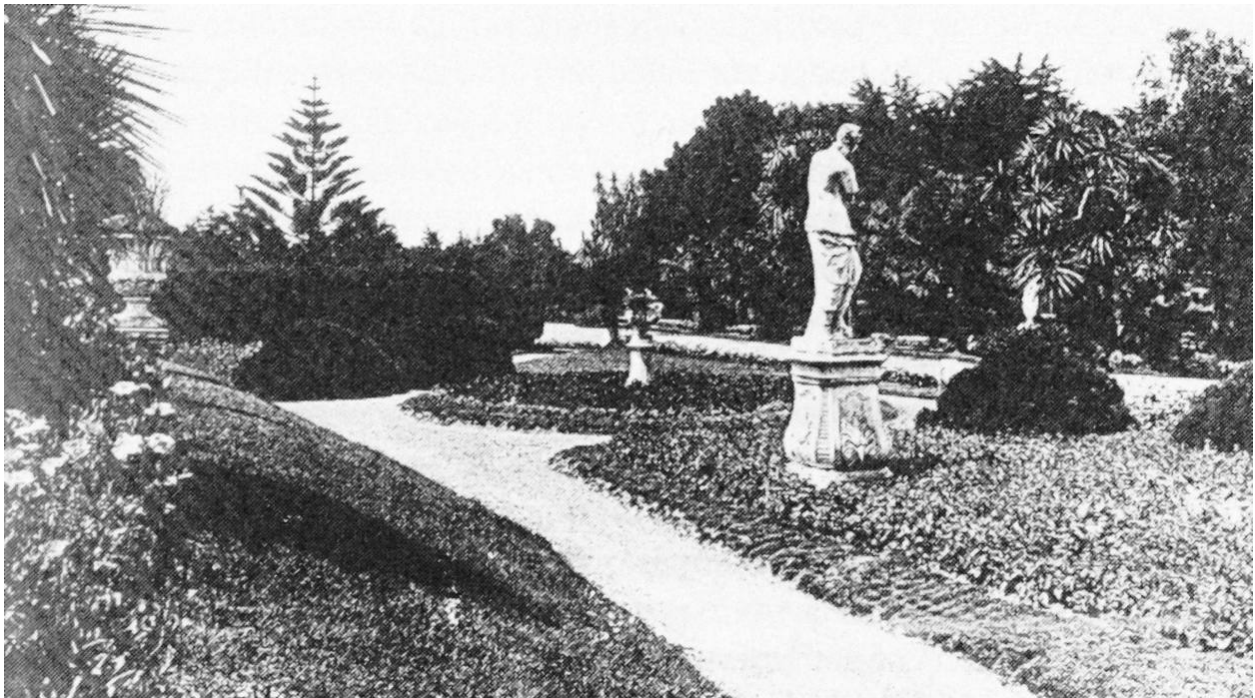

National Park Service
Cultural Landscapes Inventory
2005



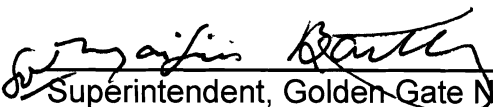
Sutro historic district
Golden Gate National Recreation Area

Cultural Landscape Inventory: Sutro historic district

Golden Gate National Recreation Area concurs with the general findings of this Cultural Landscape Inventory, including the Management Category and Condition Assessment as listed below:

MANAGEMENT CATEGORY C: **May be Preserved or Maintained**

CONDITION ASSESSMENT: **FAIR**

 _____ 1/25/05
Superintendent, Golden Gate National Recreation Area Date

Please return this form to:
Shaun Provencher
Pacific West Region Cultural Landscape Inventory Coordinator
National Park Service
1111 Jackson Street, Suite 700
Oakland, CA 94607

OFFICE OF HISTORIC PRESERVATION

DEPARTMENT OF PARKS AND RECREATION

P.O. BOX 3390

SAN FRANCISCO, CALIFORNIA 94111

415-8006



September 25, 1979

Mr. Howard H. Chapman
Regional Director, Western Region
National Park Service
450 Golden Gate Avenue, Box 36063
San Francisco, CA 94102

Dear Mr. Chapman:

Enclosed is the nomination for Adolph Sutro Historic District, San Francisco County. As State Historic Preservation Officer I have determined this property ineligible for listing on the National Register of Historic Places for the following reasons:

1. Properties are altered,
2. Integrity is lost on all elements, exceptions:
 - a. Marine Exchange Lookout
 - b. Military installations covered in another application
 - c. Point Lobos archeological sites covered in another application
3. Application is not a district according to National Register criteria,
4. Application has technical problems on photographs, sketch maps, acreage, etc.

Should it be necessary, detailed comments can be provided upon request. If we may be of any further assistance, please feel free to contact us.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Knox Mellon".

Dr. Knox Mellon
State Historic Preservation Officer

enclosure

cc: Charles Herrington

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

P.O. BOX 942896

SACRAMENTO, CA 94296-0001

(916) 653-6624 Fax: (916) 653-9824

calshpo@ohp.parks.ca.gov



April 26, 2000

Mr. Stephen A. Haller, Historian
Golden Gate National Recreation Area
Fort Mason, Building 201
San Francisco, California 94123

Subject: Sutro Historic Landscape District
National Register of Historic Places

Dear Mr. Haller:

Thank you for the opportunity to review the draft Sutro Historic Landscape District National Register nomination. My staff also very much appreciated the site visit provided by you and Rick Borjes on April 7th. Unfortunately, as I stated in our phone conversation on April 11th, we are unable to support the eligibility of the district as proposed in the draft nomination.

Basically, we feel the proposed district does not have sufficient historic integrity to qualify under Criteria A, B, C, and D in the areas of archeology, architecture, engineering, entertainment and landscape architecture during the time period 1863-1949. Although it is our opinion the area as a whole does not qualify for district designation, it is possible that smaller components of the district may be individually eligible.

The Sutro Baths may be eligible under Criterion D in the area of engineering. This feature may contain information that may shed light on certain aspects of the science of hydraulic engineering as applied to the drawing of water from the ocean to the baths. The use of tidal wave action to fill the pools in the baths is an intriguing, but little known scientific element that may be of potential significance in the evaluation of the Sutro Baths as a National Register eligible property. Evaluation of this resource under Criterion D will have to involve a serious study of this engineering feature. What can the ruins and siting tell us about hydraulic engineering? Is this engineering feature unique in its application to operation of public bathing facilities? What is the significance of this feature? Was it a major or notable contribution to the field of engineering? Do other examples of this engineering type exist elsewhere in the region or state? Does the location and setting of the cove contribute to the effectiveness of the engineering technology? Did Adolph Sutro's mine engineering expertise and his ability to marshal considerable material resources play a role in the design and functional operation of the Sutro Bath's hydraulic system?

Mr. Stephen A. Haller
April 26, 2000
Page Two

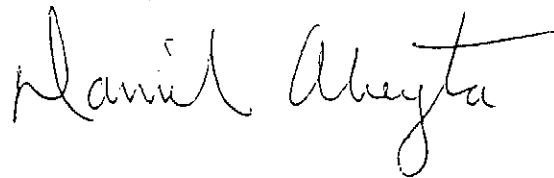
The Cliff House may be eligible under Criterion A in the area of recreation and/or under Criterion C in the area of architecture if, as you have suggested, the original 1908 Cliff House is intact under the current, modern accretions. The recreation context is somewhat problematic because the building was closed between 1918-1920 and again between 1925-1937. But perhaps it could be argued that when it was open it was important in San Francisco's recreation history. The eligibility of the property under Criterion C is equally problematic. Post 1908 additions must be removed and the original character defining features must be intact and visible.

There is general agreement in the office that the Camera Obscura is individually eligible under Criterion C as a rare example of type.

You have done a tremendous amount of research and have contributed greatly to our understanding of Adolph Sutro and his accomplishments in San Francisco. We regret we cannot support the nomination in whole, but we encourage you to pursue designation of eligible individual resources.

If you have any questions, please do not hesitate to call me at the above stated number or Cynthia Howse at (916) 653-9054.

Sincerely,

A handwritten signature in black ink, reading "Daniel Abeyta". The signature is fluid and cursive, with the first name "Daniel" and last name "Abeyta" clearly distinguishable.

Daniel Abeyta, Acting
State Historic Preservation Officer

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Executive Summary

General Introduction to the CLI

The Cultural Landscapes Inventory (CLI) is a comprehensive inventory of all historically significant landscapes within the National Park System. This evaluated inventory identifies and documents each landscape's location, physical development, significance, National Register of Historic Places eligibility, condition, as well as other valuable information for park management. Inventoried landscapes are listed on, or eligible for, the National Register of Historic Places, or otherwise treated as cultural resources. To automate the inventory, the Cultural Landscapes Automated Inventory Management System (CLAIMS) database was created in 1996. CLAIMS provides an analytical tool for querying information associated with the CLI.

The CLI, like the List of Classified Structures (LCS), assists the National Park Service (NPS) in its efforts to fulfill the identification and management requirements associated with Section 110(a) of the National Historic Preservation Act, NPS Management Policies (2001), and Director's Order #28: Cultural Resource Management (1998). Since launching the CLI nationwide, the NPS, in response to the Government Performance and Results Act (GPRA), is required to report on an annual performance plan that is tied to 6-year strategic plan. The NPS strategic plan has two goals related to cultural landscapes: condition (1a7) and progress on the CLI (1b2b). Because the CLI is the baseline of cultural landscapes in the National Park System, it serves as the vehicle for tracking these goals.

For these reasons, the Park Cultural Landscapes Program considers the completion of the CLI to be a servicewide priority. The information in the CLI is useful at all levels of the park service. At the national and regional levels it is used to inform planning efforts and budget decisions. At the park level, the CLI assists managers to plan, program, and prioritize funds. It is a record of cultural landscape treatment and management decisions and the physical narrative may be used to enhance interpretation programs.

Implementation of the CLI is coordinated on the Region/Support Office level. Each Region/Support Office creates a priority list for CLI work based on park planning needs, proposed development projects, lack of landscape documentation (which adversely affects the preservation or management of the resource), baseline information needs and Region/Support office priorities. This list is updated annually to respond to changing needs and priorities. Completed CLI records are uploaded at the end of the fiscal year to the National Center for Cultural Resources, Park Cultural Landscapes Program in Washington, DC. Only data officially entered into the National Center's CLI database is considered "certified data" for GPRA reporting.

The CLI is completed in a multi-level process with each level corresponding to a specific degree of effort and detail. From Level 0: Park Reconnaissance Survey through Level II: Landscape Analysis and Evaluation, additional information is collected, prior information is refined, and decisions are made regarding if and how to proceed. The relationship between Level 0, I, and II is direct and the CLI for a landscape or component landscape inventory unit is not considered finished until Level II is complete.

A number of steps are involved in completing a Level II inventory record. The process begins when the CLI team meets with park management and staff to clarify the purpose of the CLI and is followed by historical research, documentation, and fieldwork. Information is derived from two efforts: secondary sources that are usually available in the park's or regions' files, libraries, and archives and on-site landscape investigation(s). This information is entered into CLI database as text or graphics. A park report is generated from the database and becomes the vehicle for consultation with the park and the

SHPO/TPO.

Level III: Feature Inventory and Assessment is a distinct inventory level in the CLI and is optional. This level provides an opportunity to inventory and evaluate important landscape features identified at Level II as contributing to the significance of a landscape or component landscape, not listed on the LCS. This level allows for an individual landscape feature to be assessed and the costs associated with treatment recorded.

The ultimate goal of the Park Cultural Landscapes Program is a complete inventory of landscapes, component landscapes, and where appropriate, associated landscape features in the National Park System. The end result, when combined with the LCS, will be an inventory of all physical aspects of any given property.

Relationship between the CLI and a CLR

While there are some similarities, the CLI Level II is not the same as a Cultural Landscape Report (CLR). Using secondary sources, the CLI Level II provides information to establish historic significance by determining whether there are sufficient extant features to convey the property's historic appearance and function. The CLI includes the preliminary identification and analysis to define contributing features, but does not provide the more definitive detail contained within a CLR, which involves more in-depth research, using primary rather than secondary source material.

The CLR is a treatment document and presents recommendations on how to preserve, restore, or rehabilitate the significant landscape and its contributing features based on historical documentation, analysis of existing conditions, and the Secretary of the Interior's standards and guidelines as they apply to the treatment of historic landscapes. The CLI, on the other hand, records impacts to the landscape and condition (good, fair, poor) in consultation with park management. Stabilization costs associated with mitigating impacts may be recorded in the CLI and therefore the CLI may advise on simple and appropriate stabilization measures associated with these costs if that information is not provided elsewhere.

When the park decides to manage and treat an identified cultural landscape, a CLR may be necessary to work through the treatment options and set priorities. A historical landscape architect can assist the park in deciding the appropriate scope of work and an approach for accomplishing the CLR. When minor actions are necessary, a CLI Level II park report may provide sufficient documentation to support the Section 106 compliance process.

Park Information

Park Name: Golden Gate National Recreation Area
Administrative Unit: Golden Gate National Recreation Area
Park Organization Code: 8140
Park Alpha Code: GOGA

Property Level And CLI Number

Property Level: Landscape
Name: Sutro historic district
CLI Identification Number: 725243
Parent Landscape CLI ID Number: 725243

Inventory Summary

Inventory Level: Level II

Completion Status:

Level 0

Date Data Collected - Level 0: 8/29/1998
Level 0 Recorder: Bright Eastman
Date Level 0 Entered: 8/29/1998
Level 0 Data Entry Recorder: Bright Eastman
Level 0 Site Visit: No

Level II

Date Level II Data Collected: 11/13/2001
Level II Data Collection: Kathleen Fitzgerald, Steven Silva
Date Level II Entered: 1/25/2005
Level II Data Entry Recorder: Kathleen Fitzgerald
Level II Site Visit: Yes
Date of Concurrence: 1/25/2005

Landscape Description

The Sutro historic district, approximately seventy-eight acres, is managed by the park as a historic designed landscape. The district is located at Point Lobos, the westernmost tip of City and County of San Francisco, and is part of the Golden Gate National Recreation Area. The collection of the Cliff House, Sutro Baths ruins, ocean views, gardens, and sculptures form a unique recreational landscape. Determined ineligible for listing on the National Register of Historic Places in 2000, the park manages the site as a historic resource.

Historically, the area around Point Lobos was considered remote and inaccessible for most of the nineteenth century and was called the Outside Lands. The Sutro historic district is physically characterized by rugged cliffs and sandy beaches along the Pacific coast and rolling upland areas covered in Monterey cypress stands. A number of freshwater marshes and seeps, which once provided some of the water to the Sutro Baths, are found around the district. The Sutro historic district was historically accessed through horse and carriage trails over seven miles of sand dunes between downtown San Francisco and Point Lobos.

The Sutro historic district is managed by the park as being locally significant for the years between 1863 and 1937, which includes the initial development of both Point Lobos Road and the first Cliff House by Charles Butler and the development of Sutro Baths and Sutro Heights Park by Adolph Sutro during a time when the site was extremely fashionable and prosperous. The district represents early recreational developments on the West Coast by Sutro.

The Sutro historic district has significance under Criterion A because of its association with the history of recreation in the United States in the late nineteenth and early twentieth centuries in the thematic context of “Creating Social Institutions and Movements” in the area of “Recreation.” The Sutro historic district has additional significance under Criterion B because of its close association with Adolph Sutro. Sutro achieved national recognition for the design and construction of the Sutro Tunnel, which drained and ventilated the deep silver mines of Nevada’s Comstock Lode. However, Sutro’s role in the development of the Point Lobos area of San Francisco as a recreational facility for public enjoyment was more significant locally. The Sutro historic district has significance under Criterion C both for skillful site engineering and for its design as a major West Coast oceanside recreational complex in the thematic context of “Expanding Science and Technology” in the area of “Technology (Engineering and Invention): Water and Sewerage.” The Sutro historic district possesses significance in the areas of site planning and garden design in the thematic context of “Expressing Cultural Values” in the area of “Urban Planning in the Nineteenth Century” and “The Revival of Classicism”. The Sutro historic district has significance under Criterion D because it has the potential to yield information concerning archeological resources significant to the development of Sutro Heights.

The location of all of the major extent elements included in the Sutro historic district has not changed. Although significant alteration and deterioration have occurred in all areas of the district, the aspect of design is still apparent in the layout of buildings, structures, and other elements (including the remaining rail road grade); the retention of grading and landforms; the placement of circulation networks; and the accentuation of vistas throughout the site. Despite the encroachment of residential development on the eastern and southern sides of the site, the overall views of the ocean, Seal Rocks, and surrounding coast remain relatively unchanged and retain the aspect of setting. The relatively development throughout the 1930s established the character of the district which still retains its aspect of feeling, as well as the ocean sounds and smells apparent from almost all points within the district. The Sutro historic district retains its aspect of association through its continued use as a public recreational facility. However, due to the

extensive loss of buildings, structures, and planted material the aspects of materials and workmanship have been lost.

Although many of the features of the buildings and structures, vegetation, and small scale features characteristics are no longer extant, the natural systems and features, spatial organization, land use, topography, circulation, cluster arrangement, views and vistas, and archeological sites contribute to the significance of the district. Overall, the extent landscape features within the district are in fair condition.

Cultural Landscapes Inventory Hierarchy Description

The Sutro historic district is managed as a single landscape with no component landscapes.

Location Map



The location of the Sutro historic district in the City of San Francisco. The map is created from a USGS 1:100,000 Digital Raster Graphic (DRG).

Boundary Description

The Sutro historic district, within Golden Gate National Recreation Area, is located on the westernmost tip of the City of San Francisco. The district, managed as a historic resource by the park, is bounded on the west by the Pacific Ocean and to the east by the San Francisco grid, which ends at 48th Avenue. Fort Miley and Lincoln Park complete the eastern and northern boundaries. The southern boundary includes the northern end of Ocean Beach and abuts the privately owned Parcel 4, north of Balboa Street, and includes oceanfront land stretching from just south of the Cliff House (approximately where Sutro Heights Avenue intersects with 48th Avenue) around Point Lobos, to the western edge of Fort Miley. The district includes Sutro Heights, the Cliff House site, the Sutro Baths site, Point Lobos, portions of Point Lobos Avenue and Great Highway, and portions of Lands End. Some portions of public road right-of-ways fall within the district.

Regional Context

Cultural Context

Prehistoric:

The Ohlone generally resided inland, though periodic trips were made to the shore to fish and gather salt. As a result, three shell mounds have been located at the site of Sutro Baths, which dated to sometime after 500 A.D. and contain only the remains of shells, bones, and seeds. Spanish settlement in 1766 greatly curtailed Ohlone activity in the region; within a few decades the Ohlone had been moved inland to the Mission San Francisco de Asis de Dolores.

Historic:

Adolph Sutro's purchase of the area in 1881 transformed the area from a wild and remote place into a popular San Francisco area seaside recreational complex. Sutro was responsible for the development of Sutro Baths, and the public gardens at Sutro Heights as well as the construction of the second Cliff House.

Political Context

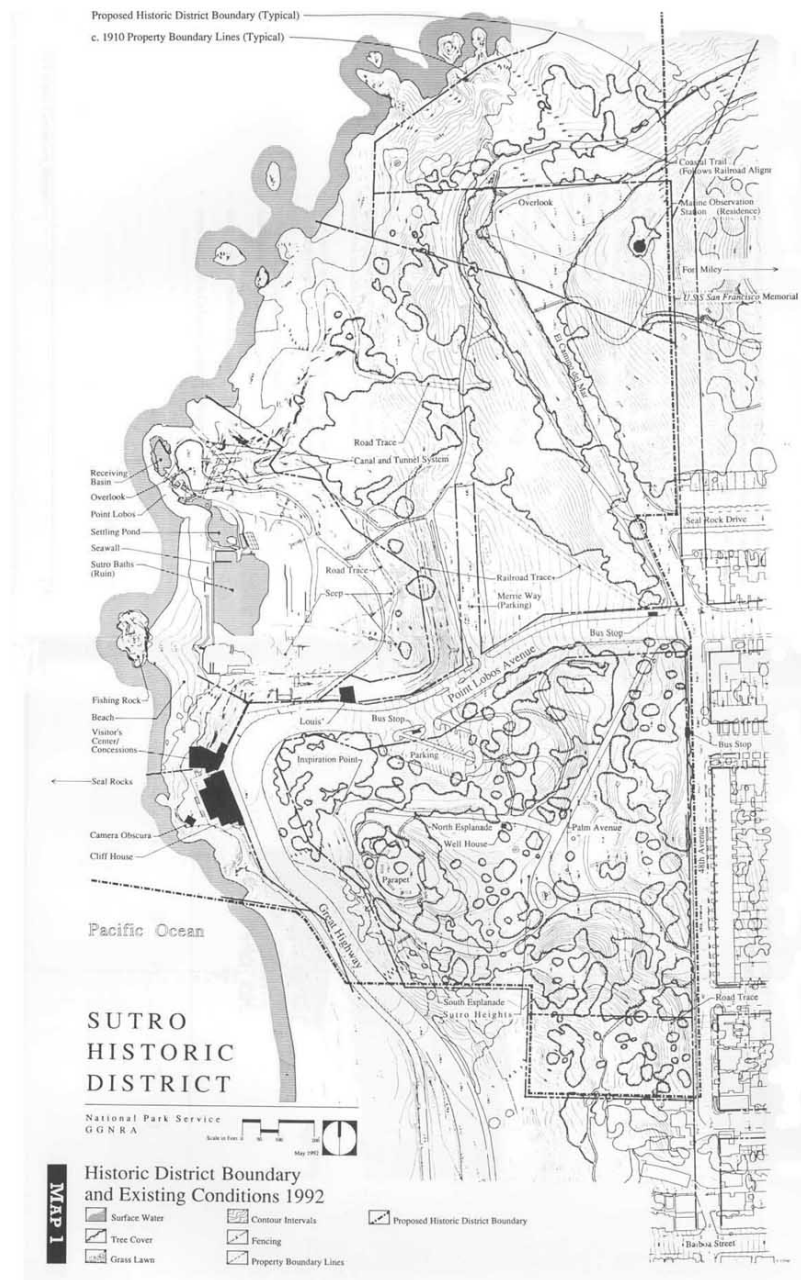
The Sutro historic district is located in the Ocean Beach District of the Golden Gate National Recreation Area (GGNRA), National Park Service. The district is located in San Francisco within San Francisco County in the eighth congressional district of California.

