



BUILDING 105

Historic Structure Report

FINAL
May 2015



Building 105 Historic Structure Report

I. Project Team & Acknowledgements

I. Project Team & Acknowledgements

Presidio Trust

Craig Middleton, Executive Director

Michael Boland, Chief of Planning, Projects and Programs

Chandler McCoy, Associate Director for Planning & Design

Robert Thomson, Historic Compliance Officer

Michelle Taylor, Historic Compliance Coordinator

Robert Wallace, Associate Director of Design

Christina Wallace, Conservator & Preservation Project
Manager

Tammera Gassin, Acting Associate Director of Procurement

Consultant Team

Bridget Maley, Owner, architecture + history, llc

Katherine Petrin, Principal, Katherine Petrin Consulting

Stan Teng, Architect, Stan Teng, Architectural Studio

Archives & Libraries

Barbara Janis, MLIS, Library and Records Manager, Presidio
Trust Library (retired)

Amanda Williford, Curator, Golden Gate National
Recreation Area – Park Archives and Records Center



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Building 105 Historic Structure Report

II. Executive Summary

II. Executive Summary

Introduction

Established by Spain in 1776, the Presidio is the birthplace of San Francisco. After having served for over 200 years as one of the nation's pre-eminent military installations, the Presidio was designated a National Historic Landmark (NHL) in 1962. Ten years later, in 1972, the United States Congress identified it as a future National Park, should the Army no longer need the site. The Base Realignment and Closure Commission identified the historic post for closure in 1989, and the United States Army vacated in 1994, turning the site over to the National Park Service.

The historic buildings and landscapes that distinguish the Presidio also present financial and management challenges that are unique among our nation's designated national parks. In response to these challenges, Congress established a new model for managing the Presidio as a financially self-sustaining national park. The Presidio Trust Act was enacted in 1996, transferring jurisdiction of the Presidio's interior lands and more than 700 of its buildings to the Presidio Trust. The Trust's mission is to preserve the Presidio as an enduring resource for the American people. The Trust works closely with the National Park Service and the Golden Gate National Parks Conservancy in managing the Presidio and protecting its resources.

Purpose of the Report

As a component of its mission to protect historic resources, the Presidio Trust engaged a consultant team to complete this Historic Structure Report (HSR) for Building 105. The primary purpose of the report is to guide a future rehabilitation and adaptive reuse project for the building, in concert with the projects already completed along the Montgomery Street Barracks Row.

The HSR will assist decision makers and reviewers of a future project at Building 105 by providing thorough identification of important features, spaces, and elements that contribute to the character of the building, the Montgomery Street grouping and to the Main Parade Ground Cultural Landscape.

Methodology

The consultant team worked closely with Presidio Trust staff to develop an outline and content for the document. This HSR meets the guidelines set forth in *Preservation Brief #43: The Preparation and Use of Historic Structures Reports*, as this report identifies and evaluates the historic significance, integrity, and condition of Building 105. The *Secretary of the Interior's Standards for the Treatment of Historic Properties* and the *Guidelines for Rehabilitating Buildings at the Presidio of San Francisco* (1995) inform findings in the Future Treatment and Use section.

The Presidio Main Post Cultural Landscape Report (CLR) was completed by Royston, Hanamoto, Alley and Abey (RHAA) in 2012. This document clearly identifies the elements of the Main Post and



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

Main Parade Ground, including the area around the Montgomery Street Barracks that are historic and contribute to the National Historic Landmark. Therefore, this HSR focuses on the Building 105 and does not provide any further recommendations for the surrounding landscape or site.

Fieldwork was completed during multiple visits to the building between August and October 2014. Bridget Maley and Stan Teng photographed and inventoried conditions in every room in the building and conducted inspections of exterior materials. During the course of the project Presidio Trust staff exposed a number of areas and materials that are concealed in the building so that these features could be assessed by the project team. On October 22, 2014, the project team and members of the Presidio Trust staff reviewed the 75% draft HSR and walked the exterior of the building to review conditions and original features as a group.

Research was conducted using both primary and secondary sources. The primary repositories consulted were the Presidio Trust Library, the Golden Gate National Recreation Area Park Archives and Records Center, and the San Francisco Public Library. The repositories located within the Presidio, the Trust Library and the park archives yielded the most relevant documentation, drawings and historical photographs. Secondary sources consulted are identified in the Bibliography.

The HSR benefits from abundant previous documentation of the building and the Montgomery Street Barracks grouping. The team reviewed numerous architectural drawings and historical photographs, Army records, building maintenance records and

additional drawings, newspaper accounts, and government correspondence, which provide contextual information and data on building alterations.

Photographs

Team member Bridget Maley took all current photographs of the building in September and October 2014.

Historic photographs are cited using the abbreviations for the archives and libraries listed below:

Presidio Trust Library (PTL)
Golden Gate National Recreation Area – Park Archives and
Records Center (GGNRA-PARC)
San Francisco Public Library (SFPL)
University of California, Berkeley, Bancroft Library (UCBBL)

Summary of Significance

The Presidio of San Francisco Main Post is arguably one of the most important collections of military architecture in the nation. The five Montgomery Street Barracks are a key element of this grouping of historic resources. They tell the story of the evolution of military housing needs in the Presidio as Army life changed from the era of the Spanish American War through involvement in the Vietnam War. The construction of the Barracks falls into the Nationalistic Expansion Era dating from 1891 to 1914, as defined in the 1993 National Historic Landmark Historic District Update. The period of significance from the NHL extends to the end of World War II. A subsequent update of the NHL studies extending the period of



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

significance for the historic district to 1958; however, this remains under consideration.

The period of significance for Building 105 as an individual historic resource has been identified during this HSR effort as ranging from 1897, its date of construction, to 1971, when the building transitioned away from Barracks-style housing under a US Army renovation that inserted individual rooms or suites into the floor plan, altering its use and changing interior spaces.

Future Use and Possible Treatments

The Secretary of the Interior's Treatment for Historic Properties defines four primary treatments: Preservation, Rehabilitation, Restoration and Reconstruction. The approach to a future project involving Building 105 should focus on Rehabilitation of the structure through a compatible adaptive reuse. It should be noted that although Building 105 retains a great deal of historic integrity at the exterior, the interior of the building has been significantly altered. The overall Rehabilitation will likely involve a merged approach of removal of later inappropriate features, retention of the few historic interior features that remain, and restoration or re-establishment of some key features that have been lost. Further, all work associated with a future project would need to comply with *the Guidelines for Rehabilitating Buildings at the Presidio of San Francisco*.

Currently, Building 105 suffers from years of deferred maintenance, as well as outdated, non-functioning or deteriorating building systems. A future project will likely require significant upgrades to the structural, mechanical, electrical and plumbing systems for the building. The proposed use should be selected with care to ensure that the building is not “over-programmed” resulting in further impact to the historic integrity.





Building 105 Historic Structure Report

III. Statement & Period of Significance

III. Statement of Significance

Building 105

Facing the Presidio of San Francisco's Main Parade Ground, Building 105 is the northernmost in a series of five identical barracks buildings, known as the Montgomery Street Barracks or the 100 Series (101-105) Barracks. All were constructed between 1893-1897 in accordance with a standardized military plan, "Enlisted Men's Barracks with Mess."

The series of barracks along Montgomery Street was fully completed with the compatible additions of Buildings 100 and 106 in 1909. Because of the overall architectural harmony of the Montgomery Street Barracks, architectural historian David Gebhard considered this row to form "one of the city's finest street facades."¹

Building 105 was completed in 1897 employing high quality materials, and substantial techniques and craftsmanship. Building 105 remained in continual use as troop housing from 1897 until 1980. Earlier, in the late 1960s, the Montgomery Street Barracks were determined to be inadequate because of their outdated dormitory arrangement. The 19th century concept of dormitory style housing for troops proved to be antiquated by that time. Nonetheless, Building 105 had not been altered from its original interior configuration. To address housing needs, the Building 105 (together with 100, 101, 103, and 104) was remodeled in 1971 to create partitioned, shared bedrooms or sleeping cubicles in formerly historic open dormitories. This configuration also became insufficient for modern troop housing. Later renovations in the 1980s, during the period of FEMA use, greatly affected the interior

character-defining features such that it was no longer an intact example of the historic barracks plan.

Representative of the 19th century concept of dormitory style housing for troops, Building 105 is significant in the areas of Military History and Military Architecture.

Building 105 Within Context of Montgomery Street Barracks

While the primary focus of this historic structure report is Building 105 as an individual structure, the building is also important within the larger context of the collection of Montgomery Street Barracks. As an extremely homogenous group, Buildings 100-105 (and sometimes Building 106) are often viewed as a single entity based on their uniform exterior appearance and materials, contemporaneous construction, and use as housing for enlisted personnel. The Montgomery Street barracks were built during a period of national military expansion, 1890-1910. As masonry buildings with Colonial Revival influences, Buildings 101-105 are stylistically representative of Main Post architecture at the start of the 20th century. The National Historic Landmark nomination notes that the Montgomery Street Barracks are "singularly significant as they mark the first major introduction of brick, with stone trim, into the architecture of the Presidio, which had been characterized by all-wood construction during the American period [1846-1890]."²



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

This set of architecturally distinguished, substantial brick structures parallels the transformation of the Presidio from a 19th century outpost to a modern 20th century military installation. They tell the story of the evolution of military housing needs in the Presidio as Army life changed from the era of the Spanish American War, 1898, through the 1960s involvement in conflicts in Southeast Asia.

The National Historic Landmark nomination notes that Buildings 100-106, remain highly intact and “form one of the Presidio’s most focal and impressive architectural groupings. Further, this row of buildings was the first essential piece in the establishment of what ultimately was to become the new Main Parade Ground and represented a major building initiative at the Post.”³

Symbolically, the Montgomery Street Barracks have served for over a century as an appropriate backdrop for the Presidio’s military events. Prominently sited at the parade ground perimeter, the Montgomery Street Barracks are featured in historical photographs of military reviews, drills, funerals, visits of dignitaries as well as the general public, and all types of military exercises and activities throughout the 20th century. The buildings communicated an architectural statement that expressed the military’s values of formality, symmetry and order. Stylistically, the Colonial Revival feeling of the Montgomery Street Barracks reflected the nation’s colonial origins and a symbol of American patriotism.

Period of Significance

The period of significance for the Presidio of San Francisco as a whole was established by the 1993 National Historic Landmark update, beginning in 1776 with its founding as Spain’s northernmost outpost of colonial power in the New World, and ending with the culmination of World War II in 1945. A possible extension of this defined period of significance is under consideration. As a subset of the Main Post historic resources, the period of significance for the Montgomery Street Barracks has previously been determined to be 1895, the year construction began on the first barracks, to 1945 the end of World War II.⁴

The period of significance for Building 105 as an individual historic resource is 1897 to 1971, beginning with its construction date and ending in 1971, when Vietnam Era-interior alterations occurred, resulting in changes to the interior spaces and pattern of use. The 1971 remodel created partitioned, shared bedrooms in historically open dormitories impacting the building’s original floor plan, circulation, and the historic dormitory-style barracks interior. By 1971, the 19th century concept of dormitory style housing for troops proved to be untenable. Between 1945-71 no major changes occurred at Building 105 that would have impacted character-defining features, which also supports 1971 as the end date of the period of significance.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

Prior Assessments of Significance

The Presidio of San Francisco became a National Historic Landmark (NHL) in 1962 and as such has been determined to be a nationally significant property and “possess exceptional value or quality in illustrating or interpreting the heritage of the United States.” The Main Post, being the core and heart of the Presidio, holds much of the same significance as the entire property.

In 1985 the NPS, working with the U.S. Army, completed a Historic American Building Survey Study (HABS) of the U.S. Army-managed portions of the Presidio. The HABS Study determined Buildings 100-105 and Building 106 to be Category 1 Structures.

The first comprehensive inventory of historic resources at the Presidio of San Francisco was completed in 1993, in the form of the National Historic Landmark Historic District Update. Building 105, like all the Montgomery Street Barracks, is a contributing structure to the NHL historic district.

The Main Post Cultural Landscape Report (CLR), completed in 2012, by RHAA, describes in detail the history and significance of the Main Post as a Cultural Landscape. The Montgomery Barracks are contributing resources to the Presidio’s singularly important cultural landscape.⁵

Endnotes

¹ Gebhard, et al. *The Guide to Architecture in San Francisco and Northern California*. 1985. p. 38.

² Presidio of San Francisco NHL Historic District, Nomination Registration Form, Section 7 – p. 82.

³ Presidio of San Francisco NHL Historic District, Nomination Registration Form, Section 7 – p. 82.

⁴ The National Historic Landmark Period of Significance is currently under review for extension to 1958.



Building 105 Historic Structure Report

IV. Historical Overview & Contexts

IV. Historical Overview and Contexts

A Brief Historical Overview - Presidio of San Francisco

The storied history of the Presidio of San Francisco is well documented. A summary from the 2012 *Presidio Main Post Cultural Landscape Report* succinctly presents the early history and it is excerpted here:

The Presidio of San Francisco was established by Spain in 1776 and is the birthplace of San Francisco. The outpost came under Mexican control in 1821 when Mexico gained independence from Spain. John C. Fremont took possession of the Presidio in 1846 when he claimed California for the United States. The U.S. Army established a command center in the Presidio in 1850 and it eventually became the headquarters for the Division of the Pacific.

For many years the Presidio served as the west coast headquarters of the U.S. Army. During the Civil War, its strategic location at the entrance to San Francisco Bay made it an important defensive point in the event of a Confederate attack. As America's role in the world evolved, the Presidio became the focus of the U.S. Army's activities across the Pacific Ocean, particularly during the Spanish-American War, World War II, and wars in Korea and Viet Nam.

The Presidio was designated as a National Historic Landmark in 1962, and in 1972 Congress, with great foresight, identified the Presidio as a future national park should it not be needed by the Army. In 1988 the Base Realignment and Closure Commission

decided to end the Presidio's 212-year history as a military reservation. The Presidio was turned over to the National Park Service in 1994 and in 1996 Congress created the Presidio Trust to manage most of the park in partnership with the NPS.¹



A distant view of the Main Parade Ground prior to construction of the Montgomery Barracks, dated 1886. The types of wood-frame barracks that were present on the site prior to the Montgomery Street Barracks can be seen on the left side of the photograph. Source: Main Post Cultural Landscape Report by RHAA, July 2012.

Nationalistic Expansion Era, 1891 – 1914

Of the nine chronological periods of development set forth in the National Historic Landmark nomination, Building 105 is most closely associated with the period of Nationalistic Expansion, 1891-1914. One of the key developments of this period was a major building campaign that resulted in groups of new barracks and other housing around the Main Post. A noted architectural development of this period was “the first appearance of the Colonial Revival style” at the Main Post, when brick “became the exterior material of choice.”² Prior to this moment, Presidio construction had been primarily wood frame or adobe. (Further discussion of the Montgomery Barrack’s architectural style follows.)

The Army’s modernization and expansion in the 1880s and 1890s resulted in many improvements to facilities at the Presidio of San Francisco. Construction of a massive new system of coastal defenses in the 1890s and other factors, such as the Spanish-American and Philippine-American Wars, and resulted in overcrowding in the enlisted barracks and insufficient housing within the Presidio in general. As a response to the housing shortage, new barracks facilities were authorized to replace to deficient conditions.³

Montgomery Street Barracks and the Standardized Plan

Overall, the architecture of the Presidio parallels its transformation from a 19th century outpost to a modern 20th century military installation. Architecturally, the Presidio of San Francisco contains a diverse collection of buildings, representing the evolution of military architecture over time. Buildings constructed by the military typically relied on standardized plans with each branch of the military developing their own. Standardized plans were created

for specific building types and usually exhibit a particular architectural influence or style. Historically, standardized building plans incorporated contemporary architectural influences, reflecting popular trends, and could be at times eclectic, exhibiting stylistic mixtures in the design of one building.

Even though standardized plans provided a sense of uniformity, plans were intended for adaptation by individual installations to accommodate differences in climate and local building materials.⁴ The Army historically emphasized that each post should have a military feeling, while reflecting local character and building traditions.⁵

In the late 19th and early 20th century, other western Army outposts constructed military barracks using standardized plans, with exteriors often expressed in a generally Colonial Revival style. Examples are found at Forts Worden, Vancouver, Laramie, Bridger and others. This was also true at the Presidio with the construction of the Montgomery Street Barracks.

In 1908 Frederick Funston, commander of the Presidio, authored a letter in which he expressed displeasure with the prevailing architectural styles of housing at the base. He thought the existing barracks to be “overly strong and disliked their aesthetics, preferring concrete Mission Revival style structures.”⁶ It is not surprising that the next major campaign in the Presidio, the development of Fort Scott in 1912 represents the first use of a localized approach to architecture in the Presidio where Mission Revival exteriors were imposed on a standardized plan.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



A view of the Parade Ground and the Montgomery Street Barracks dated April 1914. Source: Tucker Beckett Collection, PTL.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

Stylistically, the Montgomery Street barracks are considered Colonial Revival and fall with the date range associated with that style, 1880-1940.⁷ The characteristic features of Buildings 101 - 105 are: two and a half story structure; U-shaped in plan with rear courtyard; hip and gable roof, roof dormers; full-width porch; original paneled doors (no longer extant); eight chimneys (modified); and paired windows. Stylistically, Building 105 exhibits elements associated with its period of construction, such as the overhanging hip roofs, two-over-two windows, and segmental arches for window and door openings, symmetrical massing and balanced proportions.

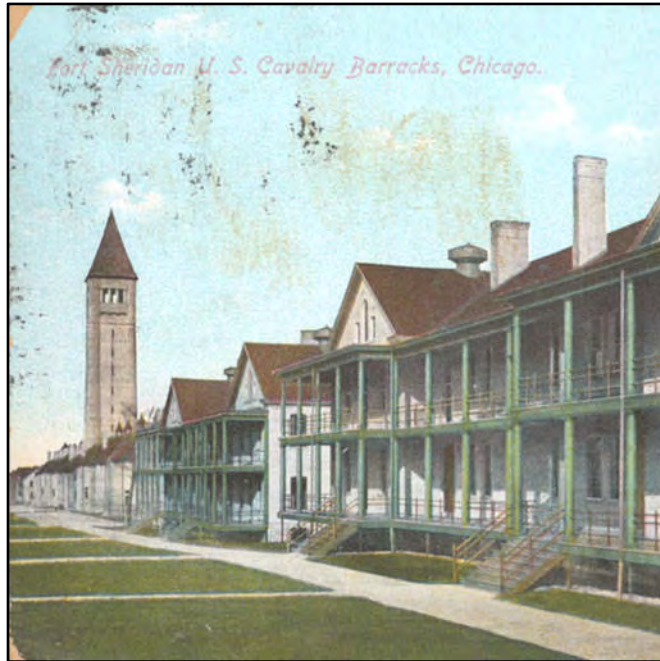
The Montgomery Street barracks remain a striking example of late 19th century military architecture. As stated in the National Historic Landmark nomination, these barracks:

form one of the Presidio's most focal and impressive architectural groupings. They are singularly significant as they mark the first major introduction of brick, with stone trim, into the architecture of the Presidio, which had previously been characterized by all-wood construction. Further, this row of buildings was the first essential piece in the establishment of what ultimately was to become the new Main Parade Ground and represented a major building initiative at the Post.⁸



*Above: A view of troops marching in front of the Montgomery Street Barracks, Building 105 at right, undated. Source: Presidio Trust Library.
Below: A view of Building 105, circa 1920. Source: GGNRA PARC.*





Above: A view of the Row of Barracks at Fort Sheridan near Chicago on Lake Michigan. Source: Historic Postcard.

The images on this page illustrate the variations on the “Two Company” Barracks as developed by the United States Army.



Above: A view of the “Two Company” Barracks at Fort Wingate, New Mexico.

Source: Fort Wingate website.

Below; A view of the “Two Company” Barracks at Fort Laramie, Wyoming.

Source: Fort Laramie website.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

The “Two Company” Barracks

The barracks were constructed from standard Plan 75B for a “Two Company Barracks” issued from the central Office of the Quartermaster General (OQMG). This plan is similar to others used by the military across the county. Prior to the Civil War, the military constructed few permanent barracks. In general, permanent barracks existed at a few interior installations, coastal fortifications, and at military academies. After the Civil War, as new military installations were constructed, more attention was given to the design and construction of large barrack buildings located on the edge of parade grounds. The Army began constructing two-company barracks featuring a central block flanked by two wings.⁹ Alison Hoagland has documented the use of the “Two Company” Barracks at Wyoming outposts, particularly Forts Laramie, Bridger and D. A. Russell.¹⁰ The “Two Company” Barracks also appears to have been used at Fort Monroe, Virginia, Fort Sheridan, near Chicago, Fort Wingate in New Mexico, and at Fort Worden, on Washington’s Olympic Peninsula. This standard Barracks was not always constructed of brick, and adaptations were made for local traditions and styles.

Life in the Presidio Through a Soldier’s Lens

Clarence Tucker Beckett was stationed at the Presidio of San Francisco as an infantryman between 1912 and 1914.¹¹ A soldier with a passion for photography, he documented the daily life of soldiers in and around the Presidio. In varied scenes of work, leisure, mealtimes in the mess hall, holiday celebrations and everyday activities, Beckett’s personal images capture the spirit of life as a soldier, as opposed to more common formal portraits of regiments.

The backgrounds and settings of Beckett’s images also provide details on the material condition and furnishings of interior spaces and original intended uses of the Montgomery Street Barracks when they were relatively new buildings. The images convey how the spaces were lived in and evoke a sense of conviviality within close quarters. Open dormitories were furnished with closely spaced beds and desks, allowing for little privacy.

Not an Army photographer, but as a soldier with a camera, he considered photography a hobby. Of his photos he said, “much to my surprise the men showed a great interest in the undertaking and copies were requested.”¹² The Tucker Beckett Collection of historic photos of military life in the early 20th century is part of the holdings of the Presidio Trust Library. Several Beckett images follow on the next page.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Above Left and Right: Interior views of holiday festivities in the Fort Scott Barracks, both dated 1913. These are provided to show barracks life at this time. Source: Tucker Beckett Collection, PTL.

Below Right: Interior view of a Montgomery Street Barracks (unlabeled as to which barracks), likely 1912-13. Note the cast iron columns. Source: Tucker Beckett Collection, PTL.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

Montgomery Street Barracks, 1895 – 1909

Between 1895-1897, five imposing and identical brick structures, the Montgomery Street barracks, were erected as “Two Company” barracks, housing for enlisted men. Located along the northwestern perimeter of the new Main Parade Ground, the new barracks facilities also served to define the focal open space of the Main Post and, due to their brick construction, establish a feeling of enduring permanence. With two full stories, an attic and capacious, raised basement, and U-shaped in plan, these buildings were built as “double” barracks and are distinguished by their symmetrical composition and use of materials. They were later known as Buildings 101-105 and the 100 Series Buildings.

The Montgomery Street barracks replaced a row of less substantial, wood-framed lodgings for laundry staff, the company laundresses, which had been nicknamed, “Soapsuds Row,” also abbreviated to “suds row.”¹³

The following account details the pre-construction conditions, and provides information on the building site and construction of the new barracks:

By 1890 the enlisted barracks had become overcrowded. The situation had not improved by the end of 1892... A year later... the Secretary of War had authorized construction of the first of large, double (i.e., two companies) barracks complete with mess facilities. The chief quartermaster in the Department wrote that he would personally direct the construction and that Mr. Jas. H. Humphreys, a civilian engineer, would have immediate supervision. Before work could begin a ravine running north

from the base of Presidio Hill, between the row of wooden barracks and the former laundresses row had to be filled and the laundresses row removed. Once filled in, this new land would serve as company areas for the new row of barracks and eventually a parade ground... A civilian, F. L. Hansen, won the contract for constructing the first double barracks, later numbered 101. The building was completed in 1895. The next two barracks, 102 and 103, reached completion in 1896 and the row was extended by the erection of 104 and 105 in 1897.¹⁴

The five Montgomery Street Barracks were built to a standardized, symmetrical military plan. On the interior, each building was divided into two equal halves, Section A to the north and Section B to the south. Separate central stairways served each half.

The barracks provided open dormitories, lavatories, kitchens, mess halls, company offices, and dedicated spaces for a tailor and barber for the convenience of the troops. The high cost of Buildings 101-105, ranging from \$36,000 to \$54,700 was attributed to union labor and expensive plumbing fixtures.¹⁵

The 1895-1897 construction of a new row of the five, identical brick barracks provided an imposing “streetscape” along the new Parade Ground’s northwest border. The row of barracks along Montgomery Street was completed with the construction of Buildings 100 and 106 in 1909.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

Brick Construction and the 1906 Earthquake

Within a decade of construction, the Montgomery Street Barracks were tested by a major seismic event, the 1906 earthquake. In general, the facilities at the Presidio fared well and suffered relatively little earthquake-related damage. One account, however, indicates this was not the case for the Montgomery Street barracks:

Colonel Morris's report at the end of the fiscal year, June 30, recorded ... that five double sets of brick barracks (101-105) were "extensively" damaged and clearly demonstrated the inadvisability of brick construction (adopted at the Presidio less than twenty years earlier). Morris recommended that when carrying out future plastering, wire, not wooden lathe, be used.¹⁶

No photographs or additional records further substantiate the above claim of "extensive destruction." It seems logical that if indeed the buildings had sustained serious damage there would be some record of the type of problems caused by the earthquake. By 1908, construction activities resumed at various locations in the Presidio, including the Letterman complex and at Fort Winfield Scott.¹⁷ It appears the 1906 earthquake influenced future construction techniques within the Presidio as brick construction tapered off.¹⁸

The images that follow provide various views of this collection of brick barracks.



Above: A postcard view of the Montgomery Street Barracks with soldiers on the steps of Building 103, undated. Source: PTL.
Below: A view from 1914 of the Parade Ground and Montgomery Street. Source: Tucker Beckett Collection, PTL.



Above: A photograph marked "Moving Day" 1912 with one of the Montgomery Barracks as the backdrop. Source: Tucker Beckett Collection, PTL.
Below: The lower part of the Parade Ground with Buildings 104 and 105 along Montgomery Street, 1914. Source: Tucker Beckett Collection, PTL.



Building 105

Facing the Presidio of San Francisco's Main Parade Ground, Building 105 is the northernmost in a series of five identical barracks buildings. Building 105 was completed in 1897 and built at a total cost of \$40,370 and a total square footage of approximately 40,000. The building was originally named Barracks 57A and 57B. Barracks 57A occupied the north half of the structure, with 57B at the opposite (south, uphill) side.

The original construction materials were high quality and included, brick, granite, sandstone, slate and standing seam tin roofing, stone foundation (from stones quarried at Angel Island), and on the interior, wood flooring, cast iron columns, with lath and plaster walls.

Building 105 remained in continual use as troop housing from 1897 to 1980. The building was continually maintained with improvements and adhoc repairs and upgrades were performed over the years. During the WPA era alterations and improvements were made to the kitchens, restrooms and dormitories. By the late 1960s, the Montgomery Street Barracks were determined to be inadequate because of their outdated dormitory arrangement. The 19th century concept of dormitory style housing for troops proved to be antiquated and untenable by the late 1960s. At that time, Building 105 had not been altered from its original interior configuration, and its future use as housing was doubtful. Because of demand for housing, the Army reconfigured the interiors of Buildings 100, 101, 103, 104 and 105 in 1971, eliminating the open dormitories.

Building 105 provided housing until 1980 when it ceased its original function as barracks for enlisted personnel. After a multi-year rehabilitation and comprehensive construction project between 1982 and 1986, it served an administrative function as offices for a federal agency (FEMA) until 2000. Ongoing renovations through 1997 greatly affected the building's interior character-defining features and significantly altered the interiors. At present, a portion of the building's first floor houses the NPS Presidio Trust Visitor Center. The remainder of Building 105 is unoccupied and lightly utilized as storage and for meeting spaces.

Capacity for Housing Troops in Building 105

Symmetrical in plan, the interiors were laid out as mirror images to house two companies of men. The original capacity was for 80 men on each side, Section A and Section B, totally 160 men. Over time due the historical events and military activity, the number of men housed in Building 105 fluctuated.

During the Spanish-American War, the building housed two companies of 109 men, 218 total.¹⁹ Around that time, the Army General Hospital also used the barracks as wards for recuperating troops.²⁰ By at least 1912, when Tucker Beckett photographed several attic views, the attics of the Montgomery Street Barracks appear to have been converted to additional dormitory quarters. Other documentation indicates the building alternately housed 120 or 246 men at various times. In 1971-72, the interior of Building 105 was finally partitioned into smaller, shared bedrooms so that the total capacity was only 31 men.²¹



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

Even from an early date, it appears that the number of troops housed in Building 105, and the other Montgomery Street Barracks, exceeded the capacity it was designed to accommodate and this remained a recurring, problematic condition throughout the building's history.

Reassessing Standards for Military Housing, 1960-70s

Throughout the late 1960s and into the 1970s, the Army assessed living conditions for troops at the 100 Series barracks along Montgomery Street. All barracks (including 105) were determined to be seriously inadequate for two primary reasons: seismic concerns related to masonry construction and the outdated concept of dormitory style housing for troops.

After seven decades of heavy use, the late 19th century housing, though structurally sound, was determined to be out of date, substandard, and contributing to serious troop morale problems, "resulting in low re-enlistment rates and the difficulty in retaining trained personnel."²²

Unsatisfactory living conditions were largely due to the location of latrines, washrooms, and shower facilities in the basement with living spaces on the second and third floors. Partition walls were deemed to be inadequate, all utilities and plumbing and electrical systems were out of date. Army analysis found that the buildings were deficient: structurally in good condition but "badly out of date. The buildings are poorly heated, drafty, poorly laid out."²³ The assessment noted that the barracks, "although of permanent construction... have no major improvements since they were built."²⁴

A 1967 assessment determined that proposed work to upgrade Buildings 100-105 would require an appropriation \$1,666,000 to "provide new latrines, renovate plumbing, electricity and heat systems, replace obsolete hardware, install new partitioning to create more useable office, lounge and sleep areas."²⁵ Interim measures were taken to address deficiencies, but due to inadequate appropriations, work was not realized until 1972, when the partitioning described above was erected, creating cellular bedrooms and the kitchen was rehabilitated.

In 1976 the cost, now including "seismic resistant" construction was estimated to be \$3,150,000.²⁶ Later that year the Army determined that Buildings 100-105 were substandard for troop housing and could not be made adequate.

Change in Use, Conversion to Federal Offices, 1980

Building 105 remained in continual use as troop housing from 1897 until 1980. Because the Army determined that the barracks could no longer serve as military housing, it was decided to convert the Montgomery Street barracks to "General Purpose Administration." In 1980 enlisted personnel were required to vacate Building 105 so that the barracks could be rehabilitated for use by another federal agency, the Federal Emergency Management Agency (FEMA).

In correspondence from FEMA Region IX Director Robert C. Stevens to Col. F. Whitney Hall, Commanding Officer Presidio of San Francisco, dated March 26, 1980, FEMA acknowledged approval from the Department of the Army for tenancy in Building 105 for a period of 5 years with potential renewal in 5-year increments.²⁷ FEMA sought to relocate to Building 105 to consolidate various



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

Region IX administrative offices into one permanent location that would result in subsequent saving to the government of \$2,272,270.00 in annual rentals and service charges.²⁸

FEMA recognized Building 105 as part of the 100 Series Barracks designated by the State Historic Preservation Office.²⁹ The agency clearly specified their requirements for tenancy requested 22,770 sq ft of office space (administrative and storage) to accommodate 88 personnel in addition to seven parking spaces.³⁰

Initially, FEMA underestimated the work required describing it as “minor” including the “rearrangement of partitions, revamping plumbing and lighting, installing suspended ceiling lights and refurbishing”.³¹ In a Determination of Effect, FEMA described the undertaking, noting that they would install a Communications Center on the south side of the basement and new toilets in the basement and on the first floor, but would make no exterior or structural changes, or modifications to the interior stairway.³² Work was planned to commence on October 15, 1980 and to be completed by July 15, 1981.³³ This scope of work was not executed.

Instead, what resulted was a much more extensive and invasive conversion of Building 105. During the project planning stage, 1980-82, FEMA expected to rehabilitate and occupy the first and second floors of Building 105. The cost was estimated to total \$330,481.³⁴

In 1984, the project scope was expanded so that FEMA could also occupy the basement and half of the first and second floors of Building 104 and the attic of Building 105. The project was ultimately carried out in phases between 1982-1986 by a multi-

disciplinary project team led by architects Bull Field Volkmann Stockwell.³⁵

Ongoing work during FEMA’s tenancy continued through 1997 and included significant further rehabilitation of Building 105. This project was undertaken and managed by the National Park Service with architects Backen, Arrigoni and Ross, Inc. The scope of work included: mechanical, electrical and structural improvements; fire safety improvements; roof work; asbestos removal; seismic bracing at the front porch; the installation of an elevator, and other actions.³⁶ The project is more fully detailed in Section V, Chronology. FEMA vacated Building 105 in 2000.

NPS / Presidio Trust

Recently, the National Park Service has used the front north end of the first floor as a Visitor Center, open to the public Thursday through Sunday. This use resulted in minimal new alterations to the building.

Building 105 Within the Context of the Montgomery Street Barracks

The story of Building 105 is quite similar to those of each of the Montgomery Street Barracks. Often viewed as a single entity, the buildings constitute an extremely homogenous group. Their individual histories closely parallel each other in terms of use, change over time and architectural statement. Though representative of 19th century military housing, they were initially thought to be excessive and grand for a remote outpost.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

Since original construction, the Montgomery Street Barracks have often been considered together and treated similarly. From the 1890s through the 1960s, Buildings 100-105 received generally consistent upgrades and uniform treatment. In the early 1960s, Building 102 was the first to be converted from housing, and was used by the Army as finance, payroll and accounting offices. In the late 1960s, the Army produced a series of deficiency reports that evaluated Buildings 100, 101, 103, 104 and 105 together. The Army analysis found that conditions in living quarters was having an affect on troop morale and enlistment rates.³⁷ To address housing needs, the interiors of Buildings 100, 101, 103, 104 and 105 were remodeled in 1971 to create partitioned, shared bedrooms or cubicles in previously open spaces and add bathrooms on the upper floors. Again, in 1979, the Montgomery Street Barracks were assessed as a whole in a report that evaluated all the buildings for possible conversion to administrative use. The report noted that the buildings were still in use as enlisted personnel barracks with the exception of Building 102 and part of Building 100, which served as headquarters for the 6th Army Band.³⁸

While the exteriors of the Montgomery Street Barracks remain mostly identical, the interiors have been treated differently since the 1980. Buildings 104 and 105 were renovated in the 1980s for FEMA occupancy, with ongoing work through the 1990s, which resulted extensive interior alterations. After a period of vacancy, Building 104 was extensively renovated and converted to museum use, as the Disney Family Museum, in 2006. Building 105 remains essentially as it was when FEMA departed in 2000 with minimal improvements for the current NPS Visitor Center.

After use as Army payroll offices, Building 102 was modified in 1993-94 to accommodate offices for the NPS Presidio Project Office. In 2002, the interior of building 102 was largely demolished for a seismic strengthening project that was not completed.

Due to various projects and conversion to office use, the interiors of Buildings 102, 104 and 105 experienced high levels of intervention. Buildings 101 and 103 remained largely unaltered after the 1971 remodeling, which accounts for their intact interior floor plan and finishes. Buildings 101 and 103 remain intact examples of barrack plans, whereas, Buildings 102, 104 and 105 have minimal interior integrity.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



A view from 1898 showing the formality of the Montgomery Street Barracks just after their completion. Source: GGNRA-PARC.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

Endnotes

¹ *Presidio Main Post Cultural Landscape Report* by RHAA, dated July 2012, p. 2.

² NHL Nomination Registration Form, p. 7-44.

³ Summarized from *Defender of the Gate*.

⁴ *The Architecture of the Department of Defense*, p. 5.

⁵ *The Architecture of the Department of Defense*, p. 5.

⁶ Brack, Mark L., and James P. Delgado. *Presidio of San Francisco, National Historic Landmark District: Historic American Building Survey Report*, 1985. p. 34.

⁷ *The Architecture of the Department of Defense*, p. 42.

⁸ NHL Nomination Registration Form, p. 7-82.

⁹ John Fowler, Federal Register. Vol. 71, No. 70. Wednesday, April 12, 2006.

¹⁰ Alison K. Hoagland. *Army Architecture of the West: Forts Laramie, Bridger, & D. A. Russell, 1849-1912*. Norman, University of Oklahoma Press, 2004.

¹¹ Bonnett, Wayne. *Presidio Soldiers San Francisco and Beyond: the Photography of C. Tucker Beckett 1912-1917*. p. 6

¹² Bonnett, Wayne. *Presidio Soldiers San Francisco and Beyond: the Photography of C. Tucker Beckett 1912-1917*. p. 9

¹³ *Defender of the Gate, Appendix B: An Abbreviated Military Dictionary*.

¹⁴ *Defender of the Gate*, Chapter IX, p. xx

¹⁵ NHL Nomination Registration Form, p. 7-82.

¹⁶ *Defender of the Gate*, Chapter XIV, p. xx

¹⁷ NHL Nomination Registration Form, p. 7-46.

¹⁸ This extensive earthquake damage to the Montgomery Street Barracks is mentioned, documentary evidence does not support it.

¹⁹ NPS Brochure on The Spanish-American War & The Presidio

²⁰ NPS Brochure on The Spanish-American War & The Presidio

²¹ Draft Finding of Effect for the Main Post Update, 2009.

²² Various reports and forms titled Military Construction Line Item Data, dating to 1966-1969. U.S. Army Real Estate Records Collection, GOGA 37252, Box 006, Golden Gate NRA, Park Archives and Records Center.

²³ Various reports and forms titled Military Construction Line Item Data, dating to 1966-1969. U.S. Army Real Estate Records Collection, GOGA 37252, Box 006, Golden Gate NRA, Park Archives and Records Center.

²⁴ Military Construction Line Item Data, dated November 1966. U.S. Army Real Estate Records Collection, GOGA 37252, Box 006, Golden Gate NRA, Park Archives and Records Center.

²⁵ U.S. Army Real Estate Records Collection, GOGA 37252, Box 006, Golden Gate NRA, Park Archives and Records Center.

²⁶ Golden Gate NRA, Park Archives and Records Center, add citation.

²⁷ U.S. Army Real Estate Records Collection, GOGA 35338, Box 062, Golden Gate NRA, Park Archives and Records Center.

²⁸ Record of Determination, Use of Building 105, PSF, by FEMA Region IX, dated April 15, 1980. U.S. Army Real Estate Records Collection, GOGA 35338, Box 062, Golden Gate NRA, Park Archives and Records Center.

²⁹ U.S. Army Real Estate Records Collection, GOGA 35338, Box 062, Golden Gate NRA, Park Archives and Records Center.

³⁰ U.S. Army Real Estate Records Collection, GOGA 35338, Box 062, Golden Gate NRA, Park Archives and Records Center.

³¹ Record of Determination, Use of Building 105, PSF, by FEMA Region IX, dated April 15, 1980. U.S. Army Real Estate Records Collection, GOGA 35338, Box 062, Golden Gate NRA, Park Archives and Records Center.

³² Determination of Effect, Conversion of Barracks Building 105 to Permanent Administration, by FEMA Region IX, dated April 14, 1980. U.S. Army Real Estate Records Collection, GOGA 35338, Box 062, Golden Gate NRA, Park Archives and Records Center.

³³ Determination of Effect, Conversion of Barracks Building 105 to Permanent Administration, by FEMA Region IX, dated April 14, 1980. U.S. Army Real Estate Records Collection, GOGA 35338, Box 062, Golden Gate NRA, Park Archives and Records Center.

³⁴ Reports titled "Miscellaneous Maintenance Work for Building 105" dated March 17, 1982. U.S. Army Real Estate Records Collection, GOGA 37252, Box 055, Golden Gate NRA, Park Archives and Records Center.

³⁵ The project team was led by architects Bull Field Volkmann Stockwell with L.S. Mason & Associates (structural), Lefler Engineering (mechanical), Zeiger Engineers (electrical), and Charles Salter Associates (acoustical).

³⁶ Presidio Project Records, Series II, Subseries G, 1993-1997, Golden Gate NRA, Park Archives and Records Center. Note collection processing in progress.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

³⁷ Various reports and forms titled Military Construction Line Item Data, dating to 1966-1969. U.S. Army Real Estate Records Collection, GOGA 37252, Box 006, Golden Gate NRA, Park Archives and Records Center.

³⁸ Report titled Conversion of 100-Series Buildings to Administrative Buildings, by Leo A. Daly for U.S. Army Engineer, November 1979. U.S. Army Real Estate Records Collection, GOGA 37252, Box 046, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Building 105 Historic Structure Report

V. Building Description

V. Building Description

Site and Main Parade Ground

Building 105 is one of five identical Barracks, constructed between 1895-1897 along the western edge of the Presidio of San Francisco's Main Parade Ground, to house enlisted men. The heart of the Presidio, the Parade Ground functioned as the "Main Street" of the military installation.

The five Montgomery Street Barracks front the Parade Ground and march southward up the gently sloping hill. Building 105 is the northern-most of these five structures, situated adjacent to Lincoln Boulevard. The front verandas of these structures face east, toward the open area of the Parade Ground, affording views toward the eastern end of Crissy Field. The rear wings of the Barracks, facing Taylor Road, provide views of San Francisco Bay, the Golden Gate and the Presidio National Cemetery.

Later, in 1909 Building 100 was constructed across Sheridan Avenue at the south end of the Montgomery Barracks row. Building 106, the Band Barracks was also constructed in 1909 at the north end, near Lincoln Boulevard.



