

[Planning Code - Landmark Designation - Ingleside Terraces Sundial and Sundial Park]

Ordinance amending the Planning Code to designate Ingleside Terraces Sundial and Sundial Park, Assessor's Parcel Block No. 6917B, Lot No. 001, situated within Entrada Court, as a Landmark under Article 10 of the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
Additions to Codes are in single-underline italics Times New Roman font.
Deletions to Codes are in ~~strikethrough italics Times New Roman font~~.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~strikethrough Arial font~~.
Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Findings.

(a) CEQA and Land Use Findings.

(1) The Planning Department has determined that the Planning Code amendment proposed in this ordinance is subject to a Categorical Exemption from the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq., "CEQA") pursuant to Section 15308 of California Code of Regulations, Title 14, Sections 15000 et seq., the Guidelines for implementation of the statute for actions by regulatory agencies for protection of the environment (in this case, landmark designation). Said determination is on file with the Clerk of the Board of Supervisors in File No. 210423 and is incorporated herein by reference. The Board of Supervisors affirms this determination.

1 (2) Pursuant to Planning Code Section 302, the Board of Supervisors finds that
2 the proposed landmark designation of the Ingleside Terraces Sundial and Sundial Park,
3 Assessor's Block No. 6917B, Lot No. 001, situated within Entrada Court, ("Ingleside Terraces
4 Sundial and Sundial Park") will serve the public necessity, convenience, and welfare for the
5 reasons set forth in Historic Preservation Commission Resolution No. 1182, recommending
6 approval of the proposed designation, which is incorporated herein by reference.

7 (3) The Board of Supervisors finds that the proposed landmark designation of
8 the Ingleside Terraces Sundial and Sundial Park is consistent with the General Plan and with
9 Planning Code Section 101.1(b) for the reasons set forth in Historic Preservation Commission
10 Resolution No. 1182.

11 (b) General Findings.

12 (1) Pursuant to Charter Section 4.135, the Historic Preservation Commission
13 has authority "to recommend approval, disapproval, or modification of landmark designations
14 and historic district designations under the Planning Code to the Board of Supervisors."

15 (2) The Landmark Designation Fact Sheet was prepared by Planning
16 Department Preservation staff. All preparers meet the Secretary of the Interior's Professional
17 Qualification Standards for historic preservation program staff, as set forth in Code of Federal
18 Regulations Title 36, Part 61, Appendix A. The report was reviewed for accuracy and
19 conformance with the purposes and standards of Article 10 of the Planning Code.

20 (3) The Historic Preservation Commission, at its regular meeting of April 7,
21 2021, reviewed Planning Department staff's analysis of the historical significance of the
22 Ingleside Terraces Sundial and Sundial Park pursuant to Article 10, which is included in the
23 Landmark Designation Fact Sheet dated April 7, 2021.

24 (4) On April 7, 2021, after holding a public hearing on the proposed designation
25 and having considered the specialized analyses prepared by Planning Department staff and

1 the Landmark Designation Fact Sheet, the Historic Preservation Commission recommended
2 designation of the Ingleside Terraces Sundial and Sundial Park as a landmark under Article
3 10 of the Planning Code by Resolution No. 1182. Said resolution is on file with the Clerk of
4 the Board in File No. 210423.

5 (5) The Board of Supervisors hereby finds that the Ingleside Terraces Sundial
6 and Sundial Park has a special character and special historical, architectural, and aesthetic
7 interest and value, and that its designation as a Landmark will further the purposes of and
8 conform to the standards set forth in Article 10 of the Planning Code. In doing so, the Board
9 hereby incorporates by reference the findings of the Landmark Designation Fact Sheet.

10 (6) As a landmark, the Ingleside Terraces Sundial and Sundial Park are subject
11 to all requirements of Article 10 of the Planning Code. The procedures, requirements,
12 controls and standards of Article 10 of the Planning Code shall apply to all applications for
13 Certificates of Appropriateness in the Ingleside Terraces Sundial and Sundial Park. As
14 currently set forth in Article 10, the Planning Department may determine that no Certificate of
15 Appropriateness is required; that an Administrative Certificate of Appropriateness is required,
16 which would be approved administratively by Planning Department Preservation staff as
17 delegated pursuant to Section 1006.2(b) of the Planning Code; or that a Certificate of
18 Appropriateness is required pursuant to Section 1006 of the Planning Code at a regularly
19 scheduled Historic Preservation Commission hearing.

20 (7) Article 10 requires that where any exterior change within the Ingleside
21 Terraces Sundial and Sundial Park requires a City permit, as well as in certain other
22 circumstances, the work shall require a Certificate of Appropriateness, with the exception of
23 scopes of work specified herein.

