



UTILITAS • FIRMITAS • VENUSTAS

Northern California Chapter  
Society of Architectural Historians

The Newsletter

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## Take a Walk Through Historic S.F. Residence Parks



*John Galen Howard designed loggias at main entrance to St. Francis Wood. Historic photo courtesy of Greg Garr*

On Saturday, April 27, NCCSAH will offer a walking tour of two of San Francisco's most distinguished residence parks. Richard Brandi will lead a tour of St Francis Wood, including the interiors of two houses, from 10 a.m. until noon. Following a sit-down hot lunch break, Woody LaBounty leads the group through Ingleside Terraces. The charge for the program for NCCSAH members, including lunch, is \$40. The nonmember rate is \$60 and includes one year's membership in the NCCSAH, as well as lunch. The program concludes around 3 p.m.

Woody is a founder of the Western Neighborhoods Project, dedicated to preserving and sharing the history and culture of the city's west side, since 1999. He has recorded hundreds of oral histories and led the successful campaign to preserve four earthquake shacks discovered in the Outer Sunset District. Last year he published *Ingleside Terraces: San Francisco Racetrack to Residence Park*. Richard, an architectural historian, holds a graduate degree in historic preservation. He lectures frequently on San Francisco history and leads tours of several historic neighborhoods. With LaBounty, he co-authored the historic context statement on the Parkside neighborhood. Last year he published *San Francisco's St. Francis Wood*. Both books will be available for purchase on the day of the tour.

*Space is limited. To reserve your place now, please use the registration form on page 7.*

# San Francisco's Residence Parks, or, How You Gonna Keep 'em in the City After They've Seen the Suburbs?

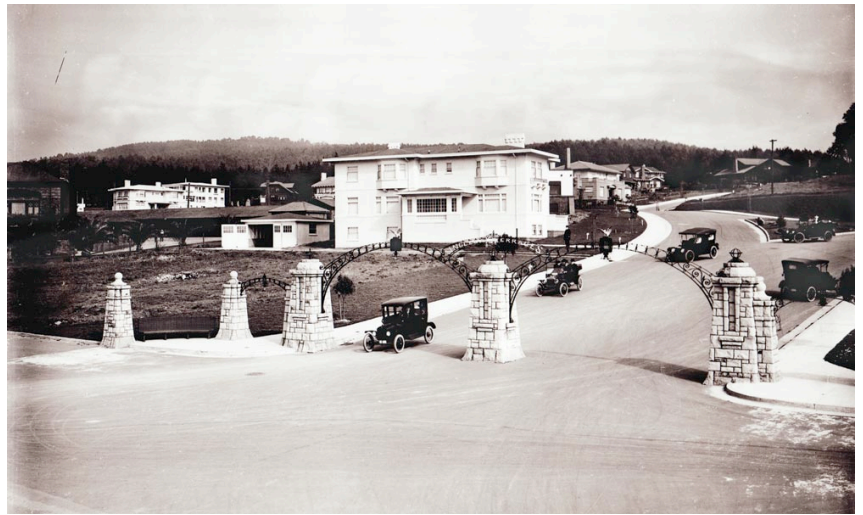
In February 1910, Joseph Argyle Leonard, manager of the Urban Realty Improvement Company, paid Thomas Williams \$400,000 for the option on the 150-acre Ingleside Racetrack property in southwestern San Francisco. For his new development, to be named Ingleside Terraces, Leonard announced, "No expense will be spared in improving and building up the tract with suburban homes so as to make it an ideal residence park."

Born out of City Beautiful ideals from Chicago's 1893 Columbian Exposition, residence parks were master-planned developments intended to separate home life from the commercial and industrial ills attendant to urban centers. In an era before most cities had zoning laws, residence parks promised a refuge to the white-collar workingman with lush tract landscaping. Benches, stairways, plinths, urns, gates, and fountains were intended to evoke classical times. Multi-family units, apartment houses, businesses, and animal pens or coops were banned. Instead of inflexible gridded streets, curvilinear lanes and avenues respected the contours of the land to wind around small parks.