A detail of a 1904 post map shows a built out Main Parade Ground, with the five Montgomery Street Barracks clearly visible (red box surrounds all and red arrow points to Building 105). Note at this time Buildings 100 and 106, which would appear at the north and south end of the row, had not yet been constructed. Source: PTL

Exterior

General

Building 105 is an excellent example of brick, Colonial Revival style military architecture. U-shaped in plan, the building measures 63' x 65' at the center (including the veranda and stair halls), with two 43' x 114' wings. The wings, one each at the north and south, create a rear, westward-facing courtyard. The building is two-and-a half stories with a prominent basement level. The exterior walls are red brick, laid in common bond (every fifth course is a row of headers); the foundation is concrete faced in random-course sandstone. The single-story, front veranda has a hipped roof, supported by chamfered wood, rectangular posts, capped with splayed capital-like features, and is surrounded by simple, iron, ball-and-pipe railings, painted graphite black. The main roof is hipped with deeply overhanging eaves, supported on beam-like wood members. Large hipped roof dormers at the east façade have rounded, shingle-clad, cheek elements. The wing dormers are not as ornate. Segmental brick arches, formed by four courses of radiating brick headers, appear over the windows and doors. Cut and tooled sandstone lug sills sit below the first and second story windows.

For the most part, the building's exterior appearance has changed little since originally constructed. The most significant alteration occurred in 1938 when the north and south chimneys were removed and replaced with end dormers. Additionally, the building was originally capped with a slate roof and standing seam tin roofs at the verandas and rear stair halls. Today, composition shingles are employed. In 1991, a universal access ramp was constructed at the south end of the east façade where the veranda almost meets grade.



*Above: A current view of Building 105 looking west from Lincoln Blvd.
Below: A circa 1898 view looking southwest from Parade Ground with Building 105 partially visible at lower right. Source: GGNRA-PARC*



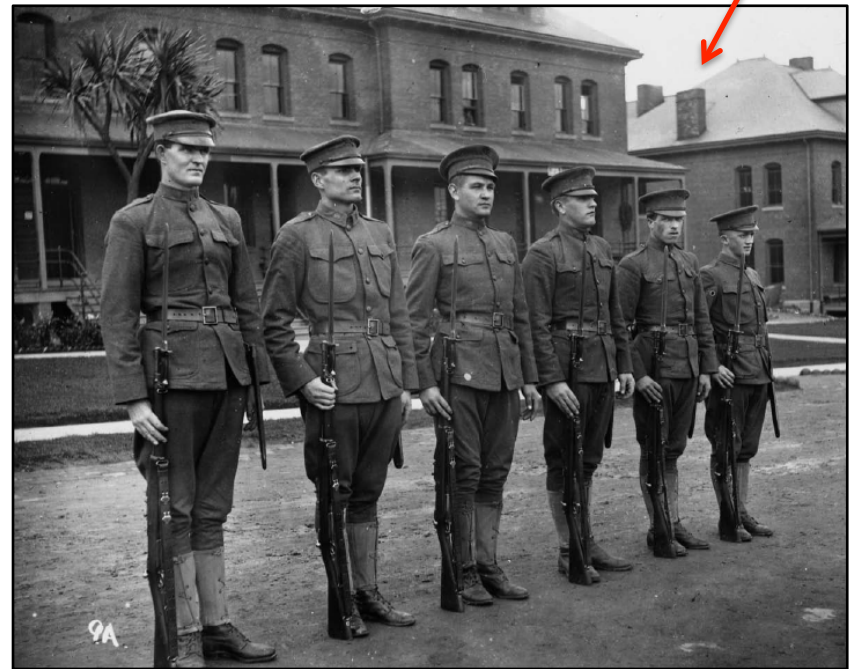
East (front) Elevation

The east (front) elevation faces the Parade Ground, with the rectangularly-shaped building running north-south. The east façade is symmetrical and a brick firewall bisects the building from front to rear, separating the two barracks. This is apparent on the exterior as it extends slightly above the center of the roof and is capped with tile, forming a decorative roof feature.

A long, single-story veranda dominates the first story of the east façade. The veranda floor is supported by brick piers and is accessed by paired sets of central stairs, as well as additional stairs at the north and south ends. The stairs and flooring of the veranda are painted wood. A key feature of the front façade is the simple, iron, ball-and-pipe railings, painted graphite black that accents the veranda. The railing is essentially transparent affording views of the Parade Ground from both the veranda and the interior first floor rooms on the east side of the building. Simple, chamfered wood posts support the veranda's hipped roof, which steps back at the projecting wing fronts. The front entries to each of the "Two Company Barracks" are through a simple arched opening. The original front doors have been removed leaving the interior doors of the former vestibule space as exterior doors. The recently constructed universal access ramp has a more simplified, differentiated metal railing than the railing at the front veranda.

The second story is composed of a series of double-hung, wood windows, set in brick, arched openings. The windows have cut and tooled sandstone lug sills that were painted at some point. A long, hipped roof, including four dormers placed at even intervals, with the northern and southern-most dormers set into the intersecting

hip roofs of the north and south wings, caps the central section. Historically, the building's wood trim elements appear to have been painted a light to medium-colored grey, as opposed to the current color, bright white.



Note the apparent somewhat darker color of the wood trim on the Montgomery Barracks buildings as opposed to the current bright white painted finish. Also visible is the end chimney (red arrow) that was subsequently removed and replaced with a dormer on all five buildings. Source: GGNRA-PARC, circa WWI-era (1914 – 1918).



A detail of the front veranda stairs and railings. Note the replacement stair railings are heftier than the original railings which remain at the veranda.



A detail of the east façade showing the corbeled and tiled cap to the brick dividing wall and the rounded edge of the dormers.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



A detail of the north end of the east elevation with the single stair to the north barracks.



A detail of the metal railings on the stairs.

North and South Elevations

Identical wings project perpendicularly from the central portion of the building forming the north and south building elevations. At the first floor, the windows of the dormitories, mess hall and kitchen of each wing face away from the Parade Ground. At what was the east (Parade Ground-facing) dormitory there are paired windows on either side of the interior chimney stack. The windows at the first and second floor are the same configuration as the front façade. The central portion of the wings, where the Mess Hall was located, has a series of five, closely-spaced windows. One first floor windows in the western most section of each wing has been infilled with glass block. Each wing has three additional dormers, smaller than those in the main, or Parade Ground-facing, section of the roof, but of similar design. Two dormers face north and south while the third dormer is located above the west end wall of each wing. The eastern most dormers are centered between the two paired windows of the first and second story, where the chimney stack was once located. Along the north and south elevations the rusticated stone facing of the foundation is clearly visible. The stone is currently painted, but was originally a natural finish. Also apparent are the window wells and the pedestrian door from the basement at the southeast and northeast corners of the building.



A current view of the south elevation, looking westward. Notice the window wells for the basement and the brick arches above the windows at the first and second floors, both character-defining features.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



A detail of the east end of the south elevation with the basement stair covered with an access board.



A detail of the south elevation showing one of the windows that has been infilled with glass block inserted at an unknown date.



The north elevation looking east toward the main Parade Ground.



A detail of the east end of the north elevation showing the end of the veranda and the north stair into the basement.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

West (rear) Elevation

The west elevation, facing Taylor Road, is composed of the west ends of the north and south wings and the rectangular-shaped central building component. There is a rear, one-story veranda with a hipped roof that runs between the two former stair hall towers. Similar to, but much smaller than, the east veranda, the west veranda has a set of stairs at the north and south ends. The same chamfered wood posts and iron pipe railing is employed here. However, the stairs and stair railing are wood, with the railings possibly replacements. The southern-most window facing this veranda has been bricked in. There are two doors to interior spaces below the roof of the veranda, one each per company barracks. There are two westward facing dormers at the attic level, centered above the veranda. Also visible is the tile cap of the brick dividing wall and the corbeled end of this same feature.

At the wing ends there is a first floor exit door at the corner of each wing facing west. These doors have transoms and exit to a small porch with an overhanging roof. Each of these porches is supported on brick piers similar to the veranda supports. A set of stairs accesses these raised porches. The south wing also has an exit door from the basement; the north wing does not have a basement door.

The original, square-shaped, rear stair halls form the ends of the veranda, transitioning to the space that originally served as the mess halls. These “stair towers” each have a half hipped roof below the attic level, as these stairs terminated at the second floor and did not access the attic level spaces. Exit doors from the stair halls open onto the veranda.



A current view of the west elevation and the courtyard it creates. The large containers are used as temporary storage for the Presidio Trust. The “towers” of the former rear stair halls are clearly visible on either side of the veranda. Note that the wing dormers are small than those on the front portion of the building.



A detail of the intersection of the former stair tower with the main roof and rear dormer.



A similar view to the image to the left, but at a distance showing relationship of former stair hall to west veranda.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Above: A detail of the rear exit door and stair from the north wing.



Left: A detail of the bricked-in window on the west veranda



A view looking up Taylor Road behind the Montgomery Street Barracks, with Building 105 in the foreground.

Roof & Dormers

The building is capped by a series of intersecting hipped roofs. A long pyramidal hipped roof runs north-south parallel to the Parade Ground, along the central, rectangular section of the building. Centered along the east and west faces of the roof is the tile cap of the brick dividing wall that separated the “Two Company Barracks” plan.

There are four dormers at the central section of the structure that face east and the Parade Ground. These dormers are the largest in the building and the most elaborate designs, with scalloped ends. At the north and south ends, a dormer replaced the large brick chimneys that originally punctured the roof in these locations. There are three dormers at the west end of each of the wings, two facing either north or south and one in the west end facing the Golden Gate. The wing dormers are similarly shaped to those facing the Parade Ground; however they are smaller and lack the rounded or scalloped cheek edges. There are two additional dormers above the east veranda. Generally, the dormers have wood casement windows with the larger dormers having nine-light windows.

The roof and dormers are currently sheathed in composition shingles, but was originally capped with a slate roof. The porches and rear stair towers had standing seam tin roofs. This distinction was marked on the original drawings and the standing seam of the roof veranda can be seen in the image to the right.



*A view of a funeral procession on the Parade Ground from about 1901 or 1902. Visible in the lower left corner of photo is the standing seam tin roof on one of the Montgomery Street Barracks front verandas.
Source: GGNRA-PARC*



Above: The west elevation with its four dormers facing the Parade Ground.



Left: A detail of the brick corbel indicating the location of the brick dividing wall at the interior.



Above: A detail of a west façade dormer.

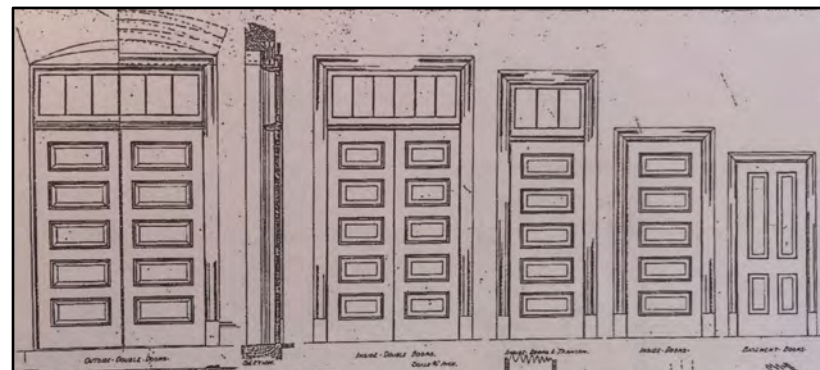
Below: The north façade dormer that replaced the north chimney. A north wing dormer is visible in the far right of the picture. These dormer are smaller than the dormers of the main roof.



Doors & Windows

The building currently has a variety of replacement doors. Originally wood-paneled doors of varying types and sizes were found throughout the building. The identical two front entries originally included an exterior door, then an entry vestibule, then a pair of secondary wood paneled doors leading to the interior entrance hall. A single door at the north and south ends of the east veranda also accesses the first floor. Historically, this door entered into the main first floor dormitory space. All of these front, east veranda doors had granite thresholds. Double, wood paneled, transomed doors also exited the first floor to the west veranda. Similar exterior doors to the single door at the front veranda lead from the west end of the wings as a rear exit. While all of these building entries remain the actual doors have been replaced. In the case of the twin front entries, the exterior door of the vestibule has been completely removed. Only the replacement secondary vestibule door remains.

At the first and second floor there are two-over-two, wood, double-hung windows set into arched brick openings. These windows have cut and tooled sandstone lug sills. These sills have been painted to match the trim color of most of the exterior wood elements. The attic dormers have 9-lite casement windows. The basement was lit by a series of windows with excavated light wells affording more light and air to this space. The basement windows were wood, single lite casement windows. These windows were recently boarded over for safety and security reasons. There are three windows at the first floor of each wing that have been infilled with glass block. There is one window at the west veranda that was infilled with brick. The date of these infill alterations is unknown.



Above: A detail of the door types from the original drawings of the building.
Source: GGNRA-PARC.

Below: Post card of soldiers at a Montgomery Street Barracks with the double doors of the "Two Company" behind, undated. Source: PTL.

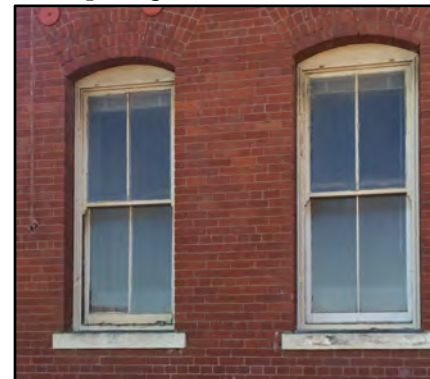




Above: The double doors of the “Two Barracks” configuration. The outermost door that created a small vestibule has been removed. The location of the inner doors has become the exterior door location. The doors are replacements.

Left: A detail of the single door that lead directly into the first floor dormitory room of the Barracks.

Above and below: Typical first and second floor double-hung, two-over-two wood windows with sandstone lug sills and arched brick openings.



Foundation & Basement

The foundation is concrete with a perimeter wall of roughly coursed rusticated sandstone that was painted grey sometime after World War II. The stone-faced foundation is minimally visible at the Parade Ground façade because of the front veranda. It is a much more prominent feature at the side and rear elevations.

There are several exterior entries to the basement: one at each at east end of the north and south elevations and one at the west end of the south wing. There is no entry to the basement from the north wing.



Above: A detail of the sandstone lip above the rough faced foundation veneer at the north elevation.

Left: The north elevation affords a good view of the sandstone faced, concrete foundation.

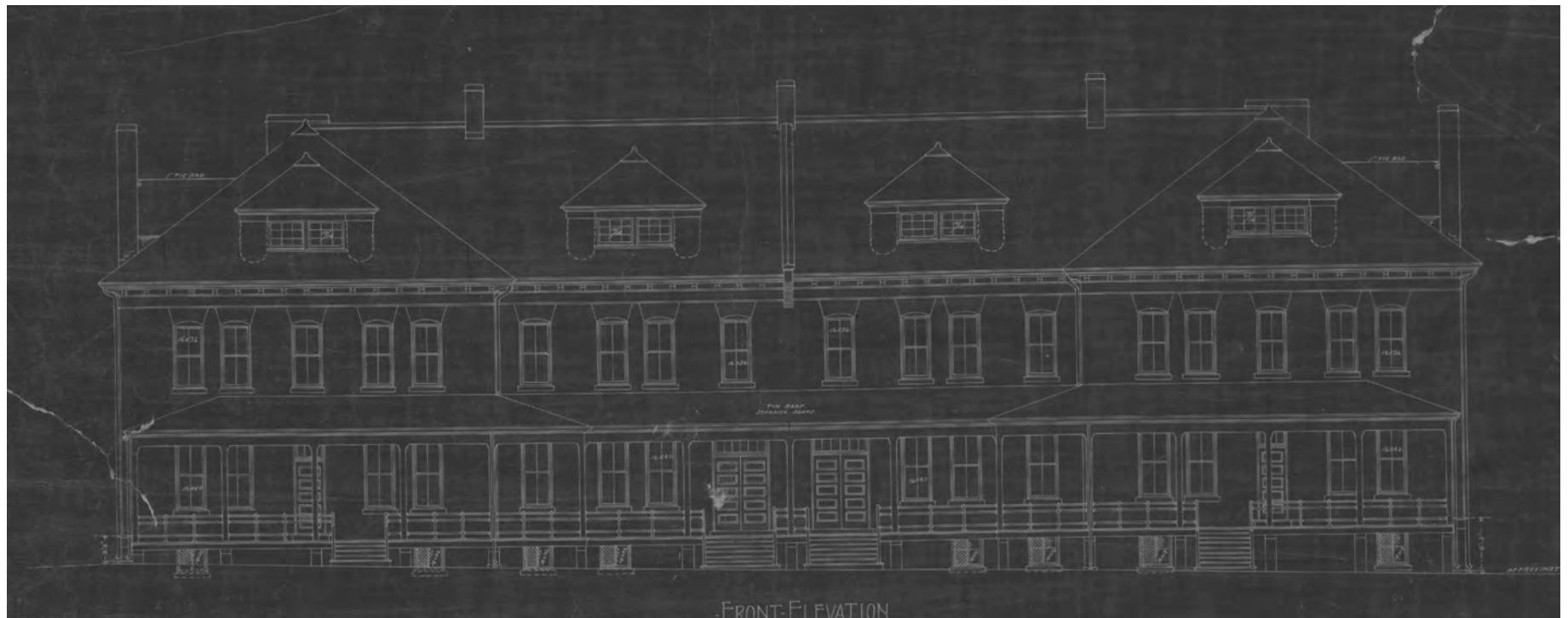


*Above: A detail showing the corner of the east veranda of one of the Montgomery Street Barracks (not Building 105). However, the image shows how the porch posts and brick piers align and illustrates the early landscaping techniques to mask the area under the veranda.
Source: Tucker Beckett Collection, PTL, May 12, 1912.*

*Left: A soldier standing adjacent to the front stairs of one of the Montgomery Barracks. Note the tall slender profile of the pipe railing. The current railings on the stairs are replacements that are thicker.
Source: Tucker Beckett Collection, PTL, date range 1912 – 1917.*

Historic Exterior Description

The following pages include elevation and section drawings from the original Quarter Master General's Office for use as comparison to the text and illustrations on the prior pages.



The front elevation drawing for the Montgomery Street Barracks. The drawing is labeled “Two Company Barracks, Presidio – San Francisco – Cal., QMGO, November 1893. Source: GGNRA-PARC

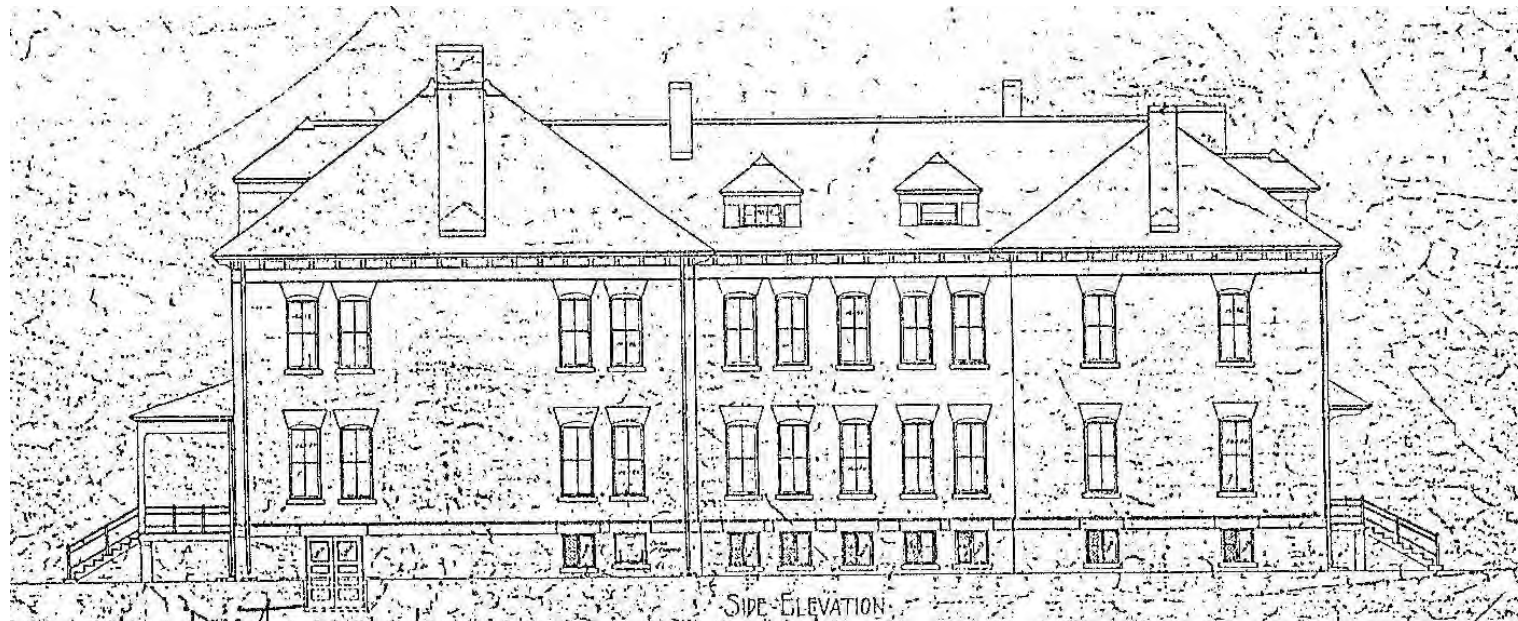


Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



The rear elevation drawing for the Montgomery Street Barracks. The drawing is labeled "Two Company Barracks, Presidio – San Francisco – Cal., QMGO, November 1893. Source: GGNRA-PARC

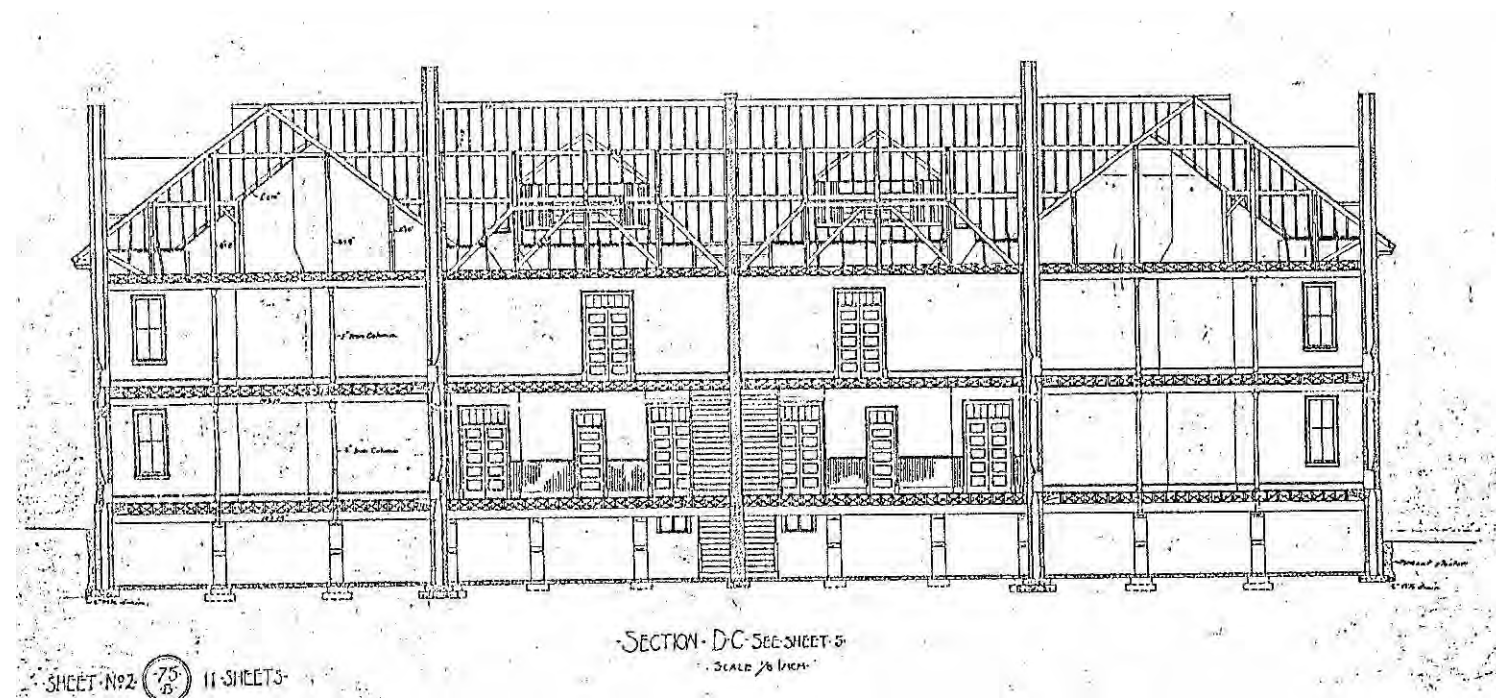


*The side elevation drawing for the Montgomery Street Barracks. The drawing is labeled “Two Company Barracks, Presidio – San Francisco – Cal., QMGO, November 1893. The side elevation in the original linen set of drawings in the PARC is ripped and not completed.
Source: Physical History Report, Building 105, GGNRA-PARC.*



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Section drawing for the Montgomery Street Barracks. The drawing is labeled "Two Company Barracks, Presidio – San Francisco – Cal., QMGO, November 1893.

The section drawing is missing from the original linen set of drawings in the PARC.

Source: Physical History Report, Building 105, GGNRA-PARC.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

Historic Interior Description

The following is a general discussion of the layout and floor plan of the building as it was originally designed, with commentary on alterations and the current floor plan configuration following.

Essentially, the north and south sides of the building were designed as mirror images of each other to accommodate two companies of enlisted men (80 each) in one large, barracks. Each company barracks had its own entrance off both the front and rear verandas, with no interior access from one barracks to the other. A brick dividing wall, or firewall, separated the two sides of the structure. This dividing wall was subsequently punctured with openings at all floors when the building was altered.

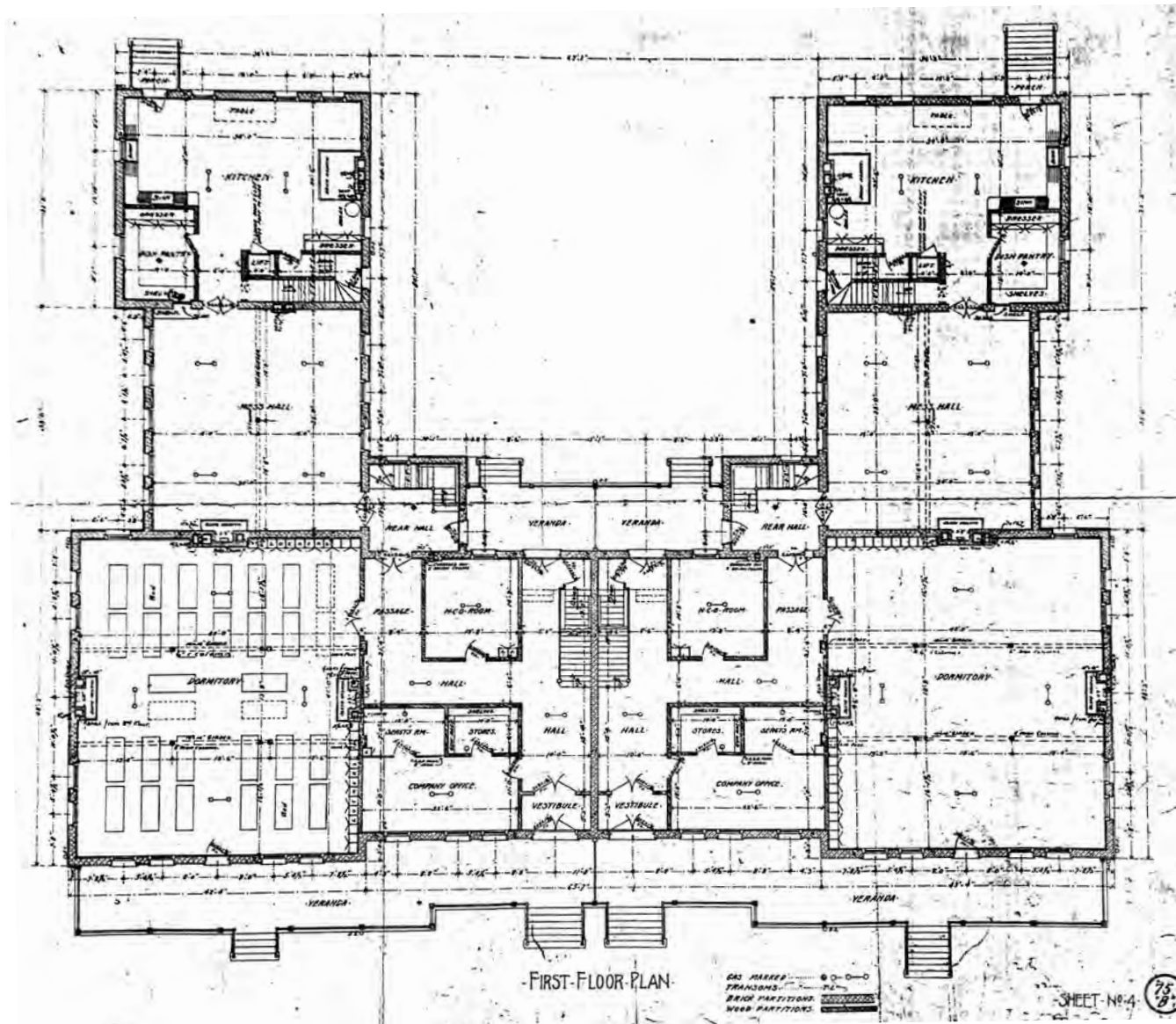
The original floor plan was compact and efficient. This was achieved by placing large dormitories in the ends of the front (Parade Ground) section on both the first and second floor. The center section provided vertical circulation, company offices, day rooms, and non-commissioned officer's rooms. Support spaces, such as kitchens, mess halls and latrines were placed in the wings and basement. At some point early in the building's history the attic was converted to additional dormitory space. The earliest images of this are from 1912. However, it may have been used earlier when occupancy ballooned during earlier periods of war.

The following pages include copies of the original floor plans of the building. After these plans, each floor is described and details of plan elements discussed.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

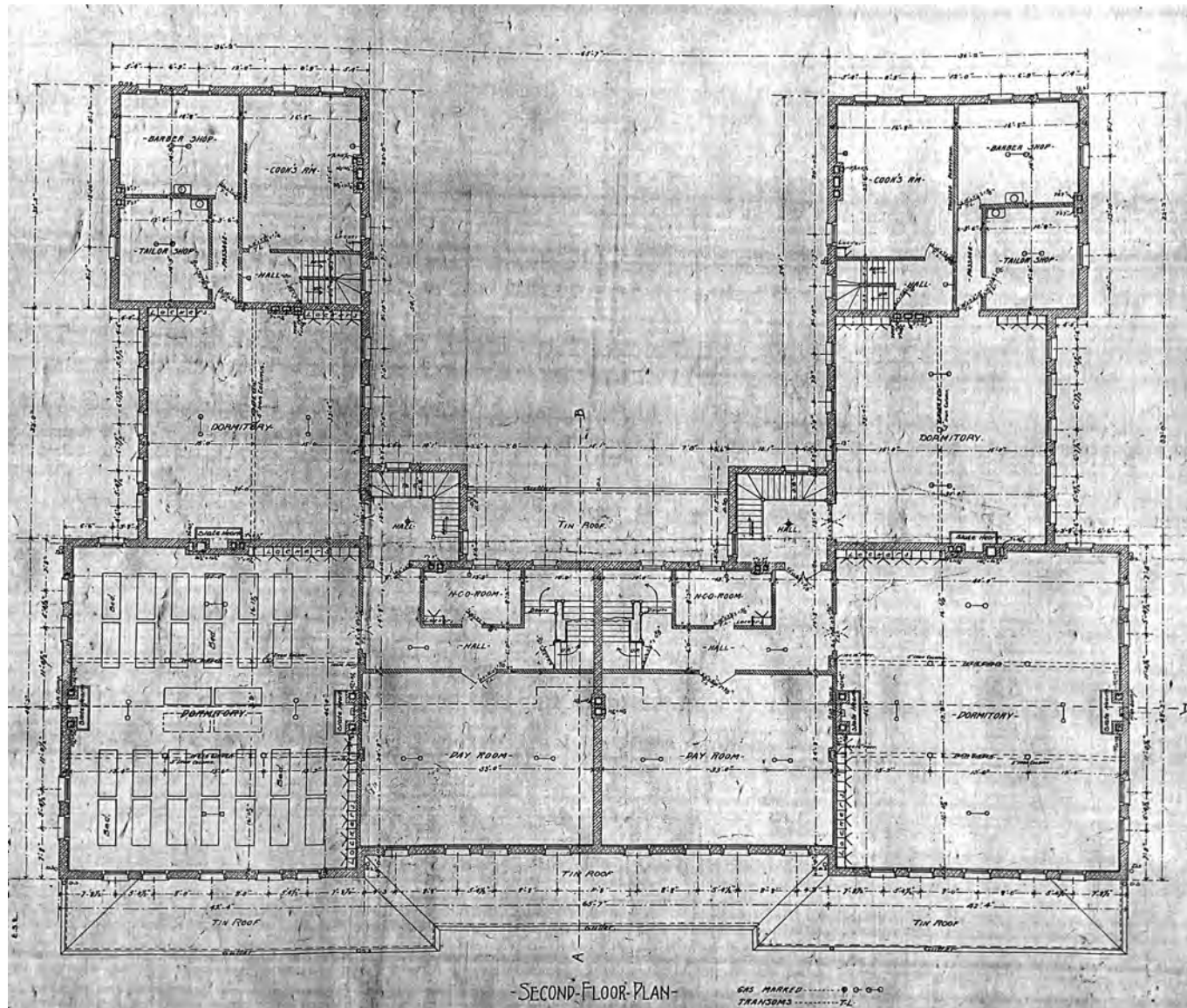


FIRST FLOOR  North



Katherine
Petrin
Preservation
Planning

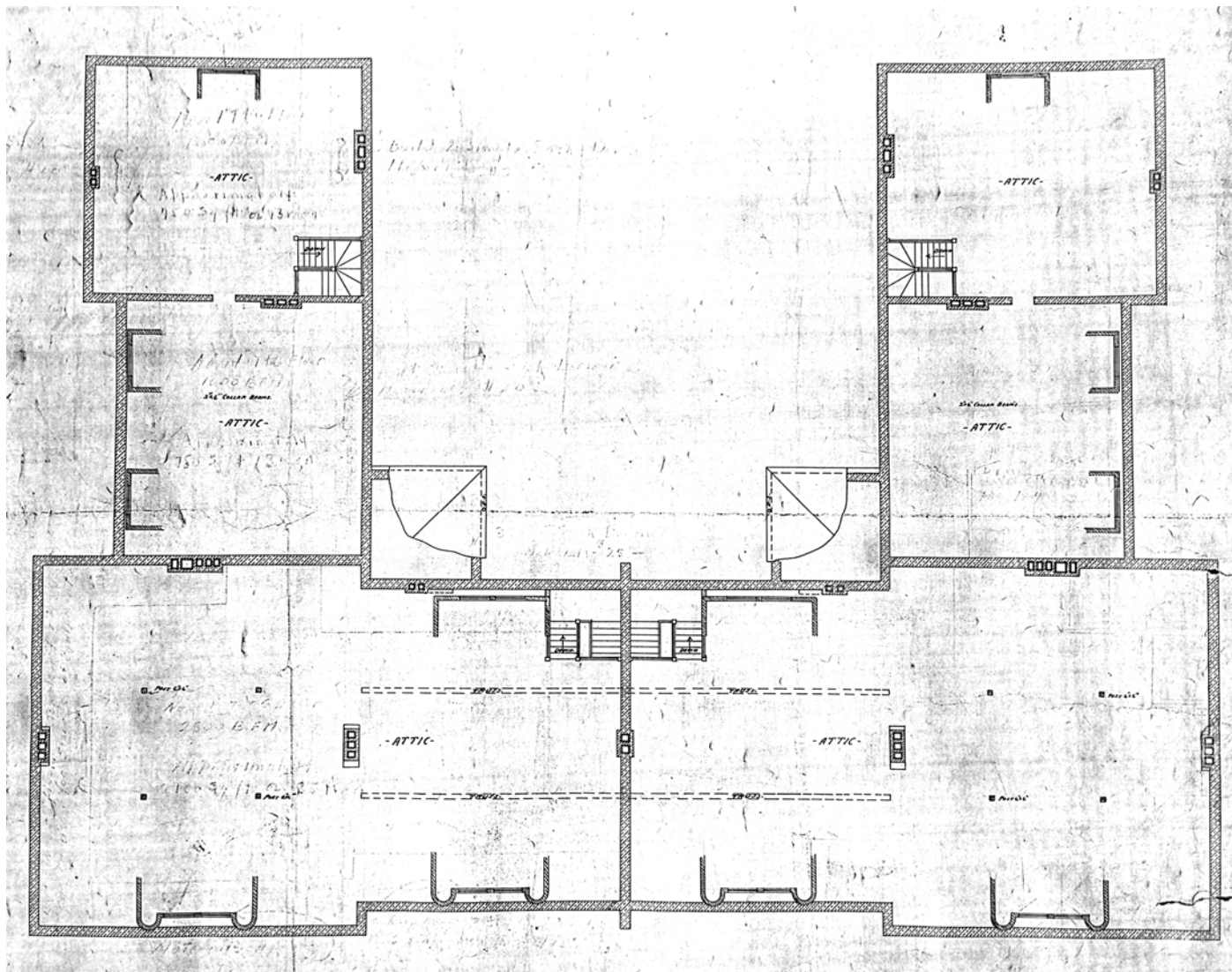
Stan Teng, A.I.A. /
Architectural
Studio



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

SECOND FLOOR  North

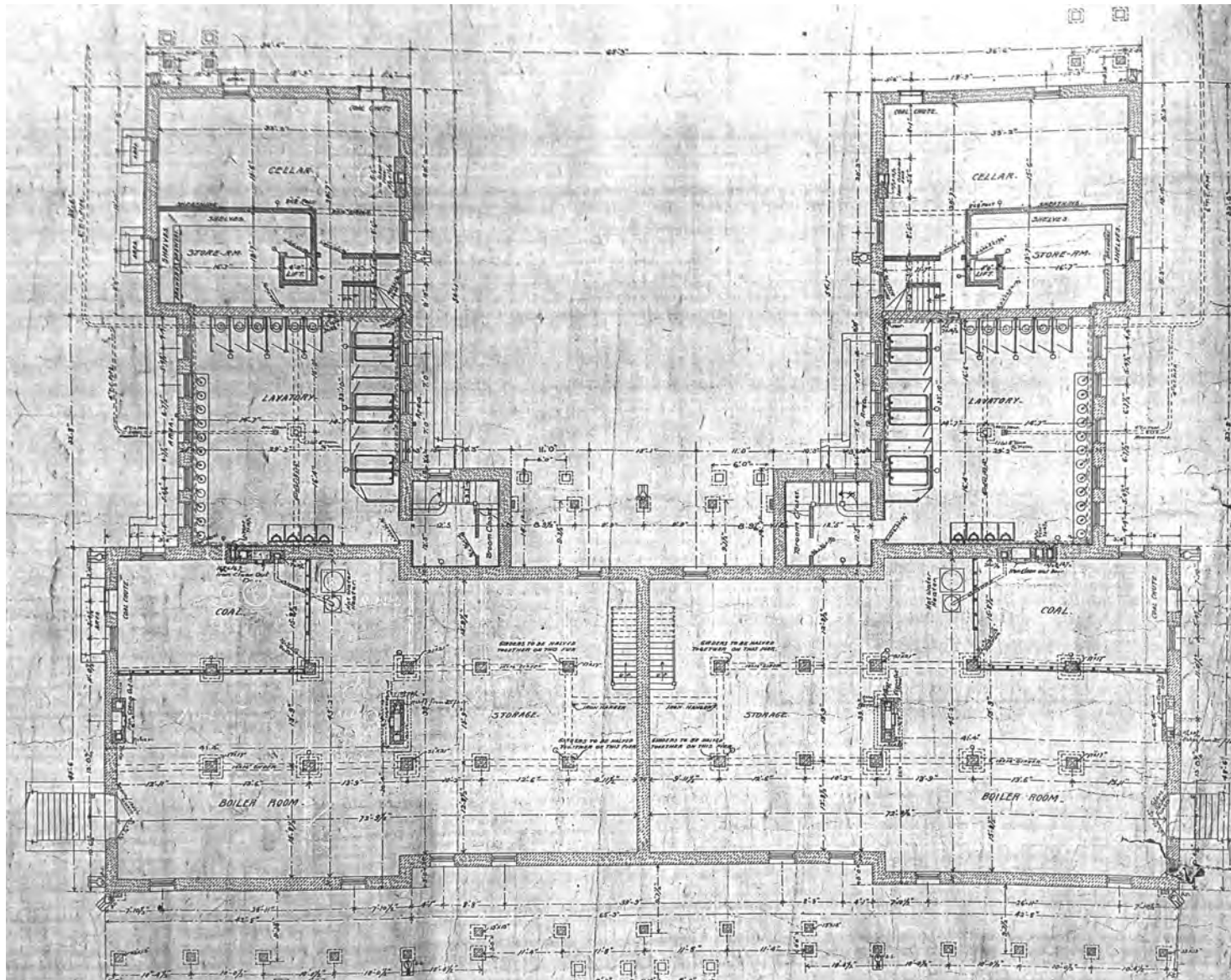


ATTIC



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

BASEMENT



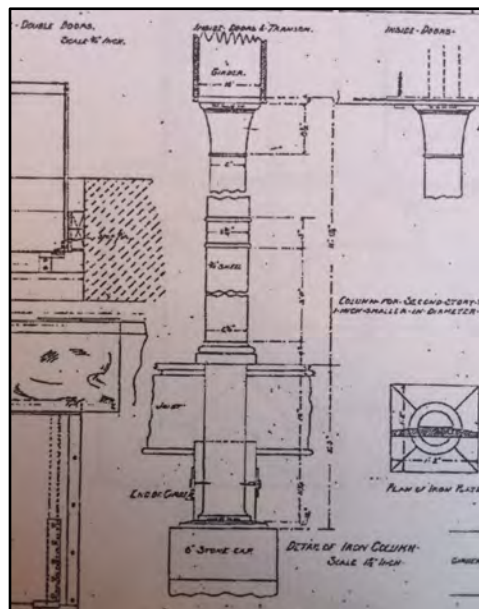
First Floor

The front section of the building, facing the Parade Ground, historically housed two large dormitories, one each at the northeast and southeast corners of the building. Each dormitory room had two large fireplaces centered on the south and north walls of the room. Four, cast iron columns, that if connected would form a square, were centered in the room with beds filling out the space. These columns had a pair of moldings at mid shaft. Lockers for each serviceman lined the walls in these rooms. The east dormitory rooms also had door with a transom above accessing the front veranda. Two windows on each side of the door flank this additional entry at both the north and south dormitory spaces. Four other windows, two on each side of the brick chimney, marched along the south and north elevations, providing additional light into the dormitory spaces. Metal frame single beds lined the dormitories. Light fixtures were stem pendant lights with twin globes.