1 Section 2. Designation.

2 Pursuant to Section 1004 of the Planning Code, the Ingleside Terraces Sundial and
3 Sundial Park, Assessor's Block No. 6917B, Lot No. 001, situated within Entrada Court, is
4 hereby designated as a San Francisco Landmark under Article 10 of the Planning Code.
5 Appendix A to Article 10 of the Planning Code is hereby amended to include this property.
6

7 Section 3. Required Data.

8 (a) The description, location, and boundary of the Landmark site consists of the City
9 parcel located at the Ingleside Terraces Sundial and Sundial Park, Assessor's Block No.
10 6917B, Lot No. 001, situated within Entrada Court, in San Francisco's Ingleside Terraces
11 neighborhood.

12 (b) The characteristics of the Landmark that justify its designation are described and
13 shown in the Landmark Designation Fact Sheet and other supporting materials contained in
14 Planning Department Record Docket No. 2021-000795DES. In brief, the Ingleside Terraces
15 Sundial and Sundial Park is eligible for local designation as it is associated with events that
16 have made a significant contribution to the broad patterns of San Francisco history and it
17 embodies the distinctive characteristics of a type, period, or method of construction.
18 Specifically, designation of the Ingleside Terraces Sundial and Sundial Park is proper given its
19 association with the development of residence park neighborhoods in San Francisco at the
20 beginning of the twentieth century, as an excellent example of the public landscape features
21 characteristic of residence park developments, and as a visual landmark associated with the
22 Ingleside Terraces neighborhood.

23 (c) The particular features that shall be preserved, or replaced in-kind as determined
24 necessary, are those generally shown in photographs and described in the Landmark
25

Designation Fact Sheet, which can be found in Planning Department Record Docket No. 2021-000795DES, and which are incorporated in this designation by reference as though fully set forth. Specifically, the following features shall be preserved or replaced in kind:

(1) All exterior elevations, form, massing, structure, architectural ornament, and materials of the Ingleside Terraces Sundial and Sundial Park identified as:

(A) Circular form of Sundial Park;

(B) Sundial structure (gnomon) measuring 17' height and 28' in length;

(C) 34-foot diameter concrete Sundial base with Roman numerals;

(D) Form and locations of planting beds;

(E) Circulation patterns and hardscape features, including form, materials, and dimensions of concrete walkways, star-shaped paving, curbs and steps;

(F) Cast concrete Doric, Ionic, Corinthian, and Tuscan columns and urns;

(G) Twelve cast concrete benches;

(H) Marble dedication plaque at base of Sundial; and

(I) "URICO" grate.

Section 4. Work Not Requiring a Certificate of Appropriateness.

The following scopes of work shall not require a Certificate of Appropriateness:

(a) Ordinary Maintenance and Repair

Ordinary maintenance and repair of the Landmark, for which a Certificate of Appropriateness is not required pursuant to Article 10, includes but is not limited to ordinary maintenance and repair of the Sundial structure and base, and of the benches, columns, urns, and walkways, including paving materials, in Sundial Park.

1 (b) Replacement of Architectural Details

2 A Certificate of Appropriateness shall not be required if the proposed work is limited to
3 in-kind replacement of the benches in Sundial Park, including parts and components.

4 Section 5. Effective Date.

5 This ordinance shall become effective 30 days after enactment. Enactment occurs
6 when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not
7 sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the
8 Mayor's veto of the ordinance.

9
10 APPROVED AS TO FORM:
11 DENNIS J. HERRERA, City Attorney

12 By: /s Victoria Wong
13 VICTORIA WONG
Deputy City Attorney

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City and County of San Francisco
Tails
Ordinance

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 210423

Date Passed: September 28, 2021

Ordinance amending the Planning Code to designate Ingleside Terraces Sundial and Sundial Park, Assessor's Parcel Block No. 6917B, Lot No. 001, situated within Entrada Court, as a Landmark under Article 10 of the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

September 13, 2021 Land Use and Transportation Committee - RECOMMENDED

September 21, 2021 Board of Supervisors - PASSED ON FIRST READING

Ayes: 10 - Chan, Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani and Walton

Excused: 1 - Melgar

September 28, 2021 Board of Supervisors - FINALLY PASSED

Ayes: 10 - Chan, Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani and Walton

Excused: 1 - Melgar

File No. 210423

**I hereby certify that the foregoing
Ordinance was FINALLY PASSED on
9/28/2021 by the Board of Supervisors of
the City and County of San Francisco.**