Master-planned neighborhoods for wealthy San Francisco buyers went back as far as the townhouses of the South Park development of the 1850s, but the city's first true residence park was Presidio Terrace. Begun in 1905, Presidio Terrace had magnificent houses for wealthy buyers, but offered just over thirty lots to build on. After the 1906 earthquake, much larger residence parks began to attract a wider range of income levels to Burlingame and the hills of Berkeley.

The relocation of upper middle class residents across the bay or down the peninsula, taking their purchasing and tax base dollars with them, worried civic and economic leaders after the earthquake. City fathers invoked exaggerated predictions of a mass depopulation of San Francisco, or at least a diminishment of the city's prestige and power, in support of new city residence parks that would offer the suburban amenities of detached homes, winding streets, and romantic landscaping.

## Ingleside Terraces



*Like many residence parks, Ingleside Terraces featured ornamental gateways, curving streets, and a landscape free of the visual clutter of overhead wires. Junipero Serra Boulevard at Mercedes Way, 1914. Photograph by Willard E. Worden, Collection of the Western Neighborhoods Project*

The only place San Francisco could expand in such a way was west over the hills, where large tracts of land were still empty. Work on a municipal streetcar tunnel through Twin Peaks was begun to connect downtown with a series of new residence parks. Joseph Leonard's Ingleside Terraces would be the first announced for sale, on November 11, 1911. Ads for Ingleside Terraces frequently mentioned the planned Twin Peaks Tunnel and its promise to provide a 25-minute commute to San Francisco's business center. Leonard made his own promise: "I frankly and unhesitatingly say that I shall make this tract the very best residence park, not only in San Francisco, but in the state of California."

Born near Dallas, Texas, the youngest son of a large slave-holding family that migrated from Tennessee, Joseph A. Leonard received training in mechanical engineering in New York and





*Many early Ingleside Terraces houses, such as 70 Cedro Avenue, were designed by Joseph Leonard in Craftsman style. Photo: Collection of the Western Neighborhoods Project*

architecture in Philadelphia. When his Urban Realty Improvement Company (URIC) purchased the racetrack land to create Ingleside Terraces, Leonard was well into the third act of his career as an architect and builder, after success and failures in Alameda and the Richmond District of San Francisco.

URIC terraced home lots around the former racetrack oval to highlight views of the Pacific Ocean and Lake Merced that Leonard said could “never be obstructed.” Deed restrictions intended to insure “light, air, and sunshine all around” specified that no tract lot was less than fifty-feet wide, no house within fourteen feet of a neighbor’s or closer than twelve feet to the front sidewalk. A restriction common to almost all residence parks, but rarely mentioned in the advertising, was racial exclusion. Ingleside Terraces’ covenant read that “no person of African, Japanese, Chinese, or any Mongolian descent shall be allowed to purchase, own, lease or occupy said real property or any part thereof.” The U.S. Supreme Court struck down racial covenants in a 1949 ruling.

The tract streetplan, designed by E.J. Morser, created 792 house lots positioned within and around the loop of the old racetrack, now rechristened Urbano Drive. Arterials curved

through the loop with expensive bituminized pavements and cement sidewalks. Gas, sewer, and water connections were set to the inside of sidewalks to prevent the streets from being torn up for future work, and the aerial wire clutter of electric and telephone poles were banished to the backyards of home lots.

Like other residence parks, Ingleside Terraces featured small parks and notable

landscape elements. Joseph Leonard’s son George, an architect in his own right, designed entrance gateways along Ocean Avenue and Junipero Serra Boulevard consisting of ornamental ironwork archways stretched between rough gray pillars of Colusa sandstone. Electric lights topped the monuments and the name of the residence park was emblazoned across the iron arches under a center shield upon which perched an iron-cast eagle with outstretched wings. The *San Francisco Call* lauded the gateways as a “novel and imposing feature.”



*The Entrada Court sundial, shown here in a 1913 photograph by Willard E. Worden, has had elements altered, but still stands. Photo: Collection of the Western Neighborhoods Project*

An even more imposing feature was planned for the park in Entrada Court. In October 1913, URIC unveiled a 17-foot high concrete sundial. Touted as the world's largest, it may have been a late response to the elaborate fountains, staircases and urns going up at the same time in competing residence parks of Forest Hill and St. Francis Wood. An elaborate allegorical dedication ceremony for the sundial featured live storks pulling baby carriages, probably symbolizing the park's family friendliness.

