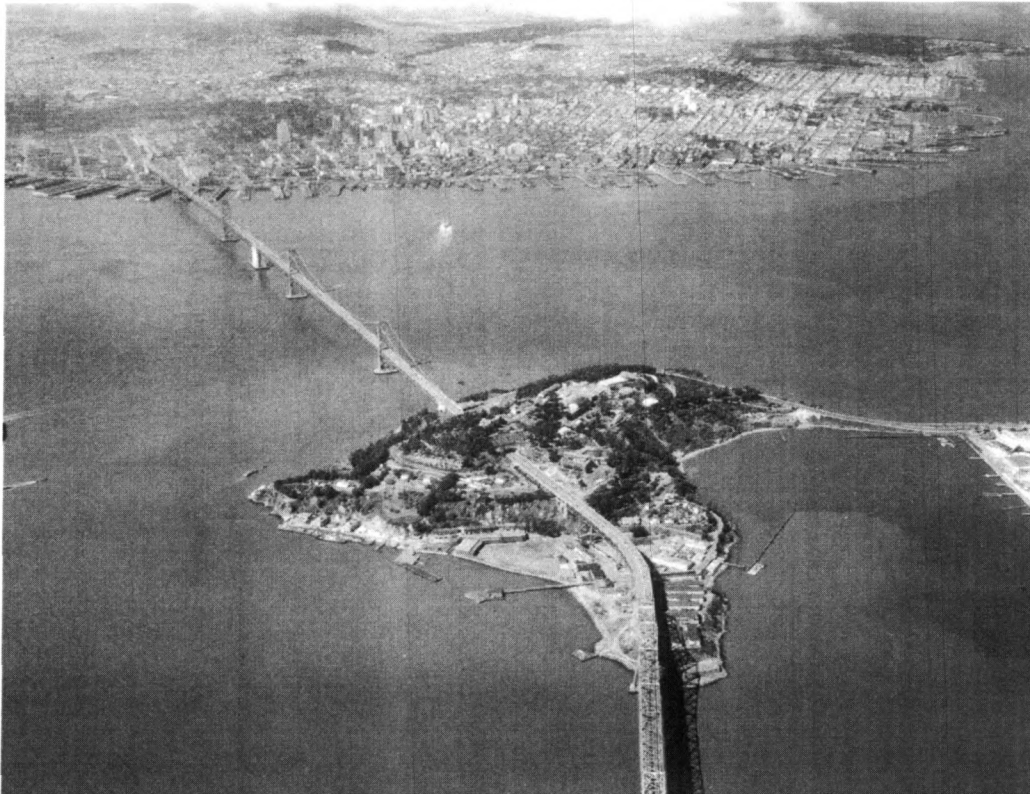


Figure 5. Aerial view of Yerba Buena Island, 1952. [Record Group 80, Negative 050852, NARA]

Post WWII to Base Closure

After re-designation in 1947, the Navy continued to use Yerba Buena Island 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 NAVSTA, Treasure Island. This functional re-orientation 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 Officers' Quarters still served as housing for the upper level officers, however the Commander's residence was moved from Quarters 1 to Building 62 in 1947, and one additional officer's residence, Quarters 10, was constructed. Building Quarters 10 was consistent with Navy's the new use for Yerba Buena, as all officers were housed on the island (see Figure 5).

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 used little by the Navy before 1945. Older buildings were

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transformed into residential units, such as with Building 240, a World War II-era dispensary converted into apartments, or Building 66, a Hospital Corps barracks 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. It was also during this period that Fleet Admiral Chester Nimitz lived in Quarters 1. He resided in the house from July 1963 to March 1966, and thereafter the house was referred to as the "Nimitz Residence."

Another significant change after World II was the transfer of property to the US Coast Guard, which took over the Lighthouse Reservation and the responsibility for policing San Francisco Bay. Additionally, 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, the Defense Base Closure and Realignment Commission (BRAC) recommended the closure of NAVSTA Treasure Island, a decision that led to the end of its naval activity in 1997.

