Outside Lands

San Francisco History from Western Neighborhoods Project

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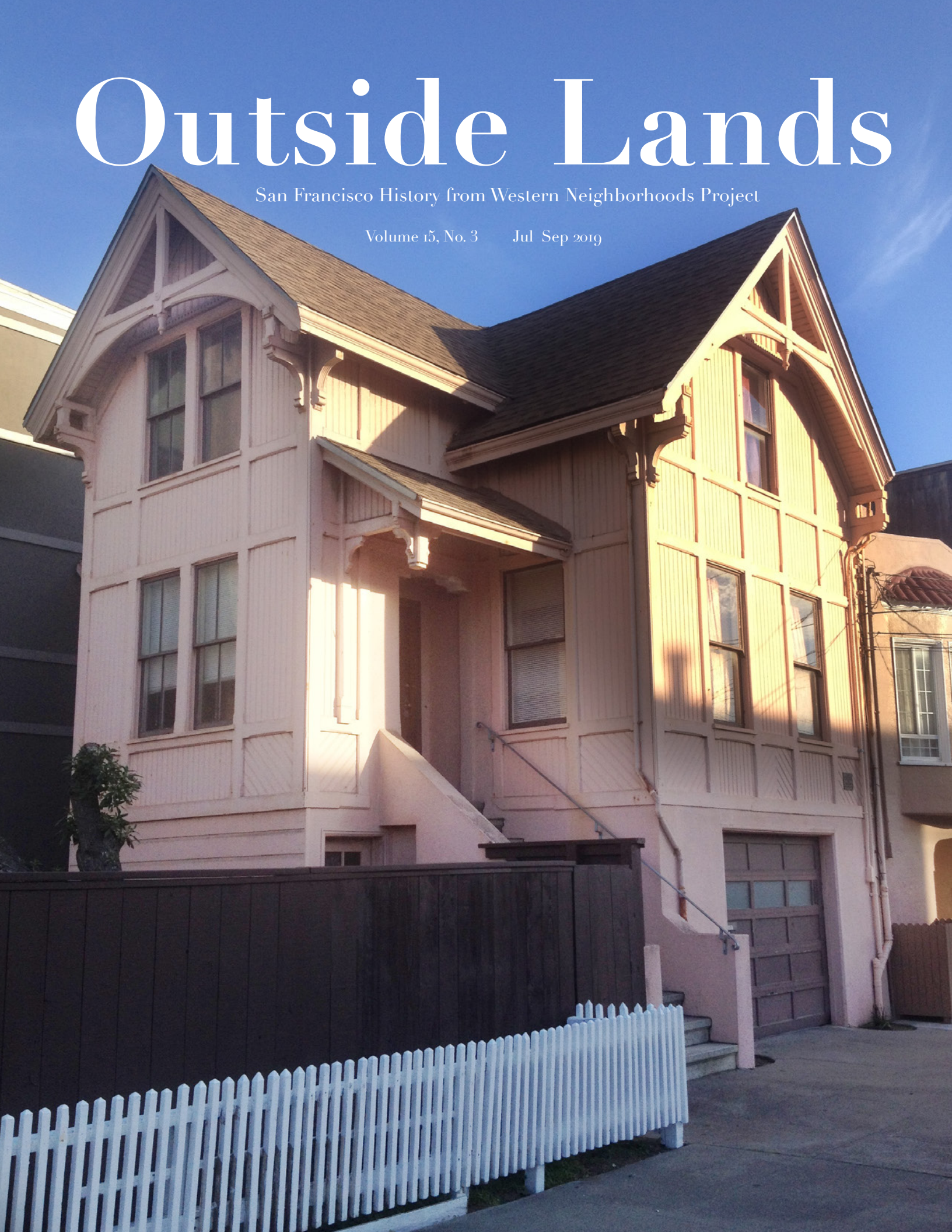



Outside Lands

History from Western Neighborhoods Project
(Previously issued as SF West History)

July-September 2019: Volume 15, Number 3

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Cover: 806 47th Avenue, November 2016. (Woody LaBounty photo)

Right: Guests at Western Neighborhoods Project's 20th anniversary gala, May 19, 2019. (Artam Studio Photography.)

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Inside

1 **Inside the Outside Lands**

2 **Where in West S.F.?**

3 **OpenSFHistory Highlight**
John Martini on the evolution of Sutro Heights

8 **Hugo: The Long and Twisted History of a Short, Straight Street**
by Angus Macfarlane

14 **Carvel Torlakson and 806 47th Avenue**
by James Torlakson and Vivian Goodwin

17 **Historical Happenings**
The WNP Event Calendar

18 **The Last Word**
Laguna Honda Hospital as the city almshouse



Thank you to all who made our 20th anniversary gala celebration such a wonderful success on May 19, 2019. Our two goals were achieved: raise a bit of money for the organization and make sure everyone had a good time! Here's to 21 next year—since we will reach the age of legal drinking, perhaps we will hold the next gala in a brew pub or winery. (Are there wineries in San Francisco?)

2020 will also be the 150th anniversary of Golden Gate Park, so we are thinking of creative ways to celebrate the city's jewel. Instead of a gala dinner, maybe we'll have a big theatrical event focused on the park? Let us know what you think.

E-Squared Initiative

At the gala we announced our new initiative, a tandem effort to expand and improve our Exhibits and Education history work. We've always done a bit of both, but now with our "home for history" on Balboa Street we have the capacity to present richer and more engaging experiences. There are also some sensational off-site exhibit opportunities in the works that I hope to be able to share with you soon.

Leveraging a new push by the State Department of Education and our friends at California Historical Society to create digital history resources for teachers (See https://www.californiahistoricalsociety.org/programs/teaching_california/), we will create a free local history curriculum for teachers to download. Field trip opportunities for west side students to learn about their neighborhoods is also part of the plan.



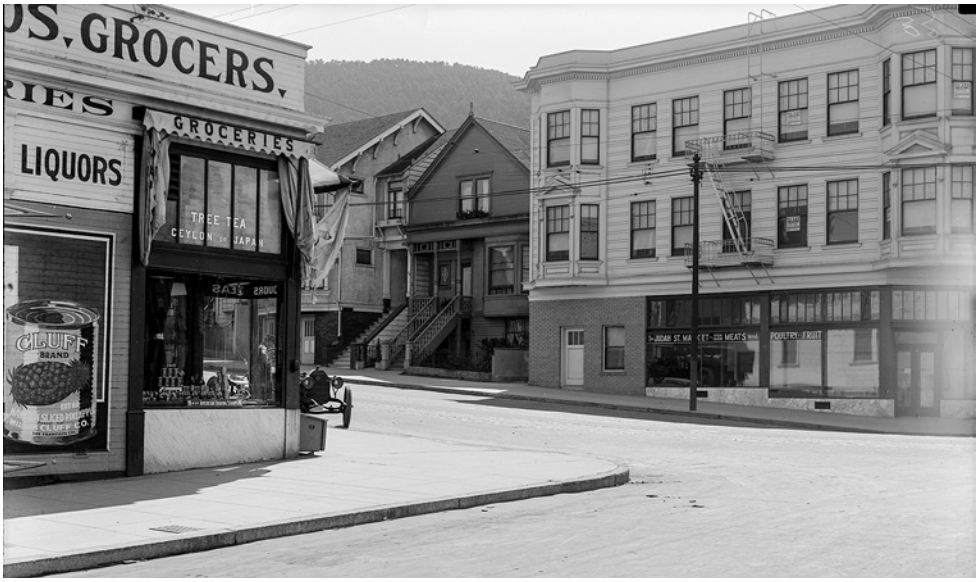
My great thanks to all who stepped up to support "E-Squared" that night. I know the broader WNP community will be thrilled to contribute to this important expansion of our mission.

Any donation makes a big difference to a nonprofit of our size. We're small, but punch above our weight class! Thank you in advance for the support and encouragement.



The presentation by guest of honor Peter Hartlaub had the crowd enthralled and delighted at the 20th anniversary gala. (Artam Studio Photography)

Where in West S.F.?



View of 8th Avenue toward the south side of Judah Street with trees of Mount Sutro in distance, September 13, 1917 (John Henry Mentz, United Railroads accident report photograph 5858; wnp15.949.)

Our mystery photograph last issue—a quiet scene at 8th Avenue and Judah Street—documents a near-tragedy.

On September 9, 1917, a contentious strike by streetcar operators entered its fifth week against the United Railroads, a private company in competition with the city's new municipal railway. Police presence increased throughout the city to watch for obstructions and greased tracks meant to disrupt service and to be ready for violence between strikers and sympathizers against the substitute operators hired by the United Railroads to break the strike.

The *San Francisco Chronicle,* in paragraph four of a story on the strike's progress, noted that just on that one Sunday in September a substitute carman "was given a beating by a street crowd…another was hit by a stone, and one passenger on a United Railroads car was cut by flying glass." Strikebreaking drivers, under duress and inexperienced, knocked over a laundry wagon at the intersection of Haight and Pierce with one streetcar and hit a San Francisco policeman at 16th and Mission Streets with another.

