Eureka Valley

Historic Context Statement







DRAFT

Eureka Valley Neighborhood Association
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I. INTRODUCTION

The place San Franciscans know as Eureka Valley has had many names since its first settlement by Europeans in the mid nineteenth century: Rancho San Miguel, Horner's Addition, Most Holy Redeemer Parish, "the Sunny Heart of San Francisco," and most recently, The Castro.[1] Two hundred and forty years ago, the valley was a hinterland to the Mission Dolores settlement and then part of a large Mexican rancho. Over the course of less than fifty years in the late nineteenth century, Eureka Valley went from a rural fringe area of agricultural and industrial production to one of the city's burgeoning streetcar suburbs. After surviving the 1906 earthquake and fire largely intact, the valley became a full-fledged urban district, complete with its own local commercial district, civic and religious institutions, and city services. Widespread demographic shifts in the city and greater urban decentralization after World War II affected long-standing change in Eureka Valley, underwriting its transition in the 1960s and 1970s into one of the country's most well-known predominantly gay neighborhoods.

As a neighborhood, Eureka Valley boasts historic properties ranging from some of San Francisco's earliest surviving dwellings to sites significant for their association with LGBTQ history of the last twenty-five years. Eureka Valley is also a neighborhood that continues to change, as evidenced by schemes of new infill residential development, new commercial development, and changing institutions and demographics.

PROJECT DESCRIPTION

In recognition of the wealth of historic resources in Eureka Valley, the Eureka Valley Neighborhood Association (EVNA), in partnership with San Francisco Historic Preservation Fund Committee and the San Francisco Planning Department, developed the Eureka Valley Historic Context Statement (HCS) to provide a framework for consistent, informed evaluations of historic resources in the Eureka Valley/Castro neighborhood. The context statement documents the development history of the neighborhood and calls out influential themes, geographic patterns, and time periods in the district's history. The context statement also identifies key associated historic property types, forms, and architectural styles and their character-defining features, and a detailed discussion of potential areas of significance, criteria considerations, and integrity thresholds.

The Eureka Valley HCS study area encompasses all or a portion of twenty-nine city blocks roughly bounded by 16th, Market, and 17th streets on the north, Sanchez and Church streets on the east, 20th and 21st streets on the south, and Douglass Street on the west. (Figure 1)

The irregular bounds of the study area are based on several factors: local understanding of neighborhood boundaries, the bounds of the 1864 Eureka Homestead Association tract that was the namesake of the neighborhood, the boundaries of previously completed historic context statements in adjacent neighborhoods, and visual and topographical considerations. On the east, the study area boundaries extend to the edges of study areas for the Mission Dolores Neighborhood Survey and Market & Octavia Area Plan Historic Resource Survey (HRS). On the south, the boundaries align with the top of the ridge that separates Eureka and Noe Valleys. On the west, the study area extends to the

[1] Simons, Bill, "Districts: Eureka Valley Section Is Pleasant and Friendly," *San Francisco Chronicle*, July 21, 1940.

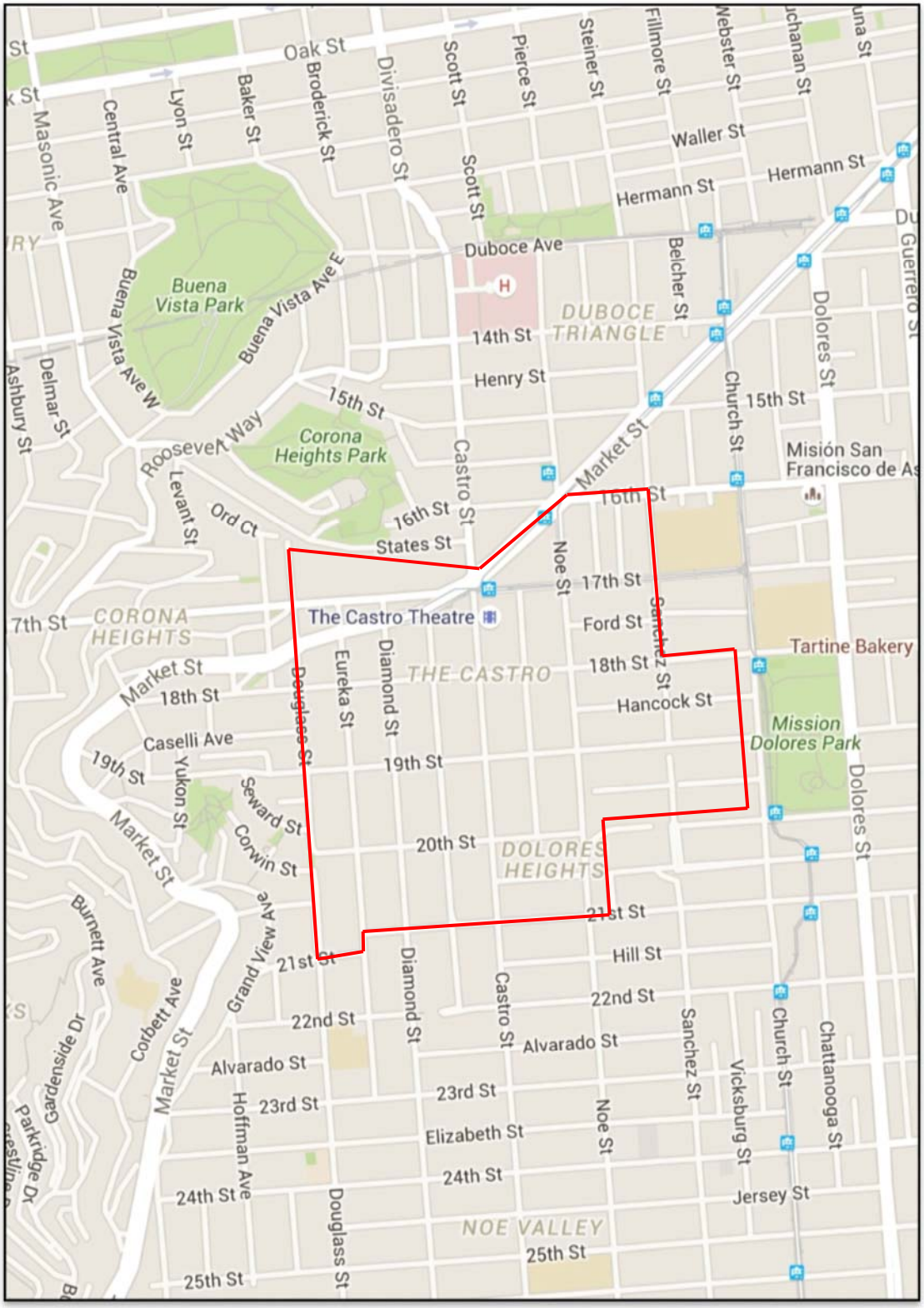


Figure 1. Study Area

edges of the Corbett Heights Historic Context Statement coverage area. And on the north, the study area extends to the bounds of the Market & Octavia Area Plan HRS study area and the irregular property line behind lots on the north side of 17th Street.

The study period for the Eureka Valley HCS dates from just before permanent European settlement in the region to 1976. The end date of 1976 extends the study period ten years beyond the typical fifty-year cut-off date for historic designation consideration, currently 1966. The extension of the study period gives the context statement a ten-year future window of potential use.

METHODS

The Eureka Valley HCS is the product of reconnaissance-level field observation and documentation, archival research, previous historic preservation planning efforts, and public input. Reconnaissance-level fieldwork and research for the HCS began in July 2015, with the fieldwork completed the same month.[2] Research repositories consulted for the project include the San Francisco History Center at the San Francisco Public Library; the libraries at the University of California, Berkeley; the Online Archive of California; the San Francisco Planning Department; the David Rumsey Map Collection; and Internet Archive. Key primary research materials included Sanborn Company fire insurance maps, historical atlas and survey maps, US Census records,[3] city directories, historic photographs, and the online archives of the *San Francisco Chronicle* and *San Francisco Call*.

The HCS is organized into a set of themes, arranged chronologically based on periods of development in the study area. Each theme ends with a discussion of historic property types associated with that theme. Themes that continue through multiple development periods, such as agriculture and industrial production, are treated in whole under the development period when the theme began. The study area contains a wealth of developer-driven housing from the late nineteenth and early twentieth centuries, as well as a variety of commercial buildings from the same periods. Because certain versatile residential and commercial forms repeat in a variety of styles, form is given equal consideration to style in developing historic property types. To address the interaction of form and style, the HCS has separate, dedicated sections detailing residential property types, commercial property types, and architectural styles following the historical development and themes section.

Historic themes related to the presence and influence of the lesbian, gay, bisexual, transgender, and queer (LGBTQ) community in Eureka Valley have been comprehensively documented in the 2015 Citywide Historic Context Statement for LGBTQ History in San Francisco (LGBTQ HCS). This HCS draws from the LGBTQ HCS to address these themes. The LGBTQ HCS provided a framework for discussion, identification, and evaluation of historic resources in the district related to this context. The recently completed Neighborhood Commercial Building Historic Context Statement 1865-1965 (2015) provided a framework for evaluating character-defining features of neighborhood commercial and mixed-use commercial and residential buildings in the study area.[4]

[2] Unless otherwise noted, all contemporary photographs in the HCS were taken by Elaine Stiles in July 2015.

[3] Demographic data drawn from US Census records for Eureka Valley relies on data from the 1880, 1900, 1910, 1920, 1930, and 1940 censuses. The Census Bureau included street names and house numbers in household data for these years. There is no record of the 1890 US Census for Eureka Valley. Most census data from 1890 was destroyed by fire in 1921. The Census Bureau has not released full records for the 1950 Census.

[4] The Eureka Valley/Castro neighborhood was not included in the associated Neighborhood Commercial Building Survey.