Significance

The Senior Officers' Quarters Historic District is significant at the local level under Criterion A for its association with the early development of military facilities on the West Coast and as a significant example of Classical Revival residential architecture under Criterion C. The period of significance for the district extends from 1900, when construction began on Quarters 1, to 1947 when the Yerba Buena Island was decommissioned as a "Receiving Ship" and began to function as part of NAVSTA. Significant dates include construction dates of each building in the district and 1934, when a fire destroyed a portion of Quarters 1, as well as 1938, when much of the landscape was installed.

Although short-lived as a Training Station (1898-1923), Yerba Buena Island was essential in the establishment of a modern American naval presence on the West Coast. One of four such facilities, Yerba Buena Island quickly became a key naval training station and continued to play an important role in the military presence after its designation as a "Receiving Ship" in 1923. The Senior Officers' Quarters Historic District represents the major nexus of the historic building stock on the island and is significant for its association with the establishment of the Navy Training Station and its role during World War II as a "Receiving Ship."

The district is also eligible under Criterion C, as a significant example of a type of residential architectural design, in particular, Classical Revival design, popular in the Bay Area during the 1890s. Prior to this nomination, Quarters 1 was listed in the National Register as a significant example of Classical architecture. Classical Revival architecture was also the dominant style of domestic architecture throughout the country in the early part of the twentieth century and popular in private residences in California in the 1890s. Representative of nostalgia for a younger America, high style examples were large and expansive, with a balanced symmetrical plan, emphasizing hip roofs and correct historical details. These designs borrowed details from specific historical models, often using more elaborate Ionic or Corinthian capitals than were used in earlier examples of Classical Revival styles such as Greek Revival. Doorways and window openings in these buildings commonly have elaborate decorative surrounds, featuring broken pediments and fan and

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sidelights. As compared to early examples of Classical Revival-style architecture, the later examples used bay, paired, and triple windows, and often featured arched windows. Roofs were often high hip, with restrained but fully articulated cornices. They commonly used boxed eaves with block modillions, and a wide frieze located beneath the cornice. On the more modest examples of the style "decorative motifs from several historical periods were combined. Proportions were low and broad, their horizontal dimensions were emphasized by widely spaced window openings. . . ."¹⁴ As such, the Senior Officers' Quarters are a striking example of this type of design and have many of the defining characteristics of the Classical Revival style.

This group of buildings is also significant as a representative example of residential design prevalent in the late nineteenth and early twentieth century officers' quarters throughout the armed services. Architectural styles for residential buildings on Navy bases varied as widely as non-military residential architecture; however, Colonial Revival and Classical Revival designs were most commonly used for housing.¹⁵ The designers of military buildings during the late nineteenth century were determined to project and maintain a sense of order and decorum on military installations and continued a tradition of Classical Revival design that dominated all types of federal architecture. This "harkened back to the founding of the Republic," contradicted the patterns of civilian architecture, in particular, the regional tradition, and instead relied on standardized plans, most with genteel and calm appearance for residential design.¹⁶ Mission Revival-style architecture was also of emerging importance during the 1920s and was utilized in subsequent construction throughout military bases in California. Similarly, the regional Bay Tradition was of importance in residential architecture, but had very little effect on military construction of Bay Area facilities. Instead, design on military installations of the late-nineteenth century remained staunchly rooted in the Classical tradition and is viewed today by scholars as one of the most successful periods in military architecture. The Classical tradition faded in the early twentieth-century as the Army, Navy, Marine Corps and the forerunner of the Air Force were subjected to the profound effects of technological modernization, thus leaving a legacy of well-designed and substantial late nineteenth-century and early-twentieth century federal design.¹⁷

This collection of resources appears to be eligible as a district because the significance rests on the group as a whole. The Keeper of the National Register has defined a National Register-eligible historic district as follows: "A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development."¹⁸ The operative terms in this definition are that it must be a "significant concentration, linkage, or continuity" of properties, and that the

¹⁴ Carole Rifkin, *A Field Guide to American Architecture* (New York: New American Library, 1980), 65; Virginia and Lee McAlester, *A Field Guide To American Houses*, (New York: Knopf, 1996), 347.