Physiographic Context

The Sutro historic district includes coastal beaches which transition to rocky shorelines and cliffs and rock at the Pacific Ocean. Rock outcroppings known as Seal Rocks and Fishing Rock are located just off the coast from the Cliff House, Visitor's Center, and Sutro Baths ruins.

Site Plan

Site map of the Sutro historic district (CLR, 1993). A full size map is available in the Appendix.



Chronology

Year	Event	Description
1850 AD	Purchased/Sold	Charles C. Butler, a San Francisco real estate magnate, purchased 160 acres of land around Point Lobos to develop the site as a fashionable resort.
1860 - 1869 AD	Built	The residence at Sutro Heights, originally a small wood frame building, was constructed in the 1860s.
1863 AD	Built	Construction of Point Lobos Road began, which eventually connected the Point Lobos cliff to the site of the proposed new resort, and to the beach below it.
1863 AD	Built	The first Cliff House was constructed.
1863 AD	Built	A second road was completed from downtown to the Ocean House.
1863 AD	Built	Butler and Buckley oversaw the construction of the first Cliff House, a simple, one-story frame and clapboard structure.
1868 AD	Built	Butler had the original Cliff House enlarged to three times its original size with additions to both the north and south ends.
1880 - 1889 AD	Developed	The Sutro Heights gardens were developed.
1881 AD	Purchased/Sold	Adolph Sutro, a German-born engineer, purchased the property from Butler.
1883 AD	Built	The Palm Avenue entrance to Sutro Heights was established as the primary entrance in response to the placement of a major depot (the Ocean Terrace stop) of the Park and Ocean Railroad directly across the street.
1884 AD	Built	The tank house and observation tower, at the southeast corner of the parapet and adjacent to the residence, and the gallery, on the northeast corner of the parapet, were built circa 1884.

1884 - 1885 AD	Built	The Dolce far Niente Balcony, a long terrace-like structure, was constructed on the cliff face below the South Esplanade and overlooking Ocean Beach.
1884 - 1885 AD	Built	The glass-paned garden conservancy was constructed.
1885 AD	Built	The well house was built circa 1885.
1885 AD	Established	Sutro Heights was opened to the public. Sutro supported the development of a new steam rail line that linked downtown with Land's End along the present route of California Street, and around Point Lobos, terminating at Sutro Heights.
1885 - 1886 AD	Built	A gatekeeper's house was built at the main gate and one at the lower gate.
1887 AD	Purchased/Sold	Sutro sold his franchise in the proposed rail line to the Powell Street Railroad Company.
1887 AD	Built	The basin and tunnel for Sutro's aquarium were completed.
1889 AD	Abandoned	The railroad closed due to landslides.
1890 AD	Graded	Circa 1890, the southwest exposure of Sutro Heights was terraced.
1894 AD	Built	Sutro Baths was finished and dedicated in November 1894.
1895 AD	Built	The rock and sandstone parapet was one of the first major structures built following the remodeling of the Sutro residence.
1895 AD	Built	The second Cliff House was constructed.
1907 AD	Destroyed	The second Cliff House was destroyed in a fire on September 7, 1907.
1908 - 1909 AD	Built	The third Cliff House was constructed.

1912 AD	Altered	The north and east additions to the Cliff House were added.
1918 AD	Abandoned	Due to World War I, the U.S. Army closed all establishments within one-half mile of military installations, including the Cliff House, which is located near Fort Miley.
1920 AD	Developed	The Cliff House re-opened under the new management of Richard Roberts.
1925 AD	Abandoned	Due to its declining popularity, the Cliff House was closed again.
1925 AD	Abandoned	The coastal route of the railroad, then owned by the United Railroads of San Francisco, closed following a massive landslide.
1937 AD	Land Transfer	The Cliff House reopened when two brothers, George K. and Leo C. Whitney, purchased the establishment from the Sutro Estate.
1937 AD	Altered	The another east addition to the Cliff House was added.
1949 AD	Altered	City of San Francisco commissioned a plan for the rehabilitation of the park. The only plan element implemented was the installation of a partial irrigation system.
1951 AD	Purchased/Sold	Unable to properly restore the Sutro Baths area, Gustav Sutro offered the Sutro Baths property for sale.
1954 AD	Built	The upper terrace at the Cliff House was built.
1966 AD	Destroyed	A fire burned the Sutro Baths structure to its foundations.
1973 AD	Purchased/Sold	The National Park Service purchased the Sutro Baths site from Cliffside Properties and incorporated it into the Golden Gate National Recreation Area.

1973 AD	Altered	The Cliff House was remodeled.
1976 AD	Purchased/Sold	The City of San Francisco transferred ownership of Sutro Heights to the National Park Service, to be managed as part of the Golden Gate National Recreation Area.
1977 AD	Purchased/Sold	The National Park Service acquired the Cliff House property.
1986 AD	Restored	The well house was partially restored.
2003 AD	Restored	The Cliff House was partially restored.

Statement Of Significance

The Sutro historic district, a historic designed landscape, is managed by the park as being locally significant for the years between 1863 and 1937, which includes the initial development of both Point Lobos Road and the first Cliff House by Charles Butler and the development of Sutro Baths and Sutro Heights Park by Adolph Sutro. In 1937, Gustav Sutro, Adolph Sutro's grandson, was unable to maintain the Sutro Baths due to declined attendance and the stringent regulations regarding the construction, operation, and maintenance of public swimming pools issued by the California Board of Health and was forced to close operations and sell the property. At that time, Emma Merrit, Sutro's daughter, was also unable to maintain the Sutro Heights Park. The Whitney brothers, George K. and Leo C., purchased the Cliff House and were unable to restore the level of popularity and economic viability of achieved during the Sutro era. The district represents early recreational developments on the West Coast by Sutro.

The Sutro historic district has local significance under National Register Criterion A because of its association with the history of recreation in the United States in the late nineteenth and early twentieth centuries. The development of Sutro's recreational complex represents a response to rapid industrialization occurring in the United States during the late nineteenth century and the subsequent increase in the disposable income and leisure time available to the average American worker. Desires for new forms of entertainment and recreation in American cities influenced the development of a wide variety of leisure time facilities including large urban parks, athletic clubs, public swimming pools, museums and exhibit halls, and amusement parks. The development of Sutro Baths, Cliff House, and the Sutro Heights gardens relate to this larger recreational context.

The newly created Golden Gate Park was the only public recreational facility of note in late-nineteenth-century San Francisco, with a burgeoning population, the need for accessible and inexpensive recreation and entertainment was particularly pressing. Adolph Sutro responded to this need with his development of Sutro Heights, Sutro Baths, and Cliff House, and the provision of inexpensive rail service to the area. In addition to swimming, Sutro Baths provided a variety of educational and recreational activities including exhibits, contests, band concerts, and athletic displays. Similarly, Sutro Heights provided a pleasant garden setting for strolling and relaxing, and was the site of botanical displays, concerts, picnics, and charitable events.

The Sutro historic district has local significance under National Register Criterion B because of its close association with Adolph Sutro. Sutro, a German-born engineer who immigrated to the United States in his childhood, achieved national recognition for the design and construction of the Sutro Tunnel, which drained and ventilated the deep silver mines of Nevada's Comstock Lode. Following the completion of the tunnel in 1879, Sutro moved to San Francisco, where he made his mark through a variety of notable civic works, including directing a city-wide tree planting campaign, serving a term as mayor, and developing the Sutro Library, which he left to the State of California.

However, Sutro's role in the development of the Point Lobos area of San Francisco as a recreational facility for public enjoyment was more significant locally. During the last two decades of the nineteenth century, Sutro developed the gardens at Sutro Heights, oversaw the construction of the massive Sutro Baths, rebuilt the Cliff House as a chateau-style palace, and provided inexpensive passenger railroad service from downtown to Point Lobos. Sutro's oceanside complex was extremely popular in its heyday. By the time of his death in 1898, Sutro had fulfilled his dream of providing accessible, inexpensive, and educational recreational facilities for the general public.

The Sutro historic district has local significance under National Register Criterion C both for skillful site

engineering and for its design as a major West Coast oceanside recreational complex. The unique placement of buildings and structures, the skillful response to existing topography and landforms, and the accentuation of vistas contribute to its significance.

The district also represents the work of Adolph Sutro as both engineer and skilled amateur garden designer. The design and construction of the massive Sutro Baths represent a feat of engineering nearly unmatched in the late nineteenth century. The construction of Sutro Baths taxed even engineer Adolph Sutro's ingenuity and expertise; built on a sandy beach and into the surrounding cliffs, fortified with hundreds of thousands of cubic feet of rock, and fed by the tides through a tunnel blasted into an adjacent cliff wall.

Sutro historic district possesses local significance in the areas of site planning and garden design. Although not a landscape architect or designer by profession, his layout of the heights consciously used the site topography to its best advantage. Sutro's design emphasized the many vista opportunities and natural circulation routes inherent in the site, and resulted in a unique blend of formal and naturalistic garden styles. His experimentation with plant materials and their cultural requirements, as well as his mass plantings for site stabilization and climate control were pioneering efforts in their day.

Finally, the layout of the route of the Cliff House and Ferries Rail Line has local significance for its unique and daring siting. Until completion of the Cliff House and Ferries Rail Line in 1888, passenger rail lines within the city of San Francisco ran along urban streets, conforming to the city's grid. Sited to hug the coast closely as it passed Point Lobos, the rail line departed from the grid to provide its passengers with a unique and thrilling experience that enhanced their perception of the area's scenery. Passage on the Cliff House and Ferries Rail Line was not merely beach transportation, but an actual highlight of a visit to the Point Lobos area.

The Sutro historic district has local significance under National Register Criterion D because it has the potential to yield information concerning archeological resources significant to the development of Sutro Heights. At Sutro Heights Park, remains of the original garden are thought to lie beneath fill material and vegetative debris that have accumulated on the site. The discovery and documentation of the unique road edging along the Esplanade and the observatory's tiled walkway buried beneath the lawn suggest considerable potential for significant additional archeological remains throughout the site. The visible topographic outlines of a number of the path alignments and "Garden Rooms" lend additional evidence of this potential. To date the Sutro historic district has not been investigated for significant nineteenth century archeological resources. The Point Lobos Archeological sites, consisting of three Native American shell mounds (middens), are located at the site of Sutro Baths and were listed in the National Register in November 1976, however, these resources are not associated with the significance of Sutro historic district.

Although some structures, vegetation, and small scale features characteristics have changed since the period of significance, the Sutro historic district still retains essential characteristics of natural systems and features, spatial organization, land use, topography, circulation, cluster arrangement, views and vistas, and archeological sites that defined its general character during the period of significance.

Integrity:

In 1979, NPS staff prepared a preliminary National Register nomination for this area. A lack of national and regional standards, however, resulted in a nomination that was not listed in the National Register at that time. In 1999, a nomination form was completed for "Sutro Heights, Cliff House, Sutro Baths, Lands End, Point Lobos Avenue/Great Highway" by Denis Bradley and Michael R. Corbett. The California State Historic Preservation Officer once again found the district ineligible for listing on the

National Register.

Location: The aspect of location is demonstrated in all the major extant elements included in the Sutro historic district.

Design: Although significant alteration and deterioration have occurred in all areas of the district, the aspect of design is still apparent in the siting and layout of buildings, structures, and other elements (including the remaining rail road grade); the retention of grading and landforms; the placement of circulation networks; and the accentuation of vistas throughout the site.

Setting: In general, the physical setting and scenic resources surrounding the district are intact according to the aspect of setting. Despite the encroachment of residential development on the eastern and southern sides of the site, the overall views of the ocean, Seal Rocks, and surrounding coast remain relatively unchanged.

Feeling: The remaining landscape elements at Sutro Heights, the sheer scale of the ruins at Sutro Baths, and the siting and preservation efforts at the Cliff House contribute to an overall aspect of feeling. The relatively scant amount of twentieth-century development in the area also enhances the integrity of feeling, as do the ocean sounds and smells apparent from almost all points within the district.

Association: The Sutro historic district retains the aspect of association through its continued use as a public recreational facility. Though many of the attractions historically offered in the area are no longer available, the district continues to provide a scenic open space within the larger urban context of the city of San Francisco.

Materials/Workmanship: The aspect of materials and workmanship varies throughout the district. Both Sutro Heights and the current Cliff House retain a significant level of integrity of workmanship and materials. At Sutro Baths, which is largely a ruin, the major remaining material is the concrete used in the foundation, and the rocks used to create the seawall. Although the grading and excavation required creating the tunnel and building the baths remains clearly visible, little evidence of craft or workmanship remains.

Physical History

1848 - 1877

From the late eighteenth century until the middle of the nineteenth century the area now occupied by the Sutro District was part of Rancho Punta de Lobos, a large Mexican land grant. Following the formal acquisition of California by the United States in 1848, these lands became part of the City and County of San Francisco. Comprising the westernmost tip of San Francisco, the area around Point Lobos was considered remote and inaccessible for most of the nineteenth century and came to be known as the Outside Lands.

By 1854, Point Lobos Bluff had been homesteaded by a potato farmer named Chambers, but remained relatively undeveloped (see photo, History #1). Hikers and horseback riders reached this portion of the Pacific coast on one of several trails crossing the six miles of sand dunes that lay between downtown San Francisco and the sea. By the middle 1850s, travelers could rest and take refreshment at Seal Rock House located at the foot of the cliff near Seal Rock, or at Ocean House four miles to the south on the western end of the Mission Dolores trail to the beach.

With the rapid influx of people and money associated with the California Gold Rush, San Francisco developed quickly during the 1850s. Between 1850 and 1860, the local population nearly doubled, growing from 35,000 to 56,000. More significantly, the entire city changed abruptly from a ragged frontier town with unpaved streets and crudely constructed wooden buildings into a modern, well-organized, and almost elegant city.

In the late 1850s, Charles C. Butler, a well-known San Francisco real estate magnate, purchased 160 acres around Point Lobos. Although Butler had planned originally to hold the land until profitable to sell, he soon decided to develop the site as a fashionable resort. In 1862, Butler joined forces with Senator James Buckley and James Phelan to form the Point Lobos Road Company. In February 1863, work began on a road that would lead from Point Lobos cliff to the site of the proposed new resort, and then to the beach below. Point Lobos Avenue, completed in several months at a cost of \$175,000, provided a direct route from the end of Bush Street (at today's Presidio Avenue) past the site of the Cliff House to Ocean Beach.

When completed, the Point Lobos Road was 110 feet wide, mostly paved in macadam. One side of the road was developed as a mile-and-a-half long clay speedway for fast-trotting horses with rolled and watered clay paving. By 1863, a horse-drawn stage-coach made the trip from Portsmouth Square to the Point Lobos area each Sunday.

Simultaneous with the development of Point Lobos Road, Butler and Buckley oversaw the construction of the first Cliff House. The first Cliff House was a relatively simple, one-story, frame and clapboard structure (see photo, History #2). Early photographs show only a paved pull-in and sidewalk between the front façade of the building and Point Lobos Road. Butler placed Captain Julius Foster in charge of the operation of the Cliff House. Butler's plan for the Cliff House was to develop a fashionable resort for affluent San Franciscans. Owing to his success, Butler had the Cliff House enlarged to three times its original size with additions to both the north and south ends. Other alterations included a platform added to the roadside of the Cliff House to shelter visitors from the wind and a broad, seaside verandah that could be used as an outdoor dance floor.

In 1868, the City of San Francisco acquired the future site of Golden Gate Park, a one-half mile wide

tract of land that fronted on the ocean and extended three miles inland, in response to the lack of open public space. The development of recreational facilities for the public had been ignored during the late nineteenth century even though there was a great influx of money into the city due to gold and silver mining. Instead, wealth was displayed in the construction of grand mansions and luxurious hotels and restaurants. In 1871, under the auspices of William H. Hall, work began on the development of the 1,017 acre park. By the end of the decade, the park featured two miles of roads and paths, more than 135,000 trees and shrubs, and a greenhouse and nursery.

During the 1870s, Cliff House began to decline in popularity as an exclusive resort. By 1877, the public road built by the City of San Francisco through Golden Gate Park to the beach was providing access to all classes of people to the Cliff House vicinity. Increased competition from new establishments developing along the shore influenced Butler to lure new patrons by offering gambling, alcohol, and late hours. By the late 1870s, the Cliff House was attracting a less fashionable clientele.



History #1: Site of Sutro Baths before construction. (CLR, 1993)



History #2: The first Cliff House and surroundings. (CLR, 1993)

1881 - 1887

When Adolph Sutro moved to San Francisco in the late 1870s, he purchased real estate in the city, much of which was still undeveloped. His efforts were focused largely on purchasing the Outside Lands. In March 1881, he purchased the future site of his Sutro Heights home while visiting the home of Samuel Tetlow. Tetlow's small frame cottage was located on a promontory overlooking the Cliff House and Seal Rocks with views of the Pacific Ocean, Mount Tamalpais, and the Golden Gate. Sutro was supposedly so entranced by the site that he made a deposit of \$1,000 (on a total sale price of \$15,000) for the cottage and an adjoining 1.65 acres that afternoon. Sutro also purchased the 21.21 acres adjacent to the cottage as well as eighty acres of shore lands bordering Fort Miley and part of the future Lincoln Park, which included the Cliff House.

At the time that Sutro first visited his new residence, Tetlow apparently had enlarged the cottage and started a small garden. Four tiers of picket fences, intended to prevent erosion, stood between the cottage and the steep hillside overlooking the Point Lobos Road.

Sutro retained the relatively modest appearance of the cottage during renovation. Instead, Sutro concentrated on the immediate development of elaborate gardens that would eventually cover the twenty-acre site. Much of the early site work consisted of creating an environment conducive to the growth of tender garden plants and included the construction of tall, wooden, slat fences on the north and west exposures and the planting of eucalyptus, cypress, and pine tree wind breaks. Sutro's plans depended on extensive site grading to create the numerous terraces that later developed into individual garden rooms defined by paths, plantings, and gentle slopes (see photo, History #3). Dating from the site's development, there was also the establishment of "The Old Grove," a grouping of eucalyptus, cypress, and pine trees planted approximately ten to fifteen feet on center and located in front of the Sutro

residence. There were also eight axial walkways that radiated from a central point, giving the grove a formal appearance, and establishing it as a central organizing element.

Prior to Sutro's acquisition of the site, the main entrance to Sutro Heights was located on lower Point Lobos Avenue (currently at the junction of Serpentine Drive and Ivy Lane), from which point a road climbed up the site's steep north slope. Around 1883, a new main entrance to the site was developed at Palm Avenue on the corner of 48th Street and Point Lobos Avenue; the original entrance on lower Point Lobos Avenue came to be used as the service or private entrance. The development of the Palm Avenue entrance as the primary entrance to the site responded to the 1883 placement of a major depot (the Ocean Terrace stop) of the Park and Ocean Railroad directly across the street. The low fares offered by the railroad resulted in increased visitation by San Franciscans who frequently made Sutro Heights the first stop on their trips to the Point Lobos shore.

By 1883, prominent gates marked both the main and private entrances. The main gate was a highly decorative wood structure more than twenty-five feet tall and flanked by two statues of reclining lions. This truss-like structure consisted of a central carriage entrance arch and half arches on each side for pedestrian passage, supported by decorative wood columns. The carriage entrance was secured by side-hinged double gates and the two pedestrian entrances had similar single gates. The gate at the private or service entrance on lower Point Lobos Avenue has been described as a smaller wooden structure flanked by statues of animals. In addition to the two Point Lobos Avenue entrances, secondary entrances were located along the east and southeast edges of the site, and each was marked by a minor gate.

Three main roadways were created at Sutro Heights as part of the initial development of the property: Palm Avenue, the Esplanade, and Serpentine Drive. Palm Avenue was the most formal, lined with palm-like *Dracena draco* trees, edged with a carefully trimmed lawn and linear flower beds, and terminating with a carriage turnaround marked by planters, statues, and a fountain. Graded and graveled with crushed local sandstone, the main roads on the site were intended for pedestrians, and limited carriage and horseback use. Wherever necessary for proper drainage, roads on the site were lined with concrete swale gutters, approximately one foot wide. In 1891, a system of brick-lined catch-basins connected with terra-cotta drain pipes was installed on the Esplanade, to prevent the erosion of the cliff below. The entire length of the Esplanade was lined with an ornamental wooden post and chain fence to define the overlook, and keep visitors away from the cliffs below.

Along with the main roads, narrower secondary paths, also paved with crushed stone, passed through the gardens and were limited to pedestrian use. These secondary paths led the visitor through the gardens in a meandering, leisurely style, and featured lookouts, seating areas, and garden structures.

Sutro created a thick forest of trees interspersed by small formal and semi-formal flower beds and planting displays. The outdoor rooms created within the forest, linked by a series of paths within the tree canopy, provided the light and shelter necessary for successful plant cultivation. The terraced garden rooms were designed to feature specific plants, a piece of sculpture, or a scenic view. All featured an open central lawn framed by decorative plantings and surrounded either by forest or open to the west with a view of the ocean. Several of these areas had descriptive names such as the Rosarium, the Oval, and the Adonis.

Along with the garden rooms, Sutro incorporated several other planting features. A hedge maze was located in the northeast corner of the grounds. Carpet beds or parterres were another prominent planting feature. The greatest concentration of planting displays was arranged along Palm Avenue in front of the carriage turnaround. Intricate parterres were located to the west of Palm Avenue opposite the conservatory. Popular in England and America during the Victorian era, these beds consisted of finely

trimmed displays of annual or seasonal flowers arranged in various shapes and patterns. Historic photographs of Sutro Heights taken during this period show an American flag, with the date "1889" and the other bearing the name "Sutro Heights." Known to have been in place by 1885, these flower beds required extensive maintenance by skilled gardeners and horticulturalists.

The Gnomes Arbor Vitae, another striking garden feature at Sutro Heights, was a sculpted hedge of American Arborvitae (*Thuja occidentalis*) in front of the conservatory. The hedge consisted of a straight segment approximately 130 feet long with two sixty foot lateral rows of arborvitae radiating from its center at sixty degree angles and creating three wedge-shaped planting areas with a Norfolk Island pine centered in each. At maturity, the hedge reached a height of twenty feet, and despite the extensive pruning it required, appears to have been well-maintained into the 1920s.

