SF WEST HISTORY

Newsletter of Western Neighborhoods Project

JUL–SEP 2016
VOLUME 12 NUMBER 3



Western Neighborhoods Project
outsidelands.org

SF West History

Newsletter of Western Neighborhoods Project

July-September 2016: Volume 12, Number 3

EDITOR: Woody LaBounty

CONTRIBUTORS: John Freeman, John Martini, Dennis O'Rorke, and Arnold Woods

Board of Directors 2016

Woody LaBounty, President
Chelsea Sellin, Vice President
Nicole Meldahl, Secretary
David Gallagher, Treasurer
Cammy Blackstone, Richard Brandi, Jamie O'Keefe, Arnold Woods

Advisory Board

Al Harris, Gretchen Hilyard, Brady Lea, Felicity O'Meara, Paul Rosenberg, Nate Tico, and Lorri Ungaretti

Western Neighborhoods Project
4016 Geary Boulevard, Suite A
San Francisco, CA 94118
Tel: 415/661-1000
Email: woody@outsidelands.org
Website: www.outsidelands.org
facebook.com/outsidelands
twitter.com/outsidelandz
instagram.com/westernneighborhoods/

Cover:
Studio portrait cabinet card of Espiridiona Alize Cenda, ("Chiquita") by Theodore C. Marceau in 1898. (Courtesy of John Freeman).

Opposite:
Annabelle Marsh Piercy, at a WNP Meet-Up in 2008, acting shocked by what she saw in her stereopticon viewer.

© 2016 Western Neighborhoods Project. All rights reserved.

Inside

1 **Inside the Outside Lands**

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

3 **OpenSFHistory Highlight**
John Martini shares another favorite image

5 **Legal Battles for Outside Lands**
by Arnold Woods

9 **Outside Lands San Francisco**
WNP podcast closes in on 200 episodes

10 **Chiquita, the Living Doll**
by John Freeman

12 **Historical Happenings**

14 **The Last Word**
View homes in a vanishing vista



Whenever we add something to one of our websites—an image, a story, a podcast episode—we use a database tool that allows us to add a location for the item on a Google map. Then, someone browsing on outsidelands.org or opensfhistory.org can see what photo or video might be available at, say, 6th Avenue and Irving Street. In using this tool I always get a little reminder that we're having success sharing west side history, because at the right amount of "zoom" the Google map shows a label for "Doelger City" in the central Sunset District. When we started a nonprofit to preserve and share the history of San Francisco's west side in 1999, I'd guess no more than a couple of hundred people were aware of developer Henry Doelger's bragging name for the blocks he built out with single-family homes in the 1930s.

The same applies to "Outside Lands," a name for the west and southeast part of the city that lived almost exclusively in old maps and deed conveyances when we began sharing history. We used it as our organization's web address and before long it became attached to a major music festival in Golden Gate Park, with a variant (Outerlands) used for a four-star restaurant in the Outer Sunset.

These are just names, of course, and knowing a name is a very small step to understanding or insight. But it is a step. When a newcomer knows the "correct" way locals pronounce Clement Street or Arguello Boulevard he feels a little more like a local himself. When there's a connection, a sense of belonging or ownership gained through small bits of custom and history shared, there's a greater chance for appreciation and a desire to protect and nourish the neighborhood.

At least that's our theory.

Getting 100 New Members

Oh, and how's our 100-new-members drive going? We're about a third there with 33 new members since May! Sign up your friends and relations before 2016 ends to get us to our goal.

Losing a Legend

We lost a real west side treasure this summer. Longtime WNP member **Annabelle Elvira Marsh Piercy** just missed making it to her 95th birthday when she passed away on June 16, 2016. Annabelle's roots in the Richmond District were as deep as they come. She was in the first class to graduate from George Washington High School in 1939, and was the grand-daughter of George Turner Marsh, a pioneer settler who may have been the namer of the neighborhood. (Marsh was originally from the Melbourne, Australia suburb of Richmond.) Her grandfather was an importer, dealer, and enthusiast of Japanese art and culture. He conceived and operated the Japanese Village in Golden Gate Park's Midwinter Fair in 1894, which, under the skill and stewardship of Makoto Hagiwara's family, became one of San Francisco's jewels, the Japanese Tea Garden.

People called the indefatigable Annabelle a professional volunteer, and into her 90's she just couldn't stop moving and pitching in, from the Washington High School Alumni Association to Seton Medical Center to the Western Neighborhoods Project. She was an early and enthusiastic supporter of WNP and was a regular at the casual meet-ups we used to host at the Cliff House, adding elegance to the gathering and an open friendliness to all newcomers. We'll miss you, Annabelle, and are lucky to have known you!

Sadly, we received more bad news in recent months, with members **Art Poulin,** (who was just one class behind Annabelle at Washington), **Barbara Gunn Johnson,** and **Susan Nervo Giammattei** also passing away this summer. We offer our condolences to their family and friends. Over seventeen years, the Western Neighborhoods Project has become, if not a family, then a tight community of good friends. Young, old, in-town or out, we all share a connection through west side history. As we grow as an organization, I hope we don't get so professional we lose this feeling of being old friends.



