Form No. 10-300 (Rev. 10-74)

PH03502128

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

DATA SHEET

FOR NPS USE ONLY
RECEIVED MAR 28 1977
DATE ENTERED JUN 15 1977

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC * International Hotel

AND/OR COMMON

2 LOCATION

STREET & NUMBER
848 Kearny Street — NOT FOR PUBLICATION

CITY, TOWN
San Francisco — VICINITY OF — CONGRESSIONAL DISTRICT 6

STATE California — CODE 06 — COUNTY San Francisco — CODE 075

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	__PUBLIC	X OCCUPIED	__AGRICULTURE	__MUSEUM
X BUILDING(S)	X PRIVATE	__UNOCCUPIED	X COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	X EDUCATIONAL	X PRIVATE RESIDENCE
__SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	X ENTERTAINMENT	__RELIGIOUS
__OBJECT	X IN PROCESS	__YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	X YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME
Four Seas Investment Corporation, c/o William Bush, Attorney

STREET & NUMBER
1 Kearny Street

CITY, TOWN
San Francisco — VICINITY OF — STATE California

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
City Recorder's Office

STREET & NUMBER
City Hall -- San Francisco Civic Center

CITY, TOWN
San Francisco — STATE California

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
None.

DATE — __FEDERAL __STATE __COUNTY __LOCAL

DEPOSITORY FOR SURVEY RECORDS

CITY, TOWN — STATE

DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	X UNALTERED	X ORIGINAL SITE
__GOOD	__RUINS	__ALTERED	__MOVED DATE_____
X FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The International Hotel was constructed in 1874 on the south side of Jackson Street between Kearny and Montgomery. The new hotel contained 146 rooms in a handsome three-story structure measuring 100 by 120 feet, "so built that the sun shines into every room during the day." The enclosed historical photographs of the building show the hotel before the Earthquake and Fire of 1906.

A photograph taken right after the Earthquake, but before the fire had reached Portsmouth Square, shows that the International Hotel survived the Earthquake intact. A second photograph taken by George R. Lawrence on May 29th, 1906, shows that the hotel was heavily damaged by the fire. However, portions of the basement, entry and ground floor appear to have been incorporated into the hotel's reconstruction in 1907.

The pre-earthquake structure appears from contemporary illustrations to have been the same size as the present hotel; that is, three stories high and similar in length and width.

Unlike the present building the two street facades were flat. The ground floor, apparently shops, was divided into bays by slender structural columns and separated from the unrelated upper portion of the facades by a belt course. Hotel entrances of the pre-earthquake building were marked by shallow porticos, each supported on a pair of classical corinthian columns. The style of the upper facade ornament was Italianate or Second Empire. Second and third floor windows had highly decorated frames with arched pediments. There were quoins at the building corners and a broad continuous bracketted cornice. (In style, the present International Hotel may be called an adaptation of Italian Renaissance palace design or "classical" as in a very restrained Beaux Arts manner of the late 19th or early 20th century. The predominating facade material is red brick.)

In size it is nearly two thirds of a city block long (Kearny) and half a block wide (Jackson); 120 feet by 100 feet and three stories in height.

(Both street facades are symmetrical about their center lines.) The ground floor is divided into bays, somewhat unrelated to the main composition above and nearly obscured with small shop signs. It is separated from the upper portions by a horizontal stone cordon carried on engaged pilasters, each with a flat capital and base. (All appear to be intact, and in fact the whole of both facades are surprisingly intact, in spite of abuse and an apparent lack of maintenance.

The main decorative elements in the building occur on the second and third floor levels consisting of a major central pavilion flanked by lesser end pavilions. The center pavilion is slightly accented with elongated brick quoins which announce its break with the front. Here single windows on both levels are accented with broad stone frames and projecting balconies. The upper window has a semi-circular head with an elegant voluted keystone. The lower balcony marks and shelters the main entrance.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	__ARCHITECTURE	__EDUCATION	__MILITARY	X SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
__1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
X 1900-	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES 1874 construction; 1906-07 rebuilding BUILDER/ARCHITECT unknown

STATEMENT OF SIGNIFICANCE

In the 20th century, the International Hotel became the social and cultural center for the Filipino community in San Francisco. In addition, many of today's top entertainers can trace their careers back to the basement of the International Hotel which housed San Francisco's most famous nightclub of the 1950's and 60's, the "hungry i".

