

File No. 211219 Committee Item No. 1
 Board Item No. 8

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation Committee **Date** March 14, 2022

Board of Supervisors Meeting **Date** April 5, 2022

Cmte Board

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Ordinance |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Introduction Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

- OTHER** (Use back side if additional space is needed)
- | | | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>PLN Transmittal 111221</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>HPC Landmark Reso No. 11198 091521</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Referral FYI 120321</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Hearing Notice 031422</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | <u>_____</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | <u>_____</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | <u>_____</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | <u>_____</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | <u>_____</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | <u>_____</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | <u>_____</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | <u>_____</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | <u>_____</u> |

Completed by: Erica Major **Date** March 10, 2022
Completed by: Erica Major **Date** March 15, 2022

1 [Planning Code - Landmark Designation - Trocadero Clubhouse]

2
 3 **Ordinance amending the Planning Code to designate Trocadero Clubhouse, located**
 4 **within Sigmund Stern Recreation Grove, northwest of 19th Avenue and Sloat**
 5 **Boulevard, in Assessor's Parcel Block No. 2488, Lot No. 001, as a Landmark consistent**
 6 **with the standards set forth in Article 10 of the Planning Code; affirming the Planning**
 7 **Department's determination under the California Environmental Quality Act; and**
 8 **making public necessity, convenience, and welfare findings under Planning Code,**
 9 **Section 302, and findings of consistency with the General Plan, and the eight priority**
 10 **policies of Planning Code, Section 101.1.**

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

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

19 Section 1. Findings.

20 (a) CEQA and Land Use Findings.

21 (1) The Planning Department has determined that the Planning Code
 22 amendment proposed in this ordinance is subject to a Categorical Exemption from the
 23 California Environmental Quality Act (California Public Resources Code Sections 21000 et
 24 seq., hereinafter "CEQA") pursuant to Section 15308 of California Code of Regulations, Title
 25 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. 211219 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 Trocadero Clubhouse will serve the public necessity,
3 convenience, and welfare for the reasons set forth in Historic Preservation Commission
4 Resolution No. 1198, recommending approval of the proposed designation, which is
5 incorporated herein by reference.

6 (3) The Board of Supervisors finds that the proposed landmark designation of
7 Trocadero Clubhouse is consistent with the General Plan and with Planning Code Section
8 101.1(b) for the reasons set forth in Historic Preservation Commission Resolution No. 1198.

9 (b) General Findings.

10 (1) On March 9, 2021, the Board of Supervisors adopted Resolution No. 111-
11 21, initiating landmark designation of Trocadero Clubhouse as a San Francisco Landmark
12 pursuant to Section 1004.1 of the Planning Code. On March 19, 2021, the Mayor approved
13 the resolution. Said resolution is on file with the Clerk of the Board of Supervisors in File No.
14 210087.

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

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

23 (4) The Historic Preservation Commission, at its regular meeting of September
24 15, 2021, reviewed Planning Department staff's analysis of the historical significance of
25

1 Trocadero Clubhouse set forth in the Landmark Designation Fact Sheet dated September 15,
2 2021.

3 (5) On September 15, 2021, after holding a public hearing on the proposed
4 designation and having considered the specialized analyses prepared by Planning
5 Department staff and the Landmark Designation Fact Sheet, the Historic Preservation
6 Commission recommended designation of Trocadero Clubhouse as a landmark consistent
7 with the standards set forth in Section 1004 of the Planning Code, by Resolution No. 1198.
8 Said resolution is on file with the Clerk of the Board in File No. 211219.

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

14

15 Section 2. Designation.

16 Pursuant to Section 1004.3 of the Planning Code, Trocadero Clubhouse is hereby
17 designated as a San Francisco Landmark consistent with the standards set forth in Section
18 1004. Appendix A to Article 10 of the Planning Code is hereby amended to include this
19 property.

20

21 Section 3. Required Data.

22 (a) The description, location, and boundary of the Landmark site consists of the
23 historic building footprint of Trocadero Clubhouse, inclusive of the covered porch that spans
24 the south façade and wraps around the west façade and excluding the ramp and portion of
25 the porch at the entrance to the adjacent Ladies Convenience Station building. Trocadero

1 Clubhouse is located within Sigmund Stern Recreation Grove, northwest of 19th Avenue and
2 Sloat Boulevard, in Assessor’s Parcel Block No. 2488, Lot No. 001, in San Francisco’s
3 Parkside neighborhood.

4 (b) The characteristics of the Landmark that justify its designation are described and
5 shown in the Landmark Designation Fact Sheet and other supporting materials contained in
6 Planning Department Record Docket No. 2021-003608DES. In brief, Trocadero Clubhouse is
7 eligible for local designation as it is associated with events that have made a culturally and
8 historically significant contribution to the broad patterns of San Francisco history and it
9 embodies the distinctive characteristics of a type, period, or method of construction.
10 Specifically, designation of Trocadero Clubhouse is proper as it is one of the earliest buildings
11 constructed in the Parkside District and one of the only extant nineteenth-century buildings in
12 southwestern San Francisco. The building is also architecturally and historically significant as
13 an excellent and well-preserved example of the Stick-Eastlake architectural style and as the
14 city’s last intact example of a nineteenth-century roadhouse with ground floor interior rooms –
15 Social Hall/Meeting Room and Bar Room – associated with the former roadhouse history.
16 Further, the building is historically significant as an early recreational facility, first as a
17 roadhouse and then as part of Sigmund Stern Recreation Grove.

18 (c) The particular features that should be preserved, or replaced in-kind as determined
19 necessary, are those generally shown in photographs and described in the Landmark
20 Designation Fact Sheet, which can be found in Planning Department Record Docket No.
21 2021-003608DES, and which are incorporated in this designation by reference as though fully
22 set forth herein. Specifically, the following features are character-defining and shall be
23 preserved or replaced in kind:

24 (1) All those exterior elevations, form, massing, structure, rooflines, architectural
25 ornament, and materials of Trocadero Clubhouse, identified as:

- 1 (A) Siting of the building within the park setting of Sigmund Stern
2 Recreation Grove, including adjacent steeply sloping hillsides and the driveway leading to the
3 building from 19th Avenue and Sloat Boulevard;
- 4 (B) Two-story-over-raised-basement wood frame building with one-story
5 projection at east façade;
- 6 (C) Rectangular footprint with slight projections;
- 7 (D) Asymmetrically arranged façades;
- 8 (E) Location, size, and shape of fenestration openings;
- 9 (F) Cross-gable roof with large and small gabled dormers;
- 10 (G) Gable ends ornamented with shaped shingles, shaped brackets, and
11 sunburst moldings and that terminate with a projecting molded cornice, and gable ends with
12 simpler expression;
- 13 (H) Cupola at the roof ridge where primary gables intersect, consisting of:
14 (i) Square footprint and wood-framed construction;
15 (ii) Shaped wood shingle cladding;
16 (iii) Intersecting gable roof with crest moldings, finials, and a
17 central pole with ball cap;
- 18 (iv) Drop arched window surrounds (window area infilled with
19 shaped shingles) at each side of cupola;
- 20 (v) Starburst molding and projecting molded cornice at each side
21 of the cupola roof;
- 22 (I) Horizontally incised wood shiplap cladding;
- 23 (J) Shaped wood shingle cladding;
- 24 (K) Wood beadboard cladding;
- 25 (L) Covered porch with sloped roof, enclosed by a cross-brace balustrade

1 and wood railings with ball finials, that spans the south façade and wraps around the west
2 façade. The compatible contemporary extension, including ramp up to the porch, the ramp
3 accessing the adjacent restroom building, and the metal railings, are not character-defining
4 and are not required to be preserved or replaced in kind.

5 (M) Porch features and ornament, including existing physical fabric that is
6 not historic but is consistent with historic photographs, including:

7 (i) Short, straight run wood stair aligned with main entry, above
8 which a pedimented dormer with gable end ornamented in sunburst pattern extends from the
9 porch roof;

10 (ii) Turned and fluted posts;

11 (iii) Arched latticework;

12 (iv) Curved brackets; and

13 (v) Dentil course molding;

14 (N) Primary entrances consisting of paired half-lite ornamented panel
15 doors with gabled hoods and an undivided transom;

16 (O) Wood, multi-lite sash windows as follows:

17 (i) Tall, double-hung, wood sash windows with ogee lugs and nine-
18 lite upper panes with large center lite surrounded by smaller lites, some of which have colored
19 glass;

20 (ii) Smaller gable dormers that have wood double-hung sash with
21 ogee lugs and five-faceted divided-lite upper pane;

22 (iii) Secondary elevations that have multi-light wood sash with
23 various operations and one-over-one lite double-hung wood sash with ogee lugs; and

24 (P) Wood window details including molded surrounds, shaped brackets,
25 and incised trim;

1 (2) The character-defining interior features of Trocadero Clubhouse are those
2 depicted in photos and written description in the Landmark Designation Fact Sheet, including:

3 (A) Spatial configuration and layout of the Bar Room and Social
4 Hall/Meeting Room on ground floor of building;

5 (B) Narrow gauge wood flooring, where extant within Bar Room and
6 Social Hall/Meeting Room;

7 (C) Beadboard wainscotting, where extant within Bar Room and Social
8 Hall/Meeting Room;

9 (D) Crown molding, where extant within Bar Room and Social
10 Hall/Meeting Room;

11 (E) Wood paneled bar and backbar with projecting molded cornice and
12 dentils;

13 (F) Fieldstone fireplace and chimney; and

14 (G) Wood trim around window and door openings and wood paneled
15 doors, where extant within Bar Room and Social Hall/Meeting Room.

16
17 Section 4. Standards of Review for Applications.

18 The following scopes of work shall not require a Certificate of Appropriateness, or shall
19 be subject to an Administrative Certificate of Appropriateness, as specified below:

20 (a) No Certificate of Appropriateness shall be required for work consisting of “ordinary
21 maintenance and repairs,” pursuant to Planning Code Section 1005(e)(3). For purposes of
22 this ordinance, “ordinary maintenance and repairs” at Trocadero Clubhouse includes limited
23 in-kind replacement of deteriorated historic features and materials, consisting only of
24 replacement of individual features (e.g., a carved gable bracket) or replacement of a portion of
25 historic materials (e.g., a section of the wood wainscotting or a section of shaped shingle

1 cladding);

2 (b) No Certificate of Appropriateness shall be required for non-structural interior
3 alterations and maintenance within non-character-defining interior spaces, including in
4 basement, kitchen, restrooms, and upper floor;

5 (c) No Certificate of Appropriateness shall be required for new plantings, pruning,
6 changes to vegetation, changes to driveways, pathways, retaining walls, or other structures
7 within the surroundings of Trocadero Clubhouse. Nothing in this ordinance shall be construed
8 to regulate maintenance of or changes to vegetation, driveways, pathways, or other features
9 aside from those specified herein, within Sigmund Stern Recreation Grove and Stern Grove
10 and Pine Lake Park; and

11 (d) An Administrative Certificate of Appropriateness shall be required for work
12 delegated by the Historic Preservation Commission to Planning Department Preservation staff
13 pursuant to Planning Code Section 1006.2.

14

15 Section 5. Effective Date.

16 This ordinance shall become effective 30 days after enactment. Enactment occurs
17 when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not

18 //

19 //

20 //

21 //

22 //

23 //

24 sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the
25 Mayor's veto of the ordinance.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: /s/ Victoria Wong

VICTORIA WONG
Deputy City Attorney

n:\legana\as2021\1800206\01554397.docx

LEGISLATIVE DIGEST

[Planning Code - Landmark Designation - Trocadero Clubhouse]

Ordinance amending the Planning Code to designate Trocadero Clubhouse, located within Sigmund Stern Recreation Grove, northwest of 19th Avenue and Sloat Boulevard, in Assessor's Parcel Block No. 2488, Lot No. 001, as a Landmark consistent with the standards set forth in 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.

Existing Law

Under Article 10, Section 1004 of the Planning Code, the Board of Supervisors may, by ordinance, designate an individual structure that has special character or special historical, architectural or aesthetic interest or value as a City landmark. Unless prohibited by state law, once a structure has been named a landmark, any construction, alteration, removal or demolition for which a City permit is required necessitates a Certificate of Appropriateness from the Historic Preservation Commission. (Planning Code § 1006; Charter of the City and County of San Francisco, § 4.135.) Thus, landmark designation generally affords a high degree of protection to historic and architectural structures of merit in the City. There are currently 292 individual landmarks in the City under Article 10, in addition to structures and districts in the downtown area that are protected under Article 11. (See App. A to Article 10.)

Amendments to Current Law

This ordinance amends the Planning Code to add a new historic landmark to the list of individual landmarks under Article 10: Trocadero Clubhouse, located within Sigmund Stern Recreation Grove, northwest of 19th Avenue and Sloat Boulevard, in Assessor's Parcel Block No. 2488, Lot No. 001.

The ordinance finds that Trocadero Clubhouse is eligible for designation as it is associated with events that have made a culturally and historically significant contribution to the broad patterns of San Francisco history and it embodies the distinctive characteristics of a type, period, or method of construction. Specifically, designation of Trocadero Clubhouse is proper as it is one of the earliest buildings constructed in the Parkside District and one of the only extant nineteenth-century buildings in southwestern San Francisco. The building is also architecturally and historically significant as an excellent and well-preserved example of the Stick-Eastlake architectural style and as the city's last intact example of a nineteenth-century roadhouse with ground floor interior rooms – Social Hall/Meeting Room and Bar Room – associated with the former roadhouse history. Further, the building is historically significant as

FILE NO. 211219

an early recreational facility, first as a roadhouse and then as part of Sigmund Stern Recreation Grove.

As required by Section 1004, the ordinance lists the particular features that shall be preserved, or replaced in-kind as determined necessary.

n:\legana\as2021\1800206\01553570.docx



November 12, 2021

Ms. Angela Calvillo, Clerk of the Board of Supervisors
Honorable Supervisor Mar
Board of Supervisors
City and County of San Francisco
City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
Via email only: angela.calvillo@sfgov.org

Re: **Transmittal of Planning Department Case Number 2021-003608DES**
Trocadero Clubhouse (in Sigmund Stern Recreation Grove) Landmark Designation
BOS File No. 210087

Dear Ms. Calvillo and Supervisor Mar,

On September 15, 2021, the San Francisco Historic Preservation Commission (hereinafter “HPC”) conducted a duly noticed public hearing at a regularly scheduled meeting to consider Supervisor Mar’s ordinance (Board File No. 210087) to landmark Trocadero Clubhouse including several interior rooms that serve as public gathering space. At the hearing, the HPC voted to approve a resolution to recommend landmark designation pursuant to Article 10 of the Planning Code.

The proposed amendments have been determined to be categorically exempt from environmental review under the California Environmental Quality Act Section 15060(c)(2).

Please find attached documents related to the HPC’s action. Also attached is an electronic copy of the proposed ordinance, drafted by Deputy City Attorney Vicki Wong. If you have any questions or require further information, please do not hesitate to contact me.

Sincerely,

Aaron D. Starr
Manager of Legislative Affairs

Cc: Vicki Wong, City Attorney’s Office

Daisy Quan, Legislative Aide
Erica Major, Office of the Clerk of the Board
Frances McMillan, Planning Department, Acting P-IV Landmarks
Pilar LaValley, Planning Department
Stacy Bradley, Deputy Director of Planning, Recreation and Park Department
board.of.supervisors@sfgov.org
bos.legislation@sfgov.org.

Attachments:

Draft Article 10 Landmark Designation Ordinance
Historic Preservation Commission Resolution No. 1198
Planning Department Executive Summary, dated September 8, 2021
Article 10 Landmark Designation Fact Sheet – Trocadero Clubhouse

1 [Planning Code - Landmark Designation - Trocadero Clubhouse]

2 **Ordinance amending the Planning Code to designate Trocadero Clubhouse, located**
 3 **within Sigmund Stern Recreation Grove, northwest of 19th Avenue and Sloat Boulevard,**
 4 **in Assessor's Parcel Block No. 2488, Lot No. 001, as a Landmark consistent with the**
 5 **standards set forth in Article 10 of the Planning Code; affirming the Planning**
 6 **Department's determination under the California Environmental Quality Act; and**
 7 **making public necessity, convenience, and welfare findings under Planning Code,**
 8 **Section 302, and findings of consistency with the General Plan and the eight priority**
 9 **policies of Planning Code, Section 101.1.**

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

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

16 Section 1. Findings.

17 (a) CEQA and Land Use Findings.

