*NRHP Status Code 5S3

*Resource Name or # (Assigned by recorder) South Park Historic District

D1. Historic Name South Park

D2. Common Name: South Park

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

The South Park Historic District (Historic District) is located in the southeastern part of the South of Market (SoMa) Area Plan Historic Resource Survey area in San Francisco's South of Market neighborhood. The Historic District includes a total of thirty-four buildings and thirty-seven parcels. There are twenty-four contributing resources: twenty-three buildings and the park. The remaining thirteen properties are non-contributing. The South Park Historic District generally conforms to the block bounded by Taber Place to the northwest, 2nd Street to the northeast, Varney Place to the southeast, and 3rd Street to the southwest. It is situated just south of Rincon Hill and a block south of the I-80 approach to the San Francisco-Oakland Bay Bridge. **(See Continuation Sheet, p. 2)**

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The boundaries of the South Park Historic District commence at the northeast corner of 22-24 South Park Street (parcel 3775-048) on Taber Place. It runs southeast along the northeast lot line of that parcel, crosses South Park Street at the north end of the park, and continues down the northeast lot line to the southeast corner of 17-19 South Park Street (3775-046). It then runs southwest along the rear lot lines of 17-19 South Park Street (3775-046), 21-27 South Park Street (3775-042), 33 South Park Street (3775-102), 41-43 South Park Street (3775-040), and 45-49 South Park Street/95 Jack London Alley (3775-039). It crosses Jack London Alley and continues southwest down Varney Place to the south corner of 171 South Park Street (3775-137 to -139). The boundary turns northwest along the southwest lot line of 171 South Park Street (3775-137 to -139), crosses South Park Street at the south end of the park, and continues northwest along the southwest lot line of 166-168 South Park Street (3775-070). At Taber Place, the boundary turns northeast and runs to the point of beginning. **(See Continuation Sheet, p. 8)**

***D5. Boundary Justification:**

The boundaries for the South Park Historic District are defined by those properties on the block that face inward toward the oval-shaped South Park. The boundaries represent the historic context of the original park and rowhouse development dating from 1854 to 1906, the retention of the park and street plan after the 1906 Earthquake and Fire, and mixed-use reconstruction between 1906 and 1935. **(See Continuation Sheet, p. 9)**

D6. Significance: Theme Reconstruction and Development; Ethnic **Area** South of Market, San Francisco, CA

Period of Significance 1854-1935 **Applicable Criteria** A, C (NR Criteria adopted by local jurisdiction)

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The South Park Historic District developed primarily between the years 1854 and 1935, and consists of a group of resources that are cohesive in regard to scale, materials, architectural styles, and relationship to the street and park. Contributors to the South Park Historic District are industrial, commercial, and residential buildings that feature wood frame or concrete construction. **(See Continuation Sheet, p. 9)**

***D7. References** (Give full citations including the names and addresses of any informants, where possible.)
(See Continuation Sheet, p. 24)

***D8. Evaluator:** Christina Dikas **Date:** June 30, 2009

Affiliation and Address: Page & Turnbull, Inc., 724 Pine Street, San Francisco, CA 94108

D3. Detailed Description (continued)

The terrain of the area is level, and vegetation consists primarily of street trees. In addition, South Park features landscaping with grass and shrubs (detailed below). Streets within the Historic District are paved, lined by sidewalks, and conform to the city grid of larger (100 vara[1]) blocks that are found south of Market Street. The grid is oriented diagonally in relation to the cardinal directions. The primary northwest-southeast streets in the South of Market area are numbered, while the secondary northwest-southeast streets and the northeast-southwest streets are named.

South Park Street begins as one road at 3rd Street, splits into two as it frames the park on either side, and joins back together as one road at near 2nd Street. Jack London Alley runs northwest-southeast, paralleling the direction of 2nd and 3rd streets. It aligns with the center of the park and bisects the two rows of buildings, creating four quadrants. An alley called Taber Place parallels South Park Street and Bryant Street on the north side of the park, while Varney Place parallels South Park Street and Brannan Street on the south side of the park. Buildings with narrow frontages face inward toward the park. The alleys run behind the buildings, and were part of the original 1854 urban design to allow for rear deliveries. Some of the buildings at the eastern and western ends of the park, including 22-24 South Park Street, 21-29 South Park Street, and 164 South Park Street, feature facades that curve with the curving street and park ends.

The district is mixed-use in character, consisting of twenty-seven buildings constructed within the period of significance that spans from 1854 to 1935 (all of the buildings were constructed between 1906 and 1935). Twenty-three of the buildings contribute to the district based upon sufficient architectural integrity. Five of the contributing properties are light industrial, four are commercial, five are mixed-use residential-over-commercial, eight are multiple-family flats, and one is a single family residence.

DESCRIPTION BY PROPERTY TYPE

This section provides information about the building types and features found within the South Park Historic District, and discusses each type within sub-areas, where applicable.

Park

Designed in 1854, South Park is an ovoid open space measuring 550 feet long and 75 feet wide, and tapering at either end. It is oriented northeast-southwest, following the diagonal street pattern of the South of Market area. The park may be loosely described as oval-shaped or lozenge-shaped, but in fact, it features long, straight sides with rounded ends. It's shape and relationship to the surrounding buildings resembles Louisburg Square on Beacon Hill in Boston (developed in the 1840s), though Louisburg Square is only about 200 feet long and 45 feet wide. South Park is bordered by a high, non-original, concrete curb. The outer edges of the park are ringed with shrubs and trees, including poplars and elms. The center space contains a lush lawn. Paved paths ring and criss-cross the park. Wood benches are placed at intervals along the paths. Additional benches and wood picnic tables are located at the center of the park, amidst a cluster of trees and plaza, and two playgrounds with climbing structures and sand are positioned in the northern and southern halves.

[1] A *vara* is an old Spanish and Portuguese unit of length. *Varas* are a surveying unit that appears in many deeds in the southern United States and many parts of Latin America. It varied in size at various times and places, but the value of 33 inches (838.2 mm) per *vara* was adopted in California ca. 1851. "98 U.S. 428 25 L.Ed.251 United States V. Perot." Website accessed on 9 June 2008 from: http://bulk.resource.org/courts.gov/c/US/98/98.US.428.html

Residential Buildings

Residential buildings in South Park fall into three categories:

1. Mixed-use residential-over-commercial buildings (including residential hotels)
2. Multiple-family residential flats
3. Small single-family dwellings

Residential buildings are primarily wood frame in construction and are clad in wood or stucco siding. Most are designed in an Edwardian-era style with flat roofs, angled bay windows, and decorative cornices. According to the San Francisco Planning Department's *Preservation Bulletin No. 18*, "The term 'Edwardian' was created to describe architecture produced in Great Britain and its colonies from 1901 to 1910, with the reign of Edward VII. Edwardian architecture encompasses a number of styles, with five main strands identified: Gothic Revival, Arts and Crafts, Neo-Georgian, Baroque Revival, and the Beaux-Arts style. Interpreted in the United States and in San Francisco, the term 'Edwardian' is often associated with multi-unit flats or apartment buildings constructed at the beginning of the 20th Century." Other residential buildings were designed in the Mission Revival style and Classical Revival style, both of which were very popular in early decades of the Twentieth Century. The Mission Revival style (1880-1930) often features stucco cladding, simple clay tile roofs and parapets, and curved mission gables.[2] The Classical Revival Style (1893-1920) features pediments, porticoes, columns, arched windows and keystones, and entablatures.

Multiple-family residences are scattered throughout the Historic District, and are the most prevalent of the building types. They typically consist of two- or three-story flats or residential hotels built in the decade following the 1906 earthquake. A few residential buildings in the district also include commercial spaces at the street level. Commercial storefronts in mixed-use buildings typically feature recessed entry vestibules, plate glass display windows, storefront transom windows, and fabric awnings.

Residential Hotels

The South Park Historic District contains three residential hotels, also known as single-room occupancy hotels (SROs). Residential hotels offer relatively inexpensive rooms with shared bathrooms for residents and transients. They generally feature a primary entrance and lobby with a reception desk and residents' mail boxes. From the lobby, stairs provide access to the rooms on the upper floors. The existing residential hotels include:

- Madrid Hotel (formerly Eimoto Hotel), 22 – 24 South Park Street (1915): Mission Revival Style, three stories.
- Park View Hotel (formerly Bo Chow Hotel), 102 South Park Street (1912): Classical Revival Style, four stories.
- Gran Oriente Filipino (formerly Hotel Omiya), 106 South Park Street (1907): No discernible Style, three stories.

Residential hotels built after 1906 in the South of Market neighborhood were most often designed in an Edwardian-era style, with angled bay windows, rounded corner bay windows, and decorative cornices. The Madrid Hotel and Park View Hotel at South Park are unique for their revival style architecture. The Madrid Hotel and Park View Hotel are currently under one management.

Flats

[2] City and County of San Francisco Planning Department. San Francisco Preservation Bulletin No. 18: Residential and Commercial Architectural Periods and Styles in San Francisco. Website accessed on 9 June 2008 from: http://www.sfgov.org/site/uploadedfiles/planning/preservation/PresBulletin18ARCHSTYLES.pdf

Residential flats are found in almost all older residential neighborhoods in San Francisco. The British term "flat" applies to buildings with floor-through dwelling units. They are usually recognized by their recessed and/or raised porches sheltering an independent entrance for each unit. Flats in San Francisco typically house two or three units, depending on the number of stories. Most flats consist of a single stack of units. However, large lots, such as those at the eastern corners of South Park Street and Jack London Alley, contain double and quadruple flat modules. Flats are often built atop a raised basement to elevate the lower level flat's windows above eye level from the street. The space below has often been converted to uses including garages or another residential unit. Of the ten contributing residential flats buildings in South Park, nine were built in the first decade after the 1906 Earthquake. They were primarily designed in the Edwardian-era style with either a flat front or angled bay windows.[3] The following buildings contain residential flats:

- 26 – 28 South Park Street (1907) – APN 3775-049
- 41 – 43 South Park Street (1911) – APN 3775-040
- 45 – 49 South Park Street (1909) – APN 3775-039
- 76 – 80 South Park Street (1906) – APN 3775-054
- 115 – 117 South Park Street (1907) – APN 3775-037
- 126 South Park Street (1907) – APN 3775-061
- 130 – 134 South Park Street (1913) – APN 3775-033
- 155 – 157 South Park Street (1925) – APN 3775-030
- 165 – 167 South Park Street (1908) – APN 3775-028
- 171 South Park Street (ca. 1910) – APN 3775-137 to -139

Single-Family Residences

Single-family residences are not common in the South of Market area. There is only one in the South Park Historic District, located at 147 South Park Street (while extant at this writing, it has been slated for demolition). Single-family residences are generally designed either in an Edwardian-era style or a vernacular style with shiplap or channel drop wood siding. As automobiles became more prevalent in the 1920s, garages were constructed on properties or were inserted into the ground floor of single-family residences. Houses constructed in the 1920s and after, such as 147 South Park Street (1923), were often designed with an integral garage.

Commercial Buildings and Mixed-Use Buildings

Commercial Buildings

Commercial buildings are used as restaurants, retail, service shops, or offices. They do not contain vehicular and service entrances common to the industrial type. Buildings used for retail typically feature storefronts with slightly recessed entrance vestibules, plate glass display windows, storefront transoms, and fabric awnings. Office buildings sometimes contain a primary entrance leading to interior corridors, and plate-glass or multi-light windows on the upper stories. Commercial buildings in the South Park Historic District are rendered with simple Classical Revival or Spanish Colonial Revival ornament. Commercial buildings in South Park include:

- 33 South Park Street (1920): former warehouse – APN 3775-102
- 108 – 110 South Park Street (1914): at one time, a mixed-use residential over commercial – APN 3775-059
- 160 South Park Street (1924): former warehouse – APN 3775-067
- 166 – 168 South Park Street (1912): originally a French laundry service – APN 3775-070

[3] Ibid: 61.

Mixed-Use Buildings
Five commercial spaces in South Park are located on the ground floor of mixed-use buildings. The upper stories contain residential hotels or flats. The buildings are two to four stories in height and feature wood-frame construction. Three of the commercial spaces currently contain cafes. Mixed-use commercial buildings in the South Park Historic District are rendered in the Edwardian-era, Classical Revival, and Mission Revival styles. Mixed-use buildings include:

- 22 – 24 South Park Street (1915): residential hotel over commercial – APN 3775-042
- 102 South Park Street (1912): residential hotel over commercial – APN 3775-057
- 104 – 106 South Park Street (1907): residential hotel over commercial – APN 3775-058
- 126 South Park Street (1907): flats over commercial – APN 3775-061
- 155 – 156 South Park Street (1925): flats over commercial – APN 3775-066

Industrial Buildings

Light Industrial Buildings and Warehouses
Light industrial buildings are characterized by multi-purpose loft spaces that are used for light manufacturing and wholesale distribution. At various times, the light industrial buildings at South Park have contained sheet metal works, paint manufacturers, machine shops, packing, drayage/shipping, printers, and construction contractors.

During the immediate post-quake period of 1906 to about 1910, insurance settlements led to the construction of new light industrial buildings in the South of Market area.[4] These buildings were often constructed of brick masonry, replacing the wood-frame residential buildings that existed before the disaster. Pre-dating the widespread use of concrete, brick was the most common building material for industrial buildings during this period, and was considered to be more sturdy and fireproof than wood-frame buildings. This was important in an area that contained hazardous industrial uses and was hardest hit by the 1906 Earthquake and Fire. Very few industrial buildings were constructed in South Park during this period. The light industrial building at 140 South Park Street (1907) features wood frame construction, like the residential buildings going up at the time, instead of brick.

Another building boom occurred in the South of Market area in the early-to-mid-1920s, and contributed to the development of South Park. During this period, developers constructed several more two-story reinforced concrete structures on the remaining empty lots, largely building out South Park by 1929. The light industrial buildings at South Park were designed in the 20th Century Commercial style or a simple utilitarian style of architecture. Industrial buildings at South Park include:

- 17 – 19 South Park Street (1934) – APN 3775-046
- 21 – 27 South Park Street (1919) – APN 3775-042
- 135 South Park Street (1925) – APN 3775-033
- 140 South Park Street (1907) – APN 3775-064
- 156 South Park Street (1925) – APN 3775-066

Of the industrial buildings at South Park, the following were/are used as warehouses:

- 17 - 19 South Park Street – APN 3775-046
- 21 – 27 South Park Street – APN 3775-042
- 156 South Park Street – APN 3775-066

[4] Page & Turnbull, Inc. *Historic Context Statement, South of Market Area* (April 2009) 42-43.

Warehouses were also built of brick masonry or concrete, which, in addition to being relatively fireproof, allowed for large, open interior spaces for the storage, processing, and distribution of goods. With the exception of the structural system and a handful of partitions, warehouse interiors were usually unobstructed in order to allow for maximum storage capabilities.[5] Warehouses built in the first two decades of the 20th Century in San Francisco can usually be categorized as belonging to the Commercial Style of American architecture. Brick warehouse buildings are identified by their load-bearing masonry walls with minimal corbelled detailing, flat roofs and flat or stepped parapets, regular fenestration with jack-arch window and door openings, and slow-burning heavy timber framing. The use of load-bearing masonry construction techniques meant that openings were usually deeply set and quite small, and the buildings were rarely constructed higher than three stories. Those located in the South Park Historic District are only two stories in height. Similar to light industrial buildings, warehouses were constructed of concrete starting in the 1920s. 156 South Park Street (1924) is an example of a small reinforced concrete warehouse at South Park. 17 South Park Street (1934) replaced an older and smaller storage building. It conforms to the mid-1930s return to brick masonry for the construction of smaller light industrial buildings.