People > Space?

We've been looking for a larger, more permanent space here in San Francisco, which has been daunting, but also enlightening. At the risk of sounding naive, we have realized that the next step in our nonprofit's growth may be less about real estate and more about people.

For seventeen years we've done what we do with mostly volunteer labor. Your very-welcome membership dollars help pay our rent, our utilities, and our archival supplies. Grants fund some of our projects. But the meat, the day to day work of writing articles, saving old photos, doing talks and walks, recording oral histories and videos, researching people, events, businesses, and buildings, is the labor of volunteers—almost all of whom also do the extra duty of serving on our Board of Directors.

We can keep this up… maybe. I always say "everything gets done eventually" and it seems it does, even if there's a lag of a few years between starts and finishes. Our volunteers and Board love history and love sharing it with the world. We will continue to do so as long as we are able. But we are facing some obstacles with this volunteer approach: stress, some missed opportunities, and coming to terms with the challenge of long-term organizational sustainability.

So, while we are still open to finding a new and bigger space, we are considering starting with a full-time employee. After all, what good is a place for local history if no one has the time to turn on the lights and open the doors? We'll keep you posted.

Where in West S. F.?





Clement Street looking east from 14th Avenue across Park Presidio Boulevard in 1915 (left, wnp15.944, courtesy of a private collector. Original in SFMTA collection.) and 2016 (above).

Our congratulations to winners Mr. Charlie Figone, Gerald Gleason, David Hooper, Alan Thomas, and Jack Tillmany for identifying our mystery photo from last issue. Yes, that streetcar on Clement Street just east of Park Presidio Boulevard may have tricked a few of you. The #2 bus line's origins are as a streetcar. Date of the photo is November 15, 1915, and some of the buildings in the distance are still with us. Take a look at a contemporary view above right.

Want more? Where and when is the majestic view below? Email guesses to *woody@outsidelands.org* or send by post to our office at the address on the inside cover. Good luck!



Too easy? Lots of clues in this one.
Send us your guesses, memories, and stories!

The Zoo Locomotive

by John Martini

Retired National Park Service ranger and WNP member John Martini is a volunteer helping us process our collection of historical San Francisco images. Visit **opensfhistory.org** *to learn more and see thousands more photos.*



Engine on truck entering zoo and blocking traffic on Sloat Boulevard, August 19, 1957. (wnp14.2970, courtesy of a private collector.)

As the WNP team continues to process the vast photo collection donated by a private collector, I'm always on the lookout for unique or surprising views of our Outside Lands. Often these discoveries come in the form of new views of well-known landmarks, but sometimes they present the viewer with an image so jarringly out-of-place that it takes a moment to grasp what's going on. Or rather, what went on.

The photo upper right is a classic example of that latter category: a full-size steam locomotive crossing Sloat Boulevard at 45th Avenue, where no railroad tracks ever ran. Taken in August 1957, the photo documents the arrival by truck of Southern Pacific switch engine #1294, which became a beloved landmark in the children's playground at the San Francisco Zoo for nearly 25 years.

Like the famous jet plane at Larsen Park, the zoo's locomotive eventually succumbed to the combined attacks of a corrosive marine environment, the countless feet and fists of scrambling kids, and growing municipal concerns about public liability issues before it was scrapped in the summer of 1981.

Locomotive #1294 was one of ten identical steam engines built in 1924 by the Lima Locomotive Works of Ohio for the Southern Pacific Railroad. Designated "S-14 Class 0-6-0 switch engines," the little locos weren't designed for hauling trains across the nation, but rather spent their uneventful lives in rail yards, helping assemble freight and passenger cars into complete trains, and "spotting" freight cars and tank cars at various factories, warehouses, refineries, and loading docks in industrial areas throughout the west.

Retired from service in the 1950s, the zoo's locomotive was refurbished by Southern Pacific Railroad and presented "To San Francisco Children of All Ages" in August 1957. According to a bronze plaque affixed to the loco's cab, the project was co-sponsored by the *San Francisco News,* Sheedy Drayage Company, and various local Teamsters Unions.

However, getting #1294 to the zoo wasn't simple. The actual move from rail yard to zoo took place on August 19, 1957. The switcher was first brought to the closest Southern Pacific tracks at San Jose Avenue and Sadowa Street, where it was winched onto a flatbed trailer for transport across city streets. Sheedy Drayage brought the loco all the way to the zoo's then main entrance at the corner of Sloat Boulevard opposite 45th Avenue. The tricky part (ignoring the maneuvering of a locomotive clear across San Francisco) was towing the engine on its trailer down the switchback walkway descending



Playing on the engine, August 19, 1957. (wnp14.2962, courtesy of a private collector.)



Iris Shook in front of San Francisco Zoo locomotive and cable car, about 1959.
(Courtesy of Bob Cangelosi.)

from Sloat Boulevard down into the children's playground and its final display spot. It was soon joined with an oil tender car to form a complete—if inoperable—switch engine.