Above right: An interior view of one of dormitory rooms in a Montgomery Barracks, note the cast iron column appears to be unpainted and the beam above is visible. Source: Tucker Beckett Collection, PTL, May, 19, 1912.

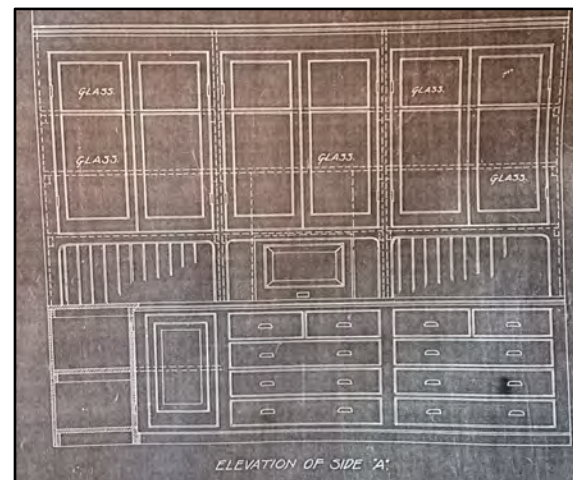
Below right: An interior view of one of dormitory rooms in a Montgomery Barracks, note the lockers on the far walls and the movable gun rack at the right. Also, visible are the stem pendant lights. Source: Tucker Beckett Collection, PTL, May, 19, 1912.





Above: A detail of the cast iron columns from the original drawings. Source: GGNRA-PARC.

Both the first floor north and south wings housed a large, company mess hall. A stair hall off the rear veranda provided access to the mess hall. Each mess hall had a bank of windows along the south and north elevations and there was a fireplace at the eastern end of each mess hall. The culminating, first floor, westward facing room in each wing housed the company kitchens, which had a dish pantry, several sinks, a stove, and a dumbwaiter to basement storage below. There was also a small kitchen stair leading down to the storage cellar or up to the cook's room.



Above: Detail elevation of the kitchen dish pantry from original drawings. Source: GGNRA-PARC.

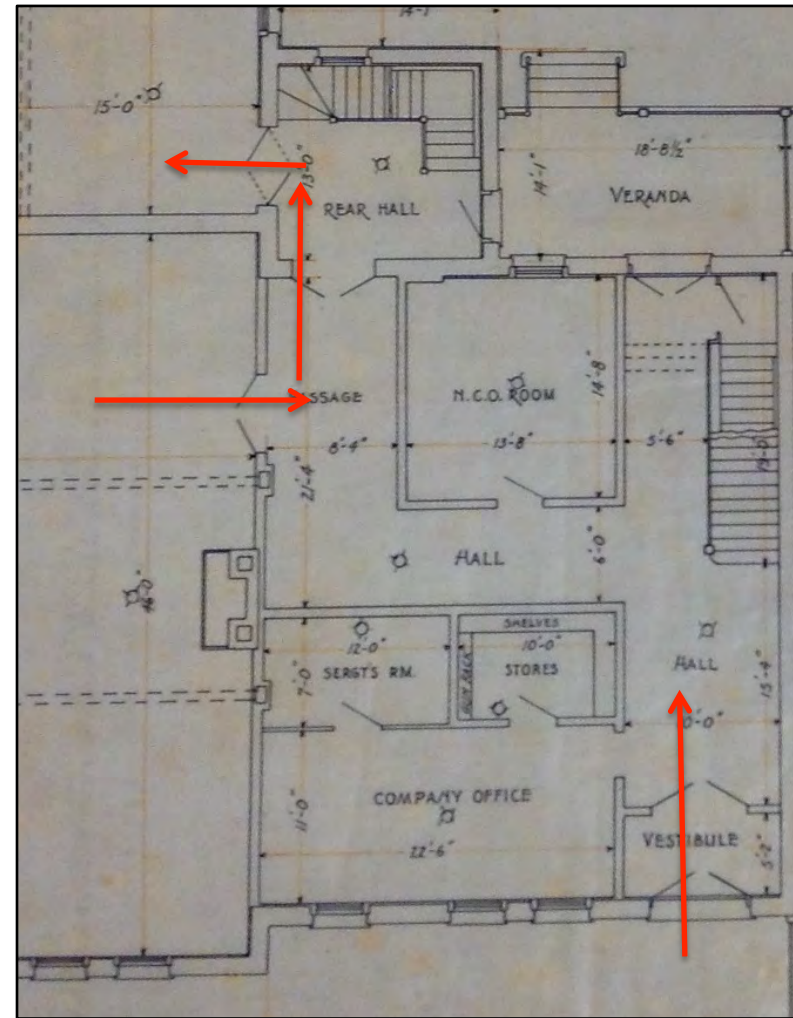
Below: Historic photograph of the kitchen of a Montgomery Street Barracks, note the wood flooring and built-in pantry. Source: Tucker Beckett Collection, PTL, date range 1912 – 1917.



Centered behind the two, symmetrically placed first floor entries were an entry vestibule, hall, and stairway. The company office, with a small Sargent's room and storage area with gun rack, occupied the other Parade Ground-facing space at the first floor, just to the north or south of each vestibule. A private, non-commissioned officer's room was located on either side of the stair, with a window to the west-facing rear veranda.

It should be noted that the circulation pattern at the first floor did not allow soldiers to move directly from the dormitory into the mess hall. The passage through a set of doors into the rear stair hall and then through another set of doors to the mess hall allowed access. This reflects a deliberate design measure to ensure that soldiers used the mess hall only during set times.

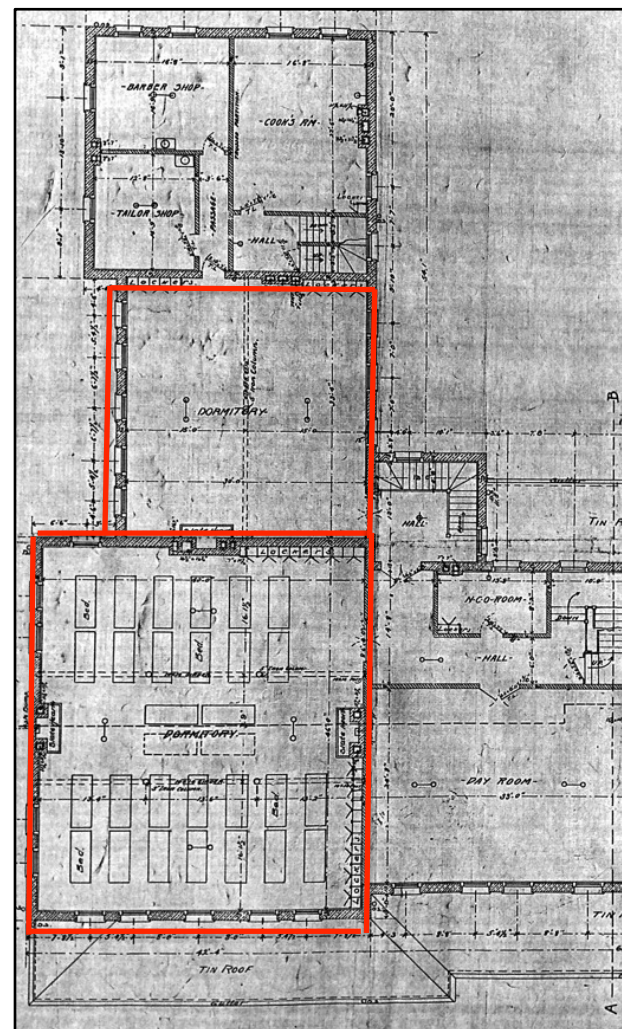
Right: A detail of the first floor plan with red arrows showing the original entry sequence from the veranda through the double doors and vestibule into the front stair hall. Also shown is the path of travel for soldiers to move from the front dormitory into the passage through the rear stair hall to the mess hall. There was no direct entrance from front dormitory to the mess hall. Source: GGNRA-PARC.



Second Floor

The second floor also featured two large dormitory rooms at the north and south ends of the building, facing the Parade Ground. A second, large dormitory room was located above the first floor mess hall in each wing. Both of the large dormitory rooms had similar cast iron column configurations as the first floor dormitory and mess hall below.

Each section of the mirrored plan (shown to the right) also had a day room, used as gathering space, centered along the front elevation facing the Parade Ground. Behind the day room, the stair hall entered the second floor and there was a small non-commissioned officer's room. The western-most second story wing rooms were occupied by the cook's room (facing the rear courtyard), and a tailor and barber shop on the opposite side, accessed from the dormitory. The cook's room could only be accessed from the stairs coming up from the kitchen.



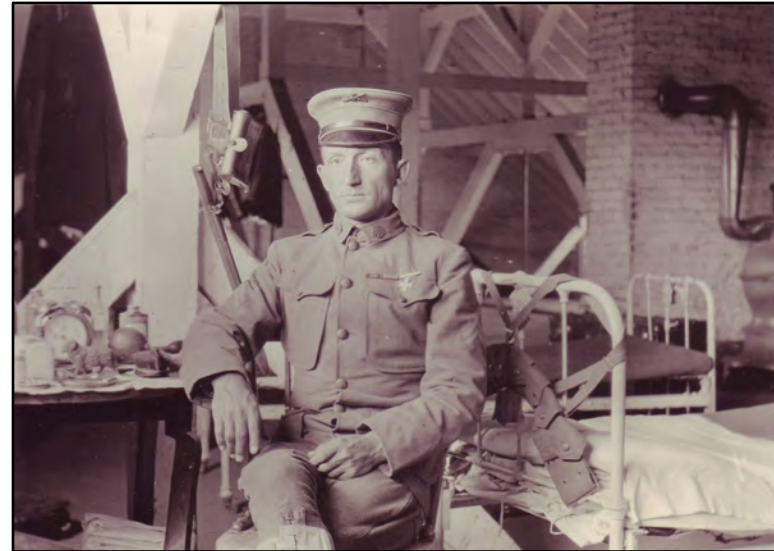
*Right: Detail of the second floor south side of the building with both the large (front) and smaller (above Mess Hall) dormitories outlined in red.
Source: GGNRA-PARC.*

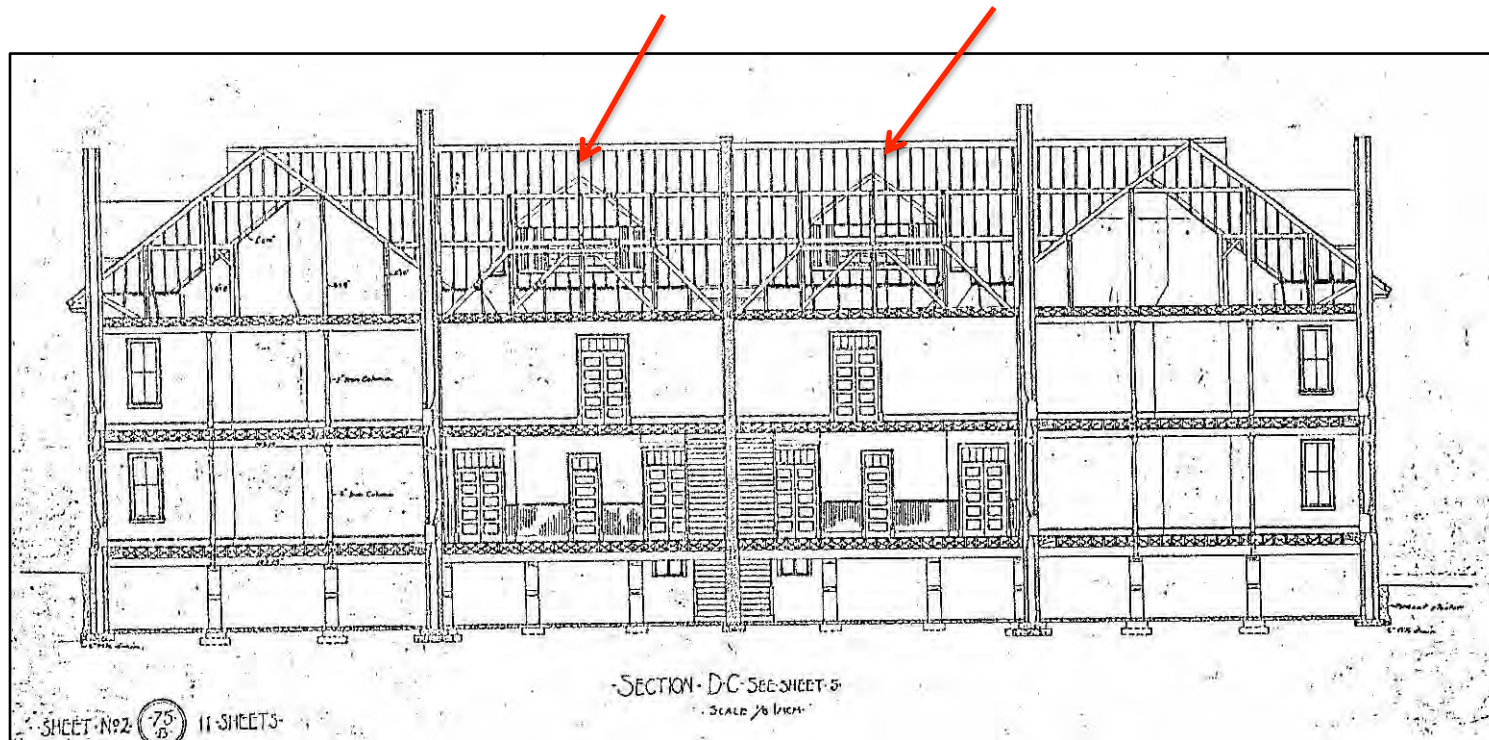
Attic

Originally, the attic spaces were intended as unoccupied storage areas. These large, open spaces had exposed beams and structural members, in the form of Queen's Trusses, running north-south through the spaces. Chimneys were exposed in this area. The brick, dividing wall separated the two companies at this level. Sometime early in the building's history, these spaces were converted to additional dormitory space. The first images of these spaces date to 1912. Physical evidence from the other Montgomery Street Barracks indicate that these spaces had finished beadboard, that is no longer present here. There was a small lavatory and storage areas above the mess halls and additional squad room space above the cook's room.

Above Right: A soldier sits in a converted dormitory room at the attic level. The exposed chimney and the truss structure are visible behind him. A stove to heat the space has a vent running directly into the chimney. The attic rafters are also visible. Source: Tucker Beckett Collection, PTL, 1912.

Below Right: Another view of the attic space. This photo shows the exposed brick of the dividing wall between the two barracks. Also visible are the Queen's Trusses, improvised for hanging uniforms. Photograph is marked "Dad." May 17, 1912. Source: Tucker Beckett Collection, PTL, 1912.



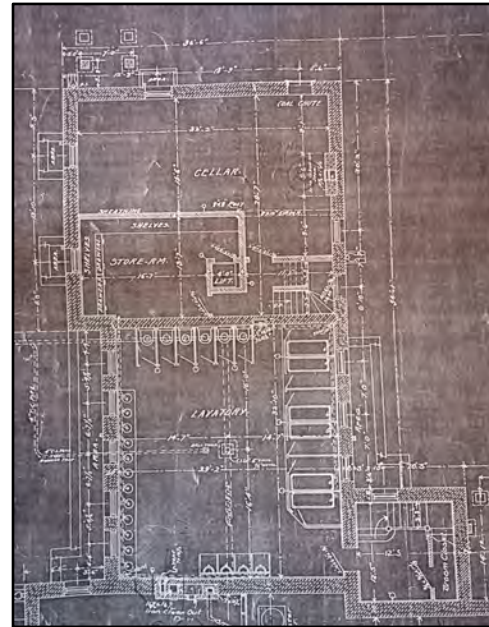


The building section for the Montgomery Street Barracks showing the Queen's Trusses at the attic level. These distinctive elements are indicated with red arrow.

Basement

Similar to the floors above, the basement was laid out in a mirror image on each the north and south sides of the structure. The front section of the Building 105 basement housed general storage, the boiler rooms, hot water heaters, and coal storage for each company. Doors and exterior stairs, leading outside, were located in the southeast and northeast corners of each company barracks. There was a heavy brick wall separating the two companies with the main stair down to the basement along this center wall. There were both brick piers as well as iron columns in the basement structural system.

Below the mess halls in the wings, each company had a large lavatory or latrine with four urinals, twelve sinks, six toilet stalls, and six bathtub and changing room stalls. Below each kitchen, the basement housed a storage room with shelves and drawers for rations, a large cellar and a dumbwaiter to convey items to the kitchen above. These spaces could only be accessed via the kitchen above. There was not a through entry from the latrines to the kitchen. It was a completely separate space.



Above right: A detail of the basement of lavatory / latrine, the storage areas under the kitchen, and the stair hall from original drawings. Source: GGNRA-PARC.

Below Right: A view of one of the Montgomery Barracks basement latrines from WPA era. Note the cast iron column in this space and the line of sinks under the basement windows. Source: PTL, circa 1930s.



Current Description

Exterior

Building 105 has received few exterior alterations and generally appears much as it did when constructed in 1897. Originally, the main roof and attic dormers were sheathed with slate and the veranda and stair tower roofs were sheathed in standing seam tin. This was altered at some point and all roof surfaces are now sheathed in composition shingles. The exact date of this alteration is unknown.

One of the most significant alterations occurred in 1938 when the large north and south end wall chimneys were removed and replaced with end dormers. This was carried out at all five of the Montgomery Street Barracks. Later, in 1958, all of the chimneys were shortened and capped in 1958.

Another significant alteration was to the set of double doors at the entry to each of the Barracks. Originally, the matching entries consisted of a set of exterior double, solid wood-paneled doors accessing a vestibule, and then a set of secondary doors opening onto the entry hall and stair. These entries have been altered on all five of the Montgomery Street Barracks so that the exterior doors are now in the location of the secondary door that created the vestibule. Additionally, a ramp to provide exterior universal access to Building 105, was added in 1991 at the south end of front veranda.

A number of first floor wing windows have been infilled with glass block. There is one window that faces the rear veranda that has been infilled with brick masonry units.

There do not appear to be any original exterior doors, including as mentioned above the front entry doors. Several transoms remain in locations that originally housed single wood paneled doors, such as at the north and south ends of the veranda. Lastly, the front and rear porches have been repaired and rebuilt over the years, most recently in the mid-1990s when the front porch was seismically braced. All alterations have generally used compatible replacement materials.



The twin front entries of all of the Montgomery Street Barracks were altered by the Army on several occasions. The exterior doors were removed leaving the secondary interior vestibule doors.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

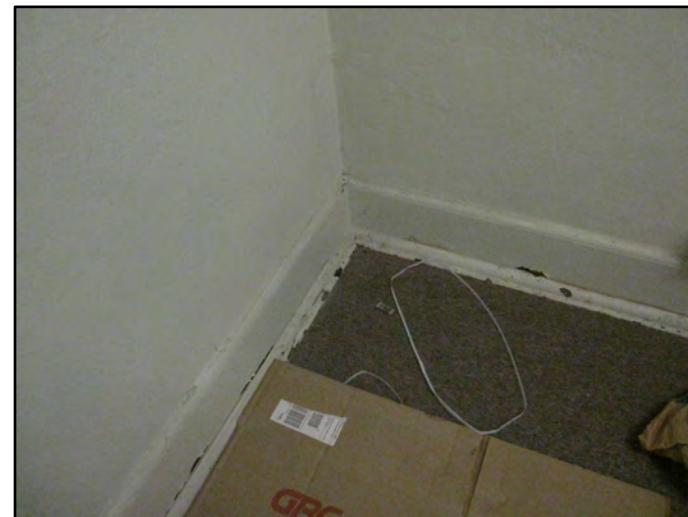
Interior

The interior spaces and finishes of Building 105 have been greatly altered (see the Chronology Section of this HSR for further detail). A project to provide offices for the Regional Office of the Federal Emergency Management Agency (FEMA) in the early 1980s resulted in substantial alteration (essentially gutting) to interior spaces. It is known that the cast-iron columns were boxed in and that they remain beneath these encasements.



*Above: Room 112 on the first floor showing the boxed in cast iron column.
Left: A detail of the wood baseboard that remains mostly at the interior locations of perimeter walls.*

Historic wood flooring appears to be in place under the carpet at first and second story locations. Generally, extant wood baseboard correspond to interior wall surfaces of original perimeter walls. Few other historic wood trim or decorative elements remain in the building. The two matching central stairs on either side of the brick firewall have been altered. The one at the south side of the building has been enclosed and capped (floored over) so that no remnant remains on the second floor and it is no longer used. A recently cut opening in the wall in this location reveals that some elements of this stair remain for “restoration” at a future time. The north side stair remains in its original location, but its design has been altered. Both stairs retain their historic newel posts. The two central stairs that lead to the basement do retain some original wood wainscoting and trim.



At the first floor, what were originally the large open dormitories facing the Parade Ground were converted to office uses and significantly subdivided. Most recently, the north end of the central section has been converted to the National Park Service Visitor Center for the Presidio of San Francisco. The south end retains its configuration and finishes from the FEMA era. An elevator was inserted by FEMA, servicing all four floors of the building, in the north end of the building corresponding to the location of the historic Sargent's room. The stairs at the rear of the wings (west), that originally accessed the cooks' room from the kitchen, were also altered during the FEMA remodel.

Generally, at the basement, first and second stories ceiling levels have been lowered to accommodate new building systems and a sprinkler system. The floor-to-ceiling heights at the first and second story were originally 12 feet.

The kitchen tile floor appears to be extant at the first floor, although none of the other kitchen features including the dumb waiter, storage shelves, drawers and dressers remain.

Apparently the tile flooring in the kitchen did not extend to the pantry area of the kitchens, as evidenced in several of the other Montgomery Barracks.

There are no remnants of the large basement lavatories located in the wings. The basement and attic have been substantially subdivided and altered.

The Conditions Assessment section of this HSR has further information on the current appearance and conditions of the building.



Typical basement room with very little historic fabric remaining.

Comparative Floor Plans

The following pages provide a series historic floor plans on the left page and the current conditions on the right page. These floor plans help illustrate the current description of the building that follows. They are ordered first floor, second floor, attic and basement.

Generally, the large, open, first floor dormitory rooms at the north and south end of the building that faced the Parade Ground have been subdivided into smaller rooms. The front vestibule, company office, NCO rooms, and main stairs have been reconfigured. The two original mess halls remain as one open room and have not been subdivided. The kitchens have been removed and the spaces at the west ends of the wings altered for office use. The rear stairs, off the rear veranda, that accessed the second floor and basement from the first floor, were removed and these small rooms used as storage. An elevator was inserted in the north side of the central section in the historic location of the Sargent's room.

At the second story, the two large dormitory rooms one on each end of the building that faced the Parade Ground have been subdivided, as have the large day rooms. The Sargent's rooms that flanked the stairways on this level has also been modified. The smaller dormitories in the wings, above the mess halls, have remained single rooms. The second floor the westward sections of the wings have also been altered.

The attic space remains fairly open with some subdivision of additional offices. The basement has been chopped up into a large number of varying spaces for storage and equipment.

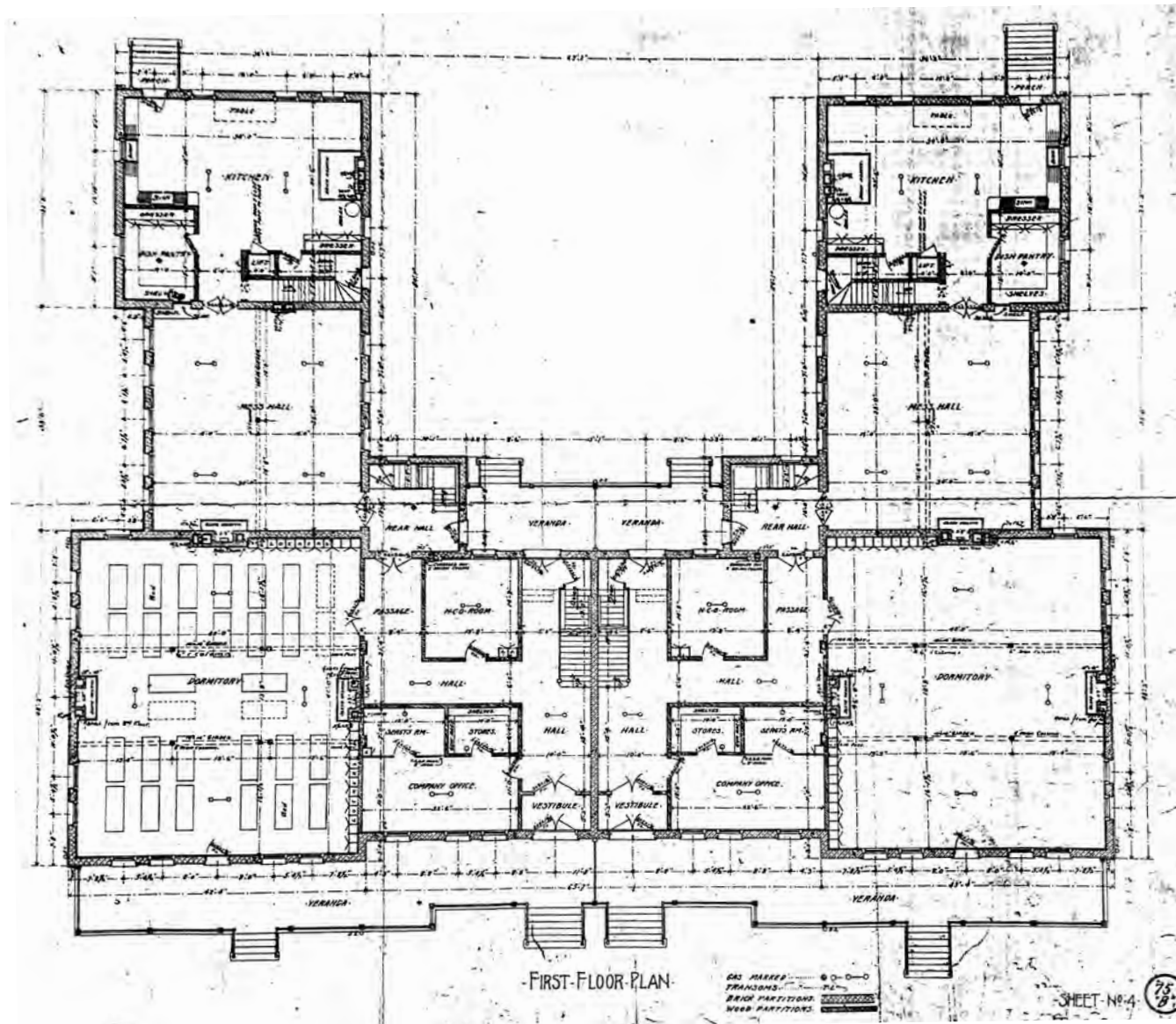
After the comparative historic and current plans, the 1971 US Army drawings of the remodeled barracks and the 1984 drawings of the FEMA project are reproduced for comparative purposes.

Following these additional plans there is a chart with historic room names adjacent to the corresponding current room numbers that occupy these spaces. Note that the room names on the current drawings reflect room uses and number during the FEMA era. The northeast corner of the first floor is now occupied by the NPS Presidio Visitor Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



