As a preliminary to a study or use of the Security Area Map and the Area Descriptions, a brief review of the historical development of the residential sections of San Francisco would seem to be pertinent.

San Francisco's population record indicates that the City has not had a spectacular growth, but that its population has steadily increased over a long period of years. As a consequence, many of the residential areas which have been partially occupied for 50 years or more are still in the process of development. This will be better understood when the genesis of many of these areas is known.

It is said that during the 70's some enterprising promoter or promoters conceived the idea of platting San Francisco for the city that it would ultimately be. Without engineering preliminaries large tracks were platted on maps without regard to contour or topography. Rectangular blocks with lots of 25 ft. frontage were laid out. The subdivisions created at that time provided for a city of a million people. These lots were marketed from the maps in the mining towns of the west, and it is related that titles to these properties were frequently used as stakes for poker games and other gambling enterprises. This speculative promotion created a widely diversified ownership of San Francisco residential property. The lots, in many cases through the purchase of Tax titles, finally came into the hands of responsible holders, largely local residents, who have disposed of them as the city grew and developed.

This unorthodox and impractical manner of platting the city accounts for the fact that it was not until 1911 when St. Francis Wood and other "west of Twin Peaks" subdivisions were placed on the market, that such a thing as "deed restrictions" and residential lots in sizes larger than 25 ft. frontage were known in San Francisco. This probably also accounts for the fact that there were no zoning ordinances in San Francisco prior to 1921, and