Sutro used largely drought-tolerant plant materials, many of which were native to similar climates in the Mediterranean, Australia, New Zealand, and South America. Species were selected for quick growth and tolerance to seaside conditions. Constant changes of the plant materials used in the beds and annual borders as Sutro experimented with new species and patterns kept a large staff of gardeners employed. The major forest trees planted on the site included Monterey cypress and pine, maritime pine, and eucalyptus. Dracena palms and Norfolk Island pines were used as specimens and accents. Shrubs included hydrangeas, roses, rhododendrons, hebe, and coprosma with phormiums as accents. Hedges were of yew and arborvitae. Annuals and perennials used in beds and borders consisted of geraniums, salvias, chrysanthemums, and violas. Agaves grew in planters and beds. The formal carpet beds, or parterres, included a variety of succulents, trimmed herbs, boxwood, and miniatures.

A spring located below on the future site of the Sutro Baths supplied water for the gardens. Windmills pumped the water to a 50,000 gallon storage tank located on 48th Avenue at A Street and to another 15,000 gallon tank located atop the parapet. The water was then gravity-fed from these two high points to the various portions of the garden. Portable sprinklers aided in garden irrigation.

Numerous statues, planters, and fountains were located on the grounds at Sutro Heights. During his 1883 tour of Europe, Sutro arranged for the casting of more than 200 pieces of sculpture in Belgium, which were shipped from Antwerp to San Francisco in 1884. The sculptures, along with rustic benches, chairs, and tables, were displayed on the grounds at Sutro Heights. Sutro's intent was for the statuary to provide accessible examples of European culture to the visitors in the park. In addition, planting urns flanked sculptures, such as "Venus de Milo" and the fountain located in the center of the carriage turnaround, as well as provided borders for the terraced lawn near the conservatory (see photo, History #4). Other planting urns served as carpet bed focal points.

One of the first major structures built following the remodeling of the residence was the rock and sandstone parapet located immediately west of the residence (see photo, History #5). Sited on the highest point of the estate, the parapet continues to provide breathtaking views of the surrounding coastal scenery. Since its completion in 1895, the parapet has been a major focal point, observation platform, and Sutro Heights visitor destination.

As built, the parapet was a curved sandstone wall that extended in a semicircle for 280 feet. Two 100-foot walls projected from the north and south ends, creating a partial "D" shape. A small storage cellar with an arched doorway, possibly used as a wine cellar, was located on the north wall. Between the two rear walls a sloping ramp provided access to the top viewing platform. On the western side of the parapet there was a narrow stone staircase connected to the Esplanade. The parapet floor was covered with crushed native sandstone. Thirty stone crenellations, each topped with either a concrete statue or planting urn and linked together with iron pipe railings, defined the top edge of the parapet. Initially,

freestanding chairs, and two large, parrott model cannons pointing to the sea (each with a stack of cannon balls) were located on the parapet.

Around 1890, the southwest exposure was terraced with several low rock retaining walls to reinforce the structure and prevent further soil erosion. The resulting exposed site was developed as a rock garden and planted with a variety of drought and stress tolerant plants including agave, aloe, ice plant, and other succulents.

Another significant landscape structure at Sutro Heights was the “Dolce far Niente” Balcony, a long terrace-like structure constructed in 1884-1885 on the cliff face below the South Esplanade and overlooking Ocean Beach (see photo, History #6). This elegant structure consisted of a cantilevered wood deck protruding from the cliff face and supported by wooden posts. The posts extended upward through the deck, terminating in a series of open wooden arches framing the ocean view to the west. A continuous decorative railing linked the posts at the deck level, and the open area below the deck was screened with lathes to give the structure a finished appearance from the beach below. Two stairways descending from the Esplanade provided access to the 250-foot-long balcony.

The gallery, built around 1884 at the northeast end of the parapet, was a one-story wood building featuring shingle siding and a sharply pitched shingled roof. A Queen Anne-style tower joined the gallery to the adjacent parapet; the tower actually resting atop one of the crenellations. Until well into the 1920s, the gallery operated as a photograph and souvenir concession; visitors could have their picture taken with the panoramic view of the parapet in the background, rent special glasses with which to view Seal Rock, and purchase postcards and other gifts.

The well house, built around 1885, is the last surviving building from the Sutro era remaining at Sutro Heights. Built on an elevated foundation of cut and dressed sandstone, this small wood frame structure originally featured carved wooden posts, iron grillwork doors on the north and south façades, decorative shingles, and finials capping each roof end. Sited at the top of Serpentine Drive, the well house marked the entrance from the lower gate to the central garden area. Although it is not clear whether the structure ever actually housed a well, it did contain the plumbing for the pair of drinking fountains mounted on opposite sides of the structure. The fountains featured scallop shell basins.

The tank house and observation tower located at the southeast corner of the parapet, adjacent to the residence, was built around 1884. This two-story building with white clapboard siding was built by Sutro to house and screen the twin 15,000 gallon water tanks located on the rear of the parapet. However, an 1886 photograph showing the building labeled as "observatory" indicates the structure's alternate use as a viewing station that provided visitors with an elevated view of the surrounding panorama. Subsequently a taller, three-story, wood observation tower of a similar design was constructed adjacent to the tank house to the north. This structure, which featured a cantilevered, glass-enclosed observatory on top, soon became a landmark recognizable from a great distance.

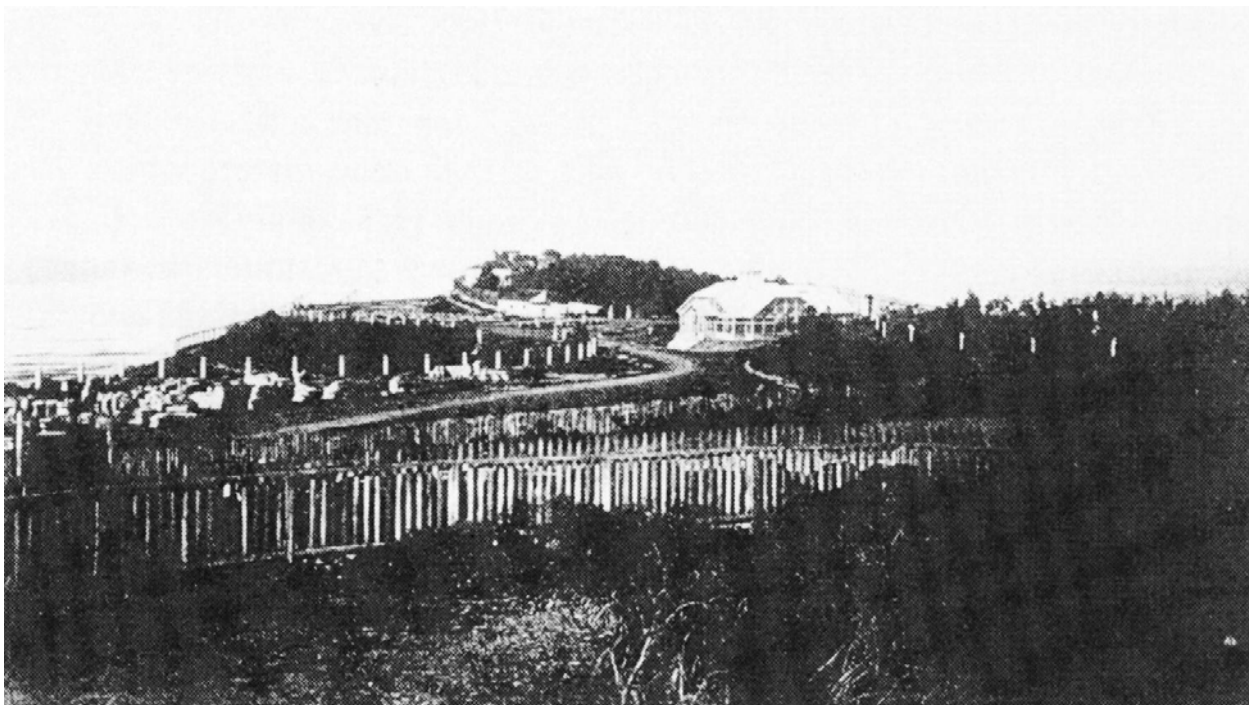
The conservatory was an elaborate greenhouse structure built to house Sutro's collection of climate-sensitive tropical plants. Centrally located on an elevated mound east of the terminus of Palm Avenue, the structure was cruciform in plan, with a central ventilation tower. Built entirely of small glass panels mounted in wood frames, this ornate garden structure was supported by internal wood framing. The interior, which held a lush variety of palms, ferns, tropical flowers, and statuary, provided visitors with an impressive botanical display.

Two gatekeeper's houses were built around 1885-1886, one at the main gate and one at the lower gate. Once Sutro Heights was open to the public a guestbook was kept at the main gate house. Both buildings

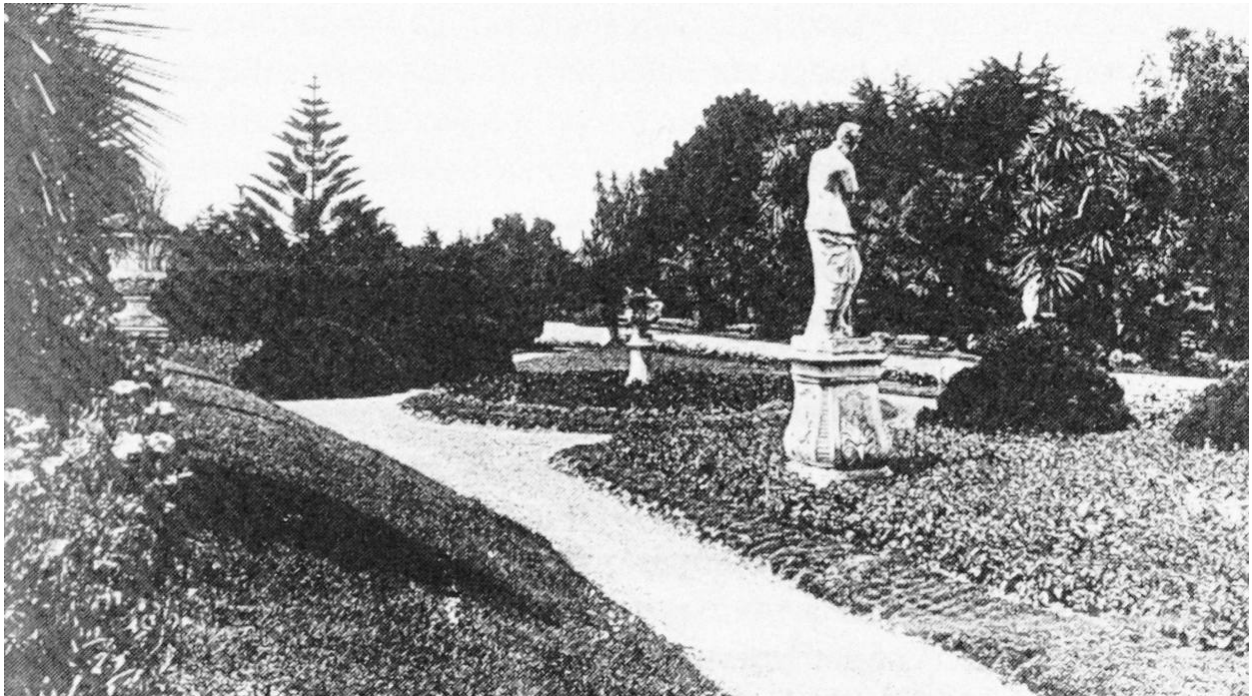
were octagonal, wood-frame structures clad in horizontal tongue in groove siding, with pointed roofs and metal weathervanes in the shape of roosters. It appears that these were movable buildings with no foundations. In addition, several sheds located on the access road to the residence were used to store gardening tools and provide shelter for small animals.

When Sutro Heights was opened to the public in 1885, Sutro wanted to make a trip there more affordable for everyone. He supported the development of a new steam rail line designed to bring people from downtown to the Cliff House for half the cost of a fare on the competing line. The route linked downtown with Land's End along the present route of California Street, and around Point Lobos, terminating at Sutro Heights (see photo, History #7). Sutro invested significantly in the project and paid for the grading and laying of track on the three-mile stretch where the line would pass through his own property between City Cemetery and the cliffs of Point Lobos.

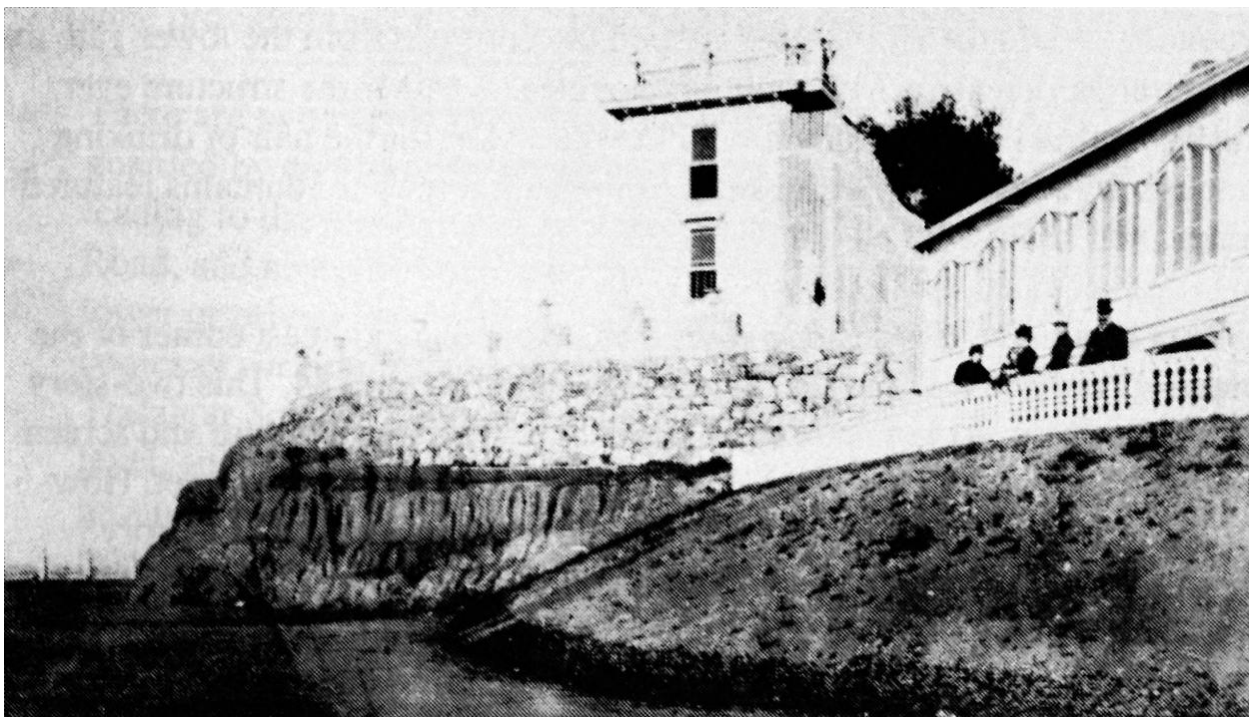
In 1887, the Sutros sold their franchise in the new rail line to the Powell Street Railroad Company. In 1888, the completed new rail line, the Cliff House and Ferries Railroad, provided widespread access to the Sutro Heights area.



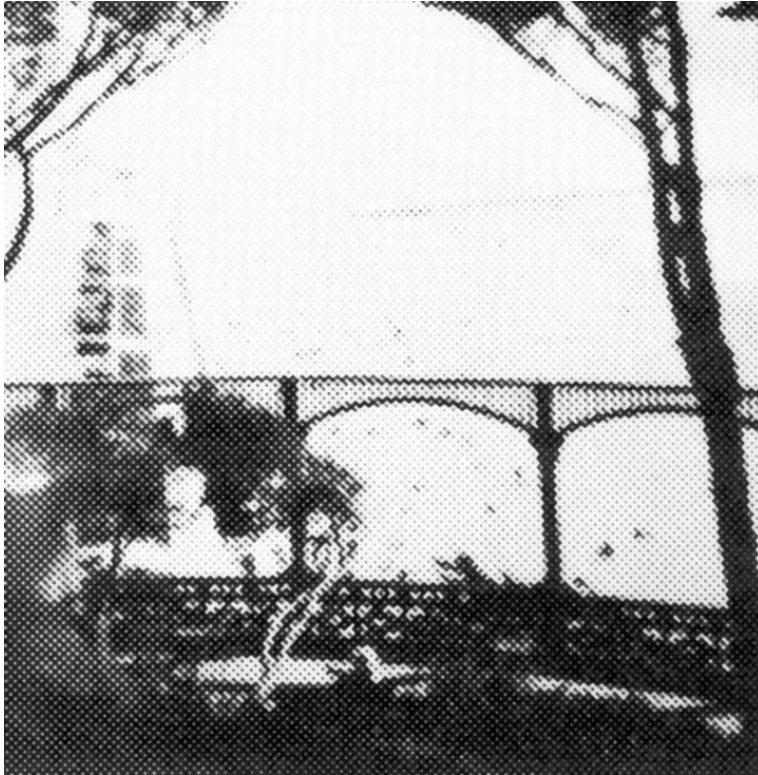
History #3: Sutro Heights from the reservoir, 1886. (CLR, 1993)



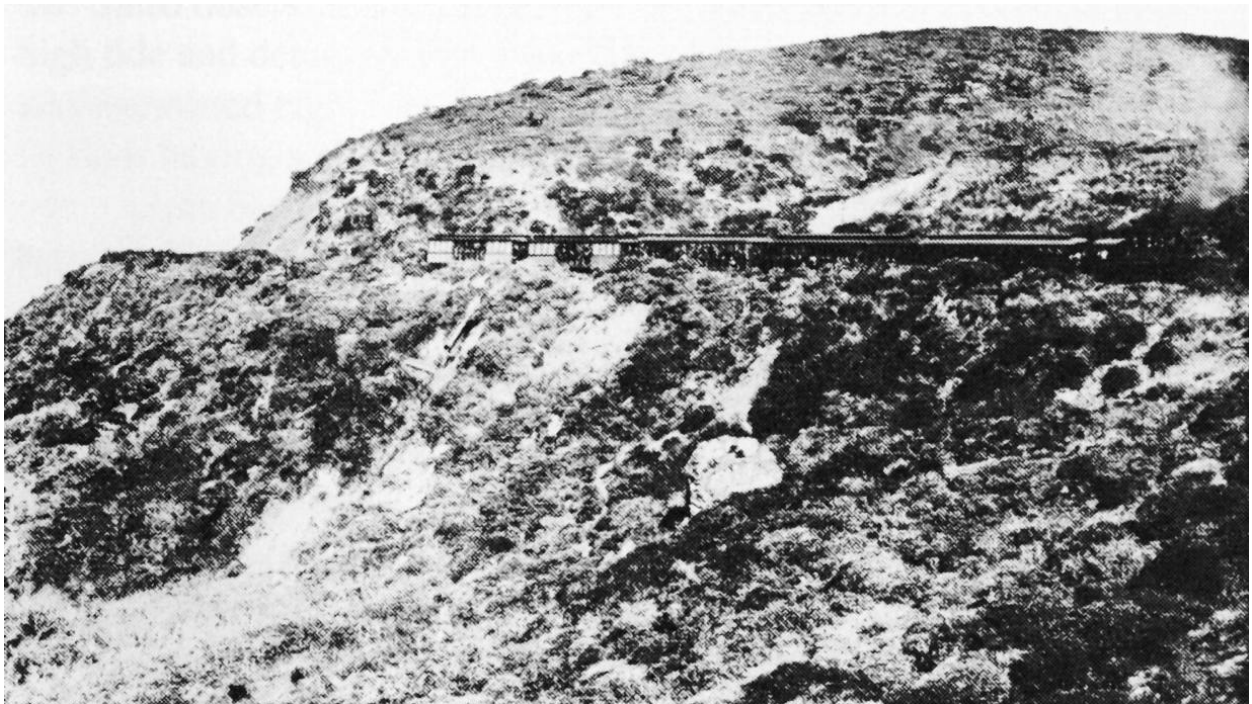
History #4: Sutro Heights garden statues. (CLR, 1993)



History #5: Parapet wall and statuary. (CLR, 1993)



History #6: Dolce far Niente Balcony. (CLR, 1993)



History #7: Cliff House and Ferries Railroad. (CLR, 1993)

1887 - 1898

When Adolph Sutro acquired the Cliff House in 1883, it had been suffering from poor management and neglect. Sutro's first step was to replace Junius Foster, who had managed the restaurant for twenty years, with James M. Wilkins. By 1887, the reputation of the Cliff House had improved as a family establishment. However, not much evidence remains of any physical improvements that have occurred during this period owing to the damage the Cliff House received when the schooner *Parallel*, which had a cargo of more than 1,500 cases of dynamite, exploded offshore in January 1887. The blast seriously damaged the Cliff House, leaving windows shattered and doors hanging off their hinges. Despite extensive damage there are no reports that the Cliff House ceased its operations as a result. The building was remodeled in 1889.

Sutro's interest in natural history and marine studies led to the development of an ocean pool, or aquarium, among the rocks north of Fisherman's Cove and the Cliff House (see photo, History #8). A semi-circular wall fifteen feet thick and fourteen feet wide was constructed adjacent to the ocean on the northwest corner of the cove to create a basin. A tunnel, eight feet high and 153 feet long cut through an adjacent cliff, allowed water to pore into the basin during high tide. A small door in the tunnel controlled the amount of water delivered into the basin and a subterranean outlet allowed water to circulate back to the ocean. As designed, small marine animals would pour into the basin with the high tide and, as the tide receded, become visible in the four feet of water remaining at low tide. A network of rock paths crossing the basin provided visitors with the opportunity for a closer look at the marine specimens uncovered during low tide. In addition, a heated glass-enclosed pool was sited on higher ground above the tidal basin and featured a stocked supply of more exotic sea creatures. The basin and tunnel were completed on September 3, 1887.

Sutro continued to expand the range of his ocean front complex with the development of a massive public bath house, or swimming facility. Between 1887 and 1889, Sutro attempted three times to erect a bulkhead from the aquarium to the rock under the Cliff House to provide a foundation for the proposed baths. The first two times the seawall was constructed it sank into the sand, resulting in the loss of more than \$70,000 worth of concrete. However, by the fall of 1889, the third attempt at building a wall was successful.