Angela Calvillo
Clerk of the Board

London N. Breed
Mayor

10/8/21

Date Approved



ARTICLE 10 LANDMARK DESIGNATION FACT SHEET

Historic Name:	Ingleside Terraces Sundial and Sundial Park
Address:	Entrada Court
Block/ Lot(s):	6917B/001
Parcel Area:	16,509 sq ft
Zoning:	P – Public
Year Built:	1913
Architect:	Joseph A. Leonard
Prior Historic Studies/Other Designations:	The Ingleside Terraces Sundial and Sundial Park are included in the Ingleside Terraces section of <i>San Francisco's Ocean View, Merced Heights, and Ingleside (OMI) Neighborhoods 1862-1959 Historic Context Statement</i> adopted by the HPC in 2010.
Prior HPC Actions:	None
Significance Criteria:	<u>Events</u> : Associated with events that have made a significant contribution to the broad patterns of our history. <u>Architecture/Design</u> : Embodies the distinctive characteristics of a type, period, or method of construction, and/or represents the work of a master.
Period of Significance:	1913
Statement of Significance:	The Ingleside Terraces Sundial and Sundial Park are significant for their association with the development of residence parks neighborhoods in San Francisco in the early twentieth century. The Ingleside Terraces Sundial and Sundial Park are also significant as an excellent example of the public landscape features common to residence park developments of the period. The Ingleside Terraces Sundial and Sundial Park are further significant as a visual landmark associated with the Ingleside Terraces neighborhood.
Assessment of Integrity:	The Ingleside Terraces Sundial and Sundial Park maintains a high level of integrity. The seven aspects of integrity as defined by the National Park Service (NPS) and the National Register of Historic Places (NRHP) are location, design, materials, workmanship, setting, feeling, and association. ¹

¹ “How to Apply the National Register Criteria for Evaluation,” *National Register Bulletin*, U.S. Department of the Interior, National Park Service, 1995, p. 44.

	<p>The Ingleside Terraces Sundial and Sundial Park, constructed in 1913, retains a high degree of integrity to convey their historic and cultural significance. The subject property retains a high degree of integrity of location, materials, design, association, workmanship, setting, and feeling.</p> <p>The subject property has undergone some alterations over time. These include the removal of an original reflecting pool and fountain, planting beds, and the replacement of vegetation with hardscape surrounding the Roman numerals at the base of the gnomon.</p>
Character-Defining Features:	<ul style="list-style-type: none">• Circular form of Sundial Park• Sundial structure (gnomon) measuring 17' height and 28' length• 34-foot diameter concrete base with Roman numerals• Form and location of planting beds• Circulation patterns and hardscape features, including form, materials, and dimensions of concrete walkways, star-shaped ornamental paving, curbs and steps• Cast concrete Doric, Ionic, Corinthian, and Tuscan columns and urns• Twelve cast concrete benches• Marble dedication plaque at base of Sundial• "URICO" grate

Statement of Significance Summary

The Ingleside Terraces Sundial and Sundial Park are significant for their association with the development of residence park neighborhoods in San Francisco in the early twentieth century and as an excellent example of the public landscape features common to residence park neighborhoods of the period. The Ingleside Terraces Sundial and Sundial Park are also significant as a visual landmark associated with the Ingleside Terraces neighborhood.

Description and History

The Ingleside Terraces Sundial and Sundial Park are located within the Entrada Court cul-de-sac in the Ingleside Terraces neighborhood.² The Ingleside Terraces neighborhood was established in 1911 and developed by the Urban Realty Improvement Company (URICO) led by architect and engineer Joseph A. Leonard (1850-1929). Ingleside Terraces is comprised of single-family homes largely constructed 1911 through the 1920s in a variety of architectural styles, including Craftsman, Mediterranean, Edwardian, Spanish Colonial Revival, and other period revival styles. The neighborhood was developed as a residence park composed of houses sited on large lots, curvilinear streets, neighborhood parks, and ornamental landscape features. Ingleside Terraces is bounded by Ocean Avenue to the north, Ashton Avenue to the east, Holloway Avenue to the south, and Junipero Serra Boulevard on the west.

² Brandi, Richard. *Gardens in the City: San Francisco Residence Parks, 1906-1940 (Draft)*, prepared for the San Francisco Planning Department, October 2016, 75.

The Ingleside Terraces Sundial and 155' diameter circular Sundial Park were completed in 1913. The sundial structure, or gnomon, measures 28 feet long and is 17 feet high with a 34-foot diameter concrete base featuring Roman numerals. The landscape is composed of winding concrete pathways and heart shaped planting beds representing the cardinal points. Four circular planting beds featuring star-shaped ornamental paving and cast concrete Doric, Ionic, Corinthian, and Tuscan columns are located between the pathways. Cast concrete urns located atop the columns feature bas-reliefs of the four stages of man, four seasons of the year, and four periods of the day. Three concrete benches, twelve in total, are located adjacent to each of the columns.

