

1 URGING THE DEPARTMENT OF REAL ESTATE TO ACQUIRE THE SUNNYSIDE
2 CONSERVATORY FOR PUBLIC OPEN SPACE WITH ALL DUE SPEED.

3
4 WHEREAS, The Sunnyside Conservatory was designated as a
5 landmark with historical and architectural significance by the
6 San Francisco Landmarks Preservation Board in December, 1975; and,

7 WHEREAS, Residents of the neighboring communities did
8 successfully petition the Citizen's Advisory Committee on Open Space
9 for the acquisition, preservation and renovation of the Sunnyside
10 Conservatory as a public, open space facility; and,

11 WHEREAS, The Recreation and Parks Commission of the City and
12 County of San Francisco did also approve of the acquisition,
13 preservation and renovation of the Sunnyside Conservatory; and,

14 WHEREAS, The City Planning Commission did vote to include the
15 Sunnyside Conservatory in the Open Space Element of the City's
16 Comprehensive Master Plan; and,

17 WHEREAS, This Board of Supervisors has approved both the
18 landmark designation and the acquisition, preservation and renovation
19 of the Sunnyside Conservatory; and,

20 WHEREAS, This Board of Supervisors has appropriated funds for
21 the acquisition of the Sunnyside Conservatory; and,

22 WHEREAS, Some demolition of the structure has occurred since
23 its designation as a landmark; and,

24 WHEREAS, Any further demolition of the structure would be
25 contrary to the public interest and intended public use; now,
26 therefore, be it

27 RESOLVED, That the Board of Supervisors does hereby urge the
28 San Francisco Department of Real Estate to proceed with all due
29 speed to acquire the Sunnyside Conservatory for public use; and be it

30 FURTHER RESOLVED, That the Board of Supervisors does hereby

BOARD OF SUPERVISORS

1 urge the San Francisco Bureau of Building Inspection to take all
2 action necessary to prohibit any further demolition of the Sunnyside
3 Conservatory pending its acquisition and renovation as an open
4 space facility; and, be it

5 FURTHER RESOLVED, That copies of this Resolution be forwarded
6 to the Department of Real Estate, the Bureau of Building Inspection,
7 the Landmarks Preservation Board, the Citizens Advisory Committee
8 on Open Space, The Recreation and Parks Commission, the Planning
9 Commission and the Mayor forthwith.

Adopted on date of introduction -- Board of Supervisors, San Francisco, JUN 27 1980

Ayes: Supervisors Bards, Britt, Horanzy, Hutch, Kopp, Lawson, Molinari, Renne, Silver, Walker, Ward.

Noes: Supervisor

Absent: SILVER

I hereby certify that the foregoing resolution was adopted by the
Board of Supervisors of the City and County of San Francisco.

Clerk

Mayor

326-80

File No.

JUN 27 1980
Approved

700 6727

SAN FRANCISCO

CITY PLANNING COMMISSION

RESOLUTION NO. 7380

WHEREAS, a proposal to designate the Sunnyside Conservatory at 236 Monterey Boulevard as a Landmark pursuant to the provisions of Article 10 of the City Planning Code was initiated by the Landmarks Preservation Advisory Board on August 6, 1975, and said Advisory Board, after due consideration, has recommended approval of this proposal; and

WHEREAS, The City Planning Commission, after due notice given, held a public hearing on September 25, 1975, to consider the proposed designation and the report of said Advisory Board; and

WHEREAS, The Commission believes that the proposed Landmark has a special character and special architectural and aesthetic interest and value; and that the proposed designation would be in furtherance of and in conformance with the purposes and standards of the said Article 10;

NOW THEREFORE BE IT RESOLVED, First, that the proposal to designate the Sunnyside Conservatory at 236 Monterey Boulevard as a Landmark pursuant to Article 10 of the City Planning Code is hereby APPROVED, the location and boundaries of the landmark site being as follows:

Beginning at a point on the northerly line of Monterey Boulevard, distant thereon 210 feet from the point of intersection of the westerly line of Baden Street, thence along the northerly line of Monterey Boulevard for a distance of 115 feet, thence at a right angle northerly for a distance of 100 feet, thence at a right angle easterly for a distance of 115 feet, thence at a right angle southerly for a distance of 100 feet, Being Lot 50 in Assessor's Block 6770, and provided however, that the land on this lot occupied by the house known as 234 Monterey Boulevard is excluded from the land to be designated.

Second, That the special character and special architectural, and aesthetic interest and value of the said Landmark justifying its designation are set forth in the Landmarks Preservation Advisory Board Resolution No. 131 as adopted on August 6, 1975, which resolution is incorporated herein and made a part hereof as though fully set forth;

Third, That the said Landmark should be preserved generally in all of its particular exterior features as existing on the date hereof and as described and depicted in the photographs, case report and other material on file in the Department of City Planning Docket LM75.8;

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 on September 25, 1975.