¹⁵ JRP Historical Consulting Services, National Register of Historic Places, Registration Form for "Mare Island Historic District, Vallejo, California," January 1996.

¹⁶ Lois A. Craig. *The Federal Presence: Architecture, Politics, and National Design*, (Cambridge, Massachusetts: MIT Press, 1994), passim.

¹⁷ JRP Historical Consulting Services, "History and Historic Resources of the Military in California, 1796 to 1989," Volume I, 3-19-3-20, and Volume II, 4-14.

¹⁸ 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), 5.

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properties must be “united historically or aesthetically by plan or physical development.” In addition, a historic district may include buildings that lack individual distinction, providing that the district as a whole is significant. The Keeper addresses this issue in National Register *Bulletin 15*:

A district can comprise both features that lack individual distinction and individually distinctive features that serve as focal points. It may even be considered eligible if all of the components lack individual distinction, provided that the grouping achieves significance as a whole within its historic context. In either case, the majority of the components that add to the district's historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole.¹⁹

The Senior Officers' Quarters Historic District meets these considerations. First, the collection of resources is “united historically or aesthetically by plan or physical development.” Constructed over a period of 44 years, the seven residences, three outbuildings, and landscape were designed and constructed as Senior Officer housing and are thus united by a physical development. Secondly, with the exception of Quarters 1, the contributors lack individual distinction, and each on its own would not merit listing in the National Register. However taken together the collection is a “significant concentration,” and achieves significance as a whole. The district comprises the largest extant group of buildings related to the Navy's tenure on the island.

Although many of the buildings have individually been modified to some degree, the district retains sufficient integrity to warrant consideration for listing in the National Register. Many of the alterations occurred within the interior and on the rear sides of the exterior and do not compromise the setting or feeling of the district. Each of the buildings within the district still retain the architectural characteristics, such as massing, original fenestration along the facades, and architectural ornament, that define these buildings as significant examples of Classical Revival-style buildings.

¹⁹ USDI, NPS, *National Register Bulletin 15*, 5.

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Verbal Boundary Description

The Senior Officers' Quarters Historic District is located on the north side of Interstate 80 and roughly forms a triangular-shaped district on the northeast side of Yerba Buena Island. Beginning at the intersection of Whiting Way and Northgate Road, the district boundary follows Northgate Road northwest just past Whiting Way, where the greensward, which extends southwest to the San Francisco-Oakland Bay Bridge, forms the easternmost boundary of the district. The southeastern boundary is located on the south side of Building 230 and encompasses informal landscaping located on the south side of the building. See attached sketch map on page 26.