Events: Residence Parks

The Ingleside Terraces Sundial and Sundial Park are significant for their association with the development of residence parks in San Francisco in the early twentieth century. As detailed by Richard Brandi in his study *Gardens in the City: San Francisco Residence Parks, 1906-1940*,³ residence parks were

Influenced by nineteenth-century American suburban ideals and the City Beautiful movement, local developers created subdivisions of spacious and thoughtfully designed single-family houses surrounded by classically inspired landscaping—many to appeal to buyers from growing professional and managerial classes, with some designed specifically for middle-class incomes. Called “residence parks” to emphasize the park-like setting, they were also called “restricted parks” because of deed covenants that tightly controlled construction and use. Common examples of these restrictions include front setback requirements, defined minimum construction costs, landscaping guidelines, prohibition of commercial buildings, and excluding ownership or occupancy by minority races and ethnicities.

The origins of residence parks can be found in earlier movements to create master-planned communities called “garden suburbs.” Independent, self-sufficient entities with shops and buildings, garden suburbs were planned communities with artistic and almost pastoral elements, residential retreats from cities, but connected to work in cities by train, streetcar, or automobile...The early twentieth century saw the greatest popularity in creating these communities...at least twenty garden suburbs built before 1900 in the United States, and 145 by 1920.⁴

According to Brandi, San Francisco’s residence park neighborhoods “...arose from the confluence of several local forces: the Burnham Plan for San Francisco, with its emphasis on order and beauty; the drive to rebuild after the 1906 earthquake and fire; competition and emulation of new East Bay subdivisions; the availability of the 1,200-acre Rancho San Miguel land; streets improvements and the rise of automobiles; and the creation of the Municipal Railway.”⁵ Residence park neighborhoods in San Francisco include Jordan Park (1906), West Clay Park (1910), Forest Hill and Forest Hill Extension (1912), St. Francis Wood (1912), Sea Cliff (1912), and Balboa Terrace (1920).

City Beautiful movement planners and architects hoped to instill civic pride and moral uplift through the redesign of cities often employing Beaux Arts and Neoclassical designs for public buildings and city plans. “The City Beautiful ideals were put forth in an effort to create beautiful places within the city and hence combat the

³ The eight neighborhoods included in Brandi’s study are: Jordan Park, West Clay Park, Ingleside Terraces, Forest Hill, Forest Hill Extension, St. Francis Wood, Sea Cliff, Lincoln Manor and Balboa Terrace.

⁴ Brandi, 3.

⁵ Brandi, 18.

messiness and chaos that industry had brought to urban life.”⁶ The movement led to the creation of new city park systems, parkways, grand boulevards and monumental public buildings in large and small American cities and influenced the design and development of residential subdivisions.

As Woody LaBounty describes in his book, *Ingleside Terraces: Racetrack to Residence Park*, the manifestation of City Beautiful ideals in residential developments meant “radial street plans with wide scenic boulevards to replace narrow grids; more parkland, fountains, and statues; well-proportioned civic buildings in the Beaux Arts neoclassical style of Paris; and a stricter separation of business districts from home life.”⁷ In residence parks “home was a retreat for the white-collar workingman, a refuge where he and his family escaped the vices of the city to meditate on higher thoughts aided by landscaping that included ornamental street elements such as benches, stairways, plinths, urns, gates, and fountains intended to evoke classical times.”⁸

Ingleside Terraces

In 1910, Thomas Williams, owner of the Ingleside Racetrack, announced his plans to subdivide the track into lots for houses. Located on a section of Rancho San Miguel purchased by Adolph Sutro in 1880, Williams acquired the land in 1894 and opened the track the following year. It was hoped the new track would encourage a population influx in the surrounding area, but development never materialized.⁹ The area was sparsely populated at the time racing ceased in 1905. That changed in the years immediately following the 1906 Earthquake and Fire as hundreds of people left homeless by the disaster fled the burned parts of the city.¹⁰

The massive displacement caused by the earthquake and fire finally spurred development long anticipated in the area. Encouraged by nearby residential and commercial development, and the promise of the construction of the Twin Peaks Tunnel, in January 1910, Williams announced plans to subdivide the track into lots for houses. In announcing the sale, Williams informed reporters of his vision for the site. “There will be no square or straight streets in the tract. The whole area will be laid out in the highest style of the landscape gardener’s art. There will be winding boulevards bordered with lawns, trees and flowers... It is our intention to make a beautiful residence park out of the property.”¹¹ Joseph Leonard purchased the property in February 1910 for \$400,000. Upon purchasing the land, 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.”¹²

Joseph Leonard

Born near Dallas, Texas in 1850 and trained in mechanical engineering in New York and architecture in Philadelphia, Joseph Leonard arrived in California in 1883. He settled in San Francisco and worked as a contractor during his first years in the city, but his business failed. After declaring bankruptcy, Leonard left San

⁶ Works, Martha Adrienne. *Creating and Recreating an Ideal: The Role of Historic Landscapes in a Rapidly Changing Urban Area*, Yearbook of the Association of Pacific Coast Geographers, 1998, Vol. 60, 40; Stewart, Eric. Victorian Sprawl: Streetcar Technology and the Suburban Ideal in Los Angeles, 1870–1920. *California History*, vol. 93, no. 2, 2016, pp. 17–30. JSTOR, www.jstor.org/stable/26412661. Accessed 13 Mar. 2021.