The International Hotel, constructed on the south side of Jackson Street (between Montgomery and Kearny) was an impressive hostelry. Constructed in 1874 it had entrances on both Jackson and Kearny streets. Hackett's Industries of San Francisco (1884) described the new International Hotel as follows:

> The International Hotel is one of the leading business and family houses in San Francisco. It is most convenient to the post-office, express, and United States Land Offices and courts, State courts, and old City Hall, and all public places of amusement in the city. Various street car lines pass the doors, or are in close proximity, while a free coach for guests is in attendance at all hours. The International is first-class in all of its appointments. There are 142 rooms for guests, with many conveniently arranged suites for families, whose comfort and convenience is a subject of special attention by the proprietor. Thirty employees supply the wishes of the guests quietly and quickly. The table is unsurpassed, being always supplied with all the luxuries and delicacies of the season. The house is open at all hours of the day and night. It enjoys a large share of patronage of travelers, and has a popular reputation with the public of the Pacific Coast.

Examination of woodcuts and photographs of the Hotel from 1884 through the fire and earthquake of 1906 indicate the structure remained virtually unchanged from 1874 to 1906. The 1906 Earthquake did little damage to the hotel but the damage caused by the fire was extensive. Examination of photographs of the ruins of the building and inspection of the current structure indicate portions of the basement, entry way and first floor were reused when the hotel was reconstructed on the site in 1906-07.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

1. Adams, Ben: San Francisco (An informal guidebook), 1961.
2. Oral interviews, 1976, with tenants of the International Hotel. Tapes on file with Al Robles, Jackson Street Gallery, San Francisco.
3. Coleman, William T.: The Lion of the Vigilantes, Bobbs-Merrill Co.
4. Hackett, Fred H.: The Industries of San Francisco, Payot, Upham & Co., 1884.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY .275 acre

UTM REFERENCES

	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
A	10	552515	4183160	B			
C				D			

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE
Luis Salvador Syquia, Jr.

ORGANIZATION

DATE
January 18, 1977

STREET & NUMBER
574 8th Avenue

TELEPHONE
(415)221-7128

CITY OR TOWN
San Francisco

STATE
California

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ___ STATE ___ LOCAL XX

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE [signature]

TITLE State His toric Preservation Officer

DATE March 16, 1977

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

[signature] DATE 4/15/77

[signature] DATE 6-14-77

End pavilions occur one bay in from the corners and are slightly accented by a kind of rusticated pilaster. Each pavilion is further differentiated by closely paired windows and a spandrel between floors has an elongated brick panel with a broad stone frame. The corners of the building are treated with exaggerated elongated brick quoins.

Flat brick arches at second floor windows contain classic keystones which project up into exaggerated brick aprons below the sills of the third floor windows. Third floor windows have flat brick arches with keystones similar to that at the main center window. These elements meet the stone belt course directly below the projecting cornice which is supported by modest block modillions.

A low parapet wall at the top incorporated pediments that reflect the center and side pavilions below. The side elevations repeat the elements of the main facade without the center pavilion. The ground floor features on the side street are covered by a painted mural almost the length of the wall. However, the original details show through and are extant.

After the 1906 earthquake and fire the International, rebuilt and reopened, became the exclusive residence of Japanese military officers of merchant and navy ships arriving in San Francisco. Thus began the concentration of an area oriented to minority needs.

In order to better understand later significance of the International Hotel it is necessary to note generally the history of Filipino immigration to California. Filipinos who came to the United States prior to 1920 came as students, from the "better families" in the islands. They were exhibited as wards of the American government and made a favorable impression in this country. Many, after finishing school, stayed on, in addition to others who had served in the navy as mess boys and taken discharges in American ports. In 1920 there were 5603 Filipinos in the United States.(McWilliams 1964:236)

From 1923 to 1929 Filipinos arrived in California at a rate of 4177 a year. (McWilliams 1964:236) In contrast to the earlier voluntary influx, that of the latter period was artificially stimulated at the expressed or implied invitation of some promise of employment. The Hawaiian Sugar Planters Association imported 100,000 Filipinos from 1907-1926, and from this source Filipinos were recruited for jobs on the west coast.(McWilliams 1964:236) Pending legislation threatening to cut off Mexican labor in California also stimulated recruitment. This second wave of immigrants, 84.3% under thirty, came without parents, wives or children. Many were without formal education, lacked special skills and spoke little English. From 1920 to 1930, 1395 Filipino males entered California for every 100 Filipino females, with a resultant excess male population of 39,328.(McWilliams 1964:236) The Anti-miscegination Act made it illegal for Filipino males to be seen with, or marry, white women. (Further legislation forbid Filipinos to own land or set up businesses for themselves. They were to be kept moving, remain transit. They stayed in rooming houses, hotels and labor camps. The International Hotel was one of these. "Manilatown", the Kearny/Jackson Street area of San Francisco, became a permanent settlement, a convenient culture contact. It was the dispatch point for jobs in the Alaska fishing industry. It was the home field workers returned to, where merchant marines lived while in port, where distant relatives and friends could be contacted, where they could enjoy the security of a common culture. Immigration laws enforced the role the International Hotel played as a family, the social protection it provided. The Filipino community in San Francisco existed in groups dictated by economic necessity and blood brotherhood. The International became a symbol for an entire minority community.