The president of the United Railroads called it a "quiet day," and said that he had received no special reports of disturbances.*

On that "quiet" day, Walter J. Selby, proprietor of a candy store downtown, was driving south on 8th Avenue with his wife and Mrs. Mabel Ambrose as passengers. All were residents of the Inner Sunset district. The Selbys may have been driving Mrs. Ambrose to her home at 1636 9th Avenue.

They didn't make it across Judah Street.

A 6-line streetcar, predecessor to MUNI's 6-Parnassus trolley coach line, "traveling at a terrific rate of speed," struck Selby's automobile as it crossed the intersection. The candy man and Mrs. Ambrose flew through the windshield. While he suffered cuts and bruises, reporters claimed her back was broken. Emergency workers rushed her to Park Emergency Hospital before transferring her to St. Mary's Hospital. "Doctors say she will die," reported the *San Francisco Chronicle.*

Police arrested the substitute motorman, John Martin, and charged him with battery. Four days later, John Henry Mentz of the United Railroads came out to the Sunset to photograph the accident scene. Standing in 8th Avenue, Mentz shot past the side of the Diez Brothers corner grocery store on the left to the Judah Street Market ("High Grade Meats and Poultry, Fruit") on the southeast corner. He captured an additional view looking northwest from Judah Street, with a few window-shopping neighborhood children getting in the shot (opposite page at top).

Despite the grim prognosis of the newspaper accounts, Mabel Ambrose survived the crash at 8th Avenue and Judah Street and lived for another twenty-seven years.

Diez Bros. grocery and its building are gone, but the buildings on the south side of Judah Street still stand in 2019, with "Stand-Bi" market occupying the old Judah Street Market location.

Ken Lewetzow wrote in with a correct guess and memory: "We used to live just around the block, on 7th Avenue, 50 feet north of Judah, in the late '40s. We used to stand in front of the partially-obscured residence (very distinctive roof support structure) waiting for the #10 bus."

Other correct guessers included Matthew Ayotte, Mary Rose Cassa, Vincent Chan, Joan E. Cinquini, Mike Dadaos, Sam Dederian, Angelo Figone, Charlie Figone, Melissa Goan, Lee Harrington, Harry Henderson, David Hooper, Margaret Ostermann (and Charlie the dog), Alan Thomas, Margie Whitnah, George Wilhelmsen, and Loren Wilson.

Time to play again. Take a look at the photo at the bottom of the next page. Where are these fire fighters and their trucks posing? Some hints: the building still stands, and don't let the inscriptions below the windows lead you too far astray.

Send your guesses, certainties, and possible memories by email to woody@outsidelands.org, or use the contact information on the inside front cover!

* "Both U.R.R. and Strikers Claim Victory Certain," *San Francisco Chronicle,* September 10, 1917, pg. 1; "17 Hurt When Autobus Hits a Street Car," *San Francisco Examiner,* September 10, 1917, pg. 4.)



8th Avenue and Judah Street, looking northwest, September 13, 1917. Both 1381–1383 9th Avenue and 1377 9th Avenue seen in the distance stand in 2019, albeit slightly modified. (John Henry Mentz, United Railroads accident report photograph 5856; wnp15.939.)



Sutro Heights Parapet

WNP member John Martini is a retired National Park Service ranger helping us process our OpenSFHistory collection.. To see thousands more historical images, visit opensfhistory.org.

One of the more evocative spots in the Outside Lands must surely be the stone parapet that crowns Sutro Heights and overlooks the Pacific. It's also probably one of the hardest sites for visitors to decipher because there are so few clues surviving as to its construction and use, and the structures that once stood upon it.

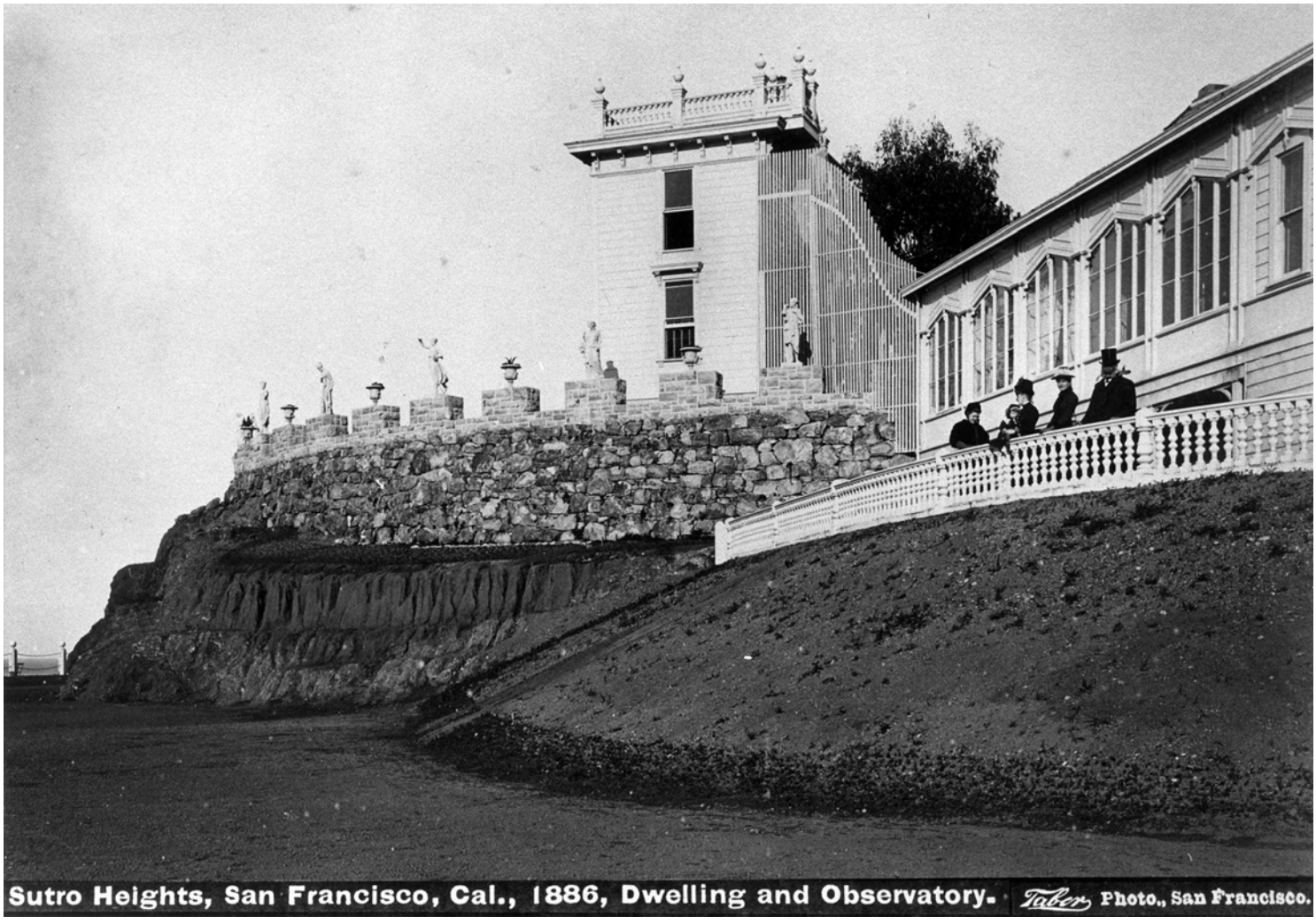
Succinctly, the parapet was another of the many visionary features wrought upon the landscape by the vivid imagination (and deep pockets) of Adolph Sutro. According to a family story, he purchased the future Heights in 1880, nearly on a whim, when he dropped in on its then-current owner, Sam Tetlow, and fell in love with the location.

At the time, there was no parapet. Tetlow lived in a small home on the relatively sheltered southeast slope of a rocky outcropping that marked the high point of his lands. When Sutro purchased the land, he began a decade-long program to "improve" the site with formal gardens, statuary, drives, fountains, and a conservatory. One feature that Sutro apparently wanted very much was a castle-like parapet to crown the hilltop next to Tetlow's old house, which Sutro would retain as his own residence.

The earliest map of Sutro Heights, made around 1882, shows Sutro's embryonic vision of the Heights. The map, now in the collection of the California State Library's Sutro Library, shows the hipped-roof Tetlow house adjacent to a large lawn with tree-shaded walkways radiating like spokes on a wheel. This would be Sutro's "Shady Lawn."

Curiously, there was no sign of a parapet. Either Sutro hadn't yet decided on building it yet, or the map possibly documented the state of landscaping just prior to the parapet's construction.

Sometime during 1883-1884, Sutro's workers erected a rock parapet immediately adjacent to the residence.



Sutro Heights in 1886. Parapet with statuary at left, the first tank house at center, and Sutro family in front of residence at right. (Isaiah West Taber photograph, WNP Collection; wnp4.0174)

Shaped like a backwards "D," the rough-hewn stonework closely resembled the square-topped parapet of a Norman castle, hence its name. Behind the stonework, the rocky terrain was filled and graded to create an expansive viewing area. In its original form, the parapet was oriented with its flat backside toward Shady Lawn and its rounded front facing southwest towards the ocean.

Contrary to popular belief, Adolph's home was never on top of the parapet. Instead, the residence was adjacent to its lower right-hand corner, but at an elevation many feet lower than the actual parapet. What confuses most visitors today is that no traces remain of the house, only a flat area of lawn where it once rested. Further confusion arises from the presence of fragmentary foundations atop the parapet, the remnants of buildings erected there at various times. But none of them was Sutro's home.