Work on the baths proceeded throughout the early 1890s. Sutro's records and correspondence during the early 1890s describe a flurry of activity relating to the baths project, including blasting for rock to line the fresh water pond, planting loam on the slopes, building a road from the cottage to the construction site, making gutterways and a cave, dumping clay over sandy slopes to check erosion, hauling sand from the cave and from Ocean Beach south of the Cliff House to make cement, and hauling lumber from the San Miguel property to the work site.

The main entrance to the baths from Point Lobos Avenue was a small structure built in the form of a small classical temple (see photo, History #9). From this entry one descended a broad stairway, lined with potted palms, to the museum gallery, which contained a series of glass exhibition cases filled with selections from Sutro's vast collection of artwork, archeological artifacts, and curios. From the gallery the visitor could proceed, either by elevator or down the grand staircase, to a massive enclosure containing the six saltwater swimming tanks of varying sizes, shapes, and water temperatures. The largest of the pools was L-shaped, with a length of 275 feet and a depth ranging from three and a half to nine feet. The other five saltwater pools all measured twenty-eight by seventy five feet, with pool depths ranging from two to six feet, each heated to different temperatures by live steam. Holding a total of 1,685,000 gallons of sea water, the construction of the pools required more than 10,000 barrels of concrete. Adjacent to the bath area, on three sides rose tier upon tier of bleacher-like seats, providing seating for thousands of spectators. Overhead, a massive arched glass roof made from 100,000 square feet of stained glass and supported by 600 tons of iron girders gave the baths a light and airy appearance,

and provided breath-taking scenery (see photo, History #10). Above the baths were three levels of alcoves, balconies and balustrades, a restaurant on each of the three floors, galleries, an amphitheater, and a promenade.

A variety of structures associated with the development of the gardens at Sutro Heights were constructed during the 1890s. One of the first major structures built following the remodeling of the Sutro residence was the rock and sandstone parapet located immediately west of the residence. Since its completion in 1895, the parapet has been a major focal point, observation platform, and Sutro Heights destination. Around 1890, the southwest exposure was terraced with several low rock retaining walls to reinforce the structure and prevent further soil erosion.

In 1893, the Market Street Railway Company, a subsidiary of the massive Southern Pacific railroad, purchased the Cliff House and Ferries Railway. The new owners increased the fare to ten cents once again, overriding Sutro's original stipulation that a five-cent fare must be maintained. Sutro offered to donate Sutro Heights to the City of San Francisco and to charge a nominal fee at the Sutro Baths if Market Street Railway would reinstate the five-cent fare. When Southern Pacific refused to cooperate, Sutro fenced his property and charged an entrance fee to anyone who had taken the railroad to the beach. In 1894, Sutro decided to build another railroad to the area in order to ensure a permanent reasonable fare to the beach. He obtained a franchise to build an electric line on Presidio Avenue running along Clement Street, one block south of the rival line on California Street. Sutro also began the development of a branch on Eighth Street, serving Golden Gate Park, and he arranged for free transfers at Presidio Avenue to the Sutter Street Line, which was also independent from the Southern Pacific's monopoly.

In 1894, less than five years after the completion of renovations to the structure, the first Cliff House burned to the ground. Sutro immediately hired architects Emile S. Lemme and C.J. Colley to draw plans for a new more elaborate Cliff House to replace the first (see photo, History #11). By July 1895, grading and site-work had been completed and construction on the second Cliff House was progressing. On February 1, 1896, Sutro sponsored a formal opening for the new Cliff House and the new Sutro Railroad.

In 1897, Sutro ended his relatively unsuccessful term as Mayor of San Francisco. One year after his return to private life, it became obvious to his friends and family that Sutro's mental capacities were deteriorating, and the court appointed his oldest daughter, Dr. Emma Merritt, as his guardian. At the time of Sutro's death in August 1898, at the age of sixty-eight, creditors and Sutro's other children challenged Emma Merritt's appointed role as guardian and executrix of the Sutro estate.

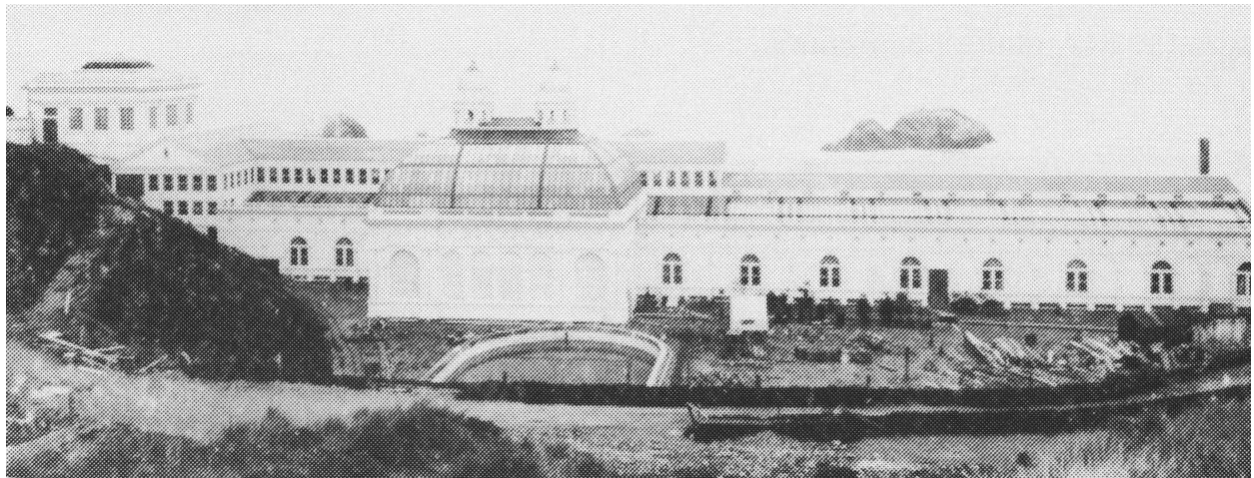
Following Sutro's death, Emma Merritt called for an inventory and appraisal of the property, and found the estate to be deeply in debt. In 1899, Merritt sold the Sutro railroad for the sum of \$215,000 to Robert F. Murrow who renamed it the Sutter Street Cable Car line. Although this sale helped to alleviate financial burdens, Emma Merritt struggled for twenty years to settle the estate. Consequently, the condition of Sutro's Point Lobos properties deteriorated.



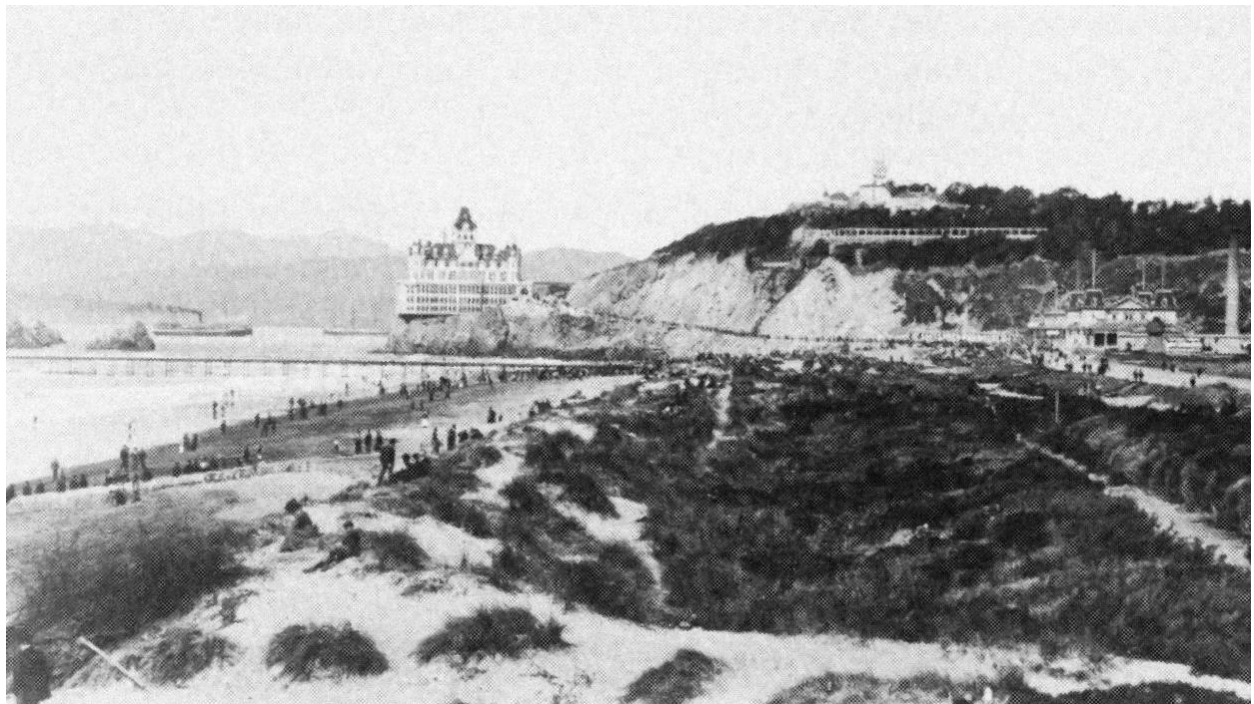
History #8: Aquarium, swimming pond, and sea wall. (CLR, 1993)



History #9: Front entry to the Sutro Baths. (CLR, 1993)



History #10: Sutro Baths facing west. (CLR, 1993)



History #11: Second Cliff House and surroundings. (CLR, 1993)

1904 - 1937

Despite financial difficulties, Emma Merritt attempted to maintain Sutro Heights for the enjoyment of the public. Reductions in the grounds staff from eleven to three resulted in decreased maintenance and supervision of the gardens. Plantings requiring intensive maintenance were replaced with those requiring less care, and the upkeep of paths, walks, and structures was neglected. By 1904, the Sutro residence, which had deteriorated significantly, was being used as a caretaker's residence (see photo, History #12).

In 1905, the renowned architect and urban planner Daniel Burnham, recommended that the Cliff House and its adjacent structures be destroyed and replaced with a smaller, more simple structure that would not obstruct the sweeping views of the headlands to the north

In 1906, James Wilkins, who had managed the Cliff House for twenty-one years, was replaced by local entrepreneur John Tait, who bought Wilkin's lease in June 1907. Tait immediately began an ambitious renovation of the Cliff House, with plans to spend up to \$80,000 to rewire, install new plumbing, refurnish, and redecorate. The renovation was brought to an abrupt halt on September 7, 1907, when the ornate, frame structure caught fire and burned to the ground.

One year following the destruction of the second Cliff House, Emma Merritt applied for a permit to construct a third Cliff House on the site of the first two; work commenced in 1908 on a three-story, steel reinforced concrete building. Designed by Reid Brothers, Architects, the rectangular, neo-Classical building cost approximately \$75,000 to construct.

On July 1, 1909, a gala celebration inaugurated the new Cliff House. The third Cliff House prospered for almost a decade, experiencing yet another resurgence of popularity reminiscent of the 1890s. However, in 1918, with the involvement of the United States in World War I, the U.S. Army ordered closure of all establishments within one half mile of military installations. Owing to its proximity to Fort Miley, the Cliff House stood closed for two years. In 1920, the Cliff House re-opened under the new management of Richard Roberts. Renovations at the same time included a three-story, reinforced concrete addition on the north side of the building and enclosure of the front entrance, on the east side of the building. At the same time Point Lobos Avenue outside of the Cliff House was widened from 20 feet to 60 feet, creating a four-lane asphalt road with an adjacent concrete sidewalk on the ocean side. The Cliff House, which again declined in popularity, closed once more in 1925.

In 1920, the ownership of Sutro Heights was transferred to the City of San Francisco under the condition that it be "forever held and maintained as a free public resort or park under the name of Sutro Heights." The Merritts retained a lifetime residence on the property. Between 1920 and 1933, the Merritts continued to allow visitors access to Sutro Heights, but provided for minimal maintenance of the site. Although not officially responsible for the maintenance of Sutro Heights during this period, the City of San Francisco conducted two emergency repairs on the Sutro property made necessary by the 1920 widening of Point Lobos Road, which had destabilized the western cliff face. These repairs included construction of a reinforced concrete roadbed on a section of the Esplanade in 1924 and erosion control measures on the adjacent cliff face to support the west flank of the heights promontory.

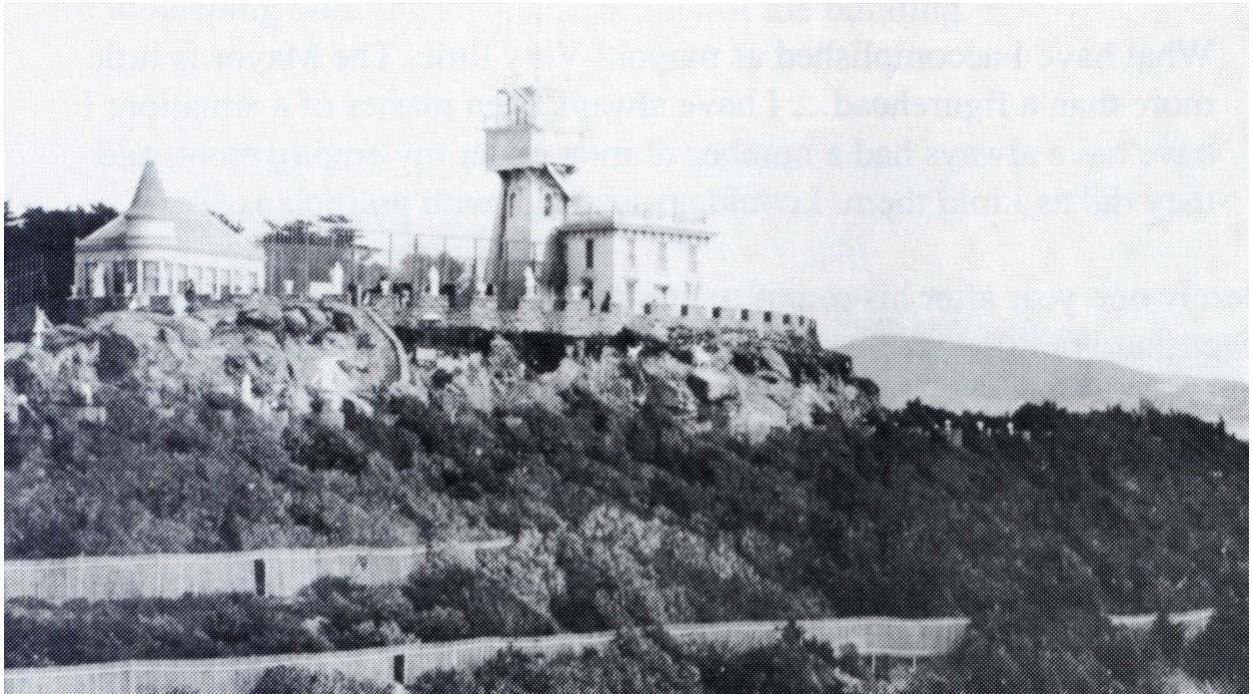
In 1933, at the request of Emma Merritt, the City of San Francisco agreed to assume maintenance of Sutro Heights but there was no major improvement or rehabilitation of the grounds. In 1937, the city submitted a proposal to the Works Progress Administration (WPA) for the rehabilitation of the grounds at Sutro Heights. When Emma Merritt died in residence at Sutro Heights in 1938, the WPA was in the process of further stabilizing the western slopes at the heights through the construction of an elaborate

series of artificial concrete cliffs. Following her death, the WPA proceeded to demolish the aging Sutro residence, then in a state of serious disrepair, the remains of the conservatory, entrance gates and fences, the “Dolce far Niente” Balcony, and the structures on the parapet. At that time some new plant material was added, paths and road surfaces were upgraded, and the remaining statues were cleaned and repaired. The rear stone wall of the parapet was removed and replaced with a concrete retaining wall across the entire rear edge. Staircases were constructed on both ends of the wall to provide access to the parapet terrace.

After its closure in 1925, the Cliff House did not reopen again until 1937 when two brothers, George K. and Leo C. Whitney, purchased the establishment from the Sutro Estate (see photo, History #13). In anticipation of the increased patronage associated with the World’s Fair, to be held in San Francisco in 1939, the Whitney brothers renovated the electrical and plumbing systems at the Cliff House, and incorporated a curio shop and modern restaurant. About that time another small addition, built in the California Mission style with wood, adobe, and tile was added to the north face of the building to provide an entrance to an exhibition of models of the California missions.

Sutro Baths continued to operate as a swimming center, first under the management of Emma Merritt, and then Adolph’s grandson, Gustav Sutro until 1937. At that time, a section of the baths, which had experienced diminished attendance and profits, were converted to an ice skating rink. Some drop in attendance at the baths during the 1920s and 1930s, along with a massive landslide, is attributable to the closing of the famous coastal route of the railroad in 1925.

Additionally, in the early 1930s, the California Board of Health issued a series of stringent regulations regarding the construction, operation, and maintenance of public swimming pools. Compliance with Board of Health requirements would have required costly renovations. Finally, the persistence of the Great Depression throughout the 1930s significantly reduced the number of people who could afford a recreational excursion.



History #12: Sutro Heights, early 1900s. (CLR, 1993)



History #13: Aerial view of the Cliff House and Sutro Baths, 1937. (CLR, 1993)

1937 - 2003

During World War II, Sutro Heights was closed for security reasons because of its proximity to Fort Miley. At that time, a pair of concrete base end stations for range finding was constructed adjacent to the parapet as part of a seacoast fortification defense network. In 1949, the City of San Francisco commissioned a plan for the rehabilitation of the park. The only plan element implemented, however, was the installation of a partial irrigation system.

The Whitney brothers remodeled and enlarged the Cliff House again in the 1950s, resulting in the expansion of the dining room, the construction of a special banquet room, an addition on the south face of the building, and a new top story. The exterior of the building was also modernized, resulting in the alteration of the entire east façade.

In 1951, battered further by an even steeper drop in attendance at the baths during World War II, Gustav Sutro offered the property for sale, explaining to reporters that despite his efforts to promote the baths, he had been unable to raise the \$25,000 to \$90,000 necessary for their proper restoration. Apparently, Sutro had hoped that the City of San Francisco would purchase the baths; instead George K. Whitney, owner of the Cliff House and Playland-at-the-Beach (located at the foot of Point Lobos Avenue) was the purchaser. Whitney converted all of the swimming tanks to one large ice skating complex, and developed a small museum in the baths building. Despite Whitney's efforts to keep the complex open, he lost control of the baths in 1964 when his mother sold the controlling shares of the property to Robert D. Fraser, developer of two of San Francisco's apartment skyscrapers, the Fontana and the Comstock.

Fraser quickly developed plans to raze the Sutro Baths and erect a 200-unit apartment complex and restaurant overlooking the ocean. However, in June 1966, in the midst of negotiations regarding this development and with demolition already underway, a fire at Sutro Baths burned the once-splendid structure to its foundations (see photo, History #14). The public sentiment that arose following the fire may have impeded Fraser's development plans for the site which the National Park Service purchased in 1973 from Cliffside Properties and incorporated into the Golden Gate National Recreational Area.

In 1976, the City of San Francisco transferred ownership of Sutro Heights to the National Park Service, to be managed as part of the Golden Gate National Recreation Area. National Park Service management efforts have attempted to identify and preserve the historic features on the site. Concrete headers, planters, fountains, and statues were removed for storage and cataloging. Reproductions of the remaining statues, including the entrance gate lions, the Stag, and Diana were cast and re-erected on the site. In the late 1970s selective archeological investigations were undertaken at the conservatory site, on the parapet, along the Esplanade, and the "Dolce far Niente" Balcony.

In 1986, the well house was partially restored. At that time the parapet stonewall mortar was repainted and terrace planters below the wall restored. The NPS began rehabilitation of the Cliff House in 2003.



History #14: Sutro Baths following the fire in 1966. (CLR, 1993)

Analysis And Evaluation

Summary

A variety of buildings and structures are associated with the development of the Sutro historic district. Buildings and structures ranged from utilitarian garden sheds to an elaborate stained glass-paned bathhouse. Built primarily between 1881 and Sutro's death in 1909, these structures served an integral role in the overall site design at the Sutro historic district and served as organizing elements, focal points, and destinations. The parapet and the well house are the only remaining structures at the Sutro Heights gardens. The third Cliff House is still found within the district. The building has been modified and several additions have been constructed, however, the exterior of the building was restored in 2003/2004. While the baths were destroyed in the fire, the bathhouse ruins provide a sense of the grand scale the baths once provided to visitors.

Sutro retained the relatively modest appearance of the small frame cottage he bought from Samuel Tetlow in March 1881. Sutro concentrated on the development of elaborate gardens. Tall, wooden, slat fences on the north and west exposures were constructed and eucalyptus, cypress, and pine tree wind breaks were established at Sutro Heights to create microclimates suitable for the growth of tender garden plants. Extensive site grading was needed to create the numerous terraces that later developed into individual garden rooms defined by paths, plantings, and gentle slopes. "The Old Grove," a grouping of eucalyptus, cypress, and pine trees, was established in front of the Sutro residence. There were also eight axial walkways that radiated from a central point, providing a central organizing element for the grove. Due to high maintenance requirement of Sutro's plantings, many of the gardens fell into disrepair following Sutro's death as popularity of the site fell into decline. Monterey cypress trees and some of the container planting are found throughout the site.

In addition to the baths and gardens, the small scale features at the Sutro historic district have been replaced to meet the needs of a modern visitor. Signage, benches, trash receptacles, utility structures, planters, and fencing have been added. The statues Sutro placed in the gardens have been either repaired or recast. Elements of the historic gutters have been retained as well as some historic planters.