Warehouses in the South of Market area are usually larger than light industrial buildings, but the warehouses on South Park Street are comparable in size to the other types of buildings. The buildings are relatively small as a result of the narrow lots facing the park, which are a holdout from the original Nineteenth Century residential plan for the neighborhood. The warehouses feature open interiors, large steel-sash industrial windows, and roll-up metal garage doors on the primary or secondary façades.

The following list includes all contributing resources in the potential South Park Historic District:

APN	From St. #	To St. #	Street Name	Type	Year Built	CHRSC
3775103*	N/A	N/A	SOUTH PARK	HP31. Urban Open Space	1854	3S, 5D3
3775046	17	19	SOUTH PARK	HP8. Industrial	1934	5D3
3775042	21	27	SOUTH PARK	HP8. Industrial	1919	5B
3775048	22	24	SOUTH PARK	HP3. Multiple Family Property; HP6. 1-3 Story Commercial Building; HP36. Ethnic Minority Property	1915	5B
3775102	33	33	SOUTH PARK	HP6. 1-3 Story Commercial Building	1920	5B
3775049	26	28	SOUTH PARK	HP3. Multiple Family Property	1907	5D3
3775040	41	43	SOUTH PARK	HP3. Multiple Family Property; HP36. Ethnic Minority Property	1911	5D3
3775039	45	49	SOUTH PARK	HP3. Multiple Family Property; HP36. Ethnic Minority Property	1909	5D3
3775054	76	80	SOUTH PARK	HP3. Multiple Family Property	1906	5D3
3775057	102	102	SOUTH PARK	HP3. Multiple Family Property; HP6. 1-3 Story Commercial Building; HP36. Ethnic Minority Property	1912	5B
3775058	104	106	SOUTH PARK	HP3. Multiple Family Property; HP6. 1-3 Story Commercial Building	1907	5D3
3775059	108	110	SOUTH PARK	HP6. 1-3 Story Commercial Building; HP36. Ethnic Minority Property	1914	5D3

[5] Page & Turnbull, Inc. *Historic Context Statement, South of Market Area* (June 2007): 68.

3775037	115	117	SOUTH PARK	HP3. Multiple Family Property	1907	5D3
3775061	126	126	SOUTH PARK	HP3. Multiple Family Property; HP6. 1-3 Story Commercial Building	1907	5D3
3775062	130	134	SOUTH PARK	HP3. Multiple Family Property	1913	5D3
3775033	135	135	SOUTH PARK	HP8. Industrial	1925	5D3
3775064	140	140	SOUTH PARK	HP8. Industrial	1907	5D3
3775031	147	147	SOUTH PARK	HP2. Single Family Property	1923	5D3
3775030	155	157	SOUTH PARK	HP3. Multiple Family Property; HP6. 1-3 Story Commercial Building	1925	5D3
3775066	156	156	SOUTH PARK	HP8. Industrial	1924	5D3
3775067	160	160	SOUTH PARK	HP6. 1-3 Story Commercial Building	1924	5D3
3775028	165	167	SOUTH PARK	HP3. Multiple Family Property	1908	5D3
3775070	166	168	SOUTH PARK	HP6. 1-3 Story Commercial Building	1912	5D3
3775137-139	171	171	SOUTH PARK	HP3. Multiple Family Property	ca. 1910	5D3

Note: Properties with an asterisk (*) do not have an accompanying DPR 523A form (Primary Record).

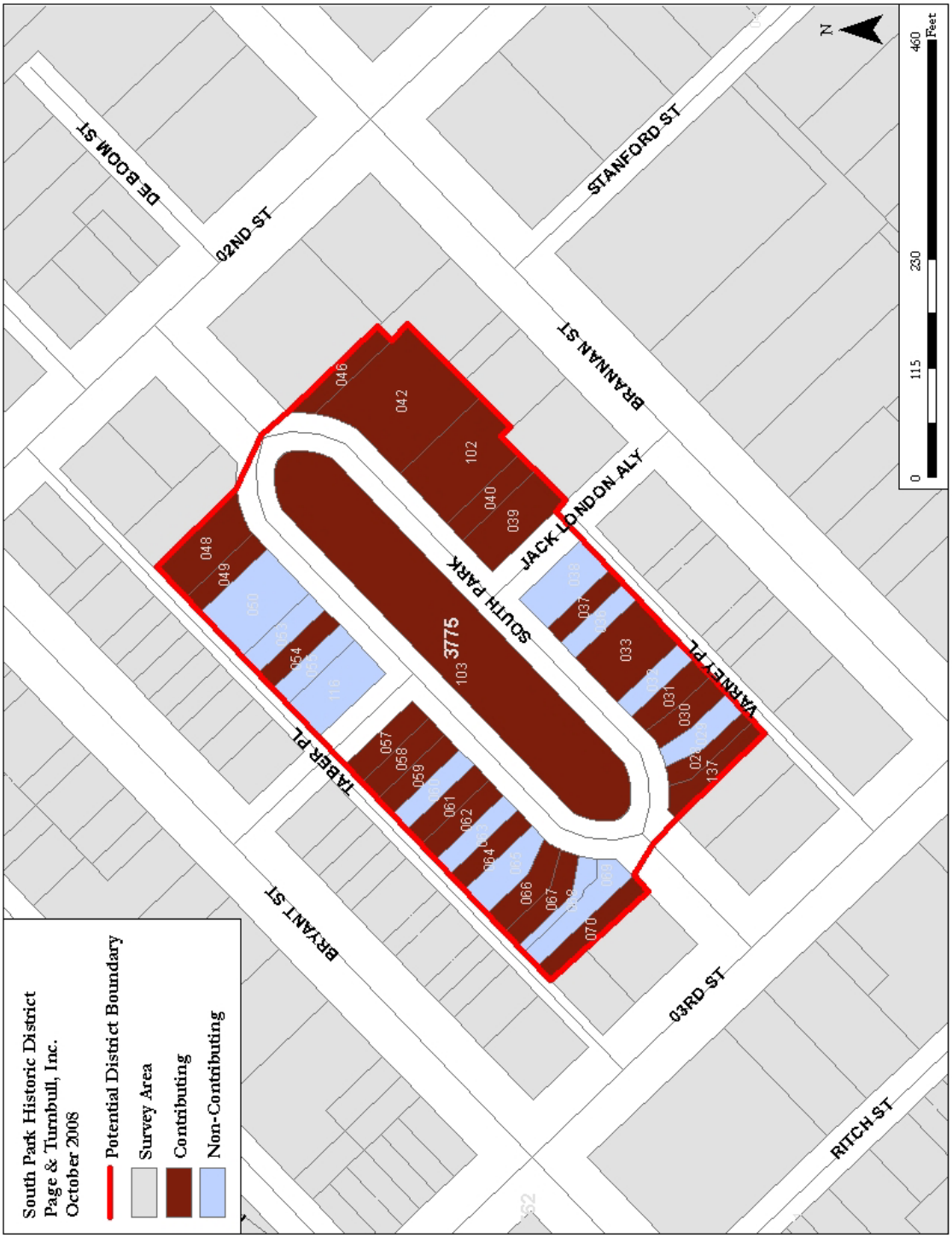
The following list includes all non-contributing resources in the potential South Park Historic District:

APN	From St. #	To St. #	Street Name	Type	Year Built	CHRSC
3775039	95	95	JACK LONDON ALLEY	HP13. Community Center/Social Hall; HP36. Ethnic Minority Property	1951	3CS
3775217-218*	44	58	SOUTH PARK	HP3. Multiple Family Property	2008	6Z
3775053*	70	70	SOUTH PARK	HP3. Multiple Family Property	2008	6Z
3775055*	84	84	SOUTH PARK	HP3. Multiple Family Property	ca. 1996	6Z
3775116-121*	86	92	SOUTH PARK	HP3. Multiple Family Property	1996	6Z
3775038	101	101	SOUTH PARK	HP8. Industrial	1947	6L
3775060	112	112	SOUTH PARK	HP6. 1-3 Story Commercial Building; Ethnic Minority Property	1925	6L
3775036*	123	123	SOUTH PARK	HP6. 1-3 Story Commercial Building	1987	6Z
3775063*	136	136	SOUTH PARK	Vacant	N/A	6Z
3775032	141	141	SOUTH PARK	HP4. Ancillary Building	ca. 1980	6Z
3775065	150	150	SOUTH PARK	HP6. 1-3 Story Commercial Building	1959	6L
3775029	159	159	SOUTH PARK	HP8. Industrial	1907	6L
3775068	164	164	SOUTH PARK	HP8. Industrial	1907	6L
3775069	164	164	SOUTH PARK	HP8. Industrial	1907	6L

Note: Properties with an asterisk (*) do not have an accompanying DPR 523A form (Primary Record).

D4. Boundary Description (Continued)

South Park Historic District Boundary Map



D5. Boundary Justification (Continued)

The issue of age also determined the boundary lines. Four properties, 10 South Park Street (3775-106 to -115) at the northeast corner, and 181 South Park Street (3775-172 to -178), 188 South Park Street (3775-125 to -136), and 561 3rd Street (3775-025) at the southern end, are located at the outer edges of the Historic District. They were excluded from the boundaries because they are non-contributing (age-ineligible), despite the fact that they have frontages on South Park Street.

Lastly, 544 2nd Street (3775-005) and 1 South Park Street and 570 2nd Street (3775-181 to -214; formerly 3775-007) are excluded from the South Park Historic District because they possess a much larger industrial warehouse massing that is out of character with the small-scale buildings that face South Park. They are already contributors to the warehouse-themed, locally- and National Register-designated South End Historic District.

D6. Significance (Continued)

The period of significance for related important events (National Register Criterion A) is 1854 to 1935, while the period of significance for important architectural trends of the extant resources (National Register Criterion C) is 1906 to 1935. Within the broader period of time, the most pronounced periods of construction occurred from 1854 to about 1869 (of those resources, only the park remains), 1906 to 1913, and 1920 to 1925. The Historic District's periods of significance end at 1935 because by this time, South Park was largely built out and development nearly halted. Only two buildings were constructed between 1935 and 1959, which at the present time (2009) is the fifty-year mark that qualifies buildings as historic resources. The ending date of 1935 also corresponds to the general drop-off in development in the South of Market area as a whole, which is reflected in the end dates of the locally- and National Register-designated South End Historic District, the potential South End Historic District Addition, and the potential Western SoMa Light Industrial and Residential Historic District. The South Park Historic District contains twenty-four contributing properties and fourteen non-contributing properties.

Historic Context

Early Development, 1854 to circa 1869

The earliest history of South Park represents the life and conditions of San Francisco's pioneering citizens. At a time when the City was a small frontier town laid out amongst hills of sand, Englishman George Gordon (previously known as George Gordon Cummings) decided to develop an insulated upper-class neighborhood that focused inward on a private park. Gordon was born in London and came to California during the Gold Rush. Gordon's life in California was marked by extensive activity. According to local historian Albert Shumate,

> In 1849, [Gordon] had organized and led his Gordon's California Association from New York to the new El Dorado via the Nicaragua route. After arriving in San Francisco he became a lumber dealer and a builder of wharves; in 1851, he established on First Street one of San Francisco's earliest iron foundries, the Vulcan. The next year he built [the city's first] block of iron buildings on Front Street. Four years later, in 1856, he founded California's first successful sugar refinery, an enterprise which brought him great wealth. His country home, Mayfield Grange, which was sold by his heirs to Leland Stanford in 1876, became Stanford's country estate and is now the site of the Stanford University School of Medicine.[6]

In 1852, Gordon started purchasing lots between Bryant and Brannan and 2nd and 3rd Streets. He described this area as "the

[6] Albert Shumate, *Rincon Hill and South Park: San Francisco's Early Fashionable Neighborhood* (1988): 30.

only level spot of land free from sand in the city's limits."[7] It was just south of Rincon Hill, the elite neighborhood at the time (most of the hill was flattened when the Bay Bridge anchorage and approach were constructed in 1933). In 1854, Gordon explained that his object was to lay out "ornamental grounds and building lots on the plan of the London Squares, Ovals, or Crescents or of St. John's Park or Union Square in New York, and equally elegant."[8] It also resembled Louisburg Square on Beacon Hill in Boston, which was developed in the 1840s as a privately gated, lozenge-shaped park surrounded by rowhouses in an elite neighborhood. In order to make a respectable and insulated neighborhood in San Francisco, Gordon prohibited uses other than housing, which included stores, warehouses, and saloons.

The South Park development remains an anomaly, as one of only three nineteenth-century parks provided by private land subdividers. Harvey S. Brown gave a two-acre tract to the city in 1859, which is now Precita Park; Brown and John F. Cobb reserved a second park in 1860, the 7.5 hilltop oval of Holly Park; and Fairmont Plaza, a 0.731 acre plot that was accepted by the city in 1870. Providing land for private parks, or giving land to the municipality for parks, was highly unusual in Nineteenth-Century San Francisco. The private sector, left to itself, provided hardly any parks; indeed, none were donated to the City between 1870 and 1910.[9]

The South Park subdivision was planned in four sections in the English crescent formation surrounding the park itself. The eastern and western sections were divided by Center Street (now known as Jack London Alley). Tradesmen's deliveries were made by way of small alleys behind the houses. At the time, the rear alleys were known as Park Lane North and Park Lane South (now called Taber Place and Varney Place, respectively).

George H. Goddard, Esq. (1817- 1906), a noted artist, surveyor, mapmaker, and architect, made the architectural designs. Goddard came to California from England in 1850. After trying his hand at gold mining and managing a saloon, he surveyed areas in the Sierra Nevada, including Sonora Pass and Lake Tahoe.[10] In 1857, he drew and published a detailed map of California. Gordon selected Goddard as architect of South Park in 1854 because he had previously laid out Holland Park Estate for Lord Holland in London.[11] Of the commission, Goddard wrote, "I have got a job of laying out a large plot of ground for a square and ornamental garden with houses 'round for Villa residences a mile out of San Francisco, something in the mode of the new parts around London. My view of Lord Holland's Estate Addison Gardens procured me this work."[12] Though South Park is representative of Goddard's few architectural designs, he achieved much more notoriety for his surveying and map-making, and a mountain peak was even named after him in the Sierra Nevada.

By 1854, Gordon had obtained twelve acres, most from James Blair, on the southwest side of Rincon Hill. Development of the oval garden began in 1854 when 1,000 young trees and shrubs, including elm trees, boxwoods, geraniums, and fuchsias, were planted.[13] The garden was 75 feet wide and 550 feet long, and surrounded by an ornamental railing. Only residents had keys for the iron fence enclosing the private garden. A Dutch windmill in the middle of the park pumped water for residents who paid a monthly fee for maintenance of the property. Later, the windmill was replaced with a fountain. Streets and sidewalks at South Park were the first in the city to be paved.[14] The City of San Francisco did not acquire the garden as a public park until 1897.