18 (1) The Planning Department has determined that the Planning Code
 19 amendment proposed in this ordinance is subject to a Categorical Exemption from the
 20 California Environmental Quality Act (California Public Resources Code Sections 21000 et
 21 seq., hereinafter "CEQA") pursuant to Section 15308 of California Code of Regulations, Title
 22 14, Sections 15000 et seq., the Guidelines for implementation of the statute, for actions by
 23 regulatory agencies for protection of the environment (in this case, landmark designation).
 24 Said determination is on file with the Clerk of the Board of Supervisors in File No.
 25 _____ and is incorporated herein by reference. The Board of Supervisors affirms

1 this determination.

2 (2) Pursuant to Planning Code Section 302, the Board of Supervisors finds that
3 the proposed landmark designation of Trocadero Clubhouse will serve the public necessity,
4 convenience, and welfare for the reasons set forth in Historic Preservation Commission
5 Resolution No. _____, recommending approval of the proposed designation, which is
6 incorporated herein by reference.

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

11 (b) General Findings.

12 (1) On March 9, 2021, the Board of Supervisors adopted Resolution No. 111-
13 21, initiating landmark designation of Trocadero Clubhouse as a San Francisco Landmark
14 pursuant to Section 1004.1 of the Planning Code. On March 19, 2021, the Mayor approved
15 the resolution. Said resolution is on file with the Clerk of the Board of Supervisors in File No.
16 210087.

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

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

25

1 (4) The Historic Preservation Commission, at its regular meeting of September
2 15, 2021, reviewed Planning Department staff's analysis of the historical significance of
3 Trocadero Clubhouse set forth in the Landmark Designation Fact Sheet dated September 15,
4 2021.

5 (5) On September 15, 2021, after holding a public hearing on the proposed
6 designation and having considered the specialized analyses prepared by Planning
7 Department staff and the Landmark Designation Fact Sheet, the Historic Preservation
8 Commission recommended designation of Trocadero Clubhouse as a landmark consistent
9 with the standards set forth in Section 1004 of the Planning Code, by Resolution No.
10 _____. Said resolution is on file with the Clerk of the Board in File No. _____.

11 (6) The Board of Supervisors hereby finds that Trocadero Clubhouse has a
12 special character and special historical, architectural, and aesthetic interest and value, and
13 that its designation as a Landmark will further the purposes of and conform to the standards
14 set forth in Article 10 of the Planning Code. In doing so, the Board hereby incorporates by
15 reference the findings of the Landmark Designation Fact Sheet.

16
17 Section 2. Designation.

18 Pursuant to Section 1004.3 of the Planning Code, Trocadero Clubhouse is hereby
19 designated as a San Francisco Landmark consistent with the standards set forth in Section
20 1004. Appendix A to Article 10 of the Planning Code is hereby amended to include this
21 property.

22
23 Section 3. Required Data.

24 (a) The description, location, and boundary of the Landmark site consists of the
25 historic building footprint of Trocadero Clubhouse, inclusive of the covered porch that spans

1 the south façade and wraps around the west façade and excluding the ramp and portion of
2 the porch at the entrance to the adjacent Ladies Convenience Station building. Trocadero
3 Clubhouse is located within Sigmund Stern Recreation Grove, northwest of 19th Avenue and
4 Sloat Boulevard, in Assessor's Parcel Block No. 2488, Lot No. 001, in San Francisco's
5 Parkside neighborhood.

6 (b) The characteristics of the Landmark that justify its designation are described and
7 shown in the Landmark Designation Fact Sheet and other supporting materials contained in
8 Planning Department Record Docket No. 2021-003608DES. In brief, Trocadero Clubhouse is
9 eligible for local designation as it is associated with events that have made a culturally and
10 historically significant contribution to the broad patterns of San Francisco history and it
11 embodies the distinctive characteristics of a type, period, or method of construction.
12 Specifically, designation of Trocadero Clubhouse is proper as it is one of the earliest buildings
13 constructed in the Parkside District and one of the only extant nineteenth-century buildings in
14 southwestern San Francisco. The building is also architecturally and historically significant as
15 an excellent and well-preserved example of the Stick-Eastlake architectural style and as the
16 city's last intact example of a nineteenth-century roadhouse with ground floor interior rooms –
17 Social Hall/Meeting Room and Bar Room – associated with the former roadhouse history.
18 Further, the building is historically significant as an early recreational facility, first as a
19 roadhouse and then as part of Sigmund Stern Recreation Grove.

20 (c) The particular features that should be preserved, or replaced in-kind as determined
21 necessary, are those generally shown in photographs and described in the Landmark
22 Designation Fact Sheet, which can be found in Planning Department Record Docket No.
23 2021-003608DES, and which are incorporated in this designation by reference as though fully
24 set forth herein. Specifically, the following features are character-defining and shall be
25 preserved or replaced in kind:

1 (1) All those exterior elevations, form, massing, structure, rooflines, architectural
2 ornament, and materials of Trocadero Clubhouse, identified as:

3 (A) Siting of the building within the park setting of Sigmund Stern
4 Recreation Grove, including adjacent steeply sloping hillsides and the driveway leading to the
5 building from 19th Avenue and Sloat Boulevard;

6 (B) Two-story-over-raised-basement wood frame building with one-story
7 projection at east façade;

8 (C) Rectangular footprint with slight projections;

9 (D) Asymmetrically arranged façades;

10 (E) Location, size, and shape of fenestration openings;

11 (F) Cross-gable roof with large and small gabled dormers;

12 (G) Gable ends ornamented with shaped shingles, shaped brackets, and
13 sunburst moldings and that terminate with a projecting molded cornice, and gable ends with
14 simpler expression;

15 (H) Cupola at the roof ridge where primary gables intersect, consisting of:

16 (i) Square footprint and wood-framed construction;

17 (ii) Shaped wood shingle cladding;

18 (iii) Intersecting gable roof with crest moldings, finials, and a
19 central pole with ball cap;

20 (iv) Drop arched window surrounds (window area infilled with
21 shaped shingles) at each side of cupola;

22 (v) Starburst molding and projecting molded cornice at each side
23 of the cupola roof;

24 (I) Horizontally incised wood shiplap cladding;

25 (J) Shaped wood shingle cladding;

1 (K) Wood beadboard cladding;

2 (L) Covered porch with sloped roof, enclosed by a cross-brace balustrade
3 and wood railings with ball finials, that spans the south façade and wraps around the west
4 façade. The compatible contemporary extension, including ramp up to the porch, the ramp
5 accessing the adjacent restroom building, and the metal railings, are not character-defining
6 and are not required to be preserved or replaced in kind.

7 (M) Porch features and ornament, including existing physical fabric that is
8 not historic but is consistent with historic photographs, including:

9 (i) Short, straight run wood stair aligned with main entry, above
10 which a pedimented dormer with gable end ornamented in sunburst pattern extends from the
11 porch roof;

12 (ii) Turned and fluted posts;

13 (iii) Arched latticework;

14 (iv) Curved brackets; and

15 (v) Dentil course molding;

16 (N) Primary entrances consisting of paired half-lite ornamented panel
17 doors with gabled hoods and an undivided transom;

18 (O) Wood, multi-lite sash windows as follows:

19 (i) Tall, double-hung, wood sash windows with ogee lugs and nine-
20 lite upper panes with large center lite surrounded by smaller lites, some of which have colored
21 glass;

22 (ii) Smaller gable dormers that have wood double-hung sash with
23 ogee lugs and five-faceted divided-lite upper pane;

24 (iii) Secondary elevations that have multi-light wood sash with
25 various operations and one-over-one lite double-hung wood sash with ogee lugs; and

1 (P) Wood window details including molded surrounds, shaped brackets,
2 and incised trim;

3 (2) The character-defining interior features of Trocadero Clubhouse are those
4 depicted in photos and written description in the Landmark Designation Fact Sheet, including:

5 (A) Spatial configuration and layout of the Bar Room and Social
6 Hall/Meeting Room on ground floor of building;

7 (B) Narrow gauge wood flooring, where extant within Bar Room and
8 Social Hall/Meeting Room;

9 (C) Beadboard wainscotting, where extant within Bar Room and Social
10 Hall/Meeting Room;

11 (D) Crown molding, where extant within Bar Room and Social
12 Hall/Meeting Room;

13 (E) Wood paneled bar and backbar with projecting molded cornice and
14 dentils;

15 (F) Fieldstone fireplace and chimney; and

16 (G) Wood trim around window and door openings and wood paneled
17 doors, where extant within Bar Room and Social Hall/Meeting Room.

18
19 Section 4. Standards of Review for Applications.

20 The following scopes of work shall not require a Certificate of Appropriateness, or shall
21 be subject to an Administrative Certificate of Appropriateness, as specified below:

22 (a) No Certificate of Appropriateness shall be required for work consisting of “ordinary
23 maintenance and repairs,” pursuant to Planning Code Section 1005(e)(3). For purposes of
24 this ordinance, “ordinary maintenance and repairs” at Trocadero Clubhouse includes limited
25 in-kind replacement of deteriorated historic features and materials, consisting only of

1 replacement of individual features (e.g., a carved gable bracket) or replacement of a portion of
2 historic materials (e.g., a section of the wood wainscotting or a section of shaped shingle
3 cladding);

4 (b) No Certificate of Appropriateness shall be required for non-structural interior
5 alterations and maintenance within non-character-defining interior spaces, including in
6 basement, kitchen, restrooms, and upper floor;

7 (c) No Certificate of Appropriateness shall be required for new plantings, pruning,
8 changes to vegetation, changes to driveways, pathways, retaining walls, or other structures
9 within the surroundings of Trocadero Clubhouse. Nothing in this ordinance shall be construed
10 to regulate maintenance of or changes to vegetation, driveways, pathways, or other features
11 aside from those specified herein, within Sigmund Stern Recreation Grove and Stern Grove
12 and Pine Lake Park; and

13 (d) An Administrative Certificate of Appropriateness shall be required for work
14 delegated by the Historic Preservation Commission to Planning Department Preservation staff
15 pursuant to Planning Code Section 1006.2.

16

17 Section 5. Effective Date.

18 This ordinance shall become effective 30 days after enactment. Enactment occurs
19 when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not

20 //

21 //

22 //

23 //

24 //

25 //

1 sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the
2 Mayor's veto of the ordinance.

3

4 APPROVED AS TO FORM:
5 DENNIS J. HERRERA, City Attorney

6

7 By: /s/ Victoria Wong

8

9 VICTORIA WONG
10 Deputy City Attorney

11

12 n:\legana\as2021\1800206\01554397.docx

13

14

15

16

17

18

19

20

21

22

23

24

25



LANDMARK DESIGNATION RECOMMENDATION EXECUTIVE SUMMARY

HEARING DATE: SEPTEMBER 15, 2021

Record No.: 2021-003608DES

Project Address: Trocadero Clubhouse (located within Sigmund Stern Recreation Grove, 19th Avenue and Sloat Boulevard)

Zoning: P (Public)
OS Height and Bulk District

Block/Lot: 2488/001

Project Sponsor: SF Planning Department
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

Property Owner: City and County of San Francisco
Recreation and Park Department
501 Stanyan Street
San Francisco, CA 94117

Staff Contact: Pilar LaValley (628-652-7372)
pilar.lavalley@sfgov.org

Recommendation: Recommend Landmark Designation to the Board of Supervisors

Property Description

Trocadero Clubhouse is located within Sigmund Stern Recreation Grove, which forms the east end of Stern Grove and Pine Lake Park, in San Francisco’s Parkside neighborhood. The east end of the park is bounded by Wawona Street, 19th Avenue, and Sloat Boulevard. Within the Recreation Grove, Trocadero Clubhouse is located between the Stern Grove Concert Meadow and East Meadow. The building is immediately surrounded at the south by a narrow planting bed, beyond which there is an asphalt-paved driveway and mature trees. The driveway extends to the east side of the property, where there is a small parking area for service vehicles. Directly behind (north of) the property there is an unpaved areaway, currently finished with woodchips, beyond which there is a low, stone-block retaining wall. West of the property, the porch extends to meet the Ladies’ Convenience Station (c. 1948), beyond which there is a surface parking lot. The broader site is characterized by steeply sloping hillsides covered by mature trees.

Trocadero Clubhouse is a two-story-over-raised-basement Stick Eastlake style frame building clad in horizontally incised wood shiplap and shaped shingles and capped with a side-gable roof with large gabled dormers. The building has a generally rectangular footprint and sits on a site which slopes moderately up to the north. All fenestration and trim are wood unless noted otherwise. The primary (south) façade is asymmetrically arranged. The primary entrance is located east of center and comprises paired half-lite ornamented panel doors with gabled hoods and an undivided transom. The primary entrance is sheltered by a porch which spans the center and west portions of the first floor and wraps around the west façade. The porch is accessed by a short straight stair with contemporary metal hand railings and supported by turned and fluted posts. Porch ornament includes arched latticework, curved brackets, a dentil course molding, and a gable with sunburst molding above the stair. The porch is enclosed by a cross-brace balustrade supplemented with a contemporary metal fence, and railings with ball finials.

Project Description

The Historic Preservation Commission is requested to make a recommendation to the Board of Supervisors regarding Landmark designation of Trocadero Clubhouse. The pending Landmark designation was initiated by the Board of Supervisors.

On January 26, 2021, Supervisor Mar introduced a proposed Resolution under Board of Supervisors (hereinafter "Board") File No. 210087 to initiate the Landmark designation of Trocadero Clubhouse. At the hearing of the Land Use Committee of the Board on March 1, 2021, the committee voted unanimously to Recommend to the full Board approval of the Resolution to initiate Landmark Designation. On March 9, 2021, the Board voted unanimously to approve the Resolution, and on March 19, 2021 with the Mayor's signature, Resolution No. 111-21 initiating landmark designation of Trocadero Clubhouse became effective.

Compliance With Planning Code

Article 10 of the Planning Code.

The executive summary and analysis under review was prepared by Department preservation staff, who meet the Secretary of the Interior's professional qualifications. The Department has determined that the subject property meets the requirements for eligibility as an individual landmark pursuant to Article 10 of the Planning Code. The justification for its inclusion is explained in detail in the attached Landmark Designation Fact Sheet, and briefly in this Executive Summary.

Significance: Trocadero Clubhouse, constructed in 1892 as a roadhouse and inn by George W. Green, is historically significant as one of the earliest buildings in the Parkside District and one of the only extant nineteenth-century structures in southwestern San Francisco. The building is also architecturally and historically significant as an excellent and well-preserved example of Stick-Eastlake architectural style and as the city's last intact example of a nineteenth century roadhouse. The building is also significant for its association with the development of recreational facilities in San Francisco, first as a roadhouse and out-of-town getaway in the Outside Lands in the nineteenth century, and then as part of what became the Sigmund Stern Recreation Grove in the 1930s. The period of significance is 1892 to 1949. The period of significance extends from 1892, when the building was constructed, to 1949, when the Wawona Clubhouse in Stern Grove and Pine Lake Park was constructed, and Trocadero became a rental event space.

Underrepresented Landmark Types: The proposed landmark designation meets one of the Historic Preservation Commission's four priority areas for designation: property types in underrepresented geographies in the city. Within the Sunset, west of 19th Avenue, south of Lincoln Way, and north of the city line, there are three individual landmarks: Earthquake Refugee Shack (1227 24th Avenue, Landmark No. 171), Shriner's Hospital (1601 19th Avenue, Landmark No. 221), and Infant Shelter (1201 Ortega Street, Landmark No. 242)

Integrity: Trocadero Clubhouse maintains a high level of integrity. See Page 2 of attached Landmark Designation Fact Sheet for further analysis.

Character-Defining Features: Exterior and interior character-defining features of Trocadero Clubhouse are identified in the attached Landmark Designation Fact Sheet on Pages 3-4.

Boundaries of the Landmark: The proposed Landmark encompasses the building footprint inclusive of the covered porch that spans the south façade and wraps around the west façade. The proposed landmark is located within Sigmund Stern Recreation Grove, Assessor's Block No. 2488, Lot No. 001.

General Plan.

The Urban Design Element of the San Francisco General Plan contains the following relevant objectives and policies:

OBJECTIVE 2

CONSERVATION OF RESOURCES THAT PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

Designating significant historic resources as local landmarks will further continuity with the past because the buildings will be preserved for the benefit of future generations.

Planning Code Section 101.1 – establishes the Eight Priority Policies and requires review of permits for consistency with said policies. On balance, the proposed designation is consistent with the Eight Priority Policies, and furthers Policy Number 7, which states that landmarks and historic buildings be preserved.

Landmark Designation Procedures

Action by Historic Preservation Commission.

The Historic Preservation Commission on February 4, 2009, by Resolution No. 001, adopted the National Register Criteria as its methodology for recommending landmark designation of historic resources. Under the National Register Criteria, the quality of significance in American history, architecture, archaeology, engineering, and

culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, feeling, materials, workmanship, and association, and that are associated with events that have made a significant contribution to the broad patterns of our history; or that are associated with the lives of persons significant in our past; or that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction; or properties that have yielded, or may likely yield, information important in prehistory or history.