The Eureka Valley HCS, like all context statements, is an evaluative tool, not a decision-making document. The buildings and sites included as examples in the context statement are based on reconnaissance-level research and examination only. The HCS presents a range of examples within a particular style or typology – from simple to highly-developed – to provide future evaluators the full spectrum of properties in the study area. Inclusion or exclusion of a building or site in the HCS does not represent a value judgement on its worthiness for preservation or protection. These judgements can be made only through intensive-level historic resource survey efforts that devote targeted research and evaluative criteria to specific resources.

The Eureka Valley HCS project included public outreach efforts to enlist assistance from Eureka Valley/Castro residents in documenting stories, ideas, and material for the context statement. These efforts included:

- Establishing a project email address for community members to contact the project team (eurekavalleyhistory@gmail.com)
- Collaboration with the San Francisco Planning Department staff to develop content for a project page on the city's website (http://sf-planning.org/eureka-valley-historic-context-statement)
- Public information presentation at the January 2016 meeting of the EVNA membership with Planning Department staff members Shannon Ferguson and Tim Frye
- Regular communication about the HCS effort in the EVNA newsletter, *Eureka!*
- Presentation of the draft findings at a community meeting for discussion and public comment [TBD]

Development of the context statement was funded by a grant to the EVNA from the San Francisco Historic Preservation Fund Committee in the Mayor's Office of Economic and Workforce Development. Elaine Stiles, an independent architectural historian and preservation planner, was the lead researcher and writer. Oversight and review was provided by Preservation Planner Shannon Ferguson and Historic Preservation Officer Tim Frye. The consultant and department staff meet the Secretary of the Interior Professional Qualifications Standards for Historic Preservation. Additional review and guidance was provided by the Board of Directors and members of the Eureka Valley Neighborhood Association and members of the Historic Preservation Fund Committee.

Previous Surveys, Evaluations, and Designated Resources

Previous historic preservation efforts have documented and evaluated some individual resources and groups of resources in the Eureka Valley HCS study area. *Here Today*, the landmark 1968 study of San Francisco's historic architecture, documents many early dwellings in the study area. The 1976 reconnaissance-level Citywide Architectural Survey and Masonry Building Survey of 1990 also provide basic information and preliminary evaluation assessments on many properties. There are no identified intensive-level, comprehensive surveys of historic properties in the study area and the majority of the buildings in the neighborhood have had no survey or evaluation attention.

National Register of Historic Places

There are no known resources in the study area listed in the National Register of Historic Places. Surveys conducted under Section 106 of the National Historic Preservation Act determined the Twin Peaks Tunnel (1918) eligible for listing in the National Register in 1976.

California Register of Historical Resources

Evaluative surveys conducted under Section 106 of the National Historic Preservation Act have identified three historic districts that overlap with the HCS study area. These districts have been determined eligible for listing on the National Register of Historic Places (NRHP) and its state equivalent, the California Register of Historical Resources (CRHR):

- Castro Street Historic District
- Upper Market Street Commercial Historic District Extension
- 19th and Noe Historic District

San Francisco Landmarks

The HCS study area contains five designated San Francisco Landmarks:

- Alfred Clarke House (Landmark #80), 250 Douglass Street
- Castro Theater (Landmark #100), 429 Castro Street
- McCormick House (Landmark #208), 4040 17th Street
- Harvey Milk Residence and Castro Camera (Landmark #227), 573-575 Castro Street
- Twin Peaks Tavern (Landmark #264), 401 Castro Street

Other nearby Landmarks related to the Eureka Valley, but not within the study area include:

- NAMES Project/AIDS Quilt Founding Site (Landmark #241), 2362 Market Street
- Swedish-American Hall (Landmark #267), 2168-2173 Market Street

II. HISTORICAL DEVELOPMENT AND THEMES

NATIVE CALIFORNIAN SETTLEMENT AND PRESENCE[5]

Archeological evidence suggests that the first humans to settle in the Bay Area were nomadic, Hokan-speaking hunter-gatherers who arrived at least 6,000 years ago. Approximately 4,000 years ago, bands of Miwok-Ohlonean speakers began migrating to the Bay Area from California's Central Valley, supplanting earlier inhabitants. The newcomers settled along coastal shorelines and wetlands in a variety of permanent and seasonal villages. By approximately 2,500 years ago, these bands had made their way to the northern end of the San Francisco Peninsula.[6]

Historical accounts of Native Californian settlement in San Francisco begin in the eighteenth century when Spanish explorers first came into contact with local native populations. At that time, Spanish explorers and settlers estimated that there were approximately 200 people inhabiting the northern San Francisco Peninsula. These inhabitants were part of a larger community of approximately fifty-five small, independent tribes that occupied the San Francisco and San Pablo bay areas. These groups spoke three different dialects of a regional language anthropologists call San Francisco Ohlone/Costanoan and shared similar material, political, and religious cultural practices.

The tribe inhabiting the San Francisco Peninsula called themselves Yelamu. The Yelamu lived in three intermarried, semi-nomadic bands that moved among five identified village settlements on the peninsula.[7] One village, Chutchui, most likely a summer/fall camp, was located not far from Mission Dolores on Mission Creek and was the closest native settlement to the Eureka Valley study area. Another camp, Amuctac, was located to the south in Visitacion Valley. Anthropologists believe the Yelamu may have played an important role in regional trade, moving obsidian from north of the Bay to groups in the south and east and supplying coastal shells to inhabitants of the East Bay.[8]

Most of the identified prehistoric sites in San Francisco are in parts of the city such as Islais Creek, Bayview/Hunters Point, and Visitacion Valley, where conditions for settlement were suitable and historic-period development less intensive. Conditions within the Eureka Valley study area may have been conducive to Native Californian settlement or use. The area had abundant water resources; Mission Creek originated on Corbett Heights and flowed east along what is now the approximate path of 18th Street into the Laguna de Nuestra Senora de los Dolores, a shallow lake once in the vicinity of 15th Street, South Van Ness Avenue, 20th Street, and Guerrero Street. Given the adjacency of a known settlement site at Chutchui, it is possible that prehistoric archaeological deposits remain intact beneath

[5] This overview of Native Californian settlement and presence in the study area is based on information presented in historic context statements for two surrounding study areas: the Revised Mission Dolores Neighborhood Survey Historic Context Statement (2009) and the Market & Octavia Area Plan Historic Context Statement (2007). Additional material came from Randall Milliken, Laurence H. Shoup, and Beverly R. Ortiz, *Ohlone/Costanoan Indians of the San Francisco Peninsula and their Neighbors, Yesterday and Today*. Prepared for the National Park Service, Golden Gate National Recreation Area, San Francisco, CA. June 2009.

[6] Mission Dolores Neighborhood Association and Carey & Co. Architecture, "Revised Mission Dolores Neighborhood Survey, San Francisco, California" (San Francisco, CA: Mission Dolores Neighborhood Association, 2009), 14.

[7] The five village names were Chutichi, Sitlintac, Amuctac, Tubsinte, and Petlenuc.

[8] Mission Dolores Neighborhood Association and Carey & Co. Architecture, "Revised Mission Dolores Neighborhood Survey, San Francisco, California," 15.

portions of the study area.[9] However, most of the Eureka Valley area had been significantly disturbed and built upon before early twentieth-century archaeological investigations began documenting pre-European populations on the peninsula.

Associated Property Types

This historic context statement does not address archaeological resources or traditional cultural properties associated with Native Californian settlement and presence in the study area. A qualified archeologist or tribal historian should be consulted on these resource types and areas of significance.

Spanish and Mexican Settlement and Land Development (1776-1848)

The first Spanish settlers of present-day San Francisco arrived on the banks of the Laguna de los Dolores, east of the study area, in 1776. Lead by Lieutenant José Joaquín Moraga, the group included soldiers, priests, Native Californians, and Spanish settlers from Arizona. These migrants made up the initial residents of the Spanish Presidio and Mission San Francisco de Asís, or Mission Dolores settlements.[10]

The Eureka Valley was largely unpopulated during Spanish occupation of the San Francisco Peninsula (1776-1821). The initial retinue of Spanish settlers to San Francisco was accompanied by hundreds of head of cattle and other livestock, and it was likely the latter who made most use of what would become Eureka Valley in the period. The sheltered valley was a hinterland of the Mission San Francisco de Asís (Mission Dolores) complex to the east, which ultimately extended from present-day Guerrero to Church streets and 15th to 18th streets. Documented land use in the period is minimal, but it is likely that the valley served as grazing land for cattle from Mission Dolores. The valley had attractive water resources for grazing and agriculture with Mission Creek still openly flowing between Corbett Heights and Mission Bay.[11] An orchard associated with the mission was also reportedly located west of present-day Dolores Street (then El Camino Real), and may have overlapped onto the eastern edge of the study area.[12]

During the Spanish and Mexican periods, the valley was near, but not directly accessible from the major north-south transportation corridor that ran through the adjacent Mission Valley. The Old Presidio Road connecting the Presidio to Mission Dolores passed just outside the eastern boundary of the study area. El Camino Real also extended south from Mission Dolores down the Mission valley floor along the route of present-day Mission and Valencia streets, then through the Bernal Gap to the Santa Clara and San Jose missions.

[9] Ibid., 13–14; San Francisco Planning Department and Page & Turnbull, Inc., "Market & Octavia Area Plan Historic Resource Survey Final Historic Context Statement, San Francisco, CA," Historic Context Statement (San Francisco: San Francisco Planning Department, 2007), 21.

[10] Mission Dolores Neighborhood Association and Carey & Co. Architecture, "Revised Mission Dolores Neighborhood Survey, San Francisco, California," 15.

[11] Sally Byrne Woodbridge, John Marshall Woodbridge, and Chuck Byrne, *San Francisco Architecture: An Illustrated Guide to the Outstanding Buildings, Public Artworks, and Parks in the Bay Area of California*, Rev. ed (Berkeley: Ten Speed Press, 2005), 49.

[12] Mission Dolores Neighborhood Association and Carey & Co. Architecture, "Revised Mission Dolores Neighborhood Survey, San Francisco, California," 18.