The natural systems and features of the Sutro historic district helped to form the location and appearance of the development of Sutro Baths and the necessity to create windbreaks to protect the vegetation at Sutro Heights. The natural views of the Pacific Ocean, Fishing Rock, and Seal Rock were accentuated with careful placement of vegetation, balconies, and roads and trails. Smaller garden vignettes with statues, vegetation, and buildings, like the well house, also provided views to a visitor. The views and vistas still provide passive recreation to the visitor at Sutro Heights. The topography at the Sutro historic district, in many cases, is all that remains of the formal gardens and building locations developed by Sutro. Additionally, the railroad grades, road grading, and balcony locations have maintained the topographic modifications from the period of significance. Elaborate circulation systems were developed by Sutro to encourage visitation to the site from downtown San Francisco, as well as the circulation systems within the gardens, around the Cliff House, within the aquarium, and throughout Sutro Baths. Many of the roads have been repaved to meet modern transportation requirements, but historic corridor and alignment have been retained. Pedestrian circulation patterns have also been maintained along the roads and between buildings.

Integrity

Although some structures, vegetation, and small scale features have modified or lost since the period of significance, the Sutro historic district still retains essential characteristics that defined its general

character at the end of the period of significance and, as such, continues to possess aspects of location, design, setting, feeling, and association. The aspects of materials and workmanship are no longer evident. In assessing landscape integrity, the impacts of the changes since the period of significance have been evaluated in the context of the district as a whole.

All of the major elements included in the proposed Sutro historic district retain integrity of location. Integrity of design is still apparent in the positioning and layout of buildings, structures, and other elements (including the remaining rail road grade); the retention of grading and landforms; the placement of circulation networks; and the accentuation of vistas throughout the site. In general, the physical setting and scenic resources surrounding the proposed district are intact and retain their integrity. The views of the ocean, Seal Rocks, and surrounding coast remain relatively unchanged. Lincoln Park also provides an undeveloped, open space to the north. At Sutro Baths, which is a ruin, the major remaining material is the concrete used in the foundation, and the rocks used to create the seawall. Although the grading and excavation required creating the tunnel and building the baths remains clearly visible, little evidence of craft or workmanship remains. The remaining landscape elements at Sutro Heights, the sheer scale of the ruins at Sutro Baths, and the Cliff House contribute to an overall integrity of feeling. The proposed Sutro historic district retains its integrity of association through its continued use as a public recreational facility. Integrity of materials and workmanship varies throughout the district. Both Sutro Heights and the current Cliff House, individually, retain integrity of workmanship and materials.

Character-defining features, surviving character-defining features, and non-contributing features were inventoried for the five clusters: Sutro Heights, the Cliff House site, the Point Lobos Avenue/Great Highway corridor, the Sutro Baths site, and Land's End. Character-defining features were identified on the cultural landscape period maps. The surviving character-defining features and the non-contributing features were identified during site visits and through the comparison of the existing conditions 1992 map with the cultural landscape period maps.

Landscape Characteristics And Features

Natural Systems And Features

Natural systems and features including the physical attributes of the landscape, the climate, soils, hydrology and native vegetation, all directly or indirectly affected the design and layout of the camp.

Since the 1850s, the area located on Point Lobos and Lands End in the westernmost portion of San Francisco next to the Pacific Ocean has been developed and used by San Franciscans and visitors to experience the scenery and recreational opportunities associated with the shoreline, beach, and ocean. Characteristics of this landscape have combined activities related to the natural features of the area — scenic panoramic views, access to the beach and ocean for hiking and swimming, opportunities to see plant and animal communities — with “tourist” activities — eating, buying souvenirs, and “having been there.” The foundation of this cultural landscape has always been the natural features — ocean, beach, cliffs, views, plant materials, animal life, and sight, sounds, smells of the ocean. These have provided the reasons that people want to come to site and have wanted to shape it to reflect recreational attitudes of the specific time.

The Sutro Historic Landscape District’s natural features consist of series of bluffs overlooking the Pacific Ocean. Ocean Beach is located to the south of the district and has always been related to the Sutro District recreation experience. There are also several prominent rock outcroppings that have been distinctive landmarks in the district. These include the Seal Rocks, located to the west of the Cliff House, which were deeded to the city of San Francisco by the United States Congress in 1887 on the

condition that they be kept free from encroachments of man and Fishing Rock, which is located just off the shoreline between the Cliff House and Sutro Baths and is accessible at low tide.

Spatial Organization

Spatial Organization is defined as the three-dimensional organization of physical forms and visual associations in the landscape, including the articulation of ground, vertical, and overhead planes that define and create spaces.

The site's natural features and existing landforms affected the built spatial organization of Sutro Heights, Sutro Baths, and the Cliff House. The bluff, rising above the ocean and Point Lobos Road, was used to its best advantage for its views and open exposure, while the more protected, eastern portion of the site was used for developing intimate garden spaces. A separate area downhill from the main grounds and along Point Lobos Road was used for service needs, such as storage, vehicular access, and a boarding house and stables. The outward oriented promontory was a natural attraction and provided a panoramic experience for the visitor as well as a visual connection to the Cliff House and the Sutro Baths along the coast. In contrast, the gardens along the east rendered a small scale, protective and intimate experience, highlighted by attention to details of color and material.

Sutro manipulated the landscape with cut and fill to create numerous terraces which then became individual "rooms" or gardens, separated by paths, plantings and gentle slopes. This system of open and closed space has gradually evolved as the tree canopy has matured and opened up, and as planting beds were removed and replaced with lawns. Today, the spatial organization of Sutro Heights is still discernible, predominantly through the landforms. Manmade terraces are still evident, although overgrown vegetation obscures immediate recognition of this.

Land Use

Land Use is defined by the principal activities in the landscape that have influenced the landscape as a result of human activity, including gardens, baths, and terraces.

Sutro Heights was designed and developed by Adolph Sutro to be both a garden that surrounded his home and a public park. As a public space, Sutro intended the park to be a destination point and part of the public's experience related to visiting the Lands End/Point Lobos area. During Sutro's lifetime, the park was separated from San Francisco by undeveloped land to the east (which was owned mainly by Sutro). The park with its ornate planting beds and large trees was in vivid contrast to the open dunes that surrounded it.

Today, Sutro Heights, Sutro Baths, and the Cliff House are public spaces part of the recreational experience of the Lands End/Point Lobos area. People who visit the Sutro Baths site, Cliff House, and beach still come to the park as part of this experience. However, San Francisco has expanded so that the park no longer is separated from the city. Residential neighborhoods border it on the east side so that today the park is also an extension of these neighborhoods and as such is also used as a neighborhood park.

Topography

Topography is the three-dimensional configuration of the landscape surface characterized by features, such as slope and articulation, and orientation, such as elevation and solar aspect.

SUTRO HEIGHTS

Original Character-Defining Topographic Modification

- widths and horizontal/vertical alignments of circulation
- building and structure site grading
- landscape feature and garden grading

Surviving Character-Defining Topographic Modification

- widths and horizontal/vertical alignments of circulation; generally, much of the grading associated with original character-defining circulation systems survives or portions of the grading of systems survive
- building and structure site grading; generally, the grading for building sites survive
- landscape features and garden grading; generally, the grading for landscape
- features and gardens survives

Non-Contributing Topographic Modification

- extensive fill over planting bed locations west of Palm Avenue and between the North Esplanade and the carriage turn around
- subsidence at west side of inspiration point

CLIFF HOUSE SITE

Original Character-Defining Topographic Modification

- grading associated with the Cliff House and lower terrace
- grading associated with the complex of buildings on the north side of Cliff House

Surviving Character-Defining Topographic Modification

- grading associated with the Cliff House and lower terrace
- grading associated with the complex of buildings on the north side of Cliff House

Non-Contributing Topographic Modification

- none identified

POINT LOBOS AVENUE/GREAT HIGHWAY CORRIDOR

Original Character-Defining Topographic Modification

- cuts and fills, vertical and horizontal alignments associated with road, half bridge, and side walk

Surviving Character-Defining Topographic Modification

- cuts and fills, vertical and horizontal alignments associated with road, half bridge, and side walk

Non-Contributing Topographic Modification

- none identified

SUTRO BATHS SITE

Original Character-Defining Topographic Modification

- all the grading associated with the siting and the construction of the baths including the stepping and benching of the north, south, and east sides of the site
- all grading associated with original character-defining circulation

Surviving Character-Defining Topographic Modification

- all the grading associated with the siting and the construction of the baths including the stepping and benching of the north, south, and east sides of the site
- all grading associated with original character-defining circulation

Non-Contributing Topographic Modifications

- erosion and sedimentation along sides of the bath site
- sedimentation deposits in baths
- sedimentation deposits in freshwater reservoir sites

LANDS END

Original Character-Defining Topographic Modification

- all grades associated with original character-defining circulation
- all grades associated with original character-defining buildings and structures

Surviving Character-Defining Topographic Modification

- all grades associated with original character-defining circulation
- all grades associated with original character-defining buildings and structures

Non-Contributing Topographic Modifications

- none identified

Vegetation

Vegetation includes native and non-native deciduous and evergreen trees, shrubs, vines, ground covers and herbaceous plants and plant communities that were used at Sutro historic district.

The natural vegetation around the Sutro historic district was historically composed of sparsely vegetated windswept sand dunes and rocky cliffs. Several native plant communities existed at Sutro historic district, which varied in elevation, distance from the ocean, and whether the shoreline fronted sandy beach or rocky headland. The dune community, fronting Ocean Beach, consisted of low plants such as Sand Verbena, beach grasses and bursage. Coastal strand communities existed on the higher sandy ground behind the dunes and were home to sand strawberries and more woody plants, including Dune Tansy and native lupines. Atop the bluffs, coastal grasslands or scrub communities dominated, consisting of perennial grasses, Baccharis, sagebrush and other woody and herbaceous plants.

Sutro Heights

Upon acquiring the Sutro Heights property, Adolph Sutro immediately began to forest the site with evergreen trees, providing a windbreak to create a more hospitable environment for the extensive gardens he planned.

Vestiges of the original plantings remain today. Many of the specimen trees Sutro planted exist, including Araucaria (Norfolk Island pine) in the center of former planting beds; Dracena draco along Palm Avenue; and several Phoenix canariensis used as accent plantings. These historic specimens are helpful to establish the actual locations of the historic beds they were associated with. In addition, the massed shrub plantings that still remain delineate the general edges of some historic paths and planting beds.

However, under National Park Service management the clearing of old vegetation has occurred without adequate documentation of the species removal. The species composition of the former gardens has also changed through the introduction of a number of new plantings made without regard for the historic design of the gardens or the species they contained.

The Maze

A hedge maze was first shown on an 1882 plan of Sutro Heights. The maze was probably constructed of Coprosma baueri, which still grows at this location. A maze of this sort at this shady location would have been difficult to maintain and would have needed constant attention. As early as 1889, Sutro's agent, in correspondence with him, expressed dissatisfaction with the maze and it eventually became overgrown. There is no known mention of visitor use of the maze, nor of its existence, after Sutro's death in 1898.

Palm Avenue

Palm Avenue, as the major access to Sutro Heights, connected a number of landscape features together. The Avenue was lined with palm like Dracena draco trees, that emphasized its boulevard nature. It was edged with a carefully trimmed lawn strip, bordered on the outside, by lineal beds of flowering plants, such as geraniums. Beyond this, shrubs and a tree canopy of cypress and pine created a visual wall. Palm Avenue terminated with a carriage turnaround lawn dotted with small statues, concrete planters and a fountain. Here the tree canopy was pulled back to create a grand room which featured a number of focal points, including the garden's most intricate carpet beds, the Conservatory, and the topiary like arborvitae hedge.

Today the only vestiges of these plantings that remain are the much altered, overmature canopy framing

the Avenue (see photo: Circulation #1). Some of the lawn features, especially the carriage turnaround, still exist. The hedge, carpet beds and roadside plantings have been converted to lawn and only one or two racenas remain. However, the open nature of the Avenue's terminus and the walled in nature of its length is still evident.

Garden Rooms

The terraced garden rooms Sutro created were designed to feature specific plants or a sculpture element, or to accentuate an ocean view. Several were named for their prominent features, such as the Rosarium, the oval, and the Adonis. A number of these "rooms" are shown and named on the 1882 and 1895 plans for the grounds. They all featured an open central lawn, framed by shrub or flower borders, surrounded by forest or open to the west. Other than for the Rosarium, the species planted around the central lawns are undocumented, but were likely shrubs or flowers known for their seasonal display.

Today, there are topographic remains of these landscape features. Where undergrowth has been cleared, the flat terraces Sutro created are clearly evident; however, an overgrown tree canopy now obscures historic views and the former open nature of the terraces (see photo: Circulation #2).

Carpet Beds

Carpet beds or "parterres" were a standard feature in Victorian gardens. There were a number of documented formal and semi formal planted beds in Sutro Heights. The greatest concentration of planting displays was arranged on either side of the Palm Avenue terminus, in front of the carriage turnaround. The Venus de Milo beds consisted of mounded circular arrangements of low flowering plants surmounted by statuary and pedestal planters. This form also existed nearer the main gate, and featured a griffin statue.

Intricate "parterres" were located to the west of Palm Avenue opposite the conservatory. These beds consisted of finely trimmed miniatures in floral and geometric patterns that changed with the season or to commemorate an event.

The beds probably were planted as early as 1883 and were definitely in place by 1885. They required extensive ongoing maintenance by gardeners with horticultural skills. Historic photographs show that the formal carpet beds were converted to low maintenance flower beds soon after Sutro's death. Today, the carpet beds are covered with lawn, except for a meager approximation of part of the Venus de Milo group.

Old Grove/Shady Lawn

"Old Grove" was named for the dense planting of trees which covered this portion of the gardens. The grove was planted with cypress, pine and eucalyptus ten to fifteen feet apart, during the initial development of Sutro Heights. The mature trees were pruned high to provide an overhead canopy that shaded the lawn planted beneath. This was the largest lawn area during the Sutro Era. Other understory vegetation consisted of New Zealand flax (*Phormium*) used to accent the garden paths' convergence. Over the years, the paths disappeared under fill and trees have matured, died and most have been removed. The lawn still remains although the site is more open and sunny than originally intended.

Rock Garden

Soon after the Parapet wall was constructed, its southwest exposure was terraced with several low rock retaining walls to eliminate soil erosion and to accommodate a rock garden (see photo: Buildings and Structures #2). This exposed site was planted with drought, and stress-tolerant plants, such as agave, aloe, iceplant and other succulents. These terraces remained relatively intact through the years, although plants were removed as they matured and English ivy began to cover the Parapet walls, in the mid-1980s

the National Park Service removed the remaining plants from the terraces and amended the soil to correct a high saline condition. The rock garden was replanted with non historic plant material and the terrace wall and Parapet wall mortar joints were repointed.

Gnomes Arbor Vitae Hedge

The Gnomes Arbor Vitae was a sculpted row hedge of what was probably a variety of *Thuja occidentalis*, planted by Sutro in front of the Conservatory. The hedge consisted of a straight segment, approximately 130 feet long, with two sixty foot lateral rows of thuja radiating out from its center at sixty degree angles. This created three wedge shaped planting areas bordered by hedge with a Norfolk Island pine centered in each. At maturity, the hedge was approximately twenty feet high at its central point, with each leg sloping down to about eight feet high at the end. Although the hedge required extensive pruning, it seems to have been well kept into the 1920s. By 1949, when an extensive survey mapping of Sutro Heights recorded a number of gaps in the hedge, it was described as a "group of trees." The City of San Francisco's 1950 Master Plan for the park called for and apparently implemented removal of these trees.

Land's End

When Adolph Sutro acquired the area in 1881 it was a landscape of windswept bluffs with sparse coastal vegetation. Sutro planted a forest of Monterey pine and Monterey cypress that continues to exist today (see photo: Buildings and Structures #4).

Circulation

Circulation is defined as spaces, features, and applied material finishes which constitute systems of movement in a landscape.

Sutro Heights Entrances and Access

As designed by Sutro, the main entrance gate and the vista down Palm Avenue served as a focal point of Sutro Heights, attracting arriving visitors to the area (see photo: Circulation #1). The other entrance to the park, off lower Point Lobos Avenue, also contained a gatehouse and gate, and served as the private entrance to Sutro Heights. This access point was actually the first entrance that developed when the property was settled in the 1850s. It functioned as a service entrance during the time of Sutro, and later as an access for the visitor coming up from the Cliff House and Sutro Baths, via Serpentine Drive, to Sutro Heights.

Over time, with the growing popularity of Sutro Baths, additional Cliff House facilities, and the advent of the automobile, the main arrival zone and gathering point shifted downhill. This shift continued as the condition of the gardens declined. Parking was soon provided to support the Cliff House/Sutro Baths complex and the main entry into Sutro Heights was no longer readily accessible. The lower gate and Serpentine Drive, originally intended for service use, soon rivaled the main gate for access to the park. The level site of the stables evolved into a parking area by the 1930s and is still used as a parking area.

The main entrances into the park are the former main gate at Palm Avenue and the east entrance on 48th Street. Replicas of the stone lions frame the main entrance; however, only foundation ruins remain from this gate and the lower entrance. Secondary entrances exist along the north and east sides. This reflects the park's use by residents of the adjoining Outer Richmond neighborhood.

Sutro Heights Roads

There were three main roadways in Sutro Heights, with limited carriage and horseback use that were graded and graveled in 1881 as part of the initial development of the property: Palm Avenue, the Esplanade, and Serpentine Drive. These roads provided access to the residence and a circuitous route to other features around the grounds. Ivy Lane, the original access to the residence, was a difficult climb directly up the north slope from the lower gate area. The development of the more gently sloped Serpentine Drive relegated Ivy Lane to minor footpath status.

The most popular route around Sutro Heights connected Palm Avenue with the Esplanade along the bluff's upper edge. The tip of the promontory along the Esplanade overlooking the Cliff House and Seal Rocks was called "Inspiration Point". Serpentine Drive connected the lower entrance and the North Esplanade. The roads were paved with crushed local sandstone bonded with clay that was then rolled and compacted. The roads and paths were described as golden or yellow ochre in color, and were raked and well tended under Sutro's direction. At least three different types of terra cotta edging, or headers with decorative tops, were used along selected paths and roadways.

There is not as much hierarchy in circulation routes around the site, as was originally intended. The main road networks still exist, and include the axial Palm Avenue, with its carriage turnaround terminus and the Esplanade loop. This primary circulation route around the grounds is still in use and has retained its basic configuration. Serpentine Drive retains its original configuration but is now an overgrown footpath.

The widths of the Esplanade, Palm Avenue and Serpentine Drive have been narrowed, and there are no clear, distinct edges. A portion of the fence remains along the South Esplanade and defines the former

edge of the road (see photo: Circulation #2). Portions of the North Esplanade have suffered from erosion and landslides.

The roads and paths were graveled with red rock by the City of San Francisco. Following World War II, the roads were paved with asphalt. Traces of the asphalt paving remain today, along with redrock and other subsequent gravel surfaces.

Sutro Heights Secondary Paths

Secondary paths within the park were narrower pedestrian paths paved with crushed stone. They often had seating areas incorporated into their designs and were intended to carry the visitor through the gardens in a pleasing, meandering fashion. Some of these paths were named for their features, such as "Ocean View Drive", located along the eastern upper terrace. Other paths were more formal, such as those in the "Old Grove," consisting of eight straight walkways which radiated out from a central gathering point that featured a gazebo. There was also the famous wooden "Dolce far Niente", a plank walkway and seating area that provided views south to Ocean Beach and which was reached by two stairways, descending from the Esplanade. Some paths were altered as the need arose, as a result of new garden layouts.

With the loss of the planting beds and the introduction of lawns, most secondary paths are no longer evident. "Social paths" have arisen in areas receiving heavy traffic. However, the original topographic contours exist and still delineate many of the historic paths, now obscured by overgrown vegetation.

Sutro Baths Road and Path

The roadbed of the access road to the Sutro Baths that entered the south side of the site from Point Lobos Avenue remains. This road would have gone around the back or east side of the Sutro Baths building. It was used as an access road for deliveries and maintenance at the Baths. This roadbed is paved.

Point Lobos Avenue/Great Highway and Ocean Beach Esplanade

Point Lobos Avenue bisects the district into a northern portion (with Lands End and Sutro Baths) and southern portion (with Sutro Heights) before turning south at the Cliff House, becoming the Great Highway. The Great Highway continues south along the edge of Ocean Beach. Due to the shifting sands of Ocean Beach, plans called for a "concrete esplanade to provide a foolproof and beautifully designed protection for the scenic roadway." By the end of 1916, 670 feet of reinforced concrete bulkhead had been completed from the foot of the Cliff House hill southward. San Francisco Park Commissioners "had to lay a concrete surface 40 feet wide on the Great Highway in 1919, and in 1921, they ordered the paving, widening, and grading of the Cliff House Road or Point Lobos Avenue" (Delgado et al 1979). The concrete roadway is now a standard four-lane city street, easily accommodating two-way traffic and on-street diagonal parking on one side (see photo: Buildings and Structures #3). A path to the Lower Terrace branches of the Ocean Beach Esplanade just south of the Cliff House (see photo: Small Scale Features #3).

Railroad bed

The rail bed and retaining wall remnants are all that remain of the rail line that delivered visitors from downtown along the present route of California Street, and around Point Lobos, to the Sutro Heights, Sutro Baths and the Cliff House. The Coastal Trail goes along a portion of this rail bed.

Social Trails

Numerous social trails currently crisscross the Adolph Sutro Historic District, primarily north of Point Lobos Avenue. These narrow, dirt trails are not part of Sutro's plan for Sutro Paths or Sutro Heights.