Article 10 of the Planning Code.

Section 1004 of the Planning Code authorizes the landmark designation of an individual structure or other feature or an integrated group of structures and features on a single lot or site, having special character or special historical, architectural or aesthetic interest or value, as a landmark. Section 1004.1 also outlines that landmark designation may be initiated by the Board of Supervisors or the Historic Preservation Commission and the initiation shall include findings in support. Section 1004.2 states that once initiated, the proposed designation is referred to the Historic Preservation Commission for a report and recommendation to the Board of Supervisors to approve, disapprove or modify the proposal.

Pursuant to Section 1004.2 of the Planning Code, if the Historic Preservation Commission approves the designation, a copy of the resolution of approval is transmitted to the Board of Supervisors without referral to the Planning Commission. The Board of Supervisors shall hold a public hearing on the designation and may approve, modify or disapprove the designation.

Section 1004(b) requires that the designating ordinance approved by the Board of Supervisors shall include the location and boundaries of the landmark site, a description of the characteristics of the landmark which justify its designation, and a description of the particular features that should be preserved.

If the Historic Preservation Commission approves the proposed designation recommendation, a copy of the resolution of approval is transmitted to the Board of Supervisors, which holds a public hearing on the designation and may approve, modify or disapprove the designation (Section 1004.3). If the Historic Preservation Commission disapproves the proposed designation, such action shall be final, except upon the filing of a valid appeal to the Board of Supervisors within 30 days (Section 1004.4).

Public / Neighborhood Input

Several emails and letters in support of the landmark designation were submitted to the Board of Supervisors during the Board review of the initiation to designate Trocadero Clubhouse. These letters are attached as part of the Board of Supervisors resolution package.

To date, staff has not received any public communications regarding the landmark designation.

Issues & Other Considerations

- Interior Character-Defining Features: Inclusion of interior spaces as character-defining is warranted as several

ground floor rooms, which retain integrity, have historically functioned as publicly accessible gathering/event spaces when the building operated as a roadhouse and as clubhouse within Sigmund Stern Recreation Grove.

- **Property owner input:** On August 26, 2021, the Department sent mailed notice to the property owner regarding the landmark designation recommendation hearing scheduled for September 15, 2021. Planning staff met with property owner representatives of Recreation and Park Department on August 31, 2021 and September 7, 2021 to discuss the pending landmark designation, specifically regarding character-defining features and the level of required review for any future repair and maintenance projects at the subject property.

Environmental Review Status

The Planning Department has determined that actions by regulatory agencies for protection of the environment (specifically in this case, landmark designation) are exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight - Categorical).

Basis for Recommendation

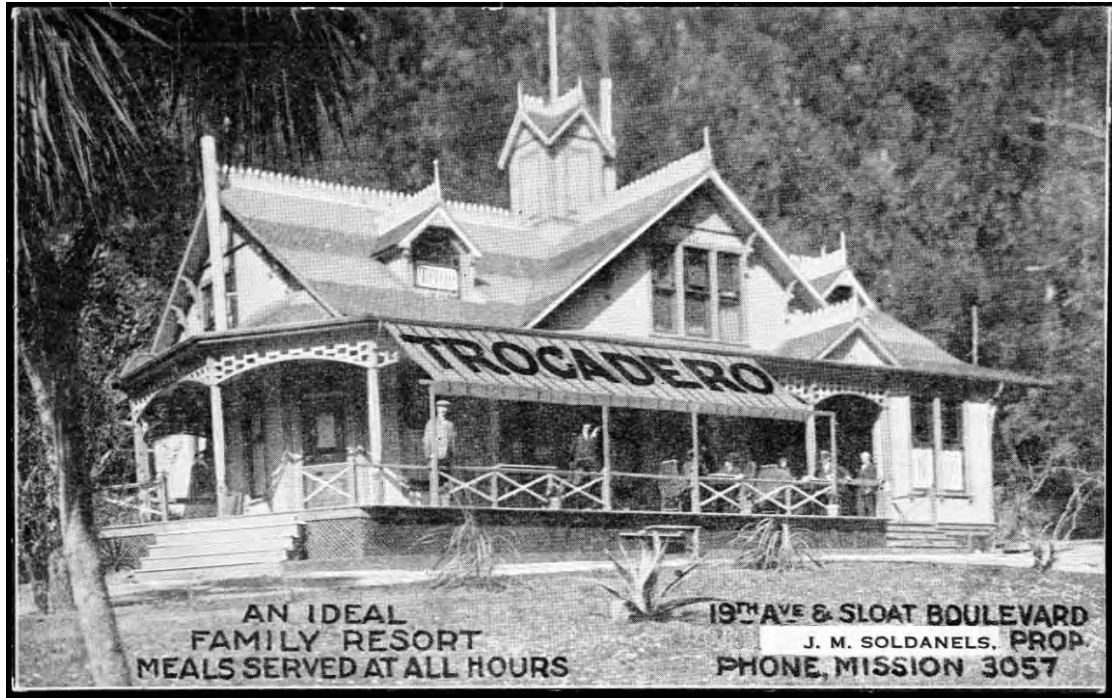
The Department recommends that the Historic Preservation Commission recommend the landmark designation of Trocadero Clubhouse as it is historically significant as one of the earliest buildings in the Parkside District and one of the only extant nineteenth-century structures in southwestern San Francisco. The building is also architecturally and historically significant as an excellent and well-preserved example of Stick-Eastlake architectural style and as the city's last intact example of a nineteenth century roadhouse. The building is also significant for its association with the development of recreational facilities in San Francisco, first as a roadhouse and out-of-town getaway in the Outside Lands in the nineteenth century, and later as part of what became the Sigmund Stern Recreation Grove in the 1930s.

ATTACHMENTS

- Draft Resolution Recommending Landmark designation
- Exhibit A – Draft Landmark Designation Ordinance
- Exhibit B – Landmark Designation Fact Sheet
- Exhibit C – Maps and Context Images
- Exhibit D – Board of Supervisors Resolution No. 011-21
- Exhibit E – Board of Supervisors initiation hearing packet



ARTICLE 10 LANDMARK DESIGNATION FACT SHEET



Trocadero, no date (estimated 1910) (Western Neighborhoods Project - wnp37.03678)

Historic Name:	Trocadero Clubhouse
Address:	Located within Sigmund Stern Recreation Grove, 19 th Avenue and Sloat Boulevard
Block/ Lot(s):	2488/001
Parcel Area:	N/A
Zoning:	P (Public) OS
Year Built:	1892
Architect:	Original: Unknown

	Restoration (1930s): Bernard Maybeck Restoration (1987): Page & Turnbull, Inc.
Prior Historic Studies/Other Designations:	Denise Bradley, “Stern Grove and Pine Lake Park Historic District Department of Parks and Recreation [DPR] District Record.”2003. Denise Bradley and Michael Corbett. “Cultural Landscape Report With National Register and California Register Evaluation for the Stern Grove and Pine Lake Park Historic District.” Prepared for San Francisco Planning Department and San Francisco Department of Public Works, 2004. Department of City Planning Architectural Quality Survey (1976): given a rating of ‘2.’ <i>Here Today: San Francisco’s Architectural Heritage</i> (1968): Documented on page 141 of the book with the same title.
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:	The period of significance extends from 1892, when constructed as a roadhouse and inn by George W. Green, to 1949, when Wawona Clubhouse was constructed, and the subject property became an event space. Although the building remained part of the surrounding park, it no longer served the same function as a park clubhouse once the nearby Wawona Clubhouse was constructed, thereby justifying 1949 as the end of the period of significance.
Statement of Significance:	Trocadero Clubhouse, constructed in 1892 as a roadhouse and inn for George W. Green, is historically significant as one of the earliest buildings in the Parkside District and one of the only extant nineteenth-century structures in southwestern San Francisco. The building is also architecturally and historically significant as an excellent and well-preserved example of Stick-Eastlake architectural style and as the city’s last intact example of a nineteenth century roadhouse. The building is also significant for its association with the development of recreational facilities in San Francisco, first as a roadhouse and out-of-town getaway in the Outside Lands in the nineteenth century, and then as part of what became the Sigmund Stern Recreation Grove in the 1930s.
Assessment 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 Overall, the Department has determined that Trocadero Clubhouse retains integrity to convey its architectural and historical significance.

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

<p>Character-Defining Features:</p>	<p>The character-defining exterior and interior features of Trocadero Clubhouse include the following:</p> <p>Exterior Character-Defining Features include all those exterior elevations, form, massing, structure, rooflines, architectural ornament, and materials, detailed further as:</p> <ul style="list-style-type: none">• Siting of the building within park setting of Sigmund Stern Recreation Grove, including adjacent steeply sloping hillsides and driveway leading to building from 19th Avenue and Sloat Boulevard;• Two-story-over-raised-basement wood frame building with one-story projection at east façade;• Rectangular footprint with slight projections;• Asymmetrically arranged façades;• Location, size, and shape of fenestration openings;• Cross-gable roof with large and small gabled dormers;• Gable ends ornamented with shaped shingles, shaped brackets, and sunburst moldings and that terminate with a projecting molded cornice, and gable ends with simpler expression;• Cupola at the roof ridge where primary gables intersect, consisting of:<ul style="list-style-type: none">○ Square footprint and wood-framed construction;○ Shaped wood shingle cladding;○ Intersecting gable roof with crest moldings, finials, and a central pole with ball cap;○ Drop arched window surrounds (window area infilled with shaped shingles) at each side of cupola;○ Starburst molding and projecting molded cornice at each side of the cupola roof;• Horizontally incised wood shiplap cladding;• Shaped wood shingle cladding;• Wood beadboard cladding;• Covered porch with sloped roof, enclosed by a cross-brace balustrade and wood railings with ball finials, that spans the south façade and wraps around the west façade. The compatible contemporary extension, including ADA-ramp up to the porch, the ramp accessing the adjacent restroom building, and the metal railings, are not character-defining and are not required to be preserved or replaced in kind.• Porch features and ornament, including existing physical fabric that is not historic but is consistent with historic photographs, including:<ul style="list-style-type: none">○ Short, straight run wood stair aligned with main entry, above which a pedimented dormer with gable end
--	---

ornamented in sunburst pattern extends from the porch roof;

- Turned and fluted posts;
- Arched latticework;
- Curved brackets; and,
- Dentil course molding;
- Primary entrances consisting of paired half-lite ornamented panel doors with gabled hoods and an undivided transom;
- Wood, multi-lite sash windows as follows:
 - Tall, double-hung, wood sash windows with ogee lugs and nine-lite upper panes with large center lite surrounded by smaller lites, some of which have colored glass;
 - Smaller gable dormers that have wood double-hung sash with ogee lugs and five-faceted divided-lite upper pane;
 - Secondary elevations that have multi-light wood sash with various operations and one-over-one lite double-hung wood sash with ogee lugs; and
- Wood window details including molded surrounds, shaped brackets, and incised trim;

The character-defining interior features of Trocadero Clubhouse are those depicted in photos and written description in the Landmark Designation Fact Sheet, including:

- Spatial configuration and layout of the Bar Room and Social Hall/Meeting Room on ground floor of building;
- Narrow gauge wood flooring, where extant within Bar Room and Social Hall/Meeting Room;
- Beadboard wainscotting, where extant within Bar Room and Social Hall/Meeting Room;
- Crown molding, where extant within Bar Room and Social Hall/Meeting Room;
- Wood paneled bar and backbar with projecting molded cornice and dentils;
- Fieldstone fireplace and chimney; and
- Wood trim around window and door openings and wood paneled doors, where extant within Bar Room and Social Hall/Meeting Room.

Statement of Significance Summary

Trocadero Clubhouse, constructed in 1892 as a roadhouse and inn for George W. Green, is historically significant as one of the earliest buildings in the Parkside District and one of the only extant nineteenth-century structures in southwestern San Francisco. The building is also architecturally and historically significant as an excellent and well-preserved example of Stick-Eastlake architectural style and as the city's last intact example of a nineteenth century roadhouse. The building is also significant for its association with the development of recreational facilities in San Francisco, first as a roadhouse and out-of-town getaway in the Outside Lands in the nineteenth century, and then as part of what became the Sigmund Stern Recreation Grove in the 1930s.

Property Description and History²

Trocadero Clubhouse is located within Sigmund Stern Recreation Grove, which forms the east end of Stern Grove and Pine Lake Park, in San Francisco's Parkside neighborhood. The east end of the park is bounded by Wawona Street, 19th Avenue, and Sloat Boulevard. Within the Recreation Grove, Trocadero Clubhouse is located between the Stern Grove Concert Meadow and East Meadow.

The following description of the site and building is from "Trocadero Clubhouse Historic Context Memo," prepared by architectural historian Stacy Farr of Architectural Resources Group on behalf of the Planning Department:

Site/Setting

The building is immediately surrounded at the south by a narrow planting bed, beyond which there is an asphalt-paved driveway and mature trees. The driveway extends to the east side of the property, where there is a small parking area for service vehicles. Directly behind (north of) the property there is an unpaved areaway, currently finished with woodchips, beyond which there is a low, stone-block retaining wall. West of the property, the porch extends to meet the Ladies' Convenience Station (c. 1948), beyond which there is a surface parking lot. The broader site is characterized by steeply sloping hillsides covered by mature trees.

Features/objects that were in place during the period that the Trocadero was constructed and operated as a roadhouse include:

- forest;
- two pond areas (now dry) and some paths;³
- the road down to the Trocadero from 19th Avenue and Sloat Boulevard; and

² The property description and history, including histories of the Green family and San Francisco Roadhouses, was prepared by Stacy Farr of Architectural Resources Group on behalf of the San Francisco Planning Department in "Trocadero Clubhouse Historic Context Memo" (August 13, 2021).

³ This is verbatim from Bradley and Corbett (cited below) but it's unclear what exactly "two pond areas [...] and some paths" refers to. The existing fish ponds are identified as later construction, and most paths are discussed with more identifying detail elsewhere in the bulleted lists.

- the paths on the north and south slopes of Stern Grove. There have been some changes since paths that were originally unpaved are now paved and erosion has damaged or obliterated some of the paths on the hillsides.⁴

Features/objects that were installed during the early development of Stern Grove and WPA work at the site (1931-1937) include:

- stone retaining walls, gutters, and steps from the Trocadero up to 21st Avenue area;
- stone barbeques east and south of the Trocadero; and
- fish pond and the network of paths around it southeast and south of the Trocadero.⁵

Buildings and objects/features that were constructed or installed during the later development of Stern Grove (1938-1956) include:

- the Ladies' Convenience Station (c. 1948).⁶

Exterior Description

Trocadero Clubhouse is a two-story-over-raised-basement Stick Eastlake style frame building clad in horizontally incised wood shiplap and shaped shingles and capped with a side-gable roof with large gabled dormers. The building has a generally rectangular footprint and sits on a site which slopes moderately up to the north. All fenestration and trim are wood unless noted otherwise. The primary (south) façade is asymmetrically arranged. The primary entrance is located east of center and comprises paired half-lite ornamented panel doors with gabled hoods and an undivided transom. The primary entrance is sheltered by a porch which spans the center and west portions of the first floor and wraps around the west façade. The porch is accessed by a short straight stair with contemporary metal hand railings and supported by turned and fluted posts. Porch ornament includes arched latticework, curved brackets, a dentil course molding, and a gable with sunburst molding above the stair. The porch is enclosed by a cross-brace balustrade supplemented with a contemporary metal fence, and railings with ball finials. The area below the porch is trimmed with contemporary wood lattice, and an ADA ramp with contemporary finishes provides access to the porch and the adjacent Ladies' Convenience Station (c. 1948) from the west.

West of the primary entrance, the façade is spanned by four regularly arranged double-hung windows. Window details include molded surrounds, shaped brackets, and a nine-lite upper pane with a large center lite surrounded by smaller lites, some of which are colored glass: these details are typical of all windows at the building unless specifically noted otherwise. East of the primary entrance, a projecting volume includes another pair of entry doors at its west-facing facet, with details replicating the primary entrance, and paired typical windows. The second floor includes a large centrally located gabled dormer with a grouping of three typical windows. The gable is ornamented with shaped shingles, shaped brackets, and a sunburst molding at its peak, and terminates with a projecting molded cornice. The

⁴Denise Bradley and Michael Corbett, "Cultural Landscape Report With National Register and California Register Evaluation for the Stern Grove and Pine Lake Park Historic District," prepared for San Francisco Planning Department and San Francisco Department of Public Works, 2004, 17.

⁵Denise Bradley and Michael Corbett, "Cultural Landscape Report," 18.