RANCHO SAN MIGUEL (1845-1854)

In 1821, Mexico achieved independence from Spain, and the 1833 Secularization Act dispersed lands held by the Catholic missions throughout California. The lands in the vicinity of Eureka Valley passed from common or mission-held status to public ownership, and then into the private ownership of the Noé Family.

In 1845, José de Jesús Noé, then Alcalde of the Yerba Buena settlement, petitioned Alta California Governor Pio Pico for one Spanish league, or 4,444 acres, of land on the San Francisco peninsula. The resulting grant, Rancho San Miguel, extended from Mount Sutro in the north to just beyond the present San Francisco County line in the south and from San Jose Avenue in the east to Junipero Serra Boulevard on the west.[13] The bounds encompassed most or all of the land now associated with the Castro/Eureka Valley, Noe Valley, western Mission, Diamond Heights, Glen Park, Miraloma Heights, Twin Peaks, and Corbett Heights neighborhoods. (Figure 2)

Noé took possession of the land in 1846 and constructed a home just outside the study area near the present-day intersection of Eureka and 22nd streets.[14] Noé appears to have changed the location of his residence on the rancho many times. Histories list "homestead" locations on the block bounded by Guerrero, Valencia, 23rd, and 24th streets; the northwest corner of San Jose Avenue and 24th Street, and off Grandview between 22nd and Elizabeth streets.[15] The Noés raised cattle and horses and operated a large orchard on the south facing slopes of adjacent Noe Valley. Like many Californios, the Noés participated in the thriving hide and tallow trade in the region, financed by New England merchant business interests.[16]

ASSOCIATED PROPERTY TYPES

There is no documentation or description of the built or designed environment in the vicinity of Eureka Valley before 1845, though it is possible there were some small buildings in the area to support agricultural activities, grazing, and shelter for workers tending cattle herds. There are no known properties associated with the Spanish and Mexican settlement period in the study area. The area had little permanent settlement during the Spanish governance of Alta California and subsequent development of the area has destroyed or obscured resources associated with the Noé Family and Rancho San Miguel. Vestiges of this era exist primarily in the irregular lot and division lines of some properties that coincided with the irregular bounds of the Noé Rancho – most notably on 17th Street. Archaeological resources associated with these eras may be present, though substantial disturbance of the study area since the mid-nineteenth century may have adversely impacted archaeological material.

[13] Silver, Mae, "Rancho Era," *Found SF*, accessed December 15, 2015, http://FoundSF.org/index.php?title=Rancho_Era.

[14] Strange De Jim, *San Francisco's Castro*, Images of America (Charleston, SC: Arcadia, 2003), 7–8.

[15] Mae Silver, *Rancho San Miguel: A San Francisco Neighborhood History*, 2nd ed (San Francisco, CA: Ord Street Press, 2001), 59–60.

[16] San Francisco Planning Department, "City Within A City: Historic Context Statement for San Francisco's Mission District" (San Francisco, CA: San Francisco Planning Department, 2007), 19.

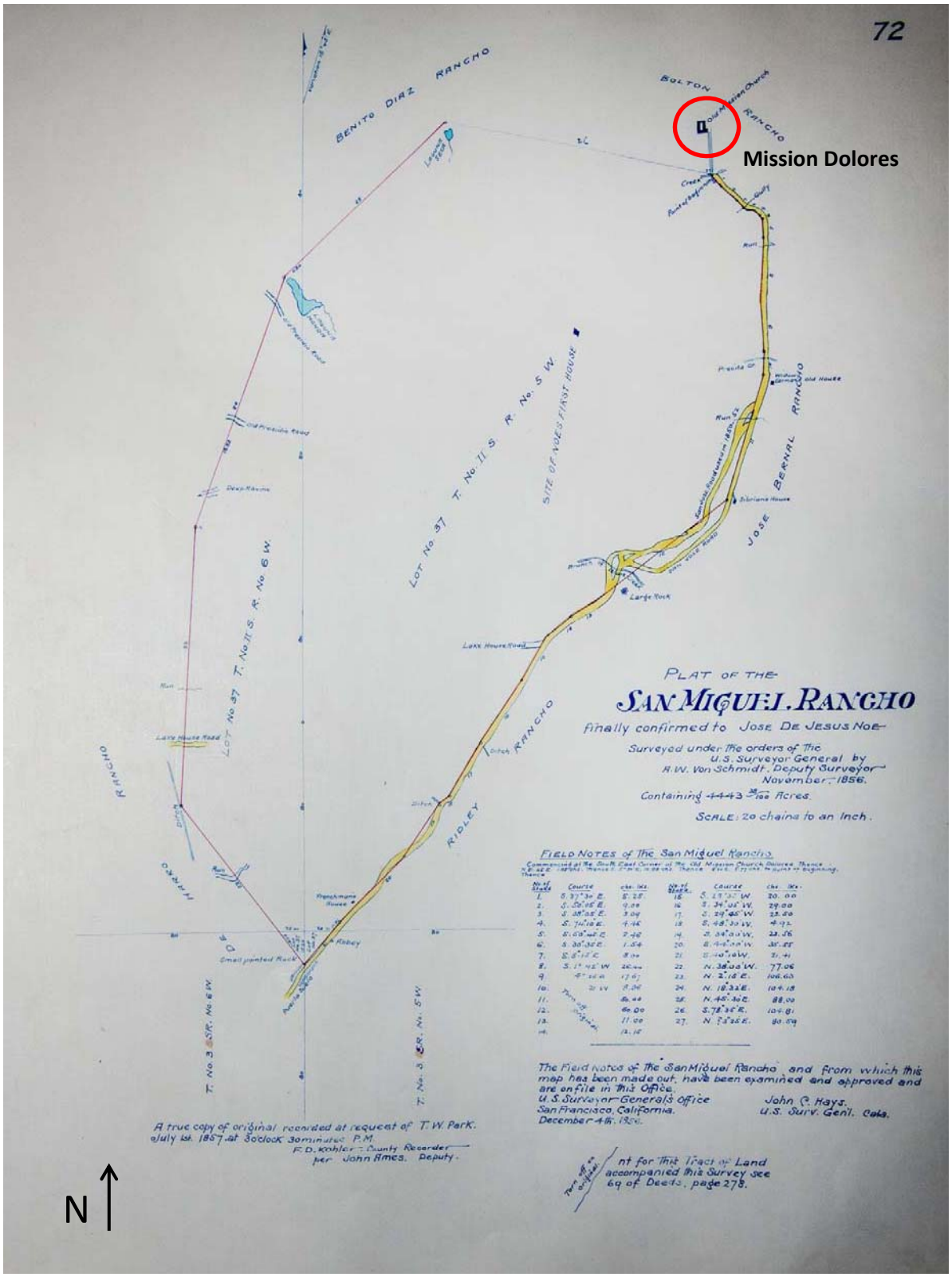


Figure 2. Map of San Miguel Rancho bounds confirmed by the U.S. government in 1856. Mission Dolores is in the upper right hand corner.
(Von Schmidt 1856; San Francisco History Center, San Francisco Public Library)

EARLY AMERICAN PERIOD LAND DIVISION AND SETTLEMENT (1848-1864)

The Noés worked their rancho for only a few years before the turbulent Mexican-American War and transfer of Alta California from Mexican to American ownership in 1848. With the onset of the Gold Rush in 1849, the "Outside Lands" of the Mission gained population; in the process, western ranchos like San Miguel began to dissolve, pared away through land sales by owners or an epidemic of squatting.[17] Rancho San Miguel lands disbursed in one of three ways: sale, consolidation into public ownership, and loss to squatters' rights. The Noés sold most of the ranch in large tracts to investment and real estate interests beginning in 1848, far in advance of US government confirmation of the Noés' grant in 1853.[18] This period marked the first formal division of land into an urbanized street grid, first attempts at large-scale speculative development, and first transportation development.

Eureka Valley remained largely undeveloped through most of the period. The valley area was considered an outlying part of the Mission District in the mid-1850s – then an area roughly bounded by Douglass Street on the west, Duboce Avenue on the north, Mission Street on the east, and 30th Street on the south.[19] The Mission itself was also still an outlying district of the city, consisting of residential, agricultural, industrial, and recreational uses. (Figure 3)



Figure 3. Detail of Clement Humphrey's 1852 "Map of the Northern Portion of San Francisco County" with general vicinity of Eureka Valley indicated. (San Francisco Public Library, Reproduced in Woodbridge, 2006, pp. 50-51)

[17] An estimated 20,000 squatters took up residence in the western, unplatted portions of the peninsula by 1851. Ibid., 21.

[18] Silver, *Rancho San Miguel*, 32, 40.

[19] San Francisco Planning Department and Page & Turnbull, Inc., "Market & Octavia Area Plan Historic Resource Survey Final Historic Context Statement, San Francisco, CA," 32.

Horner's Addition (1854)

José Noé sold the major portion of his rancho to brothers John M. and William Y. Horner in 1853 for $280,000. The Horners made their fortune selling produce during the Gold Rush and grew into successful farmers, warehouse owners, and steamship and stagecoach operators. They were also experienced land developers. The brothers laid out the community of Union City near their farming operations in southern Alameda County in 1851 and the Potrero Nuevo land grant in San Francisco.[20] According to Horner's own writings, the brothers purchased the Rancho San Miguel lands for their strategic location directly in the center of the San Francisco Peninsula. Speculation about the path of future railroads up the peninsula made central locations prime real estate, primarily for the industrial development a railroad corridor would generate.[21]

The Consolidation Act of 1851 brought the incorporated boundaries of San Francisco south to 22nd Street and west to Castro Street, encompassing the northeast corner of the rancho.[22] The Horners planned to develop land within and abutting the city bounds – presumably the most valuable - first.[23] They surveyed a 600-acre portion of the Rancho San Miguel land and laid out a series of streets that conformed to the then largely empty surrounding San Francisco city grid.[24] The addition included the eastern half of the study area, encompassing all of the property east of Castro Street. The division pattern of blocks, some divided with an additional east-west street, remains in the blocks west of Noe Street. (Figure 4)

The Horners reportedly sold about 100 lots in their addition in the first two years, but the area remained largely unsettled. The Horner's ownership ended up being quite brief; the brothers lost the rancho in 1856, only two years after its purchase, in one of a series of financial crises that affected loan, property, and agriculture markets in the mid and later 1850s.[25] The Horners sold their holdings in the area to other property developers in 1854, beginning a series of transactions among land speculators who appear to have simply held the property waiting for land prices to revive.[26]

In the late 1850s and early 1860s, the Eureka Valley area was still sparsely settled. A coastal survey map from 1859 shows several outlying farmsteads on the relatively flat terrain along what are now 17th and 18th streets. The residential core of Rancho San Miguel, with at least two major buildings, is still situated on the hillside south of the neighborhood.[27] (Figure 5) Similarly, an 1861 map of San Francisco

[20] Corbett, Michael C., "Revised Draft Corbett Heights Historic Context Statement [San Francisco, CA]" (San Francisco: Corbett Heights Neighborhood Association, 2015), 19.