⁷ LaBounty, Woody, *Ingleside Terraces: San Francisco Racetrack to Residence Park*, Outside Lands Media 2012, 54.

⁸ LaBounty, Woody, 54.

⁹ Brandi, 74.

¹⁰ LaBounty, 51-53.

¹¹ LaBounty, 54-55.

¹² LaBounty, 56-57.

Francisco and moved to Alameda. There, he became a partner in a real estate firm and took over the business in 1888 upon the retirement of his partner.

During his time in Alameda, Leonard participated in its transformation from “a small town of cottages, oak trees, and farms into a fashionable suburb.”¹³ He was a master promoter and in a short time became the community’s most successful real estate agent and the town’s primary builder. In 1890, Leonard’s company on average sold a house a week. In what became known as “Leonardville” on Alameda’s south shore, he erected more than 70 two-story houses designed in his take on the Queen Anne style. Following a slow in his business due to a nationwide depression and a costly failed expedition to find gold in Alaska during the Klondike Gold Rush in the late 1890s, Leonard was forced to sell the mansion he had designed for himself and his family and move back to San Francisco.¹⁴

In San Francisco, Leonard started to rebuild his business and founded the San Francisco and Suburban Home Building Society.¹⁵ He constructed modest row houses and flats in the city and in Berkeley. In 1905, he obtained a major commission to collaborate on the design of a temple for the Vedanta Society of Northern California. The Edwardian-era building (2963 Webster Street), “an Exotic Eclectic combination with Indian/Mogul-influenced arcading and elaborate ogee-arched windows” was completed in 1908.¹⁶ Following the 1906 Earthquake and Fire, he partnered with his son George L. Leonard and became one of a small number of construction companies contracted to build housing for residents left homeless by the disaster. The Leonard firm constructed more than 2,000 cottages for displaced San Franciscans.¹⁷

Having recovered from his Alameda losses, by 1906 Leonard was working as general manager with the San Francisco and Suburban Home Building Society on the development of Jordan Park. Located in the Inner Richmond, Jordan Park was one of San Francisco’s earliest residence park developments and is comprised of large lots of single-family detached homes on a grid pattern of wide streets featuring planting strips. Leonard’s involvement with Jordan Park was brief, but during his time with the development he designed some of the first buildings in the tract.¹⁸

Following his departure from Jordan Park and the San Francisco and Suburban Home Building Society, Leonard established the Urban Realty Improvement Company (URICO) with architect Charles A. Murdock and real estate brokers James Brownell and Thomas Magee in 1909. George Leonard served as assistant manager. One of URICO’s first projects was the development of Richmond Heights, a two-block tract from 9th to 11th avenues and bounded by Anza and Balboa streets. The 104-lot development made use of the existing street grid and sited

¹³ LaBounty, 56-57.

¹⁴ LaBounty, 56-57 ; Brandi, 163; San Francisco Planning Department, Ingleside Presbyterian Church and Community Center and *The Great Cloud of Witnesses*, Landmark Designation Report, 2016, 13.

¹⁵ Also referred to as the San Francisco and Suburban Home Building Company in real estate sales and in Woody LaBounty’s *Ingleside Terraces: San Francisco Racetrack to Residence Park*, Outside Lands Media, 2012.

¹⁶ Brandi, 163-164; San Francisco Planning Department, Ingleside Presbyterian Church and Community Center and *The Great Cloud of Witnesses*, Landmark Designation Report, 2016, 13-14.

https://default.sfplanning.org/Preservation/landmarks_designation/hp_InglesidePresbyterianMural_DesignationReport_FINAL.pdf

¹⁷ LaBounty, 58.

¹⁸ Brandi, 164; LaBounty, 58.

homes on wide lots and imposed building restrictions.¹⁹ As noted in the landmark designation report for the Joseph Leonard designed Ingleside Presbyterian and Community Center, in Richmond Heights, “Leonard drew ‘the most drastic restrictions’ ...to ensure that the homeowners knew their homes would always be in a residential neighborhood.”²⁰

Nearly a year after acquiring the Ingleside Racetrack property, in November 1911, Leonard announced the sale of lots measuring from 50 to 150 wide in Ingleside Terraces. The lots would be terraced to create unobstructed views of the Pacific and Lake Merced. Houses would be no closer than fourteen feet to one another or twelve feet to the sidewalk. The first houses were completed in 1912, among them Joseph and George Leonard’s personal homes (Joseph Leonard/Cecil A. Poole House, 90 Cedro Way, Landmark No. 213). By the end of the year, thirty-eight houses were occupied or under construction. Leonard designed most of the first houses in popular Craftsman and Edwardian styles. The houses were substantial in size and ranged in price from \$6,000 to \$20,000.²¹