⁶Denise Bradley and Michael Corbett, "Cultural Landscape Report," 18.

gabled dormer is flanked by smaller gabled dormers, each with a double-hung wood window with ogee lugs and a five-faceted divided-lite upper pane, and a projecting molded cornice with starburst molding.

The east façade is spanned at most of its first floor by a shed roof volume clad in vertical bead board. At the far south, the façade has a beveled profile and includes paired typical windows at the first floor, sheltered by a projecting hood supported by large arched brackets. The remainder of the first floor is spanned by the shed roof volume and includes a broad bulkhead basement entry door; four small windows, two with typical surrounds and two unornamented; and paired wood panel doors. A gabled dormer at the shed roof includes a horizontally arranged four-lite window. The second floor includes paired typical windows and is ornamented by bands of varyingly shaped shingles and a starburst molding at the gable peak. The east façade terminates with a projecting molded cornice.

The rear (north) façade faces onto a shallow unpaved areaway and a stone retaining wall. The east portion of the first floor projects out slightly and includes near-continuous four-lite wood casement (or hopper) windows. The remainder of the first floor includes six double-hung wood windows, arranged in two pairs and two singles. The second floor includes a large centrally located gabled dormer with paired typical windows, and a smaller window to the west that has been boarded over. The gable is ornamented with bands of varyingly shaped shingles and terminates with a projecting molded cornice.

The west façade is spanned at the south half of the first floor by the porch which continues around from the primary (south) façade with all the same details and ornament. The south side of the first floor has a beveled profile and includes a half-lite (with typical upper-pane window arrangement) ornamented panel door with a gabled hood and an undivided transom. A cement-clad fireplace projects from the center of the façade and is flanked by typical windows. The north portion of the first floor is slightly recessed. The second floor includes paired typical windows, located slightly north of center, and is ornamented by bands of varyingly shaped shingles, shaped brackets, and a starburst molding at the gable peak. The brick chimney stack is not attached to the building and is stabilized by aluminum straps that attach to the roofline. The east façade terminates with a projecting molded cornice and a finial at the gable peak.

A cupola is located at the roof ridge, aligned with the gabled dormers. The cupola has a square footprint and is clad in shaped shingles and capped with an intersecting gable roof with crest molding, finials, and a central pole with ball cap. Each side of the cupola includes a drop arched window surround (window area infilled with shaped shingles), starburst molding, and projecting molded cornice.

Interior Description

At the first floor, the primary entrance opens on to an entry vestibule, stair hall, and straight stair to the second floor. West of the entry vestibule is Social Hall/Meeting Room, with a fieldstone hearth and chimney against the west wall. Interior finishes in the Social Hall/Meeting Room include narrow-gauge wood flooring, wood beadboard wainscoting, and crown molding. East of the entry vestibule is a public room, historically known as the Bar Room, with a built-in wood paneled bar and backbar with projecting molded cornice and dentils. Interior finishes in the Bar Room include wood beadboard wainscoting, crown molding, and patterned linoleum or Masonite floor covering. The remainder of the first floor is divided for back-of-house rooms, including restrooms, kitchen, storage, and corridors. The second floor was not directly observed but plans indicate that the stair from

first floor entry hall ends at a corridor that provides access to four private rooms, one of which includes a rest room.

Property History

The following property history and information about the Green family is from “Trocadero Clubhouse Historic Context Memo,” prepared by architectural historian Stacy Farr of Architectural Resources Group on behalf of the Planning Department:

The Trocadero is located on land that historically formed the northern perimeter of Rancho Laguna de la Merced, a 2,200-acre land grant issued to Jose Antonio Galindo by the Mexican governor of California in 1835. Rancho Laguna de la Merced extended from present day Daly City north into San Francisco and included Laguna Merced (Lake Merced) and the flatlands directly north of it. The land was rough and considered largely unusable; Galindo briefly grazed cattle before selling his holdings to Don Francisco de Haro in 1837.

Starting in 1847, the Green family – seven Canadian-American brothers William, George, Daniel, John, Robert, Benjamin, and Alfred – began to settle on de Haro’s land, either by purchase or simply occupation, in anticipation of the Homestead Act they expected as a result of U.S. control of California.⁷ William H. Green staked out a 160-acre claim along the north perimeter of Rancho Laguna de la Merced in the narrow, east-west ravine that corresponds to the current location of Stern Grove.⁸ The site included a freshwater source from Laguna Puerca (now Pine Lake) and provided some protection from the area’s harsh wind, fog, and blowing sand. William H. Green and his brother Daniel Green used this land for farming and grazing cattle and lived in several houses directly south of the ravine.⁹ It is estimated that the Greens planted the eucalyptus, pine and fern that are still present at the site in the early 1870s; William H. Green’s son George W. Green also planted Holland grass to anchor and hold the sandy slopes.¹⁰

The Trocadero Inn was constructed in 1892 by William H. Green’s son, George W. Green. Research has not uncovered the building’s architect or builder. Although other members of the extended Green family had ample experience running other roadhouses in San Francisco, it appears that George W. Green only briefly operated the Trocadero Inn, if at all: Green never ceased to describe himself as a farmer in San Francisco city directories and for the U. S. Census. By 1896, Earnest Doelter was proprietor of the Trocadero Inn, followed by wealthy lumberman C. A. Hooper; businessman Adolph Spreckels, who leased the inn briefly in 1903; and boxing referee and man-about-town Hiram Cook, who added many site features including a dance pavilion, beer garden, deer park, trout pond, weekend cabins, and row boats for the lake.¹¹

⁷ Denise Bradley “Stern Grove and Pine Lake Park Historic District Department of Parks and Recreation [DPR] District Record,” 2003, 17.

⁸ Denise Bradley and Michael Corbett, “Cultural Landscape Report,” 11.

⁹ Denise Bradley, “DPR District Record,” 17.

¹⁰ Denise Bradley, “DPR District Record,” 18.

¹¹ “Tempted Sore, But Fell Not,” *San Francisco Call*, April 8, 1897, 5; Denise Bradley, “DPR District Record,” 19.

In its heyday at the turn of the century, the Trocadero was described as a “roadhouse, a cabaret, and a resort all rolled into one,” and was frequented by men of wealth, traveling between the city and their estates down the Peninsula in Atherton and Belmont.¹² However, in a trajectory common to roadhouses, the Trocadero quickly began to be associated more with vice than well-heeled men or family recreation. Headlines made oblique references to the “rougher edges of society” at roadhouses, including the Trocadero, with incidences of assault, robbery, and the presence of “females of questionable character.”¹³ In 1899, a young man named Guy. H. Borland attempted suicide by gas at the Trocadero after a long night of drinking with friends.¹⁴ In 1907, political boss Abe Ruef chose the Trocadero as his hiding place after he was indicted during the San Francisco graft trials. Ruef and a “female consort” were the only guests when they were captured by detectives in what made for spectacular front-page news.¹⁵

In 1909, proprietor J. N. Soldanel somewhat incongruously promoted the Trocadero as an “ideal family resort” that was open and serving meals “all night.”¹⁶ A photograph of the property from the time of Soldanel’s proprietorship shows what is likely the original appearance of the primary (south) and west façades of the building. The overall appearance of the building generally reflects its current character, with no major differences in height, massing, or pattern and details of the fenestration. Stairs at the southwest corner of the porch are no longer extant, and the pipe chimney has been replaced with a brick chimney. A canvas awning advertising “Trocadero” is no longer extant, and original ornamental elements at the roof have been removed, including color-patterning at the roof shingles, crest molding, and finials at dormers. The drop arch moldings currently within the cupola appear flat in the historic era photograph, although the resolution of the photograph does not provide exact information on their historic configuration.

Soldanel gave up his lease for the Trocadero in 1910, and George W. Green placed the building and nineteen surrounding acres of land on the market.¹⁷ Finding no buyer, Green leased the property to local estate holder Mrs. Charles A. Hawkins, who wanted to establish a country club and athletic grounds.¹⁸ Hawkins’ “Women’s Outdoor Club” hosted dances at the Trocadero in 1912, and that same year, the “Girl Pioneers of America” ran a summer camp in the valley surrounding the Trocadero, where girls picked strawberries, pitched tents, and took eighteen-mile hikes.¹⁹ During this time, traditional roadhouse business remained very slow, but the Trocadero did develop a reputation as a convenient stopping point on the way to cemeteries in Colma, after San Francisco phased out burials in the first decades of the twentieth-century.²⁰

The 1915 Sanborn Map was the earliest map to show the Trocadero and the surrounding area bordered by 19th and 23rd avenues and Wawona Street and Sloat Boulevard. The Trocadero was identified as a dwelling and had the same footprint it has today, including the one-story shed roof volume at the east

¹² Denise Bradley, “DPR District Record,” 18; Woody LaBounty, *San Francisco Roadhouses*, draft manuscript, 2021, 68.

¹³ Woody LaBounty, *San Francisco Roadhouses*, 20.

¹⁴ “Young Guy B.H. Borland Makes Two Attempts to End His Life,” *San Francisco Chronicle*, June 9, 1899, 12.

¹⁵ “Abe Ruef is a Prisoner,” *San Francisco Examiner*, March 9, 1907, 1.

¹⁶ “Leggett Objects to Being Chided,” *San Francisco Examiner*, March 12, 1909, 11.

¹⁷ Woody LaBounty, *San Francisco Roadhouses*, 68.

¹⁸ Woody LaBounty, *San Francisco Roadhouses*, 68.

¹⁹ “Payot Proposes Municipal Dance,” *San Francisco Chronicle*, September 24, 1912, 4; Woody LaBounty, *San Francisco Roadhouses*, 68.

²⁰ Denise Bradley, “DPR District Record,” 19.

side of the building. Additional buildings and structures in the ravine included a small dwelling, a wagon shed, rabbit pens, a long narrow greenhouse, and two small unidentified structures. The map indicates that the area within the “gulch” was heavily wooded. South of the ravine, on level land on the north side of Sloat Boulevard, there were six dwellings (1915 map coverage ends at 23rd Avenue, beyond which there were two more dwellings) and several unidentified ancillary buildings. The small street in front of these properties was identified on the 1928 Sanborn Map as “Greene’s [sic] Lane,” and these homes were likely historically occupied by members of the Green family. However, by 1915, George W. Green rented these properties to tenants.²¹ All buildings depicted in the 1915 Sanborn Map with the exception of the Trocadero were demolished after 1931.²²

George W. Green closed the Trocadero in 1916, and the building operated briefly as the Ardenglen County Club until it was refused a liquor license in January 1918.²³ The start of Prohibition in California in 1919 curtailed Green or any potential buyer from attempting to reestablish the business through the following decade.²⁴ George W. Green lived at the Trocadero and cared for the surrounding grounds through 1931, when a combination of advanced age and burdensome mortgage and property tax payments compelled him to sell the property. He found an ideal buyer in Rosalie Meyer Stern, who in 1928 established the Sigmund Stern Recreational Fund in memory of her husband. In 1931, with this fund, Stern bought the Trocadero Inn and twelve surrounding acres for \$50,000 and donated them to the city, under jurisdiction of the Playground Commission, to be used “solely and exclusively for recreational purposes.”²⁵ Stern, in her role as a member of the Playground Commission, enlisted the *pro bono* assistance of prominent architects William Merchant and Bernard Maybeck to design new structures for artistic performances, and to restore the Trocadero for recreational use. Maybeck described the old building as “perfect as we found it” and described his scope of work as restoration and repair.²⁶ The Trocadero was largely left intact for a new but similar use: “serv[ing] soda-pop instead of rum-and-gum and Pisco punch.”²⁷

Following the Stern Grove dedication ceremony on June 4, 1932, the building became known as the Trocadero Clubhouse and was rented for parties, club meetings, and similar.²⁸ Research has not uncovered any additional information about the specific uses of the Trocadero Clubhouse after 1932, beyond general municipal recreational use.

Development of the Trocadero after 1932, when it was no longer in use as a roadhouse, is summarized below.

- Between 1935 and 1937, as part of a broader improvement project at Stern Grove, persons employed by the WPA constructed stone retaining walls, gutters, and steps from the Trocadero up to 21st Avenue area; stone barbeques east and south of the Trocadero; and the fish pond and

²¹ Denise Bradley, “DPR District Record,” 19-20.

²² Denise Bradley, “DPR District Record,” 20.

²³ “Police Ban Held on Package Goods,” *San Francisco Chronicle*, January 22, 1918, 8.

²⁴ Jacob Pemberton, “Sigmund Stern Grove,” published at [Outsidelands.org](https://www.outsidelands.org), 2002. Accessed August 3, 2021 at <https://www.outsidelands.org/stern-grove.php>.

²⁵ Denise Bradley, “DPR District Record,” 21.

²⁶ George and Emilia Hodel, “Old Trocadero Rancho Made Playground,” *San Francisco Chronicle*, June 5, 1932.

²⁷ George and Emilia Hodel, “Old Trocadero Rancho Made Playground.”

²⁸ Denise Bradley, “DPR District Record,” 23.

the network of paths around it southeast of the Trocadero. Historic American Buildings Survey (HABS) photographs were taken of the Trocadero Clubhouse in 1936, and measured drawings were completed in 1937.

- The Ladies' Convenience Station was constructed in 1948, directly south of the building.
- The interior of the building was altered in the 1950s and 1960s, possibly as a result of damage to the second floor that occurred during a fire in 1960.²⁹
- In the mid-1970s, the building was used as administrative offices.³⁰
- A renovation project completed by Page & Turnbull in 1987 reversed the changes from the 1950s and 1960s, restored the character of the building to its 1930s appearance, and made alterations for new needs.³¹ Scope of work was described as earthquake stabilization, handicapped access, restoration of ornament, interior colors and finishes, and replacement of stained glass.³² The stained-glass windows were created by artist Kimiko Kogure, with motifs and color designed to match the building's historic appearance.³³ The Ladies' Convenience Station was also remodeled during this project.³⁴
- A 2003 scope of work permitted under a CEQA Mitigated Negative Declaration included remodeling the interior of the Trocadero to provide ground-floor restrooms; renovating the floors and walls; interior and exterior painting; electrical upgrading; replacing the existing fireplace; demolishing the existing wood porch and associated wood framing, balustrade, ramp and building a new, larger wood deck to the west side of the Trocadero. These changes were needed to comply with ADA requirements and to retain or rehabilitate the cultural landscape features of this area.³⁵
- A 2014 scope of work permitted under a CEQA Categorical Exemption Determination included replacing a deteriorated wood deck, wood ramp and guardrails and to address code, accessibility, and safety deficiencies; reconstructing the historic portion of the guardrail per its original design based on photographic evidence and HABS drawings; and installing a safety screen to address known hazard. The scope of work did not affect, remove, or alter original material."³⁶

Green Family

Between 1847 and about 1855, brothers William, George, Daniel, John, Robert, Benjamin, and Alfred Green emigrated to San Francisco via various overland and sea routes.³⁷ These men were born in New

²⁹ Denise Bradley and Michael Corbett, "Cultural Landscape Report," 31; "Fire Damages Trocadero," *San Francisco Examiner*, December 21, 1960, 9. NOTE: There are no citations in the Bradley and Corbett report for interior alterations in the 1950s and 1960s

³⁰ Junior League of San Francisco, "Sigmund Stern Grove – Trocadero," Junior League Survey Sheet, 1976.

³¹ Denise Bradley and Michael Corbett, "Cultural Landscape Report," 32; Denise Bradley, "DPR District Record," 19.

³² San Francisco Planning Department, "Case No. 2003.0112E, Stern Grove/Pine Lake Improvement Project," January 5, 2004, Scanned Docket 1, 267.

³³ This information is published online at [Untitled by Kimiko Kogure seen at Trocadero Clubhouse, San Francisco | Wescover](https://www.kimikokogure.com/resume.html) and is included on Kimiko Kogure's resume, <https://www.kimikokogure.com/resume.html>.

³⁴ Denise Bradley and Michael Corbett, "Cultural Landscape Report," 32.

³⁵ San Francisco Planning Department, "Case No. 2003.0112E," Scanned Docket 1, 81.

³⁶ San Francisco Planning Department, "Case 2014.1427E, CEQA Categorical Exemption Determination," September 18, 2014, Scanned Docket 1, 15.

³⁷ Jean Kortum, "The West Side of Twin Peaks," unpublished manuscript, 1994, 16.