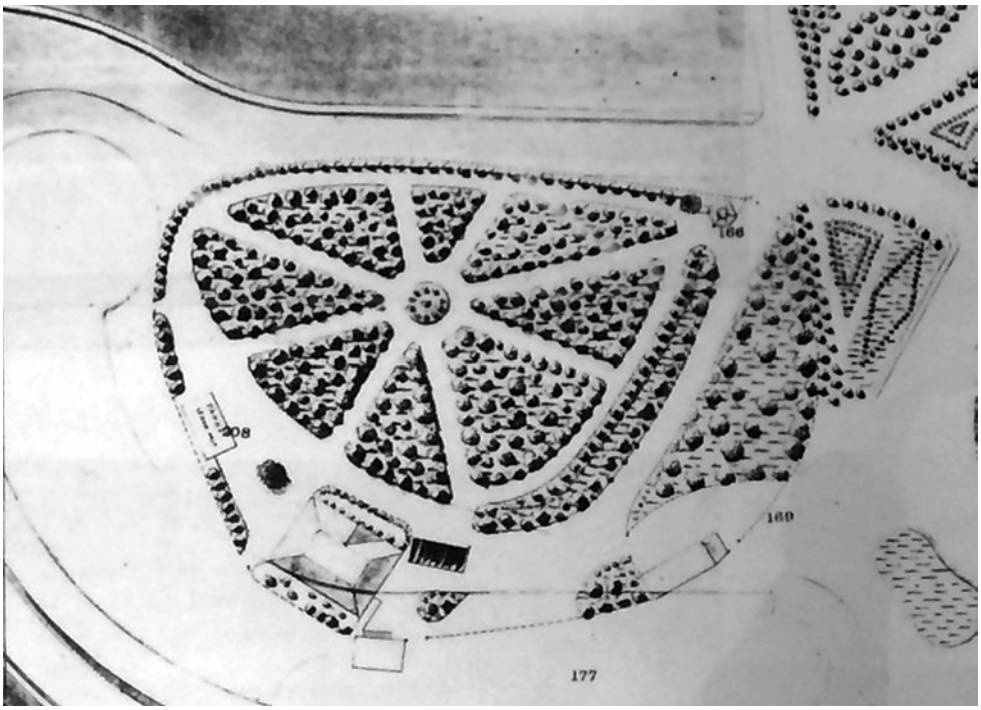
The earliest photos of Sutro Heights were taken in 1886 by the pioneer San Francisco photographer Isaiah West Taber. One of his many views shows the then-new parapet from the south, with some of the Sutro family (including Adolph) posing on the porch of the remodeled residence. The squarish stone blocks lining the parapet, formally known as crenelations, were alternately topped with planter urns and replicas of classic statuary. A lonely two-story building atop the parapet was in actuality a "tank house" that concealed a 15,000-gallon water tank. Its elegant exterior included double-hung windows, an overhanging cornice, corbels, and a balustrade along the rooftop.

Within a few years, a second water tower appeared on the parapet adjacent to the original. This newer tower was substantially higher than the first, and in addition to enclosing another water tank it was topped with an observation room and signal flag masts. It first appears in photos taken around 1888.

Sometime around 1894, a third building appeared atop the parapet. This one, though, had nothing to do with the Sutro household or waterworks.



Parapet with statuary, a new additional tank house and observatory, and Adolph Sutro's residence with new bay windows at Sutro Heights, circa 1895. (WNP Collection; wnp15.1368)



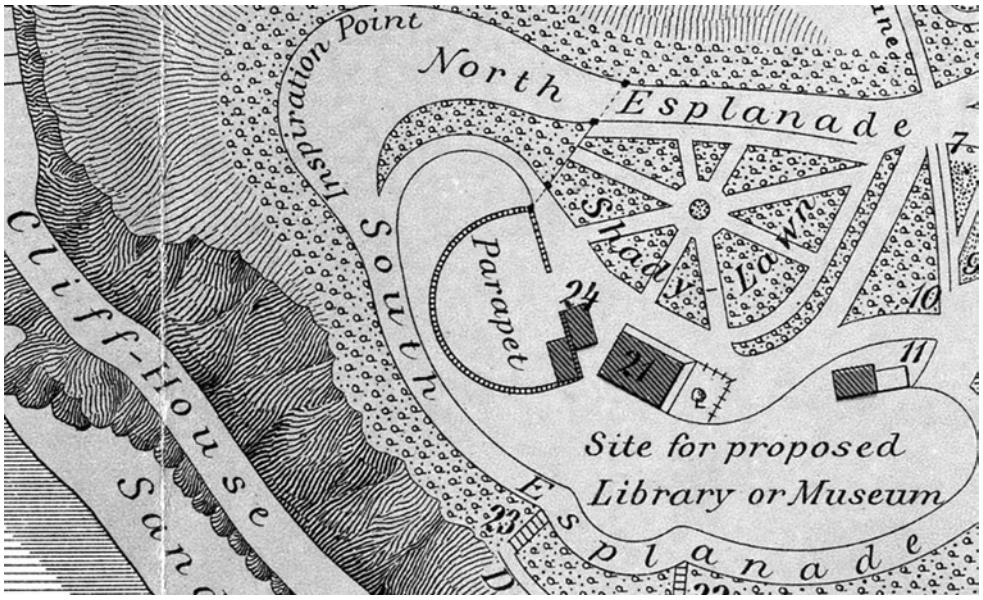
Sutro Heights, circa 1882, with "Shady Lawn" landscape and cottage below. The parapet would be constructed at left soon after. (California State Library, Sutro Library.)

Instead, it was a private photographic studio run by William Billington. Located directly opposite the water towers, the little building featured a rounded bay window with witch's cap turret. Its appearance on the parapet is something of a mystery. The studio was the only concession within Sutro Heights, and why Sutro allowed a commercial photographer to set up shop—let alone construct a studio—so close to his private residence is a cypher to researchers. The Sutro Heights Gallery, as it was named, was a feature for the next forty years.

In early 1894, Adolph was able to pick up some military ornaments for the parapet: a pair of U.S. Navy cannon and several dozen 15-inch-diameter cannonballs. The two guns were positioned facing through the crenelations while the cannonballs were arranged in pyramids atop the flat area of the parapet, where they served as rather uncomfortable benches for visitors to the Heights.

The first really accurate drawing of the parapet is the 1913 Sanborn Fire Insurance map of Sutro Heights. It clearly shows the relationships of the two water tank structures and the old Billington photo gallery, now labeled "Billiard Room." The Sutro home, occupied by Adolph's eldest daughter Emma Sutro Merritt, appears at the lower right. The house was now thirty years old and had sprouted several additions and enclosed porches. A 1936 map prepared by the city's Recreation & Parks department provides a few more clues about the parapet, including the notation that the photo studio/billiards room was now a garage, presumably for the Sutro family. It also shows that the east-facing side of the D-shaped parapet was no longer defined by a straight edge, but rather an angled ramp with a gate, possibly for autos to reach the garage.

In a 1938 aerial photographic survey, most of the parapet buildings were still present, and even the cannon and stacks of cannonballs can be made out in the photo. The tall observation tower/water tank seems missing, and perhaps it was the first structure to succumb to the elements. That same year Emma Sutro Merritt would pass away at the Heights, and the next year drastic changes took place. In 1939, the city took control of the Heights and a WPA crew arrived to demolish most of the buildings. The city's emphasis was on preserving the grounds and gardens, and historic WPA reports state the remaining statues were repaired and repainted. The home and the structures atop the parapet apparently had no architectural merit, or so went the thinking 80 years ago, so down they came and the land was cleared.



Detail of Sutro Heights, circa 1890, shows the D-shaped stone parapet in place along with the tank house, observatory (marked as #24), and Sutro residence (#21).



Cannonballs and W. C. Billington photo gallery atop parapet, circa 1910. (Marilyn Blaisdell Collection; wnp37.03710.)

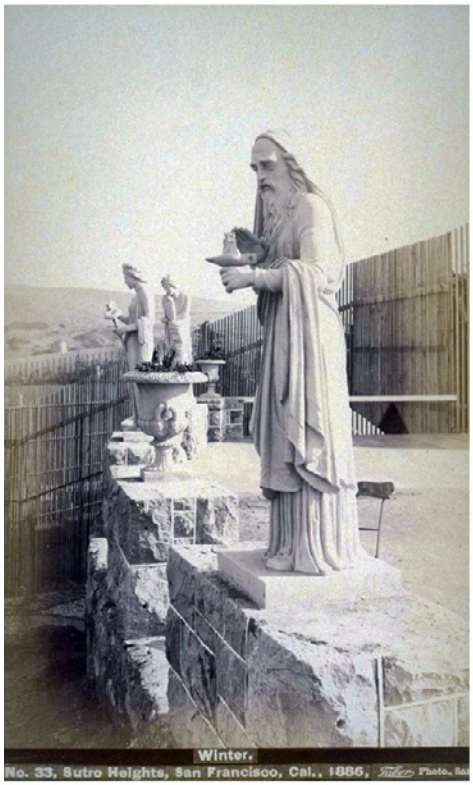
In 1940, a proposal arose for the parapet: build a museum/memorial atop it dedicated to Adolph Sutro. Curiously, the museum wouldn't actually be about Adolph. Instead, it would house a series of exhibits from the recent 1939-1940 fair on Treasure Island. According to a *San Francisco Chronicle* story dated October 2, 1940, "In it will be housed the ten dioramas of the birth of San Francisco which have attracted special attention." An artist's concept showed a semicircular building following the outline of the parapet's crenelations.