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[7] Ibid.
[8] Ibid.
[9] Randolph Stephen Delehanty, *San Francisco Parks and Playgrounds, 1839 to 1990: The History of a Public Good in One North American City* (1992): 110-111.
[10] Albert Shumate, *The Life of George Henry Goddard: Artist, Architect, Surveyor, and Map Maker*, (1969): 3, 5.
[11] Albert Shumate, *Rincon Hill and South Park: San Francisco's Early Fashionable Neighborhood* (1988): 10.
[12] Albert Shumate, *The Life of George Henry Goddard: Artist, Architect, Surveyor, and Map Maker* (1969): 4.
[13] Albert Shumate, *Rincon Hill and South Park: San Francisco's Early Fashionable Neighborhood* (1988): 31.
[14] Jeanne Alexander, "South Park Revisited History," San Francisco Neighborhood Parks Council, Website accessed on 15 September 2008 from: http://www.sfnpc.org/southparkrevisitedhistory.

Gordon recorded that he paid about $3,000 for each lot surrounding the park. The northwest section of South Park, near 3rd Street, was the first to be built. It was completed by the end of 1854. The section contained seventeen rowhouses on lots 97 to 137 ½ feet deep, with frontages of only 20 ½ to 29 feet. Though San Francisco had abundant open space, the crowded rowhouse subdivision was desirable because it was located a distance away from the central part of the city, with its gambling, drinking, and prostituting establishments. Also, the distance and brick construction were considered less of a fire hazard. Most importantly, perhaps, it gave the residents "a sense of urbanity amid the sandhills that hemmed them in."[15] The compactness reminded them of the cities from which they originated. The houses were built of brick and stuccoed to resemble London's stone. Architectural historian Harold Kirker classified them as the "severe English Roman style," with uniform cornices and quoining.[16] The northwest row featured a rhythm of staircases that led to each primary entrance. In addition, each rowhouse had its own English rose garden and rear carriage house. Most of the homes were two stories in height with an English basement. The basement contained the dining room, kitchen, servant rooms, and pantries. The first floor contained parlors, and the second floor contained about five bedrooms.[17]

Transportation aided the development of early South Park. As early as 1855, there was a horse-drawn omnibus on 3rd Street. It first ran every thirty minutes, and later, every ten minutes. As a primary thoroughfare to South Park, 3rd Street was planked earlier than most streets in the South of Market.[18] Several livery stables were located near South Park, including George Poultney's South Park Livery Stable on Brannan Street between 2nd and 3rd streets. The stable was moved to 342-344 Bryant Street in the 1860s and opposite South Park at 524 3rd Street in the 1870s.

Gordon optimistically predicted the entire four quarters of South Park would be completed by the end of 1855. However, the remaining sections took much longer to sell and develop. One factor in the slowing of sales was the depression California suffered in 1855, the year South Park opened. The first wave of the Gold Rush was reaching its end, but new mining technologies had yet to be implemented or invented. Gordon continued to advertise the sale of his lots and unfinished buildings in the other quadrants through at least 1864. Though the southwestern quarter was mostly developed in the mode of George Goddard's design, the eastern half was constructed piecemeal with houses of different designs and materials. For example, in the 1870s, the home of Francis Berton, a Swiss and Portuguese Consul, was constructed of wood at 11 South Park Street. In addition, though South Park was originally planned as an entirely residential area, Rev. Charles Miel, an Episcopal minister, started a kindergarten in the basement of his residence at 41 South Park Street in 1863, followed by a Young Ladies' Seminary at 54-55 South Park Street the next year. The three-bay Colonial Revival house, which featured a widow's walk on the roof, was located in the architectural hodge-podge of the southeast section.

Residents, 1854 to 1869

South Park was the address for prominent San Franciscans during the height of its initial development. Many of the city's civic leaders, intellectuals, legislators, foreign consuls, and industrial leaders called this development home. Several residents lived at various times at South Park and other locations on nearby Rincon Hill, which possessed a lovely view of the bay. For example, Senator William M. Gwin lived at 507 Harrison Street from 1869-1873, 7 South Park Street from 1874-1876, and 618 Harrison Street from 1878 to 1879. Many people lived at South Park for a year or two, but others resided there for up to thirty years. For instance, Archibald Ritchie lived at 18 South Park Street from 1856 to 1874, Isaac Davis lived at 28 South Park Street from 1857 to 1886, and J.A. Drinkhouse lived at 42 South Park Street from 1862 to 1890. Of note are the residents' occupations, especially considering that by the 1890s, South Park was solidly working class.

Residents who moved to South Park between 1856 to 1869:

[15] Albert Shumate, *Rincon Hill and South Park: San Francisco's Early Fashionable Neighborhood* (1988): 33.
[16] Harold Kirker, *California's Architectural Frontier: Style and Tradition in the Nineteenth Century* (1973): 69.
[17] Albert Shumate, *Rincon Hill and South Park: San Francisco's Early Fashionable Neighborhood* (1988): 31.
[18] Albert Shumate, *A Visit to Rincon Hill & South Park* (1963): 3.

Resident (Head of Household)	Address	Period of Residence	Business and Professional Affiliation
Almy, Andrew J.	South Park	1856	Redington & Co.
Osgood, Charles	South Park	1856	Merchant
Scott, Reverand William A.	South Park	1856	Presbyterian Minister
Heath, Richard W.	South Park	1856-1857	Tobacco Importer, Consul to El Salvador & Costa Rica
Lent, William H.	24 South Park	1856-1859	Capitalist
O'Connor, John F.	69 South Park	1856-1859	Importer, Iron & Steel
Whiting, Richard L.	South Park	1856-1859	Ship Captain
Gordon, George	20 South Park, 25 South Park, 35 South Park	1856-1859, 1860-1861, 1862-1863	Sugar Refiner
Poulterer, Thomas	South Park	1856-1860	Auctioneer
Redington, John	31 South Park	1856-1861	Drugs & Quicksilver Mines
Bell, James	32 South Park	1856-1862	Importer with Falkner & Bell, later Balfour & Guthrie
Stanford, A.P.	46 South Park	1856-1865	Stanford Brothers, Oil Importers (brother of Leland)
Ritchie, Archibald	18 South Park	1856-1874	Sea Captain, Ranch Owner
Cole, R. Beverly, MD	58 South Park	1857-1858	President, American Medical Association
Davis, Isaac	28 South Park	1857-1886	Lime and Cement, later Cowell Cement
Horn, Benjamin C.	South Park	1858	Importer, Cigars
Friedlander, Isaac	30 South Park	1858-1867	Grain King
Russ, Horace P.	South Park	1859	President, Quartz Mining Assoc.
Tevis, Lloyd	South Park	1859	President, Wells, Fargo & Co.
Von Schmidt, Alexander W.	South Park	1859	Engineer & Spring Valley Water
Woodward, Robert B.	South Park, corner of 3rd Street	1859-1860	Woodward's Gardens
Barkeloo, John	South Park	1859-1861	Real Estate
Smith, Sidney M.	28 South Park	1859-1861	Canning
Wallace, George	29 South Park	1859-1861	Secretary to Governor Downey
Janes, Horace P.	20 South Park	1859-1862	Attorney
Smith, Frederick	28 South Park	1859-1863	Importer
Watkins, Commodore James T.	58 South Park	1859-1868	Ship Captain, Pacific Mail S.S. Co.
Johnson, George	19 South Park	1859-1872	Importer, Iron & Steel, Consul to Norway & Sweden
Masten, Nathan K.	21 South Park, 15 South Park	1859-1888	Real Estate & Banking
McDougall, General James H.	South Park	1860	U.S. Senator, California
Card, Stephen	28 South Park	1860-1862	President, Tugboat Company
Colton, David	South Park	1860-1862	Attorney, Souther Pacific RR
Davis, Horace	27 South Park	1860-1867	Banker, U.S. Congressman
Yale, George	35 South Park	1860-1870	Mining Attorney

Resident (Head of Household)	Address	Period of Residence	Business and Professional Affiliation
Forbes, Alexander	N.E. corner South Park & 3rd Street	1860-1874	Importer
Pease, Emery T.	37 South Park	1860-1874	Stockbroker
Haight, Henry	24 South Park	1861	Banker & Notory Public
Faulkner, Evelyn R.	33 South Park	1861-1862	Commission Merchant
Fisher, Lamer W.	40 South Park	1861-1864	Banking, Stockbroker
Hawley, Edward	41 South Park, 32 South Park	1862-1864, 1865-1876	Hardware
Ashe, Dr. Richard P.	44 South Park	1862-1865	Physician
Wozencraft, Oliver M.	43 South Park	1862-1865	Physician
Ladd, W. Frank	22 South Park	1862-1877	Stockbroker & Commission Merchant
Drinkhouse, J.A.	42 South Park	1862-1890	Wholsale Tobacco and Cigars
Hathaway, Charles W.	33 South Park	1863-1871	Hathaway Wharf & Warehouse
Wiggins, Wilfred W.	46 South Park	1863-1873	Attorney & Banker
Klinkofstrom, Martin	29 South Park	1863-1877	Russian Consul
Lux, Charles	45 South Park	1863-1878	Miller & Lux, Cattle ranches
Mann, George	31 South Park	1863-1890	Insurance
King, James C.	40 South Park	1864-1866	Shipping
Miel, Rev. Charles	41 South Park, 54-55 South Park	1864-1866	Professor, Young Ladies' Institute
Hawley, George	32 South Park	1864-1876	Hardware
Dana, William A.	26 South Park, 33 South Park	1864-1865, 1866-1868	Commission Merchant
Baugh, Washington & Theodore	25 South Park	1865-1869	Merchant Exchange
Vassault, Ferdinand	37 South Park	1866-1869	Real Estate
Emanuel, Lewis	48 South Park	1866-1875	Bedstead Factory
McKinstry, Elisha W.	44 South Park	1866-1877	Justice, California Supreme Court
Maxwell, Mrs. Susan	41 South Park	1866-1868	Widow
Reis, Christian	16 South Park	1867-1868	Real Estate & Banking
Winans, John	24 South Park	1867-1869	Stockbroker
Sinton, Richard H.	16 South Park	1867-1871	Commission Merchant
Alexander, Gneral Parton S.	30 South Park	1867-1877	U.S. Army
Zeitska, Bertha	51-55 South Park	1867-1877	President, Young Ladies' Institute
Robinson, Juan	59 South Park	1867-1878	Capitalist
Decker, Peter	47 South Park	1867-1874	Banker
Davis, George	27 South Park	1868-1869	Golden Gate Flour Mill
Harrison, William P.	35 South Park	1869-1870	Wholesale Grocer

(Source: Albert Shumate, *Rincon Hill and South Park: San Francisco's Early Fashionable Neighborhood* (1988): 109-121)

Fall of South Park, circa 1869 to 1906

The neighborhood gradually lost popularity with the elite after the 2nd Street Cut of 1869. 2nd Street had previously risen steeply over Rincon Hill, which inhibited horse-drawn carts from traveling from the Waterfront to Downtown. The cut was made in order to provide easier access to the Pacific Mail Wharves, and it was thought that land values to the south of Rincon Hill would increase. In fact, it had the opposite influence. The 2nd Street Cut, which was sixty to seventy-five feet deep, made

the area accessible to the transportation of industrial goods and the working poor. It also divided the hill into two halves.[19] These undesirable changes encouraged the elite to move to the new posh neighborhoods of Nob Hill and the Western Addition. Some long-standing residents remained through the 1870s and 1880s, but by the 1890s, South Park was inhabited by working class families who had moved in to enjoy the park and pleasant weather.

Residents who moved to South Park between 1870 to 1885:

Resident (Head of Household)	Address	Period of Residence	Business and Professional Affiliation
Lucky, Reverand William T.	32 South Park	1870-1871	Primcipal, State Normal School
Applegarth, William	47 South Park	1870-1872	Mining
Paddock, Nathan	49 South Park	1870-1886	Banker
Gaxiola, Nicholas	20 South Park	1870-1895	Consul to El Salvador, Commission Merchant
Sanderson, Judge Silas W.	17 South Park	1871	Chief Justice, California Supreme Court
Gordon, James E.	27 South Park	1871-1872	Importer, Hardware
Page, Dr. Thomas	58 South Park	1871-1872	Physician
Wheeler, John O.	37 South Park	1871-1872	Chief Clerk, Indian Affairs
Ortiz, Celedonio	7 South Park, 16 South Park	1871-1873, 1874-1876	Merchant
Johnson, Robert C. (son of George)	19 South Park	1873-1875	Importer
Gwin, Senator William M.	7 South Park	1874-1876	U.S. Senator
Berton, Francis	11 South Park	1874-1877	Branker & Swiss Consul
Coleman, Evans	7 South Park	1874-1877	Banker (Gwin's son-in-law)
Low, Charles L.	58 South Park	1874-1877	Capitalist
Walter, Theodore V.	40 South Park	1874-1879	Banker
Fisher, William H.	16 South Park	1875-1878	Pacific Transfer Company
Maynard, George	16 South Park	1875-1880	City & County Auditor
Spotts, James H.	19 South Park	1875-1880	Commodore, U.S. Navy
Pinckard, George M.	7 South Park	1876	Transfer Company
McDougal, David	46 South Park, 58 South Park	1876-1878, 1880-1883	Admiral, U.S. Navy
Crooks, Mathew	South Park	1876-1879	Real Estate (namesake of Crooks Street, now Lusk Alley, off Townsend Street)
Hooker, Richard C.	47 South Park	1876-1880	Stockbroker
Weletsky, Vlademir	33 South Park, 7 South Park	1876-1881	Consul General to Russia
Cabrera, Eduardo	44 South Park	1877-1878	Importer
Pitts, John H.	23 South Park, 19 South Park	1877-1881, 1882-1885	Commission Merchant
Williams, Henry B.	27 South Park	1878	Williams, Diamond & Co.
Jenkins, Mrs. A.M.	27 South Park	1878-1879	Widow

[19] Albert Shumate, *A Visit to Rincon Hill & South Park* (1963): 14.

Resident (Head of Household)	Address	Period of Residence	Business and Professional Affiliation
Lucas, Robert H. & Robert, Jr.	18 South Park, 22 South Park, 33 South Park	1879-1882	Ice Company
Hanlon, Dan	11 South Park	1879-1886	Mining
McDougal, Charles J.	16 South Park	1880-1881	Commodore, U.S. Navy
Van Slicklen, Frederick C.	47 South Park	1880-1885	Commission Merchant
Coffee, Andrew	17 South Park	1882-1885	Notary Public
Hahn, Eugene	17 South Park	1885-1889	Newspaper Reporter

(Source: Albert Shumate, *Rincon Hill and South Park: San Francisco's Early Fashionable Neighborhood* (1988): 109-121)

As the prominent citizens moved out, the townhouses at South Park were more profitably divided into flats for the new renters. Some were replaced with purpose-built multiple-family residences, and the partially undeveloped eastern half was filled in with wood-frame residential flats in the 1870s through 1890s. According to the 1899 Sanborn Fire Insurance Map, the neighborhood included twenty-three single-family residences (most in the older western rowhouse half), about nineteen single-family residences converted to flats, and about seven flats buildings that appear to have been purpose-built (all but one were located in the eastern half). Many working-class inhabitants were of Irish descent and lived in South Park and the surrounding South of Market area to be close to the waterfront and Catholic churches in the neighborhood.

The Park itself changed during this time, as well. The exclusive iron fence around the park disappeared, enabling working class families to utilize the recreation area outside their homes. Only a low wall remained (which has since been replaced with a simple cement curb). Also, by the 1890s, the original elms were replaced with eucalyptus trees, and the shrubs were removed.