Brunswick, Canada to American-born parents, and quickly became the most well-known settlers on San Francisco's undeveloped west side.³⁸ The Greens were described as "jumping into business" on parcels of land that they variously purchased or claimed and squatted upon, in anticipation of the Homestead Act they expected to extend to California, which was newly under U.S. control.³⁹ The Green brothers farmed, speculated in real estate, and constructed and operated racetracks and roadhouses: the Ocean House roadhouse and racetrack opened in 1855 on Green-owned land on the north side of Lake Merced; Daniel Green operated Rockaway House roadhouse on the east side of Lake Merced starting in 1857; and George Green opened Ocean Side House roadhouse in 1867.⁴⁰

In the years following the Outside Lands Act of 1866, squatters and others without legal title were subject to lengthy legal disputes to retain ownership to their land. In 1867, real estate speculator David Mahoney obtained legal title to the Rancho Laguna de la Merced lands and declared that the much of the land claimed by the Green family should be included with the sale. Mahoney's suit went to the Supreme Court and the Greens lost the case. The Greens declined to vacate their land, and a three-month stand-off with U. S. Marshalls ensued until the Greens were permitted to retain some portions of their land through a special act of Congress.⁴¹

Starting in 1877, the Spring Valley Water Company began to buy large parcels of land "encircling and tributary" to Lake Merced, and by the mid-1880s, William H. Green was the last Green brother to own land in the area, corresponding to the current location of Stern Grove.⁴² William H. Green worked primarily as a farmer, and alongside his brother Daniel, planted barley and potatoes, raised cattle and imported hogs from Australia.⁴³ William Green married around 1853 and had six known children, including sons George W., born 1855, Leopold, born 1860, and Allen, born 1865, and daughters Amelia, born 1857, Minnie, born 1859, and Nettie, born 1869.⁴⁴ The family lived together and the sons assisted their father with farming.

George W. Green worked as a farmer on his father's land through his adolescence and into adulthood. He constructed the Trocadero Inn on his family's land in 1892. He married his wife Fannie (maiden name unknown), born in 1868 in Tennessee, after 1900, and the couple had a son and two daughters. George and Fannie Green lived with George's father, William H. Green, on the family's farm and George claimed farming as his occupation through at least 1900, after he had built the Trocadero.

When William H. Green died in 1905, the farm was heavily mortgaged. George W. Green inherited the family land with provisions for his sister Minnie Clark and Nettie Beckwith, while Leopold Green is known to have inherited land in today's West Portal neighborhood.⁴⁵ As previously outlined, George W. Green

³⁸ Jean Kortum, "The West Side of Twin Peaks," 16.

³⁹ Denise Bradley, "DPR District Record," 17.

⁴⁰ Jean Kortum, "The West Side of Twin Peaks," 19.

⁴¹ Denise Bradley, "DPR District Record," 17.

⁴² Jean Kortum, "The West Side of Twin Peaks," 20; 32.

⁴³ Jean Kortum, "The West Side of Twin Peaks," 21.

⁴⁴ 1880 United States Federal Census for George W. Green, San Francisco Enumeration District 6, and 1900 United States Federal Census for George W. Green, San Francisco Enumeration District 142, accessed July 28, 2021 at www.ancestry.com.

⁴⁵ Woody LaBounty, *San Francisco Roadhouses*, 68.

retained ownership of the land until selling it to Rosalie Stern in 1931. George W. Green died November 3, 1934, in San Francisco.⁴⁶

The Woman's Outdoor Club (WOC) appears to have formed in mid-1911 with Mrs. Charles (Mabel) H. Hawkins⁴⁷ as one of the principal founders. The club was organized to "foster recreation in open air" for women and girls with membership open to anyone who could afford the \$5 per year membership dues.⁴⁸ Shortly after its founding, the club secured the Trocadero as its clubhouse, with membership providing access to the facility's kitchen, gathering spaces, and surrounding outdoor areas. Members could have overnight stays in main building, cottages, or tents and could reserve the facility for dances, picnics, parties, and other events. Membership grew quickly and from 1911 to 1913 club held classes in folklore and cooking and sponsored outdoor activities, such as "porch teas," Sunday dances, and theatrical performances in the natural amphitheater on the property. In October 1911, the WOC hosted a Jubilee Picnic of suffragists to recognize and celebrate the passage of California's Proposition 4, which granted women the right to vote in the state.⁴⁹ The club established an auxiliary for girls, called "Girl Pioneers," in early 1912.⁵⁰ The Club's weekly Sunday dances in 1912 drew the ire of the public and Board of Supervisors.⁵¹ In mid-1913, the club began holding fundraising activities to establish a day nursery and vocational training school with the intent to utilize Trocadero for this training facility. Beyond the articles noting intent to establish this vocational training facility and publicizing fundraising events in support of this effort, no documentation has been located to determine whether the Woman's Outdoor Club successfully opened said training facility nor that the Trocadero was ever occupied by such a use. No further information has been located regarding the proposed vocational training school for young women that the WOC was proposing to establish at the Trocadero. After mid-1913, entries referring to the Woman's Outdoor Club in *San Francisco Chronicle* cease; it is unclear whether the club disbanded or whether it was merged with another existing club and continued to function under a new name.

Events: Associated with events that have made a significant contribution to the broad patterns of our history.

Trocadero Clubhouse, constructed in 1892 as a roadhouse and inn by George W. Green, is historically significant as one of the earliest buildings in the Parkside District and one of the only extant nineteenth-century structures in southwestern San Francisco. The building is also significant as the city's last intact example of a nineteenth century roadhouse. Further, the building is also significant for its association with the development of recreational facilities in San Francisco, first as a roadhouse and out-of-town getaway in the Outside Lands in the nineteenth century, and then as part of what became the Sigmund Stern Recreation Grove in the 1930s.

⁴⁶ "George W. Greene," *San Francisco Examiner*, November 5, 1934, 19.

⁴⁷ A notice on calendar of women's club events in *San Francisco Chronicle*, December 7, 1909, stated that Hawkins was hosting an upcoming meeting of the Parkside Women's Club at her home, which was located on southwest corner of 19th Avenue and Sloat Boulevard.

⁴⁸ "Woman's Outdoor Club to Foster Recreation in Open Air," *San Francisco Chronicle*, June 25, 2011.

⁴⁹ "Miss Laughlin Guest of Honor at Jubilee of Suffragists," *San Francisco Chronicle*, October 21, 1911.

⁵⁰ "Girl Pioneers Hold Enjoyable Meeting," *San Francisco Chronicle*, April 14, 1912.

⁵¹ "Woman's Outdoor Club letter to the Editor," *San Francisco Chronicle*, October 5, 1912. "Report of the Board of Supervisors," *San Francisco Chronicle*, October 10, 1912.

Built as an inn and roadhouse in 1892, Trocadero Clubhouse, joined a scattering of residential and farming-related buildings on the Green family's property.⁵² When it was constructed, the Trocadero, built for commercial purposes, probably seemed lavish in comparison to the sparse development in the surrounding area. Although the Green family had been planting trees and farming the surrounding land since the early 1870s, the area outside of the gulch, or valley, where the building is located, would have been, even by the 1890s, mostly a sweeping area of sand dunes interrupted by rough roads that connected far-flung small farms and roadhouses. Many of the early roadhouses in the southwestern part of the city were either owned and operated by members of the Green family or were operated on land owned by the Green family, including Ocean House roadhouse and racetrack (1855), Rockaway House (1857), and Oceanside House/Hotel at south end of Ocean Beach (1867). Built nearly a generation later, the Trocadero Inn provided a stopping-over place for day trippers as well as resort-like amenities for overnight visitors.

The following historic context of San Francisco roadhouses was prepared by Stacy Farr of Architectural Resources Group on behalf of the Planning Department:

San Francisco Roadhouses

Starting in the first years of California's Gold Rush, roadhouses – generally defined as bars and/or restaurants located on remote roads, sometimes offering overnight rooms for rent – dotted the rough new roadways between the Bay Area, Sacramento, and the gold fields.⁵³ In San Francisco, roadhouses were built alongside early thoroughfares including Mission Plank Road, San Bruno Road, and San Jose Road, all of which were located on the eastern side of the City. The west side of the City remained more sparsely developed from the 1850s through the early decades of the twentieth century; here, roadhouses were built on smaller, rougher roads that wound across agricultural fields, through chaparral, past wooded glens, and over massive sand dunes to the ocean's edge.⁵⁴ These roadhouses provided both resting spots for travelers and destinations for urban day-trippers, often, due to their distance from municipal oversight, with a spirit of freedom and anonymity.

In their offerings, roadhouses varied greatly, but all needed to provide at very minimum space for travelers to set themselves down for rest and refreshment, hospitality from the proprietor, and a watering spot for horses. Beyond these basics, amenities could include elaborate saloons, finer restaurants, private parlors, sleeping quarters, extensive horse stables, follies such as bowling, darts, table games, and boating, and less savory and even illegal activities such as boxing, dog fights, prostitution, and dueling.⁵⁵ The architecture and design of roadhouses similarly mirrored the wide range of proprietors' tastes and ambitions. Vernacular examples included hastily built shed-like hideaways and glorified shotgun shacks, while some larger examples resembled crenelated castles and the Victorian seaside resorts of England and the East Coast.⁵⁶

In the 1850s, the primary route to access the western side of the City travelled diagonally across the Mission District, wound through the valley between Mount Davidson and the ridgeline of Merced

⁵² None of these other early buildings are extant.

⁵³ Woody LaBounty, *San Francisco Roadhouses*, 3.

⁵⁴ Woody LaBounty, *San Francisco Roadhouses*, 3.

⁵⁵ Woody LaBounty, *San Francisco Roadhouses*, 4.

⁵⁶ Woody LaBounty, *San Francisco Roadhouses*, 4.

Heights, and emerged at what was then called Old Ocean Road, which follows relatively close to the line of Ocean Avenue today.⁵⁷ Along this route, several roadhouses were established at beauty spots around Lake Merced, which had been the site of small-scale ranching and farming during the Spanish and Mexican eras.

In approximately 1852, the Lake House opened on the east side of Lake Merced, on land that is now occupied by San Francisco State University, Stonestown, and the Harding Park Golf Course. Proprietor Charles Brown was son-in-law to early *rancho* landholder Francisco de Haro.⁵⁸ Brown's roadhouse was very modestly constructed, described in the press as a shanty, but was expanded in 1854 under new ownership with hotel-like amenities to attract women and families, including private drawing rooms, bowling, and a sailboat to rent. A regular schedule of horse-drawn coaches to the Lake House was not enough to keep this early establishment in business, and by 1857, the property's mortgage was foreclosed on.⁵⁹ A second, smaller iteration of the Lake House opened on the north side of Lake Merced after Old Ocean Road was extended to Ocean Beach in the mid-1860s. This Lake House operated through the mid-1870s when it was moved into downtown San Francisco to make way for the Spring Valley Water Company.

Another early roadhouse on the west side of San Francisco was the Ocean House, opened in 1855 by proprietor Joseph S. Leavitt on land owned by the Green family, large landholders on the west side of San Francisco who were attached to several other roadhouses. Located essentially where Lowell High School is today, the Ocean House was a grand structure with multiple dining rooms and parlors, billiards and bowling, balconies to view the lake and outbuildings including cottages and stables.⁶⁰ Bolstered later by construction of an adjacent horse racing track, the Ocean House remained open almost thirty years until it was destroyed in a fire in 1882.⁶¹

At the western edge of the City, three roadhouses served travelers hearty enough to journey to Ocean Beach. Seal Rock House was open for business by 1857, on dunes near the north terminus of Ocean Beach, and offered simple amenities with a wide veranda and viewing porch. Business increased after creation of the Point Lobos Road in 1863, and the Seal Rock House persevered into the twentieth century under a series of revolving owners and new names. Nearby, real estate speculator Charles C. Butler built the first iteration of the Cliff House in 1863, in tandem with the completion of the Point Lobos Road.⁶² The simple building included a restaurant and bar, but the prime attraction here was the windows and balconies that offered an uninterrupted view of the ocean and sea lions on the rocks below.⁶³ And, at the south end of Ocean Beach, the Oceanside House first appeared in the City Directory for 1867-68, with the proprietor listed as George Newcomb on land owned by George M. Green; in subsequent years the establishment was operated by other members of the Green family, including Daniel, his son Francis, and a nephew Tolesco.⁶⁴ Oceanside House was the largest and grandest

⁵⁷ Woody LaBounty, *San Francisco Roadhouses*, 28.

⁵⁸ Woody LaBounty, *San Francisco Roadhouses*, 28.

⁵⁹ Woody LaBounty, *San Francisco Roadhouses*, 30.

⁶⁰ Woody LaBounty, *San Francisco Roadhouses*, 33.

⁶¹ Woody LaBounty, *San Francisco Roadhouses*, 37.

⁶² Woody LaBounty, *San Francisco Roadhouses*, 54.

⁶³ Woody LaBounty, *San Francisco Roadhouses*, 54.

⁶⁴ Woody LaBounty, *San Francisco Roadhouses*, 42.

roadhouse at Ocean Beach, with a large covered porch along the whole ocean-facing side surmounted with decorative brackets, but also struggled to attract guest through the last decades of the nineteenth century due to its location.

Roadhouses near to Lake Merced and along Ocean Beach were often part of a “circuit” made by day travelers, who would leave the developed part of San Francisco by hired coach, head out to the Mission, continue west to Lake Merced and Ocean Beach, and travel home, often after a day of drinking and somewhat worse for the wear, though the Presidio and today’s Marina District, where other roadhouses were located. The development of Golden Gate Park in the 1870s had the effect of concentrating pleasure travelers into the area of the park and away from some of the early roadhouses around the periphery of the City, but this trend was mitigated after the mid-1880s when the new Park and Ocean Railroad began to provide public transportation all the way to Ocean Beach for just a nickel.⁶⁵

As travel routes improved all over the former outskirts of the City, roadhouses proliferated in the last decades of the nineteenth century but were soon met with resistance by residents of newly-developing western neighborhoods. Concurrent with the larger aims of the Progressive Era, law enforcement began to make a concerted effort to shut down vice, especially in the City’s roadhouses. At the same time, the rise of automobiles breathed new life into the roadhouse circuit, as men and women drove out to what were called “beach resorts” to dance, drink, and drive to the next one. However, ensuing car crashes brought additional calls to close these waning destinations. The onset of Prohibition in 1920 had the effect of driving some roadhouses out of business, while pushing others into further disrepute as centers of vice and criminality. And, the ongoing spread of residential development into previously remote parts of the City led to a near extinction of the roadhouse within the City limits after the first two decades of the twentieth century.

As with most of the other roadhouses of the period, the Trocadero’s use as an inn and roadhouse ended for good with the passage of Prohibition laws in 1919, although business had already withered as early as 1916.

When, in the early 1930s, the building and surrounding property were purchased by Rosalie Meyer Stern, widow of Sigmund Stern, and donated to the Playground Commission with the stipulation that it be used solely for recreation – music, dramatics, and pageantry, the property once again became a recreational facility. The natural amphitheater created by the steeply sloping sides of the property was a key feature in encouraging Stern to purchase the property, and her stipulation that it be used for recreation with a focus on music and concerts. Prior to dedication of the property as Sigmund Stern Recreation Grove, architects Bernard Maybeck and Gardner Dailey were hired to design the landscape and restore the Trocadero for continued use as gathering, refreshment, and interior event space for the new park. Sigmund Stern Recreation Grove was dedicated on June 4, 1932 with speeches from assorted dignitaries and a program of performances by children.⁶⁶ The first concert in Stern Grove’s amphitheater was held on June 19, 1932 and the annual Grove’s Midsummer Music Festival began in 1938.⁶⁷

⁶⁵ Woody LaBounty, *San Francisco Roadhouses*, 61.

⁶⁶ San Francisco Parks Alliance website: <https://www.sfparksalliance.org/our-parks/parks/sigmund-stern-grove-including-stern-grove-annex>

⁶⁷ Ibid.

Stern was, at the time of her purchase of the property and donation to the city, president of the Playground Commission, a body empowered to develop playgrounds throughout the city and institutionalized by City Charter in 1907 at the height of the “reform park” playground movement in San Francisco.⁶⁸ The “reform” or “rationalist” park and playground movement was part of broader Progressive Era social and political reforms in the early twentieth-century. This era marked a shift away from earlier romantic notions of parks as passive, “natural” areas, or “picturesque pleasure grounds,”⁶⁹ toward parks as places where the public could access open space as well as organized activities, including athletics, crafts and dancing programs. To accommodate the growth in recreational programming during the “reform” or “rationalist” park movement, many parks, including those in San Francisco, incorporated facilities such as playgrounds, clubhouses, field houses, swimming pools and locker rooms.⁷⁰

By the 1930s, parks were viewed less as idealistic vehicles to social reform, but rather as necessary components of the urban landscape.⁷¹ At the time of the development of Stern Recreation Grove, the Playground Commission, which was renamed the Recreation Commission in 1932,⁷² oversaw 22 playgrounds, 15 school yards, two pools, and five community buildings.⁷³ Along with Stern Grove (and the acreage added through the 1930s to form the western – Pine Lake – end of the park) the other important park development of this period was McLaren Park on the opposite side of the city. Both McLaren Park and Stern Grove/Pine Lake Park became part of the city’s park system at the tail end of the “reform” park movement with Stern Grove and its programming as a music and theater venue reflective of the “reform” era ideas of parks as places for active recreation.