Circulation #1: View of Palm Avenue looking toward the southwest. (PWR, CLI, GOGS-S-0002-23, 2004)



Circulation #2: View of South Esplanade and the remaining concrete fence. The Monterey cypresses are now blocking the once expansive views of the Pacific coast. (PWR, CLI, GOGS-S-0002-29, 2004)

Characteristic Feature	Type Of Contribution	LCS Structure Name	IDLCS Number	Structure Number
concrete sidewalk along Point Lobos Avenue and the Great Highway	Contributing			
concrete walkway from the terrace to the south connecting to a walk on the west side of the Great Highway	Contributing			
Dolce far Niente Balcony connecting paths and two stairways from the South Esplanade	Contributing			
drive from Point Lobos Avenue past upper reservoir site to northeast corner of Sutro Baths	Contributing			
El Camino del Mar and overlook	Contributing			
Great Highway	Contributing			
Ivy Lane	Contributing			
Lovers' Lane	Contributing			
masonry steps from lookout to lower lookout and to the canal	Contributing	Sutro Heights Rocks And Steps	005990	SH0011
North and South Esplanades	Contributing			
Ocean View Drive	Contributing			
Palm Avenue	Contributing			
path on east side of powerhouse	Contributing			
path to lookout	Contributing			
Paths at south garden of Sutro Heights	Contributing			
Pine Lane	Contributing			

Point Lobos Avenue	Contributing			
Railroad Remains	Contributing	Sutro Heights Railroad Remains	005993	SH0023
road trace from lower reservoir area to south end of Sutro Baths foundations	Contributing			
road trace from spring at Sutro Baths heading northwest	Contributing			
Serpentine Drive	Contributing			
Shady Path	Contributing			
trace paths to the two mounts at Sutro Heights	Contributing			
Woodland Lane	Contributing			
access road to Examiner Marine Observation Station	Non-Contributing			
Merrie Way	Non-Contributing			
parking area south of Point Lobos Avenue	Non-Contributing			
path and steps from Merrie Way overlook to electric car track road trace	Non-Contributing			
path from mid-point of steps from Merrie Way to Point Lobos	Non-Contributing			
path from the parking area at Point Lobos Avenue to Ivy Lane path	Non-Contributing			
paths and sidewalks along Point Lobos Avenue and 48th Avenue	Non-Contributing			
pedestrian circulation associated with the San Francisco Memorial	Non-Contributing			
road along ridge at Point Lobos	Non-Contributing			

steps at the north side connecting the lower terrace to the upper terrace, and the steps on the north side connecting the upper terrace to the front of the Cliff House

Non-Contributing

steps on south side of the Cliff House

Non-Contributing

various social paths and trails at Sutro Heights, Sutro Baths, and Lands End

Non-Contributing

wood steps at Merrie Way parking lot

Non-Contributing

Buildings And Structures

For purposes of the CLI, buildings are defined as elements primarily built for sheltering any form of human activity, whereas structures are functional elements constructed for purposes other than sheltering human activity.

Most of the buildings and structures within the Sutro historic district were constructed by Sutro, between 1881 and 1898, and most of them were demolished by the WPA in 1939. The exceptions to this include the existing parapet, which was built by Sutro and modified by the WPA, the well house, also built by Sutro and partially restored, the Cliff House, and the Sutro Baths ruins and water system as well as the Lower Terrace and part of the “Dolce far Niente” Balcony.

The Main Gate, Lower Gate, Gatekeeper's Buildings, Conservatory, Sutro Residence, Sutro Heights Gallery, Observatory/Tankhouse, and Gardeners' Sheds at Sutro Heights have been lost or demolished since Sutro's death. Foundations or building footprints are all that remain of these buildings and structures. Several buildings and structures in the vicinity of the Cliff House including the, Camera Obscura, and Louis' Restaurant do not date to the period of significance and do not contribute to the significance of the historic recreational landscape. The Base End Stations, built during WWII and the Marine Observation Station do not contribute to the significance of the Sutro historic district, but may be eligible as historic structures on their own merits.

CONTRIBUTING

Well House

The well house, built about 1885, is a small wood frame structure with an elevated foundation of cut and dressed sandstone (see photo: Buildings and Structures #1). It is uncertain whether the well house actually housed a well — more likely it served as a focal point for arriving visitors, and contained the plumbing for a pair of drinking fountains, with scallop shell basins, mounted on opposite sides.

The highly ornamented structure consisted of spaced wood columns, painted dark brown, in-filled with diagonal tongue and groove redwood siding of a lighter color. The east and west sides featured the aforementioned drinking fountains with windows above them, made of decorative iron screens. The north and south facades contained doors of decorative iron grillwork. The roof of the well house consisted of wood shingles in alternating bands of square and fish scale patterns. Two finials capped either end of the roof.

Although the structure remained in relatively good condition through the 1930s, by the time the property was transferred to the National Park Service in 1975, all of the architectural detailing, including the iron grillwork and scallop shell drinking fountains had been removed and painted white. In the 1980s, the National Park Service partially restored the well house.

Parapet

The parapet was located on a natural outcropping of sandstone immediately west of the residence, on the high point of the site. The parapet was probably the first major structure started at Sutro Heights. Work on it continued until 1885, with further work on retaining walls continuing until about 1890. Today, the parapet continues to function as a major focal point, observation platform, and visitor destination, as it has throughout the history of Sutro Heights.

As built, the parapet was a curved sandstone wall that extended in semi circle for 280 feet (see photo: Buildings and Structures #2). At the north and south ends, two seventy foot walls projected inward, creating an unfinished “D” shape. A small storage cellar, possibly for wine, with an arched doorway was

located on the north wall. Between the two rear walls was a sloping ramp that provided access to the top viewing platform. There was also a narrow stone staircase on the western side of the parapet, which connected to the Esplanade. Terraced rock gardens with steps were built later on the southern side for erosion control. Thirty stone crenellations gave the wall the appearance of a battlement. These crenellations were topped alternately with cast concrete statues and urn planters and were linked with two iron rails.

The surface of the parapet, graveled with crushed native sandstone, was initially kept open with scattered chairs and two large, non firing, Parrot-style cannon, pointed out to the ocean. Several stacks of cannon balls were placed behind the cannon. Other structures were subsequently erected on the parapet as the "Lookout" became popular. These structures served as a photo concession and observation tower to provide a higher vantage point for visitors.

In later years, the condition of the parapet began to deteriorate. English Ivy, first introduced to the area in the late 1880s, grew over the parapet walls, the lime mortar eroded, and vandals smashed all of the statues and planters on the crenellations. The statues on the rock niches below the parapet were also removed. Corrosion of the iron pipes between crenellations occurred, and the City eventually replaced many of them with one heavy galvanized metal pipe.

In 1939, the WPA crew working at Sutro Heights demolished the structures on the parapet, filled in the subterranean room or cellar on the north wall, and demolished the rear walls. The WPA then constructed a continuous concrete rear wall, with two stairways to provide better access to the top of the parapet.

The original chairs and cannon soon disappeared — the cannon probably being melted down as a part of the scrap drive efforts of World War II. Concrete and wood benches installed on the parapet by the city were vandalized. The condition of the parapet was surveyed extensively in 1979 by the National Park Service. Vegetation was cleared from the wall and the parapet's masonry joints were repointed as part of the rock garden restoration project.

"Dolce far Niente" Balcony

The "Dolce far Niente" balcony, "sweet to do nothing" in Italian, was a long terrace like structure constructed in 1884 85 on the cliff face below the South Esplanade. The wood balcony stretched along the slope for more than 250 feet and was accessed by two stairways descending from the Esplanade. The effect was that of a highly visible, open topped, cliffside promenade with commanding views of the Ocean Beach and Golden Gate Park.

The balcony was a popular attraction for visitors and its wooden uprights were covered with the signatures and romantic vows of visitors. The balcony remained in good condition into the 1920s, however, by 1935, extensive portions of the structure were missing. It too, was demolished by the WPA in 1939 as part of a cliff stabilization project. Of the original structure, only the stairway closest to the Cliff House remains. Portions of the foundations were located by the NPS in 1979, as eroding sand exposed previously buried wood members. It is also possible that additional material will be exposed as the cliff face continues to erode.

Cliff House

The Cliff House restaurant and bar is a storied San Francisco institution. Perched above Seal Rocks, with the Pacific Ocean as its backdrop, the establishment was founded in 1863. The present Cliff House is the third structure to occupy the promontory site at Point Lobos. The first, a modest wood-frame building built in 1863, burned in 1894. By 1896, Adolph Sutro built a second Cliff House, which burned to the ground in 1907. In April 1908, (Emma) Merritt gave the commission to redesign the popular

seaside resort to the Reid Brothers, who comprised one of the leading architectural firms working on the Pacific Coast (Scolari 1997).

The Cliff House reopened on July 1, 1909 (see photo: Buildings and Structures #3). It embodied the prominent features of design of the time: a well-proportioned building constituting a monumental mass, reinforced concrete walls with steel beams floors for stability and fireproofing, and restrained Classical Revival detailing. In planning the relationship of the building to its site, the Reid Brothers realized Daniel Burnham's concept for a modest building facilitating views, articulated in his 1905 master plan for the city. The Reid Brothers preserved the sweeping ocean vistas from Sutro Heights Park by designing a building that rose just one story above grade at street level. In addition, a wide viewing deck surrounded the rear and sides of the building, bringing visitors into direct contact with the coastline and views of the distant horizon. From the building's interior, rows of picture windows pierced the massive walls on all three floors, framing views of the ocean and headlands beyond (ibid.).

Later additions in 1912, 1937, 1949, and 1954 have changed all the facades to some degree. The north addition was constructed immediately after completion of the original building and was made compatible by continuing its cornices and stucco surface. The first east addition, at the southeast corner along Point Lobos Avenue, did not match the cornice line but was stylistically compatible, if more ornate than the original. This was a one-story entry and gift shop pavilion with an order of paired pilasters and an exuberant cornice framing arched windows. The addition and remodeling was designed in 1949 with predominantly horizontal lines and modern forms replacing the vertical lines and classical forms of the earlier design. This was a Bay Region variation of Modernism, with dark redwood siding rather than the smooth white walls of the International style. In 1973, the Cliff House was painted white, a minor alteration that produced a major change in its character.

All roofs on the Cliff House are flat. An original chimney is located near the center of the roof and a second smaller chimney extends up from the original north wall. Both these chimneys are covered with sprayed on urethane roofing. The present roof surface is a built-up roof, covered with sprayed-on urethane roofing.

The National Park Service is restored the Cliff House to its original 1909 appearance by removing later additions, exposing the remaining historic fabric in 2003/2004. An addition to the north was also incorporated.

Cliff House Lower Terrace

The lower terrace, constructed at the time of the 1909 building, is at the same level as the basement floor. It is concrete slab on grade with a concrete block perimeter guardrail wall. The Lower Terrace can be reached by a path from the Great Highway on the south, supported by a retaining wall and rock garden (see photo: Small Scale Features #3).

Sutro Baths Ruins

Sutro Baths, an immense recreational structure, was constructed between 1892 and 1894 incorporating some hydraulic features of a sea water aquarium constructed about 1886. The Baths occupied a cove facing the Pacific Ocean located on the floor of the cove just above sea level at the foot of a steep cliff the northwest side of the Sutro historic district, roughly bordered on the north and east by the Lands End forest, on the south by Point Lobos Avenue and Cliff House complex, and on the west by the ocean. The Sutro Baths burned in 1966. Following the fire, the building and other structures that were not burned in the fire were removed. The ruins of the baths that remain consist of fragments of the Sutro Baths building, topographic modifications to the landscape, a road bed, and remains of the entry to Sutro Baths and associated shops along Point Lobos Avenue. Today the Sutro Baths is predominately a landscape or

historic archeological feature (see photo: Buildings and Structures #4).

The seawall, building foundations, and original bathing tanks were built of concrete or reinforced concrete at a time when reinforced concrete had only been in use for a few years and the manufacture of hydraulic cements were not yet well understood. The design and placement of rebar were still experimental. Even the use of rebar was considered optional for many purposes. It seems that some of the concrete used here was reinforced with steel and some was not reinforced. It is not clear how much of either type was used or where they were used.

The steep walls on three sides of the cove in which the baths were built are still in place, although eroded. The baths filled almost the entire cove from north to south. The bath structure occupied roughly the western half of the cove with the two fresh water reservoirs and the curving driveway that ran down from Point Lobos Avenue to the back of the bath house on the east side of the cove. The north, south, and west sides of the main tank are clearly visible. The irregular east side of the main tank and the five salt water tanks can be seen only with difficulty due to silting and the emergence of marsh. The portion of the tanks that is visible occupies somewhat less than two-thirds of the width of the main bath structure from west to east. This area would have been covered by two of the three bays of the main steel frame, glass roofed structure that ran the length of the structure from north to south. The area of marsh and flat land east of the surviving tank was the location of the eastern part of all the original salt water tanks and the fresh water plunge. This also was under the central of the three roof bays. The original concrete or reinforced concrete west and north walls of the main tank are still in place. At the north end of the main tank are the nearly complete reinforced concrete walls (with exposed rebar) of the diving pool enclosed in the 1930s. Gutters, faded green paint and smooth wood handles for pool ladders are still visible.

The grandstands that overlooked the pools along the east side and the south end were built on the sloping land that still exists, rising from the edge of the marsh. The east slope rises to a terrace that was the east edge of the building and the location of the east entrance pavilion. On the slope are fragments of concrete foundation walls. At the edge of the terrace is a reinforced concrete structure (with exposed rebar) that appears to be near the location of the east entrance pavilion. The spaces in this structure are too small for human use, instead may have housed pumping or filtering equipment for the fresh water system.

The grandstands at the south end rose only part way up the slope to the edge of the main building which was then connected to the south entrance pavilion by a wide stairway. Two parallel concrete foundation walls that appear to have been associated with this stairway are visible below the cliff from the level of the pools. In addition to these foundation walls there are two attached reinforced concrete rooms on two levels and considerable structural debris on this slope. The lower room is open and has reinforced concrete floors, walls, and a vaulted roof with exposed rebar. The interior of this room is lined with interlocking hollow clay tile blocks. There is an electric light socket in the center of the ceiling. Inside and outside there are remains of a painted plaster wall finish. Stubs of wood joists in the edge of this structure are charred, perhaps from the 1966 fire that destroyed the building. There is also an exterior terra cotta block that appears to have a decorative round molding on its outside edge.

Also on the south slope are fragments of concrete foundation walls, a brick ornamental wall, a brick retaining wall, stone walls faced in a thick coating of concrete, and walls of unknown purpose that have tumbled down the slope, sometimes still attached to floor slabs.

In several locations there are fragments of the great steel columns that supported the three bays of the glazed truss roof. These were steel I-beams originally encased at the base in a thick coating of concrete. Only portions of the steel columns enclosed in concrete have survived. Those that have survived are on

the south slope and along the west edge of the main structure, in a line a few feet west of the west wall of the main tank.

West of the site of the main building is a sea wall along the edge of the water. The construction used in this wall is not certain. It appears to be concrete or reinforced concrete while from the northwest it appears to be of stone or to have a stone face. Near the south end of the sea wall is a concrete stairway down from the sea wall to the water where a causeway once led out to Fishing Rock. At the southern end of the main building, the remains of several structures were located cliffside. These include a series of walls and piers of indeterminate construction and purpose, a concrete arch that appears to be a conduit, and pieces of pipes of brick, iron, and terra cotta.

At the north end of the cove, beyond the walls of the main building are elements of the sea water supply system on the northwest and remains of the power house complex on the northeast. Surviving features of the water supply system are a ditch, just outside the walls of the building and the generally round receiving basin beyond. Both of these structures are of concrete or reinforced concrete. These structures are inside the cove at the foot of the rocky north wall of the cove. Two tunnels lead out of the cove through Point Lobos. The west tunnel leads northwest to the receiving basin and is part of the water supply system. The east tunnel leads north to a small rocky spot near the water.

The remains of the power house and laundry include a rectangular reinforced concrete structure with exposed rebar and large fragments of collapsed brick walls.

Water Systems

Sutro Baths was originally supplied by both salt water and fresh water available on the site. Under normal conditions the action of the waves brought salt water into the receiving basin at the northwest corner of the complex (see photo: Buildings and Structures #5). From the receiving basin, the water traveled in a ditch cut in the rock to the settling basin just outside the main structure adjacent to the power house. The water was allowed to settle in this basin before some of it was piped unheated into the large pool immediately to the south through the rear wall of the bath structure. The rest of the water was diverted to the power house to the east where it was heated and piped into the smaller pools at different temperatures. At low tide, salt water was brought into the receiving basin by pumps, up a tunnel from a pump room that drew water from a pipe in the ocean at a rate of 6,000 gallons per minute. Unheated sea water was brought into the main tank with a capacity of 1,310,000 gallons. Sea water heated to different temperatures was brought into one 115,000 gallon tank and four 65,000 gallon tanks.

Fresh water came from springs in the hillside east of the bath structure into two separate reservoirs. Higher on the hill and further to the east was a 155,000 gallon reservoir. Lower on the hill and just outside the east entrance pavilion was a 435,000 gallon reservoir. These reservoirs initially supplied drinking water to the bath complex and also filled the 25,000 gallon plunge tank. By the 1920s, this water was supplemented by the Spring Valley Water Company and by 1949, the water on the site was for reserve use only.

NON-CONTRIBUTING

Upper Terrace

In 1954, a second terrace was constructed at the first floor level of the Cliff House and extended to the north, south and west of the building. The upper terrace is reinforced concrete supported on reinforced concrete columns with concrete block infill walls between columns.

Two sets of exterior stairs lead to the upper terrace from the sidewalk—one on the north side of the building and one on the south. Both stairways are reinforced concrete. Two sets of stairs also lead to the

lower terrace. One is a continuation of the stairs on the north side of the building. The second is a set of wooden stairs located at the central west edge of the upper terrace.

The original exterior stairway led from the street level to the viewing terrace level below. A portion of the stairway was enclosed when the upper terrace was constructed in 1954.

National Park Service Visitor Center

The first NPS Visitor Center was located in the 1954 building used to house the “Sky Tram,” a suspended cable railway running to Sutro Baths. The cable railway burned in 1967, but the building survived. The Visitor Center was demolished in 2003, along with the Gift Shop. A new NPS Visitor Center is currently being reconstructed as part of the Cliff House restoration.

Camera Obscura

The Camera Obscura is located on the lower terrace of the Cliff House. A 1980 National Register of Historic Places Registration Form (Delgado 1980) is paraphrased in the following description of the Camera Obscura’s housing, projection table, lens, and mirror:

Originally built in 1946, the structure housing the camera obscura was a square wood frame structure, twenty feet by twenty feet, with horizontal redwood tongue-in-groove siding. In or around 1957, the external appearance of the camera obscura housing was altered to resemble a giant camera. The exterior walls were sheathed in plywood, and two false walls, extending the dimensions of the building by five feet on the north and south facades, were added. These additions taper off at the roof line and the ground. On the east facade, two decorative wooden knobs were added to simulate the knobs used to advance the film on cameras of that period. Only the west facade, which is not accessible to the public, was left unaltered. The railing on the roof was removed and the circular lens housing was sheathed to give it a smooth appearance. The metal hood was unaltered, though the small stairway on the roof leading to the metal hood was removed after 1978.

The Camera Obscura was listed on the National Register of Historic Places in 2001.

Louis’ Restaurant

Louis’ Restaurant, located on a steeply sloping site on Point Lobos Avenue above the Sutro Baths ruins with panoramic views to the north and west that include the Sutro Baths ruins, the Golden Gate, the Farallon Islands, the Marin Headlands, and Point Reyes, was established by Louis Hontalas in 1937 in a vacant tunnel structure that was built about 1895-1896 between the streetcar barn to the east and Sutro Baths to the west. At an unknown date before 1966, Louis’ was expanded to the north to occupy approximately the current footprint. Louis’ Restaurant survived the fire in 1966 that burned the Sutro Baths. In 1974, the building was completely remodeled. The exterior was clad in new siding, and the false mansard roof was attached to the street side of the building.

The flat roofed, wood-frame structure is one story at the front end and two stories at the rear on a reinforced-concrete foundation. The upper story is occupied by the kitchen, counter, and dining area of the restaurant itself. The lower story is a windowless space used only for storage. The walls are clad in a uniform siding of vertical planks that appear to be manufactured from wood products. In addition, the front facade is clad in a brick veneer. The building is generally rectangular in plan except that the west wall is an oblique angle. The south, west, and north sides of the building are opened up by large plate glass windows in wood frames. The front entry door and a kitchen window facing Point Lobos Avenue are aluminum and glass.

Base End Stations

Two coast artillery Base End Stations were constructed in 1942 by the U.S. Army to the north of the parapet in Sutro Heights as part of a massive bay/coastal artillery defense network installed during the World War II. The pair of pill box like structures of steel and concrete is set into the promontory north of the parapet at Sutro Heights (see photo: Buildings and Structures #6). The stations were camouflaged with rocks and earth, which effectively blended them into the rocky hillside. The stations were abandoned after World War II and subjected to a long period of vandalism after Sutro Heights opened to the public. The National Park Service has attempted to stabilize the structure by sealing the entrance, reconstructing a stone supporting wall, and adding rock and earth cover. The camouflage material stripped from the metal exterior by vandals has been salvaged and stored inside the stations (NPS 1992).

The historical significance of these structures is not associated with the significance of the Sutro historic district. Their significance is in relation to history of the San Francisco Seacoast Fortifications. For that reason, the Base End Stations are considered non-contributing features to the Sutro historic district. A National Historic Landmark nomination is currently underway that will include these two Base End Stations as part of the nomination.

Marine Exchange Lookout Building

The Marine Exchange Lookout Building, constructed in 1926 at Lands End, is the fourth and last of the various marine lookout stations erected at Point Lobos to spot ships entering San Francisco Bay.

The first was built ca. 1850 and was razed ca. 1889 when the point was graded for Sutro's railroad line. The second lookout station was built ca. 1889 on a flat, graded site about twenty feet above the railroad grade. This structure was either demolished or moved from the site before 1925. Today, this site is the location of the USS San Francisco Memorial. The third lookout station was built after 1900 some fifty feet to the east of the site of the second lookout station (USS San Francisco Memorial). This building was demolished in 1926. Some time later the site was graded and paved as part of the El Camino del Mar. It is now a parking lot.

The fourth and existing station is a three-story, wood-frame, octagon-shaped structure with stucco exterior finish. The station was decommissioned and the equipment removed in 1966. The building continues to be the home of relatives of the last lookout station attendant.

The historical significance of this property is associated with the shipping and maritime history of San Francisco and is not associated with the significance of the Sutro historic district. For that reason, it is considered a non-contributing feature to the Sutro historic district.