[21] Ibid., 21–23.

[22] As shown on Wackenruder 1861 map

[23] C. Humphreys, 1852 in Sally Byrne Woodbridge, *San Francisco in Maps & Views* (New York: Rizzoli International Publications, 2006), 51; San Francisco Planning Department and Page & Turnbull, Inc., "Market & Octavia Area Plan Historic Resource Survey Final Historic Context Statement, San Francisco, CA," 30.

[24] Silver, *Rancho San Miguel*, 57.

[25] Ibid., 41; Corbett, Michael C., "Revised Draft Corbett Heights Historic Context Statement [San Francisco, CA]," 22.

[26] San Francisco Planning Department, "City Within A City: Historic Context Statement for San Francisco's Mission District," 22, 33; Corbett, Michael C., "Revised Draft Corbett Heights Historic Context Statement [San Francisco, CA]," 25.

[27] United States Coast Survey, "City of San Francisco and Its Vicinity, California" (Washington, DC: United States Coast Survey, 1859), David Rumsey Map Collection, http://www.davidrumsey.com/luna/servlet/s/tq8s72.

shows only the eastern edge of the study area laid out in street grid; the majority of the tract appears completely undeveloped.[28] (Figure 6)

Financial crises aside, other issues kept development in Eureka Valley relatively sparse in the 1850s and 1860s. The Van Ness Ordinance of 1858 threw land claims in western San Francisco into dispute, even as it sought to solve them. Part of the legislation now referred to as the Van Ness Ordinance granted titles to lands within the city limits west of Larkin and Ninth streets to those in actual possession of them during a portion of 1855. Legal challenges to the Van Ness Ordinance dragged on at the state and federal levels for nearly a decade, making property investment an insecure proposition for many.

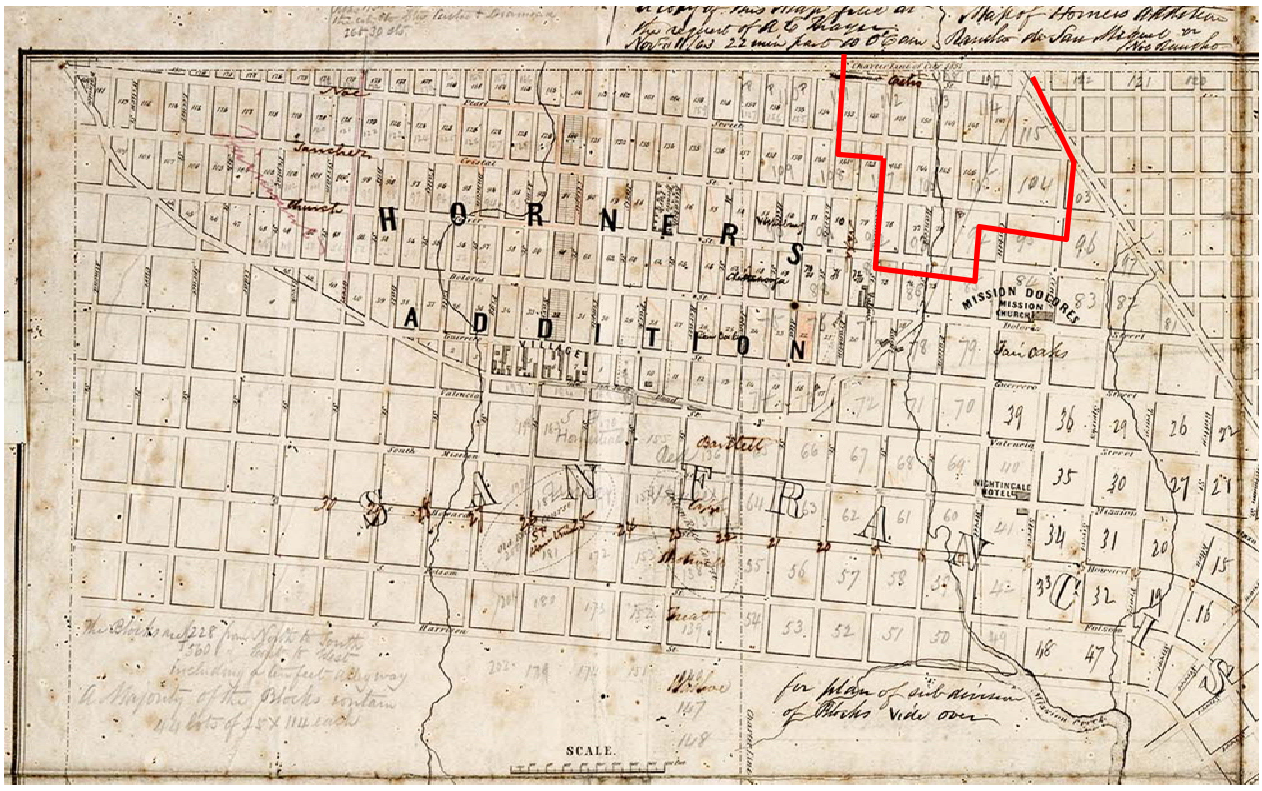


Figure 4. Map of Horner's Addition, 1854. Detail with study area bounds. (Gardiner 1854) (Huntington Library)

[28] Langley, Henry G. and Wackenreuder, V., "City and County of San Francisco" (San Francisco, 1861), David Rumsey Historical Map Collection.

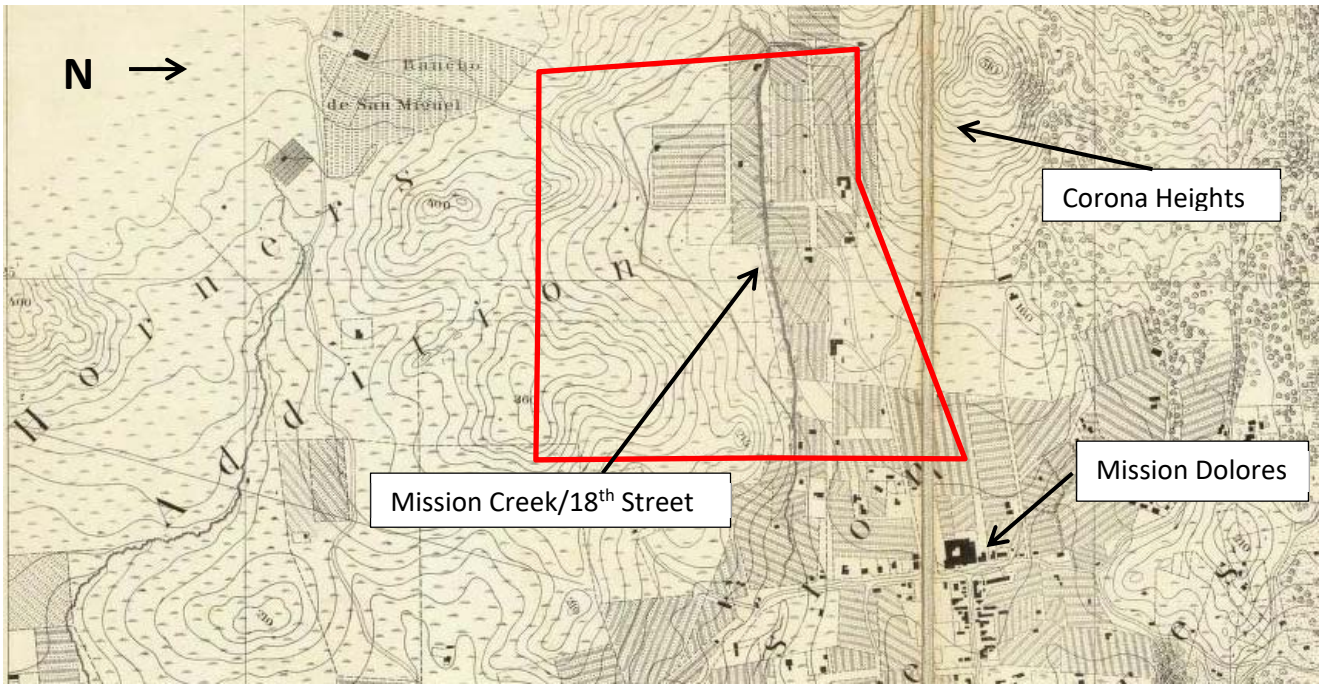


Figure 5. Detail of 1859 US Coast Survey of San Francisco showing agricultural development, Mission Creek, sparse settlement in the Eureka Valley district and approximate study area bounds(see indicators on map) (David Rumsey Map Collection)