Lynn E. Pio
Secretary

Ayes: Commissioners Finn, Fleishhacker, Mellon, Newman, Porter, Ritchie
Noes: None
Absent: Commissioner Rueda
Passed: September 25, 1975

File City

LANDMARKS PRESERVATION ADVISORY BOARD

of the

SAN FRANCISCO

CITY PLANNING COMMISSION

RESOLUTION NO. 131

WHEREAS, A proposal to designate the Sunnyside Conservatory at 236 Monterey Boulevard as a Landmark pursuant to the provisions of Article 10 of the City Planning Code has been heard and considered by the Landmarks Preservation Advisory Board; and

WHEREAS, The Advisory Board believes that the proposed Landmark has a special character and special architectural and aesthetic interest and value; and that the proposed designation would be in furtherance of and in conformance with the purposes and standards of said Article 10;

NOW THEREFORE BE IT RESOLVED, That this Advisory Board does hereby initiate the designation of 236 Monterey Boulevard, The Sunnyside Conservatory as a Landmark pursuant to the provisions of Article 10 of the City Planning Code and recommends to the City Planning Commission that this designation proposal be APPROVED;

AND BE IT FURTHER RESOLVED, That

- 1) the precise location and boundaries of the landmark site being those of Lot 50 in Assessor's Block 6770 on which the Sunnyside Conservatory is located, and
- 2) the description of
 - a) the special character or special architectural or aesthetic interest or value are described and depicted in the photographs and other materials on file in the Department of City Planning in Docket No. LM75.8 and as more fully set forth in the Landmarks Preservation Advisory Board's case report titled "Sunnyside Conservatory - Approved August 6, 1975", and
 - b) the particular features existing as of this date which should be preserved are those shown on the said photographs and described in said case report under the heading "ARCHITECTURE".

AND BE IT FURTHER RESOLVED, That the Board hereby directs its Secretary to report this action and to submit a copy of this Resolution to the Planning Commission for further action in accordance with the said Article 10.

I HEREBY CERTIFY That the foregoing Resolution was ADOPTED by the Landmarks Preservation Advisory Board at its regular meeting of August 6, 1975.

Edward N. Michael
Secretary to the Board

AYES: de Losada, McGloin, Platt, Ream, Shumate
NOES: None
ABSTENTIONS: Whitaker
ABSENT: Mailliard
DATED: August 6, 1975

file copy

LANDMARKS PRESERVATION ADVISORY BOARD
Final Case Report - Approved August 6, 1975

SUNNYSIDE CONSERVATORY
234 Monterey Boulevard
(Formerly 230 Sunnyside
Avenue)

OWNER: Robert & Ruth M. Anderson

LOCATION: North line of Monterey Boulevard, 210 feet west of Baden.
(The subject structure is the conservatory on this property;
the dwelling is not included.)

INTRODUCTION: The conservatory which now shares its site with the dwelling at 234 Monterey Boulevard was constructed around the turn of the century by the then-owners of the dwelling which still exists at 258 Monterey. Thus, in its historical sense the conservatory should be viewed in terms of its longtime association with the latter dwelling rather than with the one at 234 Monterey which was constructed in 1953.

Originally, the site occupied by these three structures consisted of a 175-foot frontage (seven adjacent 25-foot lots) which was developed only with the house at 258 and the conservatory; they were landscaped as a single parcel and remained in that state for over 60 years.

The rather lavish manner of development leads one to wonder about the personalities and interests of the parties responsible and in this situation one can say only that it was either, or both, of the first two families who owned the property: the Taylors who owned the property from late 1891 to 1897, or the Merralls whose ownership lasted from 1897 to 1916. Very little is known of these families save what scant information is available from City Directories of the period and, in the case of William A. Merralls, information from his obituary.

It should be noted that the extant dwelling at 258 Monterey has been assigned at least three other addresses. The original address was 230 Sunnyside Avenue, followed by 236 Sunnyside and 258 Sunnyside; then about 1920, the name of Sunnyside Avenue was changed to Monterey Boulevard and the property has since been known as 258 Monterey. Thus, any Sunnyside or Monterey address in this report, other than 234 Monterey, refers to the dwelling at 258 Monterey.

Finally, when the 175-foot frontage was divided into two ownerships about 1970, the conservatory and the dwelling at 234 were sold as one parcel, thus ending the conservatory's association with 258 Monterey.

HISTORY: The property was first recorded as part of the Sunnyside Tract in April 1891, the same month that Behrend Joost, president of the Sunnyside Land Company, also completed the first electric street car line in San Francisco -- the San Francisco and San Mateo Railway Company. In actuality, the route ran only from downtown San Francisco to the county line, and for a short distance followed the southeastern boundary of the Sunnyside Tract.

The Index to Deeds in the Recorder's office reveals a transfer of property in October 1891 from the Sunnyside Land Company to Charles H. Taylor and wife, and I. B. Taylor and wife. (The wife of I. B. Taylor proves to be a recording error for in subsequent documents, I. B. proves to be Ida B.)