The 1906 Earthquake and Fire ravaged the area, destroying all of the buildings. The wood-frame buildings burned completely, and only the crumbling shells and entry stairs of some of the brick houses remained. Immediately after the disaster, small fabric tents were erected in the park for refugees. Throughout San Francisco, outlying areas like the Richmond and Sunset and inner-city public spaces including Dolores Park, Precita Park, and South Park, were converted to semi-permanent refugee camps. Consequently, the fabric tents in South Park were replaced with nineteen wood-frame buildings, which opened on November 15, 1906. The camp was number 28 out of 30 official camps established, and was also one of the last to close. The refugee apartments were painted green, labeled with numbers, and contained a total of 656 rooms. The two-story buildings featured board-and-batten siding, six-light wood-sash windows, and hip roofs. Common to earthquake shacks around the City, they most likely were constructed with cedar-shingle roofs, fir floors, and redwood walls.[20] Between February 15 and May 15, 1907, they housed a maximum of 648 refugees in South Park.[21] During this time, the remaining trees in the park were cut down to make way for the temporary housing.

Reconstruction, 1906 to 1935

On January 7, 1908, the refugee camp was closed and reconstruction in the South Park neighborhood began in earnest.[22] The park dimensions remained the same, and new trees, such as poplars and elms, were eventually planted. The street layout also remained the same, though Park Lane North was renamed Taber Place and Park Lane South was renamed Varney Place. Center Place was renamed Jack London Alley after 1950. In addition, the character of the neighborhood changed radically. Like the South of Market area in general, South Park was redeveloped as a mixed-use neighborhood of

[20] "1906 Earthquake Refugee Shacks," Western Neighborhood Project, Website accessed on 22 September 2008 from: http://www.outsidelands.org/shacks.php.
[21] Randolph Stephen Delehanty, *San Francisco Parks and Playgrounds, 1839 to 1990: The History of a Public Good in One North American City* (1992): 260.
[22] Ibid.

residential, commercial, and industrial buildings. Parcels remained generally the same dimensions as the original residential lots, with very narrow frontages. A few were combined to create larger parcels. Eight buildings that were constructed in 1906 and 1907, and still exist, include four residential flats buildings, two mixed-use residential-over-commercial buildings, and three light industrial buildings. According to the Sanborn Fire Insurance Map of 1913, by that time, there were eight flats buildings, five lodgings buildings (some labeled "rooms"), seven single family dwellings, one commercial building (French Laundry), five residential-over-commercial buildings, and four industrial/storage buildings. Another sixteen or so parcels remained undeveloped.

South Park was largely built out by the end of the 1920s. Between 1913 and circa 1925, three residential flats, one single family dwelling, two commercial buildings, and ten light industrial/warehouse buildings were constructed in the remaining open lots. In 1920, several parcels were still owned by former residents of pre-earthquake South Park, including J.A. Drinkhouse (3775-029), Gertrude Van Sicklen (lot 34, now part of 3775-033), and Caspar Zwierlein (3775-038).

In 1933, businesses at South Park included:

- Elkington Hellwig Manufacturing Co. (17 - 19 South Park Street)
- Eimoto Hotel (22 - 24 South Park Street, later Madrid Hotel)
- Sherman Clay & Co., piano warehouse (33 South Park Street)
- Bo Chow Hotel (102 South Park Street, later Park View Hotel)
- Omiya Co., merchandise (108 – 110 South Park Street)
- K.E. Parker Co., building construction (135 South Park Street)
- Ace Iron Works (159 South Park Street)

The buildings that were constructed around South Park after the earthquake were comparatively similar in scale and massing to the former rowhouses and flats buildings. Like their predecessors, they were generally low scale, two- to three-story buildings, tightly packed around the perimeter of the park. By 1935, the existing buildings consisted of three constructed of brick, four of concrete, and the rest of wood.

Residents, 1906 to 1935 (and Beyond)

From 1906 through the 1980s, the South Park neighborhood was consistently working class in nature. From 1906 to about 1933, the neighborhood was mainly populated by Japanese immigrants. Albert P. Wheelan wrote in the South of Market Journal in 1927 that South Park consisted of "squalid tenements occupied largely by Orientals."[23] The Japanese operated and occupied four residential hotels, the Eimoto Hotel at 22 – 24 South Park Street, the Kumamoto Hotel (no longer extant), the Bo Chow Hotel at 102 South Park Street, and the Hotel Omiya at 104 – 106 South Park Street. Shokichi Morino owned and developed 108 - 110 South Park Street, which contained the Omiya Shoten Co. souvenir shop, and a storehouse at 112 South Park Street. One building near the Hotel Omiya also contained the Biwako baths.[24] The Japanese community thrived at South Park because the Southern Pacific depot was just two blocks south, and Piers 30-32, where the Japanese steamships docked, were two blocks east. The newly arrived immigrants would debark and come to the Bo Chow Hotel.

In 1916, S. Nakahara secured a permit from the Park Commission to erect two Japanese gateways to the park that were remnants of the 1915 Panama-Pacific International Exposition.[25] However, anti-Japanese sentiment was strong and prevented the gates from being installed. According to meeting minutes,

[23] Albert P. Wheelan, *South of Market Journal* 2 (February 1927):4.
[24] The Japantown Task Force, Inc. *Images of America: San Francisco's Japantown* (2005): 18.
[25] Randolph Stephen Delehanty, *San Francisco Parks and Playgrounds, 1839 to 1990: The History of a Public Good in One North American City* (1992): 110.

> Mr. C. Zwierlin [sic], accompanied by a number of ladies who had signed a protest against the erection of Japanese Gateways at the two entrances to South Park, appeared before the Board. It was declared by the protestants that the Japanese are an undesirable element in any residential section of the City as their methods of securing property at a high rental and after the expiration of the first lease demanding a bug reduction of rent, depreciate the value of the surrounding property.[26]

In the early 1930s, the Japanese steamships shifted to north of the Ferry Building, and severe immigration restrictions cut travel to and from Japan. Subsequently, the Japanese businesses in South Park closed or relocated to the Western Addition (today's Japantown).[27]

In 1921, Filipino merchant marines pooled their earnings with other Filipino workers and purchased the three-story building at 104 - 106 South Park Street for $6,000. They named the building the Gran Oriente Filipino Hotel in honor of their fraternity in the Philippines. Originally, the 24-room hotel served as a meeting place and boarding house for members who worked in San Francisco and for farm worker members from the Central Valley who visited on weekends. The members who were merchant marines worked as cooks, waiters, and other support crew on commercial passenger ships that terminated in San Francisco. By 1940, the Gran Oriente lodge in the United States had 700 members, with lodges in California, Hawaii, Seattle, Phoenix, New York City, Brooklyn, and Newark, New Jersey. Aside from the lodge in San Francisco, California, others were established in Salinas, Stockton, and Sacramento. Still connected to the Gran Oriente in Manila, each member paid $9 in annual dues to the Philippines and $25 annual local dues.[28] The local dues allowed the group to purchase two residential flats buildings (41-43 South Park Street and 45-49 South Park Street) in the 1950s across South Park. They also constructed a lodge called the Gran Oriente Filipino Masonic Temple in 1951 on the same parcel as 45-49 South Park Street. Located at the rear of the property, the building is addressed 95 Jack London Alley. As a result of the merchant marines' purchase in 1921, there has been a Filipino presence at South Park ever since. Indeed, South Park figures into the establishment of a Filipino community in the South of Market area as a whole. Filipinos are the largest minority group living in the South of Market today.

African American families also lived in the residential flats by the 1920s, and replaced the Japanese when they left in the 1930s. In addition, longshoremen moved in during that time. A great bonfire roared continually in the center of the park from the 1930s through the 1970s. The bonfire began when South Park was heavily populated by longshoremen who would warm themselves around it in the early mornings as they waited for calls from the Union Hall which was likely located near the South of Market waterfront on Steuart Street. By the 1970s, however, it was a gathering place for druggies, the homeless, and the mentally ill.[29]

South Park after 1935

Following the period of significance (1854 – 1935), South Park continued to evolve in radical ways. From 1936 through the 1970s, the neighborhood was occupied by working-class Filipinos and African Americans, as well as Mexican and Chinese immigrants. The park and neighborhood soon declined into a dangerous slum. The bonfire in the center of the park was fed with construction refuse, neighborhood garbage, and junk. In the 1970s, cab drivers reportedly were hesitant to take customers to the area because of threats posed by the mentally ill, homeless, and drug users who lived in the dingy residential

[26] Ibid.
[27] "Other Pre-War Areas- Chinatown and South Park," Website accessed on 15 September 2008 from: http://japantownatlas.com/map-sanfrancisco.html.
[28] Eddie Foronda, "The Gran Oriente: Saavy Filipino Seamen Maintain 75-Year-Old Presence in Chic SOMA," *San Francisco Examiner* (6 July 1997): E-1.
[29] Kevin Starr, "Rebirth of a Neighborhood," *Image* (26 March 1989): 24.

hotels and loitered in the park.[30] In 1948, author Robert O'Brien wrote of his visit to South Park:

> The bench on which we sat was on Gordon's oval park, roseless and crisscrossed by many footpaths. Clipped sycamore trees were beginning to thrust out their green branches. There was a weeping willow tree, and, at the base, a drinking fountain. Arranged around the park were shabby two- and three-story dwellings that after the Fire had replaced Gordon's stone-fronted mansions; those, and a machine shop or two and several small warehouses and hotels. They were all gray, and the effect, even in the warm sunshine, was that of a slattern with a hang-over, who wished you would go away and leave her alone.[31]

However, in the late 1970s, the low-rent buildings began to attract a few artists, designers, and architects, who purchased them as live/work spaces. The new occupants formed the South Park Improvement Association and worked to create a tidier European-style neighborhood. They cleaned up the park, put out the bonfire, and established outdoor cafes. By the end of the 1980s, South Park had become a mixed-use residential and commercial district with restaurants, businesses, and retail on the ground floors and apartments above. In the mid-1990s, South Park turned into the epicenter of the dot-com media district in San Francisco.[32] Though the Madrid and Park View Hotels continued to offer subsidized housing, for the most part, South Park was gentrified by professionals. Many renters moved out around 2001 after the dot-com bust, but the neighborhood has slowly been reestablished again as a multimedia hub since about 2005.

Residents and Occupants, Post-1906

The chart below presents a sample of residents and businesses that occupied several of the existing buildings at South Park. Not all of the buildings were researched in San Francisco City Directories. Rather, a group of eleven buildings were selected that represented different types (four multiple-family residential, one single family residential, three commercial, and four industrial) and different periods of construction (four from 1906-1913, three from 1914-1919, and three from 1920-1935). The buildings are also located in all four quadrants around South Park. The following City Directories were used: 1933, 1940, 1945, 1953, 1958, 1963, 1968, 1973, 1978, and 1982.

The purpose of the chart is to give a cursory impression of the types of businesses that occupied the commercial and industrial buildings over time, including metal works during the 1950s and artists' studios in the late 1970s. It also presents a sampling of residents in several flats and the only single family residence. The names and occupations are indicative of the working-class nature and minority population (first Japanese, then Filipino and African American) that inhabited South Park for most of the Twentieth Century.

Sample of residents and occupants, post-1906:

Occupant	Address	Period of Residence	Business and Professional Affiliation
Bo Chow Hotel	102 South Park Street	1912 -ca. 1940	Residential Hotel
Morino, Shokichi	108-110 South Park Street	1914 -ca. 1933	
Omiya Co.	108-110 South Park Street	1914 -ca. 1933	Merchandise
Eimoto Hotel	22 South Park Street	1915 - ca. 1935	

[30] Jeanne Alexander, "South Park Revisited History," San Francisco Neighborhood Parks Council, Website accessed on 15 September 2008 from: http://www.sfnpc.org/southparkrevisitedhistory.
[31] Robert O'Brien, *This is San Francisco* (1948): 295.
[32] Ibid.

Occupant	Address	Period of Residence	Business and Professional Affiliation
Gran Oriente Filipino Residence Club	106 South Park Street	1921-2008	Residential Hotel
K.E. Parker & Co. Inc.	135 South Park Street	1925-ca. 1953	Contracting Engineers for Reinforced Concrete Construction
Ace Iron Works	159 South Park Street	ca. 1933	Iron Works
Henning, A. Mrs.	47A South Park Street	ca. 1933	
Hodges, Elbert C.	49A South Park Street	ca. 1933	Fireman
Roxby, Caroline Mrs.	47A South Park Street	ca. 1933-ca. 1940	Musician
The Anchor Packing Co.	156 South Park Street	ca. 1933-ca. 1982	Packing
Madrid Hotel	22 South Park Street	ca. 1935-2008	Residential Hotel
John Z. Smith	108 South Park Street	ca. 1940	Painter
Faggioni Co. Studios	110 South Park Street	ca. 1940	
Martin, Thomas F.	147 South Park Street	ca. 1940	General Repair
Novelty Electric Shop	159 South Park Street	ca. 1940	Electric Shop
Horner, Luana A.	49 South Park Street	ca. 1940	Clerk, The Travelers
Bullard Drayage Co.	21 South Park Street	ca. 1940-ca. 1953	Drayage
East Bay Drayage Co.	21 South Park Street	ca. 1940-ca. 1953	
Percy, Redd	78-80 South Park Street	ca. 1940-ca. 1953	Laborer
J. Fahey & Co.	101 South Park Street	ca. 1953	Drayage
Dewey Mead & Co.	108 South Park Street	ca. 1953	
Johnson, Clarence L.	110 South Park Street	ca. 1953	Laborer
Simmons, Jack	110 South Park Street	ca. 1953	Longshoreman
Worley, James E.	147 South Park Street	ca. 1953	Chaufer
Loeb, Fred M.	21 South Park Street	ca. 1953	Sundries Wholesale
Doctolero, Abelardo J.	45 South Park Street	ca. 1953	Clerk, MSTS Pacific
deManuel, John	45A South Park Street	ca. 1953	Factory Worker, Duarte Factory
Ining, Pedro R.	49 South Park Street	ca. 1953	Seaman
Chew, Harry W.	76 South Park Street	ca. 1953	Cook, Trocodero French Restaurant
Young, Jack P.	78 South Park Street	ca. 1953	Clerk, Young Food Mart
Parik View Hotel	102 South Park Street	ca. 1953-2008	Residential Hotel
Wilson, Elizabeth Mrs.	80 South Park Street	ca. 1953-ca. 1958	
Dispo, Cipriano	47 South Park Street	ca. 1953-ca. 19778	Laborer
Standard Sheet Metal & Marine Plumbing	159 South Park Street	ca. 1953-ca. 1982	Sheet Metal and Plumbing
Home Grocery	24 South Park Street	ca. 1953-ca. 1982	Market
Jaurez, Maris Mrs.	47A South Park Street	ca. 1953-ca.1963	
Lansing Co. of California Inc.	101 South Park Street	ca. 1958	Material Handling Equipment
Approved Automatic Sprinkler Co.	108 South Park Street	ca. 1958	
S.E. Edgar Co.	21 South Park Street	ca. 1958	Building Materials
Baguio, Richard	45A South Park Street	ca. 1958	TV Technician, Lachman Bros.
Berzales, Leopoldo	47A South Park Street	ca. 1958	Seaman