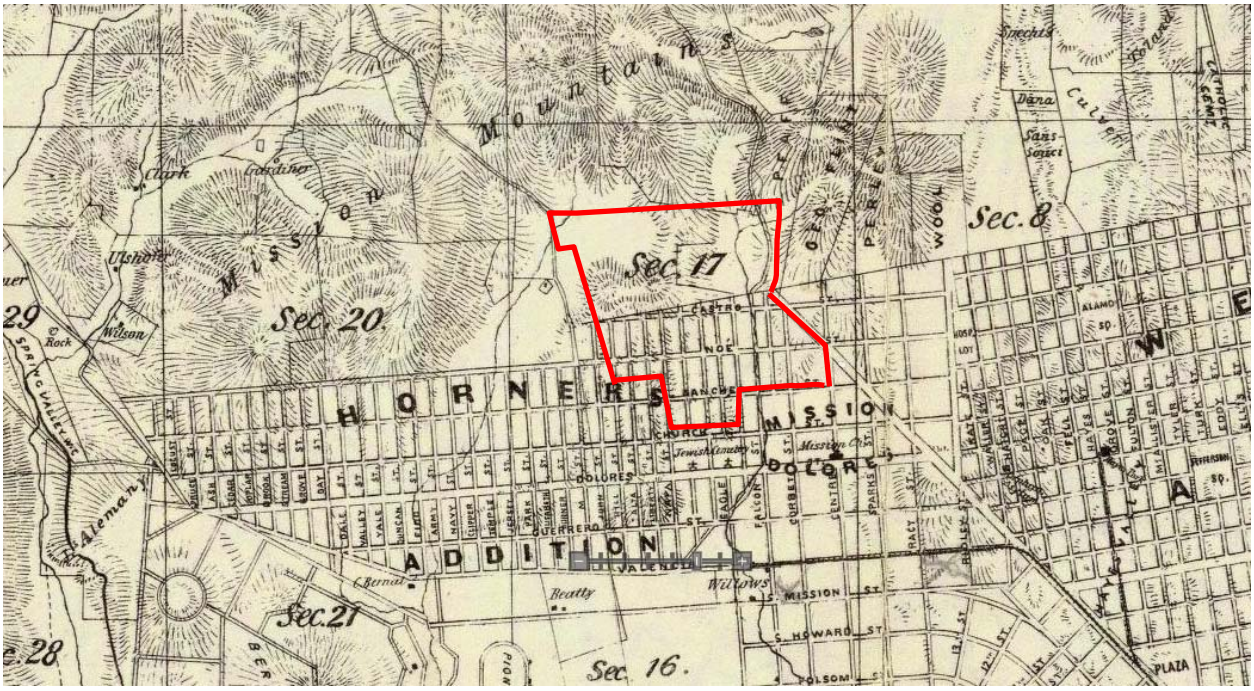


Figure 6. Detail of Wackenreuder's 1861 "City and County of San Francisco" showing Horner's Addition and the unplatted western portion of the study area. Survey area bounds approximated in red. (David Rumsey Map Collection, reproduced in Woodbridge 2006, pp. 66-67)

TRANSPORTATION: EARLY ROADS, OMNIBUSES, AND RAILROADS

As San Francisco expanded its early system of roads, developed new railroads, and set out early public transit routes in the 1850s and 1860s, Eureka Valley slowly gained greater connectivity with the denser urban settlement at Yerba Buena and the bay waterfront.[29] Beginning in the 1850s, a series of early improved roads and transportation routes extended into the Mission. The Mission Plank Road was completed in 1851, followed by a second plank road along Folsom Street in 1853. The increased accessibility to the densely settled portion of San Francisco and the port supported development of truck farming and continued cattle and dairy ranching in the undeveloped lands of the Mission.[30] Market gardeners and dairy and cattle ranchers taking goods to the port were the heaviest users of the new roads, but the routes opened the district to recreational users as well.[31] Private omnibus lines operated on both Mission plank roads, bringing residents out to what was then the country. The "country attractions" made accessible via these roads were still blocks east and north of Eureka Valley and included "The Willows" picnic ground at Mission and 18th streets, Woodward's Gardens at Mission and 14th streets, Odeum Gardens at Dolores and 15th streets, and several racetracks south of Mission Dolores.[32]

Because of its geographically central location on the San Francisco peninsula, the Eureka Valley did have one route of note running through it. Before the extension or grading of Market Street beyond Castro Street, the Corbett Road was a primary connection over the hills to the western side of the peninsula. The Ocean House Toll Road, which connected settled districts on the east side of the peninsula with the Ocean House and racetrack on Ocean Beach, snaked through the hills on the south side of Eureka Valley. A toll house was located on the block bounded by Noe, Castro, 20th and 21st streets.[33] (See Figure 9.)

Market Street, which stopped at Castro Street in this period, also became a primary transportation corridor to more densely-settled portions of the Mission. In 1860, land developers L.L. Robinson and Francois Pioche established the San Francisco Market Street Railroad Company (later Market Street Railway Company). Robinson and Pioche had purchased what are now Corbett Heights and Noe Valley from the Noé family in the early 1860s. The company set about grading Market Street and running "steam dummy" and later horse-drawn streetcars between downtown and their "outside" lands. The company extended the line east in 1863 to the port and west in 1865 to Valencia and 26th streets.[34]

The railroad reached the then-western limits of urban development in San Francisco, albeit at a distance. In 1863, the San Francisco-San Jose Railroad was completed through the adjacent Mission Valley along the alignment of El Camino Real. The passenger station was at Valencia and 16th streets,

[29] San Francisco Planning Department, "City Within A City: Historic Context Statement for San Francisco's Mission District," 23.

[30] San Francisco Planning Department and Page & Turnbull, Inc., "Market & Octavia Area Plan Historic Resource Survey Final Historic Context Statement, San Francisco, CA," 32.

[31] San Francisco Planning Department, "City Within A City: Historic Context Statement for San Francisco's Mission District," 25.

[32] San Francisco Planning Department and Page & Turnbull, Inc., "Market & Octavia Area Plan Historic Resource Survey Final Historic Context Statement, San Francisco, CA," 33.

[33] George C. Potter, "Map of the Property of the Eureka Homestead Association, San Francisco Adopted Nov. 16th 1864" (San Francisco, CA: Edward Denny & Co, 1864), Calisphere, University of California, Berkeley.

[34] Bion J. Arnold, *Report on the Improvement and Development of the Transportation Facilities of San Francisco* (San Francisco: The Hicks-Judd co., 1913), 412.

within one mile from most of Eureka Valley. In 1864, the railroad extended to Market Street and met the Market Street Railway at Valencia to connect the main line to downtown.[35] (Figure 7)

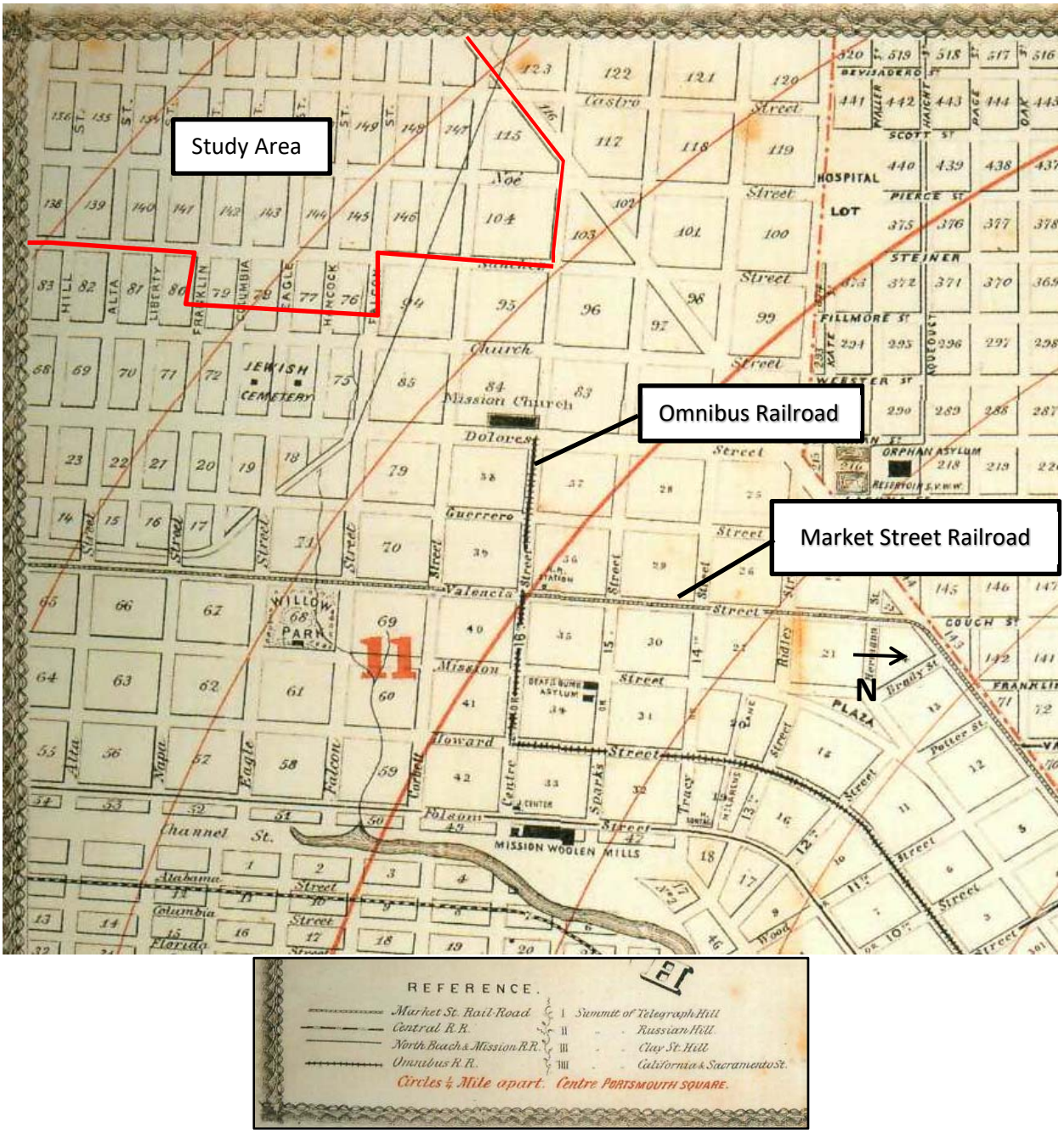


Figure 7. Detail of Britton & Co.'s 1864 "Railroad Map of the City of San Francisco" showing early rail transport to the Mission. Red lines are set at quarter-mile intervals; red number indicates Ward 11. (San Francisco Public Library, Reproduced in Woodbridge, 2006, pp. 74-75.)