When it first arrived, the loco was painted in a fanciful color palette of blue-black, grass green, white, and barn red. To make the engine child-friendly, staircases were added leading up to the engineer's cab, and safety railings installed along the length of the boiler, on the tender, and even atop the cab. Anticipating the many busy hands to come, the restorers either removed or welded in place the engine's movable parts like levers, handles, valves, etc. The loco's bell, to everyone's great joy, was left in place.

Perhaps fearful of the combined efforts of an army of pushing kids, as a final safety measure the loco's wheels were welded to the railroad track that supported the engine's approximately 75 tons of dead weight.

According to rail fan sites, the actual dedication of the locomotive at the Fleishhacker Playfield took place on November 29, 1957. The loco was displayed alongside a former California Street cable car, and together the pair formed an industrial jungle gym for "children of all ages" as the dedicatory plaque implied. The engine especially intrigued rail fans of the period, but many expressed dismay at the incorrect color scheme and the non-functional controls.

Kids loved the engine, of course, and its ringing bell could be heard all over the zoo. For years, the clanging of 1294's bell combined with the screeches of monkeys, the roars of lions, and wafting carousel tunes from the merry-go-round to form a background symphony for our visits to the San Francisco Zoo.

It didn't take long for the reality of urban life to take its toll, though. On December 4th (only a week after the grand dedication), a *Chronicle* columnist lamented, "Ah, me, that handsomely refurbished old S.P. locomotive now at our zoo where kids of all ages may climb all over it, has already been looted of seven handles by vandals." (I guess they hadn't been welded in place as robustly as anticipated…)

In September 1966, the locomotive gained a moment of rock and roll fame when the recently renamed Grateful Dead (formerly The Warlocks) posed on the front of engine #1294 for an iconic portrait by San Francisco rock photographer Herb Greene.

The end of the zoo locomotive came in June 1981. The city, concerned about the engine's deteriorating condition and fearful of liability from injuries, decided to scrap both the loco and its companion cable car. According to a story in the June 7th *Chronicle,* the Pacific Locomotive Association staged a last minute effort to raise the $20,000 to transport the engine to their Steam Museum at Point Richmond, but the effort never got traction. Their director, Doug Richter, lamented, "Something went wrong. The wires got crossed. Suddenly last week, it was sold for scrap…"

The scrapping was carried out by Alco Iron Metal Company of San Leandro, whose welders used torches to cut up the engine and hauled away the now-manageable sized pieces of iron and steel. By the end of June 1981, not a trace remained of SP switcher #1294.

However, if you want to take a trip down memory lane, drive down to Monterey where SP switcher #1285 remains on display in the city's Dennis the Menace Park. Saved for public display by Southern Pacific at the same time as #1294, the Monterey switcher similarly served for decades as a kids' climbing playground. For the same safety reasons that spelled the end of the zoo's engine, though, the Monterey loco is now fenced off and can only be enjoyed from a distance.



The Grateful Dead on #1294.
(Photograph by Herb Greene.)

Legal Battles for Outside Lands

by Arnold Woods

2016 marks the 150th anniversary of a Congressional bill called "An Act to Quiet the Title to Certain Lands within the Corporate Limit of the City of San Francisco." Better known as the Outside Lands Act of 1866, it was the means by which the City of San Francisco took ownership of all lands west of Divisidero Street on the upper peninsula. Here Arnold Woods continues the story from the last two issues.

The Outside Lands Act of 1866 extended the boundaries of San Francisco to include the sand dunes to the west and areas south of the charter area. After Congress ceded the Outside Lands to San Francisco, the city spent much of the next four years figuring out what it would do with these lands and a process for doing it. After surveys and maps were approved and the title petition process was approved, the city began reviewing the many petitions for title that had been submitted. However, the history of Mexican, American, and city land grants in the Outside Lands was a confusing landscape of conflicting titles (see "The Battle for the Outside Lands" in *SF West History*, Jan-Mar 2016 issue). This resulted in numerous lawsuits between people claiming title to the same pieces of property. These legal battles had to be sorted out before title could be granted by San Francisco.

What follows is a description of some of the major court cases dealing with Ordinances 800 and 866, which set forth the process whereby claimants could seek title to parcels of land in the Outside Lands if they had bona fide possession of the land at the time of the Outside Lands Act of 1866, and had paid any property taxes for that land for the prior five years. First though, a note about these court cases. All of these cases were originally filed in the San Francisco Superior Court and then appealed. Prior to 1904, those appeals went directly to the California Supreme Court. However, in 1904, the state voted to establish an intermediary court, which was the California Court of Appeals. So appellants thereafter took their appeals to the Court of Appeals and, if one of the parties was still dissatisfied with the result, they could seek to have the case heard by the California Supreme Court.

As most of the cases discussed herein occurred in the nineteenth century, they involve appeals directly to the California Supreme Court. Records exist of the Supreme Court decisions as they were reported in bound volumes, whereas the Superior Court decisions were not. Many of the Superior Court case files were lost in the 1906 Earthquake and Fire, so these Supreme Court decisions are all that is left of the history of these cases.