Boundary Justification

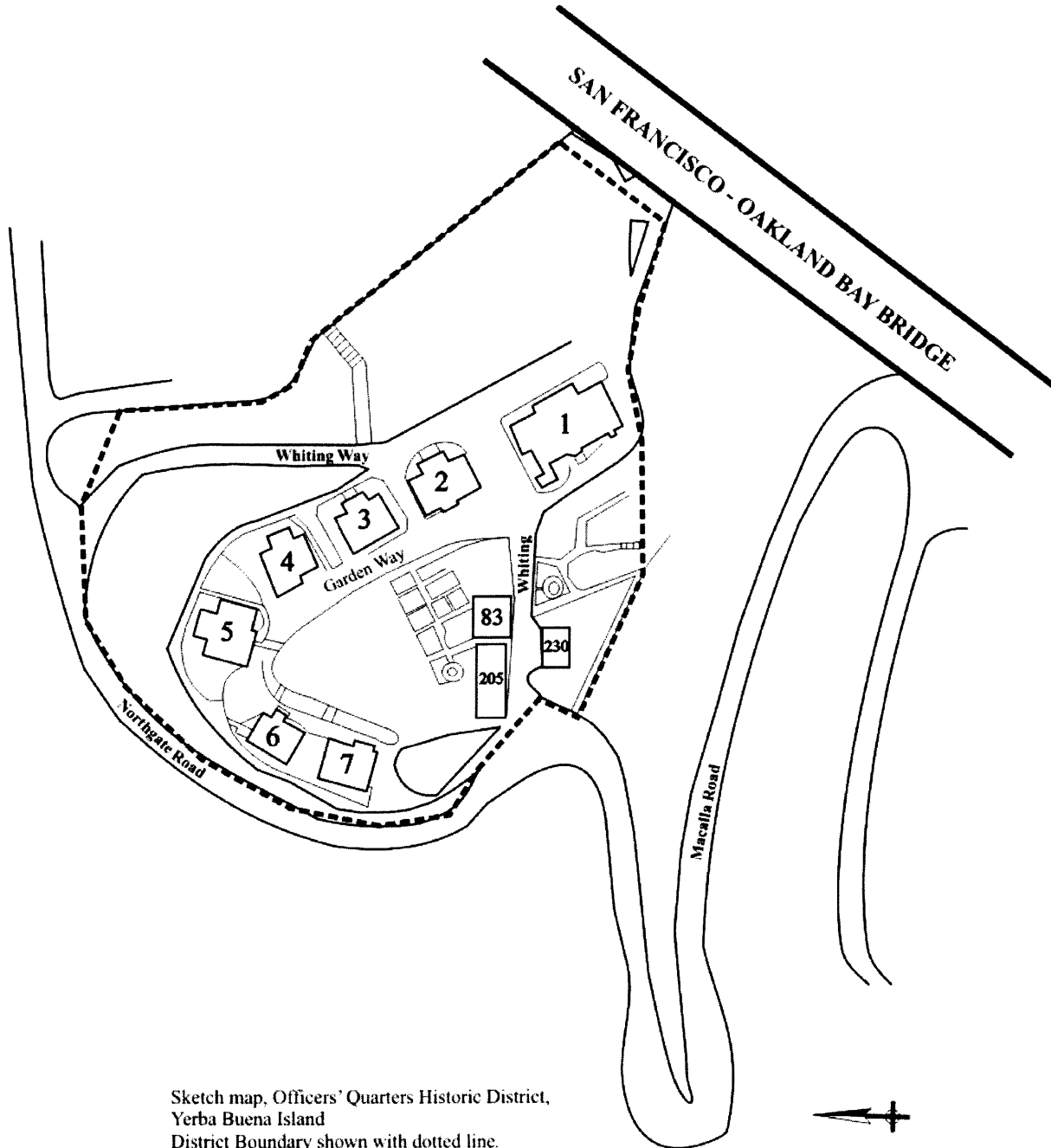
As the entire military facility is currently owned by the Navy, there are no parcel boundaries, and so the boundaries were drawn according to historical associations. The boundaries for the Senior Officers' Quarters Historic District include ten buildings historically associated with the Senior Officers' housing on Yerba Buena Island. Also included within the district boundaries are the landscape elements that surround the district including a formal terraced garden behind Quarters 1, the triangular shaped greens behind Quarters 2, 3, and 4, and the greensward in front of Quarters 1 and 2. There are also three additional Senior Officers' Quarters (Building 8, 9, 10 and Building 267, a garage for Quarters 10), which are eligible for listing in the National Register individually but are too distant physically to be included within this historic district.

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Sketch map, Officers' Quarters Historic District,
Yerba Buena Island
District Boundary shown with dotted line.

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Senior Officers' Quarters Historic District, Yerba Buena Island
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Photographs

All photographs were taken in San Francisco, California in October 2003 by William B. Dewey. Negatives remain in possession of JRP Historical Consulting.