[35] San Francisco Planning Department, "City Within A City: Historic Context Statement for San Francisco's Mission District," 26.

ASSOCIATED PROPERTY TYPES

There are no known properties associated with the Early American period in the study area, though portions of the street and lot layout in the former Horner's Addition date to this time. Physical evidence of land use and settlement from the period may survive in the archaeological record, though substantial disturbance of the study area since the mid-nineteenth century may have adversely impacted survival of archaeological material.

HOMESTEAD ERA LAND DIVISION AND SETTLEMENT (1864-1886)

The 1860s and 1870s saw the greatest increases in San Francisco's population in the nineteenth century and the greatest need for new housing development.[36] During this period, the city expanded its bounds, settled disputed land claims, and saw rapid expansion of public transportation networks. An 1864 Congressional Act permanently settled land disputes brought on by the Van Ness Ordinance. The finality of these decisions made real estate development and sales during one of the city's major growth periods more secure. Between the late 1860s and early 1870s, the city granted hundreds of unclaimed parcels of "outside land" to individuals and developers and previously platted areas began to develop in fits and starts.[37]

During this period, Eureka Valley remained a semi-rural fringe settlement area of the denser urban core, characterized by modest residential, commercial, and institutional development and common urban edge activities such as agriculture and industrial production. (Figure 8) However, the basic planning infrastructure that would determine the shape of the district for more than a century to come was put into place during this period, primarily in the form of land division patterns. The district also received more direct, basic transportation service in the form of a steam dummy and horse car that took riders from the streetcars at Valencia Street to Castro and 17th street in the late 1870s and early 1880s.



Figure 8. Market Street between Noe and Sanchez streets, 1872.
(AAB-4881, San Francisco History Center, San Francisco Public Library)

[36] Anne Bloomfield, "The Real Estate Associates: A Land and Housing Developer of the 1870s in San Francisco," *Journal of the Society of Architectural Historians* 37, no. 1 (March 1, 1978): 15, doi:10.2307/989312.

[37] San Francisco Planning Department, "City Within A City: Historic Context Statement for San Francisco's Mission District," 30.

LAND DIVISION: EUREKA HOMESTEAD ASSOCIATION (1864)

Eureka Valley's real estate development pattern was typical of wider patterns of urban edge development in San Francisco in the mid-nineteenth century. Local land developers realized their investments first by making the land accessible (as with Robinson and Pioche and the Market Street Railway) and then selling the bulk of their property via corporate vehicles such as homestead associations.[38] Homestead associations were a successful and widely-used nineteenth-century method for encouraging development by subdividing and selling land at moderately affordable prices. In the 1860s alone, investors formed about 170 different homestead associations in San Francisco. Association officers purchased large tracts of land with investor capital and sold "membership shares" to working men or women for a small down payment and monthly installments. Once purchasers paid the share in full, they received title to a building lot in the tract.[39] The 1865 Langley directory for San Francisco detailed the benefits and accomplishments of the various homestead associations operating in the city at the time:

> One of the most important as well as pleasing features in the unexampled progress of our city, is the organization of numerous Homestead Associations, which, by united effort and consolidated capital, place it within the scope and means of any industrious and prudent individual to secure a tract that he can call his own, and secure to him the proud title of "lord of the soil"." In all civilized countries, the moral and healthful effect produced upon communities and more especially the so-called industrial classes, by the ownership of a fee simple in the soil, [sic] has ever been the subject of laudation among the most enlightened statesmen and liberal philanthropists.[40]

In 1864, the homestead association that was to give Eureka Valley is moniker and define the neighborhood for decades to come incorporated and filed its plat map. The Eureka Homestead Association laid out lots over the majority of the study area, covered sixteen city blocks between Noe Street on the east, Douglass Street on the west and 17th Street on the north and 20th Street on the south. Lots ranged in size from approximately 75 by 125 feet to through-block lots of 75 by 250 feet. (Figures 9 and 10) The association leadership was made up of prominent and moneyed individuals investing in real estate. Association President Benjamin D. Dean was a physician and Secretary H.B. Congdon was a mining secretary and commissioner of deeds for the Nevada Territory.[41] Neither lived in or near the study area.

[38] Silver, *Rancho San Miguel*, 74–75; "San Francisco Market Street Railway Operations," accessed March 21, 2016, http://www.sfmuseum.org/hist1/msrr.html.

[39] Bloomfield, "The Real Estate Associates," 16.

[40] Henry G. Langley, ed., *The San Francisco Directory for the Year* (San Francisco: Commercial Steam Presses, S.D. Valentine & Sons, 1858) (1865).

[41] Ibid. (1862, 1865, 1871); George C. Potter, "Map of the Property of the Eureka Homestead Association: San Francisco, Adopted Nov. 16th, 1864" (San Francisco: Edward Denny & Co, 1864), http://servlet1.lib.berkeley.edu:8080/mapviewer/searchcoll.execute.logic?coll=eartmaps&catno=b22254014&map=G4364_S5_2E92_1864_P6_1900.TIF Congdon later changed his occupation in directory listings to real estate agent.

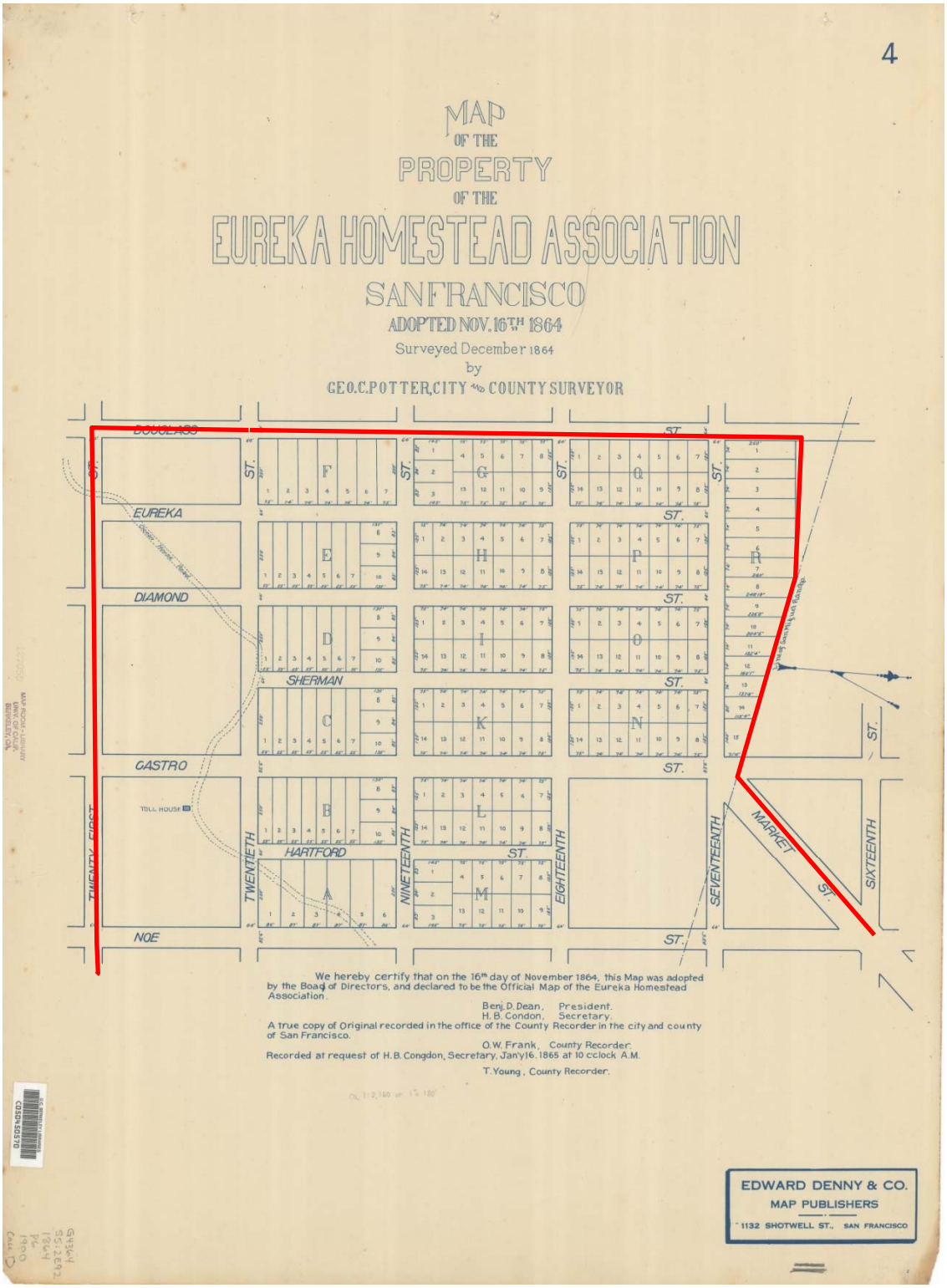


Figure 9. Eureka Homestead Association Plat Map, 1864 with study area indicated. The Ocean House Toll Road connected settled districts on the east side of the peninsula with the Ocean House and racetrack on Ocean Beach. The road was later the main connection between Eureka and Noe valleys, Golden Gate Park, and the Pacific beaches. (Collection of the Earth Sciences & Map Library, University of California, Berkeley; reproduced online at

http://servlet1.lib.berkeley.edu:8080/mapviewer/searchcoll.execute.logic?coll=eartmaps&catno=b2225 4014)