Nothing came of the proposal to construct a diorama building, though, except for rebuilding the back of the parapet. The east-facing side, including the auto ramp, was demolished and replaced with a concrete retaining wall in the shape of a broad "V." The wall's vaguely Roman detailing and flights of wide steps bordered by planter boxes made it even easier to assume (incorrectly) that Sutro's house had once been atop the parapet. Photos indicate that the pair of cannon and stacks of cannonballs were also removed about this time, possibly as part of the wall's construction.

During World War II, the U.S. Army built a pair of observation stations just north of the parapet for soldiers keeping watch for the approach of enemy ships. Luckily, the construction of the little stations didn't impact the parapet's stonework.

World War II brought a final change to the parapet: the removal of the statuary. This is one of the great mysteries of Sutro Heights. There are no formal records of the statues being removed, but they were definitely still in place when the WPA did their work at the Heights. Photographs taken mid-war, however, show the crenelations denuded of urns and statues. There is a theory that the army had them removed, but military records are mum on the topic.

Today, cypress trees have encroached on the parapet and obscure views to Marin County and the Golden Gate to the north. The rest of the parapet at Sutro Heights survives today mostly as Adolph first envisioned it, offering commanding views over Ocean Beach and the Pacific that drew him to the Heights originally.





View of parapet section in 1886, with "Winter" statue (Isaiah West Taber photograph), and in 2009, without statuary but with trees (John Martini photograph).



The Long and Twisted History of a Short, Straight Street

by Angus Macfarlane

Hugo Street is the legacy of an imperfect world, thus making it a source of mystery and secrets. This short, tree-lined east/west slash from Arguello to 7th Avenue between Lincoln Way and Irving Street is *in* the Sunset District, but it does not appear to be *of* the Sunset District. In many ways it is an anomaly: a deviation from the identically-sized blocks and the long streets and avenues that characterize the monotonous grid of the neighborhood. This narrow roadway, thirty feet curb-to-curb, is a two-way thoroughfare but oncoming traffic need to exercise caution and courtesy to pass. Why is the street so much narrower than the intersecting avenues? Why is it only six blocks long?

Unquestionably a part of the Outside Lands from which the Sunset grew, why doesn't Hugo Street appear on the official Outside Lands map of 1868? When it does appear on a map in 1892, it has a "real" name—Hugo—not a mere letter as did the other alphabetized streets of the western neighborhoods. Who is it named after?[1]

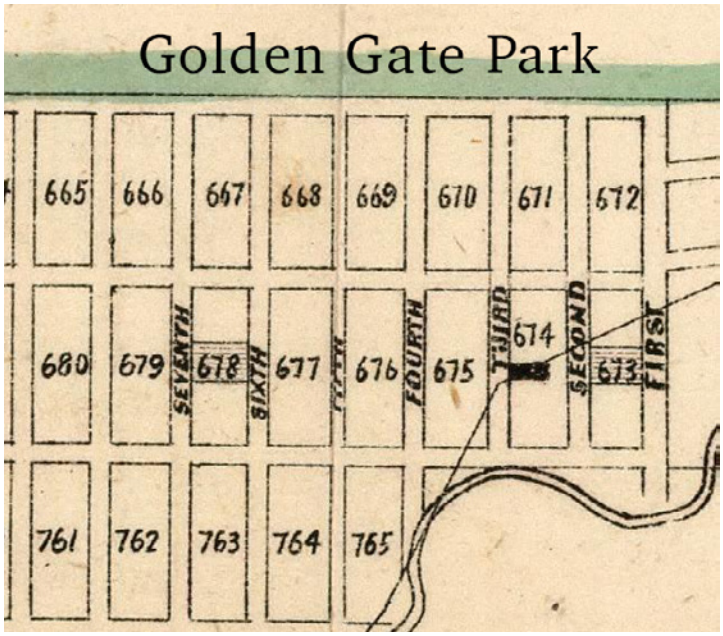
The answers to these questions and the explanation of why Hugo Street even exists involve 25 years of legal wrangling in four different court venues as well as factors and actors that go way back in San Francisco history.

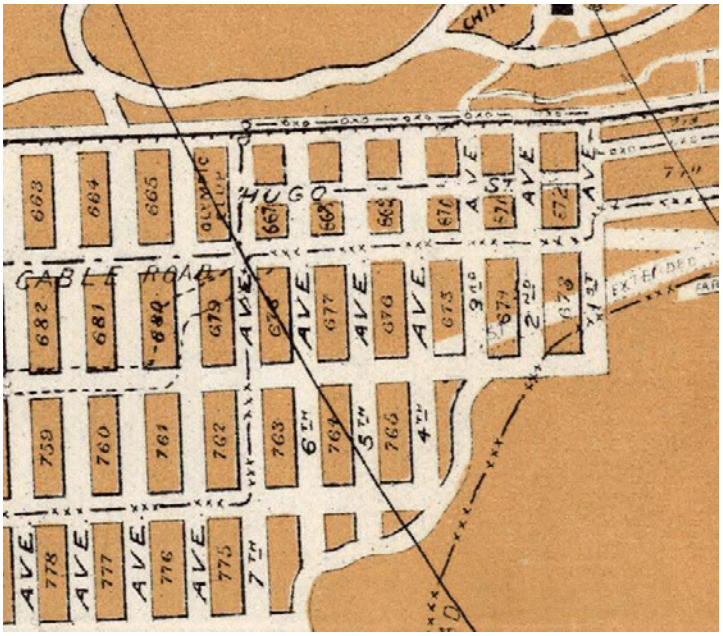
FACTORS

In the summer of 1880, Adolph Sutro, having made a fortune in the Nevada silver mines, was on his way to becoming San Francisco's largest land owner by investing his Nevada wealth in San Francisco real estate.[2] One of his purchases that summer was an undeveloped 120-acre parcel known as the Byfield Tract. Bounded by Golden Gate Park on the north, 7th Avenue on the west, Kirkham Street on the south, and Willard Street on the east, the tract defined much of the Inner Sunset. Despite paying $100,000, it would be a decade before Sutro had clear title to the land because he failed to heed the ancient adage *caveat emptor*—buyer beware. Beginning with this oversight and ending after six years of legal jousting, Hugo Street was *ordered* into existence in 1890.

Hugo Street's story begins on July 2, 1852, before there was a Byfield Tract and when the concept of Outside Lands was non-existent. On that date former California Governor John T. McDougal filed a petition with the Board of U.S. Land Commissioners "To Ascertain and Settle Private Land Claims in the State of California."[3] At the time, the Board was tasked with sorting out the confusion of California land claims and grants made under Spanish, Mexican, and American law. McDougal's filing was the start of the 14-year-long legal battle between San Francisco and the federal government over ownership of four leagues of mostly shrub and sand in what became known as the Pueblo Lands or Outside Lands suit.

At this time the City of San Francisco was bounded on the west and south by the Charter Line of 1851—roughly





On the 1868 Outside Lands map blocks 667–672 along the new Golden Gate Park are shown the standard 600 feet by 240 feet. Faust's city map, published in 1892, shows the blocks split by the new Hugo Street.

today's Divisadero and Castro Streets on the west and between 21st and 22nd Streets to the bay on the south. The term "Outside Lands" came from the differentiation between the lands inside the Charter Line (the city of San Francisco) and the disputed lands outside of the Charter Line.

San Francisco prevailed in the suit and on March 8, 1866, came into possession of the 17,770 acres (27.8 square miles) of the Outside Lands. The first order of business was to subdivide the land into blocks.[4] Next, the area was to be mapped.[5] The controlling piece of legislation regarding the Outside Lands was Order No. 800 approved by the mayor and the board of supervisors on January 14, 1868, and ratified by the state legislature on March 27, 1868. This codified some action already taken regarding the Outside Lands, but it expanded on what the city was to do with its new acquisition. As well as subdividing the land into blocks, the city had to subdivide the blocks into lots, lay out streets and public highways, and designate the public reservations, such as schools, fire houses, parks and plazas, including a public park of at least 1,000 acres.