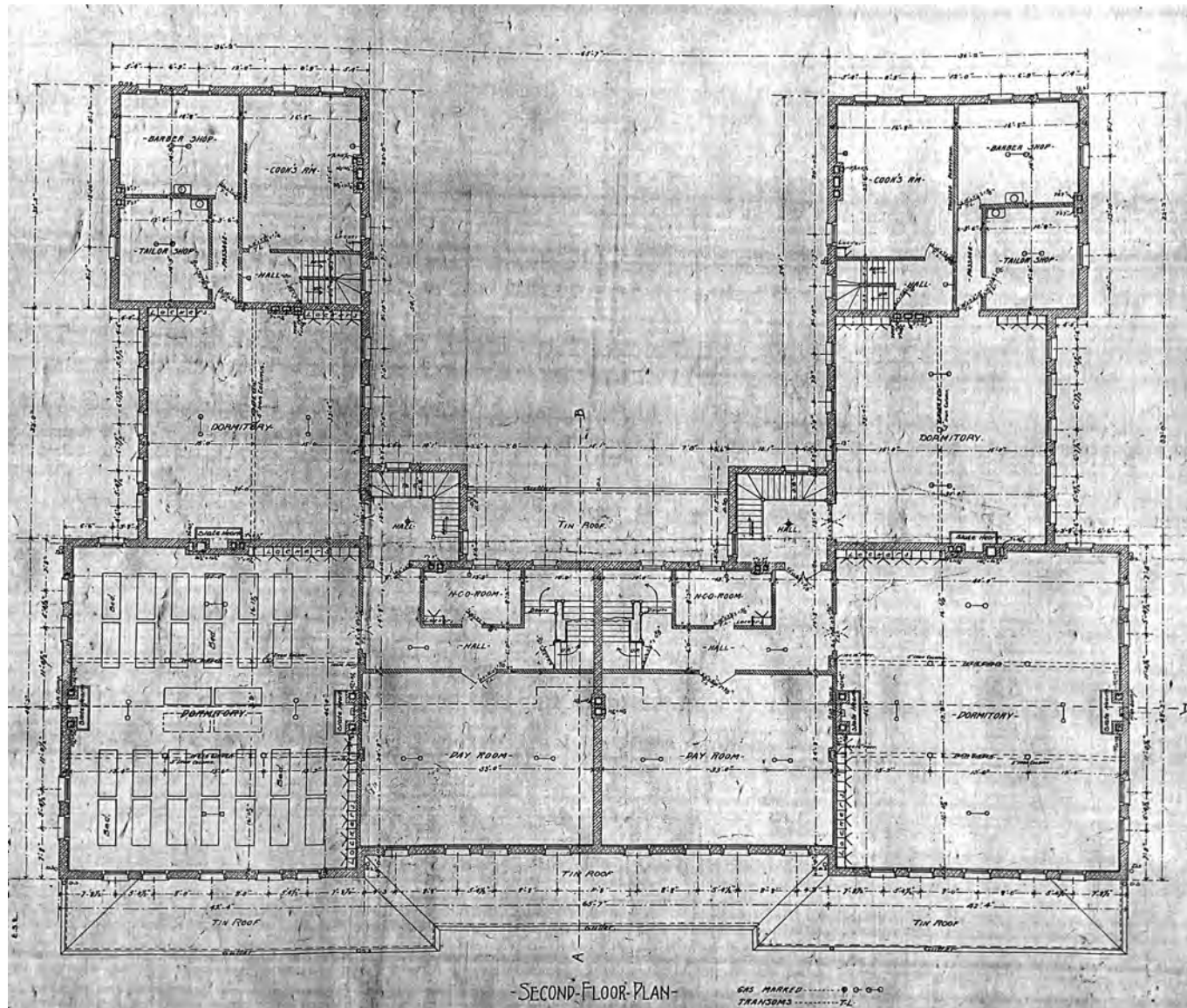
FIRST FLOOR  North



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

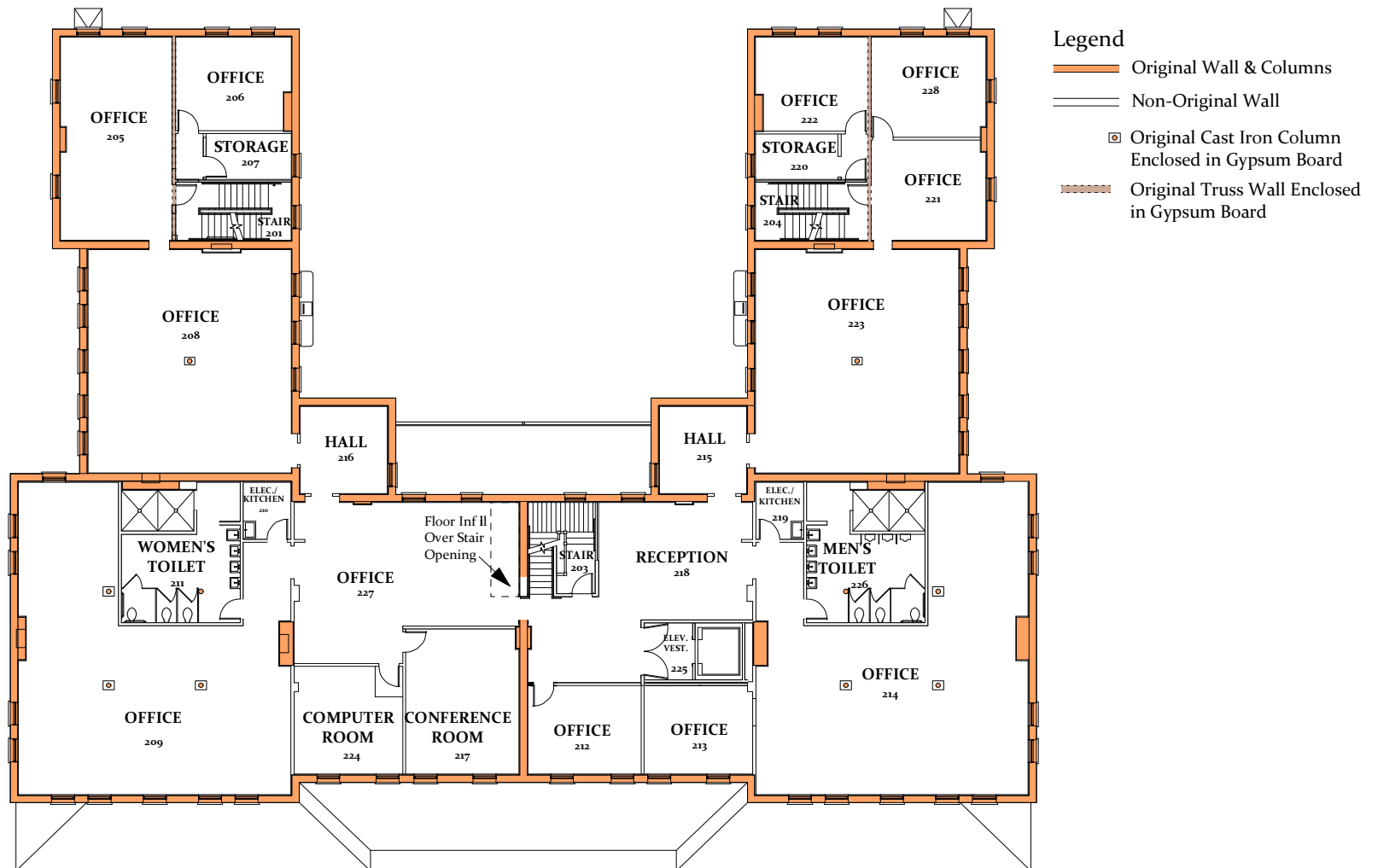




Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

SECOND FLOOR  North

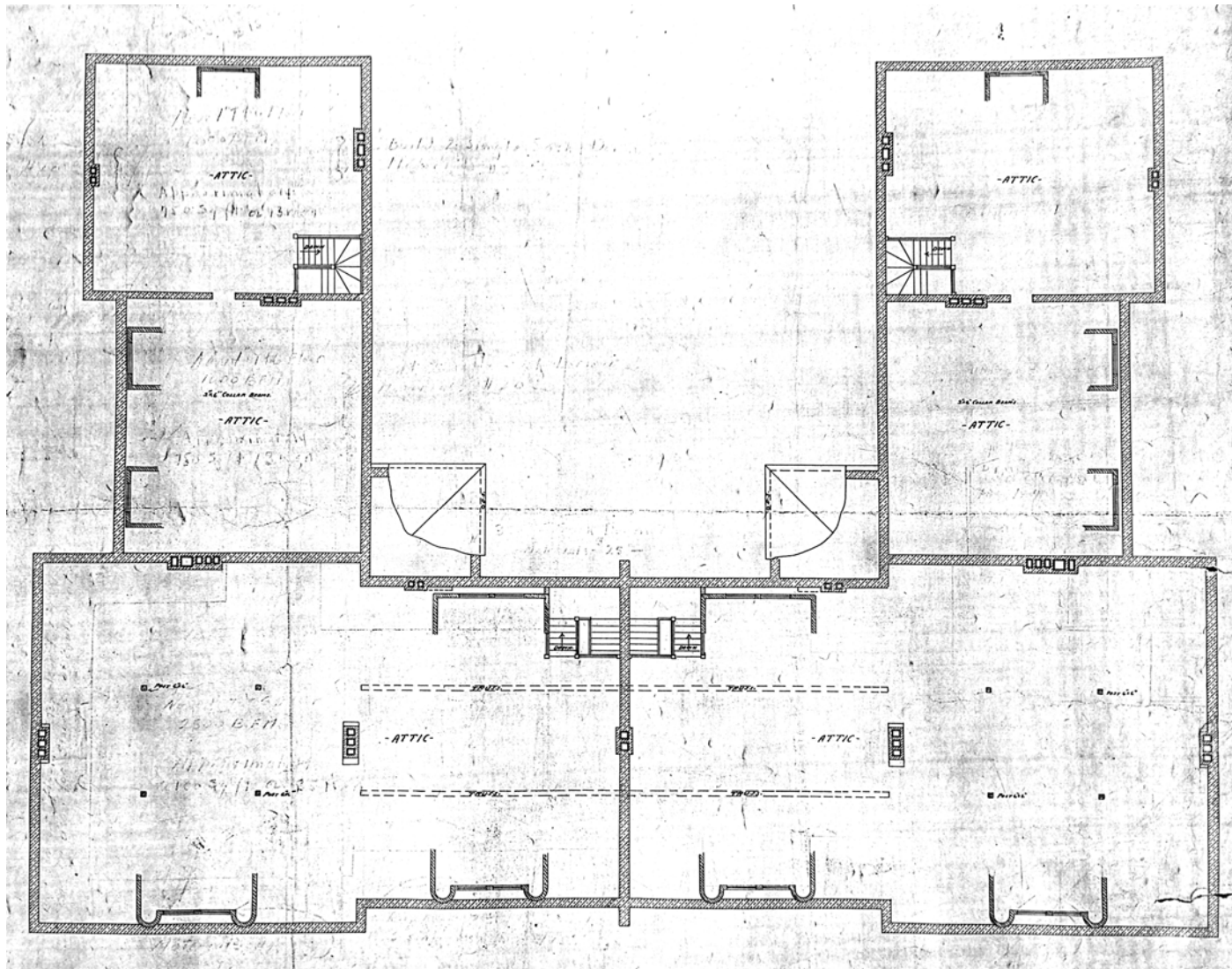


SECOND FLOOR



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

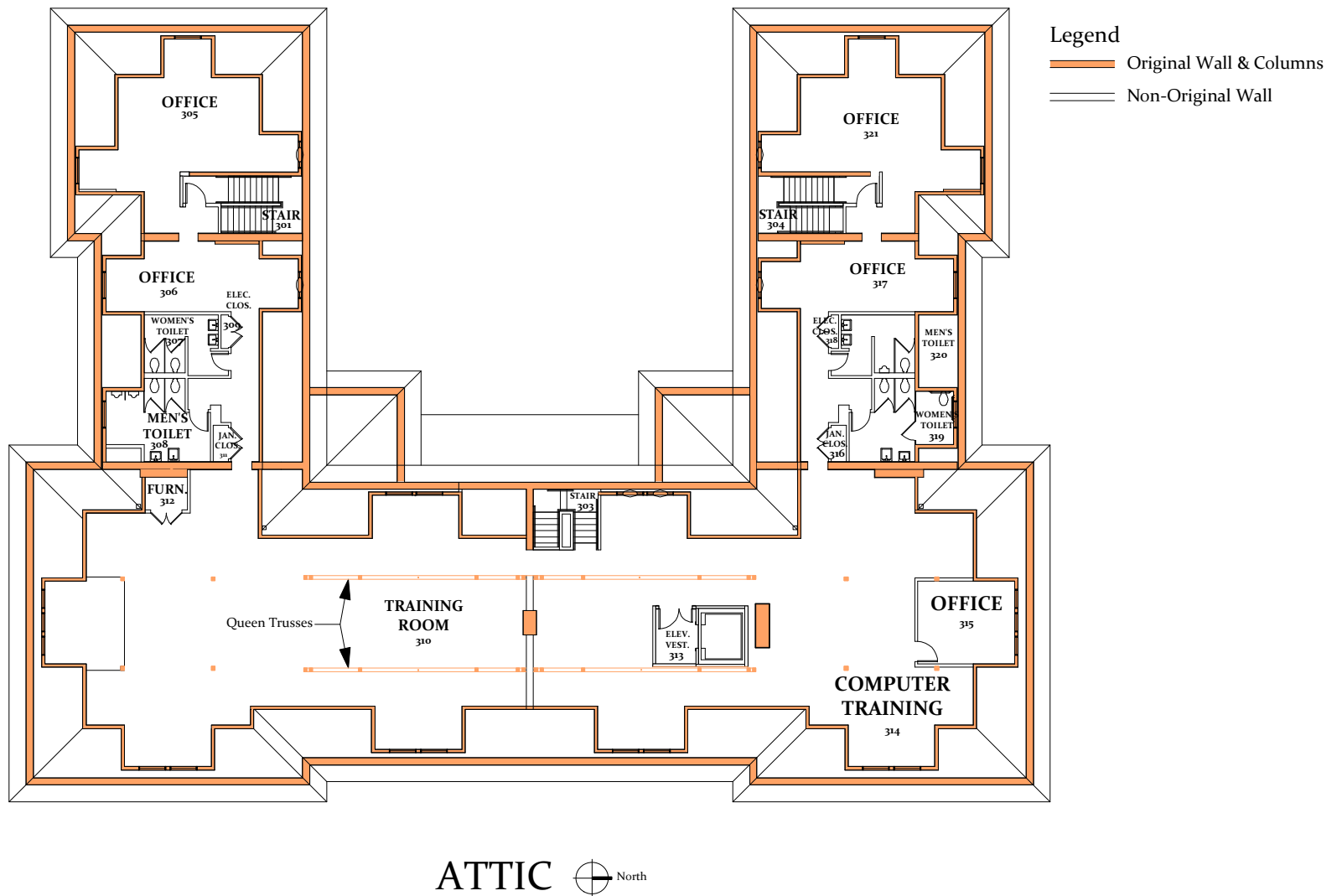


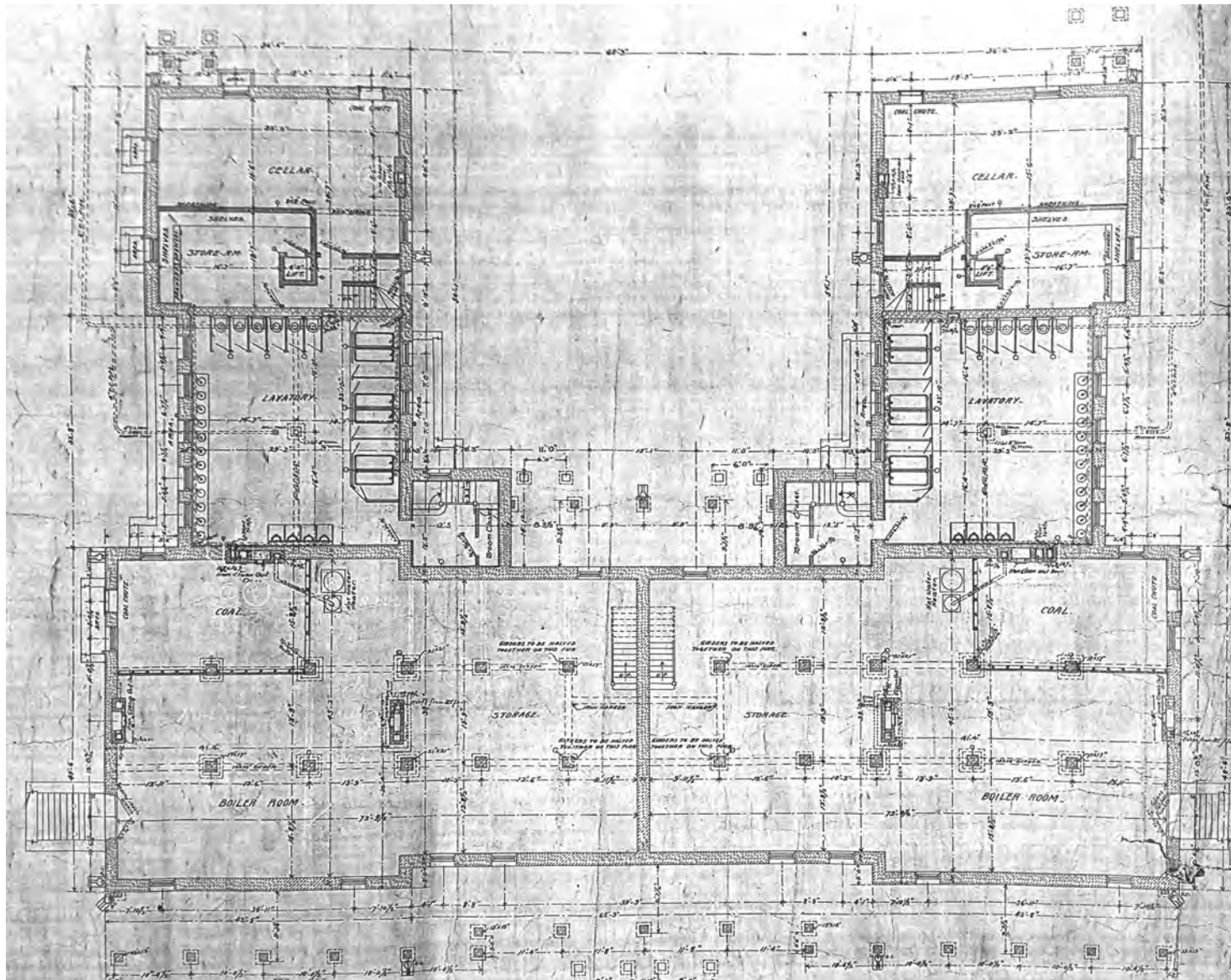
ATTIC  North



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



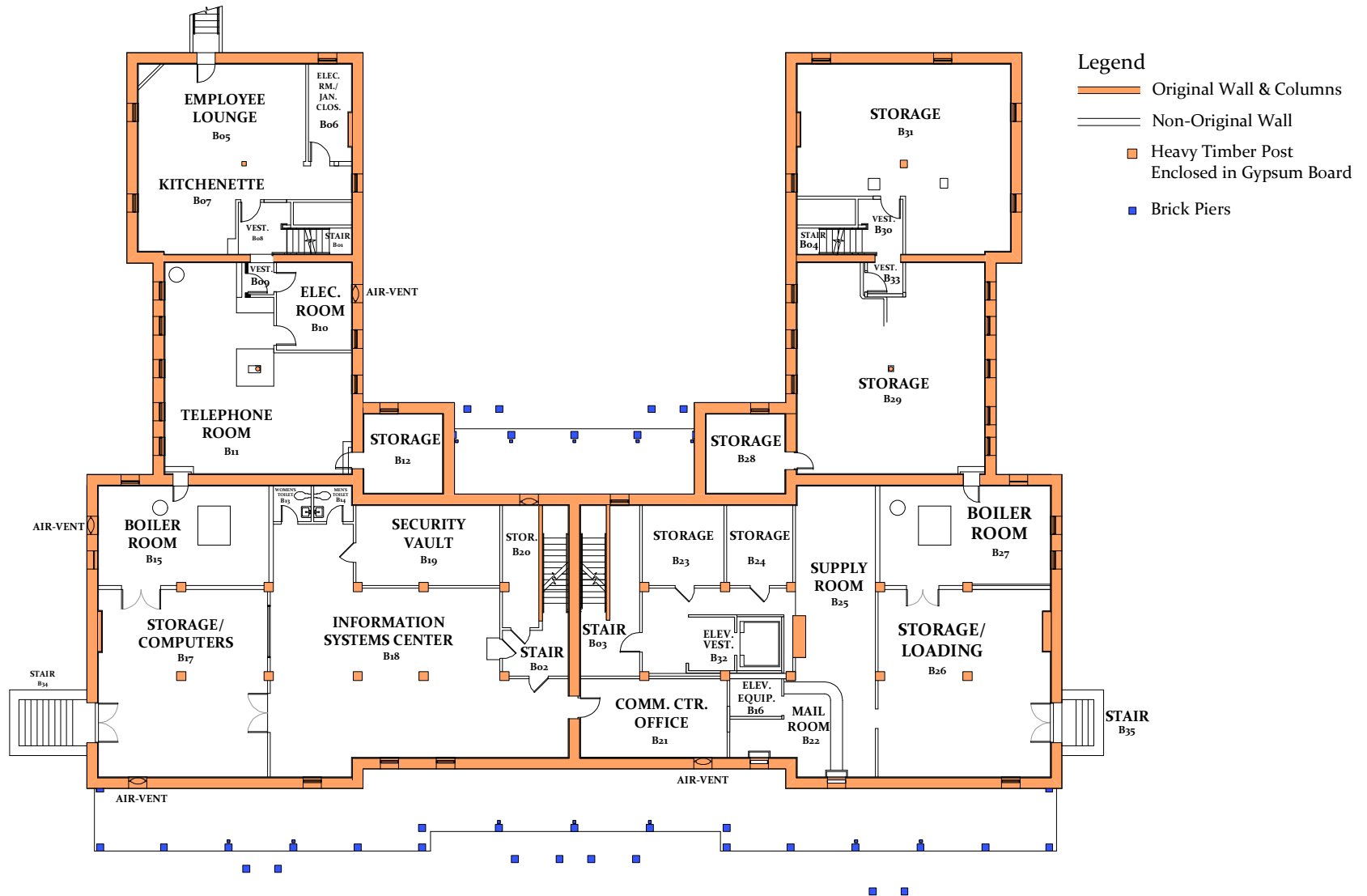


Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

BASEMENT





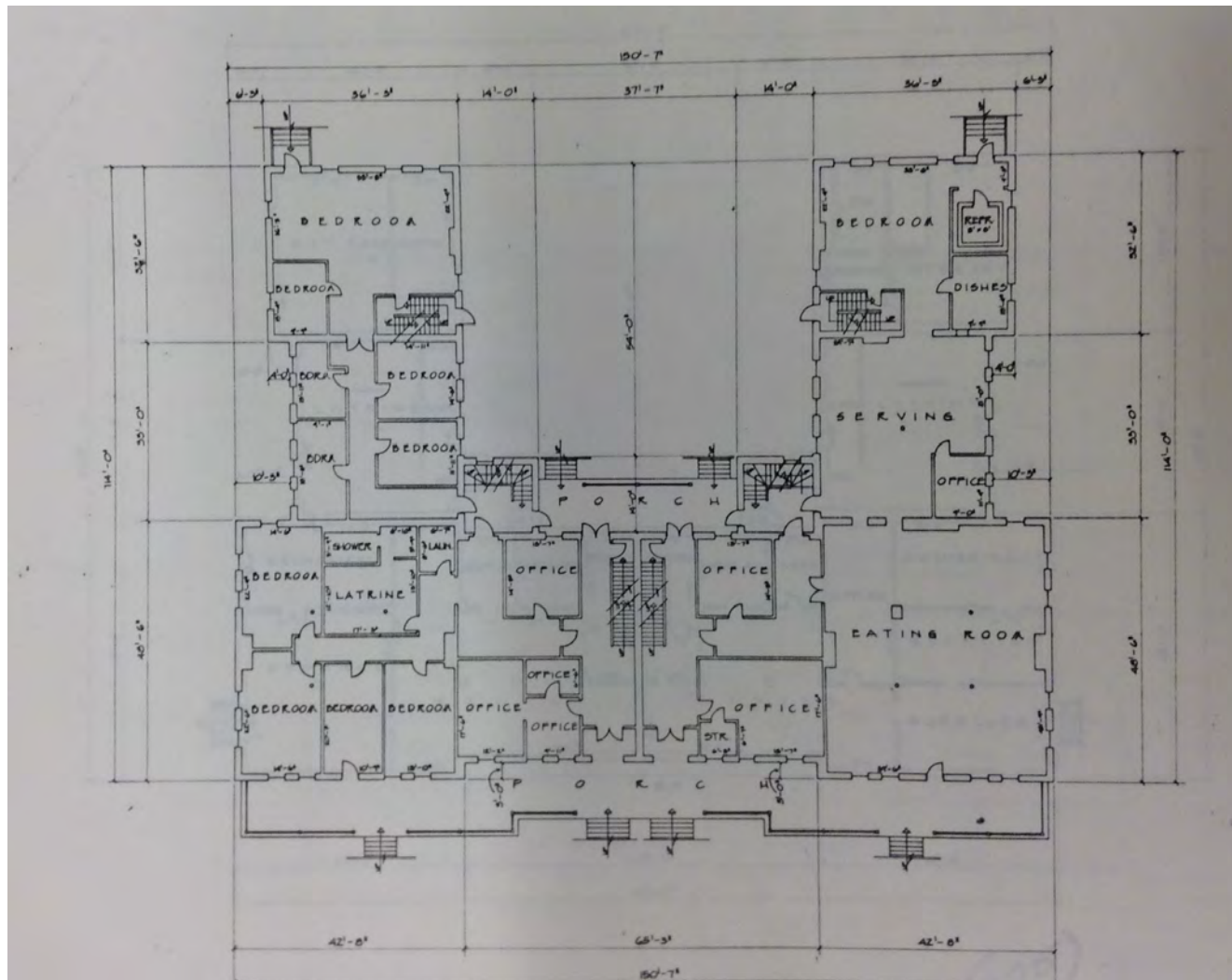
BASEMENT



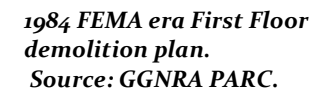
Katherine
Petrin
Preservation
Planning

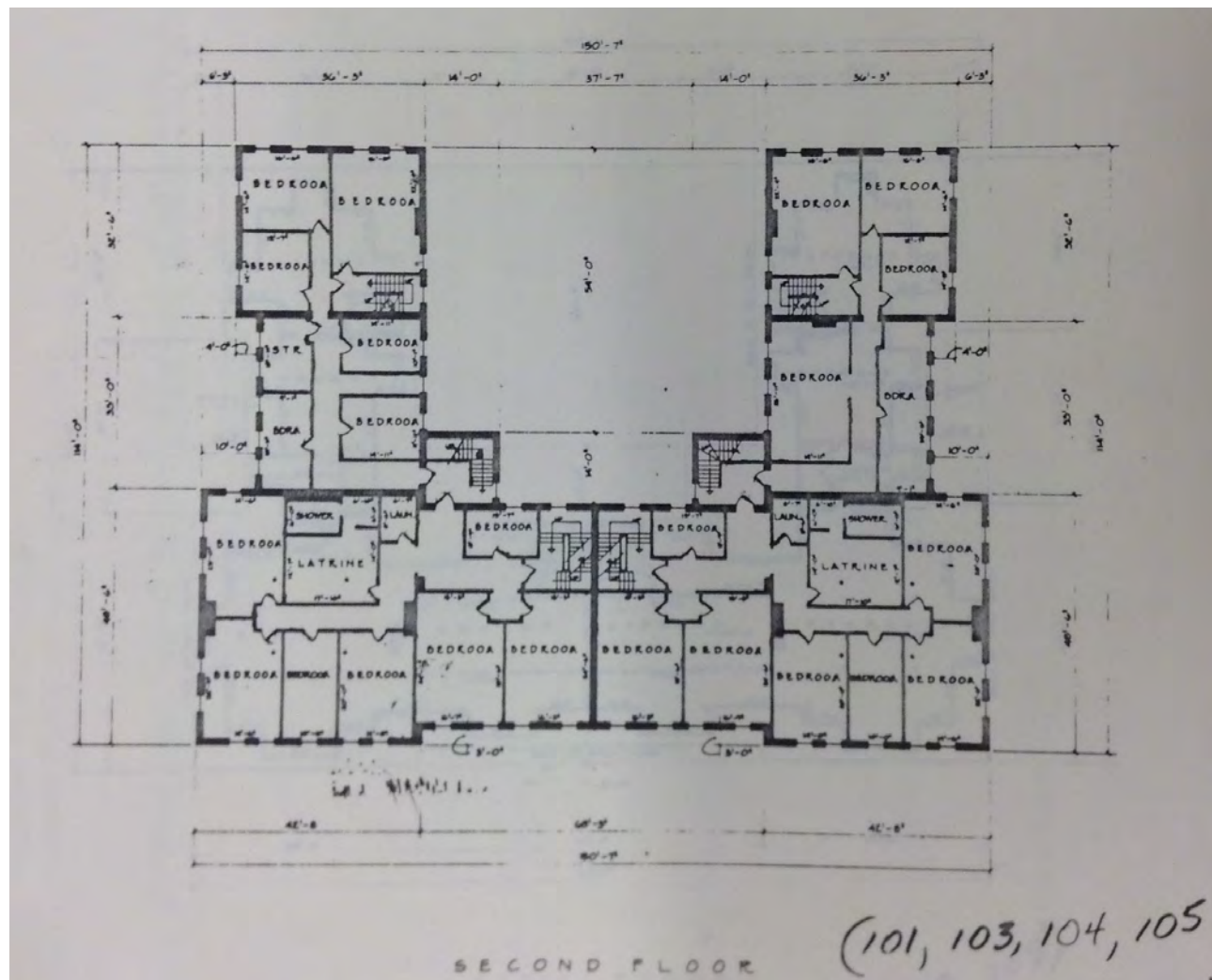
Stan Teng, A.I.A. /
Architectural
Studio

The following facing pages provide a comparison of the 1971 US Army drawings of the remodeled barracks with the 1984 drawings of the FEMA project.

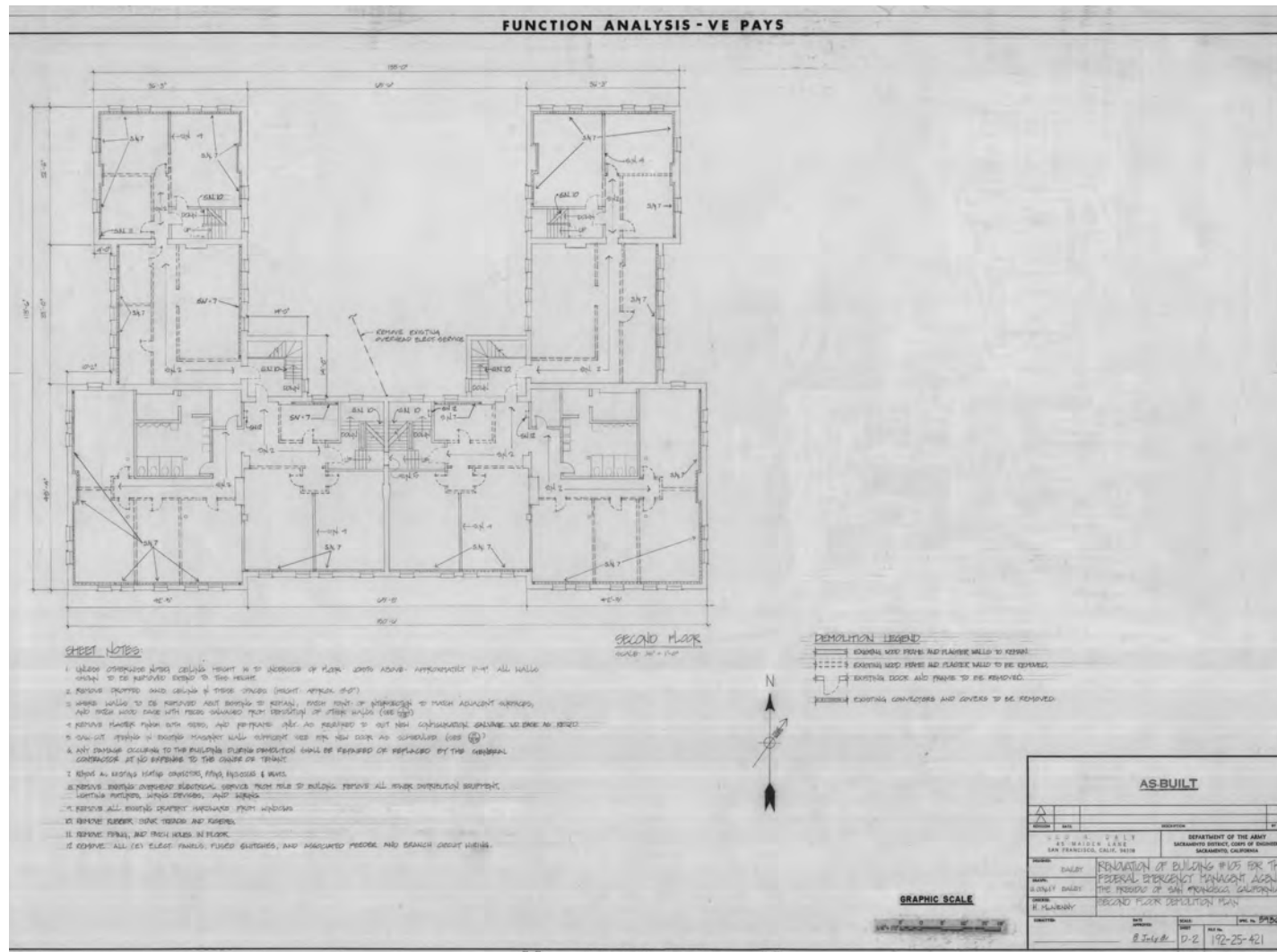


This Army-era drawing was labeled Enlisted Men's Barracks with Mess Hall, First Floor, February 17, 1971. Source: GGNRA PARC.

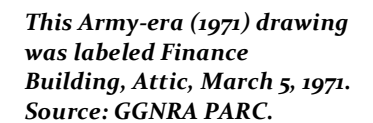


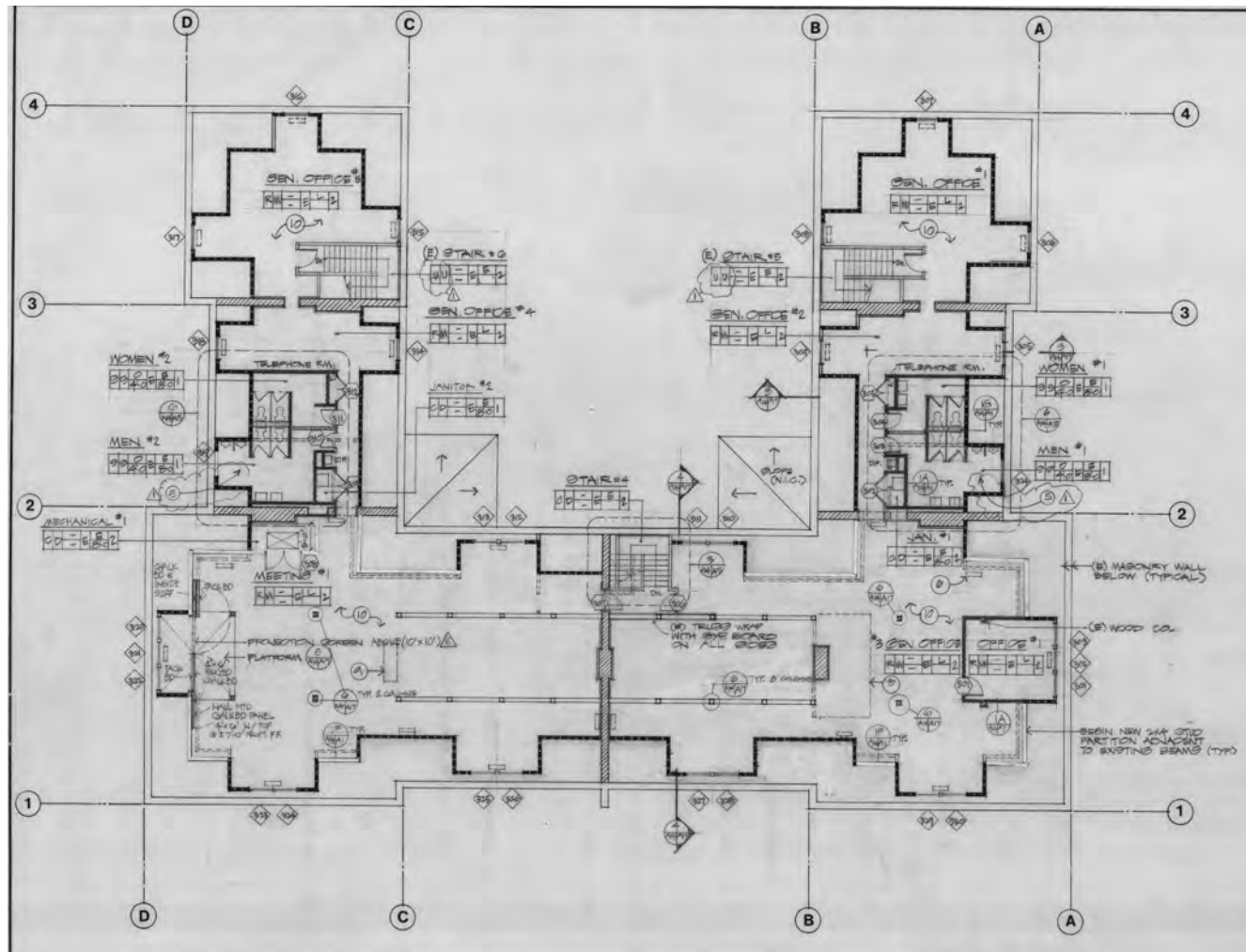


This Army-era drawing was labeled Enlisted Men's Barracks with Mess Hall, Second Floor, March 16, 1971. Source: GGNRA PARC.



1984 FEMA era Second Floor demolition plan.
Source: GGNRA PARC.



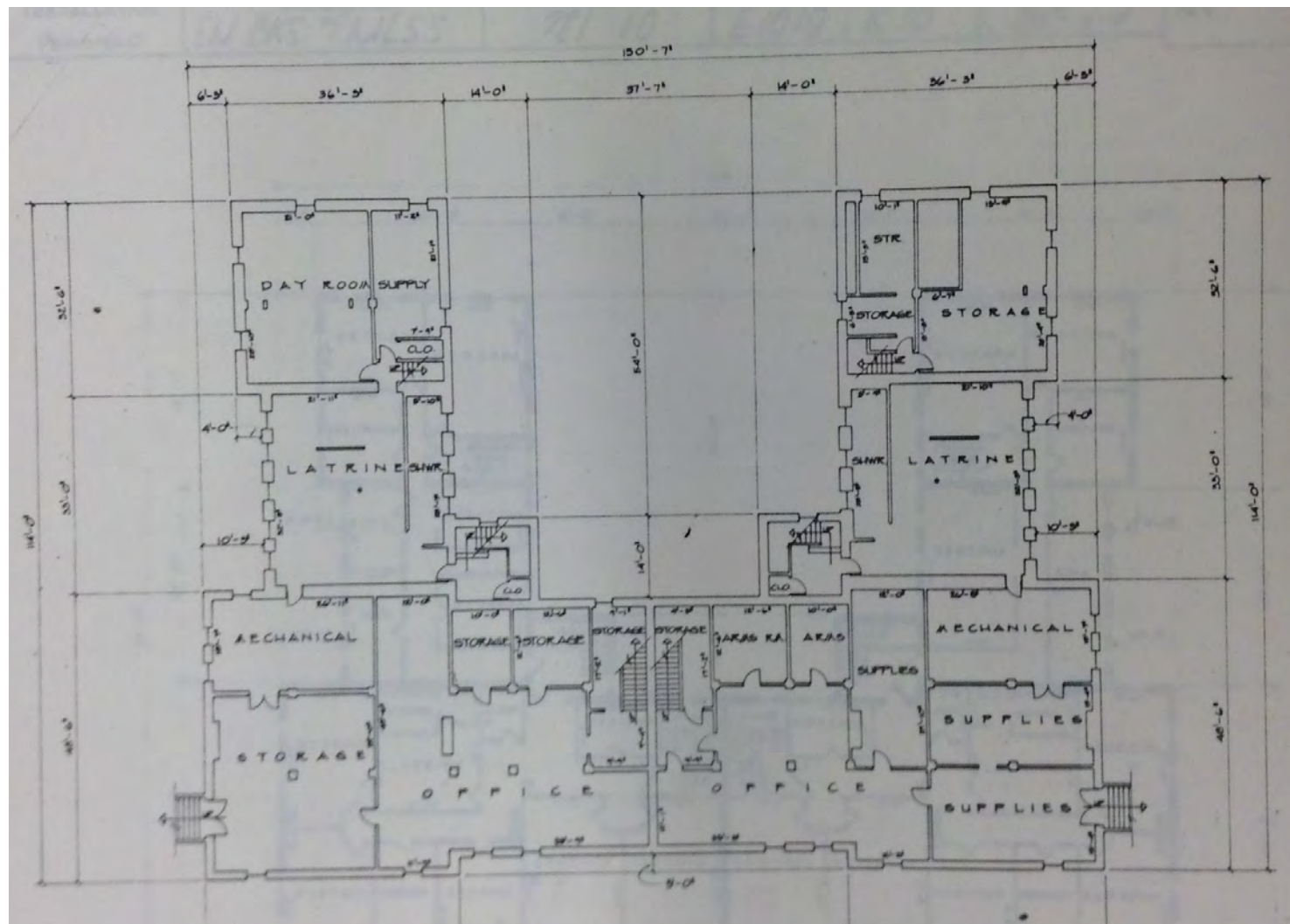


FEMA project 1984,
attic level.
Source: GGNRA PARC.

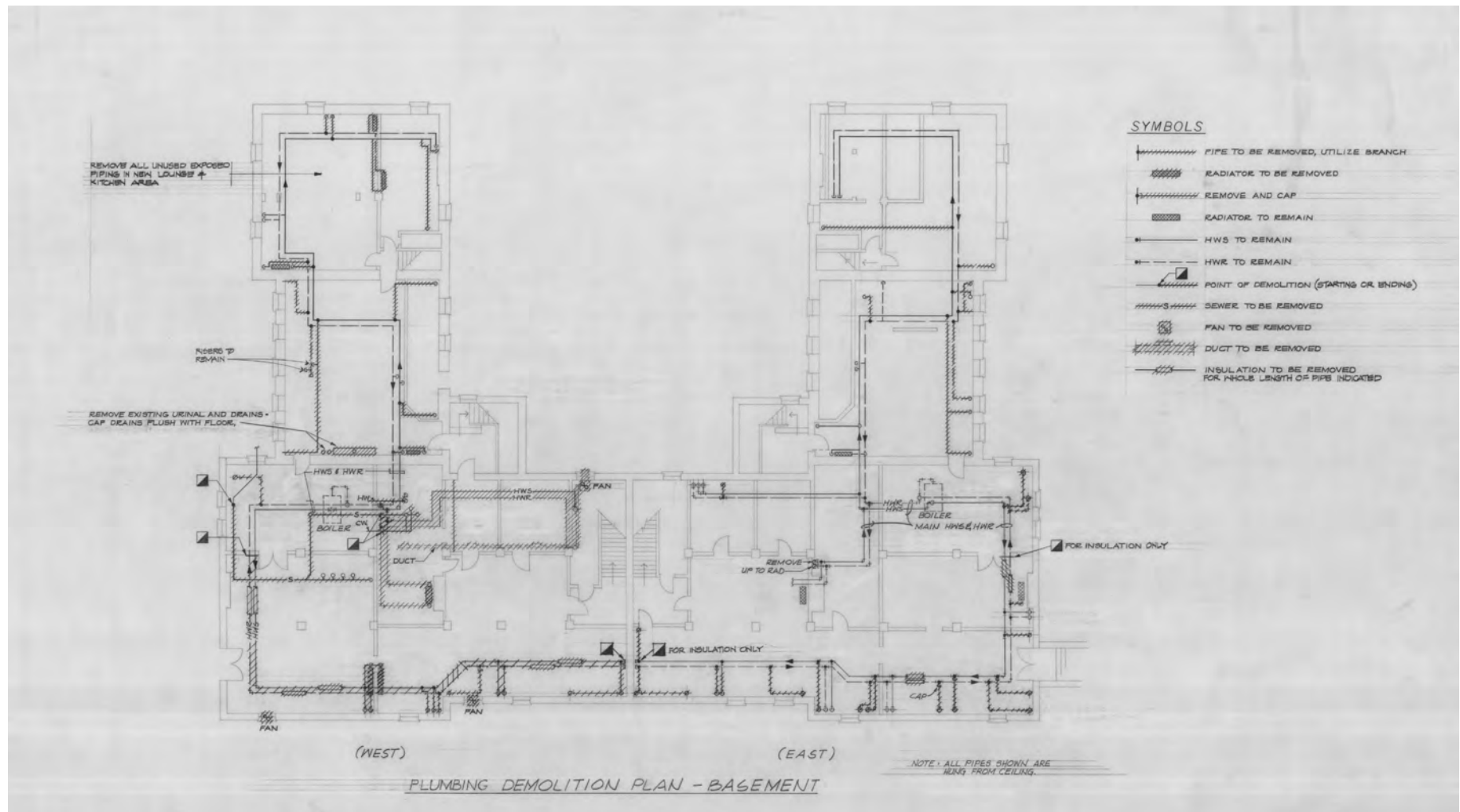


Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



This Army-era (1971) drawing was labeled Enlisted Men's Barracks with Mess Hall, Basement, no date. Source: GGNRA PARC.



FEMA project 1984, basement level. Source: GGNRA PARC.

Room Use Comparison

The following pages contain a chart comparing original room use and location within both the north and south sides of the “Two Company Barracks” with the current or most recent uses (during FEMA era). Room numbers are provided that correspond with plans on earlier pages.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

North Company Barracks Original Room Uses	Current Room Uses & Number with Notes
First Floor	
Vestibule, Hall, & Stair Hall	108 entry, 103 stair, 139 lobby, reception 122
NCO Room	121 kitchen, 122 reception
Company Office, Stores & Sargent's Room	118 conference room, 139 lobby and elevator
East Dormitory	NPS visitor center, office 123
Mess Hall	131 office
Rear Stair Hall off Verandah	130 storage, hall 138
Kitchen, Dish Pantry & Stair	134 office, 136 office, storage 133, stair 104
Second Floor	
Hall & Stair Hall	203 stair and 218 reception
Day Room	212 & 213 offices, 225 elevator vestibule
NCO Room	218 reception
East Dormitory	214 office, 226 men's toilet, 219 kitchen / electrical closet
West (wing) Dormitory	223 office
Stair Hall & Cooks Room (wing)	222 office, 220 storage, stair 204
Passage & Tailor Shop	221 office
Barber Shop	228 office
Attic	
East Squad Room	314 training room, 315 office, and 313 elevator vestibule
Lavatory & Closets	316 janitor, 318 elec. room, 319 women toilet, 320 men toilet
West Squad Room	317 office, 321 office, 304 stair



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

North Company Barracks Original Room Uses	Current Room Uses & Number with Notes
Basement	
Stair & Storage	B22 & B23 storage, B32 elevator vestibule, B21 communications center office, stair B3
Boiler Room	B26 – storage / loading, B25 supply room, B22 mail room
Coal Storage	B27 – current boiler room
Lavatory / Latrine	B29 – storage
Kitchen Storage	B31 – storage
Cellar	B31 storage
Rear Stair Hall & Storage	B28 storage



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

South Company Barracks Original Room Uses	Current Room Uses & Number with Notes
First Floor	
Vestibule, Hall, & Stair Hall	107 entry, 102 stair
NCO Room	117 computer room (original configuration???? This is room with bricked up window)
Company Office, Stores & Sargent's Room	115 office, 116 office
East Dormitory	112 gen. staff office, 113 office, 114 men toilet, 110 women toilet, 109 storage, 111 elec. room
Mess Hall	106 office
Rear Stair Hall off Verandah	120 hall & storage
Kitchen, Dish Pantry & Stair	105 office, 101 stair
Second Floor	
Hall & Stair Hall	227 office (partial)
Day Room	217 conference room, 224 computer network operations, 227 office (partial)
NCO Room	227 office (walls removed)
East Dormitory	209 office, 211 women's toilet, 210 kitchen
West (wing) Dormitory	208 office
Stair Hall & Cooks Room (wing)	206 office, 207 storage, 201 stair
Passage & Tailor Shop	205 office
Barber Shop	205 office
Attic	
East Squad Room	310 training
Lavatory & Closets	307 women toilet, 308 men toilet, 309 elec room, 311 janitor
West Squad Room	305 office, 306 office, 301 stair

South Company Barracks Original Room Uses	Current Room Uses & Number with Notes
Basement	
Stair & Storage	B20 storage, B19 security vault, B18 info systems center (partial), B02 stair
Boiler Room	B17 computer storage, B18 info systems center (partial),
Coal Storage	B15 current boiler room, B13 women's toilet
Lavatory / Latrine	B11 telephone room, B10 electrical room, B09 vestibule
Kitchen Storage	B07 kitchenette
Cellar	B05 employee lounge
Rear Stair Hall & Storage	B28 storage



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Building 105 Historic Structure Report

VI. Construction Chronology & History of Use

VI. Construction Chronology / History of Use

Located along the western edge of the Presidio's Main Parade Ground, and completed in 1897, Building 105 is the northernmost of the five Montgomery Street Barracks. It was built as "Enlisted Men's Barracks with Mess" following a standardized military plan.

The building remained in continual use as troop housing from 1897 until 1980. During that time, the Army carried out regular cycles of maintenance and upgrades to keep the building in good condition, sometimes while heavily occupied.

In 1980, Building 105 ceased its original function as an enlisted men's barracks. After a multi-year rehabilitation and comprehensive construction project between 1981 and 1986, it served an administrative function as offices for a federal agency until 2000. At present, the northeast corner of the first floor houses the Presidio Trust Visitor Center. The rest of Building 105 is unoccupied and lightly utilized as storage and meeting space in the first floor conference room.

The following information summarizes the building's physical construction and modifications and is presented as a chronology of changes with a direct impact on the physical fabric of Building 105.

The information this section is largely drawn from the holdings of the Golden Gate National Recreation Area Park Archives and Records Center which holds extensive documents and drawings as part of the Army Real Estate Records Collection detailing the Army's use of Building 105. Park Archives also holds Presidio

Project Records related to the period when the National Park Service managed Building 105, 1992-1997. As processing of this collection is in progress, limited records related to Building 105 are currently available. The Presidio Trust Library also furnished relevant historical documentation, drawings and photographs that informed this section. Refer to Bibliography.



Montgomery Street Barracks at far left, with side elevation of Building 101 most visible. Image was taken between 1897 and 1909, before Building 100 was completed. Source: GGNRA Park Archives.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

Prior to 1897

Housing occupied the site in the form of multiple wood-frame structures used as barracks for troops and separate buildings to house laundry staff.

1897

Construction of Building 105 completed at a total cost of \$40,370. Original materials included, brick, granite, sandstone, slate and standing seam tin roofing, stone foundation, and wood flooring.

1906

Damage to Buildings 101-105 sustained during the 1906 earthquake described as "extensive" and "clearly demonstrated the inadvisability of brick construction (adopted at the Presidio less than twenty years earlier)".¹

1909

The row of barracks along Montgomery Street completed with the construction of Buildings 100 and 106.

1911

Electric light system installed; replaced gas fixtures. Oil burning heating plant installed.



A view of the Parade Ground 1898. Note Attached to photo reads. "U. S. Army Signal Corps Photo. Tents in the foreground erected for troops during Spanish American War. The brick barracks, traditionally the '30th Infantry Barracks' face the main parade. Alcatraz, first Army post completed on the Pacific Coast (the fort on Fort Point and fortifications on Angel Island were started the same year) was occupied by several Coast artillery detachments in 1898." Source: SFPL.

1926-1930

Major undertaking to replace wood roof shingles on 196 wood-frame buildings throughout the Presidio with red, mineral-coated fireproof shingles. Completion report for the re-roofing project does not include Building 105, though Buildings 102 and 106 did receive new fireproof roof shingles at this time, at least in limited quantities.²

1928

New plumbing fixtures installed, urinals, sinks, lavatories, and drinking fountains.

1938-1942

Various repair and rehabilitation projects occur at Building 105, including work undertaken by the Works Progress Administration (WPA) that continued through 1940.



Interior view of kitchen during repairs at Montgomery Barracks, circa 1930s. Source: Presidio Trust Library.

1938

Exterior and interior painted and roof repaired. The extent of roof repair is not specified.

Chimneys removed from the exterior at the north and south sidewalls, front portion of the building and dormers constructed at those locations. Two additional rooms constructed in the attic (Section B) with new pine floors installed and panel board walls and ceiling.³

1939

Tile floors laid in the kitchen areas and attic latrines, and general carpentry repairs were completed. In Section B a recreation room was constructed in the basement.⁴

1940

Completion reports on Building 105 (then Building 57) Sections A and B state:

Both sections of the building received new gas hot water heating systems and new oil-burning heating systems with 50 radiators.

In Section A: New 6" x 6" red quarry tile laid in kitchen. Wood partition constructed in supply room with shelves built in. Velva Seals installed in faucets. All kitchen screens repaired. Steel fire escape ladder erected from third floor. Brick wall and chimney sheathed in, plastered and woodwork painted. Latrines painted. Filing cabinets constructed.

