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AND BE IT FURTHER RESOLVED, That the Commission hereby directs its Secretary to transmit the proposal for designation, with a copy of this Resolution, to the Board of Supervisors for appropriate action.

I hereby certify that the foregoing Resolution was adopted by the City Planning Commission at its regular meeting of December 9, 1971.

Lynn E. Pio
Secretary

AYES: Commissioners Fleishhacker, Porter, Ritchie, Rueda

NOES: None

ABSENT: Commissioners Crowley, Mellon, Newman

PASSED: December 9, 1971

LANDMARKS PRESERVATION ADVISORY BOARD

LEALE HOUSE

Revised Case Report --- October 13, 1971

LOCATION: 2475 Pacific Avenue, south line, 68.75 feet east of Steiner Street. The lot is rectangular having 43.75 feet of frontage on Pacific Avenue, a depth of 137.5 feet, and area of 6015.625 square feet; Lot 18 in Assessor's Block 587.

ZONING: R-1 (One-Family Residential) district

OWNER: Martha A. Gerbode

HISTORY: The Leale house at 2475 Pacific Avenue was probably built within a few years of 1860. According to a friend of Miss Edith Leale, the last family member to occupy the house, Miss Leale had tried but failed to date it precisely, although the Leale family believed that it may have dated from as early as 1850 and at one time possessed an abstract of title (since lost) dating from that time.

The architect Willard Rand, under whose direction the house was remodeled following the present owner's purchase of it in 1964, examined the building and came to the conclusion that it had been constructed originally as a square four-room house with the present facade but not the present front porch. He dates the house in the 1850's or 1860's because of its construction and materials, and because it is similar to other houses of that period. He considers it an "elegant building."

The property is part of what was a 25-acre tract operated as a "milk ranch" by Joel Clayton from the autumn of 1853 until the autumn of 1854, and later by other members of his family. According to a quotation from the abstract of title (quoted in Captain John Leale's RECOLLECTIONS OF A TULE SAILOR edited by Marion Leale) there was a ranch house on this tract in 1858. That same house may have been there since 1853 or even earlier. It has been stated that this was the Leale house, but we have neither substantiated nor disproved that statement.

The earliest record we have found of an occupant of the house was in the 1879 San Francisco city directory: Henry A. Charles, a stockbroker and later a mining secretary. Following his death his widow, Martha G. Charles, on March 16, 1886, sold the property to John Leale for \$4,069. The following year, she deeded him an additional narrow strip for \$5, correcting the earlier property description.

The earliest record of the house itself that we have found is in the San Francisco water department records. In March 1889 John Leale applied for service. Indication that the structure had probably grown beyond the original four rooms by then was the listing of 4 water closets, 3 baths and 3 basins.

John Leale was well known as a San Francisco Bay ferry boat captain. He was a keen observer, had an excellent memory, and was a good story teller. Many of his reminiscences are preserved in the book RECOLLECTIONS OF A TULE SAILOR. Wrote Harold Gilliam in SAN FRANCISCO BAY: "There were living institutions aboard the ferries - great skippers like Captain John Leale, whose last voyage before his retirement in 1914 after half a century of service was hailed by whistle salutes from nearly every vessel on the bay."

HISTORY:
(continued)

Mrs. J. B. Levison, who has lived across the street from the Leale house since before the 1906 earthquake, recalled that the Leales were "people of great refinement and had many friends." Mrs. Leale was a member of the Browning Society, which met often in the house. Every year there was a New Year's Day open house; guests would walk through the house and out into Captain Leale's cabin, where they would sign the log and have something to drink. There were always guests of all kinds, many of them prominent San Franciscans.

The cabin was originally built as a playhouse for Captain Leale's daughters. After the captain's retirement it became his study, full of memorabilia. It is a distinctive small building, incorporating parts of ships in its structure.

Following the deaths of their parents, the Misses Marion and Edith Leale continued to live in the house until they died in 1955 and 1963 respectively. In 1964 it was purchased by Mrs. Martha Gerbode, the present owner.

**ARCHITECTURAL
DESCRIPTION:**

A one-story white building finished with wide horizontal siding and featuring a high false front in the Italianate manner. The central portion of this parapet is raised even higher and is decorated by three shallow panels. The deep second cornice carries across the building over a series of alternating panels and tall supporting brackets. The front facade is symmetrical except for the side bay to the west and the stairway and handrail of the front porch, which is an addition. Four segmental arched windows with raised-edge molding and dentils over carry out the symmetry and are the most graceful element of the facade. The moldings narrow below either side of the arch to create an interesting eyebrow effect. The dentillated cornice over these windows is tied in character and elevation to the cornice and triangular pediment over the Doric front porch columns, but the porch brackets are more decorative than the upper ones. Engaged pilasters on the front are located on either side of the dark stained wood front door. The flat-arched window of the side bay does not match the segmental arches of the front windows, being of different size, height and trim, and the molding does not repeat the eyebrow effect. Only the cornice line and dentils repeat at a continuous height. Small high windows along the sides have interesting but unrelated geometric pane treatments. In the rear is a very elementary structure with simple flat moldings

**SURROUNDING
LAND USE
AND ZONING:**

The immediate area is developed primarily with single family dwellings. Larger apartment buildings extend along Fillmore Street and east. The Fillmore Street commercial district runs from Jackson Street south. Calvary Presbyterian Church occupies the northwest corner of Fillmore and Jackson Streets.

The lot is in a substantial R-1 district which extends north from Alta Plaza. An R-4 district runs along Jackson Street at the rear of the subject property, and a larger R-5 district begins at the corner of Pacific Avenue and Fillmore Street and extends north and east.