Point Lobos Road (Geary Boulevard) was chosen as the prime meridian for the layout of the streets aligned either parallel or at right angles to that street. The blocks were to be 600 feet by 240 feet with the longer dimension oriented north/south to act as wind breaks.[6]

No imagination went into the naming. East-west streets were designated A through W from north to south, and the north-south avenues were numbered one to 48 from east to west. There was no final decision on Golden Gate Park yet, so the alphabetized streets were uninterrupted. The Outside Lands map was completed on May 18, 1868. The *Alta* noted on May 21, 1868, (emphasis is mine), *"there are no small streets or alleys."*

The Outside Lands commissioners were divided on some aspects of the new park, particularly the southern boundary. The majority (Commissioners Stanyan, Shrader, and Cole) preferred that the park be exactly one-half mile wide between D (Fulton) and H (Lincoln Way) Streets. This would eliminate three streets from the survey: E, F, and G Streets. The minority (Commissioners Ashbury and Clayton) would put the southern boundary half way between G and H Streets, thus making the park 260 feet narrower.[7]

Pre suit-settlement maps of the Outside Lands showed a shattered glass mosaic of irregularly shaped land claims. One of these was a perfect square, ½-mile by ½-mile, labeled "Byfield." This was the Byfield Tract (hereafter BFT) which came into legal existence on April 25, 1854, when John K. Moore filed a claim for the 160 acres at the State Registrar's Office in Benicia, then California's capital. On May 15, 1854, Moore sold the land to Augustus Napoleon Byfield for $700. Although Byfield owned the land for just nine months before he sold it on February 10, 1855, his name would be associated with it into the twentieth century.[8]

While the Outside Lands suit moved through federal court, the tract continued to change hands. John H. Baird and a group of investors bought it on January 11, 1861. They still owned it on May 11, 1863, when a "squatters war" broke out over possession of the tract.

Throughout the early years of San Francisco, squatters were a plague on honest land owners who had two courses of action: use overwhelming force to drive the squatters off the land and keep them off or sue in court to "eject" them.[9] There were pros and cons for either option. The Baird group chose the legal route, which would not be settled until 1869, by which time the Outside Lands suit was resolved and the embattled BFT was part of San Francisco.

While the ejectment suit was before the court, the tract's boundaries (based on the preliminary Outside Lands survey) were refined. Not yet including Golden Gate Park, they were G Street on the north, K Street on the south, 7th Avenue on the west, and Willard Street on the east. It was also crisscrossed by streets and avenues, none of which was Hugo Street. Of course, there were no "real" streets yet. They were only on maps.

Section 10 of Order No. 800 mandated: "It shall be the duty [of the Outside Lands Committee] to make a just appraisement of the lands reserved for public use and to make a just and equitable assessment of the value of the lands so reserved."

The Committee submitted its final report to the Board of Supervisors on December 7, 1868, including its appraisals and assessments of the Outside Lands. The total appraised value of the entire area was $12,087,306. The public reservations totaled 1,376.55 acres with the "main park" (1,013.00 acres) valued at $801,593.[10]

With the settlement of the BFT case in 1869, legal harmony prevailed in the Outside Lands for the first time in 17 years. The squatters were gone, but the tract had been fundamentally changed; it was no longer 160 acres. Instead, by virtue of the creation of Golden Gate Park while its fate was being argued in court, the Baird group's holding was reduced by 40 acres, specifically the northern 25% that was absorbed into Golden Gate Park.

This is the conclusion of factors—the *forces* leading up to the creation of Hugo Street. These forces were greater than any one or group of individuals. Now we will see how the actors—the human element—contributed to the creation of Hugo Street.

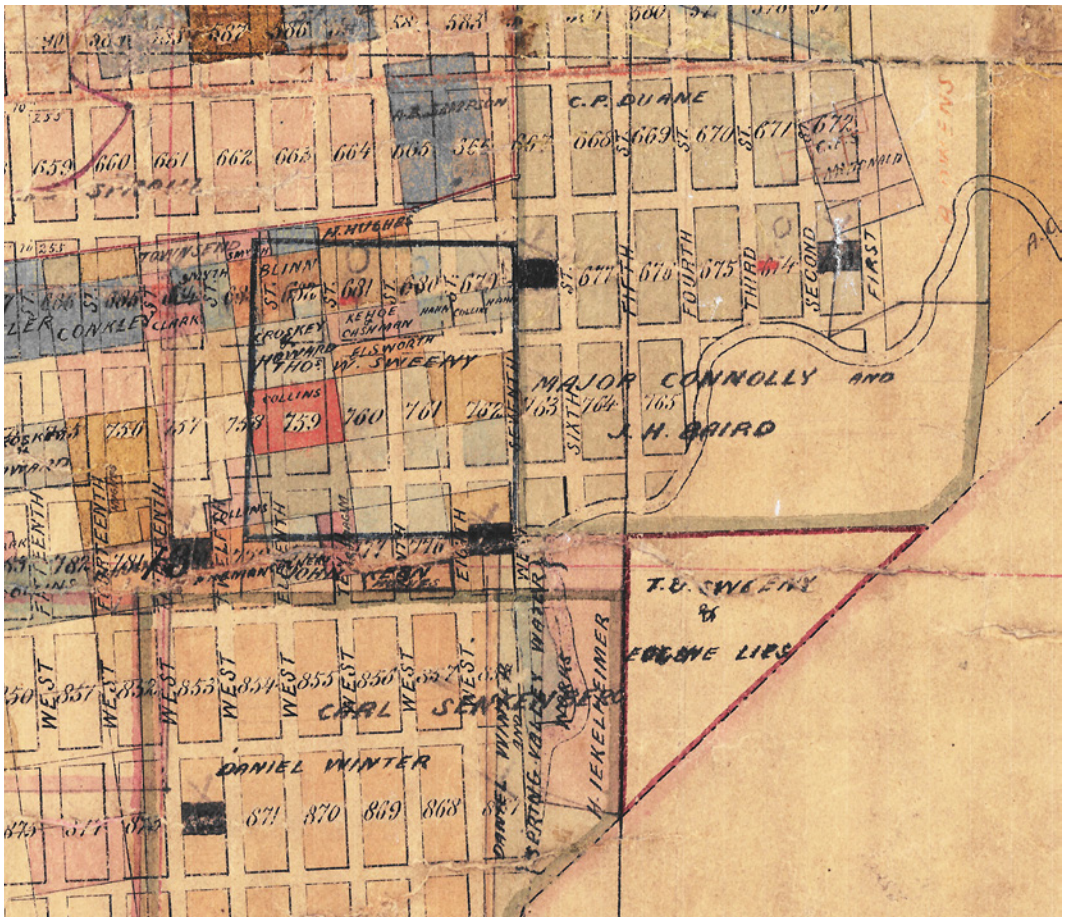
ACTORS

Once arrangements between the city and the BFT owners concerning Golden Gate Park were concluded, John Baird established the California Powder Works on it in 1870. Throughout the 1870s all manner of explosives was manufactured there, from gun powder to nitroglycerin and dynamite. It was an ideal location because it was beyond the settled part of the city but was served by the paved Central Macadamized Toll Road which went from Fulton and Divisadero Streets, meandering south west along the path of least resistance through the Outside Lands to the resort

houses and Ocean Race Course at Lake Merced.

During that decade four explosions at Baird's plant killed three workers, destroyed numerous powder house buildings, and damaged nearby saloons set up for the thirst-abatement needs of the teamsters bringing raw materials to the explosives factory and hauling the finished products to the wharves for shipment all over California.[11] When the Giant Powder Works, another dynamite factory located near 20th Avenue and Lawton, blew up on January 15, 1879, killing four workers and rocking the city from the Cliff House to the waterfront, the explosives manufacturers and the city agreed that it was inappropriate to have dynamite factories in San Francisco, so they moved to the East Bay.

This was a perfect confluence of opportunities for Baird and Adolph Sutro. Baird no longer needed the land and Sutro was looking to expand his San Francisco empire. On June 26, 1880, Baird sold 41 acres to Sutro comprised of 31 acres of his own holdings and 10 acres he bought from Eugene L. Sullivan on February 1, 1879. This was followed by subsequent sales of smaller sections of the Byfield tract through Baird until Sutro owned the entire 120-acre parcel.[12]



This detail of an 1866 map of competing land claims in the Outside Lands, before the boundaries of Golden Gate Park were decided, shows the square Byfield Tract and a notation on the right of the owners "Major Connolly and J. H. Baird."

Or so Sutro thought.

Watson's Loss

A decade earlier, before the city could add the northern 40 acres of the Byfield tract to Golden Gate Park, ownership of the land needed to be confirmed. The BFT ejectment suit did not wrap up till July 28, 1869, almost eight months after the Outside Lands Commission completed its appraisal. On January 12, 1870, the tract's owners were ready to negotiate with the city.[13]

As noted above, Baird et. al. bought the Byfield Tract on January 11, 1861. It was a Tenant-In-Common (TIC) holding in which no one owned a specific portion of the land. Instead, each TIC owned a percentage of the entire tract, ranging from Baird's 41 acres to Eugene Sullivan's ten acres to William Watson's five acres. (These three men of the 12 in the TIC are our "subjects of interest.") Their individual percentages of ownership were reflected as a fraction of the 160 acres. Thus, Baird owned 41/160ths; Sullivan 10/160; and Watson 5/160.[14]

Rather than have all 12 TIC negotiate with the city, for convenience the partners deeded the property to "Major" David W. Connolly (a real estate man and friend of John Baird) for $1.00 to represent their collective interest. This not-uncommon practice was to be a very simple and transparent three-step process: 1) deed the land to Connolly (also spelled Connelly); who, 2) would negotiate with the city as the property's owner (which in fact he was during negotiations); and who, 3) would then deed the land back to the tract's TIC for $1.00 as soon as the "objectives were accomplished," i.e.,deeding 40 acres of the BFT to the city for Golden Gate Park and in return receiving a deed from the city for the remaining 120 acres.[15]

Steps one and two went smoothly. Step three was where things went south, but it would be ten years before this became known.