Ingleside Terraces, like Richmond Heights and many other residence park developments, included restrictions on what owners could or could not do to their lots, as well as who could or could not own, lease, or reside in the neighborhood. Restrictive residential covenants were “legally binding obligations written into the deed of a property that included mandating single-family residency, side yard clearances, street setbacks and even racial restrictions that prohibited non-whites from living or owning a property.”²² Numerous residence park developments in San Francisco included deeds or restrictive covenants stipulating who could or could not own or live in the community. Prior to Ingleside Terraces, at least two residence park style neighborhoods, Presidio Terrace, developed in 1905, prohibited occupancy to people of color, as did West Clay Park, established in 1910.²³ Along with Ingleside Terraces’ deed restrictions related to use and construction was the requirement 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.”²⁴ The 1948 Supreme Court decision *Shelley v. Kramer* found racially restrictive housing covenants unconstitutional, but they remained in effect until passage of the 1968 Fair Housing Act.²⁵

Architecture/Design: Landscape Features

The Ingleside Terraces Sundial and Sundial Park are significant as distinctive examples of the ornamental landscape features common to residence park developments of the early twentieth century. These included grand entrances with stone pillars or other entry structures, curvilinear streets, neighborhood parks and landscaped streetscapes, fountains, benches, and other site furnishings.

¹⁹ LaBounty, 60-61; Brandi, 77.

²⁰ Brandi, 164; San Francisco Planning Department, *Ingleside Presbyterian Church and Community Center and The Great Cloud of Witnesses*, Landmark Designation Report, 2016, 12; LaBounty, 60-61.

²¹ LaBounty, 64, 77-78; Brandi, 77, 80.

²² San Francisco Planning Department, *Ingleside Presbyterian Church and Community Center and The Great Cloud of Witnesses*, Landmark Designation Report, 2016, 13.

²³ Brandi, 22, 71.

²⁴ Brandi, 79; LaBounty, 88-89.

²⁵ National Historic Landmarks Program, National Park Service, U.S. Department of the Interior, *Civil Rights in America: A Framework for Identifying Significant Sites*, 2008, 34.

In February 1913, the *San Francisco Call* ran a lengthy profile of the Joseph Leonard, praising his vision for the new neighborhood, referring to it as “destined, because of the magic of the Leonard touch, to be the most desirable residence neighborhood west of Chicago.” The profile went on, “It was the Leonard idea...that Ingleside should become in all purposes a well ordered private park, a palace of beautiful dwellings on ample grounds, free from the dangers of crowded streets, with plenty of room for little ones to romp and play and live a healthy outdoor life.”²⁶

The development featured numerous ornamental landscape features and amenities, including small parks and landscaped medians along the streets and cul-de-sacs. George Leonard designed entrance gateways along Junipero Serra Boulevard and Ocean Avenue. The imposing rusticated Colusa sandstone pillars with globe electric lights featured an ironwork archway announcing the name of the development. Entrances along Ocean Avenue were outfitted with similar stone pillars and entries along Ashton Avenue featured structures with stone benches, pillars, and planters. The racetrack was incorporated into the development’s design. Engineer E.J. Morser subdivided the site’s 148 acres into 792 house lots “positioned within and around the loop of the old racetrack.” Urbano Drive followed the inner racetrack’s oval alignment.²⁷

As the neighborhood development progressed, the *San Francisco Call* reported in May 1913, “Ingleside Terraces is one of the largest and best improved residence parks ever laid out in this city. It has many attractive features that cannot be found elsewhere...” One of the features the newspaper noted was the sundial. “In one of its beautiful little parks, there is being constructed the largest sundial in the world, and other novel attractions add to the charm of this new residential district.”²⁸

Sundial and Sundial Park

As Woody LaBounty notes in his book on the neighborhood, the first mention of the sundial in May 1913 was unusual for Leonard and URICO. The construction of other less prominent landscape features, such as the entrance gates, were covered in detail in advertisements for the development, suggesting the sundial may have been an effort to draw customers away from other residence park neighborhoods competing to attract buyers through their lavish ornamentation, including the loggia and fountains under construction at the entrance to St. Francis Wood or the prominent staircase at Forest Hills.²⁹

URICO marketed the sundial, inaccurately, as the world’s largest and employed the dramatic landscape feature and its surrounding park to attract potential residents to Ingleside Terraces.

A few minutes’ ride by trolley out of the deafening roar of the business center of San Francisco there is a garden spot---a green amphitheater overlooking the shining reaches of the blue Pacific. It spreads out under the sun like an old Italian villa. By a series of velvety terraces, the uppermost of which is crowned

²⁶ “The Story of Joseph Leonard, Home Builder; One Man’s Work in the City’s Transformation,” *San Francisco Call*, February 23, 1913; San Francisco Planning Department, Ingleside Presbyterian Church and Community Center and *The Great Cloud of Witnesses*, Landmark Designation Report, 2016, 13.