Occupant	Address	Period of Residence	Business and Professional Affiliation
Hawkins, John	78 South Park Street	ca. 1958-ca. 1963	Longshoreman
Kennedy Sales Co. Inc.	135 South Park Street	ca. 1958-ca. 1973	Manufacturing Agent
Rivera, William N. and Mercedes	147 South Park Street	ca. 1958-ca. 1982	Scaler, Martin Shipping Service (later Retired)
Ramos, George	45 South Park Street	ca. 1958-ca. 1982	Employee, USMC
Tanjuatco, Mariano	76 South Park Street	ca. 1958-ca.1973	Bellman, Claremont Hotel
Allied Biochemical Co.	101 South Park Street	ca. 1963	Manufacturers
Johnson, Catherine Mrs.	110a South Park Street	ca. 1963	
Pacific Ship Rigging Co. Inc.	21 South Park Street	ca. 1963	Ship Rigging
Cordova, Inocencio	45A South Park Street	ca. 1963	Seaman
Faeldonia, Max	49A South Park Street	ca. 1963	Retired
Ching, Edward	108 South Park Street	ca. 1963-ca. 1973	Office
Stewart, Willie	80 South Park Street	ca. 1963-ca.1973	
Brenton Equipment Co.	101 South Park Street	ca. 1968	Safety Equipment
Hatcher, Nancy	110c South Park Street	ca. 1968	
Smith, Katie Mrs.	78 South Park Street	ca. 1968	
Thomas, Lee	110e South Park Street	ca. 1968-ca. 1978	Retired
Central Press	101 South Park Street	ca. 1973	Printers
Gacula, Victor	49 South Park Street	ca. 1973	
Barcenas, Juan	49A South Park Street	ca. 1973	
Hartmann, Anna	78 South Park Street	ca. 1973	
Resource Conservation Co.	108 South Park Street	ca. 1978	Machine Shop
Holmes, Douglas	21 South Park Street	ca. 1978	Artist
Huffman, Lindsay	21 South Park Street	ca. 1978	Craftsman
Parks Framing	21 South Park Street	ca. 1978	Picture Framing
Puchalsky, Laurence M.	76 South Park Street	ca. 1978	
Burton, Alberta	78 South Park Street	ca. 1978	
Doctolero, Art	47A South Park Street	ca. 1978-ca. 1982	Cab Driver
Corvair Unlimited	101 South Park Street	ca. 1978-ca.1982	Auto Repair
Associated Micro Film of SF Inc.	108 South Park Street	ca. 1982	
Lumier Visual Communication	135 South Park Street	ca. 1982	Audio Visual Goods
Azcueta, Eufresino	49 South Park Street	ca. 1982	

Architects and Builders, Post-1906

Fred Koldenstadt

Fred Koldenstadt designed the 1920 addition to the warehouse at 21-29 South Park Street (1919). The architect of the original portion is unknown. The three sections are connected with fire doors. No information was found on Koldenstadt at the City of San Francisco, the San Francisco Public Library, or San Francisco Architectural Heritage.

Caspar Zwierlein

Caspar Zwierlein (1858 – 1928) designed the 1921 addition to 21 – 29 South Park Street (1919). A native of Bavaria, Zwierlein came to the U.S. in 1881 and to San Francisco in 1884. For years he was engaged in building construction along the Northern Pacific Railroad. He also helped build the Lick Observatory. He was a prominent figure in the German colony in San Francisco. He was a past president of the Court Hubertus Lodge and Foresters of America, and a member of a number of other fraternal organizations.[33]

Charles C. Frye
Charles C. Frye was the architect for the Mission Revival style Madrid Hotel at 22-24 South Park Street (1915). Originally known as the Eimoto Hotel, it was part of the development of a Japanese district in South Park after the 1906 Earthquake and Fire. Fry was born in Salem, Massachusetts in 1875. He attended Cambridge Manual Training School. He came to San Francisco after the earthquake with architect George Kelham to rebuild the Palace Hotel. Frye also designed the Lally Co. Warehouse at 235 2nd Street at Tehama Street, 161 – 181 Eddy Street (1911), the Michigan Apartments at Taylor and Eddy streets, the Picadilly Hotel at Post and Mason streets, and 2435 – 2437 Mission Street (1910).[34]

Maurice Couchot
Structural engineer Maurice Couchot designed the warehouse at 33 - 35 South Park Street (1920) for Sherman Clay & Co., a piano manufacturer. Born in France, Couchot was already living in San Francisco during the 1906 Earthquake. In June 1906, he wrote an article titled "Reinforced Concrete and Fireproof Construction in the San Francisco Disaster" with suggestions on fireproof construction. Couchot designed the Mission Revival style Glendale Southern Pacific Railroad Depot (1923) in Glendale, California with Kenneth MacDonald, Jr. He designed 501 2nd Street (1925) with Jesse Rosawald for Schmidt Lithograph Company.

John M. Ploeger
Contractor John M. Ploeger designed the residential flats building at 41 – 43 South Park Street (1911) for George Windeler of Windeler's Planing & Cooperage. Later, the building was owned by Gran Oriente Filipino. Ploeger also designed residential and commercial buildings at 308 – 312 8th Avenue, 633 Clement Street, 645 – 647 Clement Street, and 1000 Cabrillo Street.[35]

William L. Schmolle
Schmolle designed 104 - 106 South Park Street (1907) as a lodging house for Maurice Samuels. McLaughlin & Walsh were builders on the project. Schmolle also designed 550 – 554 Clement Street (1923), 566 – 576 Green Street (1925), 155 Tenth Street (1925), 730 – 740 Polk Street, 169 – 179 Eleventh Street, 501 3rd Street, and 2210 Jackson Street (1927).[36] These buildings contain primarily commercial and industrial uses.

Emory M. Frasier
Emory Frasier designed 108 - 110 South Park Street (1914) for Shokichi Morino and the Omiya Co. Frasier designed 467 – 469 3rd Avenue (1907), 501 Clement (1905), and 2400 Webster Street (1905).[37]

W.F. Rhodes
W.F. Rhodes designed the wood-frame residential flats building at 115 – 117 South Park Street (1907) for Patrick Powers. Rhodes' office was located in Oakland. No information was found on Rhodes at the City of San Francisco, the San Francisco Public Library, or San Francisco Architectural Heritage.

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[33] "Prominent S.F. Architect and Builder Dead," *San Francisco Chronicle* (25 October 1928):3.
[34] San Francisco Architectural Heritage file on Charles C. Frye.
[35] San Francisco Architectural Heritage file on John M. Ploeger.
[36] San Francisco Architectural Heritage file on William L. Schmolle.
[37] San Francisco Architectural Heritage file on Emory M. Frasier.

J.A. Bryant
J.A. Bryant was the contractor for the light industrial building at 156 South Park Street (1924). The building was constructed for J.J. Welter & Co., draymen. No information was found on Bryant at the City of San Francisco, the San Francisco Public Library, or San Francisco Architectural Heritage.

Peter J. Gildea
Peter J. Gildea designed the industrial building at 162 – 164 South Park Street (1907) and the residential flats building at 165 – 167 South Park Street (1908) for himself. The 1907 San Francisco City Directory lists Gildea as a laborer. No information was found on Gildea at the City of San Francisco, the San Francisco Public Library, or San Francisco Architectural Heritage.

Integrity
Of twenty-three contributing buildings in the South Park Historic District, all but one features at least minor alterations. The building that appears to be unaltered is 156 South Park Street. Eighteen of the buildings feature replacement doors (including garage doors) and fourteen feature replacement windows. Typically, wood-sash windows have been replaced with aluminum or vinyl sash. Only the ground floor commercial windows have been changed on some buildings, including 102 South Park Street and 104 – 106 South Park Street. Other alterations include:

- 26 – 28 South Park Street: new wall cladding in the recessed entryway and a new addition at the rear
- 76 – 80 South Park Street: new wood cladding on the projecting window bays and removal of window trim
- 102 South Park Street: added a new parapet on the primary façade
- 165 – 167 South Park Street: added a new triangular false-front parapet to simulate a gable roof

In addition, the ground floor garages of 76 – 80 South Park Street and 155 South Park Street have been converted to commercial spaces while the upper floors remain residential. Despite the cosmetic alterations, especially to openings, all of the buildings retain their original massing and scale. All but those listed above retain their original cladding, fenestration patterns, and ornament. Most appear to be used for their original purposes, and may have added a second use.

The park itself features alterations, but retains its original 550 foot-long oval shape and landscaped character with meandering paths. The original low wall and iron gate disappeared after the 1906 earthquake and were replaced with a simple concrete curb. Also, the plantings have been replaced several times since 1854. However, the park has always featured trees and small lawn areas for recreation.

In addition to the individual buildings and park, the overall neighborhood character maintains integrity. Like the original South Park rowhouses, the present buildings sit on narrow residential lots and continue to face inward toward the park. The immediate surrounding area of 2nd, 3rd, Brannan, and Bryant streets retains its character as a light industrial and warehouse district. The locally designated and National Register listed South End Historic District is located immediately to the east and south of South Park, and the majority of the larger industrial properties that border South Park are contributing resources to the South End Historic District. Therefore, the South Park Historic District retains integrity of location, design, workmanship, feeling, setting, and association. The replacement of doors and windows on many buildings has diminished integrity of materials. Nevertheless, the South Park Historic District continues to convey its original urban design by way of the street layout, lot and building dimensions, and park setting. It also continues to convey its mixed-use, post-quake context. It is an insulated European oasis within the larger industrial neighborhood. Therefore, as a whole, the South Park Historic District retains historic integrity.

Significance

In 2000, the Landmarks Boards adopted the National Register Criteria for evaluating properties. San Francisco has various levels of recognition: Landmarks, Landmark Districts, Structures of Merit, Conservation Districts, Residential Character Districts, and adopted surveys. Properties evaluated for local significance, such as the South Park Historic District, are considered eligible for at least one category of recognition.

The South Park Historic District is significant under National Register Criterion A (Events) as a representation of an important trend in development patterns and the establishment of ethnic groups in San Francisco. It is also significant under Criterion C (Design/Construction) as a representation of a group of properties that embody the distinctive characteristics of a type, period, or method of construction, and as a representation of a significant and distinguishable entity whose components may lack individual distinction.

The significance of the South Park Historic District under Criterion C (Design/Construction) is rooted in the context of early upper-class residential development, as one of the first examples of city planning, as well as reconstruction in the South of Market area after the 1906 Earthquake and Fire. South Park was the first planned community in San Francisco-- in other words, the first residential urban design. It features the only oval park and crescents in San Francisco that were inspired by private residential parks in London, New York, and Boston. Though the original buildings are long gone, the existing park and building arrangement reflect the original design for an insulated European neighborhood. In addition, South Park is significant for its cohesiveness of the type and period of post-quake construction, generally grouped within two building booms, 1906 – 1913 and 1920 - 1925.

The rise and fall of South Park's physical condition, as well as the change in inhabitants, reflect broader trends—time and again, the neighborhood has been a barometer for the local economic climate. Under Criterion A (Events), South Park represents the creation of a unique subdivision that contributed to development patterns in San Francisco. It is unique, as only three other land subdividers provided parks in their plans between 1859 and 1910. Providing land for private parks, or giving land to the municipality for parks, was highly unusual in Nineteenth-Century San Francisco.

It also reflects economic trends and important demographic changes in the South of Market area. South Park initially prospered as an elite suburb, though it was never completed as planned, due to the economic depression of 1855. It became a working class neighborhood after the 2nd Street Cut brought industry through Rincon Hill in 1869. South Park transformed physically after the 1906 Earthquake and Fire, since all the original buildings were destroyed, but it remained a working class neighborhood because of its proximity to South of Market industries, the Waterfront, and the railroad. It deteriorated into a slum as the economy slumped in the mid-Twentieth Century, but was revitalized after artists and dot-com professionals moved into the affordable buildings. Revitalization has brought partial gentrification, higher rents, and construction of new buildings around South Park.

Lastly, the Historic District is significant for the early establishment of minority communities, including Japanese immigrants from 1906 to the early 1930s and Filipino seamen beginning in 1921. Though the Gran Oriente Filipino Masonic Temple at 95 Jack London Alley is considered a non-contributing resource to the South Park Historic District due to its date of construction (1951), which is outside the established period of significance, the building appears to be eligible for the California Register as an individual historic resource based upon Criterion 1 (Events). Filipinos remain the largest minority group in the South of Market area, and some continue to live at South Park. Other Filipinos reside on neighboring streets such as Bonifacio Street and Lapu Lapu Street, which are bounded by 3rd, 4th, Folsom, and Harrison streets, two blocks north and one block west of South Park.

Therefore, the South Park Historic District is significant for its urban plan and overall unity of design, which in turn is

indicative of important historical and demographic patterns that have shaped the neighborhood.