Baird and Sullivan were two of the original TIC with 41 and 20 acres respectively.[16] On December 10, 1862, Sullivan sold five acres to Watson, reducing his share to 15 acres. Sullivan sold another five acres to a Mr. Sharpstein on May 7, 1868, bringing his holding down to 10 acres. Deeds recorded at the time reflected these transactions and were part of the deed conveyed to Connolly on January 12, 1870.[17]

On January 3, 1872, Baird signed a declaration of trust that the BFT had been conveyed to him in trust by Connolly and was held by him "in trust for the persons named in this declaration", i.e. the TIC of the Byfield Tract.[18] Watson's name did not appear on this declaration and his share and name were never seen on BFT deeds again. On the other hand, Sullivan's share had increased by the amount of Watson's loss and remained that way.

This mysterious change in percentage ownership is the where the origins of Hugo Street really begin.

Wasn't Watson paying attention? How did he not notice Sullivan claimed his 5/160 percentage of the Byfield tract, which, after negotiations with the city granting a percentage for Golden Gate Park, equated to 3.75 acres of land?

Eugene L. Sullivan and William C. Watson had a special relationship. Sullivan, a California Argonaut, was one the best-known men in San Francisco. He was a prominent businessman, described by those who knew him as a prosperous, public spirited citizen who was liberal to a fault. He had been a two-term State Senator from San Francisco in the 1850s, President of the Spring Valley Water Works in 1862 and 1863, and President of the Golden Gate Park Commission from 1871 to 1878. One written tribute described him as "identified with the city, its growth, its interests, and its progress for nearly a third of a century."[19] Clearly, he was a man of unimpeachable personal and civic credentials.

He was also William Watson's stepfather-in-law.

When Sullivan arrived in San Francisco in 1849 from New York, he set up a hardware business, Sullivan & Co., on Washington Street near pioneer Californian John C. Davis. Davis died in 1850 and Sullivan married his widow, Elizabeth, and adopted her three children: daughters Mary Eliza and Elizabeth Anne, and her posthumous son John C. Davis. The couple had two children: Charles Edward, who died in infancy, and Georgina Frances born on July 6, 1853. Elizabeth Sullivan died about three weeks after Georgina's birth at the age of 27.[20]

Davis' estate had passed to his widow, Elizabeth. On her death the estate (comprising the ½ block bounded by Washington Street on the south, on the east by Montgomery and by Kearny on the west) passed to Sullivan in trust for Davis' children.[21]

In 1860, William Watson, a 17-year old who had recently arrived in San Francisco from Louisiana, presented himself to Sullivan at his real estate office seeking employment. Impressed with the young man, Sullivan hired him. Watson went on to marry his employer's 17-year-old stepdaughter Elizabeth Anne Davis. The couple lived in Europe (where two of their children were born) "on receipt of an ample fortune"[22] from Sullivan until 1870, when they returned to the Napa Valley where Elizabeth's family had deep roots. Three more children were born there. In 1871, while Watson was the manager of the Bank of Napa, he bought 78 acres near Rutherford and established the Inglenook Winery.[24] The Watsons remained in Napa till 1882.[23]

Returning to the question: "Wasn't Watson paying attention? The answer is obviously, "No, he wasn't."

Through the 1870s, while machinations and shenanigans and explosions swirled about the BFT, he was in Napa County deeply immersed in the affairs of the Bank of Napa, a vineyard, and a growing family. He had no time to be bothered with relatively trivial BFT matters. Plus, he had his stepfather-in-law and benefactor to protect his interests, didn't he? After all, wasn't it Eugene Sullivan who had sold him the five acres in 1862?

On February 1, 1879, Watson's share ended up being conveyed as part of "about 13 acres more or less" of the BFT that Sullivan sold to Baird for $10,000.[24]

On June 26, 1880, Sutro bought Baird's 41/160 interest in the BFT for $46,294.[25] Baird told Sutro's attorneys that part of the land he bought from Sullivan belonged to Watson—the 5/160 which Sullivan sold to Watson in 1862.

Sutro's lawyers, *"able and distinguished attorneys"*[26] (emphasis is mine) were bothered by the Sullivan/Watson discrepancy and interviewed both Baird and Sullivan. (It's not known why Watson wasn't interviewed.) Baird told Sutro's lawyers that "there was a family arrangement that was satisfactory between [Sullivan and Watson]" regarding the BFT percentage. He referred the attorneys to Sullivan for further details.

Sullivan told them "there was an arrangement between him and Watson." He explained that Watson had "cost him a good deal of money" and that he had an arrangement with Watson whereby he could take this property (Watson's 5/160 share of BFT) and treat it as his own however he wished.[27]

Apparently Sutro's able and distinguished attorneys were satisfied with Sullivan's explanation and advised their client to proceed with the purchase of the BFT.

Caveat emptor.

The Arrangement

As noted above, when John Davis died in 1850, he owned ½ a block of real estate on Washington Street which passed to his widow, and on her death in 1853, it went to the three minor children of Davis with Eugene Sullivan acting as trustee. For 17 years Sullivan raised his three stepchildren as his own but at a heavy financial cost to him.

On April 25, 1870, Sullivan explained the state of the family finances to his stepchildren. He had spent over $350,000[28] of his own money for their care, education, and maintenance. Now that two of the three children were adults, he asked them to pay back some of the money he had spent on them. To that end, he had them agree to combine all of the family's assets (both Sullivan's assets and the children's share of their father's estate) into a trust, and, after subtracting the amount that Sullivan had spent on behalf of the Davis children over the past 17 years, the three children and Sullivan would then each have a ¼ interest in the remainder of the combined assets.[29]

This trust agreement was signed by the Davis children as well as their spouses, including William Watson, Elizabeth Davis Watson's husband. They also agreed to give Sullivan authority to administer the trust as he saw fit for the benefit of all the parties.

In this trust document Sullivan listed as one of his acquired assets that would be included in the trust "an interest in [a] tract of outside lands known by the name of the Byfield tract, amounting to fifteen acres or thereabouts."[30]

On April 25, 1870 (the date that Sullivan, the Davis children, and William Watson agreed to combine their property), Sullivan did *not* own 15 acres or thereabouts of the BFT. Nor did he own 10 acres of the BFT, just as on that date Watson did not own five acres of the BFT. On that date "Major" Connolly still held the deed to the BFT for the TIC while he negotiated with the city. Connolly was the owner of the entire BFT on April 25, 1870. Thus, Sullivan could not claim ownership of something he did not possess at the time.

Additionally, even though Watson agreed to Sullivan's proposal to combine the real assets of the Davis children from their father's trust and the assets that Sullivan had acquired on his own, Watson's five acres had been previously acquired by him alone, not by Sullivan, nor by the Davis estate. Watson knew that. He knew he wasn't signing away his interest in the BFT, and (naively) he was confident that nobody had ulterior designs on his BFT property that he needed to worry about.

Finally, like Sullivan, Watson did not own any BFT land on April 25, 1870. Therefore, had he even wanted to, he could not sign over that which he did not possess.

However, Sullivan clearly believed that he owned Watson's share of the BFT when he sold it to Baird on February 1, 1879.

Wasn't Watson paying attention? Obviously not, but perhaps he should have been.

Whereas ultimately this April 25, 1870 agreement would merely inconvenience Watson, it may have cost Sullivan his life. Around 1882, the Watsons returned to San Francisco. By 1884, both Mr. and Mrs. Watson were in court suing Adolph Sutro and Eugene Sullivan respectively.

Sometime after Sutro had bought the BFT, Watson learned that his portion of the tract had been sold without his permission. Thus, he was suing Sutro and others for the return of his property.[31]

Elizabeth was suing her stepfather, seeking an accounting of the trust the Davis children entered into with Sullivan on April 25, 1870. She alleged that Sullivan had mismanaged the trust and that he had enriched himself at the children's expense.[32]

A year into the trial, Sullivan was scheduled to begin his testimony on March 26, 1885, when he complained of illness. He was excused. That night he died of "nervous apoplexy." His death, according to the *Alta* "can be attributed directly to the painful nature of the suit." The *Examiner* suggested that Sullivan was insolvent.[33]

Making Hugo Street

After three years, William Watson's suit against Sutro was decided in his favor on May 2, 1887.[34] Predictably, the defendants appealed to the California Supreme Court. Another three years would pass before the California Supreme Court upheld the lower court's ruling on June 7, 1890.[35]

The court appointed three respected San Francisco real estate men to assess the BFT and determine an appropriate settlement. They submitted their decision on August 10, 1891, assessing the BFT at $907,191 with Watson's 5/160 share amounting to $28,350. He was awarded a newly-created block bounded by H Street (Lincoln Way), 2nd Avenue, 3rd Avenue, and Hugo Street—"Watson's Block," the legacy of an imperfect world.[36]

Bisecting the blocks between H and I Streets was an inspired example of thinking outside the box by creating smaller blocks that conveniently corresponded to one of the new blocks. The six-block length was determined by 7th Avenue being the western boundary of the BFT. East of First Avenue the blocks deviated from the original Outside Lands dimensions, preventing the eastern extension of the new street. The narrow width minimized the number of lost building lots.