1. Quarters 1, 2, 3, and 4, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. Contextual view of district with Quarters 1, 2, 3, and 4 in view, camera facing northwest
 7. Photograph 1
1. Quarters 1, 2, 3, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. Contextual view of district with Quarters 1, 2, and 3, and Whiting Way in view, camera facing southwest.
 7. Photograph 2
1. Quarters 1 and 2, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. Contextual view of Quarters 1 and 2 with landscape elements visible, camera facing southwest.
 7. Photograph 3
1. Quarters 2 and 3, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. Contextual view of rear side of district showing Quarters 2 and 3 with rear central lawn in view, camera facing southeast. Also shows close proximity of San Francisco -Oakland Bay Bridge.
 7. Photograph 4
1. Quarters 1, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. Contextual view of Quarters 1 showing landscape and greensward (foreground) and Quarters 2 (center right), camera facing west.
 7. Photograph 5
1. Quarters 1, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. Oblique view of east and north side of building, camera facing southwest.
 7. Photograph 6
1. Quarters 1, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. Oblique view of south and portion of east (front) side with solarium in view, camera facing northwest.
 7. Photograph 7
1. Quarters 1, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. Oblique view of north and west sides showing ell on west side, camera facing southeast.
 7. Photograph 8
1. Quarters 1, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. Detail of portico located on east side of building, camera facing south.
 7. Photograph 9
1. Quarters 1, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. Detail of main entrance, camera facing west.
 7. Photograph 10

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1. Quarters 1, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. Detail of west side showing the two-story bay, camera facing east.
 7. Photograph 11
-
1. Quarters 1, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. Detail of chimney stack, camera facing northeast.
 7. Photograph 12
-
1. Quarters 1, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. Interior view of main entrance hall with main entrance door, camera facing east.
 7. Photograph 13
-
1. Quarters 1, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. Interior view of reception hall and rear entry doors, camera facing west.
 7. Photograph 14
-
1. Quarters 1, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. Interior view of central hall staircase with elevator in background, camera facing southwest.
 7. Photograph 15
-
1. Quarters 1, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. Interior view of pocket doors separating central hall and dining room, camera facing north.
 7. Photograph 16
-
1. Quarters 1, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. Interior view of solarium located on southeast corner of first floor, camera facing southeast.
 7. Photograph 17
-
1. Quarters 1, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. Interior view of second floor room, camera facing west.
 7. Photograph 18
-
1. Quarters 2, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. View of front or east side of building, camera facing west.
 7. Photograph 19
-
1. Quarters 2, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. View of south side, camera facing north.
 7. Photograph 20
-
1. Quarters 2, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. View of west or rear side with terraced gardens (foreground), camera facing east.
 7. Photograph 21

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1. Quarters 2, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. Oblique view of north and east sides, camera facing southwest.
 7. Photograph 22
-
1. Quarters 2, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. Detail of chimney located on the north side of the building, camera facing southwest.
 7. Photograph 23
-
1. Quarters 2, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. Interior view of central hall with staircase and flanking living room in background, camera facing northwest.
 7. Photograph 24
-
1. Quarters 2, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. Interior view of living and dining rooms on the south side of the building, camera facing southwest.
 7. Photograph 25
-
1. Quarters 3, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. View of east or main side of building, camera facing west.
 7. Photograph 26
-
1. Quarters 3, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. Oblique view of east and south sides as well as surrounding landscape elements, camera facing northwest.
 7. Photograph 27
-
1. Quarters 3, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. View of west (rear) side of building showing Quarters 2 (right), camera facing southwest.
 7. Photograph 28
-
1. Quarters 3, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. Detail of main entrance door common to Quarters 3-5, camera facing west.
 7. Photograph 29
-
1. Quarters 3, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. Interior view of central hall staircase and flanking room with fireplace in background, camera facing northwest.
 7. Photograph 30
-
1. Quarters 3, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. Interior view of first-floor butler's pantry located behind central staircase, camera facing southwest.
 7. Photograph 31
-
1. Quarters 3, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. Interior view of second-story central staircase with Palladian window (common to Quarters 2-5), camera facing west.
 7. Photograph 32