The following reminisces were recorded of some of the tenants of the International:

"I remember in 1910, the street cars on Kearny Street were pulled by four horses. The streets were all wood. The milkman delivered the milk in his horse and wagon. He delivered it to the St. Paul Hotel. There were no streets in Chinatown either, it was all wood. Montgomery Street was all water during that time. There was one park in Chinatown. They call it Portsmouth Square. It was so wild. There were all trees over there before. There were plenty birds in the trees. I like the old park. But now, you know, it is different. All those trees are new. They cut down all the old ones. There was no garage then. There was no playground. Filipino Town was on Kearny Street.

Benny's Cigar Store on Clay and Kearny was built in 1915. This was an old Cigar Store. Goes back during the time of the Exposition. This was owned by the Blaser Brothers Co. They used to have a Bail Bond office here. I am 85 years old, and had this cigar store for 25 years. I also remember the Santa Maria Restaurant. It was on Jackson near Kearny Street. It was owned by the Santa Maria Brothers. This was a Visayan Restaurant. There were Cable Cars on Clay and Washington Street. This was about 1918. The fare was five cents. Broadway was the dividing line of Italian town. It went all the way to the wharf.

Down the block near Clay was the Grand Hotel. It was owned by Chinese. And next door was a Jewish Tailor Shop. The Oakland Hotel used to be on Sacramento and Kearny, and across the street from that was the P.I. Cafe.

There were three Filipino barbershops on Kearny Street. One next door to the International Hotel. This was Tino's Shop. And next door to that was the Bataan Drug Store, the Bataan Pool Hall, the Bataan Restaurant. And across the street where Mike's Pool Hall is now, I mean Lucky's - that used to be a clothing store in 1930's. A Jew owned the building, and the hotel above was a whorehouse. In 1930 or 1928 or 1929, he sold this building to a Filipino old timer, then they made this into a pool hall. The first owner's name was Julian, and the second, a Filipino boxer name Tano. He owned it for a long time. Another Filipino name Sampose, from Mindanao, wanted to buy it for $3500 but was turned down. And Moyho and his wife took it over. They still manage the pool hall. That pool hall has a history all the way up to now. The Filipino boys all know each other. We are drawn together. We all come from the same place. We feel at home here.

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In 1930, at the International Hotel, we pay two dollars a week. I remember Gene Esponosa wearing his white suit, standing outside the Hotel. He just got off the ship. The Filipinos shouted at him, "Hey, you look like a street cleaner!" He thought it was like the Phillipines, the weather the same as there. Anyway, on the corner of Jackson and Kearny was the Club Mandalay. It was owned by Chinese. Around the corner where the Hungry I used to be - that was a Filipino pool hall that stayed open all night. You could even sleep on the benches. Esponosa, the Filipino ex-champion of Calioformia, used to be the pool hall manager there. He used to say that it was the biggest pool around Kearny. We had twenty tables he would tell everyone. The Alamo Hotel was next to the Manila Cafe, over there. You see, that was a whore house too. The Palm Hotel was on the corner of Jackson and Washington Street. That was a whore house too.

Where the gas station on Jackson and Kearny is now, before that used to be houses. They tore them out. In the International Settlement, there were all kinds of girls there. You could date them. It's not like Broadway Street. That was the Barbary Coast days. You could go to a movie, eat steak, and have a girl for one dollar in all."

Though required to register under the Alien Registration Act of 1940, 16,000 Filipinos were called up under the first draft and an all Filipino batallion was formed. In this way many became citizens. But the discrimination and exclusion for Filipinos in California continued. America's "bright-winged promises of liberty, equality and fraternity" never quite materialized. (McWilliams 1964:233)

Again the tenants reminisce:

"After the war some of the Filipinos got their families, and they had to live in the suburbs. Before that, you know, no Filipinos are allowed to buy homes for themselves unless you are a citizen. So many pinoys had money, you see, but they were not allowed to buy homes. That's why they stayed here. They were not allowed to have apartments any place in the city. Prejudice was so rampant.

And from about 1930-1948, there were about four thousand living down here around Kearny Street. But everything started to change after the war. We were able to apply for citizenship. But before that we weren't able to.

The Filipinos were not allowed to stand out in the streets. When it was warm they stayed right here in the park. During the old days, there were not so many old timers hanging around Portsmouth Square. They were busy trying to make a living. In these days, no welfare. In the old days it was hard. There was nothing. You had nothing."