In a perfect world Eugene Sullivan would not have claimed ownership of Watson's rightful share of the Byfield Tract in 1870, thereby avoiding the domino of events ending with Adolph Sutro metaphorically carving a six-block-long street through the Inner Sunset. (Metaphorically because at that time and place, the streets existed only on maps. "Real streets" were years away.)

In a perfect world, the perfect cookie-cutter pattern of identical 600' by 240' blocks imposed upon the Outside Lands in 1869 would stand where Hugo Street now runs because William Watson undoubtedly would have sold his share to Adolph Sutro in 1880 with the other BFT owners.

But the world wasn't perfect, or at least Eugene Sullivan wasn't. So, on October 27, 1890, Adolph Sutro deeded this strip of land to the city for a street, thereby creating 12 new imperfect 240' by 270' blocks bisected by a 60-foot-wide road.[37]

Twenty-one years after he had deeded his TIC share to "Major" Connolly, Watson once again had the deed to his property.

Watson's block was put up for auction on April 21, 1892, fetching $40,470. Due to the lack of infrastructure, home building on Watson's block did not begin till 1908.[38]

Sutro died on August 8, 1898, pitching his heirs into years of internecine warfare over his estate, but the Byfield Tract, and Hugo Street in particular, escaped the turmoil. In March 1902, Sutro's heirs put their differences aside long enough to sell a large portion of the BFT to the San Francisco Construction Company for $361,000.[39] After a year of surveying, leveling, grading, laying sewers, paving streets, and putting down sidewalks, 712 lots on 19 blocks were put up for sale as "Parnassus Heights." With the exception of old-timers slipping the term into their reminiscences, this was the end of the Byfield Tract.

When Adolph Sutro deeded the land for the street to the city to settle the suit, Watson's victory was affirmed. But Sutro had the final word. As the owner/donor of the land, he exercised his prerogative to name the street he was ordered to create after his younger brother, Hugo.

Notes

1. Faust's map of the City and County of San Francisco published by H. W. Faust in 1892. More on the street naming can be found in an article by John Freeman at http://www.outsidelands.org/street-names.php.

2. According to the *San Francisco Call,* Sutro owned 4,000 acres or about 13% of San Francisco. (February 20, 1896, pg. 11, col. 5.) The *San Francisco Chronicle* (March 1, 1886, pg. 2, col. 5) estimated his holdings at "nearly one tenth of the land in the county."

3. *Daily Alta California,* July 3, 1852, pg. 2 col. 1.

4. Board of Supervisors' Resolution no. 6404, January 21, 1867.

5. Board of Supervisors' Resolution no. 6551, February 26, 1867.

6. *Daily Alta California,* January 23, 1867, pg. 1, col. 1. *San Francisco Real Estate Circular,* August 1893, pg. 3, col. 2.

7. *San Francisco Municipal Reports 1867-1868,* pgs. 560–565.

8. For a fuller history of the Byfield Tract, see Angus Macfarlane, "The Byfield Tract," *The Argonaut,* Winter 2010, pgs. 30–72.

9. *John H. Baird, et als vs Charles P. Duane, et als.,* "In the Supreme Court of the State of California" transcript on appeal from the fourth Judicial District, pg. 16.

10. On February 15, 1869, the *Daily Alta California* published a list of the owners of the various public reservations and the value of their holdings (pg. 1, col. 1).

11. The explosions occurred on the following dates: July 9, 1870; June 21, 1872, December 21, 1872, and July 8, 1877.

12. *San Francisco Examiner* June 28, 1880, et. seq.

13. *Watson v. Sutro et. al. 86 Cal. 500, 12596,* pg. 505. For a comprehensive summary of the events and chronology refer to this citation, hereafter referred to in these footnotes as *"W v. S."*

14. *Ibid,* pgs. 507–508.

15. *Ibid,* pg. 505.

16. *Ibid,* pg. 507.

17. *Ibid,* pgs. 507–508.

18. *Ibid,* pg. 507.

19. *Daily Alta California,* June 16, 1880, pg. 2.

20. Findagrave.com: https://www.findagrave.com/memorial/111310097/elizabeth-anne-sullivan

21. *Daily Alta California,* September 4, 1853, pg. 2, col. 2.

22. *Daily Alta California,* March 27, 1885, pg. 1, col. 1.

23. In 1879, he sold Inglenook to Judge S. Clinton Hastings, the first Chief Justice of California (1849-1851) and founder of UC Hastings Law School. Now owned by film director Francis Ford Coppola. See: https://www.inglenook.com/Story/History

24. *W v. S,* pg. 508.

25. *San Francisco Examiner,* June 28, 1880, pg. 3, col. 3.

26. *W v. S,* pg. 509.

27. *Ibid,* pg. 511.

28. *Ibid,* pg. 514.

29. *Ibid,* pg. 514.

30. *Ibid,* pg. 516.

31. *San Francisco Examiner,* March 14, 1884, pg. 4, col. 2.

32. *Daily Alta California,* April 14, 1884, pg. 2, col. 2; *San Francisco Chronicle,* April 14, 1884, pg. 2, col. 2.

33. *Daily Alta California,* March 27, 1885, pg. 1, col. 2; *San Francisco Examiner,* March 27, 1885, pg. 3, col. 3.

34. *San Francisco Chronicle,* May 3, 1887, pg. 6, col. 5–6.

35. *San Francisco Chronicle,* June 8, 1890, pg. 16, col. 6.

36. *San Francisco Chronicle,* August 11, 1891, pg. 7, col. 7.

37. *San Francisco Examiner,* October 28, 1890, pg. 6, col. 6.

38. *San Francisco Call,* April 22, 1892, pg. 3, col. 2; San Francisco Assessor and Recorder records.

39. *San Francisco Bulletin,* April 6, 1902, pg. 26.



Right: "Watson's block" advertisement for sale of 24 lots between today's 2nd and 3rd Avenues, Lincoln Way and Hugo Street. *San Francisco Chronicle,* April 19, 1892, pg. 7.

Carvel Torlakson and 806 47th Avenue

by James Torlakson

My grandfather, Carvel Torlakson, was born in Iceland on September 23, 1878. As a young man he was involved in a situation, now a legend, of love gone awry which inspired him to flee Iceland and sail to America.

The Legend

Carvel Thorlaksson was a handsome, wiry, adventurous, young Icelander.* Despite being brought up in a family of modest means, he was in a love affair with a rich young red-headed woman. Occasionally Carvel poached game on the estates of the wealthy for subsistence. On one such occasion, he was observed from a far distance by the beautiful young maiden. Not recognizing him, she gave authorities a rough description of the perpetrator.

The chase was on for the vaguely described poacher. With the law on his heels, Carvel fled Iceland for America, unaware that it was his red-haired maiden that had unintentionally put him on the run. When Carvel went through immigration at Ellis Island, his name was misspelled from Thorlaksson to Torlakson. As he was a wanted man, Carvel welcomed the misspelling.

More than half a century later, in 1965, Carvel Torlakson passed away. While my father was clearing out his father's home on 47th Avenue he found an envelope shoved back deeply in a desk drawer. In the envelope was a lock of lovely red hair.



Carvel Torlakson with son Allen, daughter Vivian, and wife Johanna in the 1930s. (Courtesy of James Torlakson.)

Gold Miner

Carvel proceeded to work as a sailor on Clipper ships sailing many times from New York—around the Horn—to San Francisco. Around 1896, on landing in San Francisco, Carvel heard of the Klondike gold strike. He headed off to Alaska where adventure and tragedy lay ahead.

Carvel and his mining partner had found and stored enough gold to make them both wealthy. They decided they had enough and should head back to the United States with their fortune. Carvel went to Dawson City to pick up supplies for their journey back and his partner stayed at their mine to guard their fortune. When Carvel returned with the supplies, he found his partner dead—murdered—and their gold gone.

A gold pocket watch and gold nugget chain (gold pan and pick motif) remain with the Torlakson Family.

*Thorlaksson translates as "Son of Thor's Hammer," a powerful and legendary name.

Life Saving Service

Upon returning to San Francisco, Carvel joined the Golden Gate Life Saving Service, which evolved into the United States Coast Guard. Carvel married Johanna Driscol and later purchased one of the Coast Guard structures for $75, had it moved to 47th Avenue and Cabrillo Street, and made it the family home. There he raised his family (daughter, Vivian Torlakson and son, Allen Torlakson), while serving in the Coast Guard through World Wars I and II.

Carvel lived an extraordinary life laced with adventure, tragedy, and love. He passed away on April 9, 1965, and is buried at Golden Gate Cemetery in San Bruno, California.

Excerpted transcriptions of letter from Vivian Goodwin, daughter of Carvel Torlakson and former Chief Librarian of San Francisco, to Michael Smith, dated April 20, 2002.



View southeast from Cabrillo Street past windmill on west side of 47th Avenue. A. S. Baldwin, Sutro Estate Assessment book. (Marilyn Blaisdell Collection; wnp37.03007.)