In Section B stated: Brass nosing installed on stairs to basement. Fire escape erected from third floor. New recreation room erected in basement, painted. Tile wall in the kitchen repaired and new 6" x 6" red quarry tile floor laid in kitchen. Brick wall and chimney in attic boarded in and painted. Latrines, boiler room, stairs, hallway and porches painted. Screens replaced and doors repaired and re-hung. Linoleum laid in halls and stairs. Roof repaired.⁵

It is unknown if hardwood flooring replacement was included in the scope of work of this period. No such line item appears in the Army's completion reports.⁶ The only reference to new wood flooring in Building 105 during this period is for new pine floors in the attic in 1938. However, historical photos of the 1930s era rehabilitation of the Montgomery Street Barracks depict new hardwood flooring installed on the main floors. Visual inspection indicates hardwood floors below other floor finishes in some parts of Building 105.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Above: Interior view during repairs at Montgomery Barracks, dated circa 1930s. Source: Presidio Trust Library.

Above Left: A view of ongoing work during the WPA era, circa 1936. This is one of the kitchen areas on the first floor of a Montgomery Street Barracks. Source: PT.



Bottom Left: Interior view during repairs at Montgomery Barracks, dated December 18, 1936.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

1941

Front steps of building re-built, and front porch raised and leveled; also a contemporary account described the building as one of six “three-story red-brick buildings, white trimmed and grey-roofed

1942

Front porch foundation repaired.
Linoleum laid in mess hall.

1948

Fire protection scheme included new wainscots, bases, jambs, plasterboard and new fire doors at stairwells, first and second floors. All new woodwork painted. All work done by the Army, Post Engineer Office.⁷

1952

Kitchen areas (105 A & B) rehabilitated, porcelain tile wainscot and new built-in equipment including large range hoods as indicated in drawings dated March 22, 1952. Mess equipment installed, miscellaneous alterations.

1954

Replacement of 19,890 feet of rust-laden and eroded hot and cold piping with copper piping in Buildings 101-106. All work done by the Army, Post Engineer Office.⁸

1956

Repair, and/or replace to match, selected doors and windows at Buildings 100-106 and Fort Scott buildings; all new work painted to match existing. All work done by the Army, Post Engineer Office.⁹

This work did not involve the removal of original historic sash, rather the work involved replacing deteriorated elements or installing new glazing or hardware as necessary.

February 1958

Improvements to Dish Pantry at Buildings 101-105; work done by the Army, Post Engineer Office.¹⁰

October 1958

Repairs for earthquake damage at Buildings 101 A & B – 105 A & B. At Building 105 the work involved: removal of 50 sq yds. of plaster ceilings at the basement, first and second floors; installation of gypsum board ceilings at the first and second floors; repair to wall cracks; interior painting; and, the removal of all eight brick chimneys and installation of jacks or caps at those locations. All work done by the Army, Post Engineer Office.¹¹ The scope of work appears to indicate minor repair as opposed to preventative measures for a seismic event.

1960s

Exterior brick lightly sandblasted. Foundation stones painted.¹²

1961

Comprehensive upgrade of finishes included floor coverings, interior painting and lighting throughout Building 105 A & B. Asbestos tile flooring (1/8" VAT) installed. Stairs and treads rehabilitated. Terrazzo flooring in the mess hall.

1962

Repairs to kitchen and mess hall areas (105 A & B).



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

1962

Presidio of San Francisco designated a National Historic Landmark District. The 1962 NHL registration form lists only the Officers' Club as a contributing structure to the district.

1966-67

Existing 100 Series barracks (including 105) determined to be seriously inadequate with an unsatisfactory arrangement and living conditions largely due to latrine washrooms and shower facilities located in the basement with living spaces on the second and third floors. Partitioning is inadequate and utility systems outmoded. Proposed work: new latrines, renovated plumbing, mechanical, electrical, etc. Proposed appropriation \$1,666,000.

Army analysis of deficiency: Barracks 100-105 are structurally in good condition but are "badly out of date" and have seriously deficient plumbing and electrical systems. The buildings are poorly heated, drafty, poorly laid out and uncomfortable as no latrines are on the same floor as living accommodations. Adverse living conditions constitute a serious troop morale problem and result in low re-enlistment rates.¹³

1969

Removal of pipes and risers to radiators on first and second floors; likely that radiators (which had been installed in 1940) were removed at this time.

1969

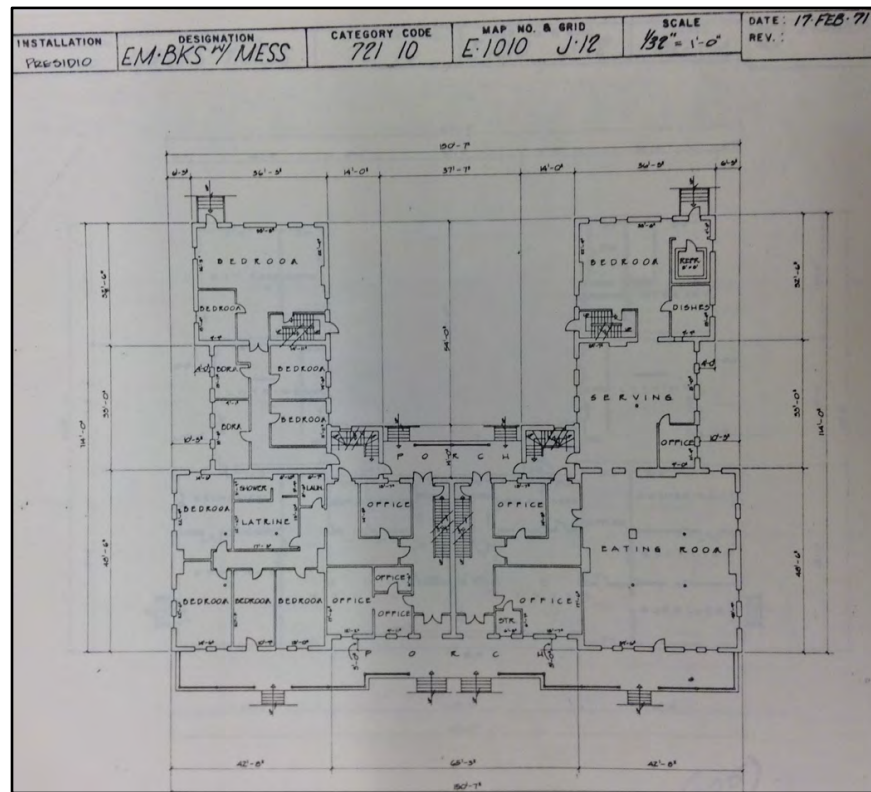
Prior deficiencies not addressed.

March 1971

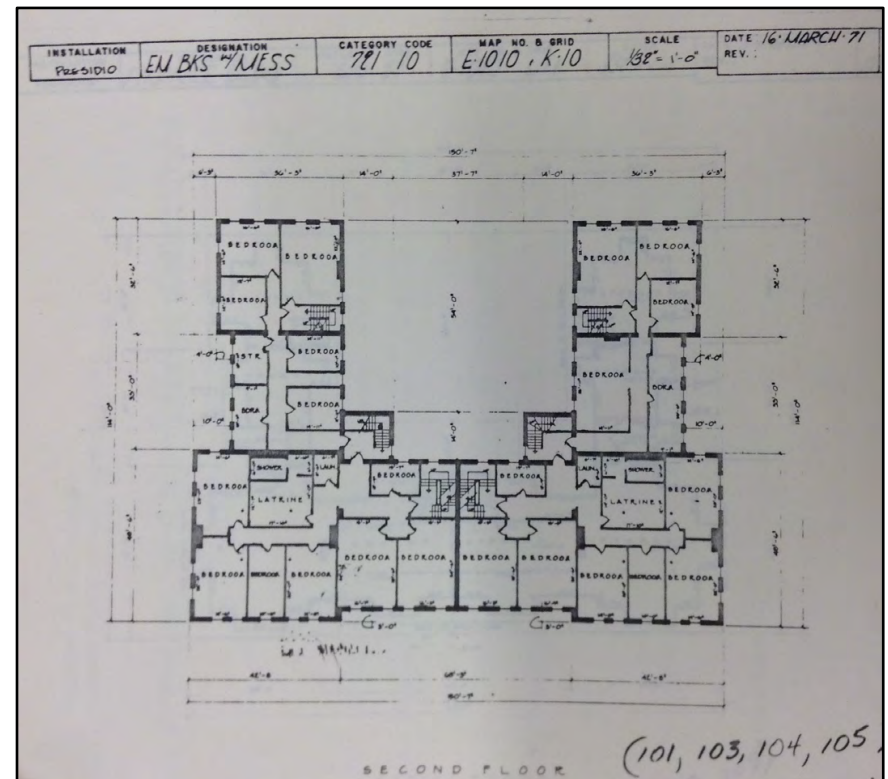
According to drawings, preparations are made to modify the interior of Building 105 to create partitioned, shared bedrooms or cubicles rather than large open sleeping rooms. Total capacity was for 31 men. The 1971 drawings also indicate stacked bathrooms on the first, second and attic levels, addressing one of the building's major deficiencies described in the 1966-67 reports summarized above.

The original, solid masonry separation wall that divides the interior of Building 105 into two equal halves, Section A to the north and Section B to the south, was still intact at this date, even though housing needs had changed since 1897.

The floor plans on the following pages indicate the extent of the Army's intervention in 1971. These plans were found as attachments to the documentation FEMA provided in 1980 for the additional work they proposed in the building.



A 1971 drawing of the Army's subdivision of the first floor of Building 105 into smaller, individual bedrooms. GGRNR-PARC.



A 1971 drawing of the Army's subdivision of the second floor of Building 105 into smaller, individual bedrooms. GGRNR-PARC.

1972

In addition to the interior partitioning described in the entry above, improvements to the mess hall (105 A) were completed.

1976

Determination that Buildings 100-105 are substandard for troop housing and cannot be made adequate. Conversion from Permanent Barracks to General Purpose Administration would include seismic resistant construction. Appropriation: \$3,150,000.¹⁴

1976

Installation of an electronic Intruder Detection System (IDS) in Building 105A utilizing the telephone connection.

1980

Enlisted personnel to vacate Building 105 by 1980 and to be relocated into other substandard barracks buildings. The plan was for immediate conversion to administration use.¹⁵

1980

Correspondence from Federal Emergency Management Agency (FEMA) acknowledges approval from the Department of the Army for FEMA tenancy in Building 105 for a period of 5 years with potential renewal in 5-year increments.

FEMA details their needs with specificity and requests 22,770 sq ft of office space (administrative and storage) to accommodate 88 personnel in addition to seven parking spaces.¹⁶

The conversion of Building 105 for FEMA was carried out in phases with work done by multiple architectural contractors and other consultants for the government.

1981

Drawings prepared by Architect Leo A. Daly for the Department of the Army, Sacramento District, Corps of Engineers for the renovation of Building 105 for the Federal Emergency Management Agency (FEMA). This version was apparently abandoned as a larger scale project was in design by the following year for the same client.

1982-1986

Drawings titled “Maintenance and Repair of Buildings 102 and 105, Presidio of San Francisco,” dated April 15, 1982 prepared by architects Bull Field Volkmann Stockwell for the Department of the Army with L.S. Mason & Associates (structural), Lefler Engineering (mechanical), Zeiger Engineers (electrical), and Charles Salter Associates (acoustical). The overall project was broad in scope and represented the first major alteration to building fabric; it appears to have been in construction until at least 1986.

Structural drawings included framing plans for new floor/wall ties at the attic, first and second floors.

The cumulative work undertaken in this period resulted in the removal of many plaster and lathe walls and finishes.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Above: Interior showing extent of fabric removed, circa 1980-1985. Source: GGNRA PARC.

Below: Interior view of attic area during tenant improvements for FEMA, circa 1980-1985. Source: GGNRA PARC.



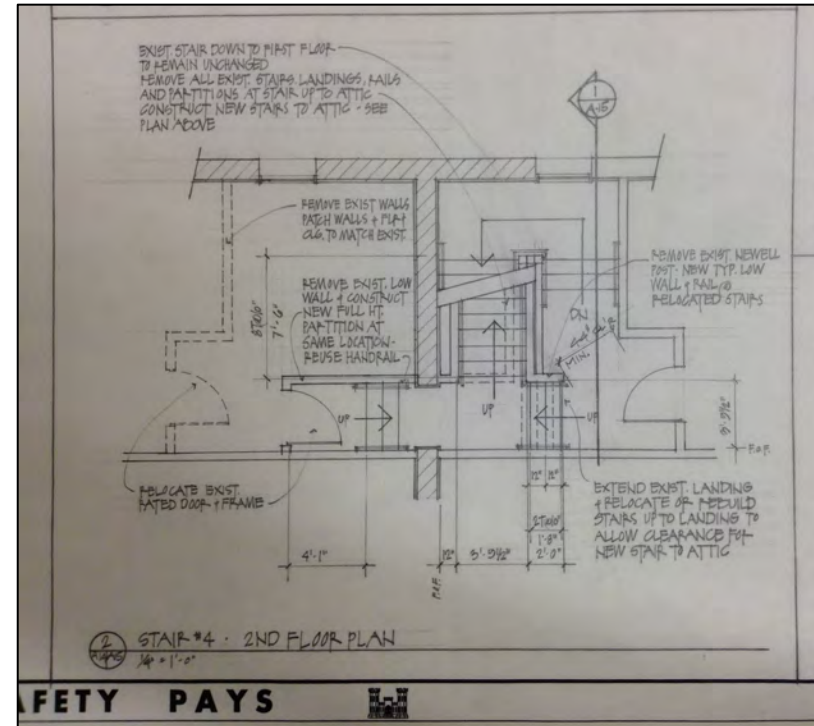
1984

Drawings titled Conversion of Building 105 (and 104) to FEMA Administration dated February 29, 1984 by architects Bull Volkmann Stockwell for the Department of the Army, Corps of Engineers. This phase of the project significantly altered Building 105 in the area of the central circulation core to remove the stairs on the south side at and above the second floor and construction a full height partition at the second floor and a new stud wall on the first floor. Stairs rebuilt to eliminate 3-step landing at second floor.

Installation of suspended acoustic ceiling tile throughout. Projection screen and wall-mounted chalkboards installed in the attic.



*Interior showing removed stairway, likely in one of the stair halls, circa 1980-1985.
Source: GGNRA PARC.*



*Detail from 1984 plan of second floor showing stair alterations.
Source: GGNRA PARC.*



Interior view within Building 105 after tenant improvements for FEMA occupancy, dated circa 1980---1985. Source: GGNRA PARC.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

1985

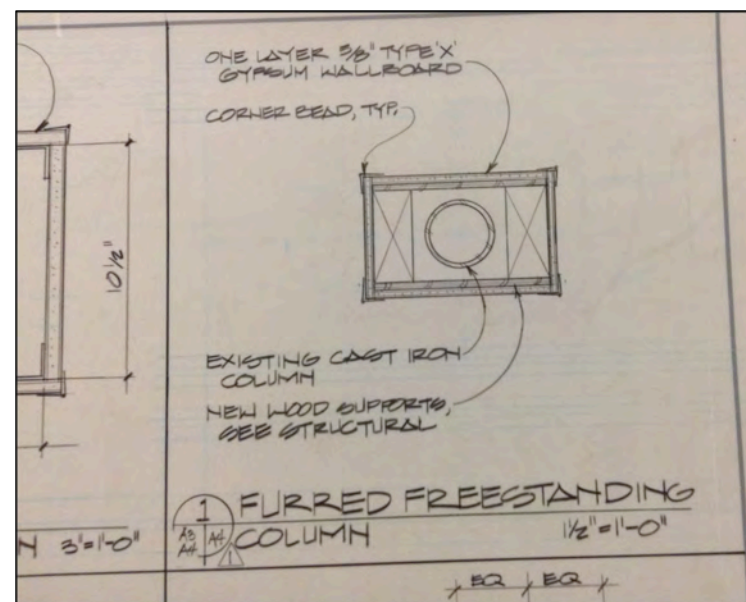
Asbestos removed. All entrance doors replaced with fire doors, front and rear.

1986

Continued renovations of Building 105 (and 104) for FEMA as indicated in drawings dated June 6, 1986. At Building 105, the attic and basement were upgraded for office and technical use. Contractor: H.A. Ekelin and Associates and LaForge and Sons of Petaluma. Floor in the southwest corner of the basement was lowered to accommodate new equipment. 6" and 4" concrete slabs were poured after floor level was lowered. Sewer lift installed. In the northwest corner of the basement a new floor was poured using a self-leveling slurry mix.

Halon 1301 (Halogen) fire suppression system (later determined to be a known hazardous material) installed in the basement. In the attic, floor joists were doubled, trusses were wrapped in sheetrock and acoustical tiles installed at the ceiling. New sprinkler system installed throughout the building.

Cast iron columns on the first and second floor were boxed in; these doubled as chases for conduit. Glue-lams were doubled against some of the girders. Dropped ceilings in most offices installed 8"-10" below the original ceiling height. Picture molding left in situ (however selective inspection at this time does not indicate the picture molding is still intact). New shower installed in some restrooms. See detail that follows.



Detail from 1986 drawing showing new wood supports to enclose cast iron columns. Source: GGNRA PARC

1988

Interior painting completed and carpeted floor coverings installed. Sprinklers installed on the first floor.

1989

Front porch wood decking entirely replaced with new 2x6 T&G treated Douglas fir, all exposed surfaces painted grey to match existing; existing handrails reinstalled to original position.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

1990

Asbestos Abatement Survey.

1991

Army undertakes rehabilitation of Buildings 104 and 105 to meet Uniform Federal Accessibility Standards (UFAS) Requirements. Scope of work included new entry door on principal façade with a wall-mounted entry phone, handicapped ramp for access, creation of an individual accessible office, improved accessibility for the restrooms, a new drinking fountain and signage.

1992

Accessible front door installed.
New boiler installed.

1993

Cumulative and extensive interior renovations since the 1980s resulted in the removal of all of the lath and plaster interior.¹⁷

1993

ICAP Evaluation comprehensive assessment of repair needs.

October 1994

NPS assumes responsibility for the operation and maintenance for operation and maintenance of the Presidio of San Francisco.

1994-96

Design and planning for the rehabilitation of Building 105 for continued office use undertaken by the National Park Service with architects Backen, Arrigoni and Ross, Inc. and general contractor

Agbayani Construction, Inc. Scope of work included: mechanical, electrical and structural improvements; fire safety improvements; roof work; asbestos removal; seismic bracing at the front porch; carpentry and painting; and the installation of an elevator.¹⁸

1997

Construction implemented for the rehabilitation of Building 105. Other actions noted: interior walls of lobby removed; differing finish floor level heights on the first floor were problematic; wood-paneled wainscot in the entrance lobby removed; all chimneys seismically braced except south chimney.¹⁹

Installation of new fire alarm system including smoke and heat detectors, manual pull stations, horns and strobes.²⁰

A contract modification noted that reconfiguration of the second floor stairwells had been anticipated. It would have required destruction of the structural trusses, which support loads from the 2nd and 3rd floors. The modification noted the strength of the trusses has been compromised by a previous remodel.²¹

2000

FEMA vacates Building 105.

2007

Presidio Trust Visitor Center opens in Building 105 (Section A). Move-in only requires cosmetic upgrades.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

Undated Alterations

After 1939 the standing seam tin roofs on porches were replaced with composition shingles.

The year the original roof slate was removed is unknown.

The date the barracks received red, mineral-coated fireproof shingles is not known.

The year the foundation stones were painted grey is unknown, though the stones were likely first painted in the 1960s.²² In 1989, they were repainted grey to match existing, indicating that they had previously received the same color.

The year six window openings on the rear of first floor were infilled with glass block is unknown.

Endnotes

¹ This quote from *Defender of the Gate*, Chapter XIV, mentions extensive earthquake damage to the Montgomery Street Barracks. U.S. Army Real Estate Records held at the GGNRA park archives did not yield documents or drawings corroborating any damage to the barracks. In addition, historic newspaper index searches did not yield accounts of the damage to the Montgomery Street Barracks in contemporary newspapers.

² Report to the Quartermaster General dated March 31, 1930, with addendum of repairs through 1940.

³ The Presidio Physical History Report for Building 105, 1992.

⁴ The Presidio Physical History Report for Building 105 dated 1992 indicates that most of this work was completed as part of a WPA project.

⁵ The Presidio Trust Library supplied a copy of a report to the Quartermaster General dated March 31, 1930, which includes an addendum with project completion reports through 1941. This document is the primary source for the information contained in the Physical History Report for Building 105, dated 1992. The completion reports are not comprehensive and may not list all work undertaken in the 1930-1940 period, as is evident in historic photographs.

⁶ Report to the Quartermaster General dated March 31, 1930, with addendum of repairs through 1940. Pages numbers referring to work at Building 105 are illegible.

⁷ Golden Gate NRA, Park Archives and Records Center, Maintenance and Repair Drawings Folders for Building 105.

⁸ Golden Gate NRA, Park Archives and Records Center, Maintenance and Repair Drawings Folders for Building 105.

⁹ Golden Gate NRA, Park Archives and Records Center, Maintenance and Repair Drawings Folders for Building 105.

¹⁰ Golden Gate NRA, Park Archives and Records Center, Maintenance and Repair Drawings Folders for Building 105.

¹¹ Golden Gate NRA, Park Archives and Records Center, Maintenance and Repair Drawings Folders for Building 105.

¹² The Presidio Physical History Report for Building 105, dated 1992, notes that the original exterior brick "was either lightly sandblasted, has deteriorated due to air pollution, or was just mediocre from the beginning. It is pitted and lacks the matte patina that enhances its weatherproof qualities." Presidio Trust architect Rob

Wallace relates that the exterior brick was lightly sandblasted sometime in the 1960s, which is also the likely date that the foundation stone was first painted.

¹³ U.S. Army Real Estate Records Collection, GOGA 37252, Box 006, Golden Gate NRA, Park Archives and Records Center.

¹⁴ U.S. Army Real Estate Records Collection, GOGA 37252, Box 046, Golden Gate NRA, Park Archives and Records Center.

¹⁵ Internal correspondence, Department of the Army, dated May 14, 1980. U.S. Army Real Estate Records Collection, GOGA 35338, Box 062, Golden Gate NRA, Park Archives and Records Center.

¹⁶ U.S. Army Real Estate Records Collection, GOGA 35338, Box 062, Golden Gate NRA, Park Archives and Records Center.

¹⁷ U.S. Army Real Estate Records Collection, GOGA 37252, Box 006, Golden Gate NRA, Park Archives and Records Center.

¹⁸ Presidio Project Records, Series II, Subseries G, 1993-1997, Golden Gate NRA, Park Archives and Records Center. Note collection processing in progress.

¹⁹ Presidio Project Records, Series II, Subseries G, 1993-1997, Golden Gate NRA, Park Archives and Records Center.

²⁰ Golden Gate NRA, Park Archives and Records Center, Maintenance and Repair Drawings Folders for Building 105.

²¹ Presidio Project Records, Series II, Subseries G, 1993-1997, Golden Gate NRA, Park Archives and Records Center.

²² Wallace indicates painting of the foundation stones at all Montgomery Street Barracks happened at the same time.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Building 105 Historic Structure Report

VII. Integrity Analysis

VII. Integrity Analysis

Overview

Under the National Register and National Historic Landmark criteria, there are seven aspects of integrity: location, design, setting, materials, workmanship, feeling and association. Overall, the historic integrity of Building 105 to the period of significance is very high at the exterior, particularly at the Parade Ground east façade. As a collection of buildings, the Montgomery Barracks grouping retains a very high level of exterior integrity.

The 1980s FEMA renovation of Building 105 resulted in the removal of a large amount of interior historic fabric, including original walls, finishes and features, greatly impacting the integrity of the interior. Buildings 101 and 103 of the Montgomery Street Barracks grouping retain high levels of interior integrity; whereas, Buildings 102 and 104, similar to Building 105, have been extensively altered at the interior and have limited, overall interior integrity.

Location

Building 105 has very strong integrity of location; the building sits in its original location. The relationship of the five Montgomery Street Barracks to the Main Parade Ground has changed little in their almost 120-year history. Additionally, the locational relationship to the two bookend Barracks, 100 and 106, has not been altered. The relationship to the rear street, Taylor Street, also contributes to the integrity of location.

Design

The exterior of Building 105 retains a very strong level of design integrity. Few major alterations have occurred during its years of use. Two important alterations are the removal of the north and south chimneys and their replacement with end wall dormers. Additionally, the original slate on the main roof and the standing seam tin roofs on the porches and rear stair towers have been replaced with composition shingle roofing material on the entire building. Both of these alterations occurred to all five buildings in the Montgomery Street grouping lessening the overall impact to the historic integrity of design.

The front and rear verandas have been repeatedly rebuilt and repaired using similar and compatible materials and the stairs have replacement metal railings. However, as with the changes to the roof, these repairs occurred on most of the Montgomery Street Barracks, which has resulted in a uniform appearance as historically intended.

Lastly, several first floor windows on the secondary elevations (those not facing the Main Parade Ground) have been infilled with either glass block or brick. A universal access ramp has been added to the south end of the front veranda. None of these exterior alterations diminish the overall integrity of the exterior design of Building 105 or the Montgomery Street Barracks as a grouping.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

The interior design integrity of Building 105 has been subjected to from repeated interior remodel projects that have impacted to the original design intent and floor plan. The FEMA era alterations have resulted in minimal original historic fabric at the interior and a negative impact on the quality of the design of the historic interior spaces. Nonetheless, some original interior volumes remain and in some places the original floor plan can be distinguished, especially the dormitory spaces, mess halls and central stair halls. These volumes could be restored such as the central (south) stair, the mess halls and the open dormitories above the mess hall in each wing. While the overall interior integrity is generally compromised, the building still conveys its original use as a Barracks. As noted above, Buildings 101 and 103 have a higher level of interior integrity than Buildings 102, 104 and 105.

Setting

The overall integrity of setting for the entire grouping of Montgomery Street Barracks is very high. While the Presidio of San Francisco is no longer used for military purposes, a majority of the buildings that faced the Main Parade Ground remain intact, including all five of the identical Montgomery Street Barracks framed by Buildings 100 and 106. Further, recent “rehabilitation” efforts to “green” the Parade Ground, by removing surface parking areas, have further enhanced the Montgomery Street Barracks setting. The landscape associated with the barracks has been rehabilitated per the 2012 Main Post CLR.

At the rear of this grouping, Buildings 100 and 104 have received additions that have filled the courtyards between the two wings. While a number of the buildings in this vicinity have been

adaptively reused, the projects have all closely followed *the Secretary of the Interior’s Treatments for Historic Properties*. This has resulted in minimal impacts to the historic military setting that forms the character of the Montgomery Street Barracks.

Materials

At the exterior of Building 105 there is a high level of integrity of the historic materials employed in the building’s construction. The exterior brick walls have been minimally altered. Some windows have been removed and others infilled with either glass block or brick; the remaining double-hung wood windows are in good condition and retain high integrity. The front and rear verandas remain essentially as designed, though with some replacement materials. The front façade has the highest degree of integrity of materials.

At the interior, the level of integrity of the historic materials is low. While the feeling of the original floor plan is in place in many interior spaces, original finishes, architectural elements and details are scarce. There is little original interior plaster or woodwork. The wood flooring does appear to present under layers of over flooring and carpet.

Workmanship

When constructed, the level of workmanship of the Montgomery Street Barracks was very high. These five identical buildings were of an exceptional quality of materials for Army Buildings and were even criticized in the local press for their cost and the use of “expensive” fixtures and materials. At the exterior the level of workmanship has been generally well maintained aside from the



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

lightly sandblasted brick and some modifications to windows at the first floor wings. At the interior, the original high quality workmanship has been lost to repeated interior remodel campaigns.

Feeling

From an exterior perspective, the overall feeling of the Montgomery Street Barracks is very strong. As a grouping of historic buildings, very little has changed in their Parade Ground appearance, including their association with the two bookend barracks, 100 and 106, which are of different plans and design. Overall, Building 105 possesses a high level of integrity of feeling. At the interior, the overall feeling of the building has been altered. While one still senses the original use as a barracks in certain parts of the building, the floor plan has been infilled in some areas of the building making it somewhat difficult to read or feel the original design intent. However, one generally understands the original “mirror” floor plan of the “Two Barracks” configuration.

Association

As a grouping of military buildings, the Montgomery Street Barracks and Building 105 have a very strong associative relationship. They remain intact as a collection of five buildings essentially as they were designed. Buildings 100 and 104 have received additions that have filled the courtyards between the two wings, but this has not impacted the overall association of the grouping in a significant manner. Their association with the military residential architecture of the Presidio is very high. At the interior, the building’s association with the residential life of the Presidio is not as strong as it was historically. The infilled dormitory rooms make the association of use difficult to understand. Further, the other interior alterations result in a diminished historical association.



Building 105 Historic Structure Report

VIII. Character-Defining Features & Spaces

VIII. Character-Defining Features

Character-defining features are those visual aspects and physical elements that comprise the appearance of a historic building, and that are significant to its historical, architectural and cultural values, including the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces, and features, as well as various aspects of its site and environment. Significant loss of character-defining features can result in diminished historic integrity.

Exterior Character-Defining Features

General

- Relationship to the other Montgomery Street Barracks and Parade Ground
- Building form, shape, massing and symmetrical configuration
- Intersecting hipped roofs
- Roof form and dormers
- Brick masonry walls with common bond pattern and headers every fifth row
- Original door and window locations
- Two-story over basement with full attic
- Courtyard formed by rear wings

East Veranda

- Paired, central stairs (location, replacement materials)
- Brick support piers
- North and south end stairs (location, replacement materials)
- Black-painted pipe and ball iron railings (some replacement, especially at stairs)
- Chamfered wood veranda posts
- Supporting wood veranda structure with chamfered-edged posts and beams
- Wide, wood flooring

West Veranda

- Wood stairs and the north and south ends of veranda (location, replacement materials)
- Brick support piers
- Black-painted pipe and ball iron railings across veranda
- Chamfered wood veranda posts
- Supporting wood veranda structure with chamfered-edged posts and beams
- Sierra white granite door thresholds

Windows

- Two-over-two, double-hung, wood windows at first and second story
- Nine-light wood casement windows at attic dormers
- Basement windows (wood casement or hopper, currently covered) and associated window wells
- Cut and tooled sandstone lug sills (now painted) at first and second story



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

Segmental brick arch surrounds above windows at first and second story
Flat, rectangular brick window surrounds at attic and basement levels

Doors

Location of original identical front entry doors of the “Two Company” configuration; actual doors are not original and configuration with entry vestibule has been altered
Wood transom windows above most doors
Although no original doors remain, most door locations are original
Segmental brick arch surrounds above doors at first and second story
Flat, rectangular brick door surround at basement level
Sierra white granite door thresholds

Roof and Dormers

Hipped roof with overhanging eaves
Small, decorative, painted, wood brackets under eaves
String course in brick below cornice
Dormers with rounded edges at front elevation
Dormers at wings
Half-hipped roofs over front and rear verandas and rear stair towers
Tile cap on corbelled parapet at brick fire wall separating two barracks
Gutter, downspout and drainage system (some replacement materials)

Foundation

Rusticated roughly coursed, sandstone foundation with beaded mortar (stone has been painted grey; originally unpainted)
Original basement door and window locations, including window wells and stairways leading from basement exists

Landscape

The character-defining features of the landscape of the Montgomery Street Barracks were defined and treatments addressed in the 2012 *Main Post CLR*.

Interior Character-Defining Features

Remaining elements of the mirror image floor plan of original
“Two Company Barracks”

Brick dividing wall between the two barracks (several openings
have been cut to provide access between the two spaces)

Circulation routes and control of movement (soldiers could not
original get from certain locations of the building to others
to limit access to the kitchen and to separate the basement
latrines from the kitchen storage.

Remnants of original floor plan, such as the open rooms that
housed the mess halls on the first floor and rear dormitories
on the second floor

Original location of front matching entries to the “Two
Company” Barracks; original door with vestibule in between
has been altered.

Main central stair for each Barracks (south Barracks stair
enclosed and no longer used, but remains behind enclosure
from the first to second floor)

Main stairs leading to basement; these locations have some
original wall materials such as plaster, wainscoting and
baseboards

Newel posts at stairs

Wood finish flooring (concealed by carpet)

6 x 6 square red quarry tiles in former kitchen locations on both
the north and south sides of the building (circa 1940)

Painted wood baseboard found primarily in rooms with original
perimeter walls

Double-banded cast iron Tuscan columns (currently boxed in,
but likely present in most original locations) at first and
second floor

Exposed, large wood trusses and structural members in attic

Heavy timber posts in basement

Original plaster walls

Original ceiling heights (most ceilings are dropped to hide
electrical, plumbing and mechanical equipment)

Ornate vents and registers for heating system (mostly only
remain in basement)

Slate fireplace hearths (these are covered in most locations but
remain)



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Building 105 Historic Structure Report

IX. Areas of Significance Plans

IX. Levels of Significance

Three levels of significance have been identified to illustrate important areas and spaces within Building 105. These levels have been assigned based on both the historic value and integrity of the space or feature as it relates to the period of significance, as well as, to a certain extent, current conditions. Because the original Montgomery Street Barracks featured many, large open rooms, those rooms that have remained in an open configuration or that could be returned to that configuration by removal of later infill walls are of ranked at the highest level of significance. Further, a distinction was made between spaces that were once open and had been infilled and areas that had been subdivided in plan originally, and then were later altered in materials and floor plan. It should be noted that the significance designations for this building are relative given its low level of interior integrity. Due to the Army and FEMA remodeling campaigns of the 1970s and 80s, little original interior fabric remains (unlike in Buildings 101 and 103).

The levels are identified below then a general discussion of the methodology for assigning the levels of significance for each floor of the building follows.

Definitions

Significant (GREEN)

The space or feature is original to the building or was built during the period of significance and is strongly associated with the qualities that convey the building's historic use as an Enlisted Men's

Barracks. These spaces were also socially important spaces within Barracks life. The space remains primarily intact, alterations are minor or interior infilled partition walls could be removed, returning the space to a single open room, or could be sensitively reconfigured to highlight original features (such as structural columns). The feature or space is in generally good or repairable condition. These spaces and features are sensitive to change or future alterations and are marked as Significant (Green).

Original Walls, Columns and Structure (ORANGE)

Original building walls, columns, and structural elements identified through research and field investigation are colored orange on the Significance Diagrams. These features should be considered significant and sensitive to change or future alterations.

Contributing (YELLOW)

The space or feature was built during the period of significance, but has been somewhat altered or the historic fabric has been partially removed. Alternatively, the space or feature was not built during the period of significance, but is architecturally compatible with the original. These elements or spaces are less sensitive to change or future alterations than those areas marked Significant (Green).

Non-contributing (WHITE)

The space or feature was built during the period of significance, but its original use was ancillary to the primary barracks uses clustered on the first and second floor. Additionally, these spaces have undergone major additions, there are incompatible alterations, or the space or feature is in poor condition. Therefore, little or no historic character remains to convey significance. Alternatively, the



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

space or feature was not built during the period of significance and is incompatible in style, material, scale, character or use with the original building. These are also areas where all interior walls, features and finishes have been removed such as the stairs in rooms 120 and 130. These components are not particularly sensitive to change and are marked as Non-contributing (White)

Floor-By-Floor Analysis of Significant Spaces

An introduction to significant spaces is provided below for each floor. Following that, the historic floor plans of the building and the current configuration of spaces identifying the levels of significance are provided on facing pages for comparison. Original walls, columns and other structural elements are marked in orange on all plans and are considered significant or equivalent to the Significant (Green) spaces.

First Floor

The east and west veranda's are considered significant elements of the entry sequence at the building's front and rear. While these elements have been repaired over time, this work has been compatible with the character of the Montgomery Street Barracks as a whole and these features form significant exterior spaces for the building.

The original entry sequence and primary staircases for both of the "Two Company" sides of the building have been altered but are highly significant elements to understanding the mirrored image configuration of the Barracks. These spaces and features are identified as significant and sensitive to additional change.

Rooms 112 and 132 were originally open, large dormitory rooms at the north and south front ends of the first floor. These spaces have been modified from their original configuration through demolition of all non-perimeter walls, and new infill for use as FEMA offices (112), restrooms, and as the NPS Presidio Visitor Center (132). Removal or reconfiguration of the infill walls and FEMA era restrooms and exposure of the cast iron columns in these areas could result in restoration of portions of the original floor plan. Therefore, these two rooms area coded Significant (Green).

The first floor rooms between the end dormitory rooms and the entry sequence are coded Non-contributing (White). These spaces have been altered numerous times since the building was converted from barracks use and very little historic fabric remains.

Though subdivided during earlier Army-era remodeling campaigns, the first floor mess halls in both the north and south wings currently retain their open configuration, lit by original windows and with an original cast iron column encased in modern finishes. These spaces are reflective of their original use and have original baseboard along perimeter walls in some locations. The mess halls and associated features are identified as Significant (Green) and are sensitive to additional change.

The rooms at the far end of the first floor wings that once housed the kitchen and storage areas have been extensively modified over time and there is very little original fabric in these locations. The original baseboard is evident where walls correspond with exterior perimeter walls, but little other fabric remains. A later kitchen flooring remains under the carpet. The stairways in these locations



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

have been reconfigured and the partition walls that exist now are not original.

The two original stair halls at the west elevation on either side of veranda do not retain their original use or stair materials. These spaces have been altered and are identified as non-contributing. The original exterior walls and the original stairway windows are significant.

Second Floor

Rooms 209 and 214 were originally open, large dormitory rooms at the north and south front ends of the second floor. As on the first floor, all non-perimeter walls were removed, and the spaces subdivided for use as FEMA offices and restrooms. Removal or reconfiguration of the infill walls and FEMA era restrooms in these areas could result in restoration of portions of the original floor plan. Therefore, these spaces are coded Significant (Green).

Similarly, offices 208 and 223, which also were used as open dormitories, situated directly above the mess halls, have been identified as Significant (Green).

The stairways on either side of the original brick dividing wall have been altered and at the second floor one has been capped and the other significantly changed. These are marked contributing and non-contributing as they have differing existing conditions and materials.

The second story spaces that once held day rooms and a Sargent's room have been significantly altered since the building was converted from barracks use. These spaces are non-contributing.

The two original stair halls at the west elevation on either side of veranda do not retain their original use or stair materials. These spaces have been altered and are identified as non-contributing. The original exterior walls and the original stairway windows are significant.

At the rear of the wings the original cook's quarters, tailor and barber shop areas have all been reconfigured. The stairways in these locations have been reconfigured and the partition walls that exist now are not original. The "truss wall" that runs east-west at the second floor appears to have been altered; it is unknown if the original truss remain below.

Attic

As in the rest of the building, most original, non-structural features and finishes in the attic have been removed or rebuilt, including all 4 of the access stairs. Half walls located at the eaves are also non-original, and likely date to the FEMA build-out. The Queen's Trusses in these spaces are significant character-defining features and are sensitive to change. The remaining open spaces of the attic are treated as contributing spaces, similar to the altered spaces on the first and second floors. The two rooms that form the transition to the wings have been converted to restrooms and are non-contributing.

Basement

The entire basement, with the exception of the two central stairways from the first floor, is identified as non-contributing. The two stairways retain some original wainscoting and trim. They are in their original configuration and convey the “Two Company” floor plan. The original structural elements and foundation walls in the basement are significant and labeled as such. Spaces that were originally utilitarian or used for storage are generally identified as Non-contributing (White).