One further note about these cases: the nineteenth century justices did not always include all the facts of a case in their decisions, something the modern courts often do in great detail. Certain general facts can often be gleaned by the discussion of law that was applied to the case and all of these cases involve land in the Outside Lands. The principles behind Ordinances 800 and 866 can still be seen in these decisions. Although Ordinance 866 was the operative ordinance at the time of these case, most also discuss Ordinance 800 because the title claim process was initiated by one or both parties prior to Ordinance 866 taking effect in 1870.

One of the first cases to discuss Ordinances 800 and 866 was the matter of *Dupond v. Barstow* in 1873 (45 Cal. 446). In that case, Charles Dupond and George Barstow each claimed title to the same piece of land. Dupond claimed he had possession of the lands from 1853 to 1862, when Barstow unlawfully ousted him from the land. How this was done was not explained. After the Outside Lands ordinances were enacted, Barstow paid the five years of taxes before the deadline and Dupond did not. The court ruled that even if Dupond could show that Barstow unlawfully threw him off the land, his failure to pay the taxes meant that Dupond was not entitled to receive title as he had not complied with the conditions required to do so. This decision established the sanctity of the rules and procedures established by the city to convey ownership to property in the Outside Lands. An 1891

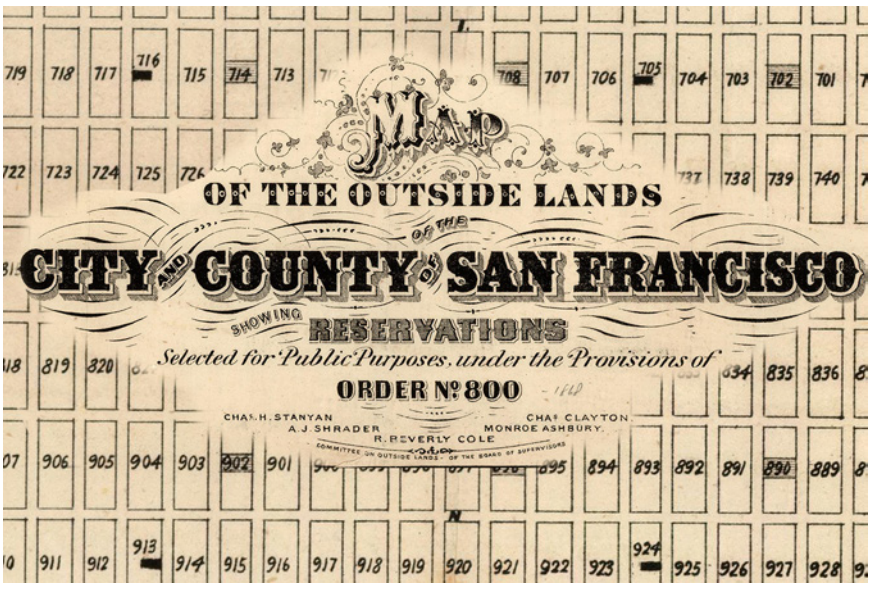


Image excerpted from the "Order 800" map by Humphreys-Potter. (Courtesy of David Rumsey.)

decision in *Newman v. City and County of San Francisco* (92 Cal. 378) reconfirmed that compliance with these rules was a necessary prerequisite to obtaining title in the Outside Lands.

A question left open by the *Dupond* case was what happened if a person paid the five years of property taxes, but was found not to be the property owner. Could they get the property tax payments back? This happened to a Robert Randall, who paid the property taxes and made a claim for a piece of land that was also claimed by others who also paid the property taxes. Randall initially sued the others claiming he was the proper owner of the land, but eventually withdrew his claim. The Outside Lands Committee accepted the withdrawal and ordered the property taxes he paid to be returned to him. The tax collector, Alexander Austin, refused to return the monies, however, claiming his office had a right to keep them. The California Supreme Court disagreed and said that even though Ordinance 800 did not specify that a property tax payment would be returned in such a situation, the ordinance implied that it would be.

The two things required of claimants to title were payments of taxes and possession of the land. The latter requirement came before the court in *McManus v. O'Sullivan* in 1874 (48 Cal. 7). McManus' predecessor had lived on the land from 1853 to 1861, when he died. O'Sullivan took possession of the property in 1862, and had possession continuously thereafter and claimed the right of ownership through adverse possession laws, which require that you have open and notorious possession of property for a certain amount of time (five years at that time). McManus argued that there could be no adverse possession before 1866, since the U.S. government owned the Outside Lands until then. The court disagreed, stating that possession merely had to be adverse to any other claimants, not as against the government.

One other aspect of Ordinances 800 and 866 was that owners of land reserved by San Francisco for parks, schools, etc. would be compensated for the loss of their lands. In the matter of *Clark v. City and County of San Francisco* (53 Cal. 306), the administrator of an estate sought to recover compensatory payments for land taken for Golden Gate Park. Martin Clark was the administrator of the estate of W. P .C. Whiting. Whiting owned land in what would become the Golden Gate Park area prior to 1862, before selling the land to the Citizens' Homestead and Road Association. Unfortu-



Lands End sand dunes looking toward the Golden Gate in the early twentieth century. Willard Worden photograph (wnp14.2414, courtesy of a private collector.)

nately for Whiting, the Association never paid the sales price and was dissolved two years later. However, after Ordinances 800 and 866 were passed, the owners of the Association paid the property taxes on the land and obtained title to the land. The Association's owners then were compensated by San Francisco for the land taken for Golden Gate Park. Clark, on behalf of Whiting's estate, claimed that the Association defrauded Whiting by not paying for the land and sued San Francisco to receive the compensatory payment. Because Whiting did not have possession of the land at the time of the Outside Lands Act of 1866, and had not paid the required five years of property taxes though, the court ruled his estate had no standing to seek the compensatory payment even if he had been defrauded.