Buildings and Structures #1: View of the Well House, located within Shady Lawn. (PWR, CLI, GOGS-S-0002-36, 2004)



Buildings and Structures #2: View of the Parapet from the South Esplanade. (PWR, CLI, GOGS-S-0002-29, 2004)



Buildings and Structures #3: View of the Cliff House from the promenade along the Great Highway. (PWR, CLI, GOGS-S-0002-1, 2004)



Buildings and Structures #4: Panoramic view of the Sutro Baths ruins from Louis' Restaurant. (PWR, CLI, GOGS-S-0002-11, 12, 13, 2004)



Buildings and Structures #5: Looking over the receiving basin at the Sutro Baths ruins toward the Cliff House, Louis' Restaurant, and Sutro Heights. (PWR, CLI, GOGS-S-0002-17, 2004)



Buildings and Structures #6: View of the Base End Stations from the North Esplanade. (PWR, CLI, GOGS-S-0002-33, 2004)

Characteristic Feature	Type Of Contribution	LCS Structure Name	IDLCS Number	Structure Number
Aquarium with canal, receiving basin, tunnels, and bridge	Contributing			
Cliff House	Contributing	Sutro Heights Cliff House (South)	005983	SH0001
Cliff House Lower Terrace	Contributing			
Parapet	Contributing	Sutro Heights Parapet	005988	SH0009
power house foundation ruins	Contributing			
retaining walls along railroad tracks	Contributing			
rock and concrete breakwater/sea wall	Contributing	Ocean Beach Seawall	005995	OB0001
rock garden structure	Contributing			
Sutro Baths foundation	Contributing	Sutro Heights Ruins Of Sutro Baths	005984	SH0003
Sutro Baths water tunnel	Contributing	Sutro Heights Sutro Baths Water Tunnel	005985	SH0006
viaduct bridge and promenade wall south of the Cliff House	Contributing			
wellhouse	Contributing	Sutro Heights Wellhouse Gazebo	005986	SH0007
bus stop shelters	Non-Contributing			
Camera Obscura	Non-Contributing			
Examiner Marine Observation Station	Non-Contributing	Sutro Heights Marine Exchange Lookout Building	005991	SH0014
imitation rock structures at cuts along east side of Great Highway and Sutro Heights	Non-Contributing			
Louis' Restaurant	Non-Contributing			

NPS Visitor Center	Non-Contributing			
observation station ruins	Non-Contributing			
portable toilets	Non-Contributing			
Upper Terrace	Non-Contributing			
World War II Base End Station Bunker (Fire Control Station)	Non-Contributing	Sutro Heights Base End Stations	005987	SH0008
World War II San Francisco Memorial	Non-Contributing	Sutro Heights Uss San Francisco Memorial	005992	SH0015

Views And Vistas

Views and Vistas are the prospect afforded by a range of vision in the landscape given by the composition of other landscape characteristics and associated features.

SUTRO HEIGHTS

Original Character-Defining View Points

- Parapet facing north, south, and west; views of ocean, the Cliff House site, the Sutro Baths, and the coastline
- Inspiration Point facing north, south, and west; views of ocean, the Cliff House site, Sutro Baths, and the coastline
- North Esplanade facing north; views of Point Lobos
- South Esplanade facing south, views of ocean and Ocean Beach
- Observatory, 360 degree views
- Sutro residence views facing west and south, views of ocean, and Ocean Beach
- Shady Path and the Oval facing west, views of ocean and Sutro Baths
- Ocean View Drive and the garden room along the drive facing west, north, and south
- views of ocean, Sutro Baths, and Sutro Heights
- Palm Avenue facing southwest, views down the lane to ocean
- Ocean Beach view from the Dolce far Niente Balcony
- Palm Avenue facing northwest to main gate

Surviving Character-Defining View Points

- Parapet facing north, south, and west; views of ocean, Cliff House site, Sutro Baths ruins, and coastline
- Inspiration Point facing north, south, and west; views of ocean, Cliff House site, Sutro Baths ruins, and coastline
- South Esplanade facing south, views of ocean and Ocean Beach
- Shady Path and the Oval facing west, views of ocean and Sutro Bath ruins
- Palm Avenue when facing southwest, views down the lane to ocean
- Palm Avenue facing northwest to the main gate; the main gate is missing

Non-Contributing View Points

- none identified

CLIFF HOUSE SITE

Original Character-Defining View points

- Lower Terrace facing west, south, and north, views of ocean, Fishing Rock, and coastline
- Cliff House facing west, south, and north, views of ocean, Fishing Rock, and coastline
- tea house facing west, south, and north, views of ocean, Fishing Rock, and coastline
- walk along Great Highway facing south and west, views of Ocean Beach and ocean

Surviving Character-Defining View Points

- Lower Terrace facing west, south, and north, views of ocean, Fishing Rock, and coastline
- Cliff House facing west, south, and north, views of ocean, Fishing Rock, and coastline

- walk along Great Highway facing south and west, views of ocean and Ocean Beach (see photo: Views and Vistas #1)

Non-Contributing View Points

- views from Sky Tram building (NPS Visitor Center)

POINT LOBOS AVENUE/GREAT HIGHWAY CORRIDOR

Original Character-Defining View Points

- views facing west of ocean, Cliff House site, Sutro Baths site, Ocean Beach, Palm Avenue, and Point Lobos
- views facing northeast of Lands End area

Surviving Character-Defining View Points

- views facing west of ocean, Cliff House site, Sutro Baths site, Ocean Beach, Palm Avenue, and Point Lobos
- views facing northeast of Lands End area, near views only due to wooded areas

Non-Contributing View Points

- none identified

SUTRO BATHS SITE

Original Character-Defining View Points

- Merrie Way facing west; views of baths and the ocean
- Point Lobos and the lookout facing west; views of ocean and the coastline
- Fishing Rock; 360 degree views
- Sutro Beach facing west; views of ocean

Surviving Character-Defining View Points

- Merrie Way facing west; views of ocean, Fishing Rock, and Sutro Bath ruins
- Point Lobos and the lookout facing west; views of ocean and coastline
- Fishing Rock; 360 degree views
- Sutro Beach facing west; portions of the beach remain on the west side of the Sutro Bath ruins during low tide; views of ocean

Non-Contributing View Points

- Louis' Restaurant at Point Lobos Avenue

LANDS END

Original Character-Defining View Points

- views from electric car tracks
- cottage site facing west
- observation station at the edge of the ocean facing west, north, and south
- abandoned observation station facing west, north, and south
- electric car depot at Ocean Terrace facing west and north
- views from El Camino del Mar
- overlook at El Camino del Mar facing west, north, and south

Surviving Character-Defining View Points

- views from electric car tracks in some locations
- observation station at the edge of the ocean facing west, north, and south; station is not surviving, but views at the site are surviving
- overlook view at El Camino del Mar facing west, north, and south

Non-Contributing View-Points

- San Francisco Memorial
- Examiner Marine Observation Station facing west, north, and south



Views and Vistas #1: View from the Great Highway promenade toward the Pacific Ocean. (PWR, CLI, GOGS-S-0002-4, 2004)

Small Scale Features

Small scale features are the elements that provide detail and diversity for both functional needs and aesthetic concerns in the landscape.

Drainage Structures

Sandy conditions at Sutro Heights probably caused erosion problems from storm runoff on the steep slopes and along the roadways that led up to Sutro Heights. Historic photographs document erosion of the bank, above the Esplanade created by construction of the parapet. This prompted Sutro to construct terraced rock gardens to stop erosion on this slope (see photo, Small Scale Features #1). Sutro also installed concrete swale gutters, approximately one foot wide, along the length of Serpentine Drive and along South Entrance Drive to channel storm water down from Sutro Heights. The same concrete gutter was also installed on portions of the North Esplanade. Isolated portions of this gutter remain.

Irrigation

Sutro Heights was originally watered by hand drawn water carts. As the properties developed, Sutro installed an elaborate water system that served Sutro Heights, Sutro Baths, the Nursery and initially, the Cliff House. Water drawn from the springs at the Baths was pumped by windmill to a large reservoir at 47th and "A" (Anza) Streets, the tanks atop the parapet, and to a small tank on a high point near 48th Avenue. The water was then gravity fed to the residence, nursery, several fountains, the well house, and to hose bibs throughout the grounds, to irrigate the plantings.

Irrigation was accomplished with portable sprinklers and rubber hoses connected to the hose bibs. When the City of San Francisco assumed management responsibilities in 1938, a new system was installed connecting to city water. This was upgraded to a quick coupler system in 1955 and again, in 1957. Since that time, some of the system has become inoperable, capped off, and additional quick couplers have been added at various locations as maintenance needs have dictated.

Fences

Wood lath fences were erected for wind control at Sutro Heights prior to Sutro's ownership of the property. Sutro expanded the extent of this wind screening to protect his new landscaping and to define visitor use areas, boundaries, and to unify the building group around the parapet. These fences were constructed of small dimensional vertical wood slats either nailed close together for wind screens or with generous spacing to control circulation. Fence heights varied with function and location, from approximately four feet for picket fencing along the 48th Avenue border to fifteen-twenty feet high wind fencing behind the parapet and along Point Lobos Avenue between the Lower Gate and the Main Gate. As the landscaping matured and the trees began to provide wind protection, many of the functional wind barriers were replaced with a more aesthetic design, using wider openings between slats and a staggered top. All of this wood fencing was removed by the WPA improvement project at Sutro Heights after 1938 39.

Sutro also installed an ornamental wooden post and chain fence around the entire Esplanade to define this overlook promenade and to keep visitors away from the cliffs below. The six-foot posts were square with a turned ball on top, and were connected with two strands of chain in a swag pattern. A portion of this fence, at the parapet, was removed in 1925 when the cliff below the Esplanade began to slide. Afterwards, approximately fifty feet of concrete bar and post fence was installed, along with a reinforced concrete road section (see photo, Small Scale Features #2). In 1947, the City removed the remaining post and chain fence, due to its deteriorated condition. The fence was replaced with the chain link fence that remains today along the hazardous portions of the Esplanade. Portions of the concrete bar and post fence remain.

Bollards/Bumpers

A number of turned circular wooden bollards, with ball tops, were placed where pedestrian paths intersected road ways. The bollards were probably intended to keep carriages out of pedestrian areas and to define edges. They are visible in historic photos around the perimeter of the Old Grove, where the radiating paths intersected the Esplanade and the access road to the residence.

At selected road intersections and at the main entrance, circular sandstone bumpers were set into the ground at the road edge to delineate corners and to prevent carriages from cutting across plantings and to protect statue bases. Several still exist along Palm Avenue and Serpentine Drive.

Seating

Garden seating during the Sutro Era consisted of portable wood slat and strap metal folding chairs. The chairs were placed around the grounds, in the style of European parks, with concentrations at gathering points, such as the parapet, "Dolce far Niente" balcony and in the Old Grove. Historic photos also show a few chairs clustered along the edges of several of the carpet beds. The portable nature of the chairs allowed them to be grouped as Sutro wished, to emphasize a view or attraction, or to encourage his visitors to linger at a particular garden spot.

These chairs remained on the grounds until Emma Sutro's death in 1938. They were then replaced with a lesser number of permanently anchored wood and concrete benches of several designs. Several benches are located on the parapet and near the historic locations of the Venus de Milo and Griffin statues.

In addition to the portable chairs, Sutro mounted cast iron "toadstool" seats at intervals along the ocean view promenade between Inspiration Point and the South Esplanade. The last of the stools was removed in 1946.

Sculpture and Statuary

The numerous statues, planters and fountains at Sutro Heights played a vital role in Sutro's garden plans. During his 1883 European tour, Sutro arranged for the casting in Belgium and shipment to San Francisco of over 200 pieces of reproduction statuary. The pieces were copies of classical and mythological subjects, ornate vase planters and fountains, which were mold cast of cement plaster, then whitewashed. The bases for planters and statues were cast of the same material. Statues of classical subjects were mostly life size, full figure or bust forms, but there were a number of miniatures in the collection, mostly of mythological or comic characters.

These "garden ornaments" defined spaces, served as focal points, were exhibits, or were placed to entertain or surprise the visitor. Sutro acquired the statuary not only as design elements and decoration in his gardens but also to elevate public appreciation for "classical" art works by exhibiting them in a garden setting.

Most of the statuary was in place by 1886, and although pieces were located through out Sutro Heights, there were concentrations along Palm Avenue, North Esplanade, around "The Oval" in the Old Grove/Shady Lawn and on the parapet.

The main entrance was framed by a pair of reclining lions on sandstone pedestals, which were copies of those in Trafalgar Square (see photo, Circulation #1). Along Palm Avenue, both the "Griffin" and the "Venus de Milo," flanked by urn planters formed the nucleus of small formal garden beds. The "Oval" garden featured busts of Demosthenes, Homer, Minerva and the like, around its perimeter. A collection

of gnomes and characters from Punch and Judy, and Hansel and Gretel, as well as a large pedestal fountain, decorated the carriage turnaround lawn. Two dancing figures, "Les Damsenses" framed the North Esplanade entrance at Palm Avenue and were echoed at the Carriage entrance to the residence at Palm Avenue by two others called "Pecheuse du Filet et L'automne." In the Old Grove, busts of "Eminent Men of the Past" decorated the axial shaped intersection of the seven paths.

Statuary, alternating with decorative urns, lined the balustrade of the parapet. The slope below the parapet was also decorated with unrelated statues of dogs, stags, cherubs and figures of "Apollo" and "Mercury" set on niches cut into the rock.

Other pieces, such as "Diana" dotted Sutro Heights, backing onto forested slopes. The "Adonis" was set in the center of a crescent of lawn ("Adonis Circle") above the Conservatory. The crescent was bordered by busts of eminent/mythological figures, including Shakespeare, Bacchus and Hermes. Planters flanked important statuary, such as "Venus de Milo," the carriage turnaround fountain, and the parapet statues, and were used to border the terraced lawn behind the Conservatory. Others served as focal points in carpet beds near the Lower Gate. They were generally planted with agaves for their accent qualities, with vines spilling over the lips of the urns, producing a fountain-like appearance.

Although Sutro Heights seemed to have a relatively abundant supply of water, only two fountains, the large fountain in the carriage turnaround and one in the Old Grove, are evident in historic photographs. Neither of these fountains is operating in any of the photographs.

Most of the statues, urns and fountains remained in good condition through the 1920s. After being reconditioned during the WPA project in 1939, attrition of the pieces accelerated due to theft, breakage and maintenance neglect, so that by 1960, only six pieces of statuary, scattered planters and the Palm Avenue fountain were recorded.

When Sutro Heights Park was transferred to the National Park Service in 1976, of the original statues, only the two lions flanking the Palm Avenue entrance, "Diana" and "the Stag" remained along with three urn planters, several pedestals, and the bases of the two fountains.

In 1977, the statues were removed and castings were made of the originals with repairs affected to the replicas produced. These four reproductions were placed at Sutro Heights and the originals were put into museum storage. The Lions and "Diana" were placed at their original locations; however, the Stag was moved to a prominent location near the entrance on Palm Avenue. The original statues are in the collections of Golden Gate National Recreation Area.

Today, the replicas of the Lions, Diana, and the Stag remain, along with the fountain bases and one urn exists today (see photos, Small Scale Features #3 and # 4). At various times, broken pieces of statuary, planters, pedestals and bases are found buried, or are located under vegetation during maintenance activities and then moved to museum storage.



Small Scale Features #1: Detail view of the concrete freestanding walls along the walkway connecting Great Highway to the Lower Terrace and the associated rock garden. (PWR, CLI, GOGS-S-0002-5, 2004)



Small Scale Features #2: Detail view of concrete bar and post fencing along the South Esplanade. (PWR, CLI, GOGS-S-0002-30, 2004)



Small Scale Features #3: View of recast “Diana” statuary. (PWR, CLI, GOGA-S-0002-25, 2004)



Small Scale Features #4: View of recast Urn at the carriage turn-around. (PWR, CLI, GOGA-S-0002-28, 2004)

Characteristic Feature	Type Of Contribution	LCS Structure Name	IDLCS Number	Structure Number
brick-lined "sewer boxes"	Contributing			
concrete bar and post fencing along South Esplanade	Contributing			
concrete freestanding wall along the east and west sides of the walkway connecting Great Highway to the Lower Terrace	Contributing			
concrete retaining walls supporting the lower terrace	Contributing			
concrete/clay pipe-lined sluice above Sutro Baths	Contributing			
masonry retaining wall on east side of the mount at 48th Avenue	Contributing			
road and path concrete gutters	Contributing			
rock garden planters along the west face of the retaining wall between the Lower Terrace and the Great Highway	Contributing			
round stone bumpers	Contributing			
"cobra head" lights and poles	Non-Contributing			
all contemporary above-ground utility structures including piping and valves, concrete vaults	Non-Contributing			
all plastic fabric soil erosion control devices	Non-Contributing			
all seating	Non-Contributing			
all signage	Non-Contributing			
all trash receptacles	Non-Contributing			
all wood bollards	Non-Contributing			

bituminous concrete curbing	Non-Contributing
brick planters	Non-Contributing
concrete masonry unit or cinder block wall system at the lookout	Non-Contributing
contemporary fire hydrants	Non-Contributing
masonry wall along west side of lower terrace	Non-Contributing
metal pipe railing system at the lookout and the canal	Non-Contributing
modern fencing (plastic, picket fence, chain link, etc.)	Non-Contributing
mounted telescopes	Non-Contributing
sculptures located throughout Sutro Heights	Non-Contributing
stone aggregate planters	Non-Contributing
timber curb stops at Merrie Way	Non-Contributing
totem pole	Non-Contributing
various above and below-ground drainage structures and systems	Non-Contributing
water fall structures at the lookout	Non-Contributing
wood retaining wall system along Point Lobos Avenue at Palm Avenue and along 48th Avenue connecting to the bus stop	Non-Contributing

Archeological Sites

Archeological sites discussed in the CLI include the location of ruins, traces, or deposited artifacts in the landscape and are evidenced by the presence of either surface or subsurface features. The CLI takes every precaution not to disclose the location of sensitive archeological sites in order to preserve the resources.

The cultural activities associated with Adolph Sutro's development and use of the district have left a number of archeological deposits. There are remains of several structures on site that include primary foundations and/or demolition debris. In addition, there is the potential for buried statuary, planters, terra cotta borders, trash dumps, and other artifacts throughout the site (see photo, Archeological Sites #1). Most of the gravel paths may remain intact, buried under fill and new lawns. The topographic remains of several historic path alignments have recently been uncovered during undergrowth clearing operations near Serpentine Drive.

Known Archeological Deposits

- 1). Main Gate — masonry foundations partially exposed.
- 2). Lower Gate (Serpentine Drive) — masonry foundations partially exposed.
- 3). Conservatory — perimeter tile walkways partially exposed and demolition debris, including glass, brick and wood.
- 4). Observatory/Tankhouse — masonry foundations, building hardware and demolition debris. Archeological excavation and documentation of site by Western Regional Office of the National Park Service completed in 1976.
- 5). "Dolce far Niente" — wood foundations partially exposed.
- 6). South Esplanade/Inspiration Point — terra cotta road edging. Archeological recovery and cataloging of thirty-seven linear feet by Western Regional Office/Golden Gate National Recreation Area completed in 1980.
- 7). Stables/Boarding House — occupational and demolition debris. Primarily deposited material consisting of bottles, ceramics and bones related to adjacent Cliff House Cottage site. Secondary deposited debris consisting of burnt wood/metal and building hardware related to boarding house. Recovery and cataloging by Golden Gate National Recreation Area in 1981 during construction activity.
- 8). Venus de Milo Carpet Beds — subsurface gravel pathways. Archeological testing completed by Golden Gate National Recreation Area in 1986.
- 9). South Entrance/old South Gate — residential trash dump. Bottles, ceramics, and general household refuse of Sutro Era, recorded by Golden Gate National Recreation Area in 1988.
- 10). Parapet Cellar — demolition debris, stone rubble, archeological excavation completed by NPS in 1979.

Potential Archeological Remains

- 1). Sutro Residence — potential for subsurface demolition debris and foundations.

- 2). Parapet Gallery — potential for subsurface demolition debris and foundations.
- 3). Statuary — potential for buried remains over entire site.
- 4). Carpet Beds — potential for buried planting soils and bed edging at all historic locations.
- 5). Pathways — high potential for buried gravel pathways on all historic alignments.

Within the boundary of the Sutro Historic District is the Point Lobos Archeological Site, an archeological site that has been listed on the National Register of Historic Places since November 7, 1976. The historical significance of this property is related to Native American culture and is not associated with the significance of the Sutro Historic District. For that reason, the Point Lobos Archeological District is considered a non-contributing feature to the Sutro Historic Landscape District.

Although archeological remains of aboriginal habitation have been recorded nearby, no known sites or cultural remains from that period have been discovered or recorded at Sutro Heights. The proximity of three Point Lobos archeological sites at the Sutro Baths ruins would support the possibility of aboriginal remains existing at Sutro Heights. The Point Lobos sites contained mammalian and fish bones, chert and obsidian flakes, a bead and stone fishing weight, and a prehistoric hearth of fire-cracked rocks.



Archeological Sites #1: View of terra cotta drainage, one of many potential buried features within the Adolph Sutro Historic District. (PWR, CLI, GOGS-S-0002-21, 2004)

Management Information

Descriptive And Geographic Information

Historic Name(s): Sutro Heights

Current Name(s): Sutro historic district
Sutro Heights

Management Unit:

Tract Numbers:

State and County: San Francisco County, CA

Size (acres): 78.00

Boundary UTM

Boundary UTM(s):	Source	Type	Datum	Zone	Easting	Northing
				10	523812	4181890
				10	543157	4181593
				10	543182	4182118
				10	534190	4181593

GIS File Name: No GIS File

GIS File Description:

National Register Information

National Register Documentation: No Documentation

Explanatory Narrative:

Both the National Park Service and the local community have shared concerns for preserving the history of the Cliff House, Sutro Heights, and Sutro Baths. In 1979, NPS staff prepared a preliminary National Register nomination for this area. A lack of national and regional standards, however, resulted in a nomination that was not listed in the National Register at that time. In 1999, a nomination form was completed for "Sutro Heights, Cliff House, Sutro Baths, Lands End, Point Lobos Avenue/Great Highway" by Denis Bradley and Michael R. Corbett. That form did not lead to listing on the National Register either.

The Sutro historic district is not currently listed on the National Register of Historic Places. Although continued research, site work, and archeological investigations may yield new information, the findings and statement regarding significance and integrity contained in the Cultural Landscape Report: Sutro Historic District 1993, are not expected to change.

National Register Eligibility: Ineligible -- Managed As Cultural Resource

Explanatory Narrative:

The SHPO determined the Sutro historic district to be ineligible for listing on the National Register of Historic Places in 1979 and again in 2000. Golden Gate National Recreation Area has chosen to

manage the district and associated features as a cultural resource. According to the April 1992 Sutro Heights Park: Cultural Landscape Analysis and Management Recommendations document, “all historic features, including landscape, should be preserved and maintained under a routine maintenance preservation program, based on Historic Structure Report recommendations and current conditions assessments (75).”