The first houses in Ingleside Terraces followed popular styles of the day, and were similar to the best being built in heralded neighborhoods of Berkeley and North Oakland: Craftsman shingled buildings with rough exposed stone foundations and multiple gables; solid square Edwardians with flat roofs and wide eaves; a few smaller bungalows with prominent brick chimneys. Intended for upper income families, the advertised house prices ranged from \$6,000 to \$20,000. In the later 1920s and 1930s, George Leonard led the completion of the build-out with popular Mediterranean Revival styles.



*Muni streetcar passes through St. Francis Circle providing St. Francis Wood with convenient connection to downtown via Twin Peaks Tunnel. Historic photo courtesy of Nancy Meiter*

## St. Francis Wood

St. Francis Wood has been one of San Francisco's finest residential neighborhoods for 100 years. Early visitors were impressed with the graceful streets, parks, and landscaping designed by the renowned Olmsted Brothers and the classically-inspired public monuments designed by the John Galen Howard of the University of California. The houses reflect many period revival styles and the talents of dozens of architects, yet the effect is homogeneity of scale, color, and style.

Anticipating construction of the tunnel, developer Duncan McDuffie saw an opportunity to create a residence park west of Twin Peaks. He bought 175 acres, in 1912, and quickly went about his work. McDuffie had pioneered the concept of a residence park with his Northbrea and Claremont subdivisions in Berkeley. He laid out the streets, paved them, and installed water, sewer, gas and electricity, things taken for granted now but unusual for a developer to do then.

McDuffie was trying to create a thing of beauty, a picturesque neighborhood with parks and playgrounds that would combine the best of the country with the city. Lots, sited on curving streets, were twice the width of a standard city lot, allowing for ample gardens. To avoid a tract feeling there were no prescribed architectural styles. Buyers built their own homes. However, deed restrictions did require that houses be detached single-family homes no more than two stories high and with generous setbacks.

McDuffie hired one of the most prominent local architects of the day, John Galen Howard of UC Berkeley, to design public sculptures inspired by the Italian Renaissance. For the main entrance, Howard created a loggia on each side of a new grand avenue called St. Francis Boulevard. To give St. Francis Wood its distinctive setting, McDuffie hired the Olmsted Brothers Landscape firm of Massachusetts, descendants of Frederick Law Olmsted of Central Park fame. The firm was prestigious, with a national reputation.

The supervising architect, Henry Gutterson, reviewed house plans but allowed any style as long as the design met siting and planning requirements. Susan Cerny, who has written extensively on Gutterson, notes the impressive resume of the prolific and tal-



ented architect. He studied under John Galen Howard, assisted with the Burnham Plan for San Francisco, and attended the École des Beaux-Arts in Paris. Although trained in the older Beaux Arts tradition, Gutterson embraced the contemporary Arts and Crafts movement too. Later, he designed in variety of period revival styles.

In the final build out of St. Francis Wood, there are 560 houses representing the work of 149 architects (including Gutterson, who designed 83 houses) in a wide variety of styles that include Tudor, English medieval, Italian and French Renaissance, and American, Dutch and Spanish Colonial. It is the site plan, the scale and setting of the houses and the Olmsted landscaping that tie everything together into a harmonious whole.



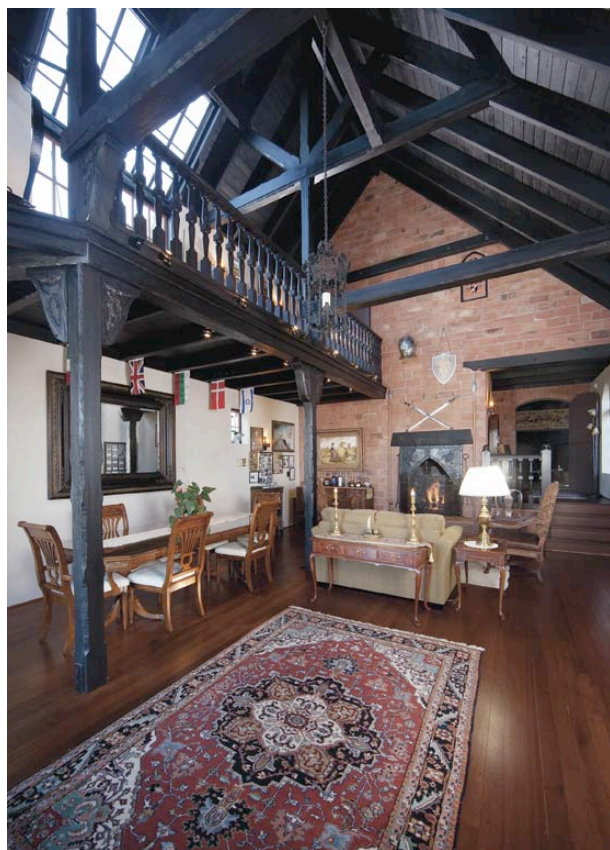
*20 San Andreas Way, Architect Masten & Hurd. Photo: Mark Citret*