Although Whiting's estate could not recover the compensatory payment from San Francisco, could it have sued the Association or its owners to recover the payment they received? This issue was not addressed in the court's opinion, but since the case was decided in 1878, and Whiting had sold the land in 1862, and was not paid at that time, it is very likely that the statute of limitations to bring a lawsuit against the Association or its owners had long since passed. Whiting should have initiated a lawsuit against the Association soon after it failed to pay the contracted amount. Because of situations like this—giving up a deed to property before receipt of payment—we have escrow companies today.

The Outside Lands returned to the U.S. Supreme Court in the matter of *Trenouth v. San Francisco* in 1879 (100 U.S. 251). The *Trenouth* case involved a dispute between parties over the ownership of land in the Outside Lands. The defendants owned the land prior to the passage of the Outside Lands Act of 1866, but had been driven by violence from the lands. The intruders who committed the violence later sold some of the land to the plaintiff. The plaintiff, who had possession of the land at the time of the 1866 Act, paid the required property taxes and made a claim for title of the land under Ordinance 800. When the defendants sued to get their land back, the plaintiff claimed they could not do so since they were not in possession of the land when the 1866 Act took effect. The Supreme Court opinion was rendered by Justice Stephen Johnson Field, the man responsible for delivering the Outside Lands to San Francisco (see previous articles in the last two issues of *SF West History* for more on Justice Field and his connection to the Outside Lands). The court concluded that the plaintiff's claim of title was unfounded because his possession was acquired by violent intrusion and trespass.

In a case similar to the Clark matter, the case of *Howard v. Donahue* in 1882 (60 Cal. 264) also involved an attempt to obtain compensatory payments for land taken for Golden Gate Park. In this case, Donahue owned a 296-acre tract and in 1861, conveyed ten acres to someone named Butters, who never took actual possession of his ten acres. After Ordinances 800 and 866 were enacted, Donahue did everything required to perfect title to all 296 acres. Part of the tract was taken for Golden Gate Park and San Francisco compensated Donahue and a few other people that he had conveyed part of the land to, but Butters was not listed nor paid. Butters later sold his ten acres to Howard, who then sought to receive a compensatory payment. However, the court ruled that since Butters did nothing under the ordinances to obtain title to his ten acres, Howard was therefore not eligible to receive a compensatory payment.

As Richmond District historians are aware, the Sea Cliff development and surrounding area in the middle Richmond were once part of the Baker tract, where John Baker operated the Golden Gate Dairy Ranch. The Hanson House, located at 126 27th Avenue and now San Francisco Landmark #196, was one of the first houses in the middle Richmond and located in the Baker tract. Prior to Alfred Hanson building this house just before the 1906 earthquake, this property was the subject of litigation between Baker's widow and daughter in the matter of *Baker v. Brickell* in 1891 (87 Cal. 329). Baker died in 1863 leaving behind his wife Maria and six children. After Ordinances 800 and 866 took effect, Maria Baker followed the requirements of the ordinances and obtained title to the Baker tract in her name. One of the Bakers' daughters, an infant at the time of his death, later sued, claiming that when her father died, his children should have become part owners of the Baker tract under a constructive trust. The court, however, found that Maria Baker was the proper owner of the land at the time of the Outside Lands



126-27th Avenue in 2016. (WNP photo)

Act of 1866, not her children, and that she owed no duties to her children with respect to the land.

As Ordinances 800 and 866 were ratified by the California legislature in 1868 and 1870, and the work of the Outside Lands Committee in reviewing title claims and granting deeds to approved property owners was largely finished by the early 1870s, litigation over land in the Outside Lands was mostly finished by the end of the nineteenth century. However, a discussion of the ordinances became an issue again in 1945 in the case of *Laurel Hill Cemetery Association v. All Persons* (69 Cal. App. 2d 190). Astute observers will note that the date of the case is close after the time the cemetery was closed and remains were moved to Cypress Lawn in Colma, California. So why did this case involve Ordinances 800 and 866? Well, it turns out that once Laurel Hill was no longer being used as a cemetery, the descendants of the original owners of the land wanted the land back.



Peder Sather monument, Laurel Hill Cemetery. (wnp15.178, courtesy of a private collector.)

