

**United States Department of the Interior  
National Park Service**

For NPS use only

**National Register of Historic Places  
Inventory—Nomination Form**

received JUL 13 1983

date entered

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

*Fernal*

**1. Name**

historic Park View Hotel

and/or common STANYAN PARK HOTEL

**2. Location**

street & number 750 Stanyan Street

NA not for publication

city, town San Francisco NA vicinity of

state California code 06 county San Francisco code 077

**3. Classification**

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

**4. Owner of Property**

name Stanyan Street Associates

street & number Post Office Box 99372

city, town San Francisco2 NA vicinity of state CA 94109

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Recorder's Office

street & number City Hall

city, town San Francisco state CA

**6. Representation in Existing Surveys**

title None has this property been determined eligible?  yes  no

date  federal  state  county  local

depository for survey records

city, town state

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>	
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date <u>NA</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	(restored)		

### Describe the present and original (if known) physical appearance

The Stanyan Park Hotel is a three-story frame independent structure, rectangular in plan, sited on a prominent corner across from Golden Gate Park. It has three angle-sided bays on the Stanyan Street facade across from the Park, a round corner bay, and three more angle-sided bays on the longer, Waller Street facade. The roof is flat. The ground floor contains three stores and two entrances to the upstairs. The building was substantially altered over the years, but has now been restored utilizing the Secretary of the Interior's Standards for Rehabilitation.

On the second and third floors the window treatment is identical, whether on the wide central face of a bay, on its narrower side face, on the flat wall surface between bays, or with curved glass on the round corner bay. The round bay has three windows per floor and each of the other surfaces mentioned above has one, except for two between the easternmost bays on Waller. The windows are double-hung, with single light in each sash, and the lower sash is nearly twice the height of the upper. The window surrounds are decorated with shouldered architraves, banded sides and, only above the major second floor windows, wooden keystones.

The street level was designed to be different from the two upper floors, in order to mark the difference of commercial function and to facilitate the frequent updating required for commerce. This floor has no bays, but it has five major entrances: one each to the two stores and the hotel upstairs on Stanyan, an angled corner entrance to the third store, and towards the rear on Waller, a four-columned, recessed entry. On this rear part of the building the ground floor facade relates best to the upper floors; it has the same siding, groups of three windows below bays, and fine quartets of columns and pilasters leading up six steps into a recessed vestibule.

The years were not kind to the Stanyan Park Hotel but the owners have restored it to its former splendor. Prior to the completion of the recent renovation, the building had been stripped of most of its ornamentation and covered with imitation brick paper. A handsome corner dome and roofline balustrade had been removed. Luckily a historic photograph exists, probably from about 1908-1910. The owners have restored the hotel to conform to the photograph. It shows smooth, flush siding, the window surrounds described, string courses between floors which include a dentil molding above the second floor, and still-extant cornice with acanthus consoles and egg-and-dart moldings. The outstanding revelation of the historic photograph was the documentation of the original existence of a roofline balustrade and a corner dome, metal covered and finial topped, with oval oculi and a drum that continued the line of the balustrade. The photograph shows a rear section on Waller Street to have a facade complementary to the upper floors, with the same siding and shouldered and banded window surrounds, and with the columns, steps, and artificial stone foundation that exists today. Already at that time the remainder of the ground floor was different from but not inharmonious with the upper floors. The siding was of similar smooth, flush type, but apparently varnished instead of painted. Several windows had shouldered architraves but no banding. Door posts and vertical dividers carried paneling typical of such store-front positions. However, the saloon's high windows and possibly terrazo door posts were nontraditional, possibly a carryover from the previous saloon on the site, or possibly a remodeling in the four to six years since the original construction. The southernmost store, at that time a restaurant, had a traditional shop front with large plate glass windows, transoms, and a paneled wood base.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** 1904-1905 **Builder/Architect** Martens & Coffey

### Statement of Significance (in one paragraph)

The Stanyan Park Hotel is significant as the oldest extant hotel on the border of Golden Gate Park. It was built in 1904-1905 for Henry P. Heagerty (1849-c. 1918), who knew the area's commercial requirements from having run a saloon and small boarding house on the site since 1883. Opening one of a dozen hotels serving the Park, seven on Stanyan Street alone, Heagerty responded to the competition by having an elegant and fashionable structure created for his new hotel, in order to attract quality, high-paying customers. He hired a highly respected architectural firm, Martens & Coffey, who gave him the best and costliest (\$28,000) of their many buildings in the neighborhood. The recent restoration has returned the building to its handsome Beaux Arts appearance.