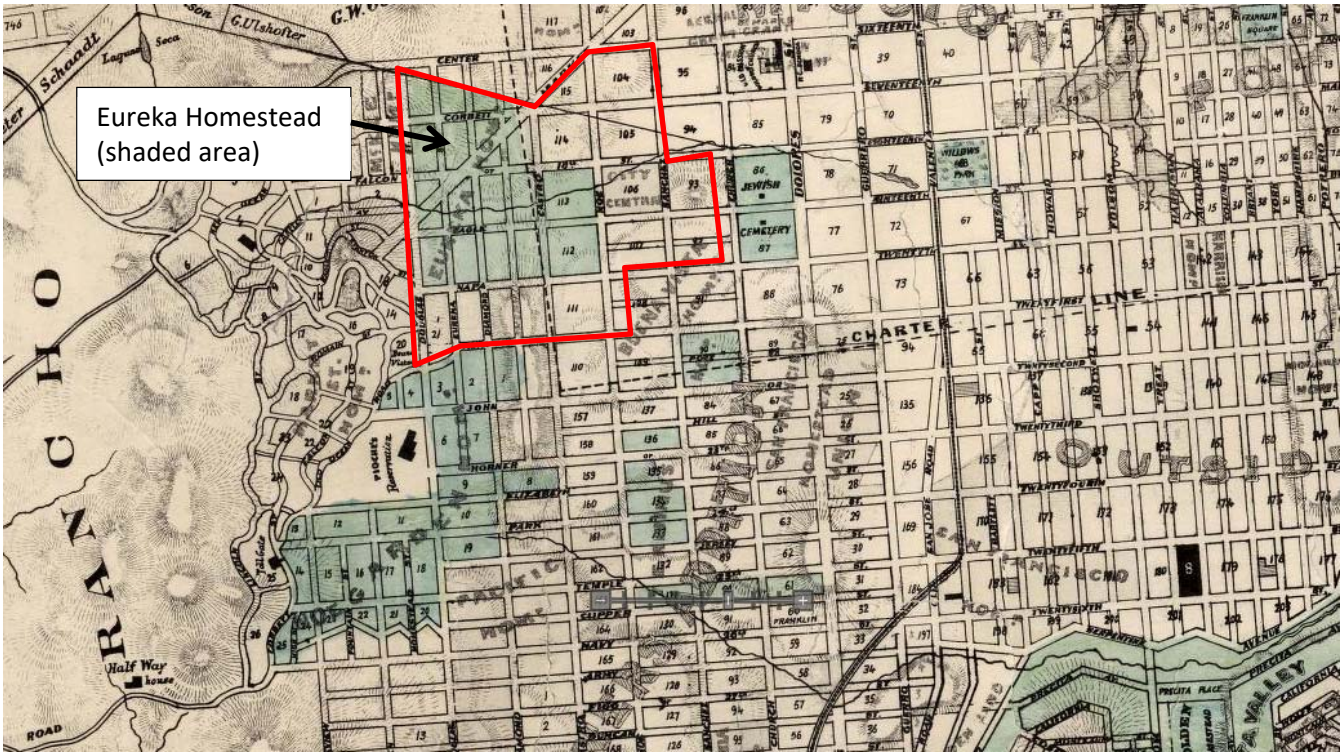


Figure 10. Detail of George Goddard's 1869 map of homestead associations in San Francisco with study area indicated in red. (David Rumsey Map Collection)

Associated Property Types

The street grid and lot plans proposed by the Eureka Homestead Association remain largely intact in the study area and many lots retain their early dimensions. All through-block lots have since been subdivided into smaller parcels.

AGRICULTURAL PRODUCTION (1845-CA. 1915)

Aside from land speculation, agriculture was the major economic activity in Eureka Valley during the second quarter of the nineteenth century. The valley was part of a band of agricultural production in the rural, outlying regions of San Francisco free of drifting sand. During the mission and rancho periods, cattle grazing and ranching were the primary activities, supplemented by smaller market agriculture and nursery operations growing products for the Yerba Buena settlement. Much of this activity was focused further east along the Mission Plank Road in the 1860s.[42]

Cattle and dairy farming continued into the 1890s in Eureka Valley, with milking or dairying operations on the valley floor and grazing lands on the hilly surrounding terrain. Several dairy ranches operated alongside the Noé Family rancho on the east-facing hillsides of Twin Peaks in the 1850s and

[42] Mission Dolores Neighborhood Association and Carey & Co. Architecture, "Revised Mission Dolores Neighborhood Survey, San Francisco, California," 23.

1860s, including the Pfaff, Schaefer, Short, Wagner and Miller operations.[43] In the mid-1880s, just as streetcars were reaching the neighborhood from downtown, there were still four dairies operating in the area: one at 17th and Douglass streets; another at Diamond and 18th streets, complete with a horse corral opposite the cattle yard; John Kyne's milk ranch on 19th Street between Douglass and Eureka streets; and the Pacific Dairy at Eureka and 19th streets. Later, Alfred "Nobby" Clarke, whose large 1891 home survives at 250 Douglass Street (Landmark #80), also kept cattle at the Douglass and 17th street site.[44] (Figure 11) Most of the dairy operations were gone by 1900 as land became more valuable for building than animal production, though a few corrals survived to that date on the hillsides above 17th Street. The dwelling associated with the Pacific Dairy remains at 225-227 Eureka Street.[45] (Figure 12; see Figure 13 for image of extant dwelling.)

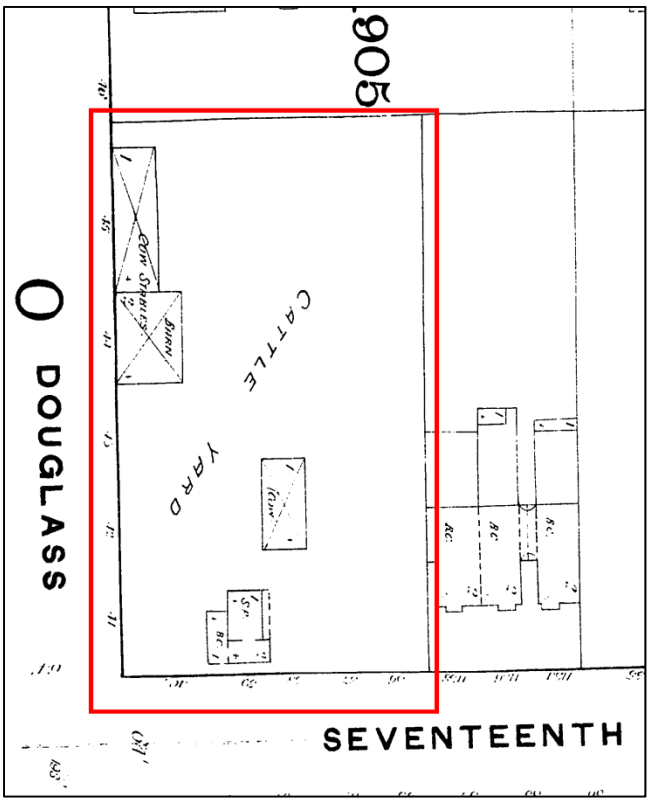


Figure 11. Detail of cattle yard and farmstead at Douglass and 17th streets (Sanborn 1886)

[43] Langley, Henry G. and Wackenreuder, V., "City and County of San Francisco" In the 1870s, Frank Short had a ranch on the south side of the hills facing Noe Valley and ran cattle on the hilltop to 20th Street. Adam Wagner also operated a milk ranch nearby at 18th and Ord streets. ; See Anita Day Hubbard, *Cities within the City* ([San Francisco, Calif: s.n, 1951), 89, http://www.archive.org/details/citieswithincity19241sanf (September 23, 1924).

[44] Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA" (Sanborn Map Company, 1900, 1914, 1950 1886); *Langley's San Francisco Directory for the Year Commencing* (San Francisco: Francis, Valentine & Co, 1880).

[45] Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA"; *Langley's San Francisco Directory for the Year Commencing*.

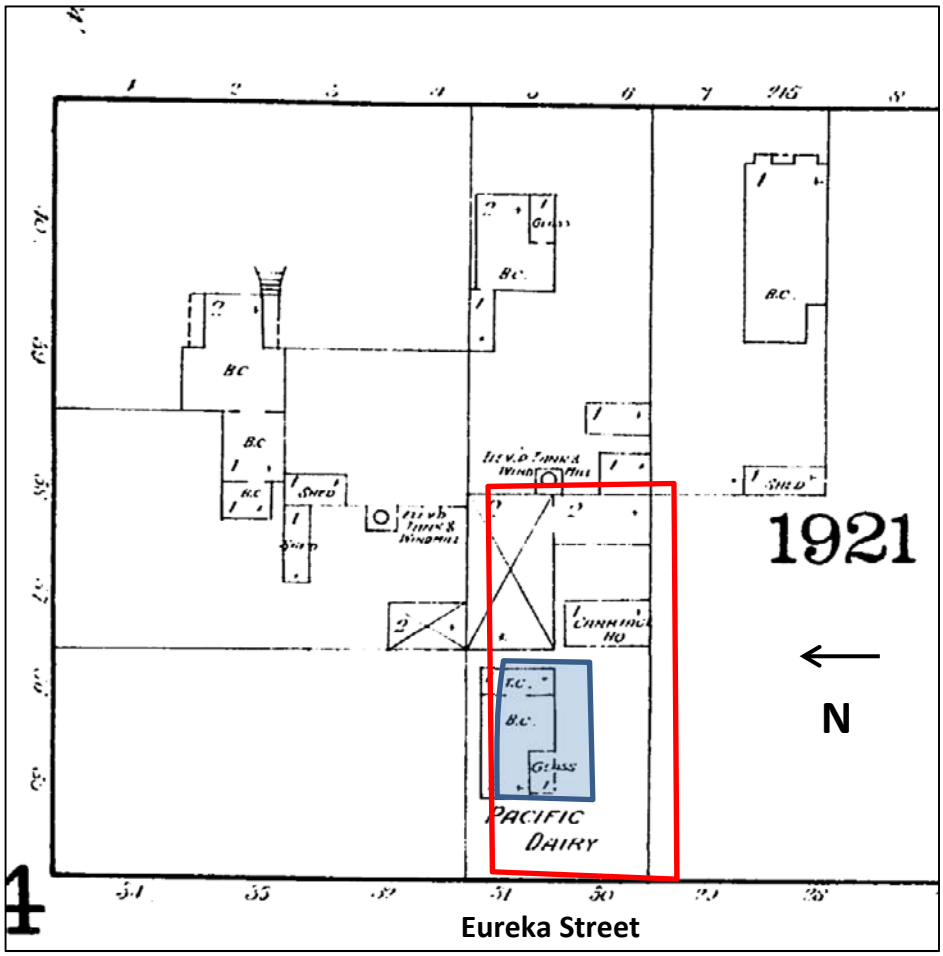


Figure 12. Pacific Dairy on Eureka Street, 1886 with extant building shaded. (Sanborn Map Company, 1886)