Although Stern Recreation Grove had an early focus on music and concerts that was unlike many other city parks or playgrounds, its incorporation into the city’s park system also coincided with the development of the surrounding neighborhood. The Parkside District, which is a subdistrict of the broader Sunset neighborhood, includes Stern Grove and the surrounding blocks to north and west. Within Parkside, which is largely developed with residential buildings, the majority of extant building stock dates from 1915 to 1940.⁷⁴ South of Stern Grove, Merced Manor and Lake Merced were developed in the 1930s to 1960s and the neighborhoods east of 19th Avenue and Stern Grove mostly developed in the 1920s to 1940s. Trocadero Clubhouse, constructed in 1892, is one of the only vestiges of a nineteenth-century building in the Parkside or surrounding neighborhoods or in the southwestern part of San Francisco.

⁶⁸ Page & Turnbull, Inc., *Buena Vista Park Historic Resource Evaluation (HRE), Part 1* (for San Francisco Recreation and Park Department, May 1, 2020), 50.

⁶⁹ Page & Turnbull, Inc., *Buena Vista Park HRE*, 46.

⁷⁰ Galen Cranz, *The Politics of Park Design: A History of Urban Parks in America*, (Cambridge, MA: MIT Press, 1992), 65, 72, 96. Referenced in Page & Turnbull, Inc., *Buena Vista Park HRE*, 45.

⁷¹ Galen Cranz, *The Politics of Park Design: A History of Urban Parks in America*, (Cambridge, MA: MIT Press, 1992), 101, 109. Referenced in Page & Turnbull, Inc., *Buena Vista Park HRE*, 45.

⁷² Page & Turnbull, Inc., *Buena Vista Park HRE*, 51.

⁷³ Page & Turnbull, Inc., *Buena Vista Park HRE*, 51.

⁷⁴ Richard Brandi and Woody LaBounty for Western Neighborhoods Project, *San Francisco’s Parkside District, 1905-1957: Historic Context Statement*, (prepared for Mayor’s Office of Economic and Workforce Development, March 2008), 7.

Architecture/Design: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values.

Trocadero Clubhouse was constructed in 1892 as an inn and roadhouse in an area of San Francisco that was largely undeveloped. It is unknown whether an architect was involved in the original design and construction, which was undertaken for George W. Green, who along with other members of the Green family, owned much of the land in what is now Parkside and northern Lake Merced.⁷⁵ The cottage-type building embodies distinctive characteristics of the Stick-Eastlake style, a design aesthetic popular in San Francisco during the 1870s to 1900; sometimes the local version of this style has been referred to as San Francisco Stick.

An amalgam of various influences, including a misapplication of the design principles of Charles Eastlake, for whom the style is partially named, adaptation of picturesque sensibilities from Europe, and application of new technologies in wood construction, notably balloon-framing and development of the power lathe and jigsaw, Stick-Eastlake was popularized through industrial and furniture exhibits at the 1876 Centennial Exposition in Philadelphia. The publication of numerous house pattern books, most notably those of Andrew Jackson Downing, also popularized the style. Stick-Eastlake style is commonly seen as transitional between Carpenter Gothic and Queen Anne. Trocadero Clubhouse exhibits distinctive characteristics and is an excellent and well-preserved example of a Stick-Eastlake style cottage.

In defining the “Stick” style, architectural historian Vincent Scully, Jr. noted that it, and the “Shingle” style, represented a shift in American domestic architecture away from Classicism and towards “...principles of asymmetrical, picturesque design...”⁷⁶ and credited Andrew Jackson Downing (1815-1852), a landscape designer, horticulturist, and writer, with moving American architecture in this new direction.⁷⁷ Scully’s work relied heavily on close reading of Downing’s highly influential pattern books from the 1840s and 1850s of cottages/houses that mixed romantic architecture with the English countryside’s pastoral picturesque.

Scully’s definition of the “Stick” style also relied upon examples of buildings designed by architects such as Richard Morris Hunt (1827-1895) and specifically his 1863-1864 design of the J. N. A. Griswold House in Newport, Rhode Island. Hunt, a prominent East Coast architect, was one of several practitioners cited by Scully in defining the “Stick” style, a style that at the Cram-Sturtevant House (1875-6, Middletown, Rhode Island) was described as an “exploded basketry of sticks.”⁷⁸ Along with its asymmetry and picturesque qualities, Scully theorized that one of the principal and most modern characteristics of the Stick style – the application of exterior ornament or “Sticks” – is that it meant to symbolize the structural skeleton of the building, an expression of the inner structure

⁷⁵ In research undertaken for this report, no architect or builder of Trocadero Inn in 1892 was identified. Future research may indicate an association with architect Henry Geilfuss, a prolific San Francisco architect in the 1880s and 1890s, who designed numerous buildings in the Stick-Eastlake style, including the Westerfeld House (1889, Landmark No. 135) and Bayview Opera House (1888, Landmark No. 8).

⁷⁶ Scully, Jr., Vincent T. “Romantic Rationalism and the Expression of Structure in Wood: Downing, Wheeler, Gardner, and the ‘Stick Style,’ 1840-1876.” *The Art Bulletin* (June, 1953), 124. Accessed via <https://www.jstor.org/stable/3047474>.

⁷⁷ *Ibid*, 123.

⁷⁸ Scully, *American Architecture*, 91. Quoted in Sarah Bradford Landau, “Richard Morris Hunt, the Continental Picturesque, and the ‘Stick Style,’” *Journal of the Society of Architectural Historians* (October, 1983), Vol. 42, No. 3, p. 272-289.

through exterior ornament.⁷⁹ While the application of “Stick” detailing, typically exterior ornament arranged in vertical lines continuing the entire height of the house and a series of horizontal planks intersecting at right angles and applied over the clapboard surface,⁸⁰ is certainly expressive, and absolutely characteristic of the “Stick” style, contemporary architectural historians have pointed out “that skeletal articulation does not consistently characterize the Stick Style.”⁸¹ Rather, this detailing, which Scully believed was a modernistic approach to representing underlying structural form, was almost never related to interior structural elements and was almost certainly, merely, decorative or, more specifically, was about celebrating “. . . carpentry—the latest advances in wood technology from a country that had lots to offer.”⁸²

The first major Victorian-era style to break from Classicism and imitations of stone architectural elements that had resulted in chunky, ground-hugging Gothic and Greek Revival houses emulating the massing of masonry, “Stick” developed in direct relationship to the new system of balloon-frame construction and with the explosion in mechanized millwork production. Coupled with the new construction approach, “Stick-style houses were generally light and irregular in feel” with a “freedom of form”⁸³ that was detailed with “wooden siding, half timbering, fish-scale shingles in various shapes and sizes, and other texturized details used in combination” with “trusses, brackets, rafters, and braces.”⁸⁴ Projecting bays, gables, porches, towers, and dormers are common in Stick houses. Roof plans are complex—often very much so with intersecting gables and roof effects, such as clips, hoods, and kicked eaves—a regular repertoire in the most full-blown examples.⁸⁵ Further detailing, often flamboyant, includes jigsawn crests, profusion of finials, roofline cresting, patterned shingles, and latticed arches. As noted in the *Old House Journal*,

The defining feature of these houses . . . is stickwork: expressive wood facing and ornament that evokes the grids and angles of structural framing in their layout. In Stick houses, the exterior clapboards and shingles are divided into panels by vertical and horizontal boards, bringing the symbolism, if not the actual position, of the underlying posts and joists to the façade.⁸⁶

Many of the most well-known, early examples of Stick style were constructed on the East Coast in the 1870s, but the style was also quickly adapted in California during a building boom of wooden residential buildings. In the early 1880s, publications like *California Architect and Building News* published plans prepared by popular San Francisco architects and builders, Newsom Brothers, for “Eastlake Cottages” with roofline cresting, several finials, and a gable ornament composed of several turned pieces of wood joined together to resemble a brace.⁸⁷ With an abundance of redwood and local mills producing the millwork details that characterize the style, San Francisco’s residential architecture from the late nineteenth-century contains so many examples that a regional

⁷⁹ Kaleene Kenning, “Architecture & Design 101: How was the Stick style interpreted in San Francisco?” *San Francisco Examiner*, August 3, 2009.

⁸⁰ Ibid.

⁸¹ Sarah Bradford Landau, “Richard Morris Hunt, the Continental Picturesque, and the ‘Stick Style,’” *Journal of the Society of Architectural Historians* (October, 1983), Vol. 42, No. 3, p. 272-289.

⁸² Gordon Bock, “Study of Stick Style Architecture and History,” *Old-House Journal Online*, published in *Old-House Journal*, May/June 2003. Accessed via <https://www.oldhouseonline.com/house-tours/a-study-of-stick-style/>.

⁸³ Ibid.

⁸⁴ Kenning, “Architecture & Design 101: How was the Stick style interpreted in San Francisco?”

⁸⁵ Bock, “Study of Stick Style Architecture and History.”

⁸⁶ Bock, “Study of Stick Style Architecture and History.”

⁸⁷ Kenning, “Architecture & Design 101: How was the Stick style interpreted in San Francisco?”

derivative of the style, called San Francisco Stick, developed. The local style was typically applied to rowhouse construction and blended with Italianate stylistic elements that were also popular at the time. One of the most well-known examples of Stick-Eastlake in San Francisco is the Westerfeld House (1889, Landmark No. 135), in many ways a marked contrast to the Trocadero Clubhouse, except for the decorative detailing evocative of the Stick style. Although it is more unassuming than other examples in San Francisco, Trocadero Clubhouse, constructed in 1892, exhibits many Stick-Eastlake characteristics, including asymmetrical façades, cross-gable roof interrupted by large and small dormers; gable ends ornamented with shaped shingles, shaped brackets, and sunburst moldings and that terminate with a projecting molded cornice; decorative cupola at roof; cladding that consists of shaped wood shingles, horizontally incised wood shiplap, and beadboard. While some of its more elaborate original features have been removed - the roof had alternating bands of shaped shingles and featured crest moldings and finials - the building retains integrity to convey its original construction style and is representative of Stick-Eastlake architecture.

Bibliography

Bibliography

- Bock, Gordon. "Study of Stick Style Architecture and History" *Old-House Journal Online*, published in *Old-House Journal*, May/June 2003. Accessed via <https://www.oldhouseonline.com/house-tours/a-study-of-stick-style/>.
- Brandi, Richard and Woody LaBounty of the Western Neighborhoods Project. *San Francisco's Parkside District, 1905-1957: Historic Context Statement*. Prepared for the Mayor's Office of Economic and Workforce Development, March 2008.
- Bradley, Denise. "Stern Grove and Pine Lake Park Historic District Department of Parks and Recreation [DPR] District Record." 2003.
- Bradley, Denise and Michael Corbett. "Cultural Landscape Report With National Register and California Register Evaluation for the Stern Grove and Pine Lake Park Historic District." Prepared for San Francisco Planning Department and San Francisco Department of Public Works, 2004.
- Cranz, Galen. *The Politics of Park Design: A History of Urban Parks in America*. Cambridge, MA: MIT Press, 1992.
- Farr, Stacy (Architectural Resources Group). "Trocadero Clubhouse Historic Context Memo." Prepared for the San Francisco Planning Department, August 13, 2021.
- Hodel, George and Emilia. "Old Trocadero Rancho Made Playground." *San Francisco Chronicle*, June 5, 1932.
- Junior League of San Francisco. "Sigmund Stern Grove – Trocadero." Junior League Survey Sheet, 1976.
- Kenning, Kaleene. "Architecture & Design 101: How was the Stick style interpreted in San Francisco?" *San Francisco Examiner* (August 3, 2009).
- LaBounty, Woody. *San Francisco Roadhouses*. Draft manuscript, 2021.
- Landau, Sarah Bradford. "Richard Morris Hunt, the Continental Picturesque, and the 'Stick Style,'" *Journal of the Society of Architectural Historians* (October, 1983), Vol. 42, No. 3, p. 272-289. Accessed via <https://www.jstor.org/stable/989950>.
- Page & Turnbull, Inc. *Buena Vista Park Historic Resource Evaluation (HRE), Part 1*. Prepared for San Francisco Recreation and Park Department, May 1, 2020.
- Pemberton, Jacob. "Sigmund Stern Grove." Published at [Outsidelands.org](https://www.outsidelands.org/stern-grove.php), 2002. Accessed August 3, 2021 at <https://www.outsidelands.org/stern-grove.php>.
- San Francisco Call*.

San Francisco Chronicle.

San Francisco Examiner.

San Francisco Planning Department. "Case No. 2003.0112E, Stern Grove/Pine Lake Improvement Project." January 5, 2004, Scanned Docket 1.

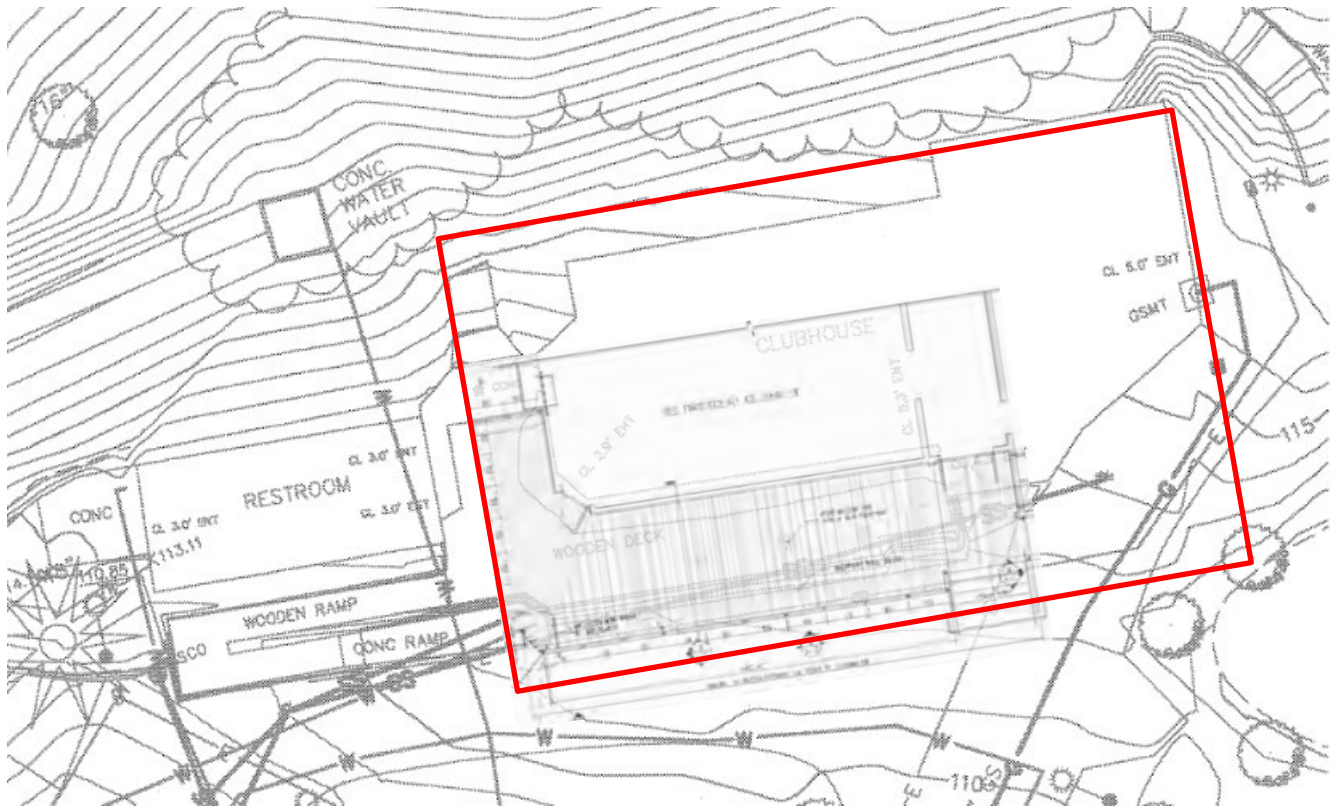
San Francisco Planning Department. "Case 2014.1427E, CEQA Categorical Exemption Determination." September 18, 2014, Scanned Docket 1.

Scully, Jr., Vincent T. "Romantic Rationalism and the Expression of Structure in Wood: Downing, Wheeler, Gardner, and the 'Stick Style,' 1840-1876." *The Art Bulletin* (June, 1953), Vol. 35, No. 2, p. 121-142. Accessed via <https://www.jstor.org/stable/3047474>.

1880 United States Federal Census for George W. Green, San Francisco Enumeration District 6. Accessed July 28, 2021 at www.ancestry.com.