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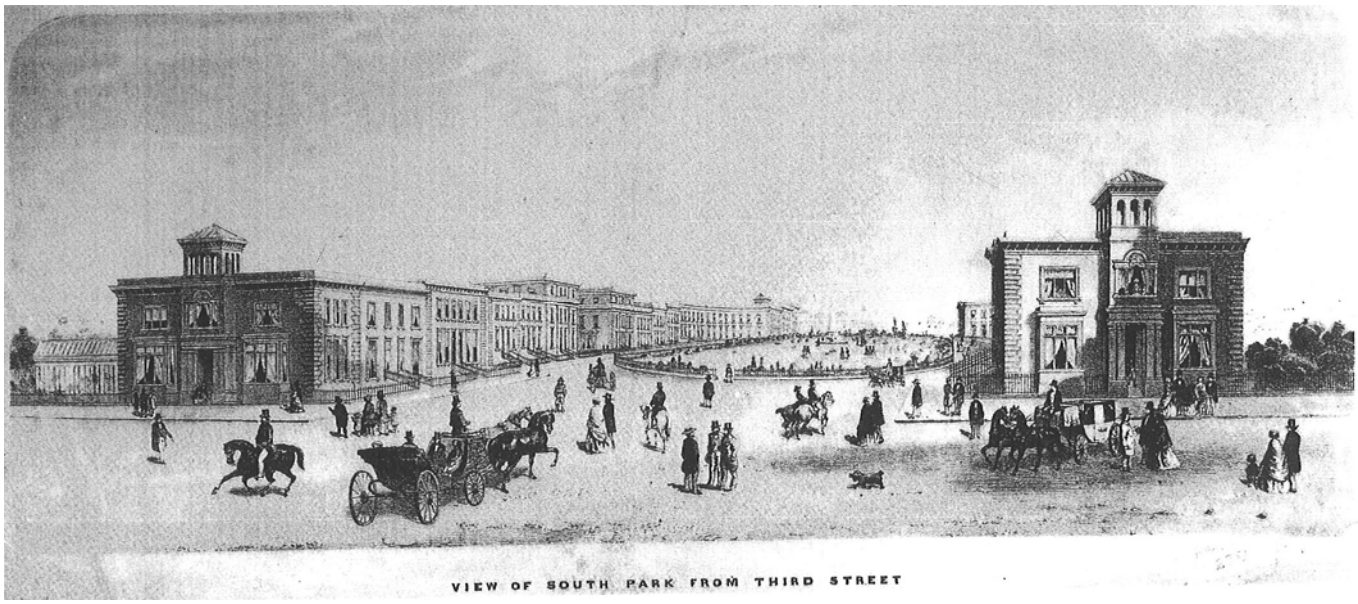
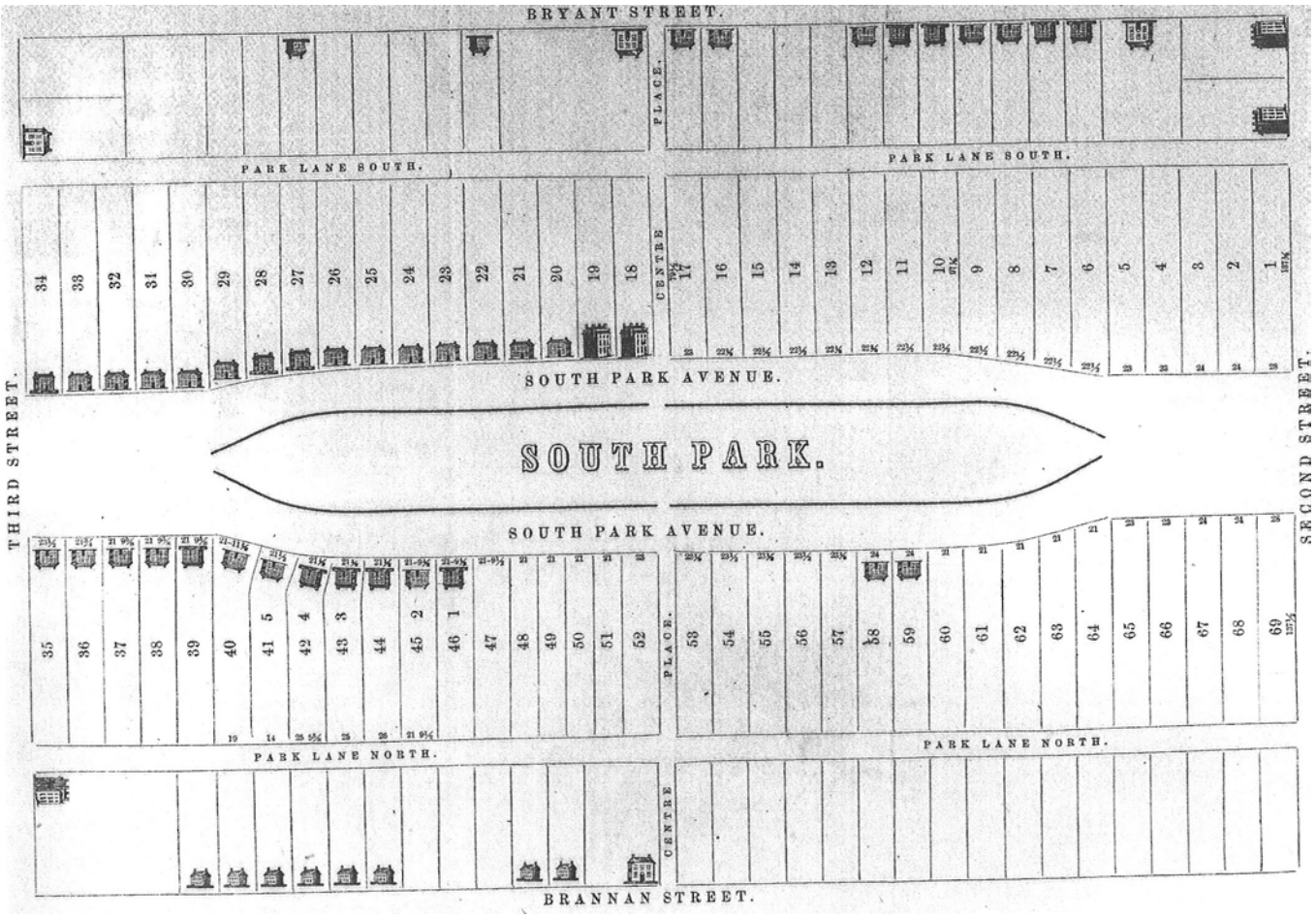


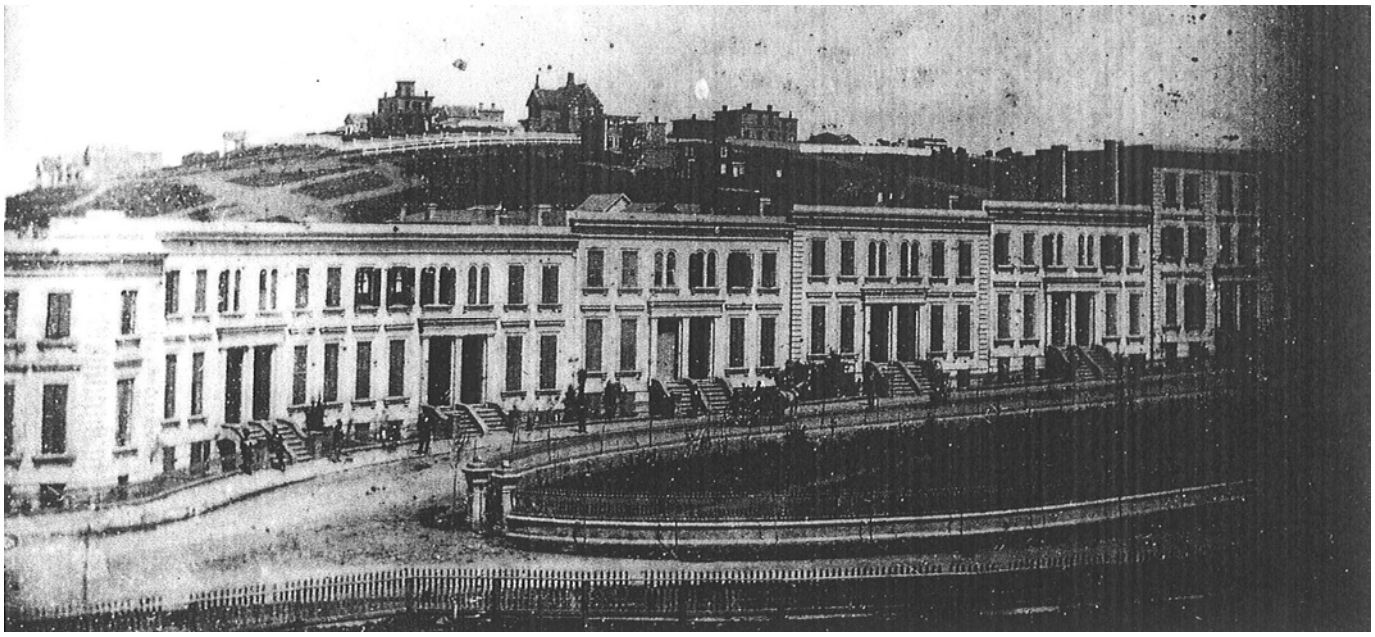
Source: Albert Shumate, *Rincon Hill and South Park: San Francisco's Early Fashionable Neighborhood* (Sausalito, CA: Windgate Press, 1988) 100.

An 1854 engraving of South Park, drawn by George Goddard, artist, architect, surveyor and map maker.



Source: Albert Shumate, *Rincon Hill and South Park: San Francisco's Early Fashionable Neighborhood* (Sausalito, CA: Windgate Press, 1988) 100.

Plate of South Park from John Middleton's "Auction Sale of Real Estate, October 22, 1860." Five years after South Park was first developed, less than half of the parcels were purchased and built upon.

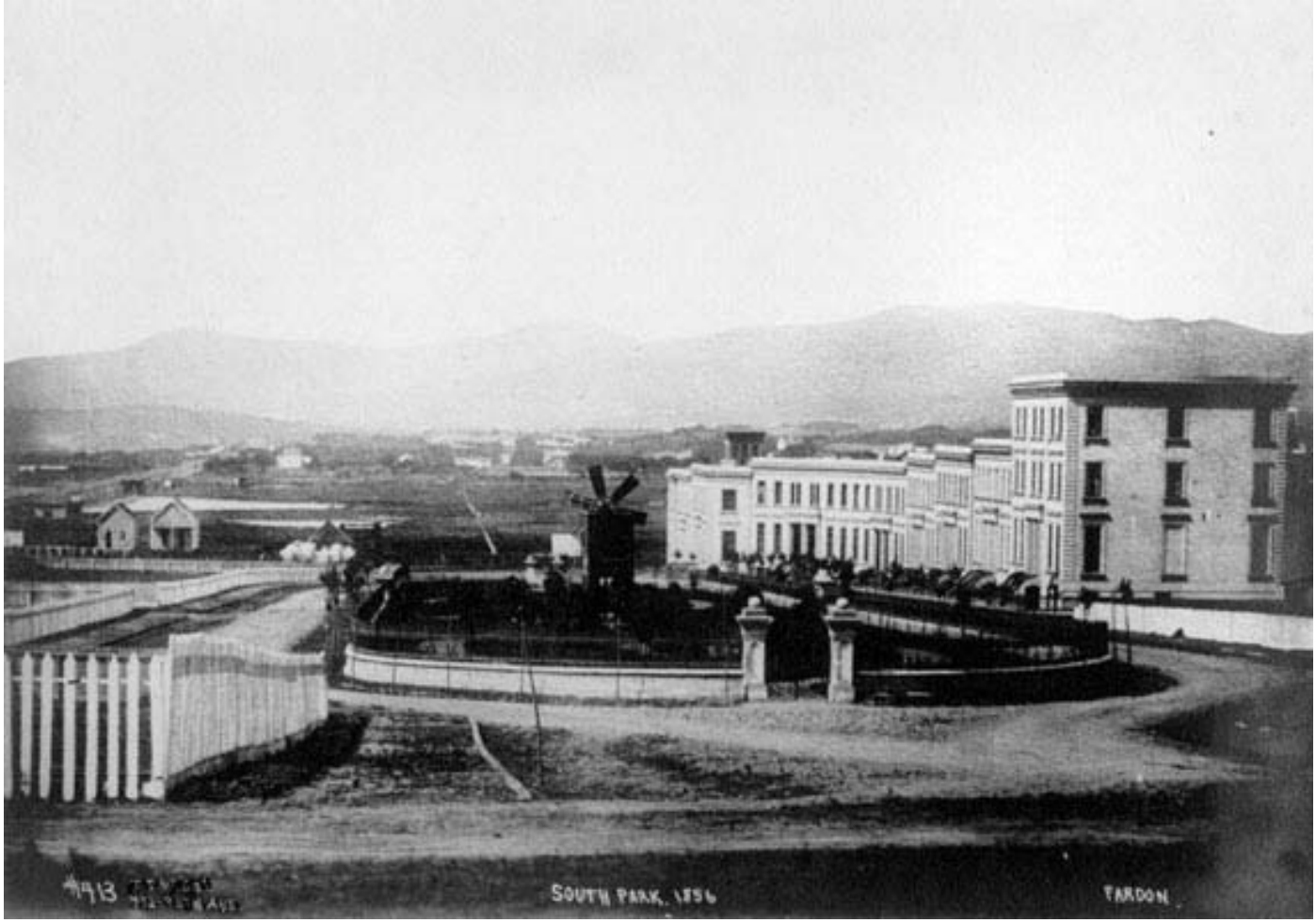


Source: Albert Shumate, *Rincon Hill and South Park: San Francisco's Early Fashionable Neighborhood* (Sausalito, CA: Windgate Press, 1988) 101.

One of the earliest photographs of South Park with Rincon Hill in the background. The northwest quarter was built in 1854 and opened in January 1855.

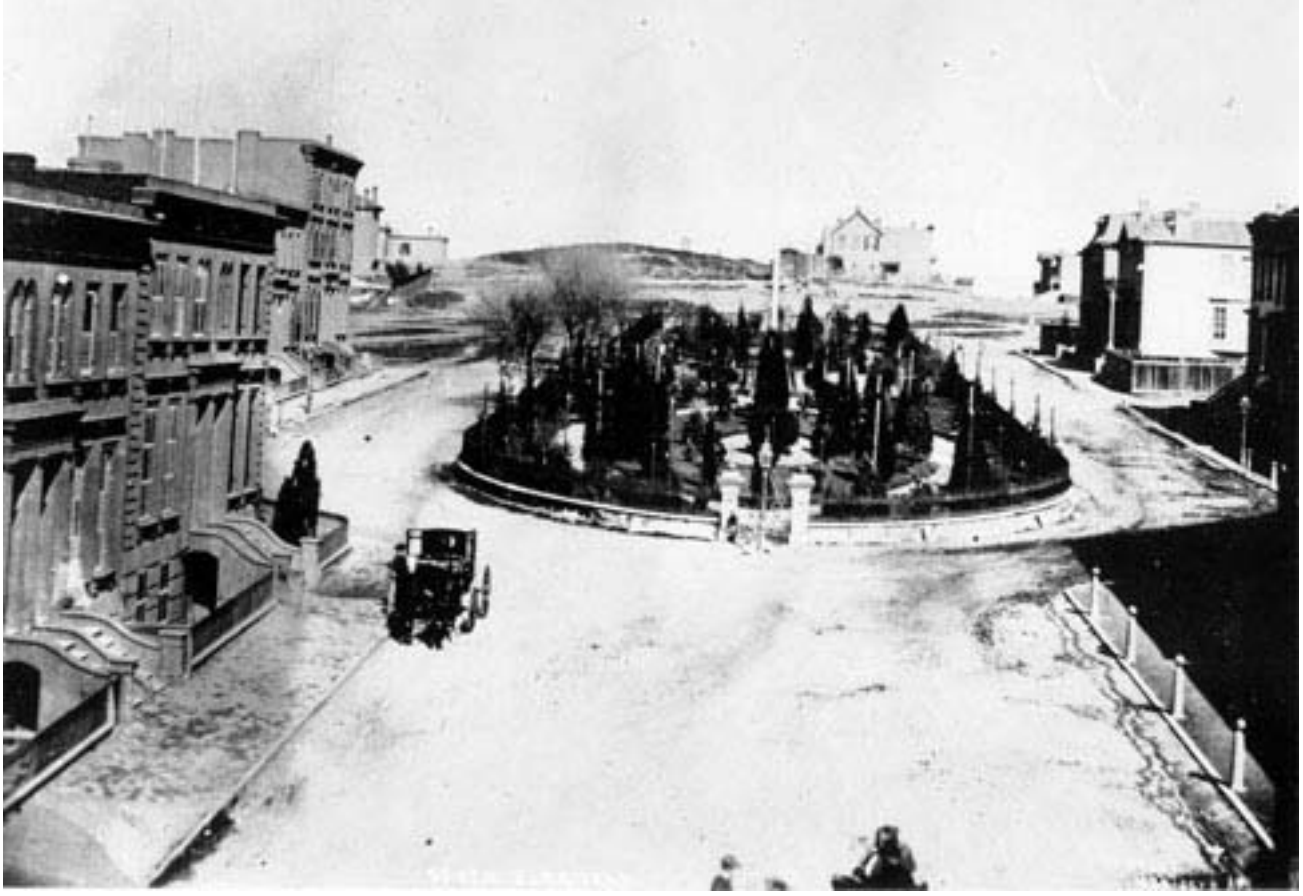
Source: Albert Shumate, *Rincon Hill and South Park: San Francisco's Early Fashionable Neighborhood* (Sausalito, CA: Windgate Press, 1988) 102.

George Gordon, the developer of South Park. He entered the San Francisco lumber and construction business and founded California's first successful sugar refinery, among other endeavors.