²⁷ Brandi, 74-75, 77; LaBounty, 70-71.

²⁸ “New Car Line is Inaugurated Today,” *San Francisco Call*, May 3, 1913, 12.

²⁹ LaBounty, 104

by a thick wood of pine and cedar, it drops down to a sunken garden wherein lies a great stone sundial, the largest and most magnificent sundial in the world.³⁰

The sundial was featured in several articles and advertisements leading up to its dedication on October 10, 1913. With the Coast Artillery Band playing and reportedly more than a thousand people in attendance, including City Engineer Michael O'Shaughnessy and Supervisor Charles Murdock, Joseph Leonard put on an elaborate performance to dedicate the sundial and park.³¹ Bleachers for spectators and lights surrounded the circular park and Leonard enlisted forty-eight adults and eleven children who resided in Ingleside Terraces, some in robes and headpieces, to perform in a "strikingly original allegorical performance" in celebration of the new park. A boy and a girl dressed in costume danced up to the reflecting pool at the center of the sundial "where they released a 'water nymph' who rose in her skirts to wave a wand that cued the colored lights of the park and the unveiling of the sundial's gnomon." The performance included children leading two storks towing babies in carriages around the sundial once the "water nymph" finished her dance.³²

The grand ceremony dedicating the sundial and park was planned to coincide with a significant global event: the meeting of the Atlantic and Pacific oceans during the construction of the Panama Canal. The celebration was to get underway at 8:00 PM, the same time the oceans were to meet. Leonard attempted to equate the future completion of the tunnel with the Panama Canal. As noted in a promotional brochure below an image of the oceans depicted as two women, "The Panama Canal Unites the Atlantic and the Pacific. The Twin Peaks Tunnel Unites San Francisco and Ingleside Terraces."³³

Following the dedication, the sundial was featured frequently in ads and articles on the neighborhood. In the weeks following the ceremony, reportedly, "eastern publications" requested data and photographs of the "big sun timepiece" and referred to Ingleside Terraces as "distinctive from any other residence park in the country."³⁴ An article in the *Call* reported that a leading landscape engineering journal in Paris also requested photographs "and a description of the beautiful sundial park, its allegorical medallions, seal fountain and the largest sundial in the world. Similar requests have been received from the leading engineering and landscape publications in a number of the large cities of the east."³⁵ The *San Francisco Call* also reported the sundial attracted large crowds in an early November Twin Peaks automobile excursion the paper hosted.

Ingleside Terraces slowly developed during the 1910s with an average of 15 houses constructed each year through 1921. Following the end of World War I and the completion of the Twin Peaks Tunnel in 1918, sales increased, but greater progress in the sale and construction of homes followed the retirement of Joseph Leonard and the establishment of Leonard & Holt, George Leonard's company with Charles L. Holt. Under their leadership hundreds of homes were completed by the end of the 1920s by allowing other firms to buy and develop tracts

³⁰ Brandi, Richard and Woody LaBounty, *Ocean View, Merced Heights, and Ingleside (OMI) Neighborhoods 1862-1959*, 2010, 32.

³¹ LaBounty, 107; *San Francisco Call*, October 4, 1913; Ingleside Terraces Sundial: The Story of this Mysterious Monolith, Western Neighborhoods Project, <https://www.outsidelands.org/sundial.php>.

³² LaBounty, 107; Brandi and LaBounty, 32.

³³ LaBounty, 107; Brandi and LaBounty, 32.

³⁴ "An Allegorical Pageant at Ingleside," *San Francisco Call*, October 4, 1913, 11; "Ingleside Terraces Are Praised in the East," *San Francisco Examiner*, November 9, 1913, 13.

³⁵ "World's Engineers Want City's Plans," *San Francisco Call Bulletin*, November 15, 1913, 9.

within Ingleside Terraces. Many of the new homes were smaller and offered at more modest prices than those designed by Joseph Leonard and constructed during the earlier years of the development.³⁶

As Ingleside Terraces' housing stock grew in the 1920s, the development's signature landscape feature fell into disrepair. By the end of the decade the reflecting pool and seal sculpture had been removed and the flower beds at the base of the sundial had been replaced by hardscape. The Ingleside Terraces iron archway at the Junipero Serra Boulevard entrance was removed. In 1938, the Ingleside Terraces Homes Association (ITHA) was founded as "a permanent organization in order to protect the residential character of the district and to maintain the various decorative parks and courts in a manner appropriate with the exclusive appearance of the residences of the tract."³⁷ Other organizations, some informal or more focused on social events, had existed within the neighborhood prior to the founding of the ITHA. The new organization took over landscape maintenance from URICO along with enforcing other restrictions within the neighborhood. Due to the costly repairs and maintenance expenses the ITHA removed or replaced some of Ingleside Terraces landscape features, including the light fixtures atop the entrance gates and benches at the Ocean Avenue entries. With the exception of the removal of the reflecting pool, fountain, and the planting bed at the base of the sundial, the sundial and sundial park have largely remained unaltered since their completion in 1913.