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1. Quarters 4, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. Oblique view of east and south side, camera facing northwest.
 7. Photograph 33
-
1. Quarters 4, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. Oblique view of south and west (rear) sides, camera facing northeast.
 7. Photograph 34
-
1. Quarters 4, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. Oblique view of north and west (rear) sides, camera facing southeast.
 7. Photograph 35
-
1. Quarters 3, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. Interior view of living room located on the south side of building, showing molding around door architrave in foreground, camera facing southwest.
 7. Photograph 36
-
1. Quarters 4, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. Interior view of central hall staircase showing bracketed stair, square balusters, and fluted newel post, camera facing southwest.
 7. Photograph 37
-
1. Quarters 4, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. Interior view of original fireplace in second-story bedroom, camera facing northwest. These fireplaces were typical throughout Quarters 2-5.
 7. Photograph 38
-
1. Quarters 4, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. Interior, view of servant's stairhall, camera facing northwest.
 7. Photograph 39
-
1. Quarters 4, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. Interior view of third-floor room, with original flooring, camera facing northwest. This was typical of the rooms on the third floor before the rehabilitated by the Navy in the 1950s and 1960s.
 7. Photograph 40
-
1. Quarters 5, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. View of northeast side, camera facing southwest.
 7. Photograph 41
-
1. Quarters 5, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. View of northwest side, camera facing southeast.
 7. Photograph 42

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1. Quarters 5, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. Oblique view of northwest and southwest (rear) sides, camera facing southeast.
 7. Photograph 43
-
1. Quarters 5, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. Interior view of living and dining room, showing a replacement fireplace, camera facing southwest.
 7. Photograph 44
-
1. Quarters 6, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. View of north or main side, camera facing southwest.
 7. Photograph 45
-
1. Quarters 6, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. Oblique view of west (rear) and south sides, camera facing southwest.
 7. Photograph 46
-
1. Quarters 6, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. Detail of main entrance and entry porch, camera facing northwest.
 7. Photograph 47
-
1. Quarters 6, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. Interior view of central staircase, camera facing southeast.
 7. Photograph 48
-
1. Quarters 6, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. Interior view of second floor central hall, camera facing west.
 7. Photograph 49
-
1. Quarters 6, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. Interior view of second floor central hall, camera facing east.
 7. Photograph 50
-
1. Quarters 7, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. View of southwest (front) side, camera facing northeast.
 7. Photograph 51
-
1. Quarters 7, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. View of northwest side with two bay windows, camera facing southwest.
 7. Photograph 52
-
1. Quarters 7, Senior Officers' Quarters Historic District, Yerba Buena Island
 6. Detail rear entry that opens on to the fenced yard, camera facing northwest.
 7. Photograph 53

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1. Quarters 7, Senior Officers' Quarters Historic District, Yerba Buena Island
6. Interior view of living room with two bay windows and rear entry door, camera facing northeast.
7. Photograph 54

1. Building 83 and 205, Senior Officers' Quarters Historic District, Yerba Buena Island
6. View of south side, with Building 83 in foreground and Building 205 in background, camera facing northeast.
7. Photograph 55

1. Buildings 83 and 205, Senior Officers' Quarters Historic District, Yerba Buena Island
6. View of south side with Building 205 in foreground and Building 83 in background, camera facing southeast.
7. Photograph 56

1. Building 230, Senior Officers' Quarters Historic District, Yerba Buena Island
6. View of north (main) side, camera facing south.
7. Photograph 57

1. Building 230, Senior Officers' Quarters Historic District, Yerba Buena Island
6. Oblique view of west and south (rear) side, camera facing southeast.
7. Photograph 58

1. Garden behind Quarters 1, Senior Officers' Quarters Historic District, Yerba Buena Island
6. View of main terrace with fountain, showing Quarters 1 in background, camera facing southeast.
7. Photograph 59

1. Garden behind Quarters 1, Senior Officers' Quarters Historic District, Yerba Buena Island
6. View of main terrace showing rear fountain, camera facing south.
7. Photograph 60

1. Garden behind Quarters 1, Senior Officers' Quarters Historic District, Yerba Buena Island
6. View of rear terrace and fountain, camera facing west.
7. Photograph 61

1. Garden behind Quarters 1, Senior Officers' Quarters Historic District, Yerba Buena Island
6. View of main terrace with mature tree, camera facing southeast.
7. Photograph 62

1. Central lawn and terraced gardens, Senior Officers' Quarters Historic District, Yerba Buena Island
6. View of rear gardens, taken from Quarters 3, camera facing west.
7. Photograph 63

1. Terraced gardens, Senior Officers' Quarters Historic District, Yerba Buena Island
6. View of interior terraced gardens behind Quarters 2-5, camera facing northwest.
7. Photograph 64