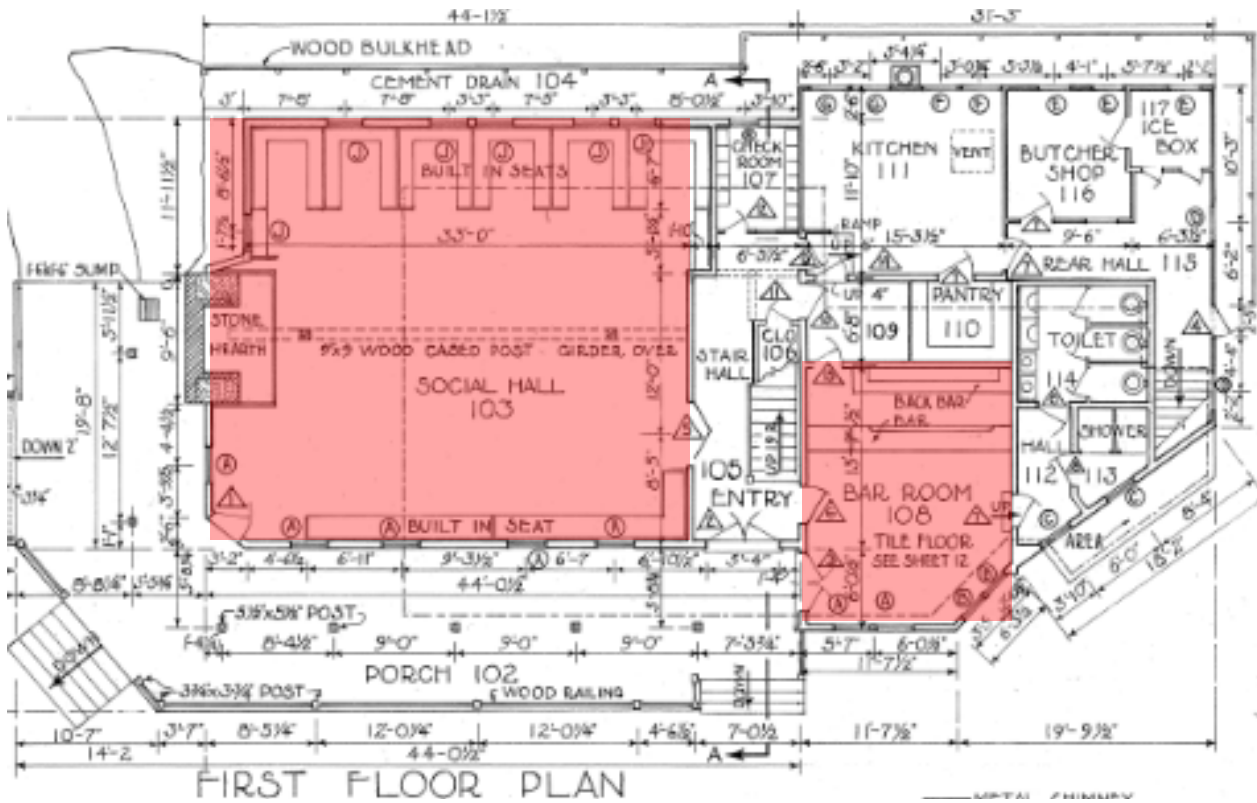
1900 United States Federal Census for George W. Green, San Francisco Enumeration District 142. Accessed July 28, 2021 at www.ancestry.com.

Landmark Boundary and Significance Diagram



Landmark Boundary: Trocadero Clubhouse, boundary of the landmark designation shown in red. The adjacent Restroom/Ladies Convenience Station, the ADA-ramp and western section of the porch, and all features, including vegetation, of the surrounding Sigmund Stern Recreation Grove are excluded from this landmark designation.

Base plans are excerpts from drawings provided by San Francisco Recreation and Park Department.



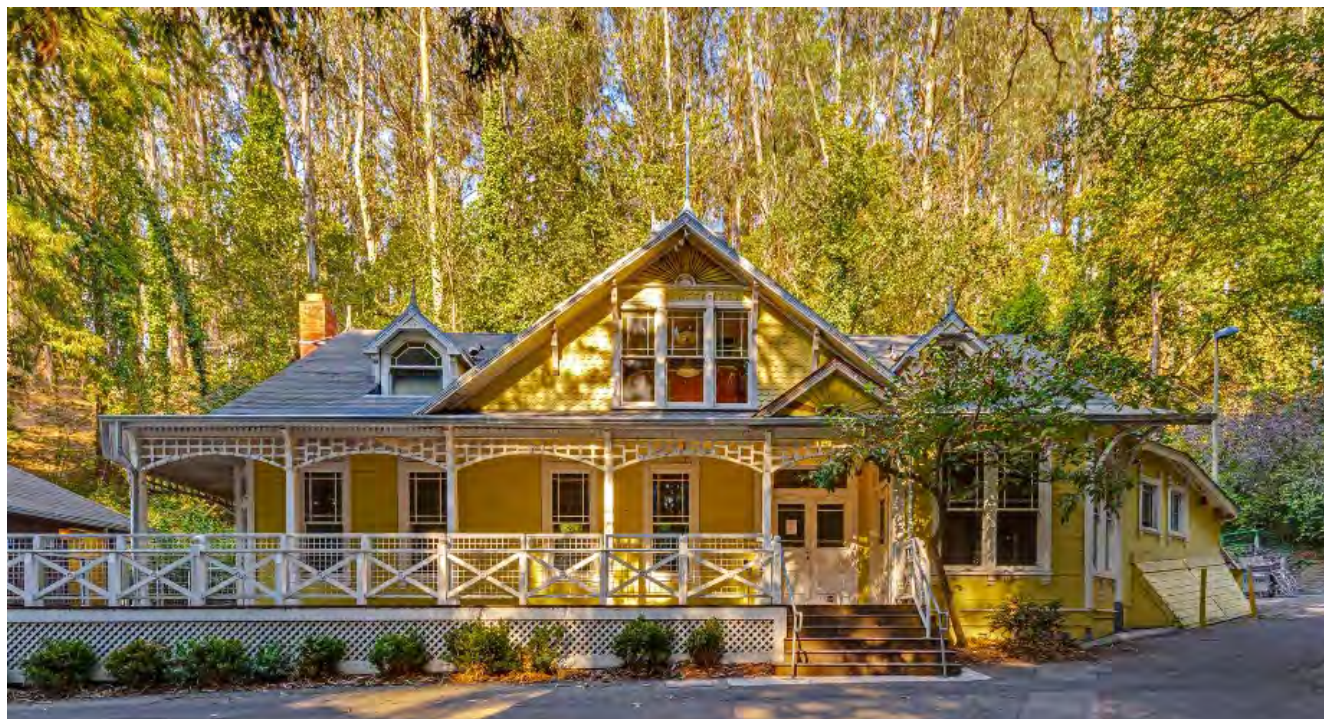
Significant Interior Rooms: Trocadero Clubhouse, First Floor, interior spaces identified as character-defining features of the landmark are shaded red. Note: base plan is from measured drawings prepared in 1936, certain details including the built-in seats depicted in Social Hall and layout of the back-of-house spaces are no longer extant or have been altered.

Base plan is excerpt from Measured Drawings of Trocadero Clubhouse, prepared for Historic American Building Survey, circa 1936. Accessed via <https://www.loc.gov/resource/hhh.ca0738.photos?st=gallery>.

Photos



San Francisco Chronicle, June 5, 1932.



Trocadero Clubhouse, front (south) façade, view north, 2020. Source: San Francisco Recreation and Park Dept.



Trocadero Clubhouse, front (south) façade, view north, 2020. Source: San Francisco Recreation and Park Dept.



Trocadero Clubhouse, south and west façades, view northeast, 2020. Source: San Francisco Recreation and Park Dept.

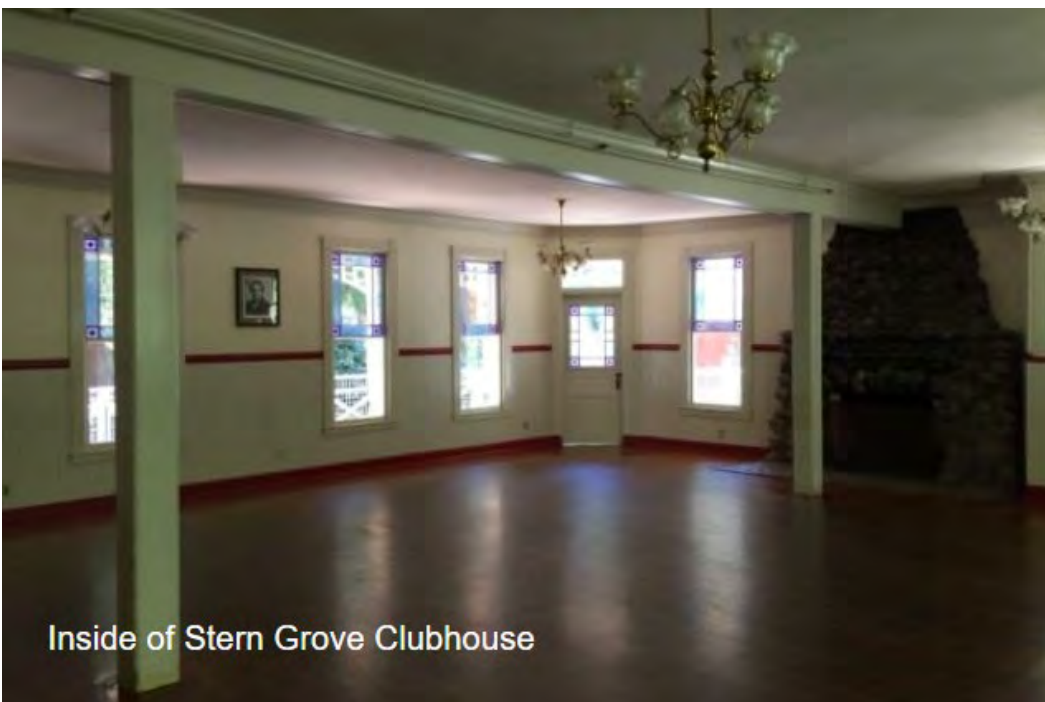


Porch Area

Trocadero Clubhouse, porch, view west, c. 2020. Source: San Francisco Recreation and Park Department website, accessed via <https://sfrecrepark.org/664/Stern-Grove-Clubhouse>.



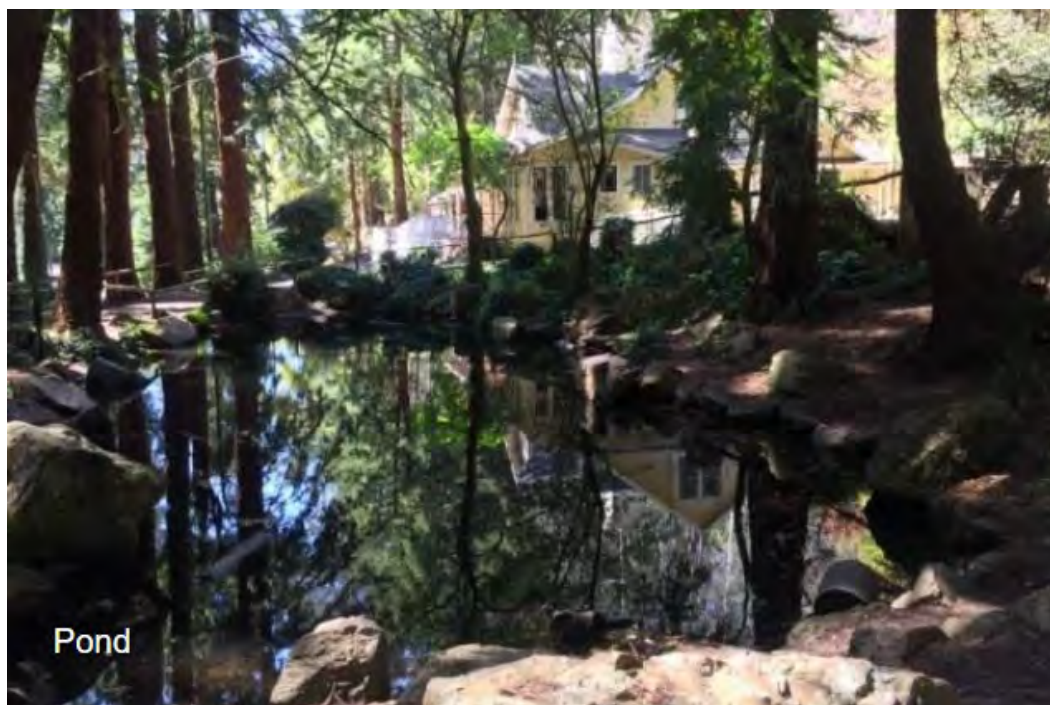
Trocadero Clubhouse, Social Hall/Meeting Room with fieldstone fireplace, view northwest, c. 2020. Source: San Francisco Recreation and Park Department website, accessed via <https://sfrecpark.org/664/Stern-Grove-Clubhouse>.



Trocadero Clubhouse, Social Hall/Meeting Room, view southwest, c. 2020. Source: San Francisco Recreation and Park Department website, accessed via <https://sfrecpark.org/664/Stern-Grove-Clubhouse>.



Trocadero Clubhouse, bar in Bar Room, view north, c. 2020. Source: San Francisco Recreation and Park Department website, accessed via <https://sfrecpark.org/664/Stern-Grove-Clubhouse>.



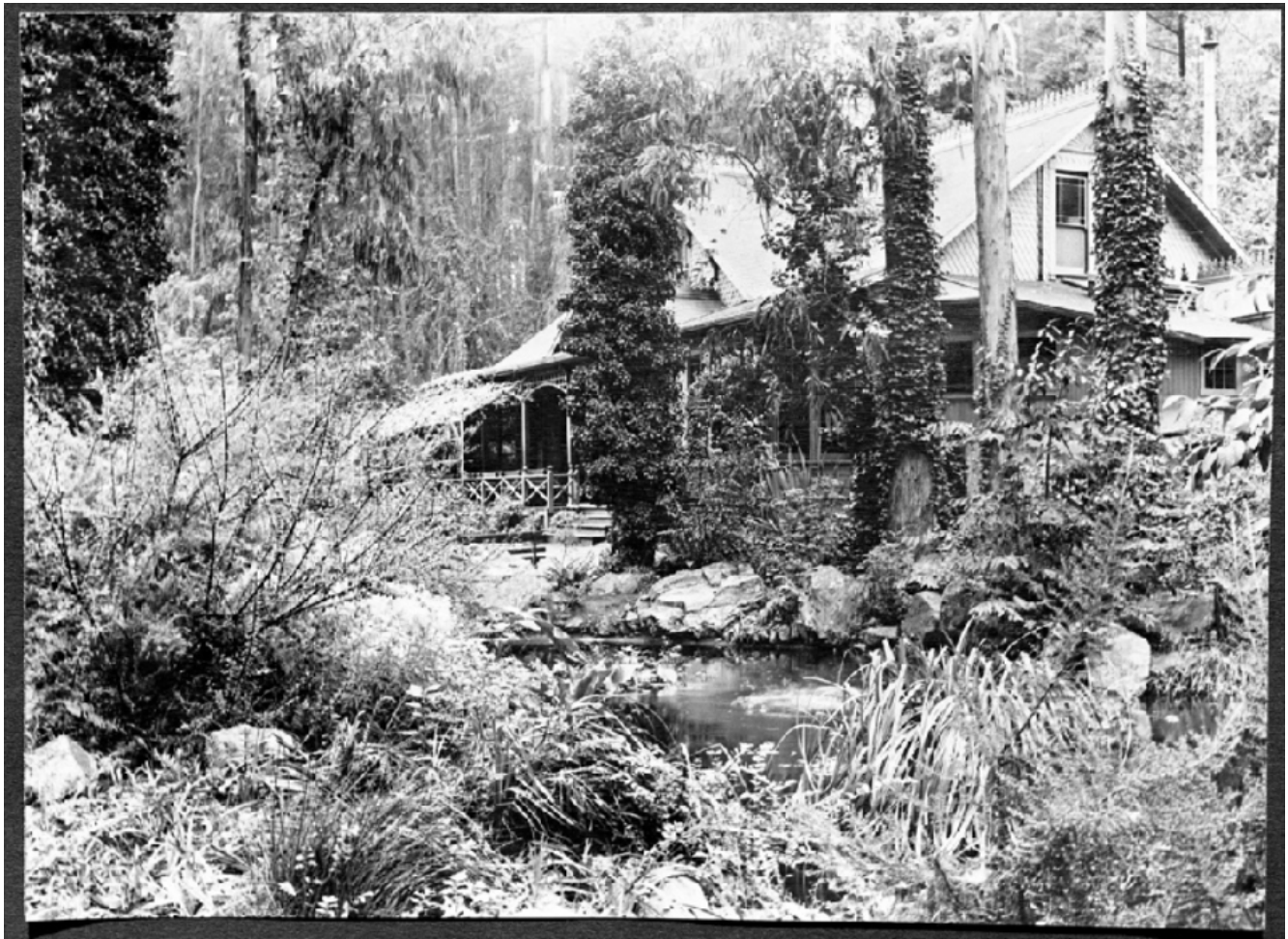
Trocadero Clubhouse, from adjacent pond, view west, c. 2020. Source: San Francisco Recreation and Park Department website, accessed via <https://sfrecpark.org/664/Stern-Grove-Clubhouse>.