"Dear Michael,

"I was very happy and surprised to receive the photo of our corner at 47th Ave and Cabrillo St. [At right, taken from A. S. Baldwin's appraisal of Adolph Sutro estate.] It does show the shingle cottage that once occupied the corner lot. Also, it recalled the well on the west side of 47th Ave, which furnished water to Sutro gardens on his estate up at Pt. Lobos. There was a shingle housing around the well, built after this picture. My father, after he retired in 1937, dismantled this building, and the well was removed.

"I remember, before I was five years old, there was no sidewalk or paved avenue on 47th Ave. The B line streetcar came out in 1910 [actually the very end of 1912] so the building of houses started after that.

"The corner house was built about 1895. It had a second unit (1 bedroom apt.) occupied by a woman who worked up at Sutro Baths.

"My father came to S. F. in 1905 as a seaman from Iceland. He had been around the world and liked the climate here. But first he wanted to go to Nome, Alaska for the Gold Rush there. He stayed in Alaska for seven years; mining, and then enlisting in the U.S. Coast Guard. In 1912 he returned as a transfer to Golden Gate Life Saving Station in S. F., which was located at the corner of Fulton St. and the Great Highway in Golden Gate Park. He



U. S. Lifesaving Service complex along Great Highway, circa 1902. Building on the far left near Fulton Street was purchased by Carvel Torlakson in 1923 and moved to 806 47th Avenue. (WNP Collection; wnp26.417.)



806 47th Avenue being painted in 1970s. (Dennis O'Rorke photograph.)

married in 1916 and in 1918 bought the 2 lots at the corner of 47th Ave and Cabrillo. I was 9 months old when we moved there. In 1923, the Coast Guard house [now] at 806 47th was auctioned off because it was replaced by a new men's dormitory. The house had been built in the Park in 1877 as part of the Coast Guard station, which was abandoned about 1940 (?).

"At the GGNRA visitor's center below the Cliff House you can find a very readable history of 'The U.S. Life-Saving Service' by Ralph Shanks. There is a picture of 806-47th in it, also. One retired captain lived on 46th Ave close to Fulton St.—Capt. Varney—on the West side, and Capt. Norman Nelson was a realtor on Balboa St, when I was growing up.

"There were few houses on the block until I was six. We had a chicken house, a goose and rabbits on our double lot, and houses were being built on the sandlots. Development ended after 1945, after World War II.

"Playland, or 'Chutes at the Beach' was the economic base for the Outer Richmond district in the 20's–50's. I hope you have read the picture history by Marilyn Blaisdell. On p. 6 is a view of Golden Gate Station. 806-47th is at left edge of photo near Fulton St. and La Playa. Most residents out here had someone working at Playland in their family. Charles Looff and the Friedle brothers were the first developers of rides, restaurants, and game concessions; Sutro already had the Sutro Baths, Cliff House and his Sutro Park estate. The Whitney Brothers came from Australia in 1927 and had control until it closed in 1971 [actually closed in 1972].

"To return to the house—my father was the only bidder and for $75.00 obtained the house and moved it to his vacant lot on 47th Ave in 1923. My uncle was a contractor and raised it over a garage. It has a distinctive facade with wood trim of redwood in horizontal, vertical, and diagonal strips trimming the facade.

"We had so much of interest, including shipwrecks, Seal Rocks, swimming pools, carnival rides and games, that we never missed having a playground. The one on 38th Ave. came in the late '30s! The windmills were a major attraction and we had quail in Golden Gate Park. Now, they are working to restore both.

"One last thing about the house—my mother told me that when they cut for a back door, they found the wall was made up of 3 layers of redwood laid vertical, horizontal and diagonal just as the trim on the front appears. Next time I paint the front I must restore the slightly darker tone of paint on that trim.

"Many thanks for picture that brings back good memories,

"Sincerely, Vivian Goodwin."

Vivian Goodwin included 806 47th Avenue in part of a condominium complex she built on the north lot with some echoes of Coast Guard building design elements. She passed away in 2009.

The original house, bought for $75 by Carvel Torlakson in 1923, last sold as a unit on June 12, 2018 for $810,000.

Historical Happenings

outsidelands.org/events.php

Botanicals and Brews

July 19, 2019 (Friday) 6:30 PM–10:00 PM
Conservatory of Flowers, Golden Gate Park
$29 General Public

This special Historic Gems edition of Botanicals & Brews will celebrate 140 years of the Conservatory of Flowers. Join park staff as they highlight some of the oldest plants in the collection while Western Neighborhoods Project shares the mysteries and history of the building.

Favorite brews of the past will include Seismic Brewing Company, Laughing Monk Brewing, and Ghost Town Brewing. The night will also feature old-time music by Fog Holler, a bluegrass trio, and delicious food offerings by food trucks Izzy Cheesesteaks and Taco San Buena. This is the perfect event to bring or buy your very own WNP beer coozie and hear Conservatory history from Board members Chelsea Sellin and Nicole Meldahl.

We add events frequently and sometimes things fall together quickly, so not every listing finds its way into the Outside Lands magazine schedule. For the most accurate and complete events calendar, visit outsidelands.org/events.php.

More good ideas for staying up to date: follow our social media channels (listed on inside front cover) and be sure you are on our email news list by entering your address in the box at the bottom of the front page of outsidelands.org

Mountain Lake to Lobos Creek Walk

August 24, 2019 (Saturday) 10:00 AM–12:00 NOON

John Martini will lead a Presidio walk along the edge of the Richmond District—come learn about lake and creek natural history, a Spanish colonialist campground, a little-known cemetery and hospital, and a balloon-launching site. Nearby MUNI routes include the 1-California and 28-19th Avenue buses. $5 fee to attend and there is a maximum capacity of 30 people. We will confirm reservations with the walk's starting point.

Fort Miley and Lands End Walk

September 21, 2019 (Saturday) 10:00 AM–12:00 PM

John Martini will lead a two-hour exploration of the little visited East and West Fort Miley and the abandoned El Camino Del Mar highway. Highlights include 1890s fortifications at Fort Miley, a quick walk-through of the VA hospital campus, the Octagon House, and a visit to a forgotten pile of funerary monuments on El Camino Del Mar. $5 fee to attend and a maximum number of 30 attendees. We will confirm reservations with the walk's starting point.

Donations in Tribute

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In Honor

The Boles Family *by Paul and Justice Boles*

In Memory

George Anderson *by Annie Radsliff*
Edvins E. Beitiks *by Kathleen Beitiks*
Elliott Herbert Bolter, b. Caselli Ave, 1924 *by Aimee Campbell*
Robert C. and Anne J. Davidson *by Lisa Rowe*
Alan Paul Gribble *by Gordon W. Gribble*
Ferda Ogle *by Gary Ogle*
Paul Rosenberg *by Michael Callahan*
Anna Zeman *by Barbara and Harvey Samuels*
Beatrice Zeman & Max Slater *by Leonard Slater and Anne Battle*

SAN FRANCISCO
Office of Economic and Workforce Development

Our thanks to the San Francisco Office of Economic and Workforce Development for its support of our August and September events!

The Last Word



The Almshouse, circa 1875, predecessor institution of today's Laguna Honda Hospital and Rehabilitation Center. (WNP collection; wnp26.680.)

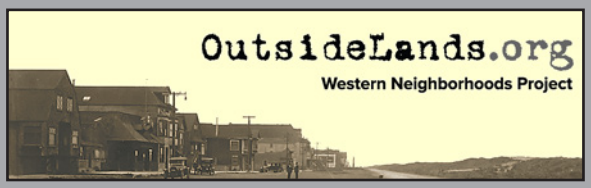
Eighty acres of land for an almshouse—a county-run care facility for the aged and infirm—was purchased for $30,000 out of the old Rancho San Miguel tract by the city from F. L. A. Pioche and Levi Parsons on August 29, 1866. Architects Frederic Butler and S. C. Bugbee designed the first almshouse, above, which opened on September 12, 1867, with a capacity for 250 "inmates."

Crops—mostly potatoes—harvested from surrounding land, and milk from cows on the farm on the grounds, fed the staff and patients. Surplus was sold in support of the institution. Water came from the new reservoir made out of Laguna Honda lake just to the north.

After serving the city for forty years, the original almshouse building was destroyed, replaced by a new "Relief Home of Aged and Infirm" constructed in the quiet valley after the 1906 Earthquake and Fire. In the next ten years new "residence parks" of Forest Hill and Forest Hill Extension were created nearby in tandem with the Twin Peaks streetcar tunnel. The dirt roads around the site became the paved Laguna Honda Boulevard, Dewey Boulevard and Woodside Avenue.

In 1927, the health committee of the city's Board of Supervisors selected "Laguna Honda" as the new name of the growing modern facility.

Harold Wollenberg, whose father was superintendent of Laguna Honda for decades, remembered to researcher Jean Kortum in 1994 that "[t]he residents worked on the place, gardening, stables, weaving, sewing, making shoes, etc. They were paid little but given a shot of whiskey at 4 p.m.—a great incentive to work. They were given their whiskey even during Prohibition—the doctors prescribed it for them."



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Outside Lands magazine is just one of the benefits of giving to Western Neighborhoods Project. Members receive special publications as well as exclusive invitations to history walks, talks, and other events. If you like what you've read, please join hundreds of other west side fans as a member. Visit our website at **outsidelands.org,** and click on the "Become a Member" link at the top of any page.