This achievement is all the more impressive in light of the challenges McDuffie faced during the early years. A delay in building the Twin Peaks tunnel combined with the economic turmoil caused by World War I and the economic depression that followed the war's end brought sales to a standstill for nearly a decade. Faced with market and economic difficulties, McDuffie refused to cut corners. However, to attract buyers he expanded his services to include home financing, design, and construction services. He also built a series of demonstration homes priced for a range of incomes. McDuffie strove to maintain his vision of a garden neighborhood, and the result was surprisingly successful.

St. Francis Wood was almost completely built out by the time Duncan McDuffie died, in 1951, and Henry Gutterson, in 1954. They had achieved everything they had set out to do. But after their deaths, some owners made alterations to

the housing stock and landscaping that were inconsistent with the original goals. Annual homeowner assessments did not keep up with inflation, and, as a result, common areas suffered from deferred maintenance.

However, residents loved their neighborhood, and a rebirth took place during the 1980s and '90s. Some had grown up there as children and had moved back to raise their own families. The fountains, landscaping, irrigation, and other features were restored. Today, the Association has ongoing maintenance, landscape programs and design guidelines to ensure that only sensitive changes are made. As a result, St Francis Wood looks much as it has for decades, one of San Francisco's finest residential neighborhoods.



*141 San Pablo Avenue, Architect Willis E. Huson.  
Photo: Mark Citret*

*Thanks to Wood LaBounty and Richard Brandi  
for preparing this article*



# Fall 2012 Gold Country Tour Struck it Rich



Mokelumne Hill. Photo: Phillip Bellman

Architectural Historian Judith Marvin led a fabulous NCCSAH tour of Calaveras County in October. The tour began with a great dinner of “chicken in a barrel” at Judy’s amazing Queen Anne Style ranch house near the town of Murphys. The next day, in perfect weather, we enjoyed a fascinating tour of the 1870s Hotel Leger in Mokelumne Hill, where we had a wonderful lunch.

Judy’s colleague, archaeologist Julia Costello, led a very insightful tour of the town that included her own house. In the afternoon we toured the Angel’s Camp Historical Museum and the town of Angel’s Camp. The day concluded in Murphys with a delicious dinner prepared by local caterer Lila & Sage in the Hovey Winery (who provided us with many fine local wines). The next day it was a real treat and surprise to see the small town of Sheep Ranch (population 37) which has the impressive 1880s Pioneer Hotel, an old dance hall (still in use) and a wonderfully weathered general store with its original 1930s gas pump.

Thank you Judy! We learned so much about Calaveras County buildings and history while having a really fun trip.

## Post-tour comments from some participants:

*“Thank you for all your efforts to organize everything so thoroughly.”*

*“It was a perfect weekend.”*

*“an exceptional tour.”*

*“We enjoyed learning about old times in Calaveras and seeing so many historic buildings.”*



Tour group gets the scoop on the Sheep Ranch Pioneer Hotel. Photo: Ward Hill

## **Architects who designed homes in St. Francis Wood included**

Masten & Hurd • Julia Morgan • Willis Polk  
Louis Christian Mullgardt • Mario Ciampi  
Paul Williams • Maybeck and Merchant  
(Irving) Morrow & Garren • Gertrude  
Comfort • William Perry • Clarence Tantau  
Walter Ratcliff • John Reid, Jr. • Timothy  
Pflueger • Ward & Blohme • Miller and  
Warnecke • H.C. Baumann • Harold Stoner  
Albert Farr • Charles Strothoff • B.Cooper  
Corbett.