Martens & Coffey, active together from 1891-1907, generally designed in a style of transition between Queen Anne and Beaux Arts classicism, with the asymmetrical planning of the former and the restraint in materials of the latter; their ornamentation was classical in vocabulary but not in placement. Their San Francisco work included a number of residences near Alamo Square, most elegantly 926 Grove, five flat buildings near 750 Stanyan, St. John's Lutheran Church on 22nd near Capp, the Chinese and San Mateo County buildings for the 1894 Midwinter Fair and, with Julius Krafft, the first University of California Medical Center buildings. German-born Ferdinand H. Martens (1860-1914) had been a draftsman under Thomas J. Welsh, and California native Alfred I. Coffey (1867-c. 1932) had worked under C.I. Havens and P.R. Schmidt. Among their works, the Stanyan Park Hotel stands out for its restrained elegance, its orientation to the Park and the street corner, and for the unity it imposed on the different functions of hotel, flats, saloon, and other storefronts.

The hotels, apartment hotels, and lodging houses in competition with the Stanyan Park at its birth have all been demolished except for two "apartment-hotels" which years ago reverted to ordinary apartments. "The Frederick" at the southwest corner of Stanyan and Frederick, recalls its more commercial past only with a grocery store at ground level; the building itself is taller but much less elegant than the Stanyan Park Hotel. The more elegant and much larger "Bon-Air Apartment" at the Stanyan-Oak main entrance to Golden Gate Park retains no commercial aspect at all. In contrast, the Stanyan Park Hotel has continued in Directory listing of Hotels, though under a variety of names: Park View Hotel according to the 1905 Sanborn insurance map, Hotel Golden Gate 1907-1919, Hotel Roamer 1925-1930, Stadium Hotel (referring to the now, little used Kezar Stadium in the Park (1930-1975), and a brief interval in 1960-1961 as The Fremont House. The new owners are calling it the Stanyan Park Hotel.

# 9. Major Bibliographical References

(See Continuation Page).

# 10. Geographical Data

Acreage of nominated property 0.018 acre

Quadrangle name San Francisco North

Quadrangle scale 1:24,000

UTM References

A 

110	5482810	418100110
Zone	Easting	Northing

B 

Zone	Easting	Northing

C 

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D 

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**Verbal boundary description and justification** The nominated property occupies its original parcel at the southeast corner of Stanyan and Waller Streets, described as Assessor's Lot 25 in Block 1250, it is roughly 75 feet x 106 feet in size.

List all states and counties for properties overlapping state or county boundaries

state	NA	code	county	NA	code
state		code	county		code

# 11. Form Prepared By

name/title Anne Bloomfield

organization NA

date February 28, 1982  
Revised February 23, 1983

street & number 2229 Webster Street

telephone (415) 929-1063

city or town San Francisco

state CA 94115

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

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

title State Historic Preservation Officer

date 6/29/83

For NPS use only

I hereby certify that this property is included in the National Register

Keeper of the National Register

Entered in the  
National Register

date 8/11/83

Attest:

Chief of Registration

date

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET Stanyan Park ITEM NUMBER 8 PAGE 2

Golden Gate Park came into legal existence in 1870, development began in 1871, and users started coming as early as 1875, even without any nearby roads or public transportation facilities. When street railways reached the Park boundary in 1880, popular use increased immensely, and first Park Superintendent William Hammond Hall's policy of forbidding any commercial uses inside the Park caused a cluster of saloons to grow up on Stanyan Street. The first hotel here, the Terminal, opened shortly after the Southern Pacific affiliated Park & Ocean Railroad, in 1883, inaugurated its steam train service from a terminal inside the Park between Haight and Waller, to run all around the Park's southern and western sides, the first public service to the beach. About the same time Harry P. Heagerty set up his liquor establishment at the southeast corner of Stanyan and Waller. The rest of this square block soon contained the Haight Street Grounds, where the California League played baseball, from 1887 through 1893, before as many as 7,000 fans at a time. The 1892 Sanborn map shows Heagerty's saloon as a two-story building nestled in the corner left by the ball park's curve and right next to the ticket office. In 1897, the new Pacific Coast League opened in a new ball park at Eighth and Harrison, and the Stanyan-Waller block was released for development.

Harry Heagerty had owned the corner lot by 1894, and presumably the demise of the Haight Street Grounds led him to seek a renewed trade. Bicycles were already popular in Golden Gate Park, and the hotel must have been thriving; so Heagerty commissioned his own hotel. The building seems to have been designed all at once but constructed sequentially. Probably first came the rear section on Waller, which would not disturb Heagerty's saloon trade during construction and which appears on the 1905 Sanborn map as a virtually independent structure with independent use as flats. Then came the corner portion, up to the southernmost pair of bays on Stanyan, where the building ended in 1905. Last portion was the section running back from those last two bays, where the restaurant occupies the storefront in the historic photograph.