Visual Landmark

The Ingleside Terraces Sundial and Sundial Park serve as a visual landmark for the Ingleside Terraces neighborhood. Unlike prominent entrance structures and gates announcing a development, the sundial and park are located within the neighborhood and have become a symbol of the community's identity. The sundial serves as the logo for the Ingleside Terraces Homes Association and has been the site of community gatherings, celebrations and acted as an unsanctioned playground structure for generations of the neighborhood's children.

³⁶ LaBounty, 123; Brandi, 77-79.

³⁷ LaBounty, 142-143.

Photos

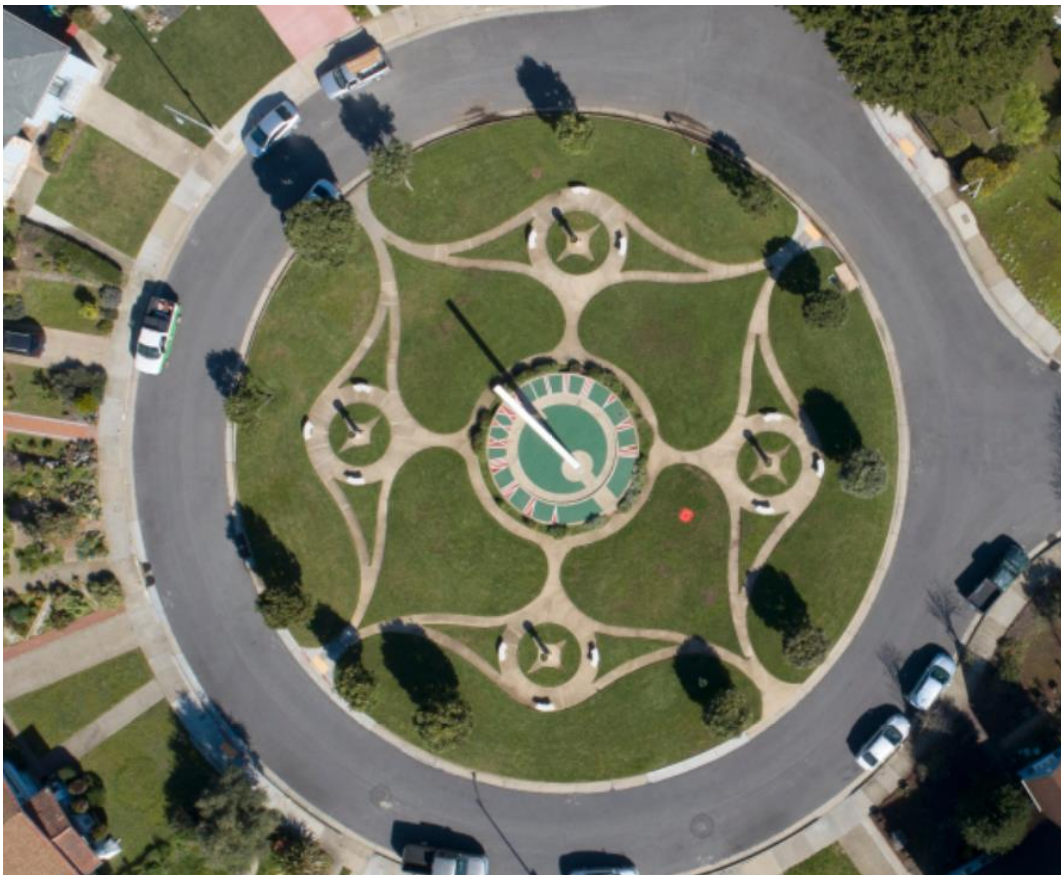


Ingleside Terraces Sundial and Sundial Park, SF Heritage photo included in Board File No. 201299, top; Benches, urns, star-shaped ornamental paving, and walkways, Google, bottom.





1913, Western Neighborhoods Project – wnp4.17, top; The Mercury News, Jane Tyska/Bay Area News Group, bottom,
<https://www.mercurynews.com/wp-content/uploads/2020/02/SJM-L-10COOL-0223-18.jpg?w=1280>





Ionic column, urn, and benches, top; Marble dedication plaque, bottom. Ingleside Terraces Sundial, HALS CA-99, <https://www.loc.gov/pictures/item/ca4152/>





URICO Grate, Ingleside Terraces Sundial, HALS CA-99, <https://www.loc.gov/pictures/item/ca4152/>