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Some solace is found in places like the International Hotel. In "San Francisco", an informal guide book by Ben Adams, the following description exists:

From Bateen to Kearny Street

"On the fringes of North Beach and Chinatown along Kearny Street are a few dingy hotels and restaurants which serve as headquarters for San Francisco's still underpriveleged Filipino community. Hundreds of Filipinos came long ago as agricultural workers, domestic servants, culinary workers. A few worked their way up and became businessmen and professionals, but not many. Then after WW II there was a new influx, survivors of the famed Filipine Scouts, the twelve thousand men who fought under General MacArthur in the early stages of the war. Many of the scouts had records of twenty to thirty-five years service in the U.S. Army, and a grateful government gave them U.S. citizenship as a reward of their services. So the Filipinos started coming to San Francisco and other West Coast cities in order to retain their newly gained citizenship and to find jobs. Their hope was to make enough to bring their families here. But the government that had acclaimed their war record allowed them only half of the retired pay awarded other enlisted men of equal rank. It also denied them back pay for the period of the Japanese occupation of the Phillipines. The discriminatory treatment was disillusioning. Besides, they were destitute and handicapped by their advance age and a formidable language barrier. So they clustered in cheap flophouses like the International Hotel."

Of the 45,563 Filipinos in the United States in 1940, some 32,338 were in California. (McWilliams 1964:232) The Filipino community in San Francisco concentrated and grew in the "Manilatown" area, with the International Hotel as its center, contributing to the city's ethnic identity of its "multicultural people".

About 1954 the International Hotel became significant for yet another reason. Enrico Banducci, noted San Francisco club owner, relocated his original "hungry i" nightclub to the basement of the International Hotel. The show business careers of many of today's top entertainers began in that basement, including Dick Gregory, Elaine May & Mike Nichols, Lee Crane, Lenny Bruce, Dick Cavett, Mort Sahl, Johnny Mathis, Barbra Streisand, Bill Cosby, the Limelighters, the Kingston Trio, Richard Pryor, Phyllis Diller, Jonathan Winters, Mel Brooks, and many others. Yet as the "hungry i" flourished, it soon became evident to developers the property on which the International sat was becoming too valuable for the purpose it was serving. The managers of the Hotel decided

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the site would be more profitable for commercial uses than as a center of Filipino life. In 1968 the tenants and Banducci were told eviction was forthcoming and the death of the International Hotel tradition imminent.

Banducci, rather than face eviction, though prefering to stay in the International, moved a few blocks away. The tenants vowed to stay on, and a nine-year humanitarian struggle ensued. After winning a temporary lease in 1969, the tenants, about 100 elderly and poor Filipino and Chinese, several small businesses and community centers on the ground floor also threatened, and hundreds of concerned citizens,assisted in the effort to maintain space in the International and save the building from demolition. Private funds were donated. A free recreation activity for the elderly, nutrition services, language training and youth and art programs were set up, in addition to public health assistance for the tenants. Minor repairs were made to the building to bring it up to code. Low-cost housing has become the issue, but the real significance of the International Hotel can best be summed as follows:

"Not too long ago the vicinity of Kearny Street just off San Francisco fabled Chinatown was inhabited by thousands of Filipino families. Appropriately the area was nicknamed Manilatown.
The Filipinos have moved out. Propelled by better employment opportunities, higher incomes and the inclination to upgrade their life styles, Filipinos moved to other areas of the city, some to the suburbs. Manilatown, as older San Franciscans knew it, is no more than a memory.

The last remnant of the old Manilatown neighborhood is the International Hotel, a 70-year old, three-story brick building that occupies the 800 block of Kearny Street. It is inhabited by some 80 Filipino and Chinese senior citizens. It stands as a reminder to all that once there was a Manilatown."

Phillipine News
12/4-10/76
San Francisco

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Public Acquisition

The San Francisco Housing Authority, backed by the Mayor of San Francisco, plans to use its power of eminent domain to purchase the hotel from Four Seas Investment Corporation. Four Seas has used a writ of mandamus to stop the eminent domain proceedings and has obtained a court hearing on 2/1/77 to present its brief contesting the plans of the Housing Authority to purchase the hotel and retain it for low-cost housing.

5. Huggins, Dorothy H.: The Annals of San Francisco. Lewis Osborne Pub.,1966.
6. McWilliams, Carey: Brothers Under the Skin. Little, Brown & Co., 1964.
7. Neville, Amelia R.: The Fantastic City. Houghton Mifflin Co., 1932.
8. Phillipine News: Various issues 1969-1977. San Francisco.
9. Purdy, Helen T.: San Francisco As It Was, As It Is, And How To See It. Paul Elder and Co., 1912.
10. San Francisco Directories, 1857, 1874, 1875. Special Collection. SF City Lib.
11. San Francisco Examiner, 6/5/69, p.21.
12. San Francisco Chronicle, 6/25/69, p. 6.