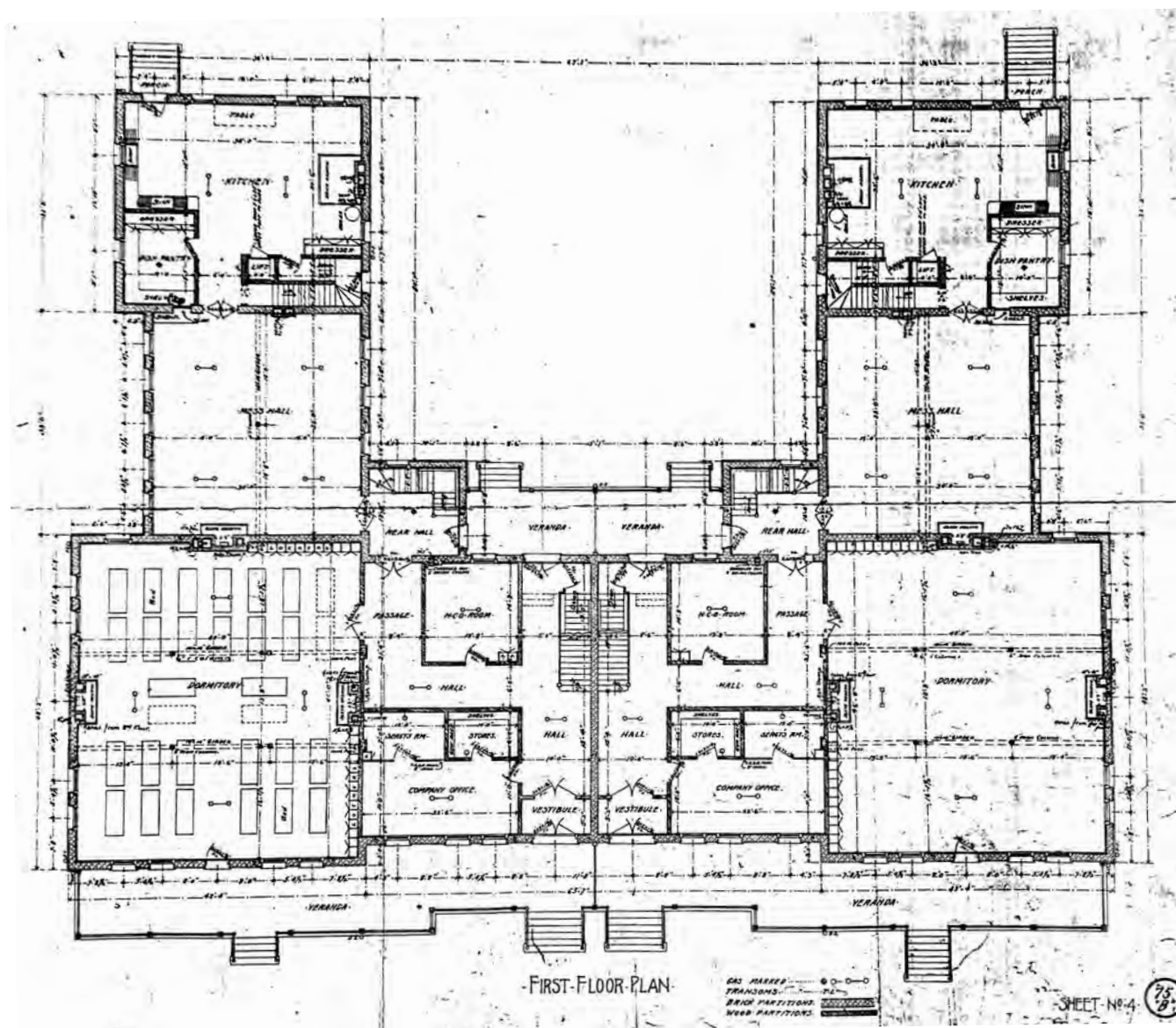
Character-Defining Features

See the character-defining features section of this HSR for further information on features and elements at both the exterior and interior of Building 105.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



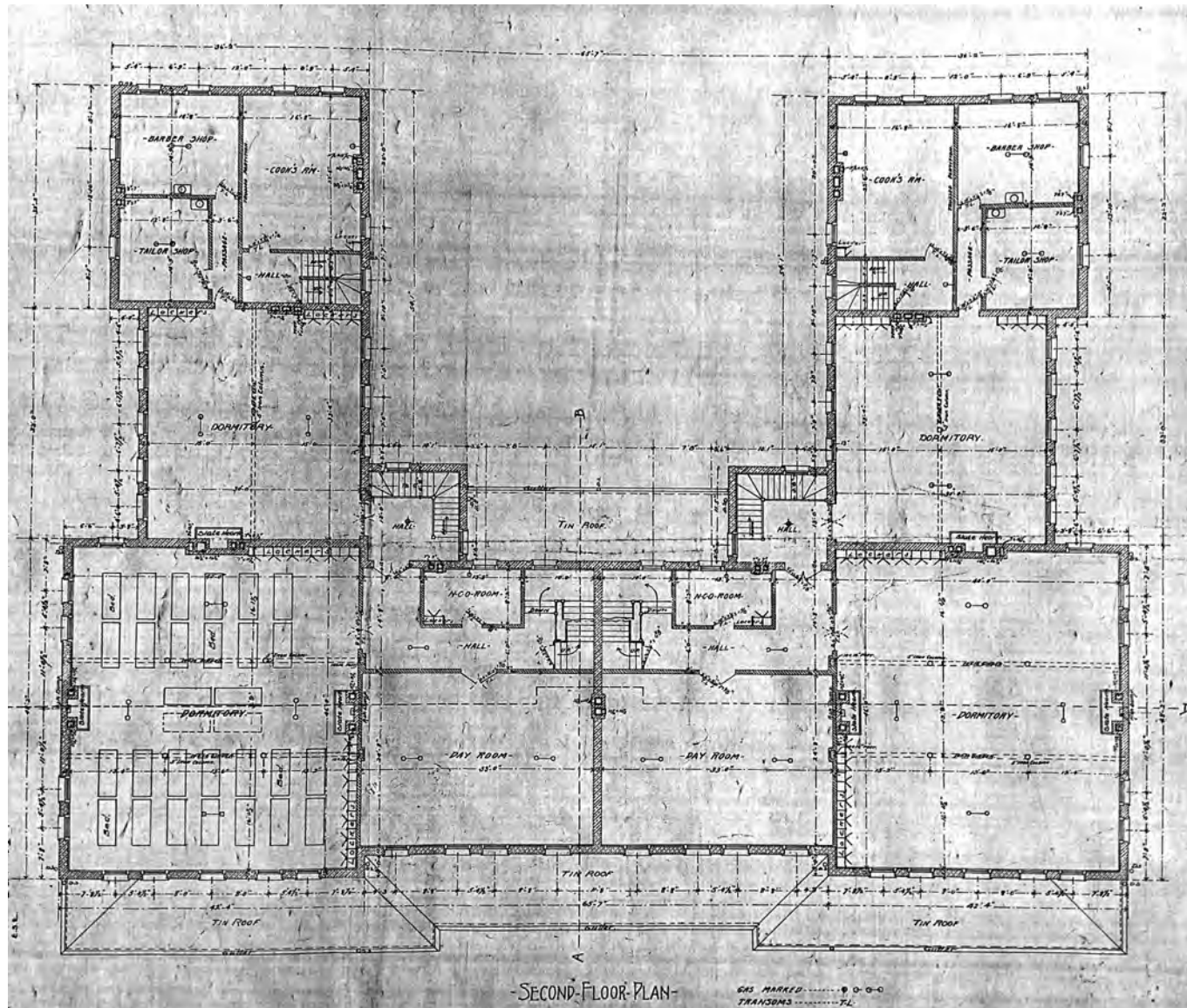
FIRST FLOOR  North



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio





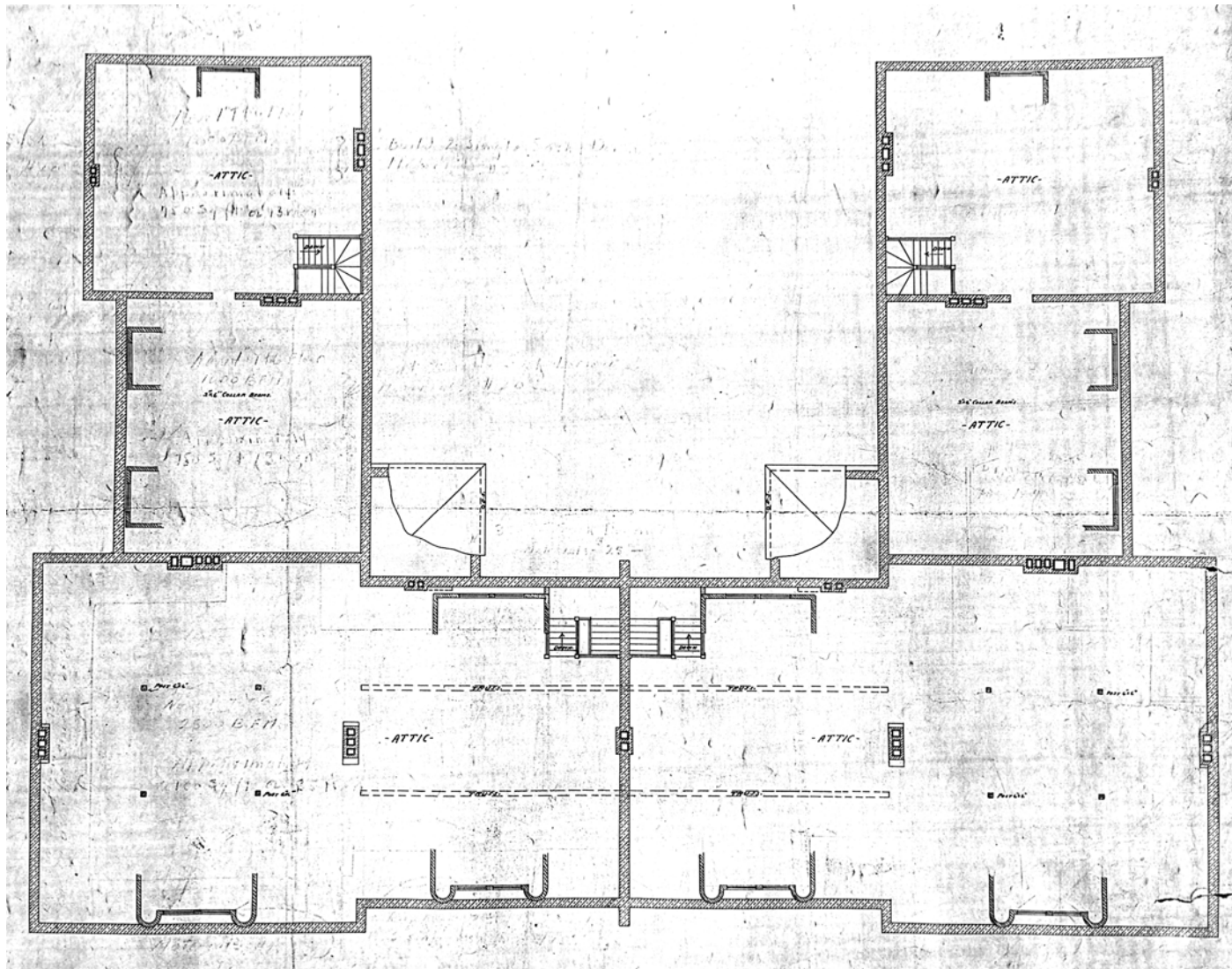
Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

SECOND FLOOR  North



SECOND FLOOR  North

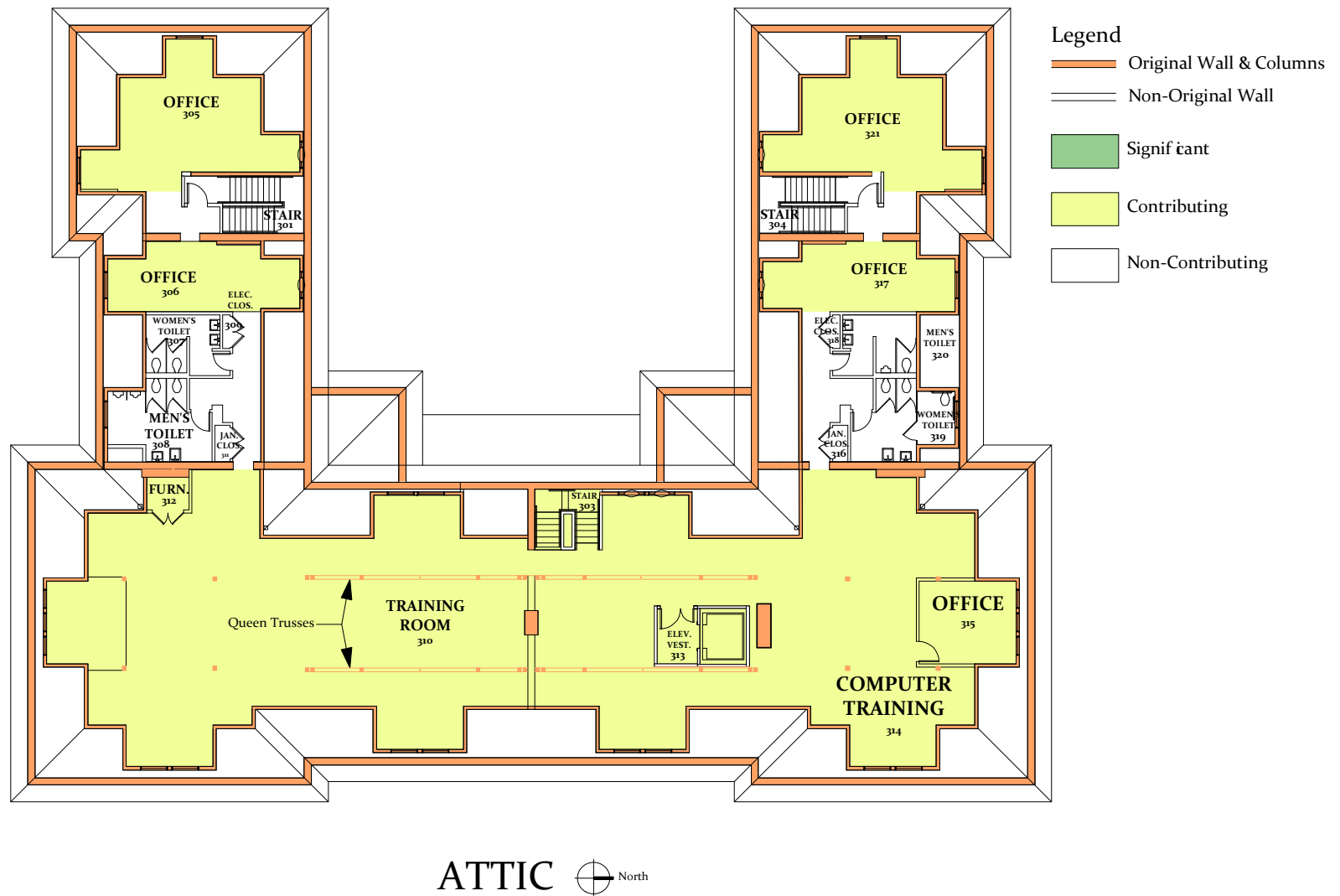


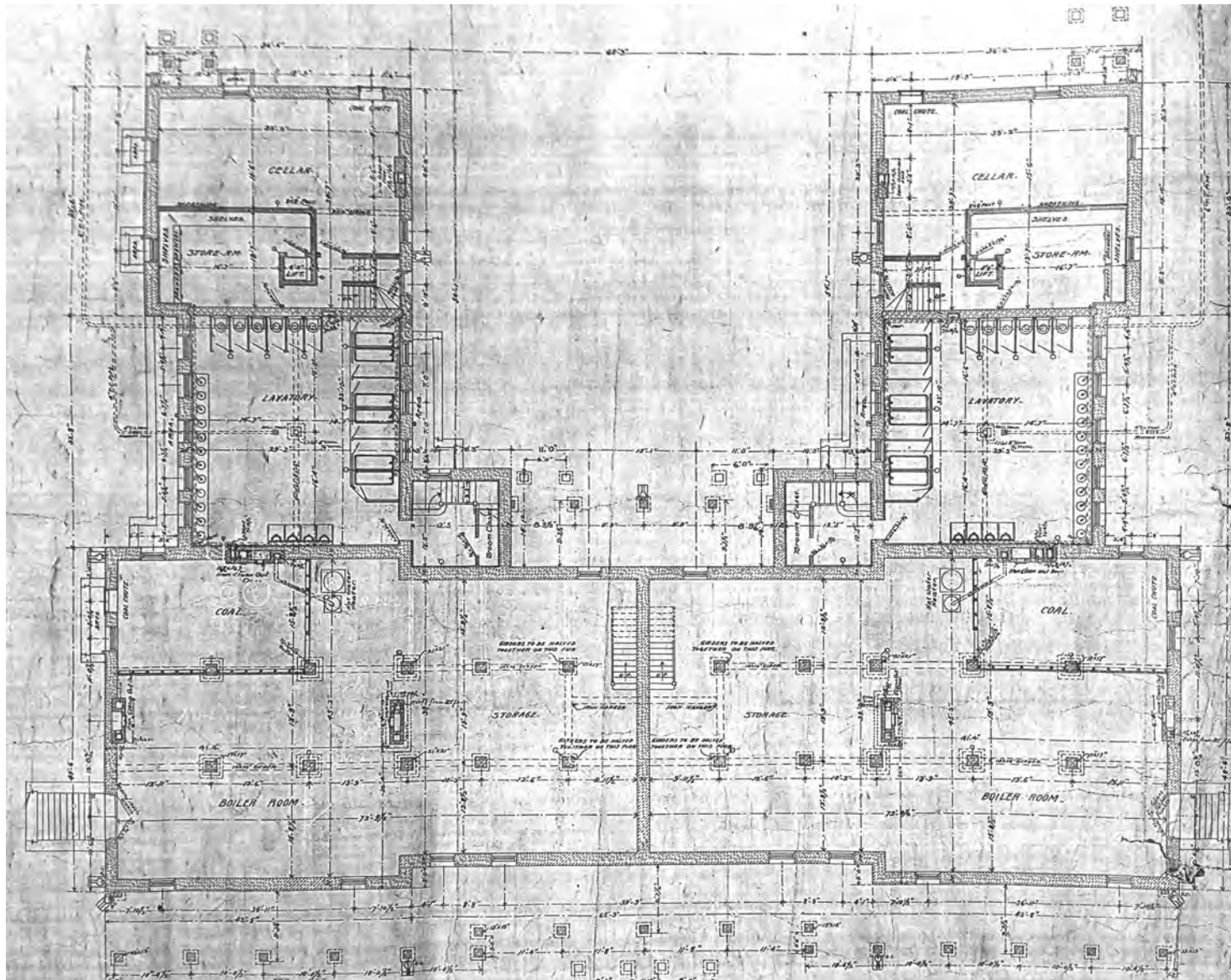
ATTIC  North



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



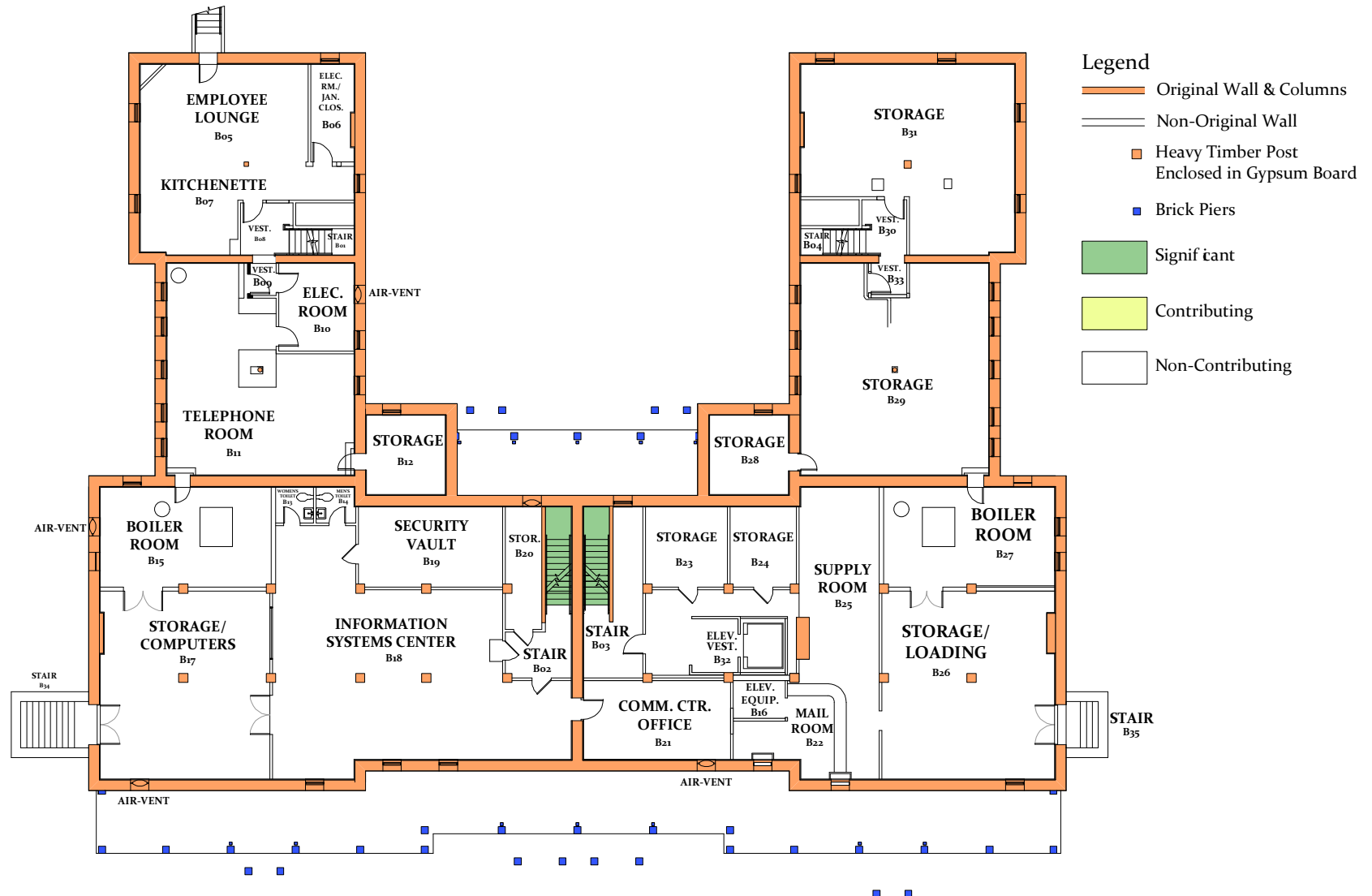


Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

BASEMENT





BASEMENT



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Building 105 Historic Structure Report

X. Conditions Assessment

X. Conditions Assessment

In March 2010, ICF International completed a Conditions Assessment for Building 105 and a series of other Presidio structures as a mitigation measure and monitoring task for the Presidio of San Francisco Doyle Drive Replacement Project. Since Building 105 is located within the Area of Potential Effect (APE) of the Doyle Drive construction, the building's condition was evaluated and documented to ensure limited impacts from construction.

The following summary of conditions is based on review of the 2010 ICF report, as well as investigations and observations during fieldwork for this HSR in August and September 2014. In general, current conditions are similar to those observed by ICF International in March 2010.

Exterior Materials, Features, and Elements

Brick Masonry Exterior Walls

The exterior walls are red brick laid in common bond. There are few decorative brick details, with the exception of a corbelled edge that forms the cap of the building's interior dividing firewall, separating the "Two Company Barracks" duplex plan. Generally, the brick masonry walls are in fairly good condition. The 1992 Physical History Report notes:

"The brick used to construct the building was either lightly sandblasted, has deteriorated due to air pollution, or was just a mediocre brick from the beginning. It is pitted and lacks the matte patina that enhances its waterproof qualities."



Typical exterior brick wall surfaces. Common bond pattern with arches above windows. Areas of repointing can be seen in some locations.

The brick walls have been sandblasted. The brick and mortar will require strength testing and appropriate treatments will need to be developed in conjunction with a conservator experienced in masonry construction. Re-pointing is required in some locations, especially where water has run down the façade at areas where there are missing, damaged or leaking downspouts or gutters. This is particularly true at the brick cornice near the overhanging eaves. The mortar used appears to easily absorb water, which has gradually impacted both the brick and mortar, and causing erosion or "melting" of the masonry.

Concrete and Sandstone Foundation

The concrete foundation with sandstone facing is in fair condition. The 1992 Physical History Report notes:

“The central portion of the basement of this building has a percolation problem. Every once in a while groundwater seeps in. . . The north end of the basement has R-20 insulation and 5/8” type X wallboard to hold down moisture problems.” It appears FEMA fixed the water seepage issue.

The sandstone facing of the concrete foundation is in poor condition. The painted surface of the exterior sandstone trapped water in the stone, causing erosion of the stone and water problems at corresponding interior walls. The exact date that the sandstone was painted is not known , but this alteration is believed to date to the 1960s. Also in many locations there is staining from broken or malfunctioning downspouts. This has furthered the water issues at the foundation.

Weeds and dirt are piled against the stone foundation in places and where stairwells and doors were once located there are metal or wood barriers.



Above Right: Covered basement door at the east end of the south elevation



Below Right: Staining from water stream emitted from a broken downspout.

First and Second-Story, Double-Hung, Wood-Frame Windows

Generally, the two-over-two, double-hung, wood windows are in fairly good condition. They are in need of stripping, new paint coatings, glazing repair and some pane replacement where glass is broken. Several windows have been infilled with glass block (see locations on plans in Section 6 of this report). Lastly, one window, facing the east veranda has been infilled, and its opening concealed, with brick masonry units to roughly match the exterior brick walls. There are a number of windows that have metal grills secured to the exterior. Generally, the front façade windows, facing the Parade Ground, are in better condition and appear to have been more diligently maintained in recent years than those windows on the other three facades.

First and Second Story Sandstone Window Sills

The windows at the first and second story of the building are cut and tooled sandstone lug sills. These features are in varying states of repair. All were painted at one point and the paint is not adhering well to the stone. There are three windows that face the east veranda that have a secondary sill applied over the stone sill. This is the only location where this occurs.



Above: The three windows that face the east veranda with the secondary wood sill.



Below: Typical peeling paint conditions at both the sill and the wood window along the north and south wings.

Basement Windows

The basement windows are formed from punched openings in the concrete and sandstone foundation walls. For security purposes, these windows have been boarded at the exterior and interior and the current condition is unknown. It is thought that they were either wood casement or hopper windows.



The punched openings of the basement windows along the north elevation. Note the boards covering the windows as a security protection measure. This occurs in all basement window locations.

Attic Windows

The wood double casement attic windows that sit within the dormers are in fairly good condition. The dormers in the wings There are locations where glass panes are broken or where the casements are off their hinge.



The dormer windows at the front elevation are in fairly good condition.

Exterior Doors

There are no original exterior doors remaining. However, most door locations are unchanged from their original placement. However, the original twin front entry doors to both the north and south barracks are missing. The current front doors are located where the secondary interior vestibule doors were located.

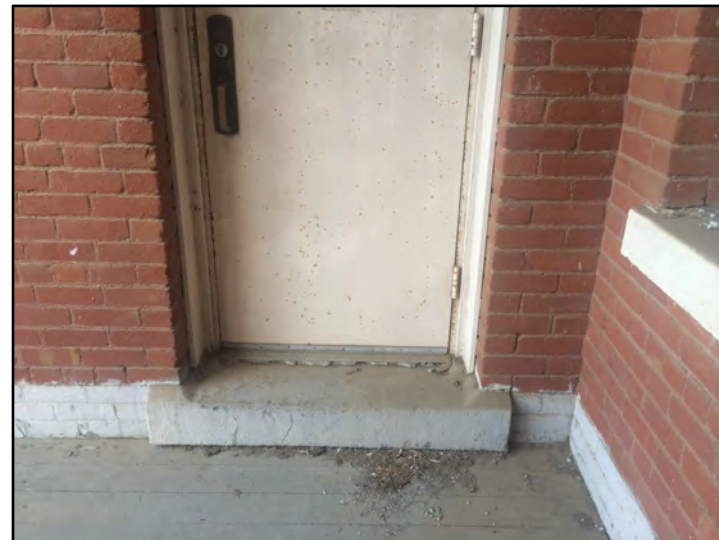
Throughout the building there are several transom windows above original door locations. Some of these transoms have been removed or infilled, particularly at the east veranda. Several doors appear to have been replaced to provide universal access. The doors leading to the rear veranda have sierra white granite thresholds (painted).

The basement doors are all in very poor condition. Water, dirt and debris have accumulated near these doors or in the stairwells leading to the doors, causing considerable damage.



Above Right: At the north side barracks, a six light transom remains above the original door location.

Below Right: While the door from the north stair hall has been replaced the granite threshold remains, although it has been painted to match the grey of the veranda decking.



East Veranda

The brick piers that support the west veranda appear to be in fairly good condition. At some point in the building's history the piers, stone foundation and wood porch floor was painted "Army" grey. This is consistent among the Montgomery Street Barracks. The wood elements of the East Veranda suffer from some deferred maintenance and outdated paint coatings; however, they are generally in better condition than the other wood features on the remaining three elevations. It was observed that some of the wood chamfered posts that hold the porch roof are rotting at the base.



Above: A view looking north down the east veranda



*Above: Detail of the metal rail connection to the chamfered posts
Below: The reconstructed stairs to the single entry at the south end.*



West Veranda & Rear Stair Halls

The west veranda has many of the same characteristics as the east Veranda, but it does not run the length of the building. This exterior feature is truncated by the masonry, former rear stair halls, whose exit doors still service the veranda. The chamfered wood posts and the metal railing are in fair condition. The east veranda has two sets of wood stairs with wood railings that appear to be in fair to poor condition. A screen was added to the eave area of this veranda to prevent damaging bird activity. The roof of both the east veranda and the stair halls appear to be in fair condition.





Above: A view of the east veranda showing the replacement wood stairs and railings. The metal railing along the veranda is similar to the one found on the east veranda. The two stair halls form the ends to the veranda. The doors from the interior of the stair halls exit out to the veranda.

Left: A window that has been bricked up at the West Veranda; this is also visible in the photograph above to the right of the door just at the top of the visible stair.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

Rear Wing Exit Porches

The rear wing exit porches and affiliated features including the overhang supports, brick and concrete piers, stairs and metal railings are in very poor condition. The porch at the northwest corner is in particularly bad shape. Several of its brick and concrete piers appear to have been damaged by vehicles that travel around the almost immediately adjacent Lincoln Boulevard. These porches appear to have once had a vertical wood board, enclosing wall connecting the brick piers and concealing the space under the porch. This feature is either missing or severely damaged in these locations.



Above: The rear stair and stoop of the south wing. This wing had an exit door from the basement. The north wing (shown left) did not have an exit door.

Left: The damaged pier at northwest corner of the north wing's small porch and exit stair. The door here accesses office 136 at the first floor.

Roof and Associated Features

The main, wing and dormer roofs are all in a fairly advance state of deterioration. Water infiltration can be seen in several locations in the interior attic. The roof system is composed of sheathing boards over rafters, with an unknown type of underlayment (with possible previous roofing systems still in existence under the current system). The existing red composition roofing shingles have an advance loss of aggregate. The roof is beyond its life span and is in need of replacement in a timely manner.

Where vents and flues penetrate the roof, there appear to be areas of damaged or missing metal flashing that could be contributing to water infiltration to the attic level. Metal flashing is also present around dormers and at intersections of the various hip roofs, including where the veranda roofs meet the brick wall. These areas of flashing are also in a somewhat decayed state of repair and will require replacement or temporary repair to cease water infiltration.

The overhanging, boxed eaves are wood and these elements have suffered damage because of a lack of proper paint coatings and repair. The wood brackets at the eaves are also in poor condition with many loose or missing.

The “Two Company” configuration of the building is evident in the brick parapet wall that bisects the roof. This feature is capped with decorative terra cotta tile that is damaged in some locations and even exhibits some dark mold or biological growth. Where crotch joints occur on the roof there is almost always associated water infiltration.



Above: The front dormers and cap of the brick dividing wall at the east elevation.

Below: Staining where downspout is missing



Dormers

The dormers that face the front Parade Ground are in the best condition. The dormers are sheathed with the same composition shingle roofing material as the main roof. This material is in a fairly deteriorated state. Many dormers have broken windows and there are many areas where flashing is failing.



*The dormers along the north wing, north elevation.
Note these dormers are smaller than those that face the
Parade Ground.*

Chimneys

The chimneys were reduced in height, capped, strapped and braced in 1958. Later it appears that stainless steel sleeves were installed in the chimneys. As observed from the ground and from several openings at interior walls near chimneys and hearths, the brick appears to be in fairly good condition. The interior chimney at the south end of the main portion of the building was removed during the FEMA remodel.



*The brick chimneys have been reduced in height, capped, strapped and
braced.*

Drainage (Gutters, Downspouts, etc.)

Generally, the drainage system includes drains, scuppers, gutters, downspouts, and drain leaders. The original drainage system was fairly complex as it needed to accommodate water removal from a variety of intersecting roofs, dormers and roof valleys. Many of these elements are damaged, missing or beyond repair. Many downspouts are disassociated at their seams, creating streaming water down brick facades. Of particular concern are the many scuppers, which originally directed water away from the foundation, but that now do not collect water correctly and water appears to splash or even collect against the masonry walls. Further, the window wells and basement exit doors at the foundation level also had a drainage system that appears to be impaired. Lastly, rust associated with an aging drainage, gutter and downspout system has left stains in many locations of the masonry walls.

Exterior Lighting

The majority of the exterior lighting is modern, generally unsympathetic to the original design, and in poor condition.



A view of a downspout from the roof and cornice down the brick exterior wall.

Interior Features, Elements, Spaces and Finishes

Given the amount of change that has occurred to the interior spaces of the building, a room-by-room inspection was undertaken by the project team. The type and number of interior character-defining features that remain is limited. The following is a discussion of these elements as they relate to the character-defining features list found in Section VIII of this HSR.

Cast Iron Columns

The 1992 Physical History Report notes:

“Most cast-iron columns on first and second floor were boxed in, and the open areas of the boxes were used as chases for conduit.”

These features likely remain and were not likely heavily damaged when enclosed. It does not appear that any of these features were removed during the FEMA renovation. The columns may have originally been unpainted, then they were painted and during some eras the bottom portion of the column was dark and the upper portion white.



Above Right: A view of the cast iron column in one of the Montgomery Barracks in May 1912. Tucker Beckett Collection, PTL.



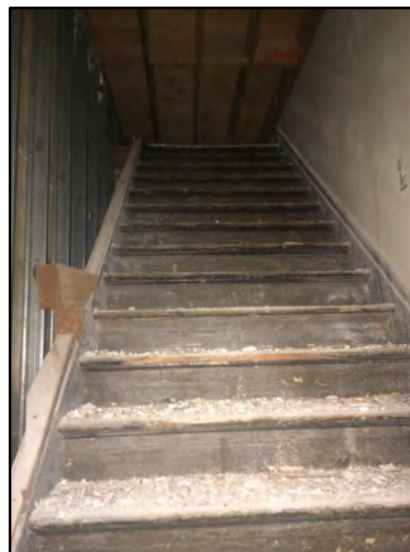
Below Right: A current view of one of the boxed in columns in Room 112.

Main Double Stairway for “Two Barracks”

The building originally had two central staircases on either side of the brick dividing wall, one for each barracks. The north stair remains, though it has been altered, and has been somewhat blocked by use by a recent security measure to accommodate the NPS Visitor Center at the north end of the building. The newel post for this stair is intact at the first floor, but has been painted.

The south stair has been enclosed and capped (floored over) so that no remnant remains on the second floor and it is no longer used. During the course of this HSR project, Presidio Trust staff cut an opening in the wall encasing the stair. The newel post, some wood treads and risers, and the baseboard remain in situ. The top of the stair at the second floor was completely removed to form the flooring for that area. Both the north and south central stairs retain their newel posts and they are in similar condition to those restored in Buildings 101 and 103. It appears that the balusters, handrails and other decorative details of these stairs are missing.

The basement stairs that were part of this central circulation system for each of the barracks remain at both the north and south barracks and in each location there is some original associated wall fabric such as wainscoting, baseboard and railings. The south basement stair has more original fabric than the north stair. The north stair leading from the second floor to the attic has been rebuilt and does not consist of original original fabric. The south stair has been eliminated and there is no access to the attic from that location.



Above: The hidden stair from the first floor in the north barracks.

Below: The newel post uncovered.

Stair Halls Off West Veranda

Originally, the building had two rear stair halls or stair towers that provided a link from the dormitory spaces at the front of the building to the mess halls and kitchens at the rear. These square halls also provided accesses from the first floor to the second floor. They each had a window that lit the stair and a door that accessed the veranda. These were secondary stair halls to the primary central stairs that serviced each barracks on either side of the brick dividing wall. A third stair at the rear of the wings originally could only be accessed from the kitchen to service the cook's room and the basement kitchen storage. The stairs in the rear stair towers were removed during the FEMA renovation in the early 1980s. The original double hung wood windows remain in their original locations in these stair halls. Both areas are now used as storage at the first floor and at the second floor they provide passage from the front section of the building to the rear wings.

Above Right: The remaining stair window in storage room 130.

Below Right: The window in Hall 215 looking south out over the veranda and second story windows of rooms 218 and 227



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

Wood Finish Flooring - Douglas Fir

During the course of this project, Presidio Trust staff exposed portions of the wood floor under carpeted areas in various locations of the building. It appears that in many locations at the first and second floor the original wood floor is present and could possibly be cleaned, stripped, re-stained and reused in a future project. The wood flooring material in the other Montgomery Barracks was typically Douglas fir. It is likely that this is the material used in Building 105.



Above: The wood flooring exposed at the first floor.

Wood Baseboards

Generally, wood baseboards are extant and in fairly good condition (painted white) at wall locations that correspond with perimeter walls. Especially, at the first and second floor locations of what were the large open rooms of the dormitories and mess hall.



Above: The baseboard in Room 113. This corresponds with the east elevation perimeter wall.

Interior Plaster

There is little interior plaster except on walls that correspond to exterior perimeter walls. In some places signs of efflorescence and mold are clearly visible. It is believed that the WPA era and the FEMA era projects both removed some, if not most, of the original interior plaster.



Plaster damage near stair 104

Picture Molding

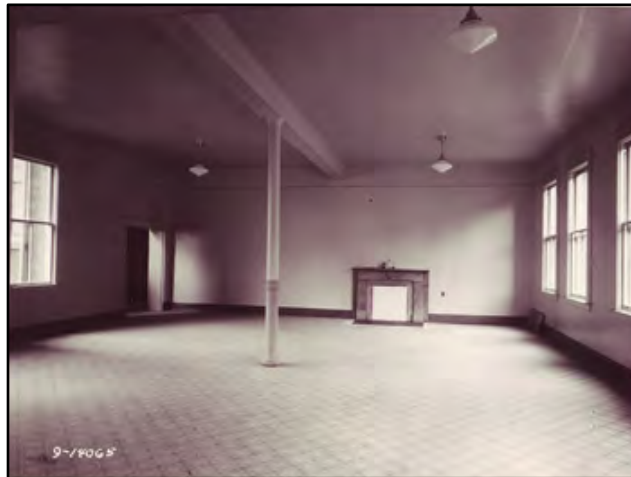
The 1993 Physical History Report notes that in 1983-84: “The dropped ceilings in most of the office areas were installed about 8” to 10” below the original ceiling height. Picture molding was left in situ where found.” During the course of this project, Presidio Trust staff removed the dropped ceiling tiles in certain locations throughout the building. Unfortunately, it does not appear that much of the original picture molding remains in the building.

Tile Flooring in Former Kitchen Spaces

During the course of this project, Presidio Trust staff exposed portions of the floor under carpeted areas in the building. It appears that the 6” x 6” red quarry tile floor (likely dating to c. 1940) remains under the carpet in the first floor kitchens (Rooms 105 in South Wing and 133, 134, and 136 in North Wing) and could possibly be reused in a future rehabilitation project. In other Montgomery Street Barracks the tile was not found in pantry locations.

Hearths and Mantles

Originally, there were a number of fireplaces in the building, each with a corresponding slate or scored concrete hearth and decorative wood mantels. These have been covered over or removed. The mantels with marble surrounds do not exist anywhere in the building, unlike in Buildings 101 and 103, where several remain intact. During the course of this project, Presidio Trust staff exposed portions of the floor under carpeted areas in various locations of the building. It appears that in many locations at the first and second floor, scored fireplace hearths may be extant.



A Montgomery Street Barracks Mess Hall emptied of furniture nearing completion of a WPA era remodel. Note the fireplace, mantel and surround, and hearth at the far end and the tile flooring.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

Wood Windows and Window Hardware

At the interior the wood windows are generally in good condition with paint coatings in fair to good condition. The brass pulls and locks have most commonly been painted but appear to be extant in most cases. Some windows exhibit mold and water infiltration from failed glazing. The window locking mechanism and pull hardware is very simple with most having been painted over. A number of windows exhibit broken panes of glass. Attic windows are operable casements with brass handles. These are in fair condition with some handles broken.

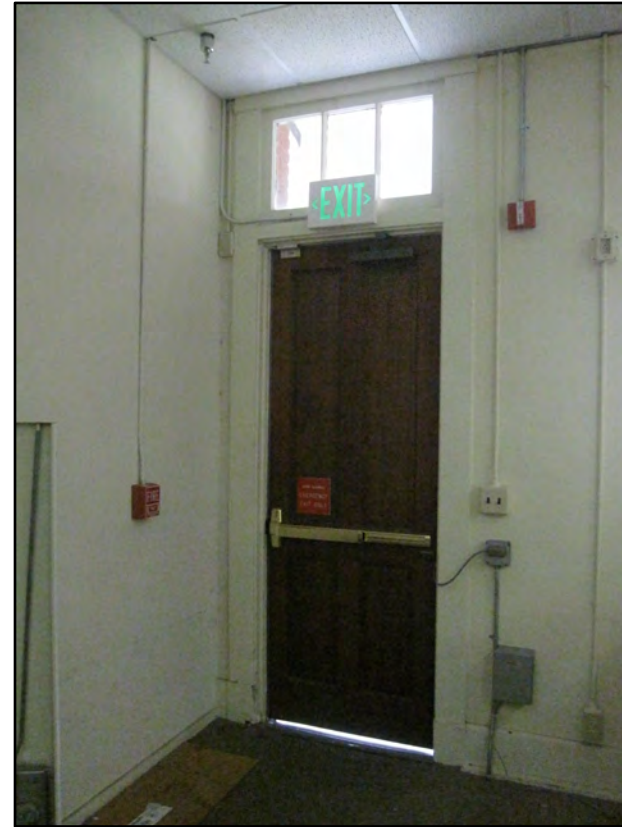
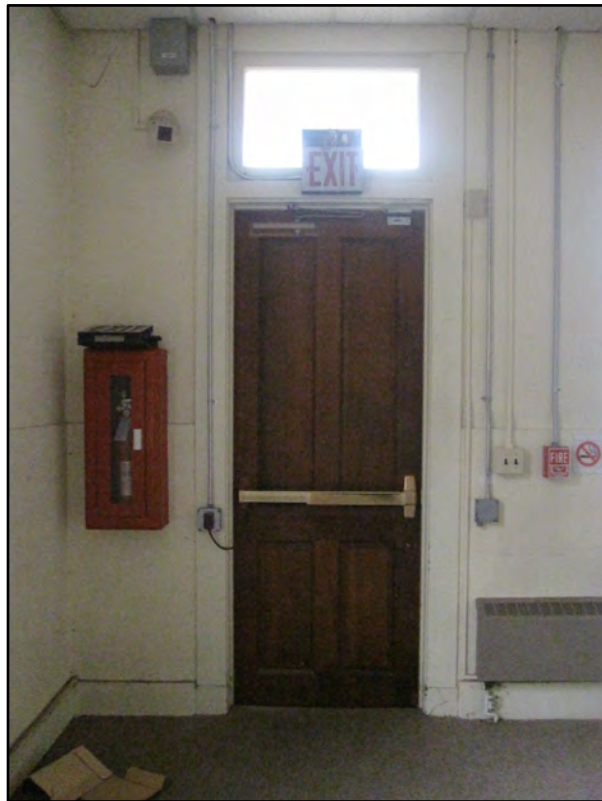


Above: The bank of windows in Room 106, formerly a first floor Mess Hall.