Laurel Hill Cemetery had been created in 1854. The original owners of the land had sold the cemetery in 1868 to a corporation, the Laurel Hill Cemetery Association. After the passage of Ordinances 800 and 866, the Laurel Hill Cemetery Association had followed the steps necessary to obtain proper title to the cemetery lands. When the Laurel Hill Cemetery was forced to relocate to Colma, the descendants of the original owners claimed that title to the land reverted to them since it had been sold for cemetery use, a public use which had been abandoned when the cemetery was forced to move. In response, the Laurel Hill Cemetery Association filed a lawsuit against "all persons" to quiet its title to the land. The California Court of Appeals noted that deeds in question contained no language that limited the land to cemetery purposes or that a cemetery was some kind of public charitable organization. The court held that the cemetery was a regular business that had acquired the land in a typical business deal and fully complied with the requirements of Ordinances 800 and 866. The cemetery was therefore entitled to do whatever they wished with the land and title did not revert back to the descendants of the original owners.

With the decision in the Laurel Hill case, the legal issues involving Ordinances 800 and 866 were put to rest, as it were. Now, 150 years since the Outside Lands Act of 1866 brought the Outside Lands into San Francisco, western San Francisco looks entirely different. Where there were once sand dunes largely unpopulated, now stand thriving neighborhoods and a world class park. What was once an hours-long trip to the country is now a twenty-minute drive to the beach. Trains and streetcars have been replaced by buses and cabs. However, all this history would have been much different if the United States, not San Francisco, had won the battle for the Outside Lands.

Arnold Woods is a Bay Area attorney, and a Western Neighborhoods Project Board Member, who has resided in the Outer Richmond District since 1996.

Outside Lands San Francisco

WNP podcast closes in on 200 episodes

by Woody LaBounty

The first episode of Outside Lands San Francisco was released in the first week of 2013. David Gallagher and I had talked for years about creating a podcast on local history, but the challenges of finding proper equipment, creating an appropriate recording space, picking editing software, and learning the protocols for hosting and distributing podcasts online all made it easy for us to defer starting. But, as with New Year resolutions to lose weight or save money, the turn of the calendar emboldened us to finally do it. As with most WNP programs, we decided something was better than nothing and we shouldn't let perfection be an enemy of the good.

Go back to that initial episode and you will hear immediately we didn't know what exactly we wanted to do. David and I turned on a recorder, talked about Kezar Stadium for seven minutes and turned it off. The result was perhaps a bit short of NPR quality. In fact, *don't* go back and listen.

Now, some 187 podcasts later, we still are a bit sheepish about the scant preparation we do. Often, David and I will text to each other the *morning* of recording to decide what the subject should be.

"Mount Davidson?" he'll ask.

"We did that," I will reply.

"Ocean Beach shipwrecks?"

"We did that, too."

And so on. Our goal is to share at least one interesting fact a week. Sometimes the audience gets two, even three, and a few turn out to be actually accurate. (We are welcoming and eager for corrections, expansions, and interpretive memories from our listeners.)

Luckily, every fifth podcast or so, we have history friends who come on as guests and *are* prepared, so we sound positively informational. We are also fortunate in knowing two sound engineers, generous with their time, who have come to our audio rescue. David and I may wander off topic, but now we sound like real DJs doing it. Our sincere thanks to Marc "Cranniff Superfest" Weibel from Studio Trilogy and Ian Hadley of Hadley Sound. We owe you both a lot of beer.

Is the podcast a success? Our tools for measuring how many people download each episode aren't precise, but we estimate about 750-1,000 people listen every week. Many individuals come up to us at public events and say they found WNP through the podcast, so it's another way to reach perhaps a different audience and share local history to fulfill our nonprofit's mission.

If you are late to the concept of podcasts, *Outside Lands San Francisco* may offer an easy introduction. Each episode runs about 20 minutes: a perfect amount of time to listen on your device while you walk the dog or do some dishes. Search for us on iTunes or at Stitcher.com. Or you can sit at your computer and listen right from our website, outsidelands.org.



Audio engineer (and WNP member) Marc Weibel at the sound board of Studio Trilogy. We think he actually used only about three of these switches when recording us.

Reliable, strategic, trustworthy, communicative

Ready to sell your home?
Eric knows the neighborhood.

ZEPHYR REAL ESTATE

Eric Castongia, CRS
Residential Sales Specialist
BRE No. 01188380
Eric@SFHotBuy.com
415.307.1700

Get the SF Real Estate Scoop at SFHotBuy.com

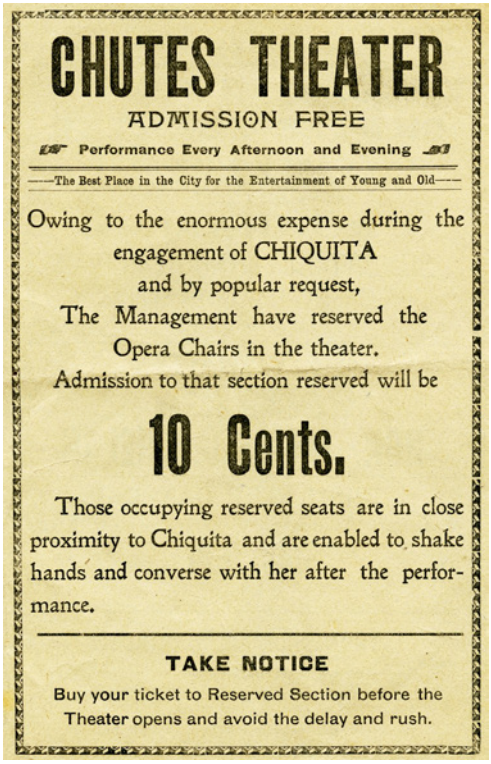
Sold! And I can sell yours too.