Date of Eligibility Determination:	4/26/2000
National Register Classification:	District
Significance Level:	Local
Contributing/Individual:	Individual
Significance Criteria:	C -- Inventory Unit embodies distinctive characteristics of type/period/method of construction; or represents work of master; or possesses high artistic values; or represents significant/distinguishable entity whose components lack individual distinction B -- Inventory Unit is associated with the lives of persons significant in our past A -- Inventory Unit is associated with events that have made a significant contribution to the broad patterns of our history D -- Inventory Unit has yielded, or is likely to yield, information important to prehistory or history

Period Of Significance

Time Period: 1863 - 1937 AD

Historic Context Theme:	Creating Social Institutions and Movements
Historic Context Subtheme:	Recreation
Historic Context Facet:	General Recreation

Area Of Significance:

Category:	Entertainment/Recreation
Priority:	1
Category:	Commerce
Priority:	2
Category:	Landscape Architecture
Priority:	3
Category:	Engineering
Priority:	4

National Historic Landmark Information

**National Historic
Landmark Status:** No

World Heritage Site Information

World Heritage Site Status: No

Cultural Landscape Type and Use

Cultural Landscape Type: Historic Designed Landscape

Current and Historic Use/Function:

Use/Function Category: Recreation/Culture
Use/Function: Recreation/Culture-Other
Detailed Use/Function: Recreation/Culture-Other
Type Of Use/Function: Both Current And Historic

Use/Function Category: Commerce/Trade
Use/Function: Restaurant (Bar, Lounge)
Detailed Use/Function: Restaurant (Bar, Lounge)
Type Of Use/Function: Both Current And Historic

Use/Function Category: Transportation
Use/Function: Rail-Related
Detailed Use/Function: RR Trackage
Type Of Use/Function: Historic

Use/Function Category: Landscape
Use/Function: Leisure-Passive (Park)
Detailed Use/Function: Leisure-Passive (Park)
Type Of Use/Function: Both Current And Historic

Ethnographic Information

Ethnographic Survey Conducted: No Survey Conducted

Adjacent Lands Information

Do Adjacent Lands Contribute? No

Adjacent Lands Description:

General Management Information

Management Category: May Be Preserved Or Maintained

Management Category Date: 1/25/2005

Explanatory Narrative:

In 1979 and 2000, the California SHPO determined the Sutro historic district to be ineligible for the National Register of Historic Places. However, the park manages the site as a cultural resource, placing the site under Management Category C.

Condition Assessment And Impacts

The criteria for determining the condition of landscapes is consistent with the Resource Management Plan Guideline definitions (1994) and is decided with the concurrence of park management. Cultural landscape conditions are defined as follows:

Good: indicates the landscape shows no clear evidence of major negative disturbance and deterioration by natural and/or human forces. The landscape's cultural and natural values are as well preserved as can be expected under the given environmental conditions. No immediate corrective action is required to maintain its current condition.

Fair: indicates the landscape shows clear evidence of minor disturbances and deterioration by natural and/or human forces, and some degree of corrective action is needed within 3-5 years to prevent further harm to its cultural and/or natural values. If left to continue without the appropriate corrective action, the cumulative effect of the deterioration of many of the character-defining elements will cause the landscape to degrade to a poor condition.

Poor: indicates the landscape shows clear evidence of major disturbance and rapid deterioration by natural and/or human forces. Immediate corrective action is required to protect and preserve the remaining historical and natural values.

Undetermined: Not enough information available to make an evaluation.

Condition Assessment: Fair

Assessment Date: 01/22/2004

Date Recorded: 01/22/2004

Park Management Concurrence: Yes **Concurrence Date:** 1/25/2005

Level Of Impact Severity: Moderate

Explanatory Notes: The condition of the district is fair: it is functional with minimal maintenance. Many areas, features, and systems – whether contributing or non-contributing – are maintained. The features and facilities appear to be stable and there are no immediate threats to the visitor of the resources. While much of the vegetation is

overgrown, the vegetation appears to be healthy and is not a threat to visitor safety of the surrounding resources. Overall, the district exhibits a level of management and maintenance that contributes to a condition of fair.

Stabilization Measures:

The stabilization measures for Sutro historic district are primarily related to vegetation and involve pruning deadwood and pruning mature limbs to re-establish views.

Impact:

Type of Impact: Exposure To Elements

Internal/External: Both Internal and External

Description:

Salt sea spray and strong winds have a corrosive effect on the remaining structures in the Adolph Sutro Historic District. The concrete and stone retaining wall south of Cliff House and the guard wall of the nearby lookout are crumbling as a result of the elements.

Type of Impact: Erosion

Internal/External: Internal

Description:

Erosion of the cliffs and hillsides of the Point Lobos and Sutro Heights is an ongoing problem of the site. Historically, Sutro used concrete and man-made rocks to help stabilize the property. However, landslides destroyed one of the rail lines and erosion from wind and water continues to be a concern at the site.

Type of Impact: Pruning Practices

Internal/External: Internal

Description:

The Monterey cypress trees at Lands End have become overgrown and are in poor condition. The trees will need stabilization pruning to eliminate deadwood and reduce canopy load.

Type of Impact: Fire

Internal/External: Internal

Description:

Down timber at Lands End increases the fire load and should be removed to control the fire hazard.

Type of Impact: Pests/Diseases

Internal/External: Internal

Description:

Down timber and deadwood provide potential habitat for plant diseases and pests. The timber should be removed to eliminate the potential health issues for area plants.

Type of Impact: Vegetation/Invasive Plants

Internal/External: Internal

Description:

Views from Inspiration Point and the parapet have been obscured by overgrown Monterey cypress. Selective pruning may lower the canopy height or open views through the dense canopy.

Type of Impact: Deferred Maintenance

Internal/External: Internal

Description:

The stone retaining wall along the path to the lookout south of the Cliff House has begun to fail due to a collapsed portion at its base. The wall should be repaired with in-kind rock material to prevent the collapse of the entire wall.

Type of Impact: Inappropriate Maintenance

Internal/External: Internal

Description:

New plantings, stone circles along Palm Avenue, and planting beds on the north side of Palm Avenue have been added by park staff over time. The accumulative effect of these changes, without documentation or an overall planting plan, adds to a loss of understanding of the historic design and remaining historic character of the gardens at Sutro Heights.

Type of Impact: Visitation

Internal/External: Internal

Description:

There are several existing social trails that cross Sutro Baths and Lands End and lead to unstable cliffs and shoreline. The trails have trampled the vegetation and soil, opening the disturbed area to exotic plant species and reduction of native wildlife habitat. The trails also increase damage to cultural resources such as drainage systems and archeological sites. Trails should be developed to redirect visitors from fragile cultural resources and hazardous areas while existing social trails are re-vegetated.

Type of Impact: Vandalism/Theft/Arson

Internal/External: Both Internal and External

Description:

Spray-paint is found on the parapet and Point Lobos cliffs. Effort should be directed at removing the existing graffiti.

Agreements, Legal Interest, and Access

Management Agreement: Concession Contract

Expiration Date: UNKNOWN

Explanatory Narrative:

Within the Sutro Heights Historic District, GGNRA has concession agreements for food services, amusement, and merchandise with Peanut Wagon, Inc. in the Cliff House, Louis' Restaurant, Alan Young Gift Shop, and Giant Camera.

NPS Legal Interest: Fee Simple

Explanatory Narrative:

Public Access: Unrestricted

Treatment

Approved Treatment: Rehabilitation
Approved Treatment Document: Other Document
Document Date: October 1, 1993

Explanatory Narrative:

The development concept for the Sutro District discussed in the 1980 General Management Plan Environmental Analysis Golden Gate Point Reyes calls for the development of outside seating and viewing at Cliff House; redesign of parking and circulation to include establishment of bus parking adjacent to Cliff House; refurbishing of the Esplanade with landscaping, seating areas, and restrooms; and development of the historic ruins at Sutro Baths with stairs, walkways, ramps, seating areas, lawn, trees, pools, cascades, and exhibits; and enhancement of the historic setting of Sutro Heights through landscape restoration, and installation of exhibits, restrooms, attractive exterior paving and seating areas for those who come to enjoy the view. In addition, proposals for the baths area include landscape improvements to increase the natural appearance of the site; some alteration of terrain to accommodate the development above, provide for visitor safety, bury undesirable components of the ruins, protect prehistoric sites, and enhance the natural character of the setting; the addition of new plantings; and the possible restoration of the small sandy beach that once fringed the cove.

In accordance with the 1980 General Management Plan, the Comprehensive Design Plan, Volume 1 of the CLR, Sutro Heights Historic District RFP-8140-1-R-0014 calls for a focus on redesigning pedestrian and vehicular circulation patterns; defining the scope and location of NPS/visitor contact, interpretive, and support facilities; analyzing viewsheds; and upgrading the quality of the visitor experience. The RFP recognizes as background issues the high rates of erosion, dangerous visitor conditions, accelerated maintenance costs, and congested tour bus parking conditions. The RFP calls for the preservation and enhancement of historic resources with the surrounding landscape managed for natural values; interpretation of Sutro baths with safe visitor access; and partial restoration and interpretation of Sutro Heights gardens.

Approved Treatment Completed: No

Approved Treatment Cost

LCS Structure Approved

Treatment Cost: \$0

Landscape Approved

Treatment Cost: \$0

Cost Date:

Level of Estimate:

Cost Estimator:

Explanatory Description: The LCS has not identified ultimate approved treatment costs for the buildings and structures

and no landscape treatment costs have been identified in a park document.

Stabilization Costs

LCS Structure Stabilization Cost:	\$100,000
Landscape Stabilization Costs:	\$200,000
Cost Date:	March 16, 2001
Level Of Estimate:	C - Similar Facilities
Cost Estimator:	Park
Explanatory Description:	The interim treatment costs for the LCS include \$100,000 dollars for the Sutro Baths Ruins. No other interim costs are associated with the buildings and structures at Sutro Heights Historic District. The \$200,000 for landscape stabilization is divided among two PMIS statements for the historic landscape; PMIS #4409: Rehabilitate Deteriorated Public Walkways at Sutro Heights Park (\$100,000) and PMIS #78778: Stabilize and Repair Sutro Baths Parapet Walls (\$100,000).

Documentation Assessment and Checklist

Documentation Assessment:	Fair
Documentation:	
Document:	Cultural Landscape Report
Year Of Document:	1993
Amplifying Details:	Sutro Historic District: Cultural Landscape Report
Adequate Documentation:	Yes
Document:	Other
Year Of Document:	1992
Amplifying Details:	Cultural Landscape Analysis and Management Recommendations, Sutro Heights Park, Golden Gate National Recreation Area
Adequate Documentation:	Yes
Document:	Other
Year Of Document:	1993
Amplifying Details:	Sutro Historic District: Comprehensive Design and Environment Assessment
Adequate Documentation:	Yes
Document:	Historic Resource Study
Year Of Document:	1980
Amplifying Details:	Historic Resource Study: A Civil History of Golden Gate National Recreation Area and Point Reyes National Seashore, California, 2 Vols
Adequate Documentation:	
Document:	Other
Year Of Document:	1979
Amplifying Details:	Historic Structures Report, Historical Data Section, Sutro Heights Park: Traces of a Dream, Golden Gate National Recreational Area, South District, San Francisco, California
Adequate Documentation:	
Document:	General Management Plan
Year Of Document:	1980
Amplifying Details:	General Management Plan, Environmental Analysis, Golden Gate National Recreation Area, Point Reyes National Seashore, California
Adequate Documentation:	

Document:	Other
Year Of Document:	0
Amplifying Details:	The Cliff House, Golden Gate National Recreation Area, San Francisco, California, Historic Structures Report
Adequate Documentation:	
Explanatory Narrative:	
No date was listed on the document.	
Document:	Statement for Management
Year Of Document:	1990
Amplifying Details:	Draft Statement for Management
Adequate Documentation:	
Document:	Other
Year Of Document:	0
Amplifying Details:	North Annex at the Cliff House, Golden Gate National Recreation Area, San Francisco, California, Historic Structures Report
Adequate Documentation:	
Explanatory Narrative:	
No date was listed on the document.	
Document:	Other
Year Of Document:	1982
Amplifying Details:	Preliminary Cultural Resources Management Plan for Golden Gate National Recreation Area
Adequate Documentation:	
Document:	Other
Year Of Document:	1979
Amplifying Details:	Sutro Heights Park: Traces of a Dream, Historic Structure Report
Adequate Documentation:	
Document:	Other
Year Of Document:	1977
Amplifying Details:	The Sutro Bath Sites: A Preliminary Archaeological Investigation
Adequate Documentation:	

Document:	Other
Year Of Document:	1980
Amplifying Details:	Archaeological Evaluation of Historic Foundations at Sutro Heights Park: Golden Gate National Recreation Area, San Francisco

Adequate Documentation:

Document:	Other
Year Of Document:	1980
Amplifying Details:	Archaeological Evaluation of a Subterranean Feature, Sutro Heights Park Unit, Golden Gate National Recreation Area, San Francisco

Adequate Documentation:

Document:	Other
Year Of Document:	1980
Amplifying Details:	Preservation Study of Parapet at Sutro Heights, Park, Golden Gate National Recreation Area, San Francisco

Adequate Documentation:

Appendix

Bibliography

Citations:

Citation Author:	Land and Community Associates
Citation Title:	Sutro Historic District, Cultural Landscape Report, Golden Gate National Recreation Area
Year of Publication:	1993
Source Name:	CRBIB
Citation Number:	017752
Citation Type:	Both Graphic And Narrative
Citation Location:	Cultural Landscape Library, Pacific West Region, Oakland, CA

Citation Author:	Staff
Citation Title:	Sutro Historic District, Comprehensive Design and Environmental Assessment
Year of Publication:	1993
Source Name:	CRBIB
Citation Number:	017603
Citation Type:	Both Graphic And Narrative
Citation Location:	Cultural Landscape Library, Pacific West Region, Oakland, CA

Citation Author:	Staff
Citation Title:	Cultural Landscape Analysis and Management Recommendations, Sutro Heights Park, Golden Gate National Recreation Area
Year of Publication:	1992
Source Name:	CRBIB
Citation Number:	016804
Citation Type:	Both Graphic And Narrative
Citation Location:	Cultural Landscape Library, Pacific West Region, Oakland, CA

Citation Author: Toogood, Anna Cox
Citation Title: Historic Resource Study, A Civil History of Golden Gate National Recreation Area and Point Reyes National Seashore, California
Year of Publication: 1980
Source Name: CRBIB
Citation Number: 011368
Citation Type: Both Graphic And Narrative
Citation Location: U.S. Department of the Interior, National Park Service

Citation Author: Delgado, James P.
Citation Title: Historic Structure Report, Historical Data Section, Sutro Heights Park, Golden Gate National Recreation Area, South District, San Francisco, California
Year of Publication: 1980
Source Name: CRBIB
Citation Number: 011763
Citation Type: Narrative
Citation Location: U.S. Department of the Interior, National Park Service

Citation Author: Staff
Citation Title: General Management Plan and Environmental Analysis, Golden Gate, Point Reyes, National Recreation Area, National Seashore, California
Year of Publication: 1980
Source Name: CRBIB
Citation Number: 011367
Citation Type: Both Graphic And Narrative
Citation Location: Cultural Landscape Library, Pacific West Region, Oakland, CA

Citation Title: The Cliff House, Golden Gate National Recreation Area, Historic Structures Report

Source Name: Library Of Congress/Dewey Decimal

Citation Type: Both Graphic And Narrative

Citation Location: Cultural Landscape Library, Pacific West Region, Oakland, CA

Citation Title: Statement for Management

Year of Publication: 1990

Source Name: Library Of Congress/Dewey Decimal

Citation Type: Narrative

Citation Location: Cultural Landscape Library, Pacific West Region, Oakland, CA

Citation Title: North Annex at the Cliff House, Golden Gate National Recreation Area, Historic Structures Report

Source Name: Library Of Congress/Dewey Decimal

Citation Type: Both Graphic And Narrative

Citation Location: Cultural Landscape Library, Pacific West Region, Oakland, CA

Citation Author: Christopher, Patrick R//Delgado, James P//Mayer, Martin T

Citation Title: Preliminary, Cultural Resources Management Plan, Golden Gate National Recreation Area

Year of Publication: 1982

Source Name: CRBIB

Citation Number: 011762

Citation Type: Both Graphic And Narrative

Citation Location: Cultural Landscape Library, Pacific West Region, Oakland, CA

Citation Title: Sutro Heights Park: Traces of a Dream, Historic Structures Report
Year of Publication: 1979
Source Name: Library Of Congress/Dewey Decimal
Citation Type: Both Graphic And Narrative
Citation Location: Cultural Landscape Library, Pacific West Region, Oakland, CA

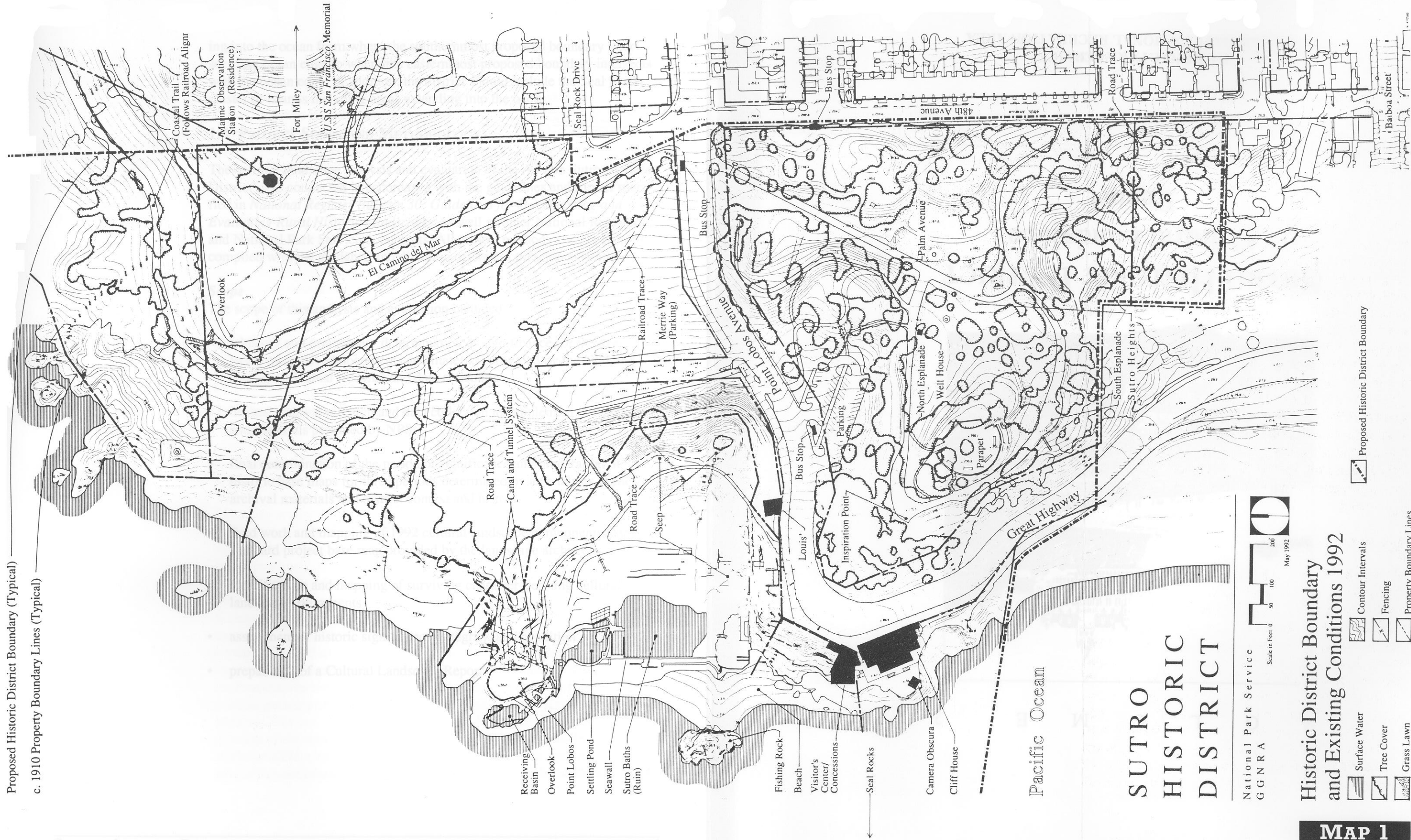
Citation Author: Miley P. Holman
Citation Title: The Sutro Bath Sites: A preliminary Archaeological Investigation
Year of Publication: 1977
Source Name: Library Of Congress/Dewey Decimal
Citation Type: Both Graphic And Narrative
Citation Location: Cultural Landscape Library, Pacific West Region, Oakland, CA

Supplemental Information

Title:	National Register of Historic Places Nomination Forms
Description:	Nomination Form, Sutro Heights, Cliff House, Sutro Baths, Lands End, Point Lobos Avenue/Great Highway by Denise Bradley and Michael R. Corbett, 1999. Nomination Form, Adolph Sutro Historic District, 1974. Nomination Form, Adolph Sutro Historic District, Cliff House, Sutro Heights, Sutro Baths Site, Lands End, Ocean Beach, Point Lobos, no date. Nomination Form, Adolph Sutro Historic District by J. Delgado, no date. National Register of Historic Places Nomination, Point Lobos Archaeological Sites, 1975. The nominations forms are located in park archives.
Title:	The 1909 Cliff House: An Appraisal of its Historical and Architectural Significance as it Applies to the National Register of Historic Places
Description:	Completed in 1978 by J. Delgado The appraisal is located in park archives.

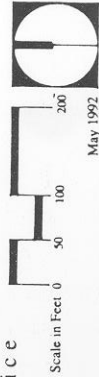
Proposed Historic District Boundary (Typical)

c. 1910 Property Boundary Lines (Typical)



SUTRO HISTORIC DISTRICT

National Park Service
G G N R A



Historic District Boundary
and Existing Conditions 1992

- Surface Water
- Tree Cover
- Grass Lawn
- Contour Intervals
- Fencing
- Property Boundary Lines
- Proposed Historic District Boundary