## Subjects Of Interest



Graphic: Courtesy of CPF

### 38th Annual California Preservation Conference

*The True California Adventure: Preservation's Wild Ride*, Wednesday, May 1 - Friday, May 3, 2013, Orange County. Conference Headquarters: Crowne Plaza Resort Anaheim.

This year's conference offers more than 20 educational sessions and workshops spanning four tracks: • Nuts & Bolts, Gadgets & Gizmos: Balancing Traditional Materials and New Technologies • Destination Travel: Economic Development through Heritage Tourism • Futurama: Yesterday's World of Tomorrow Today and • Carousel of Progress: Harnessing Future Trends in Preservation. Exclusive tours and events will highlight Orange County's rich architecture, landscapes and history. For details go to:

[www.californiapreservation.org/conference.html](http://www.californiapreservation.org/conference.html)

### Society of Architectural Historians

66th Annual Conference, April 10-14, Buffalo, New York  
<https://www.sah.org>

### Society for Industrial Archaeology

42nd Annual Conference, May 30-June 2, St. Paul & Minneapolis, Minnesota  
<http://www.siahq.org>

### Vernacular Architecture Forum

33rd Annual Meeting, June 11-15, Gaspé, Quebec. *The Ebb and Flow of Religion and Economy in the Gaspé Peninsula*. <http://www.crcprb.chaire.ulaval.ca>

Please use form on the right to sign up for the Residence Parks Tour and the form on the last page for membership dues.



Courtesy of St. Francis Homes Association

### Registration for Residence Parks Tour

[please print]

Name \_\_\_\_\_

Affiliation \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Email address \_\_\_\_\_

Registration: \$40 members / \$60 nonmembers

Total Enclosed \_\_\_\_\_

Please make checks payable to NCCSAH and mail to:

Ward Hill  
NCCSAH Residence Parks Tour  
3124 Octavia Street, #102  
San Francisco, CA 94123

For more information please contact Ward Hill at [whill@pacbell.net](mailto:whill@pacbell.net).

Prices includes lunch. Nonmember cost also includes one year's membership in NCCSAH. Space is limited; reserve your place now.

**ALERT:** the combined walk is four hours with few bathroom breaks, and there is some hilly terrain involved.





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The mission of the NCCSAH is to further the objectives of the Society of Architectural Historians of which the Northern California Chapter is an official affiliate; promote the study and discussion of our region's architectural history and its related fields; visit significant works of architecture; and increase public awareness and appreciation of our architectural heritage. Membership is open to anyone interested in architectural history and its related fields who agrees to pay the annual dues and subscribe to the bylaws of the organization.

#### NCCCSAH Officers

President, Rich Brandi  
Vice President, Paul Turner  
Treasurer, Ward Hill  
Secretary, Don Andreini  
Preservation Officer, Ian Berke

**Remember you do not have to be a member of the National SAH to become a member of NCCSAH**

**Join or Renew Now!!**

**Individual \$20.00**

**Student \$10.00**

**Make checks payable to NCCSAH**

Please send your ideas or comments concerning The Newsletter to:

Don Andreini

NCCSAH Newsletter Editor

[dandreini@sbcglobal.net](mailto:dandreini@sbcglobal.net)

#### To become a member of the Northern California Chapter of the Society of Architectural Historians

or to renew your dues return this form and your dues check for \$20 made out to NCCSAH to

Ian Berke, NCCSAH  
Ian Berke Real Estate  
2824 Clay Street  
San Francisco, CA 94115

Name \_\_\_\_\_

Affiliation \_\_\_\_\_

Occupation \_\_\_\_\_

Street Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Home Phone \_\_\_\_\_

Work Phone \_\_\_\_\_

Fax Number \_\_\_\_\_

E-mail address \_\_\_\_\_

**For your convenience:** Renewing members who sign up for the Residence Parks Tour may include their \$20 membership dues in a single check with their payment for the tour. In that case, use the address on the tour registration form shown on page 7.

#### Save the date

NCCSAH is planning an all-day tour of the Mare Island Historical Park, Vallejo, on Saturday, October 12, that includes viewing the fine set of Tiffany stained glass windows in the chapel. Details will appear in the next newsletter.