Chiquita, The Living Doll

by John Freeman

WNP member Dennis O'Rorke recently shared with us an advertising item for San Francisco's "Chutes" amusement park, which operated in a number of locations in the late nineteenth and early twentieth century, including the Richmond District. The Chutes featured a water ride ("Shoot the Chutes") and hosted bands, vaudeville performers, and even early motion pictures.

Along with descriptions of other performances and events, the advertisement mentions a headline act: "Chiquita, The Living Doll." Fellow WNP member John Freeman, a Chutes expert, has identified the year as 1898, when Chiquita was the major attraction at the Chutes on Haight Street for a run that would last four months. Here John shares the story of Chiquita and her visits to San Francisco.


CHUTES THEATER

ADMISSION FREE

Performance Every Afternoon and Evening

The Best Place in the City for the Entertainment of Young and Old

Owing to the enormous expense during the engagement of CHIQUITA and by popular request, The Management have reserved the Opera Chairs in the theater. Admission to that section reserved will be

10 Cents.

Those occupying reserved seats are in close proximity to Chiquita and are enabled to shake hands and converse with her after the performance.

TAKE NOTICE

Buy your ticket to Reserved Section before the Theater opens and avoid the delay and rush.

1898 advertising playbill for the Chutes Theater on Haight Street and Chiquita's act. (Dennis O'Rorke collection)

Chiquita was the stage name for Espiridiona Alize Cenda, a Cuban-born fully-proportioned little person who stood 26 inches tall. She had begun her career a few years earlier, with long engagements in New York, Boston, and Chicago. Chiquita was far more than a carnival oddity. She came from a wealthy Cuban family and was fluent in Spanish, Italian, and English with a lovely singing voice and a charming personality. She arrived for her first West Coast engagements in San Francisco on January 4, 1898, and immediately won over the management of the Chutes, who booked her to open five days later on the following Sunday in their amusement park on Haight Street for a two-week run. There she was billed as "Chiquita! Cuba's Atom—The Smallest Woman on Earth." The *San Francisco Call* raved about her performance, saying "…her personality as cute as her stature, made her many friends. Her voice is in perfect keeping with her size, and called forth time and again the applause of the audience."

This tiny performer was such a gigantic hit, the Chutes extended her for another two weeks, and advertised by the end of the fourth week "Chiquita has been seen by 300,000 people," advising patrons to attend mid-week if they were to see her sensational act. Chiquita knew how to engage an audience, and utilized her Cuban heritage and the news of the day—the Cuban people's budding revolution against Spain—to sing tear-jerking ballads in Spanish, before switching to patriotic American tunes in English. As tensions between the United States and Spain escalated, fanned by the Hearst newspapers, Chiquita capitalized on the war hysteria of the public to add more patriotic songs, ending each act by physically wrapping herself in the American flag to thunderous applause. With the mysterious sinking of the *U.S.S. Maine* in Havana harbor on February 15, 1898, Chiquita's patriotic act reached a fever pitch, and the Chutes raked in the receipts. After numerous extensions and advertisements of Chiquita's pending final performance, she finally closed on May 2, 1898. She played short engagements in Oakland and Sacramento before heading east, billed as the "Condensed Human Patriot! - Costumed in the National Colors" for the opening of the Trans-Mississippi Exposition in Omaha, Nebraska on June 1, 1898.

While in San Francisco the first four months of 1898, Chiquita had additional lavish costumes made and she visited the two leading photographers in the city to sit for publicity photos. The photographers provided Chiquita with cabinet cards, which she made available for sale at each performance. During her engagement she also met the redounded animal trainer, Frank Bostock, who had been hired to design and stock a permanent zoo of exotic animals on the Waller Street side of the Chutes property. Bostock convinced Chiquita to sign a contract with his Bostock-Ferari Carnival Company, and come to Omaha for the five-month exposition, promising other bookings he'd be arranging both in this country and his birthplace, Great Britain, where he had a well established wild animal show reputation.

Chiquita joined Bostock "the Animal King," traveling to bookings in the eastern United States and Europe, headlining independently of the wild animal performances and doing an act similar to the one she developed at the Chutes. In 1901, she was booked at the amusement midway of the Panama-American Exposition in Buffalo, New York (where President McKinley was assassinated). Chiquita, then 31 years old, had become secretly involved with Tony Woeckener, a 17-year-old coronet player and ticket taker. The day before the end of the run, the couple clandestinely eloped. This event became a newspaper sensation, with daily press releases, as the livid Frank Bostock tried to legally block the departure of his leading contract performer. A tenuous compromise was reached and the now Mrs. Woeckener returned to the carnival company's tours. Tony and Chiquita "escaped" from the company again in August 1902, claiming that Bostock tried to "tame" her by turning her over his knee for spanking.

