



Fact Sheet: Historic Building Rehabilitation

In early 2024, the Presidio Trust will begin the rehabilitation of the remaining three buildings on the historic Main Post: Buildings, 2, 40, and 102. Six hundred of the 800 buildings in the Presidio contribute to its designation as a National Historic Landmark District, the nation's highest classification of historic significance. Most rehabilitation projects in the park adhere to the principles of adaptive reuse or updating a historic building for contemporary use without damaging its historic character. The Trust leases its buildings to generate the necessary revenue to maintain the Presidio, preserving it as a national park site that is free and open to all for public enjoyment.

About Building 2 (2 Funston Ave.):

The U.S. Army constructed the building 2 as a post hospital in 1863-4, and it would go on to provide medical services to the Presidio of San Francisco for over one hundred years. The Army built it during the Civil War to serve the growing numbers of troops defending California and the San Francisco Bay Area, and together with the neighboring officers' quarters along Funston Avenue, it is one of the most substantial surviving examples of construction from that conflict in the West. It was altered substantially in the decades after the war. Most notably, in 1878, its front façade was reoriented southeastward away from the parade ground and toward the city. Also, in 1897, a three-story octagonal tower containing an operating theatre was built on its north side, reflecting the growing importance of that practice to the Army Medical Department. After the establishment of Letterman General Hospital in 1898, it continued to serve those stationed at the Presidio. It was extensively refurbished in 1955, at which time it was providing state-of-the-art physical examinations, preventive care, dental care, eye examinations, and vaccinations not only to Army personnel but also to their dependents and to civilian employees at the post. The Army closed it in 1969 and reopened it on March 6, 1974, before the Bicentennial celebrations, with exhibits about the history of the Presidio and other Army topics. The museum came under the control of the National Park Service as the Presidio was decommissioned, and it closed a few years later.

About Building 40 (40 Mesa Ave.):

The U.S. Army built building 40 and the neighboring identical building 41 as part of a major construction project around the Presidio of San Francisco begun on November 1, 1940, that was itself part of a national military mobilization in response to the war raging in Europe. Over the coming years, to house and support the millions of newly enlisted, drafted, and mobilized servicemembers, the Army rapidly built over thirty thousand "temporary" wooden buildings

based on standardized plans developed in the mid-1930s. Buildings 40 and 41 were built as 700 Series Bachelor Officers' Quarters and could each house 32 officers. A major improvement over the mobilization buildings built for World War I, the quarters included concrete foundations, central heating, insulation, indoor plumbing, and fire exits. Expected to last five to twenty years, these quarters remained in use at the Presidio until the base closed in 1994.

About Building 102 (102 Montgomery St.):

As the U.S. Army closed smaller posts around the West in the 1880s and 1890s, it relocated troops to strategically located posts like the Presidio. To accommodate this growth, the Army completed building 102 as a two-company barracks early in 1896; 102 is part of a row of identical barracks buildings (101-105) constructed using the same standardized plans from the Quartermaster General's Office between 1895 and 1897. These barracks were a substantial improvement in living conditions over the drafty wooden barracks in use since the Civil War, being constructed of brick and having indoor plumbing, heating, mess halls, kitchens, reading rooms, barber shops, and tailor shops. Originally the home to companies of the Fifth U.S. Artillery Regiment, it housed many different Army units over the decades before being converted to dormitory-style housing and offices in the 1970s. Building 102 will be the last of the barracks on Montgomery Street to be rehabilitated by the Trust and its development partners.

Project Team:

General oversight: Presidio Trust

General Contractor: Nibbi Brothers

Architect: TEF Design

Leasing Information: These buildings are available for pre-lease. Buildings 40 and 102 are slated for multi-tenant office space. For more information: <https://presidio.gov/lease-an-office>

About Presidio Forward

Presidio Forward builds on three decades of park making to prepare the Presidio for tomorrow's challenges. Funded by a landmark investment, we're fast-tracking long-planned improvements to the park's infrastructure, open spaces, and historic buildings. The result will be an even more beautiful and welcoming Presidio that's environmentally and financially resilient for generations to come. For more information visit <https://presidio.gov/about/presidio-forward>.

For more information about Presidio Building Rehabilitation [Click Here](#).

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