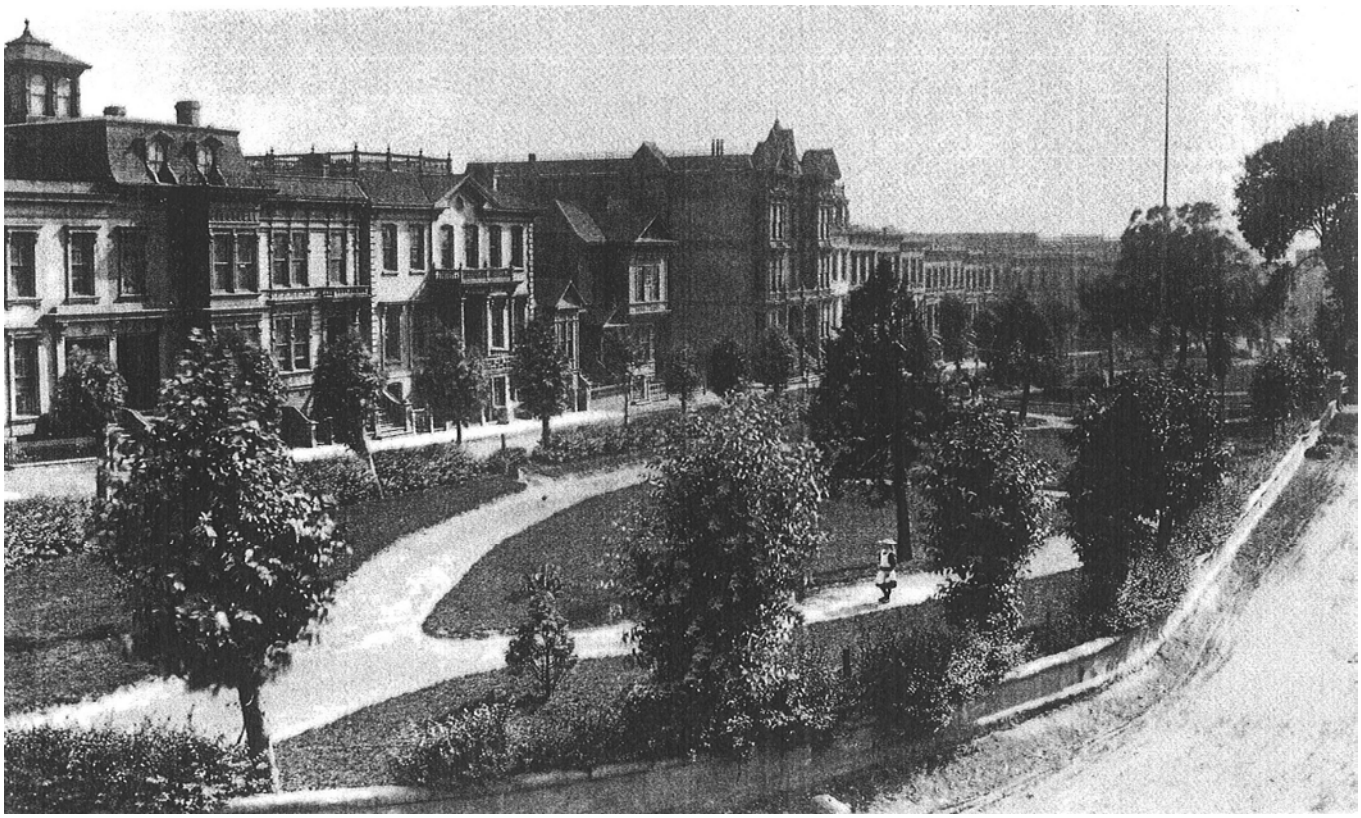
Source: San Francisco Public Library, San Francisco Historical Photograph Collection, AAA-7102.

South Park, 1856. View west from 2nd Street toward the park, windmill, and northwest quadrant of rowhouses.



Source: San Francisco Public Library, San Francisco Historical Photograph Collection, AAA-7039.

South Park, 1865. View east from 3rd Street, with northwest and southwest quadrants completed and only two or three buildings constructed in the southeastern quadrant.

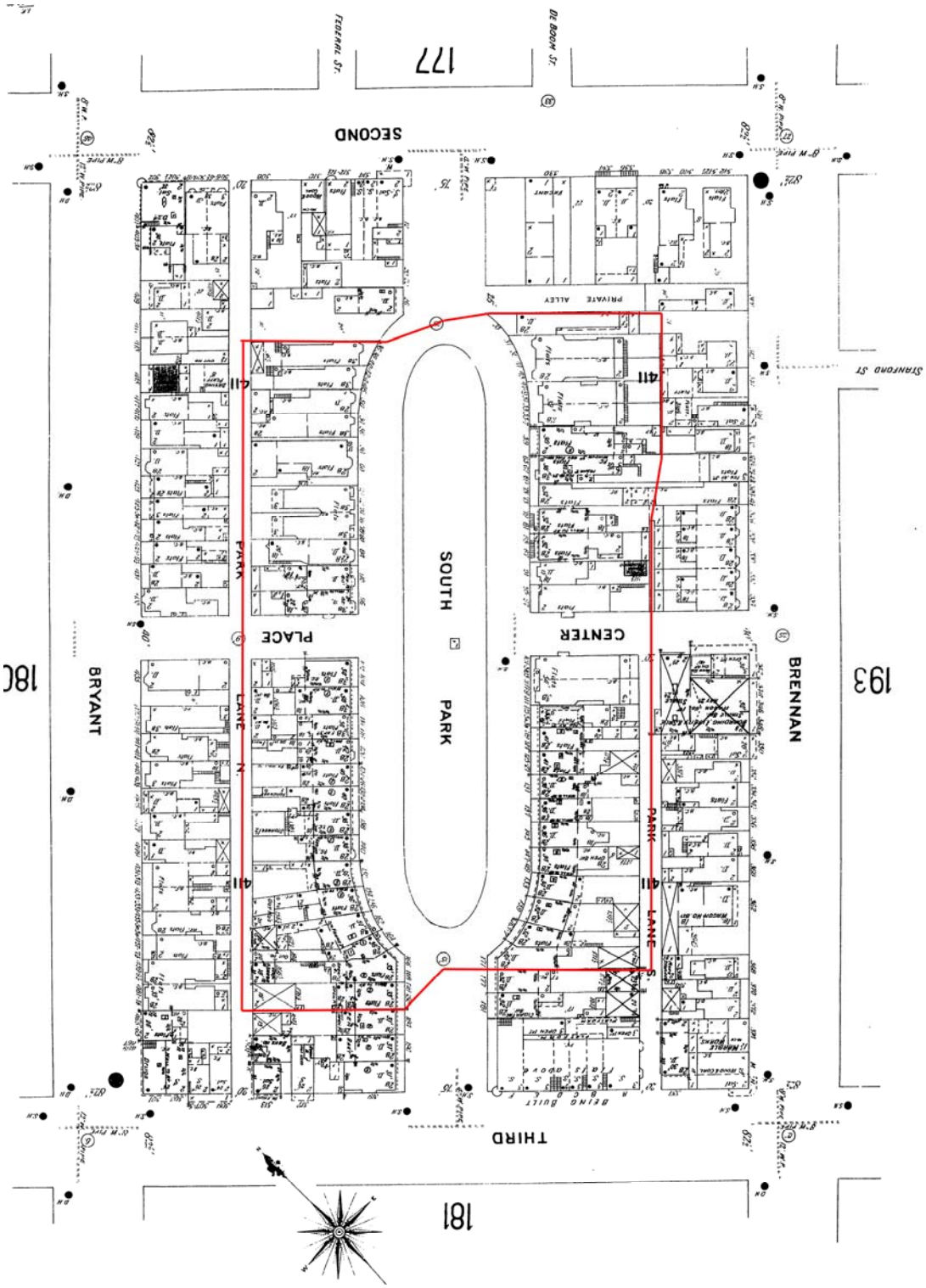


Source: Albert Shumate, *Rincon Hill and South Park: San Francisco's Early Fashionable Neighborhood* (Sausalito, CA: Windgate Press, 1988) 105.

South Park, 1889. View west, showing original brick rowhouses in the southwest quadrant (in the distance) and an eclectic mix of wood-frame houses and flats in the nearer southeast quadrant.

Source: Albert Shumate, *Rincon Hill and South Park: San Francisco's Early Fashionable Neighborhood* (Sausalito, CA: Windgate Press, 1988) 106.

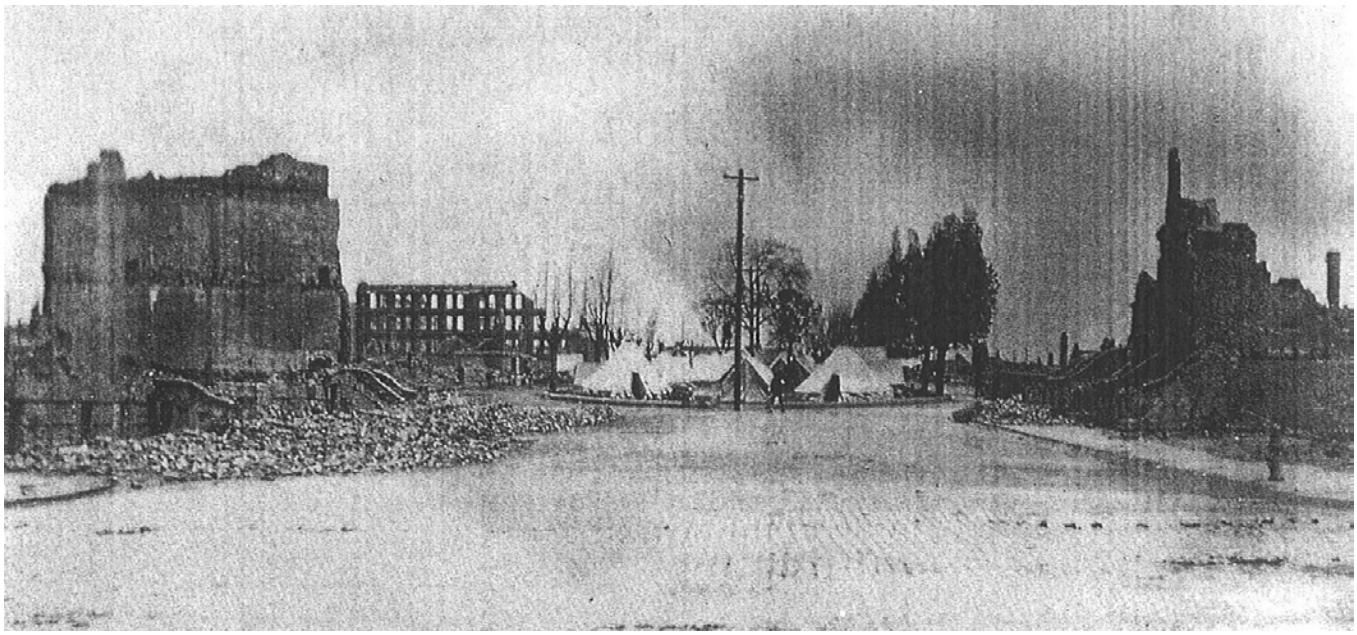
South Park, 1890s. View west, showing wood-frame single-family residences and flats in the northeast quadrant. The iron fence around the park has been removed. South Park was a working class neighborhood by this time.



Sanborn Fire Insurance Map, 1899.

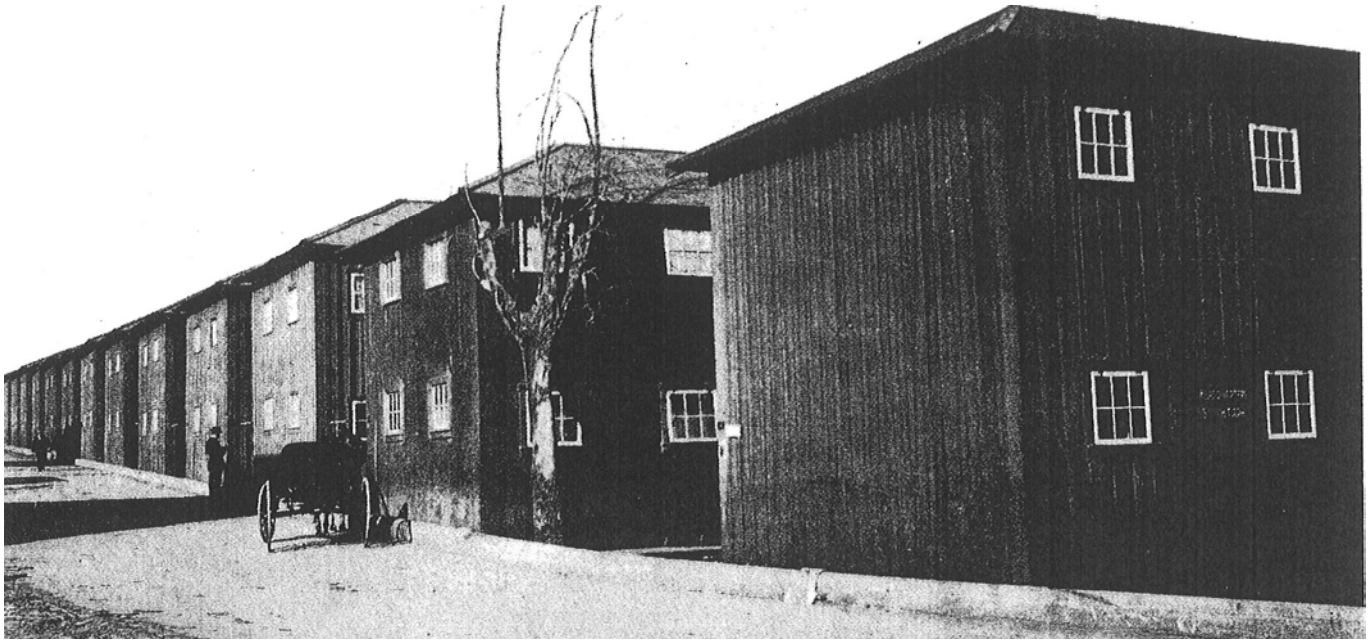
Source: San Francisco Public Library, San Francisco Historical Photograph Collection, AAA-7108.

South Park, ca. 1902. Flats have replaced some single-family residences, and eucalyptus trees have replaced the original plantings in the park.