Over the years, the Hotel has undergone many ownership changes, from the 1876 Irish immigrant, Harry Heagerty, to some Italian poultry dealers, to the Salvation Army's business manager. It has attracted customers by its proximity to Golden Gate Park, Kezar Stadium (opened in 1925), and the University of California Hospital. It survived as a hotel through the 1960s "Flower Children" years of this neighborhood called the Haight-Ashbury, and into its painful revival. Now it stands to benefit from the popularity of small hotels in attractive antique buildings away from the downtown.

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET Stanyan Park ITEM NUMBER 9 PAGE 2

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ITEM 9. MAJOR BIBLIOGRAPHICAL REFERENCES

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Hansen, Gladys, San Francisco Almanac, Second Edition, San Rafael, 1980,  
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Lange, Fred W., History of Baseball in California and Pacific Coast Leagues,  
1847-1938, Oakland, 1938: 4, 23, 29, 40, 53.

Sanborn Map Company, San Francisco, corrected to January 1982, v.3: 88F;  
corrected to August 1905, v.4: 420; corrected to January 1913, v.4:  
420, 405; corrected to April 1981, v.4: 414.

San Francisco Bulletin, August 7, 1904: 26/5 (announcement of building).

San Francisco Chronicle, February 20, 1904: 13/4, 5 (Martens & Coffey).

San Francisco Directory, various years and pages.

San Francisco Examiner, January 5, 1914: 4/7, 8 (Marten's Obituary).

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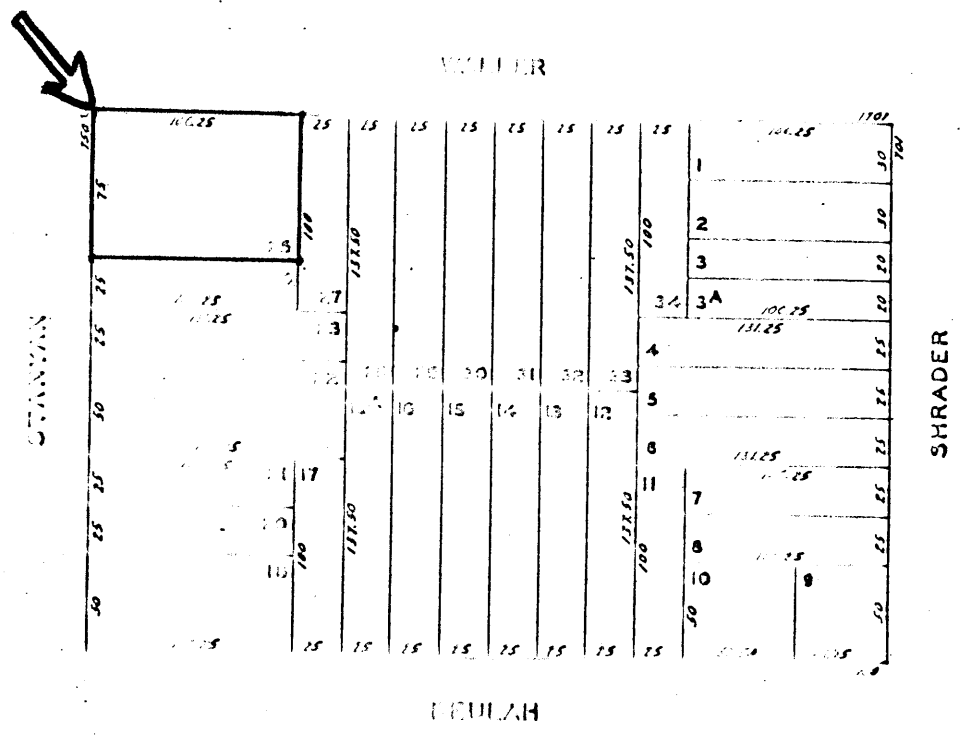
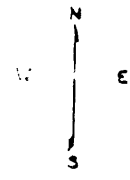
Snyder, John W., "A Partial Index to the California Architect and Building  
News, April 1, 1879 to June 20, 1900," Master's thesis, University of  
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U.S. Census, 1900: San Francisco, Roll 102, Enumeration District 110,  
p. 162B, lines 72-79 (Coffey); Roll 104, Enumeration District 163,  
p. 108B, lines 95-100 (Heagerty).

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1250  
 W A BLK. 697-A

ITEM #10  
 Geographical Data  
 Building covers site



Park View Hotel (Stanyan Park Hotel)  
 750 Stanyan Street  
 San Francisco, CA (San Francisco County)

THIS PLAT IS FOR LOCATION PURPOSES ONLY. LOT  
 NUMBERS AND OTHER DATA SHOWN ARE FROM SAN FRANCISCO  
 CITY AND COUNTY ASSESSOR'S RECORDS.

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