Trocadero Clubhouse, c 1940s. Source: Western Neighborhoods Project





Trocadero Inn, south façade, 1936. Source: Historic American Building Survey, CA-119. Photographer, Robert W. Kerrigan. Accessed via <https://www.loc.gov/resource/hhh.ca0738.photos?st=gallery>.



Trocadero Inn, east façade, 1936. Source: Historic American Building Survey, CA-119. Photographer, Robert W. Kerrigan. Accessed via <https://www.loc.gov/resource/hhh.ca0738.photos?st=gallery>



Trocadero Inn, north façade and roof, 1936. Source: Historic American Building Survey, CA-119. Photographer, Robert W. Kerrigan. Accessed via <https://www.loc.gov/resource/hhh.ca0738.photos?st=gallery>.



Trocadero Inn, fireplace in social hall/meeting room, view northwest, 1936. Source: Historic American Building Survey, CA-119. Photographer, Robert W. Kerrigan. Accessed via <https://www.loc.gov/resource/hhh.ca0738.photos?st=gallery>.



Trocadero Inn, Bar Room, view north, 1936. Source: Historic American Building Survey, CA-119. Photographer, Robert W. Kerrigan. Accessed via <https://www.loc.gov/resource/hhh.ca0738.photos?st=gallery>.



Trocadero Inn, front entry doors, view north, 1936. Source: Historic American Building Survey, CA-119. Photographer, Robert W. Kerrigan. Accessed via <https://www.loc.gov/resource/hhh.ca0738.photos?st=gallery>



Trocadero Inn, interior stair, view east, 1936. Source: Historic American Building Survey, CA-119. Photographer, Robert W. Kerrigan. Accessed via <https://www.loc.gov/resource/hhh.ca0738.photos?st=gallery>



LANDMARK RESOLUTION RECOMMENDATION RESOLUTION NO. 1198

HEARING DATE: SEPTEMBER 15, 2021

Record No.: 2021-003608DES
Project Address: Trocadero Clubhouse (located within Sigmund Stern Recreation Grove, 19th Avenue and Sloat Boulevard)
Zoning: P (Public)
OS Height and Bulk District
Block/Lot: 2488/001
Project Sponsor: SF Planning Department
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
Property Owner: City and County of San Francisco
Recreation and Park Department
501 Stanyan Street
San Francisco, CA 94117
Staff Contact: Pilar LaValley (628-652-7372)
pilar.lavalley@sfgov.org

RESOLUTION TO RECOMMEND TO THE BOARD OF SUPERVISORS LANDMARK DESIGNATION OF TROCADERO CLUBHOUSE, LOCATED WITHIN ASSESSOR'S PARCEL BLOCK NO. 2488, LOT NO. 001, AS LANDMARK NO. XXX CONSISTENT WITH THE PURPOSES AND STANDARDS OF ARTICLE 10

1. WHEREAS, on January 26, 2021, Supervisor Mar introduced a proposed Resolution under Board of Supervisors (hereinafter "Board") File No. 210087 to initiate the Landmark designation process for Trocadero Clubhouse, located within Sigmund Stern Recreation Grove, Assessor's Parcel Block No. 2488, Lot No. 001; and
2. WHEREAS, on March 1, 2021, the Board of Supervisors at its Land Use and Transportation Committee meeting recommended unanimously to recommend to the full Board approval of the Resolution to initiate Landmark Designation (Board File No. 210087); and
3. WHEREAS, on March 9, 2021, the Board voted unanimously to adopt the Resolution to initiate Landmark Designation, and on March 19, 2021 with the Mayor's signature, Resolution No. 111-21 became effective (Board File No. 210087); and

4. WHEREAS, Department Staff, who meet the Secretary of Interior's Professional Qualification Standards, prepared the Landmark Designation Fact Sheet for Trocadero Clubhouse, which was reviewed for accuracy and conformance with the purposes and standards of Article 10; and
5. WHEREAS, the Historic Preservation Commission, at its regular meeting of September 15, 2021, reviewed Department staff's analysis of the historical significance of Trocadero Clubhouse pursuant to Article 10 as part of the Landmark Designation Executive Summary dated September 8, 2021, and recommended Landmark designation through this Resolution; and
6. WHEREAS, the Historic Preservation Commission finds that the nomination of Trocadero Clubhouse as a Landmark is in the form prescribed by the Historic Preservation Commission and contains supporting historic, architectural, and/or cultural documentation; and
7. WHEREAS, the Historic Preservation Commission finds that Trocadero Clubhouse is eligible for local designation as one of the earliest buildings in the Parkside District and one of the only extant nineteenth-century structures in southwestern San Francisco; and
8. WHEREAS, the Historic Preservation Commission finds that the designation of Trocadero Clubhouse is also proper given its architectural and historical significance as an excellent and well-preserved example of Stick-Eastlake architectural style and as the city's last intact example of a nineteenth century roadhouse; and
9. WHEREAS, the Historic Preservation Commission finds that the designation of Trocadero Clubhouse is also proper given its association with the development of recreational facilities in San Francisco, first as a roadhouse and out-of-town getaway in the Outside Lands in the nineteenth century, and later as part of what became the Sigmund Stern Recreation Grove in the 1930s; and
10. WHEREAS, the Historic Preservation Commission finds that Trocadero Clubhouse meets the eligibility requirements of Section 1004 of the Planning Code and warrants consideration for Article 10 landmark designation; and
11. WHEREAS, the Historic Preservation Commission finds that the Trocadero Clubhouse meets one of the Historic Preservation Commission's four priority areas for designation: property types in underrepresented geographies in the city. Within the Sunset, west of 19th Avenue, south of Lincoln Way, and north of the city line, there are three individual landmarks: Earthquake Refugee Shack (1227 24th Avenue, Landmark No. 171), Shriner's Hospital (1601 19th Avenue, Landmark No. 221), and Infant Shelter (1201 Ortega Street, Landmark No. 242); and
12. WHEREAS, the Historic Preservation Commission finds that the boundaries and the list of character-defining features, as identified in the Landmark Designation Fact Sheet, should be considered for preservation under the proposed landmark designation as they relate to the building's architectural and historical significance and retain historical integrity; and
13. WHEREAS, the proposed designation is consistent with the General Plan priority policies pursuant to Planning Code, Section 101.1 and furthers Priority Policy No. 7, which states that landmarks and historic buildings be preserved, and will serve the public necessity, convenience and welfare pursuant to Planning Code, Section 302; and

14. WHEREAS, the Department has determined that landmark designation is exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight - Categorical); and,


THEREFORE BE IT RESOLVED that the Historic Preservation Commission hereby recommends to the Board of Supervisors approval of landmark designation of Trocadero Clubhouse, located within Sigmund Stern Recreation Grove, in Assessor's Parcel Block No. 2488, Lot No. 001 consistent with the purposes and standards of Article 10 of the Planning Code.

I hereby certify that the foregoing Resolution was adopted by the Historic Preservation Commission at its meeting on September 15, 2021.



Jonas P. Ionin
Commission Secretary

AYES: Wright, Black, Foley, Johns, So, Nageswaran, Matsuda
NOES: None
ABSENT: None
ADOPTED: September 15, 2021



TROCADERO CLUBHOUSE LANDMARK DESIGNATION (BOS FILE NO. 211219)

MARCH 14, 2022
BOS – LAND USE AND TRANSPORTATION COMMITTEE HEARING

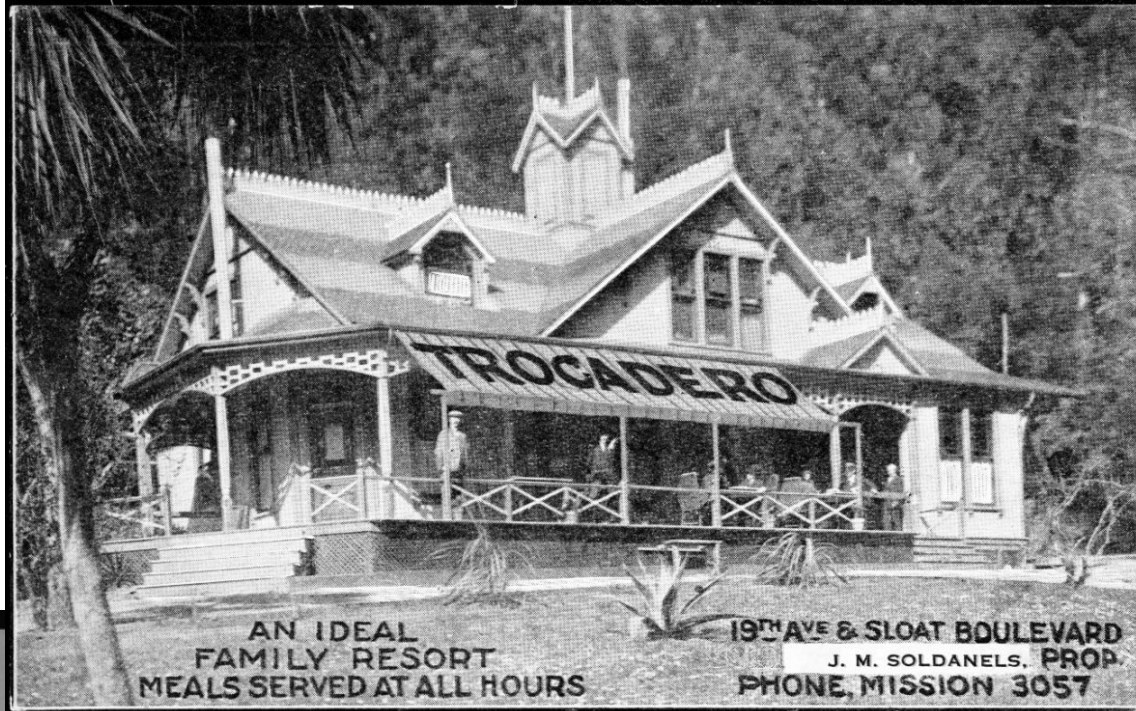
Source: San Francisco Recreation and Park Department

M. Pilar LaValley, LEED AP
Senior Preservation Planner
pilar.lavalley@sfgov.org



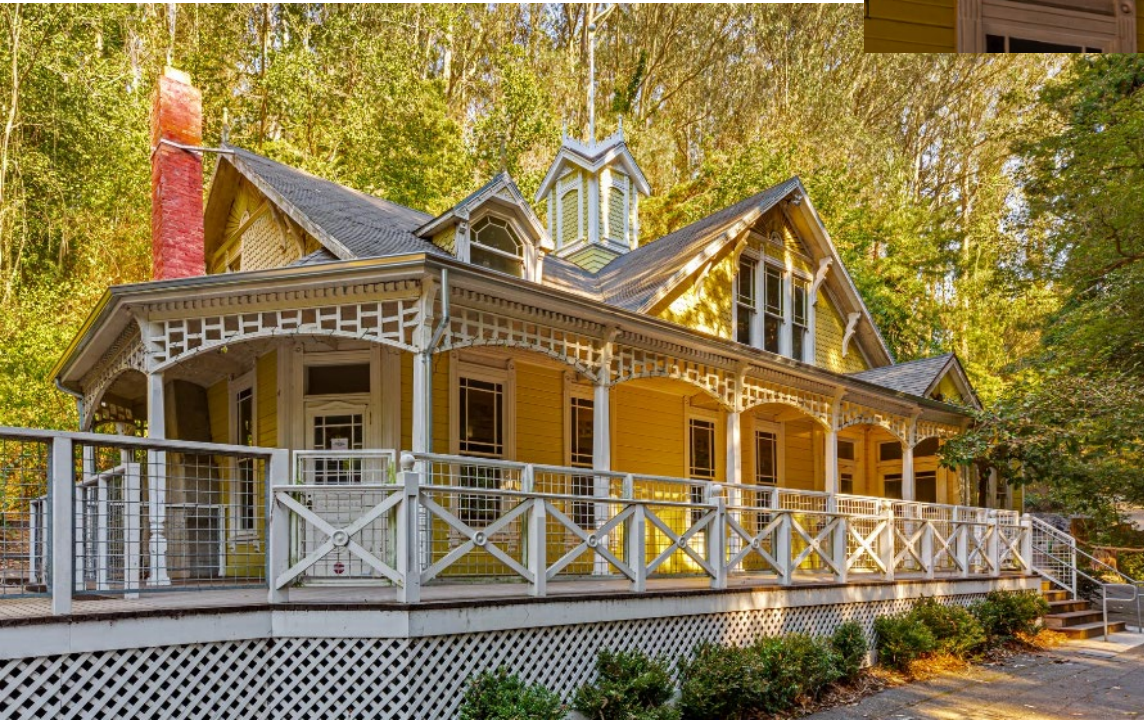
San Francisco
Planning

Trocadero Clubhouse, c. 1910
Source: Western Neighborhoods Project



Trocadero Clubhouse, 1936
Bar Room

Source: Historic American Building Survey, CA-119.
Photographer, Robert W. Kerrigan. Accessed via
<https://www.loc.gov/resource/hhh.ca0738.photos?st=gallery>



Trocadero Clubhouse, 2020
Roof with cupola and gables (above)
South and west façades (below left)

Source: San Francisco Recreation and Park
Department



THANK YOU



M. Pilar LaValley, LEED AP
Senior Preservation Planner
pilar.lavalley@sfgov.org

**San Francisco
Planning**

www.sfplanning.org

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

MEMORANDUM

TO: Phil Ginsburg, General Manager, Recreation and Parks Department

FROM: Erica Major, Assistant Clerk, Land Use and Transportation Committee

DATE: December 3, 2021

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislation, introduced by Supervisor Mar on November 30, 2021:

File No. 211219

Ordinance amending the Planning Code to designate Trocadero Clubhouse, located within Sigmund Stern Recreation Grove, northwest of 19th Avenue and Sloat Boulevard, in Assessor's Parcel Block No. 2488, Lot No. 001, as a Landmark consistent with the standards set forth in 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.

If you have comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: erica.major@sfgov.org.

cc: Sarah Madland, Recreation and Parks Department

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

**NOTICE OF PUBLIC HEARING
LAND USE AND TRANSPORTATION COMMITTEE
BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO**

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard in-person or remotely.

Members of the public attending this hearing in-person may be required to wear masks and adhere to certain procedures, please visit https://sfbos.org/in_person_meeting_guidelines for the current guidelines.

Date: March 14, 2022

Time: 1:30 p.m.

Location: **IN-PERSON MEETING INFORMATION**
Legislative Chamber, Room 250, located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

REMOTE MEETING VIA VIDEOCONFERENCE

Watch: www.sfgovtv.org

Watch: SF Cable Channel 26, 78, or 99 (*depending on your provider*)
once the meeting starts, the telephone number and Meeting ID will be displayed on the screen.

Public Comment Call-In: <https://sfbos.org/remote-meeting-call>

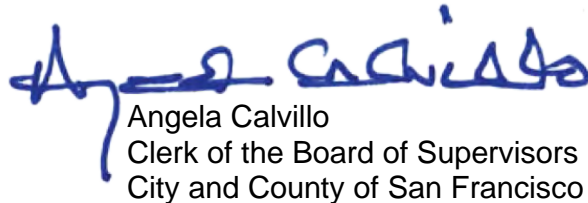
Subject: **File No. 211219.** Ordinance amending the Planning Code to designate Trocadero Clubhouse, located within Sigmund Stern Recreation Grove, northwest of 19th Avenue and Sloat Boulevard, in Assessor's Parcel Block No. 2488, Lot No. 001, as a Landmark consistent with the standards set forth in 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.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be made as part of the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (board.of.supervisors@sfgov.org). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-lrc>). Agenda information relating to this matter will be available for public review on Friday, March 11, 2022.

For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee:

Erica Major (Erica.Major@sfgov.org ~ (415) 554-4441)

Please Note: *The Department is open for business, but employees are working from home. Please allow 48 hours for us to return your call or email.*



Angela Calvillo
Clerk of the Board of Supervisors
City and County of San Francisco

em:jec:ams