Left: Room 131 looking south at an original window adjacent to a replacement glass block window.

Doors

Exterior doors have been discussed above. At the interior locations of exterior doors, especially at Room 112, there appears to be some original wood trim or door framing. This seems to appear at these first floor single exterior doors only. No original interior doors appear to remain in the building; there may be a few original door frames. Most interior room doors are hollow core wood doors from the FEMA era.



Above: Room 112 looking east. This is one of the few doors that retains an original transom. It also retains the original trim surround the door and there is original baseboard in this location as well.

Left: Room 105 looking west. Typical replacement door, but where the original transom configuration remains in place and some original wood door trim or framing may be in place or was matched well during replacement.

Attic

The original Queen's Truss system is exposed and in good condition in the main attic space. It has been boxed in or furred over with painted gypsum board, likely for fire protection. The ceiling of the attic originally consisted of exposed rafters, but currently the ceiling has acoustical tile. These tiles have been damaged in many places and also they exhibit water stains from areas of water infiltration from the roof above. Many dormers also exhibit damage from water infiltration where exterior flashing has failed or where window openings do not close properly. Water has also damaged some areas of the roof in the wings; likely the result of many years of neglect with regard to roof maintenance.



Above: The Queen's Truss system where it meets the apex of the roof.

Left: A view of the building's Queen's Truss system as it meets the attic floor.

Basement

Generally, the interior basement spaces are in poor condition. The two main stairs leading to the basement are in their original location and the south stair retains some original wall fabric. There are areas of considerable mold basement, indicating a moisture problem. There is a variety of flooring in the basement, none in good condition. The basement windows are boarded from both the exterior and the interior and their conditions could not be observed.

The room configurations are extensively altered from the original basement layout with the exception of Rooms B29 and B31 which are essentially the same layout. There are no remnants of the latrines in the basement.



Above: The basement stair at the south side of the building retains some original wood wainscoting and a railing.

Left: Room B28 showing mold on wall. This occurs in several locations in the building.



Building 105 Historic Structure Report

XI. Future Treatment & Use

XI. Future Treatment and Use

The following discussion is based on the assessment of alterations, conditions, integrity and definition of character-defining features and assignment of significance rankings. The approach to a future project involving Building 105 should focus on Rehabilitation of the structure through a compatible adaptive reuse. It should be noted that although Building 105 retains a great deal of historic integrity at the exterior, the interior of the building has been significantly altered. The overall Rehabilitation will likely involve a merged approach of removal of later inappropriate features, retention of the few historic interior features that remain, and restoration or re-establishment of some key features that have been lost.

The Treatment Recommendations are based on *The Secretary of the Interior Standards for Rehabilitation with Illustrated Guidelines for Rehabilitating Historic Buildings* (1995), and *Guidelines for Rehabilitating Buildings at the Presidio of San Francisco*, prepared by Architectural Resources Group for the Presidio Planning Team and Denver Service Center, National Park Service (1995).

The most appropriate reuse for Building 105 will be one that allows for the re-establishment of elements of the original floor plan, including circulation features, rooms and the symmetrical layout of the original two-barracks configuration. Remaining character-defining features such as the structural columns, Queen's Trusses, baseboards, window sills and casework should be revealed and highlighted as part of any new use. Particular emphasis should be placed on re-establishing areas of the building that are associated

with the front porch, main entry sequence, and other publicly-accessible areas.

General Recommendations for the Reuse Approach

Seek new uses that are consistent with the direction found in the Main Post Update (2010) including providing "public serving uses in the ground floors of the Montgomery Street Barracks" and ensuring that "new public uses spill out onto porches facing the Main Parade Ground, re-establishing the traditional relationship of these buildings to the open space."

Ensure that a new use would be compatible with the exterior treatments established during recent renovations of the other Montgomery Street barracks, especially at the front elevation.

Where possible, reinstate elements of the original layout and room configuration by removing partitions, dropped ceilings and restroom build-outs that were added during the FEMA-era and later renovations; look for opportunities to selectively restore historically open rooms, and enhance the character and legibility of historic spaces.

Where feasible and permissible by code, reinstate original circulation features (such as hallways, stairs, passages between rooms) through the insertion of new partitions or other reconstructed elements; seek opportunities to restore or insert new elements that support the symmetry of the historic two-company barracks configuration, and the legibility of the historic floor plan.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

The original paths of circulation help convey the history and use of the building.

Develop a “toolkit of designs” for adding new elements (walls, partitions, corridors, etc.) into originally open spaces so that partitions in locations where they did not exist historically can be differentiated from locations where partitions have been “restored” or “reinstated.” This could include the following:

- Aim to reestablish the symmetry of the mirrored barracks floor plans in the new design, wherever possible; revealing, restoring and re-activating the first floor south stair is particularly encouraged;
- Reveal and celebrate cast iron columns, and do not engage them in new partitions; expose associated structural beams and do not drop ceiling to conceal;
- Re-establish original wall, corridor and door opening locations wherever possible; overlay the 1890s floor plan on the existing as a guide for adding any new partitions;
- Re-establish and/or maintain the original ceiling height in large areas of the building, with selective allowances for sensitively-added acoustical separation, and/or mechanical, plumbing and/or HVAC runs where necessary for new uses;
- Make every effort to maintain the remaining integrity of the floor plates and finishes; reuse the existing, non-historic elevator shaft, if possible; and
- Concentrate any new plumbing, venting and electrical chases in single locations that have already been damaged by prior service core runs, or in areas where new damage can be minimized/hidden.

Prioritize the retention of the existing, open rear courtyard and avoid the addition of substantial new construction in this location. Because two of the other barracks already have rear courtyard additions (100 and 104), further additions to the remaining Montgomery Street Barracks courtyards should be avoided in order to minimize cumulative effects to the group.

Minimize any unnecessary changes to front façade and prioritize repair rather than replacement of historic materials at front façade.

If historic material is discovered during construction, then its condition and potential for reuse should be assessed. Remove incompatible modern finishes at walls and floors and replace with sustainable materials appropriate to the character of the building.

Understand that concealed structural elements (columns, post, piers, trusses, brick arches, etc.) are significant and may be primarily intact. These features should be retained and reused wherever feasible and as conditions and code requirements allow. Address life safety deficiencies: rail heights, fire detection and suppression, and exiting.

Identify and remove any hazardous materials, such as may be contained in floor, wall, and ceiling finishes.

Insert new plumbing, electrical, HVAC and acoustical separation systems in a manner that allows for the original ceiling heights to be returned in large areas of the building, leaving overhead structural beams, window openings and transoms unobscured.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

Replace inappropriate, dated light fixtures, baseboard heaters, and plumbing fixtures that are not original to the building with fixtures and systems that are contemporary/compatible with the original character of the building, and/or replacement items as identified in original drawings.

Replicate the look and feel of plaster when providing new wall finishes, and retain/repair existing plaster finishes as much as possible where present; exposed brick as a finished interior wall surface should not be used. The original interior wall finishes in the first and second floors of the building were plaster and lathe.

Concentrate new structural elements for the building's seismic upgrade in the basement and attic, as feasible.

Concentrate new building systems and back-of-house functions in the basement, as feasible.

Follow any applicable recommendations found in the *Main Post CLR* completed in July 2012.

Exterior Treatment Recommendations

The order of the recommendations regarding features, materials and elements corresponds to the Conditions Assessment section of this HSR.

Brick Masonry Exterior Walls

The brick and mortar are in fair to good condition. The brick is a major character-defining feature and material of the building. It should be cleaned with a very gentle method during rehabilitation. The brick and mortar should be strength tested and a mortar analysis undertaken before rehabilitation. Mortar should be matched in composition, pigment and color as well as binder, aggregate, and strength before patching occurs.

Proven approaches the structural strengthening of the other Montgomery Barracks should be employed during the rehabilitation of Building 105.

Concentrate new structural elements for the building's seismic upgrade in the basement and attic, as feasible, with minimal impact to exterior finishes or features.

Concentrate new building systems and back-of-house functions in the basement, as feasible, with minimal impact to exterior finishes or features.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

Concrete and Sandstone Foundation

The exterior surface of the sandstone has been painted and the paint is delaminating from the stone in many locations. The paint has trapped moisture in the sandstone. Removal of the paint is not recommended as it would further damage the sandstone.

This condition has been successfully treated in rehabilitation projects in the other Montgomery Street Barracks, by cleaning, scraping and repainting the sandstone, then subjecting the paint coatings to consistent maintenance.

Retain, repair and preserve the scored lip above the sandstone facing. Ensure that this feature is protected during construction.

First and Second-Story, Double-Hung, Wood-Frame Windows

Conduct a detailed window survey of the building to understand the location and extent of damaged windows.

Repair and rehabilitate double-hung, wood windows at first and second floor. This could include removal of windows for cleaning, repair of sash, muntins, glazing, and repainting. Windows with original glazing should be carefully removed and stored during rehabilitation so as to protect the glass.

Install appropriate replacement double-hung, wood windows where glass block or brick infill occurs. New replacement sash windows should match the historic windows to the extent possible.

Remove metal security grills that cover some windows at the exterior.

Remove the wood sills that sit over the granite sill on the three windows facing the east veranda just north of the north entry door.

First and Second Story Stone Window Sills

Scape and clean peeling paint from sills. Provide new paint coatings and maintain paint coatings on a proper maintenance schedule going forward.

Repair chipped, cracked and broken sills with appropriate fill treatments that will blend with the texture of the sills once painted.

Basement Windows

The basement windows have been boarded at the exterior and interior and the current condition is unknown. Remove security boards over basement windows and determine conditions. Reuse and rehabilitate basement windows where condition allows.

Historically, the basement windows were wood casement. If the historic windows are missing they should be replaced with historically appropriate and compatible new casement windows. Look to other Montgomery Street Barracks where these windows may have survived to provide match. Rehabilitate and reuse any original windows that remain in place.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

Utilize basement windows in inconspicuous locations for mechanical system venting, with compatibly designed opening covers (e.g. vents and louvered openings).

Attic Windows & Dormers

Repair and rehabilitate original attic dormer windows. Where glazing is missing provide new glass. Repair any wood structure and the associated flashing at the dormers and provide new composition shingles to sheath the dormers.

Current attic windows are a mix of casement, hopper and awning style. Any changes to the operability of these windows should retain the original sashes, where present, or involve replacement sashes of the same size, profile and material.

Exterior Doors

Remove non-historic entry doors and doorway infill. Replace with new doors and transoms to match those shown on historic drawings (consistent with the treatment of exterior doors on 101, 103 and 104). At least one front entry should be universally accessible.

Reinstate transoms where they are missing. Repair existing transoms if they are original or if they reflect the original design but may be replacement from later building campaigns.

Repair and retain granite door thresholds at entry doors to the west veranda.

Verandas

Both verandas will require repair of brick piers and likely repair of the wood decking and some of the chamfered posts. If these elements are beyond repair they should be replaced in kind, taking care to match the quality of the wood chamfer.

The existing railing is a combination of incompatible replacement rail and deteriorated original rail. Repair or replace the railing to match the original profile and dimensions. Seek to achieve a consistent appearance throughout the building, and with the other rehabilitated Montgomery Street Barracks.

Consider a scheduled maintenance program for at least the east veranda as it may get a great deal of use and wear depending on identified new use.

Rear Wing Exit Porches

These elements, including the brick or concrete pier and their wood features, are in such poor condition that they require fairly extensive reconstruction. They should be reconstructed in their historic footprint, using historically appropriate materials, unless code restrictions or universal access are required at these locations.

Roof and Associated Features

The current composition shingle roof is beyond its useful life and must be replaced. Taking a similar approach to the projects that have already occurred on the other Montgomery Barracks, the continued use of red composition shingles is the recommended

approach. A review of the specifications for the other building projects should be conducted to ensure the same material is specified for the Building 105 project.

Understand the relationship of the roof structure to the seismic strength and safety of the entire building. Determine deficiencies in roof structure through comprehensive structural analysis.

Locate roof-mounted mechanical systems, vents and other new features in the most inconspicuous locations possible; prioritize views from the Main Parade, and avoid introducing any new roof mounted elements that would undermine the identical appearance of the Montgomery Street elevations of the five historic barracks.

Follow standard Presidio Trust specifications for roofing materials, flashing and drainage elements (copper).

Retain, repair and preserve the tile coping above the brick dividing wall. This is a significant visual characteristic of the roof.

Upon completion of building rehabilitation, institute a schedule of regular maintenance to the roof materials and associated drainage features to ensure longevity of materials.

Conduct a thorough survey of the condition of the roof overhang and eave, as well as the eave details. Determine where materials are beyond repair and replace in kind.

Chimneys

Ensure the seismic safety of the chimneys.

Assess the condition of the brick used in the chimneys and determine where repairs are necessary.

Consider reinstating the use of the chimneys as chases for piping for gas burning fireplaces in the building.

Drainage (Gutters, Downspouts, etc.)

The entire drainage system likely requires complete replacement. New elements should be placed in historic locations unless these locations are contributing to the failure of the system. Historically appropriate materials and with compatible profiles should be employed in the replacement system.

Exterior Lighting

The exterior lighting scheme will need to be considered with regard to the selected future use. Exterior lighting should conform to the Presidio Trust's *Tenant Sign and Lighting Guidelines* (2014) and be consistent with the other identical barracks buildings along Montgomery Street.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

Landscaping and Landscape Spaces and Elements

Follow treatment recommendations in applicable cultural landscape documentation when designing uses and features in the courtyard space (*Main Post CLR* completed in July 2012).

Maintain public access and avoid adding mechanical equipment or other utility features in the building's courtyard.

Interior Treatment Recommendations

Cast Iron Columns

Remove FEMA-era furring around cast iron columns and assess past damage to these features. Leave the columns exposed in any new floor plan configuration and highlight them as key historic elements.

Historic photographs and work on the columns in the other barracks buildings indicate that these elements were always painted. Consider conducting paint analysis and/or using historic photos as references for repainting these elements.

Main Double Stairway for “Two Barracks”

Reactivate the original double stairway configuration between the first and second floors by reopening the sealed floor plate at the south stair, second floor, and by uncovering and repairing the south

stair. Consider rebuilding the lost stair from the second floor to the attic at this location.

Restore missing features of these elements based on historic drawings and approach taken in other Montgomery Street Barracks projects.

Wood Finish Flooring

Remove existing carpet, carpet glue, and other over-flooring and determine the condition of the wood floors. Repair and refinish floors as the condition allows, and match flooring in areas where it is damaged beyond repair or has been removed. Prioritize refinishing and exposing wood floors in high-traffic public areas such as the entry. Consider use of area rugs or runners in other areas where the wood flooring exists but acoustic separation is desired for a new use.

Wood Baseboards

Retain original wood baseboard wherever possible; baseboard occurs primarily at exterior perimeter walls.

Retain, clean, and repaint original wood baseboard during building rehabilitation

Interior Plaster

Retain original plaster walls surfaces wherever possible; these occur primarily at exterior perimeter walls.

Clean all interior surfaces of soiling, efflorescence and mold. Where plaster is beyond repair, replace with historically appropriate material.

Tile Flooring in Former Kitchen Spaces

Uncover, clean and assess condition of the quarry tile flooring that remains in the kitchens. Expose and reuse if the condition or new use allows, or cover with a reversible new flooring material in a manner that avoids damage to the extant floor finish.

Hearths & Mantels

Uncover, clean and assess condition of original hearths; retain these features in situ and cover over if not reusing.

If original mantel details are uncovered during construction, retain and consider restoring the entire element per existing documentation and with mantels found in other Montgomery Barracks as a guide.

Wood Windows and Window Hardware

See notes on exterior recommendations.

Retain and reuse interior wood trim at windows where in original configuration.

Where interior dropped ceiling impact a window, correct conditions to restore ceiling height and limit impact to windows.

Attic

Ensure that the Queen's truss structure in the attic is retained and exposed in a reuse scheme. This is a key historic feature of the building and was always an exposed structural feature.

Ensure that the open truss structure of the attic is retained in a reuse scheme. This is a key historic feature of the building and was always an exposed structural feature.

Look for opportunities to expose and highlight other attic framing and structural elements (such as beams, columns and structural ties) and distinctive finishes (such as exposed brick) to differentiate the look and feel of the attic space from the finished first and second floors.

Basement

Assess moisture issues at basement and determine best methods to reduce moisture after rehabilitation is complete.

Retain historic, double main stair access from the first floor to the basement that reflects the "Two Company" mirror plan.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Building 105 Historic Structure Report

XII. Bibliography

XII. Bibliography

Alley, Paul, et al. *Presidio of San Francisco National Historic Landmark District*. National Register of Historic Places Registration Form, United States Department of the Interior, National Park Service, October 16, 1992.

Arbogast, David. *How to Write a Historic Structure Report*. New York: W. W. Norton & Co, 2010.

Architectural Resources Group. *Guidelines for Rehabilitating Buildings at the Presidio of San Francisco*. Prepared for Presidio Planning Team and Denver Service Center, National Park Service, 1995.

Architectural Resources Group. *Presidio of San Francisco, Prototype Building Assessments and Rehabilitation Studies*. Prepared for the Presidio Planning Team and Denver Service Center, National Park Service, 1992.

Baird, J.A. *Time's Wondrous Changes: San Francisco Architecture, 1776-1915*. San Francisco: California Historical Society, 1962.

Barron, Kristin L. *The Presidio of San Francisco: An Architectural History*.

Bonnett, Wayne. *Presidio Soldiers San Francisco and Beyond: the Photography of C. Tucker Beckett 1912-1917*. Windgate Press, 2012.

Boucher, Jack. *Historic American Building Survey. HABS CA-1173* August 1975. Photographs and Captions (no data pages). Montgomery Street Barracks Buildings.

Bowen, Robert W. *San Francisco's Presidio*. Charleston, SC: Arcadia Press, 2005.

Brack, Mark L., and James P. Delgado. *Presidio of San Francisco, National Historic Landmark District: Historic American Building Survey Report*. United States Department of the Interior, National Park Service, Western Region, San Francisco, 1985.

Cannon, Deborah K., et al., R. Christopher Goodwin and Associates, Inc. *National Historic Context for Department of Defense Installations, 1790-1940*. Volumes I-IV. Prepared for United States Army Corps of Engineers, Baltimore District, 1995.

Cerny, Susan Dinkelspiel. *An Architectural Guidebook to San Francisco and the Bay Area*. Salt Lake City: Gibbs Smith, 2007.

Chappell, Gordon (Compiler), *The Presidio of San Francisco 1776-1976: A Collection of Historical Source Materials*. San Francisco: National Park Service, 1976.

Delehanty, Randolph. *A Timeline, The Presidio of San Francisco; Summary of Cultural Eras*. (n.d.)



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

Delehanty, Randolph. *San Francisco: The Ultimate Guide*. San Francisco: Chronicle Books, 1995.

Freeman, Joe C., et al., KEA Environmental. National Park Service. *Seacoast Fortifications Preservation Manual*. Prepared for National Park Service, 1999.

Gebhard, David, Eric Sandweiss and Robert Winter. *The Guide to Architecture in San Francisco and Northern California*, rev. ed. Salt Lake City: Peregrine Smith Books, 1985.

Grimes, Lyman. "Making the Presidio the Finest Army Post in the World," *San Francisco Sunday Call*, April 2, 1911.

Haller, Stephen. *Post and Park: A Brief Illustrated History of the Presidio of San Francisco*. Golden Gate National Parks Association, 1997.

Harts, Major William W. *Report Upon the Expansion and Development of the Presidio of San Francisco, California*, 1907.

Hoagland, Alison K. *Army Architecture of the West: Forts Laramie, Bridger, & D. A. Russell, 1849-1912*. Norman, University of Oklahoma Press, 2004.

ICF / Jones & Stokes. *The Presidio of San Francisco, Main Post Update: Section 106 Consultation*, February 2009.

Kirker, Harold. *California's Architectural Frontier: Style and Tradition in the Nineteenth Century*. Salt Lake City: Peregrine Smith, 1973.

Land and Community Associates. *Cultural Landscape Analysis, Presidio of San Francisco*. Prepared for Denver Service Center, National Park Service, 1992.

Lowell, Waverly. *Architectural Records in the San Francisco Bay Area: A Guide to Research*. New York: Garland, 1988.

Michael, Michelle, with Adam Smith and Jennifer Sin. *The Architecture of the Department of Defense: A Military Style Guide*. Prepared for DoD Legacy Resource Management Program. December 2011.

Murphy, Michael J. *The Presidio of San Francisco, 1776-1994: 218 Years of Guarding the Golden Gate*. 1994.

McGrew, Patrick. *Landmarks of San Francisco*. New York: Harry N. Abrams, 1991.

National Park Service. Presidio of San Francisco. *Main Post Walk: 200 Years of History and Architecture*. Revised March 2013.

National Park Service and John H. Myers. *Preservation Brief #9: The Repair of Historic Wooden Windows*.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

National Park Service and Lee H. Nelson, FAIA. *Preservation Brief #17: Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character.*

National Park Service and H. Ward Jandl. *Preservation Brief #18: Rehabilitating Interiors in Historic Buildings: Identifying and Preserving Character-Defining Elements.*

National Park Service and Thomas C. Jester and Sharon C. Park, AIA. *Preservation Brief #32: Making Historic Building Accessible.*
National Park Service and Travis C. McDonald, Jr. *Preservation Brief #35: Understanding Old Buildings: The Process of Architectural Investigation.*

National Park Service and David W. Look, AIA, Terry Wong, PE, and Sylvia Rose Augustus. *Preservation Brief #41: The Seismic Retrofit of Historic Buildings Keeping Preservation in the Forefront.*

National Park Service and Deborah Slaton. *Preservation Brief #43: The Preparation and Use of Historic Structure Reports.*

Osborn, Sannie Kenton and Robert Wallace. “New Frontiers, New Soldiers of Preservation, The Presidio of San Francisco under Civilian Control”, *CRM*, No. 3, 2001.

Olmstead, Roger and T. H. Watkins with the Junior League of San Francisco. *Here Today: San Francisco’s Architectural Heritage.* San Francisco: Chronicle Books, 1968.

Page & Turnbull. Presidio of San Francisco National Historic Landmark Historic District Update, DRAFT, San Francisco, California: Presidio Trust, 2008.

Presidio of San Francisco. Inventories and Conditions Assessment (ICAP) Reports, 1993.

Presidio of San Francisco. Physical History Reports. Presidio Trust Library, San Francisco, 1995.

Royston, Hanamoto, Alley and Abby. *Main Post Cultural Landscape Report, Presidio of San Francisco.* July 2012.

Richards, Rand. *Historic San Francisco: A Concise History and Guide.* San Francisco: Heritage House, 1991.

Schlinke, Britton, "Military Architecture: The Presidio of San Francisco." *Places* Vol. 2, No. 1: 48-56.

Thompson, Erwin N. “The Presidio of San Francisco: The Evolution of an Army Post”, *Fort Point and Presidio Historical Association Newsletter*, Spring, 1992.

Thompson, Erwin N. *Defender of the Gate: The Presidio of San Francisco. A History from 1846-1995.* Historic Resource Study, Volume II. Golden Gate National Recreation Area, National Park Service, 1997.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

Thompson, Erwin N. and Sally B. Woodbridge. *Presidio of San Francisco: An Outline of Its Evolution as a United States Army Post, 1847-1900*. Golden Gate National Recreation Area, National Park Service, 1992.

The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes. Prepared by Charles A. Birnbaum and Christine Capella Peters. Washington, D.C.: National Park Service, 1996.
The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preservation, Rehabilitation, Restoration, and Reconstruction Washington, D.C., 1995.

United States Army Corps of Engineers, Seattle District. *Context Study of the United States Quartermaster General Standardized Plans, 1866-1942*. Prepared for United States Army Environmental Center, Environmental Compliance Division, 1997.

Woodbrige, Sally. *California Architecture: Historic American Buildings Survey*. San Francisco: Chronicle Books, 1988.

Woodbridge, Sally. *San Francisco Architecture: An Illustrated Guide*. Berkeley: Ten Speed Press, 2005.

Woodbridge, Sally. *San Francisco in Maps & Views*. New York: Rizzoli, 2006.

Drawings

From Golden Gate National Recreation Area Park Archives and Records Center:

Department of the Army Drawing Folders, Maintenance and Repairs, Buildings 101-105

"Two Company Barracks, 101 to 105 A & B, Presidio of San Francisco, CA by QMGO, dated November 1893. 4 Sheets." GOGA 35159, Presidio of San Francisco Historical Real Estate Records, Golden Gate National Recreation Area.

"Two Company Barracks, 75 'B', Presidio of San Francisco, CA by QMGO, dated November 1893. 11 Sheets on linen." GOGA 35159, Presidio of San Francisco Historical Real Estate Records, Golden Gate National Recreation Area.

"Fire Protection for Dormitories, 105 A & B, Presidio of San Francisco, by Post Engineer, PSF, dated December 1, 1948. Plan, elevation and section of stairwells, 1 Sheet." GOGA 35159, Presidio of San Francisco Historical Real Estate Records, Golden Gate National Recreation Area.

"Installation of Mess Equipment and Miscellaneous Alterations, Building 105, Presidio of San Francisco, by Post Engineer Office, PSF, dated March 22, 1952. 2 Sheets." GOGA 35159, Presidio of San Francisco Historical Real Estate Records, Golden Gate National Recreation Area.

"Kitchen Rehabilitation, Building 105, Presidio of San Francisco, by Post Engineer Office, PSF, dated 1954-55. 4 Sheets." GOGA 35159,



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

Presidio of San Francisco Historical Real Estate Records, Golden Gate National Recreation Area.

“Repair or Replacement of (Selected) Doors and Windows, Barracks 100 thru 106 & 1201, Presidio of San Francisco, by Post Engineer, PSF, dated April 24, 1956, 1 Sheet.” GOGA 35159, Presidio of San Francisco Historical Real Estate Records, Golden Gate National Recreation Area.

“Mess Hall Rehabilitation for Building 101B and 105A, Presidio of San Francisco, by Post Engineer Office, PSF, dated 1957. 1 Sheet.” GOGA 35159, Presidio of San Francisco Historical Real Estate Records, Golden Gate National Recreation Area.

“Repairs for Earthquake Damage Building 101A&B - 105A&B, Presidio of San Francisco, by Post Engineer Office, PSF, dated October 14, 1958. 1 Sheet.” GOGA 35159, Presidio of San Francisco Historical Real Estate Records, Golden Gate National Recreation Area.

“Rehabilitation of Enlisted Men’s Barracks for Floor Coverings, Interior Painting and Lighting, Building 105, Presidio of San Francisco, by Post Engineer Office, PSF, dated March 28, 1961. 2 Sheets.” GOGA 35159, Presidio of San Francisco Historical Real Estate Records, Golden Gate National Recreation Area.

“Repairs to Kitchen and Mess, Building 105, by Post Engineer Office, PSF, dated May 11, 1962. 1 Sheet.” GOGA 35159, Presidio of San Francisco Historical Real Estate Records, Golden Gate National Recreation Area.

“Rehabilitation of Enlisted Men’s Barracks Buildings 101, 103, 104, 105, Basement and First Floor, Mechanical demolition plan to remove pipes and risers to radiators on first and second floors by U.S. Army Engineer, dated April 4, 1969. 22 Sheets.” GOGA 35159, Presidio of San Francisco Historical Real Estate Records, Golden Gate National Recreation Area.

“Untitled Drawing for Building 105, illustrating second floor bedroom partitions, dated March 16, 1971. 1 Sheet.” GOGA 35159, Presidio of San Francisco Historical Real Estate Records, Golden Gate National Recreation Area.

“Improvements to Mess Hall, Building 105A, by Facilities Engineer Office, PSF, dated 1972. 1 Sheet.” GOGA 35159, Presidio of San Francisco Historical Real Estate Records, Golden Gate National Recreation Area.

“Renovation of Building 105 (First and Second Floors) for Federal Emergency Management Agency, by Architect Leo A. Daly for Department of the Army, Sacramento District, Corps of Engineers, dated July 8, 1981. 20 Sheets.” GOGA 35159, Presidio of San Francisco Historical Real Estate Records, Golden Gate National Recreation Area.

“Maintenance and Repair of Buildings 102 and 105, Presidio of San Francisco, by Architects Bull, Field, Volkmann, and Stockwell for Department of the Army, Sacramento District, Corps of Engineers, dated April 15, 1982. 24 Sheets.” GOGA 35159, Presidio of San Francisco Historical Real Estate Records, Golden Gate National Recreation Area.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

Drawing sets includes structural drawings by L.S. Mason and Associates, Structural Engineers dated April 15, 1982 and electrical drawings by Zeiger Engineers, Electrical Consultants, dated April 15, 1982.

“Conversion of Buildings 104 and 105 to FEMA Administration, by Architects Bull, Volkmann, and Stockwell for Department of the Army, Sacramento District, Corps of Engineers, dated February 29, 1984. 48 Sheets.” GOGA 35159, Presidio of San Francisco Historical Real Estate Records, Golden Gate National Recreation Area.

“Conversion of Buildings 104 and 105, Presidio of San Francisco, by LaForge & Sons, Inc. Department of Army Corps of Engineers, Contractor Ekelin, for installation of suspended acoustic ceiling tile, dated May 23, 1984. 4 Sheets.” GOGA 35159, Presidio of San Francisco Historical Real Estate Records, Golden Gate National Recreation Area.

“Revised As-Builts for Conversion of Buildings 104 and 105 to FEMA Administration, submitted by Architects Bull, Volkmann, and Stockwell for Department of the Army, Sacramento District, Corps of Engineers, dated June 6, 1986. Sheets 41-48 revised.” GOGA 35159, Presidio of San Francisco Historical Real Estate Records, Golden Gate National Recreation Area.

“Repairs to Building 105 for Deck Replacement and Fire Sprinkler System by Department of the Army, Presidio of San Francisco, Directorate Engineering and Housing, dated June 20, 1988. 3 Sheets.” GOGA 35159, Presidio of San Francisco Historical Real Estate Records, Golden Gate National Recreation Area.

“Plan of First Floor Sprinklers, Building 105A, PSF, by Marlin Mechanical, Inc. dated November 23, 1988. 6 Sheets.” GOGA 35159, Presidio of San Francisco Historical Real Estate Records, Golden Gate National Recreation Area.

“Rehabilitation of Buildings 104 and 105, Presidio of San Francisco, to Meet Uniform Federal Accessibility Standards (UFAS) Requirements by Department of Army, Directorate Engineering and Housing, PSF, for installation of suspended acoustic ceiling tile, dated June 14, 1991. 10 Sheets.” GOGA 35159, Presidio of San Francisco Historical Real Estate Records, Golden Gate National Recreation Area.

“Fire Protection, Building 105A, PSF, by Pacific Auxiliary Fire Alarm Company dated July 8, 1997. Multi-sheet set.” GOGA 35159, Presidio of San Francisco Historical Real Estate Records, Golden Gate National Recreation Area.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

Records

From Golden Gate National Recreation Area Park Archives and Records Center:

Army Real Estate Records Collection

GOGA 35338 Box 041
GOGA 35338 Box 062
GOGA 37024 Box 001
GOGA 37252 Box 006
GOGA 37252 Box 046
GOGA 37252 Box 055
GOGA 37252 Box 078
GOGA 37252 Box 210
GOGA 37252 Box 263
GOGA 37252 Box 340
GOGA 38738 Box 018
GOGA 38738 Box 028
GOGA 38738 Box 085
GOGA 39014 Box 003

Presidio Project Records, Series II, Subseries G, 1993-1997
(Note: As of late 2014, processing of this collection by Park Archives is in progress with completion expected in 2015 or 2016. Limited records related to Building 105 were available at the time this document was prepared.)

Historical Photographs

Golden Gate National Recreation Area Park Archives and Records Center:

Charles A. Ryan Photo Collection
Paul Brainerd WWII Photo Collection

U.S. Army Project Records Collection, Photograph Reference Albums

Photograph Reference Album 43, Aerials
Photograph Reference Album 46, Presidio Main Parade Ground, General
Photograph Reference Album 47, Presidio Main Parade Ground, Ceremonies
Photograph Reference Album 48, Troop Activity

Presidio Trust Library:

Tucker Beckett Collection, 1912-1917

San Francisco Public Library:

Historic Photograph Collection



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



BUILDING 105

Historic Structure Report

**FINAL
May 2015**

**Appendix One:
Historic
Photographs**



**Presidio
Trust**



A distant view of the Main Parade Ground prior to construction of the Montgomery Barracks, dated 1886. The types of wood-frame barracks that were present on the site prior to the Montgomery Street Barracks can be seen on the left side of the photograph. Source: *Main Post Cultural Landscape Report* by RHAA, July 2012. p. 59 .



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



View of Montgomery Barracks (at far left) Buildings 101, 102, and 103, prior to construction of Building 105, dated 1896. Source: Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Scene depicts “Light Battery on Full Dress Inspection” with Montgomery Street Barracks in background, dated 1898. Source: Photograph Reference Album Vol. 46, Presidio Main Parade Ground, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

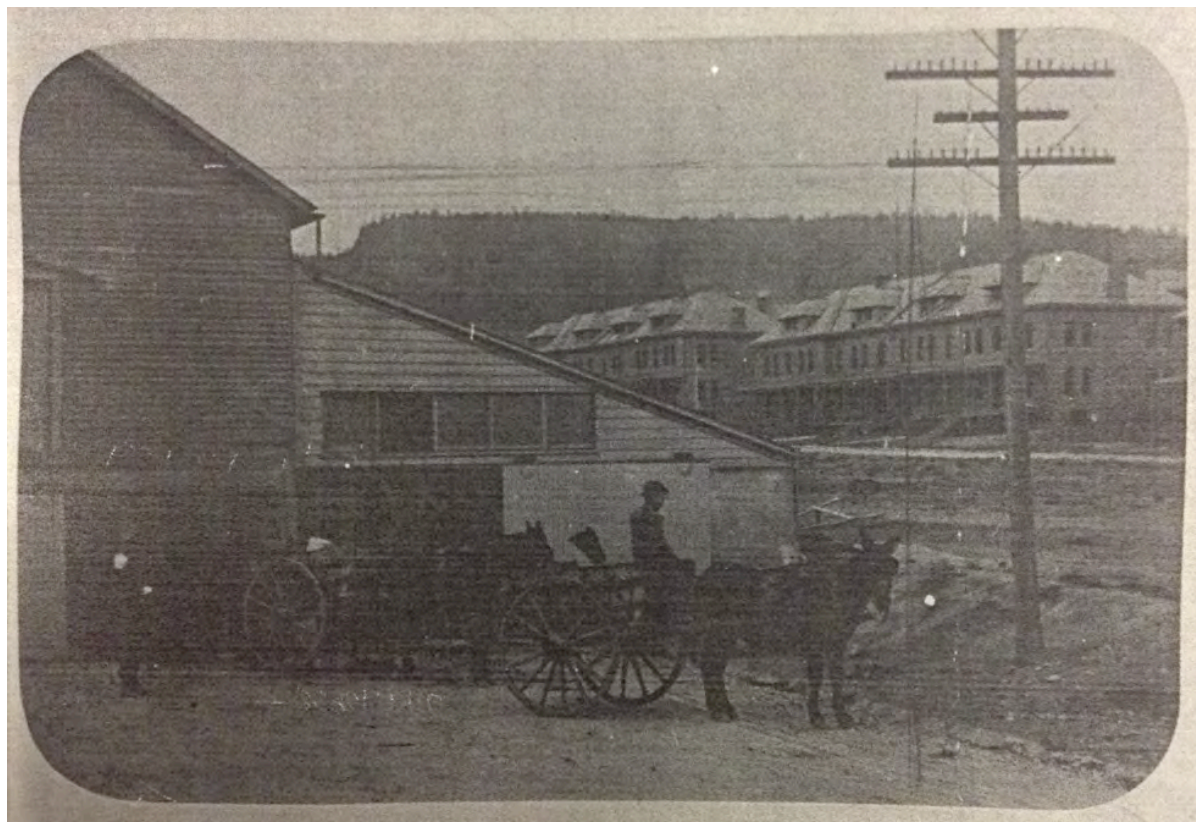


Montgomery Street Barracks at far left, with side elevation of Building 101 most visible. Note distinctive landscaping in front of barracks. Though image is undated, it was taken between 1897 and 1909, when Building 100 was completed. Tent camps may be housing for refugees of the 1906 earthquake. Original caption that states: General View Headquarters, Presidio Reservation, W.C. Billington Photographer. Source: Photograph Reference Album Vol. 46, Presidio Main Parade Ground, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Stables in foreground, Montgomery Street Barracks in background, undated.
Source: Photograph Reference Album Vol. 46, Presidio Main Parade Ground, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Golden Gate NRA, Park Archives, Presidio of San Francisco Troop Activity Photographs, c.1900, GOGA 36724.08

Photo taken on the steps of Montgomery Street Barracks, circa 1900. Source: Photograph Reference Album Vol. 48, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Golden Gate NRA, Park Archives, Presidio of San Francisco Troop Activity Photographs, c.1900, GOGA 36724.07

View of men playing football in front of the Montgomery Street Barracks, circa 1900. Source: Photograph Reference Album Vol. 48, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



View of Montgomery Barracks, looking north, undated. Note landscaping, light standards, and stacked cannon balls in front of barracks. Source: Presidio Trust Library.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Postcard view of Montgomery Barracks, Building 105 at right, far end, undated. Source: Presidio Trust Library.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Postcard view of Montgomery Barracks, Building 105 at right, far end, undated. Source: Presidio Trust Library.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Postcard view of Montgomery Barracks, undated. Source: Presidio Trust Library.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Postcard showing Montgomery Street Barracks, undated. Source: Green Collection, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

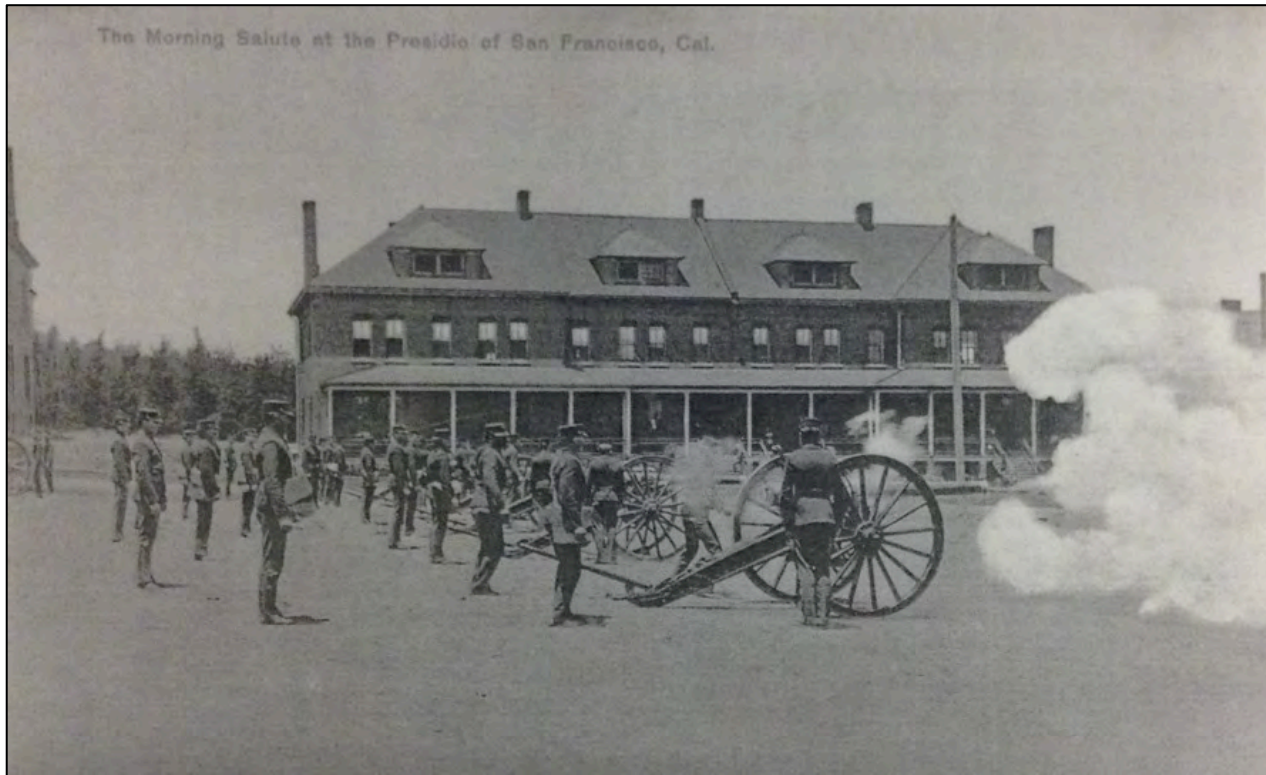


Postcard view of Montgomery Barracks, undated. Source: Presidio Trust Library.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Postcard view of Parade Ground with Montgomery Street Barracks in background, undated. Caption reads: The Morning Salute at the Presidio of San Francisco. Source: Photograph Reference Album Vol. 46, Presidio Main Parade Ground, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



View of troops in front of the Montgomery Street Barracks, undated. Caption: Going to a Soldier's Funeral, by Weidmar Photo SF. Source: Photograph Reference Album Vol. 46, Presidio Main Parade Ground, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



View of military funeral from direction of Montgomery Barracks, dated circa 1901-02. Source: Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Interior view of Montgomery Barracks, undated. Source: Tucker Beckett Collection, Presidio Trust Library.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Interior view of Montgomery Barracks, dated 1912. Source: Tucker Beckett Collection, Presidio Trust Library.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Interior view of Montgomery Barracks, dated May 12, 1912. Source: Tucker Beckett Collection, Presidio Trust Library.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

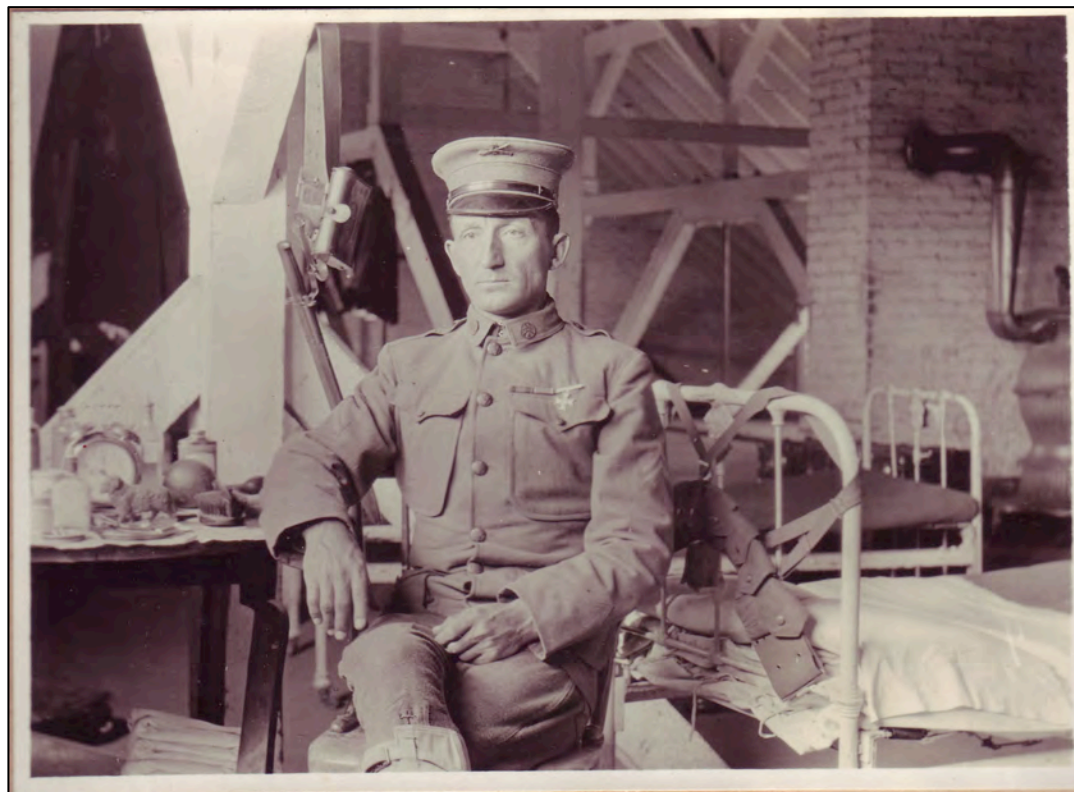


Interior view of Orderly Room, Montgomery Barracks, undated. Source: Tucker Beckett Collection, Presidio Trust Library.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Interior view of sleeping quarters in the attic level of Montgomery Barracks, undated. Source: Tucker Beckett Collection, Presidio Trust Library.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Interior view of Montgomery Barracks, undated. Source: Tucker Beckett Collection, Presidio Trust Library.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Interior view of Montgomery Barracks, dated May 19, 1912. Source: Tucker Beckett Collection, Presidio Trust Library.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Interior view of Montgomery Barracks, dated May 19, 1912. Source: Tucker Beckett Collection, Presidio Trust Library.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Interior view of Montgomery Barracks, undated. Source: Tucker Beckett Collection, Presidio Trust Library.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Interior view of Montgomery Barracks, dated December 13, 1913. Source: Tucker Beckett Collection, Presidio Trust Library.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Interior view of attic level (original intended use as storage) at Montgomery Barracks, May 17, 1912. Source: Tucker Beckett Collection, Presidio Trust Library.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Interior view of Upper Squad Room on second floor of Montgomery Barracks, dated May 19, 1912. Source: Tucker Beckett Collection, Presidio Trust Library.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



View of troops on lawn in front of Montgomery Barracks, undated. Source: Tucker Beckett Collection, Presidio Trust Library.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



View looking north of parade ground with Montgomery Barracks at rear, dated 17 April 1914. Source: Tucker Beckett Collection, Presidio Trust Library.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



View of members of 30th U.S. Infantry in front of Montgomery Street Barracks, circa 1914-1918. Source: Photograph Reference Album Vol. 46, Presidio Main Parade Ground, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



View of Parade Ground with Montgomery Street Barracks in background, circa 1914-1918.
Source: Photograph Reference Album Vol. 46, Presidio Main Parade Ground, Golden Gate
NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



View of main elevation of Building 105, dated circa 1920. Source: P.A.M. Collection, Photograph Reference Album, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



View of enlisted men on the porch of Building 105, undated. Source: Presidio Trust Library.