Independent from Bostock, Tony Woeckener became his wife's manager. While on tour in Springfield, Ohio in October 1903, Chiquita delivered a stillborn son by a Caesarean section operation. After a difficult recovery, Chiquita returned to touring, and in July 1905, returned again to San Francisco for a three-month run at the Chutes, at its second location, in the Richmond District at 10th Avenue and Fulton Street (the auditorium was on the southeast corner of 10th Avenue and Cabrillo Street). There was very little press coverage beyond listing her in the Chutes ads, but on September 15, in the last week of her booking, the *San Francisco Chronicle* carried an article entitled "Chiquita Held Up – Midget Escapes Three Bad Men and Is Saved By Brave Spouse." Returning to their rental cottage on 10th Avenue with her week's earnings, the couple claimed to be accosted by robbers who fled when Tony produced his own gun and returned fire. *The Chronicle* ended the article with skepticism about the unwitnessed event.





Studio portrait cabinet cards of Chiquita by Frederick H. Bushnell, 1510 Market Street, in 1898. (John Freeman Collection.)

Mr. and Mrs. Woeckener would return one more time to San Francisco in May of 1909 for a one week vaudeville run at the Wigwam Theater on Mission Street near 22nd Street. Soon after, Chiquita and Tony retired from show business to live comfortably on her career earnings in Guadalajara, Mexico.

Chiquita was a remarkable talent whose life of entertainment on the road had its challenges and its successes, with a major highlight certainly being her four-month run at San Francisco's Chutes in 1898.

Historical Happenings

Streetcar San Francisco: Transit Tales of the City in Motion

September 24, 2016 (Saturday) 7:00 PM

Back by popular demand! Because our July showing of the fourth annual WNP movie night sold out, we're returning to the Balboa Theatre with archival footage, new and original short films, highlights from the OpenSFHistory collection, and other historically-inspired surprises around the theme of San Francisco public and private transit. Narrated with zest by your genial hosts, Woody LaBounty and David Gallagher. Plus trivia and prizes! Program starts at 7pm. Purchase information: **outsidelands.org/streetcarSF.php**



Sunnyside History Member Walk

October 15, 2016 (Saturday) 11:00 AM–1:00 PM

Join Amy O`Hair of the Glen Park Neighborhoods History Project on a stroll back in time to rediscover the forgotten histories of Sunnyside during the early years. Find out where the Creek once ran, where the massive coal-fired power plant once stood, how the Conservatory was built, and hear stories of some of the first families to move to this new neighborhood. Includes exclusive oral history and photos that are available nowhere else. About two hours, with two stairways and a moderate hill. This tour is free but limited to 20 WNP members and their guests. Reserve your spot by emailing David Gallagher at david@outsidelands.org or calling the Western Neighborhoods Project office at 415-661-1000.

Winter Symposium: 150 Years of the Outside Lands (Members Only)

November 5, 2016 (Saturday) 7:00 PM–8:30 PM

Come to the WNP Winter Symposium for some in-depth San Francisco history talk and conviviality. To commemorate the 150th anniversary of the Outside Lands Act, a legal statute that added the land of the western neighborhoods to the City of San Francisco, this member-only event will feature a presentation and panel discussion with Presidio Trust historian Barbara Berglund, Woody LaBounty, and WNP Board Member Arnold Woods. To be followed by member socializing with beverages.

Location: 3 Fish Studios, 4541 Irving Street, San Francisco. **Limited to 20 WNP members.** $20 a ticket, and worth it!

Buy your tickets at **www.outsidelands.org/symposium** or call the Western Neighborhoods Project office with your credit card ready: 415-661-1000.

Opposite page: Our recent Presidio Terrace/Jordan Park member walk took a stop in St. John's Presbyterian Church (1), where Ian Burke gave a talk on the stunning stained glass (2). Walkers enjoyed wonderful weather (3) while viewing architectural styles of the two residence parks. Joseph Amster (4) appeared as a guest on the Outside Lands San Francisco podcast to talk about the legacy of Emperor Norton. The first Atlas Obscura Live! show hosted by Bart Bernhardt and Julie Crossman (5) featured a WNP talk on the Broderick-Terry Duel.



1


ST. JOHN

2



3



4


Western Neighborhoods
Project
www.outsidelands.org

5

The Last Word



(United Press Photo, WNP collection/wnp8.009)

The Stoneson Brothers, developers of Lakeside and Stonestown around Lake Merced, should have known better than to advertise "view homes" in the Bay Area. The United Press Photo caption writer had some fun with them on January 8, 1957:

> **VANISHED VISTA**
> SAN FRANCISCO: Unseen beauty remains obstinately hidden behind a blanket of heavy fog and smog in the San Francisco Bay Area despite an insistent highway sign that urges passersby to view the "fabulous" new homes of a new housing development. Enough to make promoters of the project quite unhappy, the view is completely marred by freakish nature while the sign points into nowhere.

In 2016, we've been socked in with the fog this summer. While westsiders are used to it (even enjoy the misty mornings), the long string of gray days may have a few of us ready to ask "freakish nature" to lay off for awhile.

Western Neighborhoods Project
outsidelands.org

Not a WNP Member?

SF West History 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.