HISTORY: Information on Charles H. Taylor, other than that found in City
(continued) Directories is non-existent but it appears that this Charles H. Taylor (one of several who appear from 1836 to 1897, in a single edition of early Directories) held employment with various street car lines prior to his purchase of the Sunnyside property, and following the purchase he was employed as a motorman on Joost's railway which ran two blocks from his home at 230 Sunnyside.

William Augustus Merralls appears in the Directory for the first time in 1895. He resided at 1326 Mission Street and his occupation was listed as a "mining engineer" and "General Manager of the Ideal Placer Mining, Water and Power Company located in the relatively new Mills Building, then the most prominent commercial building in the city.

Based on subsequent entries, one is inclined to believe that Merralls and Taylor met within the next year or so, for in 1897, the Directory lists Charles H. Taylor of 230 Sunnyside as a "Mining Superintendent". The following year significant changes appear for both Taylor and Merralls; Taylor's occupation is listed simply as "Mining" and his residence is at 14 McAllister. The business entry for Merralls is unchanged but his residence is at the former Taylor residence at 230 Sunnyside. The Index to Deeds reveals the transfer of property from the Taylors to Lizzie A. Merralle (sic) on February 26, 1897.

It is not possible to trace Taylor in subsequent directories either through occupation or residence; however, the Merralls continued to reside at that location until 1916 (although the official address changes to 236 and 258 Sunnyside).

William Augustus Merralls, born in Kent County, England in 1852, was the son of an engineer connected with the Chatham Dockyard of the British government and who also had mining interests. Very little other information is known about Merralls prior to his arrival in San Francisco except that he appears to have spent time in the Kansas City area for he was naturalized in the Missouri District and was a member of the Kansas City chapter of a fraternal organization.

While his first business activities in San Francisco were associated with mining and equipment for the same, he later branched out into engines and shortly before his death, the City Directories list a second firm (in addition to mining equipment of his known as Merralls Air, Steam and Gas Engine Company. He was evidently the holder of many patents for both mining machinery and engines and his obituary credits him with developing the ventilating system for the New York subways.

Merralls died on September 2, 1914, in Alameda. He had been visiting friends there and was crossing railroad tracks to return to San Francisco when he was struck by a train approaching from around a curve. He was survived by his wife Temperance Laura, and son Charles.

ARCHITECTURE: The conservatory is a one-story frame and glass structure with added height in the center, giving the appearance of two stories to that portion. The central section is a slightly elongated octagon with its east and west sides narrower than the other six.

ARCHITECTURE: From these narrow sides there are lower, lateral projections giving an overall length of about 60 feet. The extremities of the projections repeat the angles of the octagon and entrances to the building are provided in the east and west walls.
(continued)

The lower portion of the walls are of masonry, about three feet high. Above the full perimeter of the masonry between vertical wooden structural members there is fixed glazing, divided into four panes. Above this glazing, there is a solid wooden band about $2\frac{1}{2}$ feet in depth, circumscribing the building. On the exterior at the top of the band, decorative trim provides a cornice-like effect upon which the roofs of the lateral extensions are supported. Above this band in the octagonal portion, another tier of glazing, similarly arranged but slightly reduced in height from that below, provides the second-story effect. The pitched roofs of the low projections intercept the glazing at this level. On the exterior, above the upper glazing, additional decorative trim simulates a shallow cornice whose principal detail is composed of dentils. The roof of the octagon rises steeply and uniformly from this cornice. The roofs of the structure are not glazed as with most conservatories; rather they are typical wooden roofs whose exteriors are sheathed with a composition material.

Visible from the inside, the framing system of the walls and roof is carried out in a straight-forward, uncomplicated manner. However, this simplicity is made possible only because of a unique pair of arched, bentwood trusses which rise from the floor of the octagon. The trusses do not intersect but rather are arranged parallel to each other. They are perpendicular to the longitudinal axis of the structure with their footings slightly inward from corners of the octagon. The rise of each truss is perpendicular to the floor until it reaches the height of the top of the lower tier of sash from where it takes on a uniform curve spanning the width of the octagon. The trusses themselves are not directly engaged to the walls or octagonal roof but connected to them by lightweight wooden struts. The weight of the uppermost portion of the octagonal roof appears to be carried by the arches, however, their main purpose appears to be that of providing lateral bracing.

Planting areas in the dirt floor are defined by paved pathways and this aspect would make it appear that the use of the conservatory was not so much for the propagation of plants, such as might be undertaken in the manner of a commercial greenhouse - but rather that the structure was used as a "garden room" with permanent planting in the dirt floor. Some of these plants still remain as do many of the palms and other flora which lend an exotic touch to the property as a whole.

A one-story annex abuts the conservatory along the north wall of the octagon.

SURROUNDING
LAND USE AND
ZONING:

The property is in an R-3 zoning district (Low-Medium Density Multiple Residential District) with a 40-foot height limit. The surrounding properties are overwhelmingly developed with single-family dwellings although there are several two-family structures and apartment houses. A non-conforming service station and a pet hospital are located one-half block to the west at the corner of Monterey and Congo.