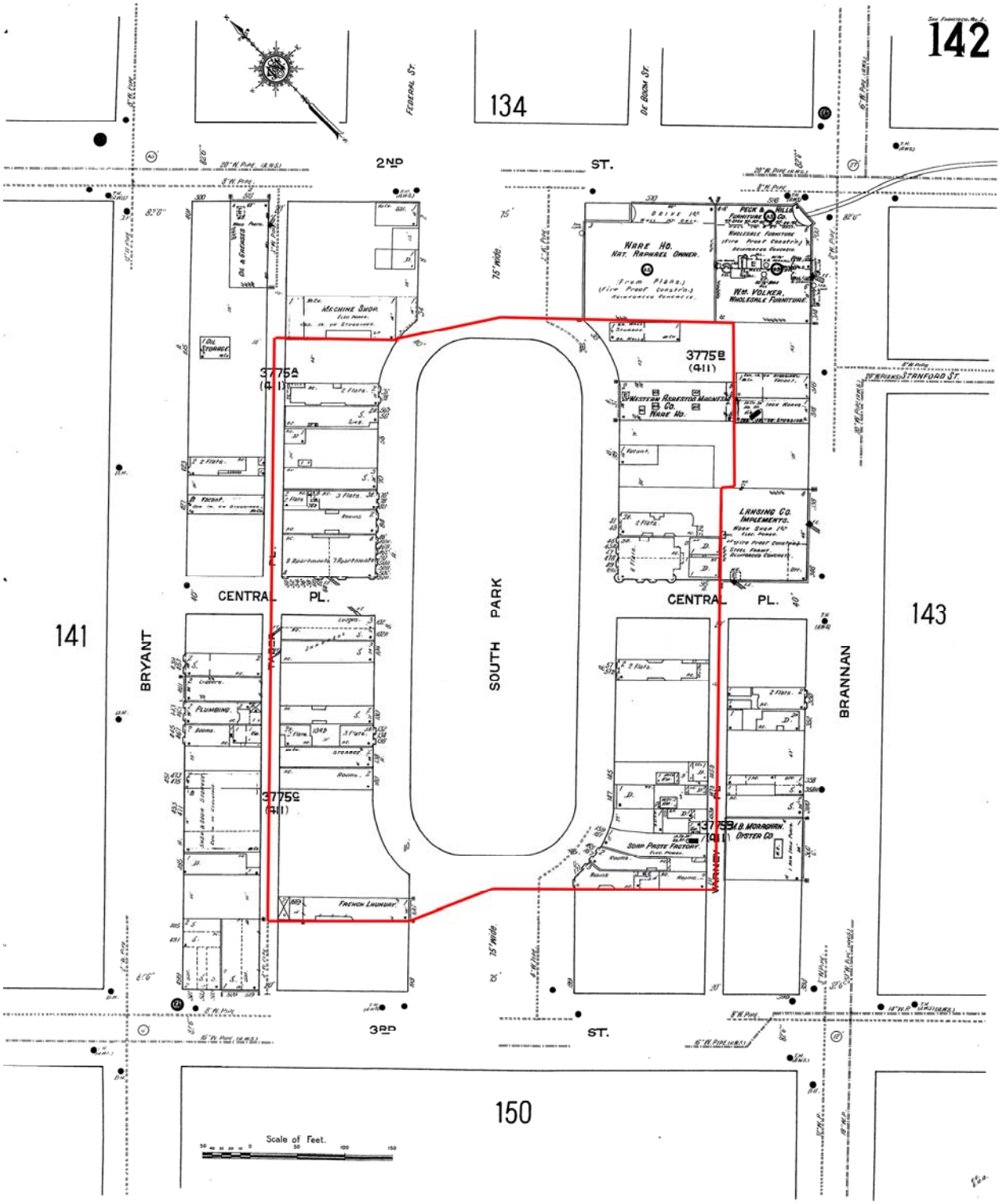
Source: Albert Shumate, *Rincon Hill and South Park: San Francisco's Early Fashionable Neighborhood* (Sausalito, CA: Windgate Press, 1988) 107.

South Park, after the 1906 Earthquake and Fire. View east from 3rd Street. The houses around the park were destroyed, and tents have been erected in the park for refugees.



Source: Albert Shumate, *Rincon Hill and South Park: San Francisco's Early Fashionable Neighborhood* (Sausalito, CA: Windgate Press, 1988) 107.

South Park, late 1906 or early 1907. Temporary two-story, wood-frame earthquake shacks were erected in South Park for refugees. The buildings opened on November 15, 1906.



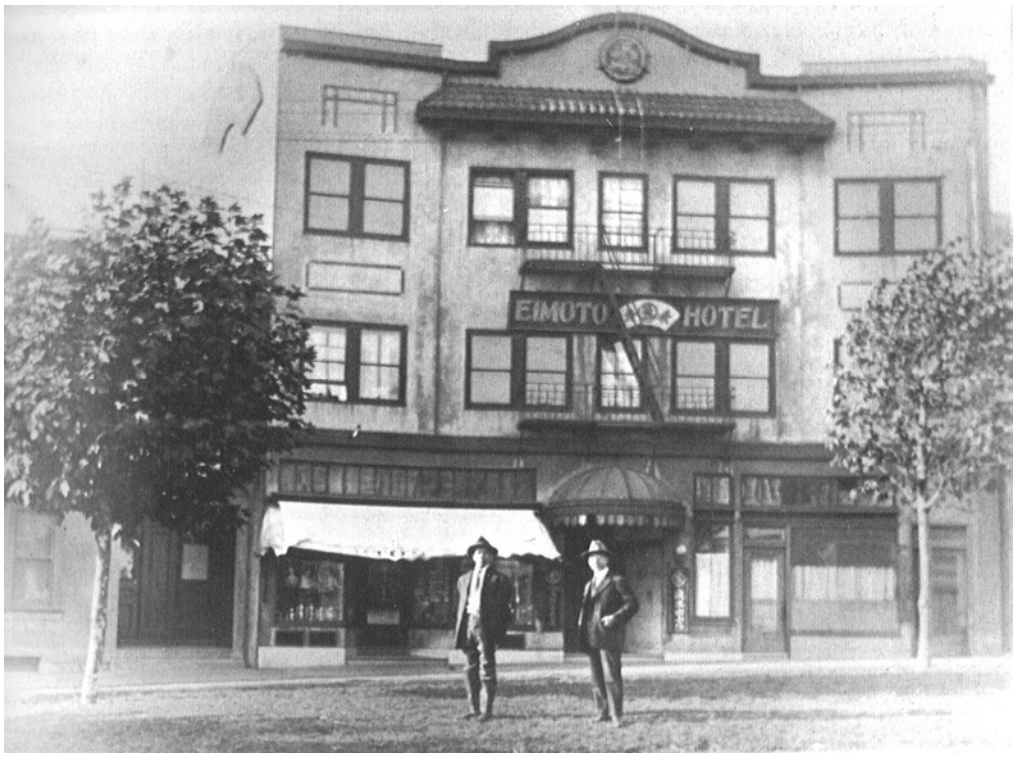
Sanborn Fire Insurance Map, 1913.

Source: The Japantown Task Force, Inc. *Images of America: San Francisco's Japantown* (Charleston, SC: Arcadia Publishing, 2005) 17.

South Park, ca. 1915. View from the park of the northeast quadrant and three buildings of the northwest quadrant. The Japanese owned and operated several businesses and residential hotels. The building at the far left contained the Omiya Shoten souvenir shop and Biwako Baths. The four-story building with the car parked out front is the Bo Chow Hotel (102 South Park Street).

Source: The Japantown Task Force, Inc. *Images of America: San Francisco's Japantown* (Charleston, SC: Arcadia Publishing, 2005) 18.

South Park, ca. 1920. View of the northwest quadrant. Japanese travelers, their families, and businessmen gathered at South Park every two weeks to await the arrival of ships from Japan.



Source: The Japantown Task Force, Inc. *Images of America: San Francisco's Japantown* (Charleston, SC: Arcadia Publishing, 2005) 18.

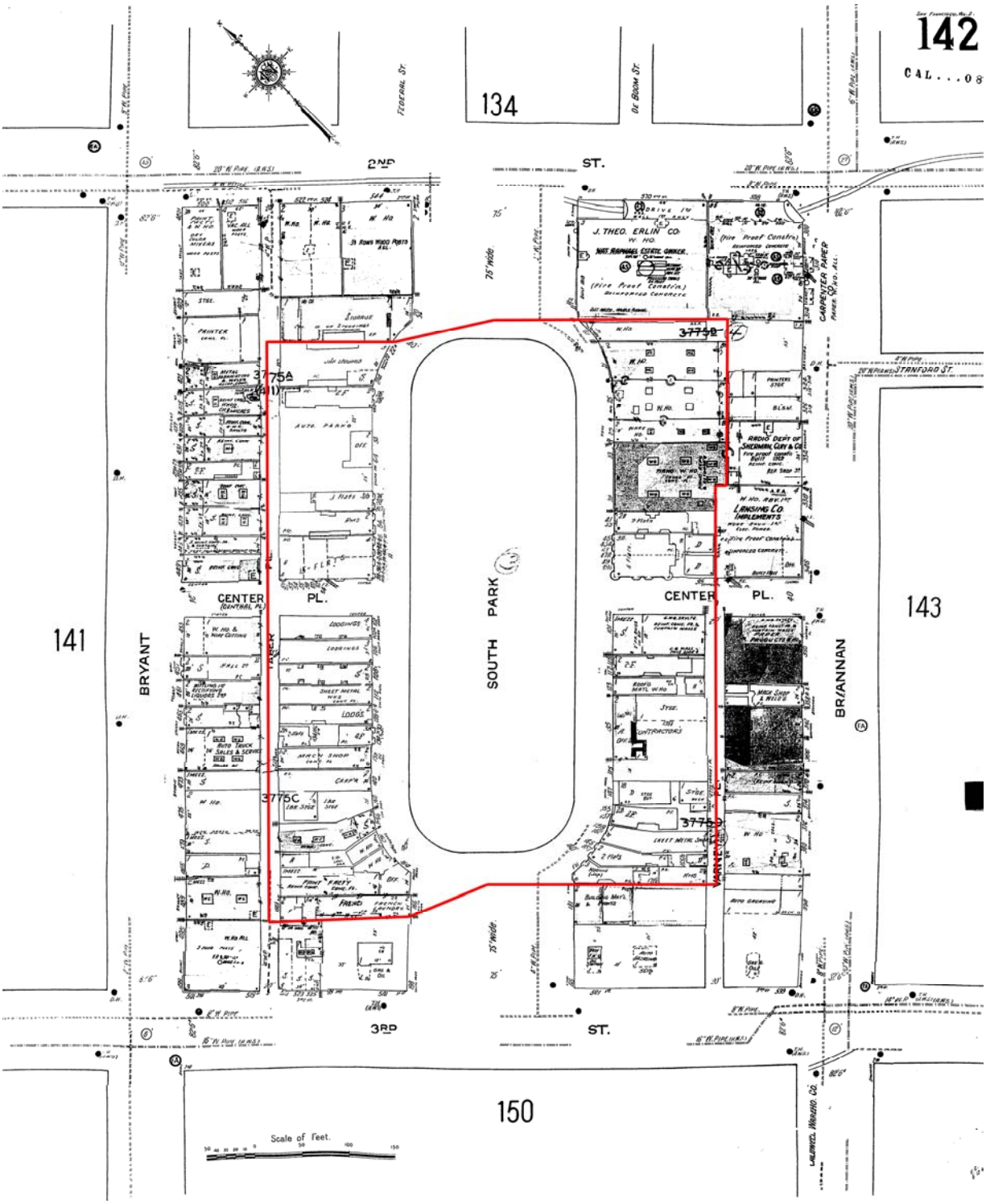
South Park, 1920s. View of the Eimoto Hotel (now Madrid Hotel, 22 – 24 South Park Street), which housed many Japanese immigrants at the time.

Source: The Japantown Task Force, Inc. *Images of America: San Francisco's Japantown* (Charleston, SC: Arcadia Publishing, 2005) 17.

South Park, 1920s. Japanese families outside the Hotel Bo-Chow (102 South Park Street), which served travelers on their way to and from Japan and inland parts of California.

Source: San Francisco Public Library, San Francisco Historical Photograph Collection, AAA-7108.

South Park, 3 July 1940. View west of the park and north side of the street.



Sanborn Fire Insurance Map, 1950.

Source: San Francisco Public Library, San Francisco Historical Photograph Collection, AAA-7045.

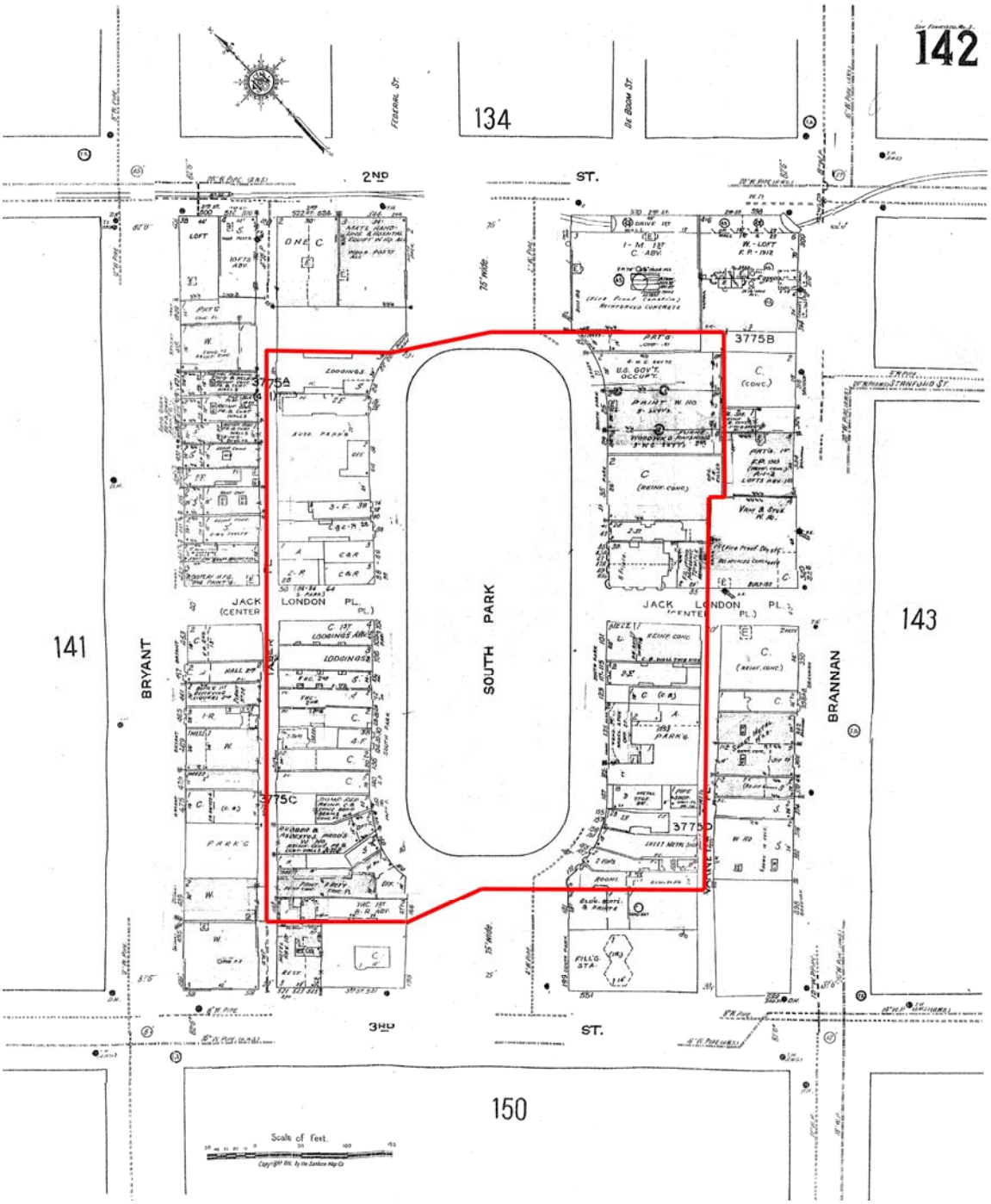
South Park, 27 May 1952. View of a man shoving trash into the ever-burning bonfire in the center of the park. The buildings surrounding the park (northeast quadrant pictured) contained slum-like residential hotels and flats, as well as light industrial uses.

Source: San Francisco Public Library, San Francisco Historical Photograph Collection, AAA-2369.

South Park, 24 January 1955. View of the Park View Hotel (formerly the Bo-Chow Hotel, 102 South Park Street).

Source: San Francisco Public Library, San Francisco Historical Photograph Collection, AAA-7044.

South Park, 15 June 1957. View of the northeast quadrant of residential hotels and flats in poor condition.



Sanborn Fire Insurance Map, 1998.