View of Montgomery Barracks, Building 105 at right, undated. Source: Presidio Trust Library.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Photo taken in front of the Montgomery Street Barracks, circa 1930.
Caption: A soldier teaching a young boy to use army equipment. Source:
U.S. Army Signal Corps, Photograph Reference Album Vol. 48, Golden Gate
NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

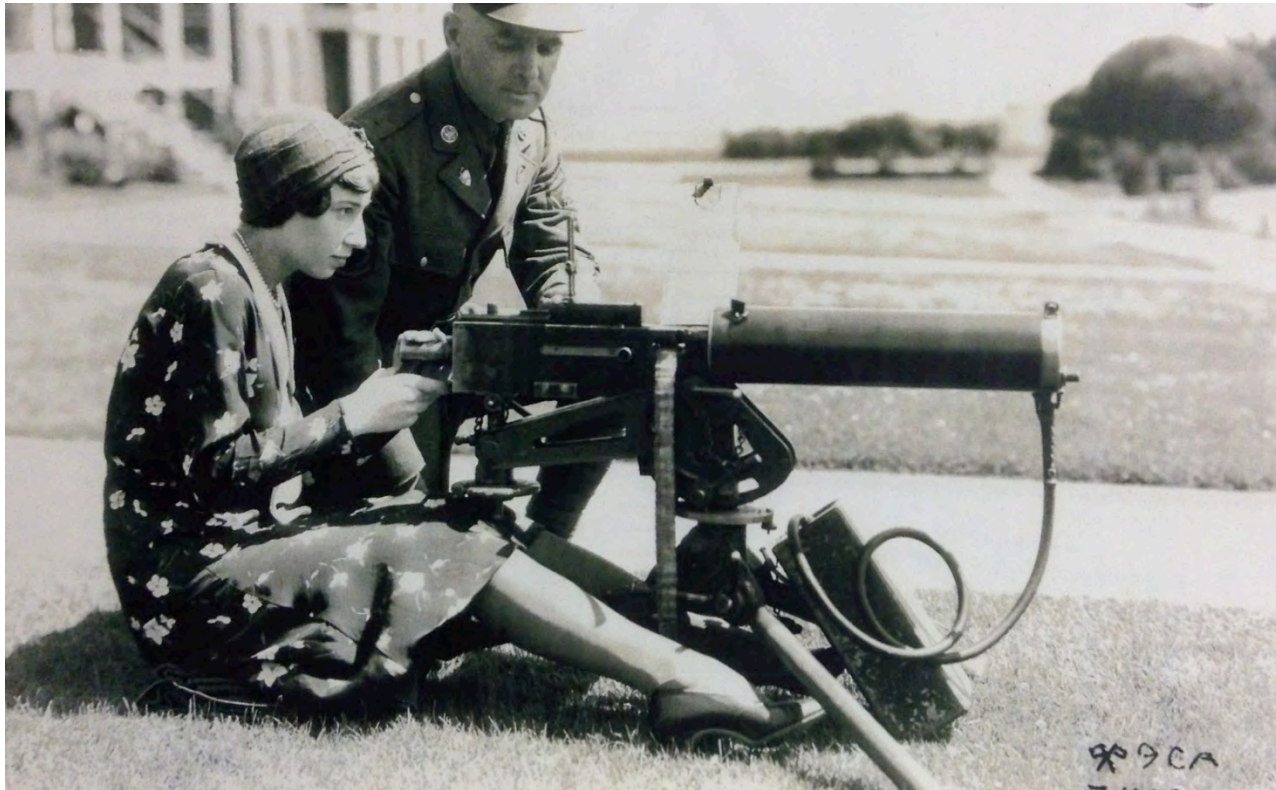


Photo taken in front of the Montgomery Street Barracks, circa 1930. Caption: Teaching the young ladies how, 1st Sgt. Sharamar and daughter. Source: U.S. Army Signal Corps, Photograph Reference Album Vol. 48, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



View of Montgomery Street Barracks in background, dated 13 November 1930. Source: U.S. Army Signal Corps Photo with original album caption, “ General Inspection by Brig. Gen. Joseph C. Castner” from Photograph Reference Album Vol. 47, Presidio Main Parade Ground, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



View of Parade Ground, looking north, dated 13 November 1930. Source: U.S. Army Signal Corps Photo with original album caption, “General Inspection by Brig. Gen. Joseph C. Castner” from Photograph Reference Album Vol. 47, Presidio Main Parade Ground, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



View of Parade Ground activities with Montgomery Street Barracks in background, dated 13 November 1930. Source: U.S. Army Signal Corps Photo with original album caption, “Annual Training Inspection by Brig. Gen. J. C. Castner” from Photograph Reference Album Vol. 47, Presidio Main Parade Ground, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



View of activities in front of Montgomery Street Barracks, dated 13 November 1930. Source: U.S. Army Signal Corps Photo with original album caption, “Annual Training Inspection by Brig. Gen. J. C. Castner” from Photograph Reference Album Vol. 47, Presidio Main Parade Ground, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



View of Parade Ground with Montgomery Street Barracks in background, dated 13 November 1930. Source: U.S. Army Signal Corps Photo with original album caption, “General Inspection by Brig. Gen. Joseph C. Castner” from Photograph Reference Album Vol. 47, Presidio Main Parade Ground, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Aerial view of the Presidio with Alcatraz in the distance. Montgomery Street Barracks at center left of image, circa 1930. Source: Photograph Reference Album Vol. 43, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

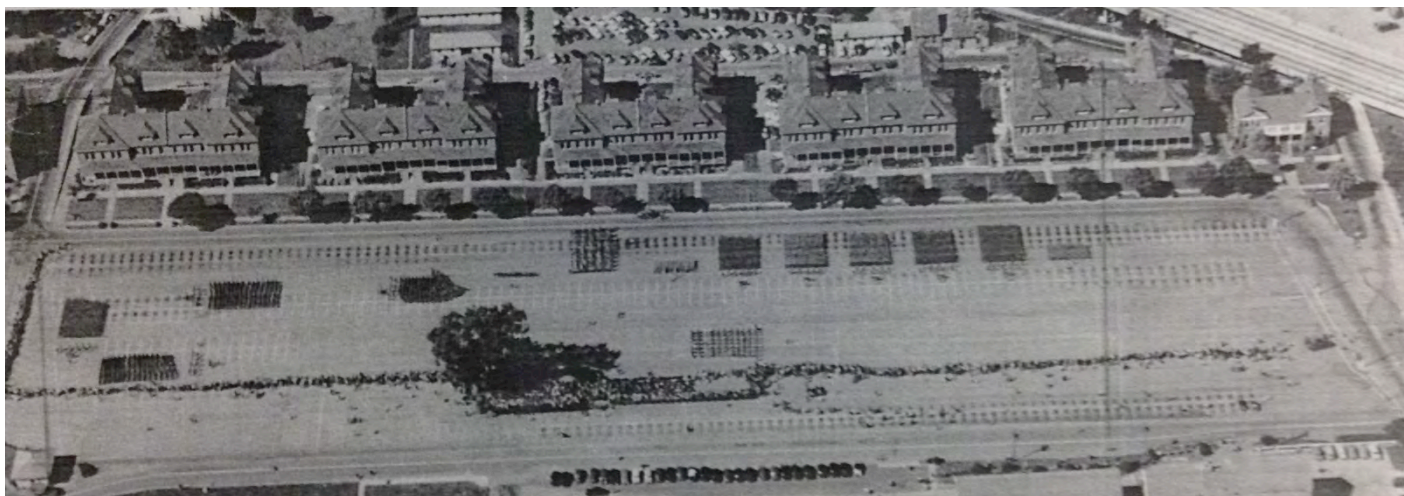


Aerial view of the Parade Ground. Montgomery Street Barracks at top left of image, circa 1930. Source: Photograph Reference Album Vol. 43, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Aerial view of the Parade Ground. Montgomery Street Barracks at top of image, circa 1950. Source: Photograph Reference Album Vol. 43, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Interior view of kitchen during repairs, Montgomery Barracks, dated circa 1930s.
Source: Presidio Trust Library.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Interior view during repairs at Montgomery Barracks, dated circa November 10, 1936. Source: Presidio Trust Library.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Interior view of kitchen during repairs at Montgomery Barracks, dated circa 1930s. Source: Presidio Trust Library.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Interior view during repairs at Montgomery Barracks, dated December 18, 1936.
Source: Presidio Trust Library.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Interior view during repairs at Montgomery Barracks, dated circa 1930s. Source: Presidio Trust Library.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Interior view of Montgomery Barracks at the time of repairs, dated circa 1930s. Note materials, floor tile and marble surround at fireplace. Source: Presidio Trust Library.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



View of Montgomery Barracks, dated circa 1930s. Note plasters at work and original baseboards and trim to be reinstalled. Source: Presidio Trust Library.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

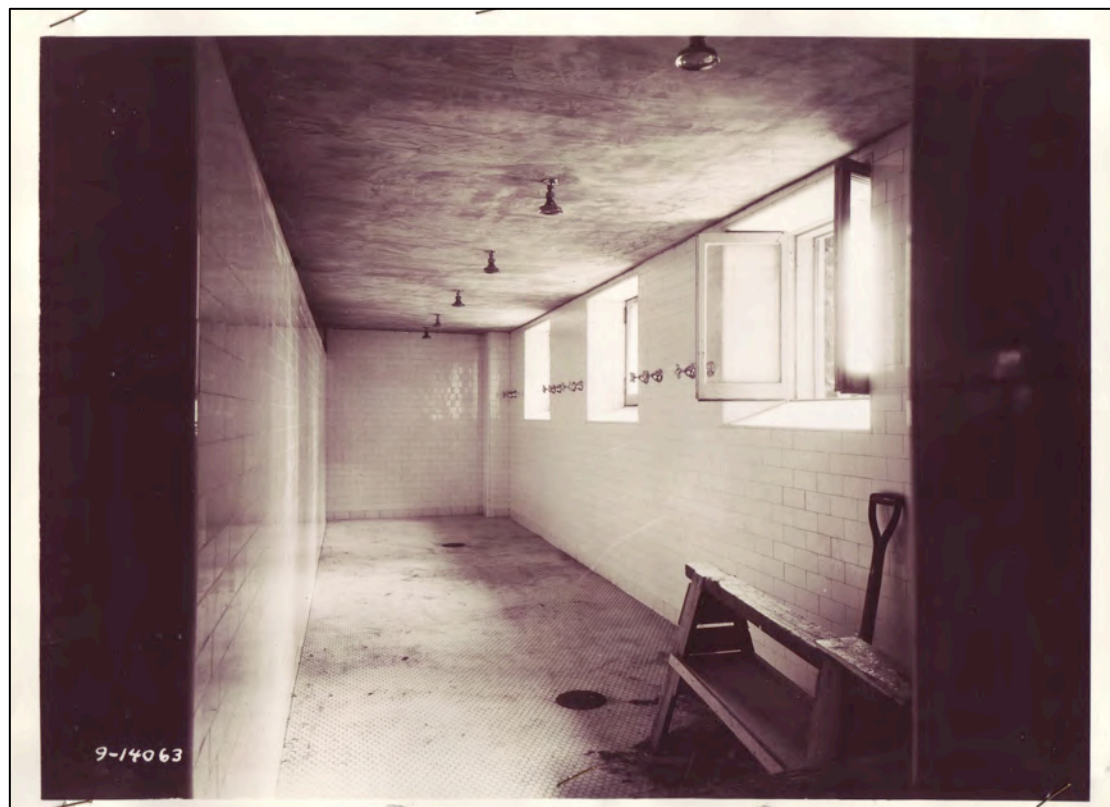


Interior view of lavatories in Montgomery Barracks, dated circa 1930s. Source: Presidio Trust Library.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



View of showers, Montgomery Barracks, during repairs, dated circa 1930s. Note casement windows and tile finishes. Source: Presidio Trust Library.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



View of kitchen in Montgomery Barracks after repairs, dated circa 1930s. Source: Presidio Trust Library.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



View of Montgomery Barracks mess hall after repairs, dated circa 1930s. Source: Presidio Trust Library.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



View of Building 105 in background, far left, dated circa 1936. Caption with photograph reads: [Lincoln] Road under construction between Fire Station and Post-Exchange Gasoline Station. Source: Presidio Trust Library.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

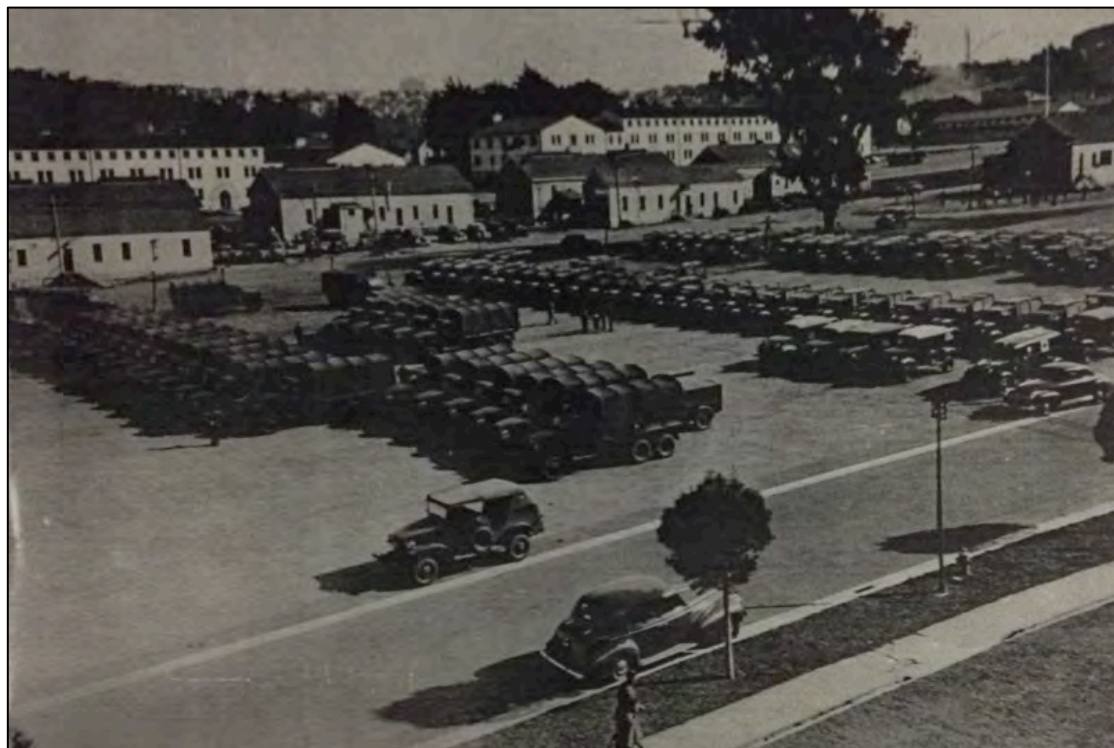


View looking west of construction site with Building 105 in background, far left, dated 16 December 1936. Caption with photograph reads: Repairs to buildings. Source: Presidio Trust Library.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



View from upper floor of Montgomery Street Barracks looking east, circa 1940s. Source: Photograph Reference Album Vol. 46, Presidio Main Parade Ground, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

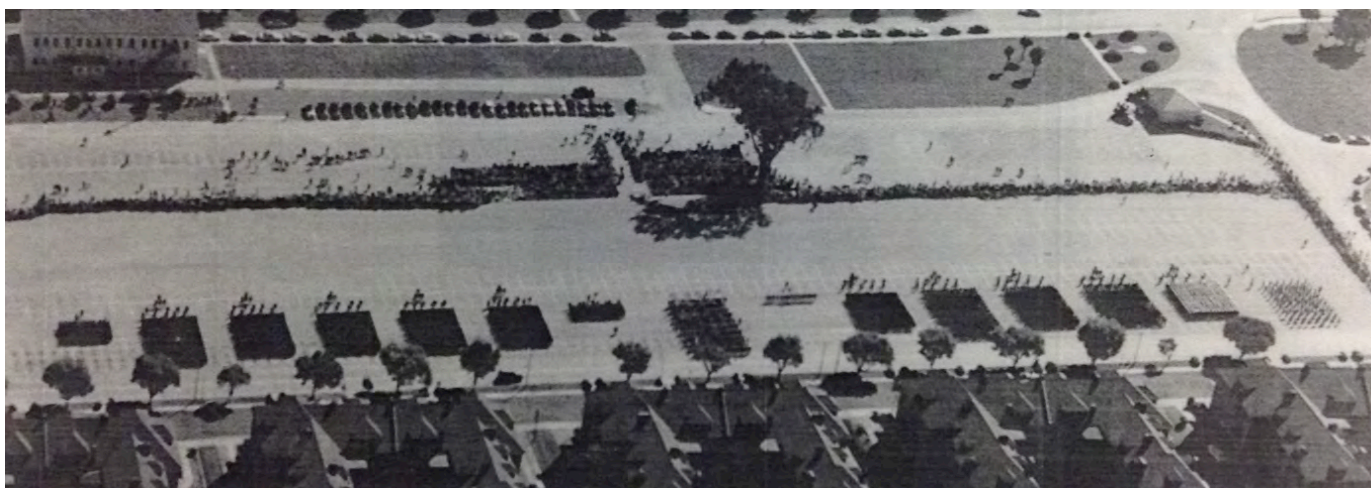


View overlooking Main Post, circa 1945. Source: Photograph Reference Album Vol. 46, Presidio Main Parade Ground, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

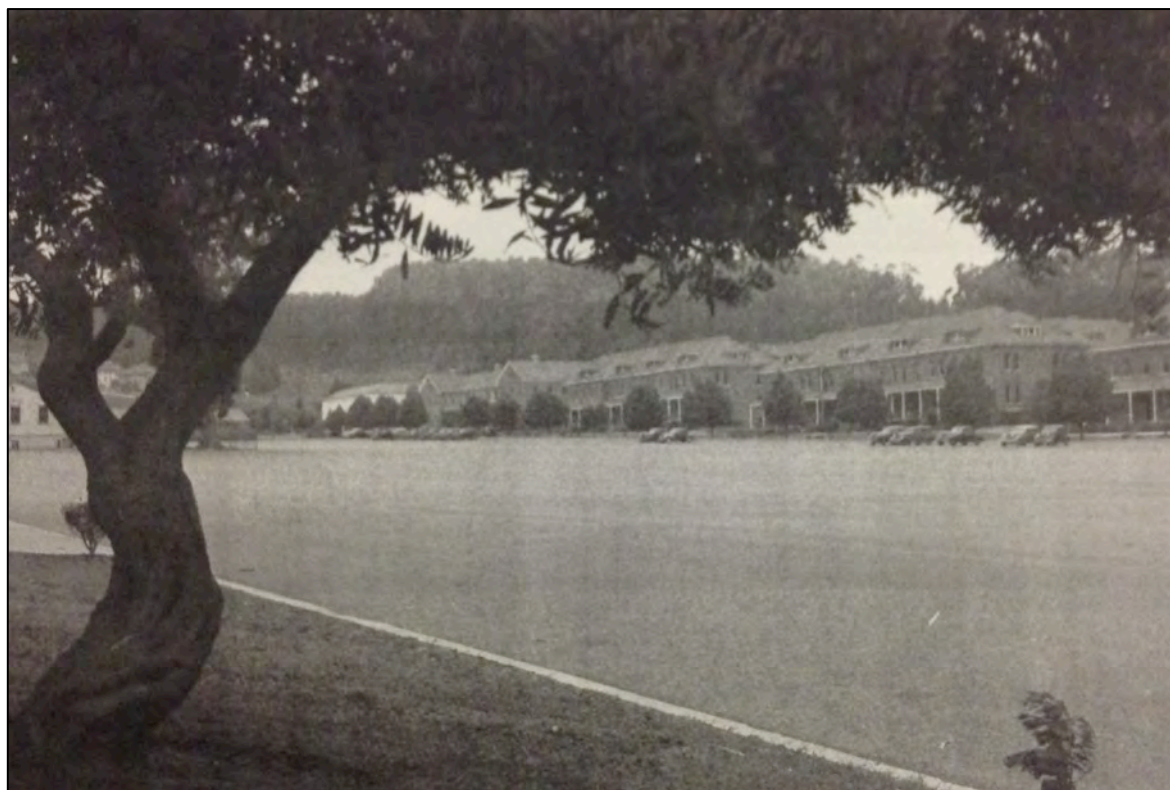


Aerial view of the Parade Ground. Roofs of Montgomery Street Barracks at bottom of image, circa 1950. Source: Photograph Reference Album Vol. 43, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



View of Main Post, looking southwest toward Montgomery Barracks, circa 1945. Source: Photograph Reference Album Vol. 46, Presidio Main Parade Ground, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Aerial view of the Presidio with Crissy Field in the foreground. Montgomery Street Barracks at center right of image, undated. Source: Photograph Reference Album Vol. 43, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

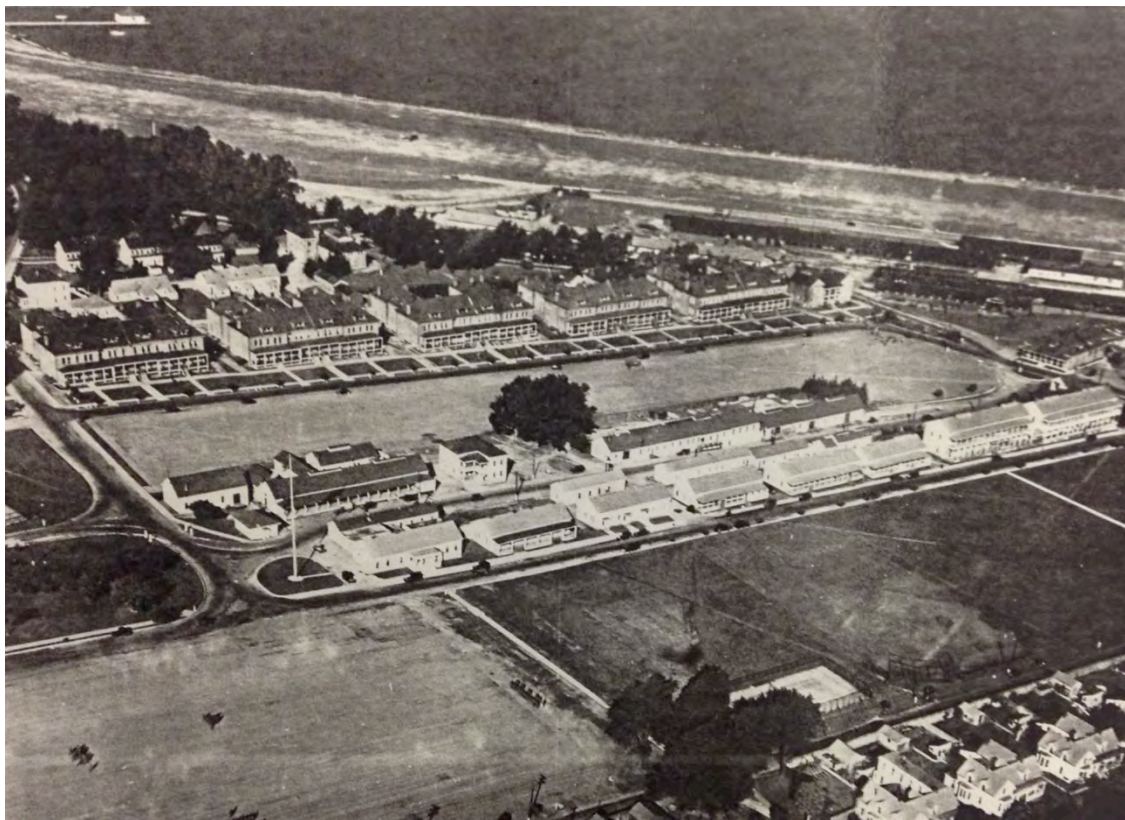


Army vehicles on the Armed Forces Day with Montgomery Street Barracks in background, dated 17 May 1952. Source: U.S. Army Photograph from Photograph Reference Album Vol. 47, Presidio Main Parade Ground, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Official aerial view of Presidio Headquarters. Montgomery Street Barracks at center of image, undated. Source: U.S. Army Photograph, Photograph Reference Album Vol. 43, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



View of Main Post, dated 1955. Source: Photograph Reference Album Vol. 47, Presidio Main Parade Ground, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



View of Parade Ground with Montgomery Street Barracks in background, dated 31 January 1956. Source: U.S. Army Photograph from Photograph Reference Album Vol. 46, Presidio Main Parade Ground, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Aerial view of the Main Parade Ground, undated. Source: Photograph Reference Album Vol. 43, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



An image of Armed Forces Day activities with Montgomery Street Barracks in background, dated 21 May 1960. Original caption states: Youngsters inspect a U.S. Army jeep with 105 mm recoilless rifle. Source: U.S. Army Photograph from Photograph Reference Album Vol. 47, Presidio Main Parade Ground, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

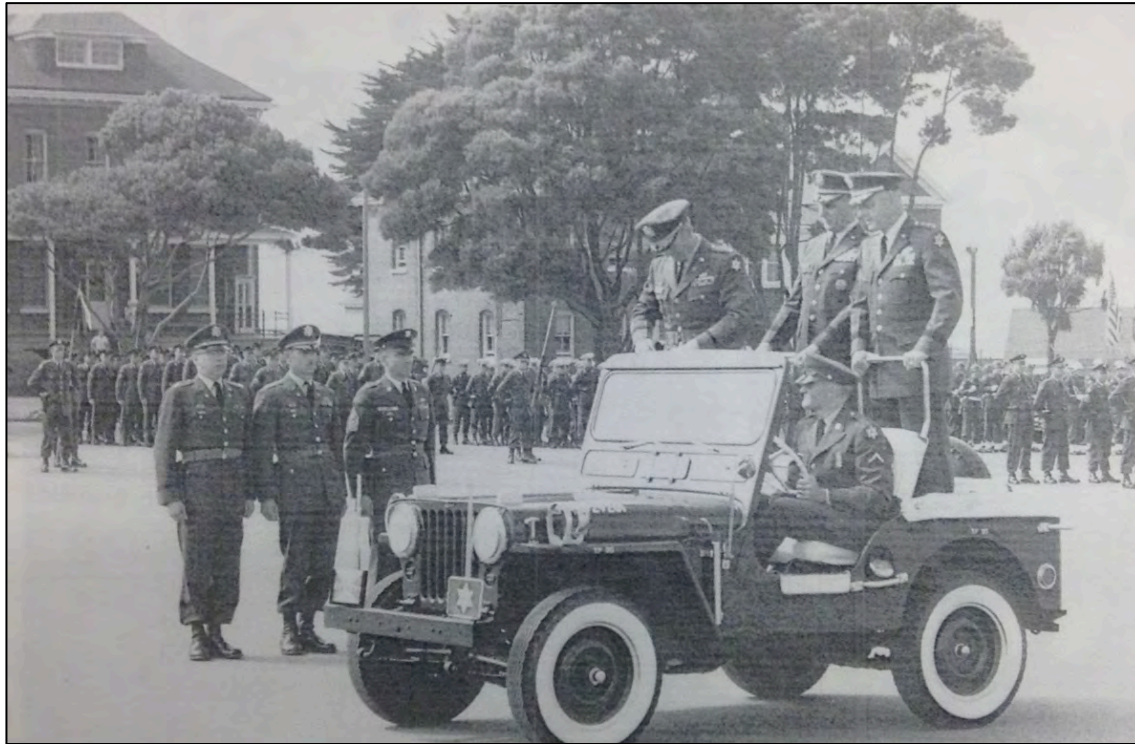


An image of Armed Forces Day activities with Montgomery Street Barracks in background, dated 21 May 1960. Original caption states: Units from the Presidio present the colors. Source: U.S. Army Photograph from Photograph Reference Album Vol. 47, Presidio Main Parade Ground, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



View of Parade Ground with Montgomery Street Barracks in background, dated 30 June 1967.
Caption: Trooping the lines from the rear of the Jeep during retirement ceremonies for Lt.
Gen. Richardson. Source: Photograph Reference Album Vol. 46, Presidio Main Parade
Ground, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Aerial view of the Presidio, dated 1972. Source: Photograph Reference Album Vol. 43, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Aerial view of the Presidio, dated 1972. Source: Photograph Reference Album Vol. 43, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



View of main elevation of Building 105, undated. Source: Sixth U.S. Army Directorate of Public Works Master Planning Branch Collection, Photograph Reference Album, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Interior view within Building 105 before tenant improvements for FEMA occupancy, dated circa 1980-1985. Source: U.S. Army Real Estate Records Collection, Box 055, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Interior view within Building 105 before tenant improvements for FEMA occupancy, dated circa 1980-1985. Source: U.S. Army Real Estate Records Collection, Box 055, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Interior view within Building 105 before tenant improvements for FEMA occupancy, dated circa 1980-1985. Source: U.S. Army Real Estate Records Collection, Box 055, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Interior view within Building 105 before tenant improvements for FEMA occupancy, dated circa 1980-1985. Source: U.S. Army Real Estate Records Collection, Box 055, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Interior view within Building 105 before tenant improvements for FEMA occupancy, dated circa 1980-1985. Source: U.S. Army Real Estate Records Collection, Box 055, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Interior view within Building 105 before tenant improvements for FEMA occupancy, dated circa 1980-1985. Source: U.S. Army Real Estate Records Collection, Box 055, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Interior view within Building 105 before tenant improvements for FEMA occupancy, dated circa 1980-1985. Source: U.S. Army Real Estate Records Collection, Box 055, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio

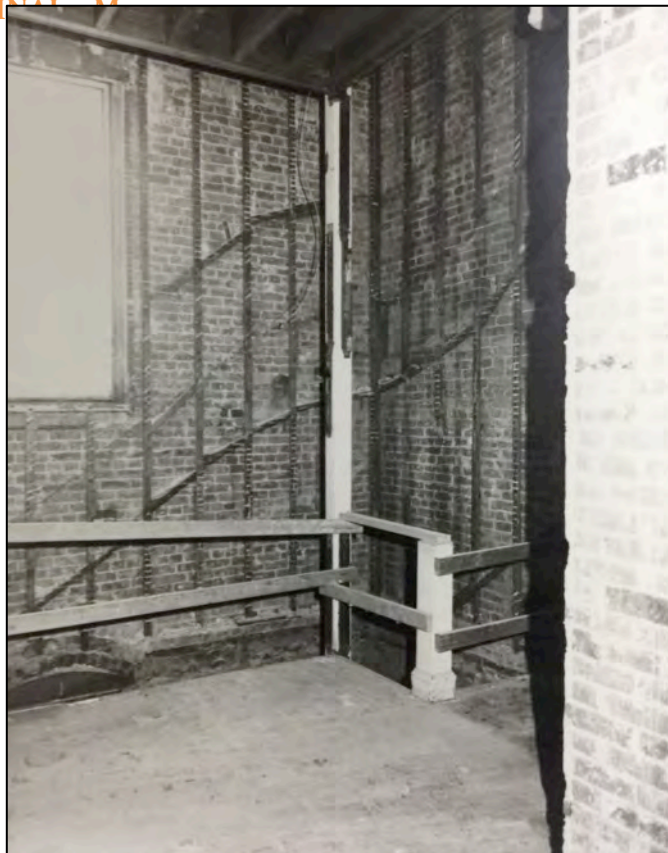


Interior view within Building 105 before tenant improvements for FEMA occupancy, dated circa 1980-1985. Source: U.S. Army Real Estate Records Collection, Box 055, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Interior view within Building 105 before tenant improvements for FEMA occupancy, dated circa 1980-1985. Source: U.S. Army Real Estate Records Collection, Box 055, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Interior view within Building 105 before tenant improvements for FEMA occupancy, dated circa 1980-1985. Source: U.S. Army Real Estate Records Collection, Box 055, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



View of Building 105 during tenant improvements for FEMA occupancy, undated. Source: U.S. Army Real Estate Records Collection, Box 340, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



View of Building 105 during tenant improvements for FEMA occupancy, undated. Source: U.S. Army Real Estate Records Collection, Box 340, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



View of Building 105 during tenant improvements for FEMA occupancy, undated. Source: U.S. Army Real Estate Records Collection, Box 340, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



View of rear of Building 105 during tenant improvements for FEMA occupancy, undated.
Source: U.S. Army Real Estate Records Collection, Box 340, Golden Gate NRA, Park Archives
and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



View of rear of Building 105 during tenant improvements for FEMA occupancy, undated.
Source: U.S. Army Real Estate Records Collection, Box 340, Golden Gate NRA, Park Archives
and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



View of south wing of Building 105 during tenant improvements for FEMA occupancy, undated. Source: U.S. Army Real Estate Records Collection, Box 340, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



View of north wing of Building 105 during tenant improvements for FEMA occupancy, undated. Source: U.S. Army Real Estate Records Collection, Box 340, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



E5 BUILDING 105 IS AN EXAMPLE OF A
100 SERIES BUILDING FOR WHICH THE
CONVERSION PROCESS HAS BEEN COMPLETED

Interior view of Building 105, circa 1983-1984. Caption: Building 105 is an example of a 100 Series Building for which the conversion process has been completed. Source: Photograph Reference Album Vol. 48, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Interior view within Building 105 after tenant improvements for FEMA occupancy, dated circa 1980-1985. Source: U.S. Army Real Estate Records Collection, Box 055, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Interior view within Building 105 after tenant improvements for FEMA occupancy, dated circa 1980-1985. Source: U.S. Army Real Estate Records Collection, Box 055, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Interior view within Building 105 after tenant improvements for FEMA occupancy, dated circa 1980-1985. Source: U.S. Army Real Estate Records Collection, Box 055, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Interior view within Building 105 after tenant improvements for FEMA occupancy, dated circa 1980-1985. Source: U.S. Army Real Estate Records Collection, Box 055, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Interior view within Building 105 after tenant improvements for FEMA occupancy, dated circa 1980-1985. Source: U.S. Army Real Estate Records Collection, Box 055, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Interior view within Building 105 after tenant improvements for FEMA occupancy, dated circa 1980-1985. Source: U.S. Army Real Estate Records Collection, Box 055, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Interior view within Building 105 after tenant improvements for FEMA occupancy, dated circa 1980-1985. Source: U.S. Army Real Estate Records Collection, Box 055, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Interior view within Building 105 after tenant improvements for FEMA occupancy, dated circa 1980-1985. Source: U.S. Army Real Estate Records Collection, Box 055, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Interior view within Building 105 after tenant improvements for FEMA occupancy, dated circa 1980-1985. Source: U.S. Army Real Estate Records Collection, Box 055, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Interior view within Building 105 after tenant improvements for FEMA occupancy, dated circa 1980-1985. Source: U.S. Army Real Estate Records Collection, Box 055, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Interior view within Building 105 after tenant improvements for FEMA occupancy, dated circa 1980-1985. Source: U.S. Army Real Estate Records Collection, Box 055, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Interior view within Building 105 after tenant improvements for FEMA occupancy, dated circa 1980-1985. Source: U.S. Army Real Estate Records Collection, Box 055, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Interior view within Building 105 after tenant improvements for FEMA occupancy, dated circa 1980-1985. Source: U.S. Army Real Estate Records Collection, Box 055, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Interior view of restroom in Building 105 after tenant improvements for FEMA occupancy, dated circa 1980-1985. Source: U.S. Army Real Estate Records Collection, Box 055, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Interior view within Building 105 after tenant improvements for FEMA occupancy, dated circa 1980-1985. Source: U.S. Army Real Estate Records Collection, Box 055, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



View of main elevation of Building 105 with Building 106 at far right, dated 25 May 1993.
Source: Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



View of rear elevation of Building 105, dated 25 May 1993. Source: Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



View of rear elevation of Building 105, dated 25 May 1993. Source: Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



View of east elevation of Building 105, looking southwest, undated. Source: Presidio Trust Library.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



View looking southwest of principal (east) and secondary (north) elevations of Building 105, undated. Credit: Tharp. Source: Presidio Trust Library.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Aerial view of the Main Parade Ground within a larger geographic context undated. Source: Photograph Reference Album Vol. 43, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio



Aerial view of the Main Parade Ground, showing the proximity of Doyle Drive to the northern end of the 100-Series Buildings.
Source: Photograph Reference Album Vol. 43, Golden Gate NRA, Park Archives and Records Center.



Katherine
Petrin
Preservation
Planning

Stan Teng, A.I.A. /
Architectural
Studio