Eureka Valley had a substantial market gardening sector serving the inner districts of the city in the late 19th century. Vegetable gardens and grain fields filled the area between Noe, Guerrero, and Valencia streets.[46] A small nursery operation with a greenhouse was situated on 18th Street between Noe and Sanchez streets from at least the mid-1880s through the 1900s. Infrastructure remained on the property as late as 1914, though the business appeared to be no longer active.[47]

Though market gardening and dairying faded in the neighborhood by the turn of the twentieth century, home production continued. In the late 1920s, residents still commonly raised chickens, rabbits, and ducks in their back yards, providing a small source of household income or food stability.[48] A series of small hen houses were situated behind homes on the north side of 17th Street between Castro and Douglass streets as late as 1950.[49]

[46] Hubbard, *Cities within the City*, 88, 90 (September 23, 1924).
[47] Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA."
[48] *Eureka Valley Victorians* ([San Francisco: San Francisco State University], 1975), np.
[49] Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA" 1950.

Associated Property Types

There is one identified property in the study area associated with agricultural production. The dwelling associated with the Pacific Dairy remains at 225-227 Eureka Street. (Figure 13) Other extant property types may include residential buildings associated with agricultural production; outbuildings and support structures such as barns, sheds, hen houses, small processing facilities, tank houses, or well heads; and landscape features such as earthworks, irrigation channels, and engineered structures for water supply associated with local irrigation operations.



Figure 13. Dwelling associated with former Pacific Dairy, 225-227 Eureka St., ca. 1900

INDUSTRIAL PRODUCTION

As an outlying district of the city, the Eureka Valley hosted a series of small industries that capitalized on local natural resources or sought the remoteness of the area because of the unpleasant nature of their operations. San Francisco had no zoning regulations stipulating separation of industrial, commercial, and residential uses until 1921. The bourgeois residential and commercial setting of the district in later years stands in stark contrast to the noisy, dirty, and no doubt smelly environment that local quarries, brick kilns, soap works, and breweries created in the late nineteenth and early twentieth centuries.

Soap Making

Soap making – a messy, noxious operation - was among the first industries to locate in Eureka Valley. In 1872, the firm of Newell & Brother located the works for their New York Soap Company in Eureka Valley on Diamond Street between 17th and 18th streets.[50] The company began in the neighborhood with a small operation in a single-story, wood-frame factory with adjacent dwelling, but by 1896 grew to include a two-story, wood-frame factory. Historic photographs of the works show the building advertised their major product, Stryker's Kitchen Soap. (Figure 14)

[50] Newell & Brother kept offices downtown on Davis Street. The Newell brothers, Horace and David, lived outside the study area.

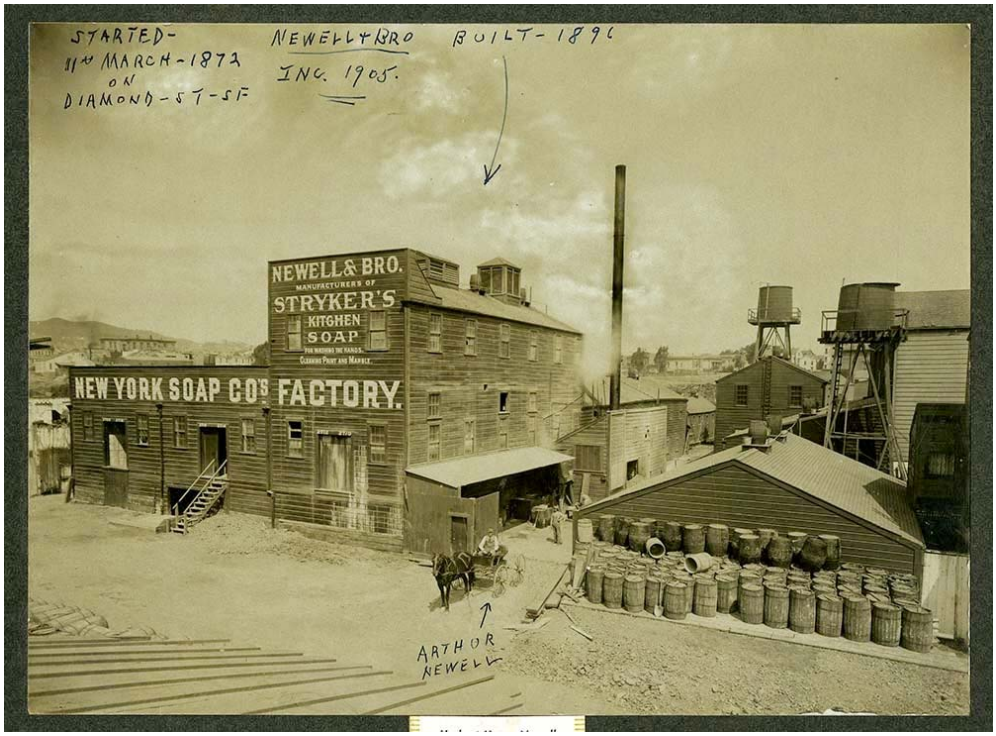


Figure 14. New York Soap Company works on Diamond Street, ca. 1890. Note that the built date on photograph is inaccurate per Sanborn map research. The southern portion of the factory building was on site by 1886. (Collection of the California Historical Society, http://californiahistoricalsociety.blogspot.com/2014/08/making-world-go-round_28.html)

In 1882, former Newell Brothers employee Otto Luhn started the Philadelphia Soap Manufactory just one block south of the New York Soap Company on Diamond Street between 18th and 19th streets.[51] Luhn kept offices downtown on Battery Street, but lived on the same parcel as his soap works.[52] He manufactured soap in Eureka Valley until his death sometime between 1910 and 1911.[53] His products included Otto Luhn's Oriental Soap, Pride Borax, and White Lilly Soap. The works also made laundry soaps.

By 1900, most of the soap manufacturers in Eureka Valley had relocated, most likely due to the increasing residential nature of the neighborhood and the noxious business of soap manufacturing. The Newell brothers moved their operation to San Bruno and Army streets in 1896 and their former soap works were demolished shortly thereafter.[54] The Newell Brothers' business continued at least into the

[51] *Langley's San Francisco Directory for the Year Commencing ..* (San Francisco : Francis, Valentine & Co., 1880), http://archive.org/details/langleyssanfranc1881sanfrich; *Langley's San Francisco Directory for the Year Commencing ..* (San Francisco : Francis, Valentine & Co., 1882), http://archive.org/details/langleyssanfranc1882sanf.

[52] Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA" 1886; *Langley's San Francisco Directory for the Year Commencing ..* (San Francisco : Francis, Valentine & Co., 1886), http://archive.org/details/langleyssanfranc1886sanf; *Official Guide to the California Midwinter Exposition in Golden Gate Park, San Francisco ...* (G. Spaulding & Company, 1894), 118.

[53] *Crocker-Langley San Francisco Directory for the Year Commencing ..* (San Francisco : H.S. Crocker Co., 1910), http://archive.org/details/crockerlangleysa1910sanf. Also for years 1911, 1912, 1914.

[54] Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA" 1900, 1914, 1950; *Langley's San Francisco Directory for the Year Commencing ..*, 1880. Also 1885, 1890, 1900. SF Chron Feb 27 1896.

1950s doing business as Stryker's Soap Company. Luhn's soap works were demolished by 1914 and the Luhn dwelling was demolished by 1917 for construction of the Most Holy Redeemer parish school and convent.[55]

Quarrying and Brick Making

Clay and rock in the hills ringing Eureka Valley attracted a series of brick making and quarrying operations in the late nineteenth and early twentieth centuries. Maps of the area show evidence of some quarrying activity as early as the 1860s, but the earliest organized efforts appear to date to the mid-1880s. (Figure 15) The Flint Tract, north of Market Street, had a quarrying operation in the early 1890s and the California Construction Company operated a rock crusher in the same period on 16th Street, opposite Diamond Street. The California Construction Company's constant blasting was called out as a local annoyance in an 1893 newspaper account. Particularly heavy blasts shook neighborhood houses.[56] By the first decade of the twentieth century, several other operations dotted the neighborhood. The Simons-Fout Quarry and Brick Company (est. 1900) operated on the west slopes of Corbett Heights from 1900 until 1918.[57] The Blue Rock Blasting and Quarrying Company had a rock crushing and quarrying operations at two sites in 1906: one at 20th and Douglass and another outside the study area at Clipper, Douglas, and 26th streets. When blasting permits for the sites came up for review in 1906, local residents were bitterly opposed to the blasting resuming and petitioned for an end to the practice.[58]

The earliest brick making operation in the vicinity was the Tuttle Brothers' company, which began making brick just outside the study area at the southwest corner of Douglass and 18th streets in 1878. The firm operated the yard for only one year, relocating their works by 1880.[59] Later accounts of the history of industry in the valley note that the Tuttles used Chinese laborers, who may have lived on site.[60]

The longest standing quarrying and brick making operation near the study area was the San Francisco Brick Company. The concern opened a large brick works on Corona Heights, just outside the northern boundary of the study area, in 1900.[61] (Figure 16) Founders and brothers George F. and Harry N. Gray operated on a five-acre parcel bounded by 16th Street (then State Street), Park Hill Avenue, 15th Street (then Tilden Avenue) and Flint Street. The company mined loam, clay and shale from a pit atop the hill and made bricks at a kiln on 16th Street. In the early years of 1900s, San Francisco Brick was the only brick manufacturer in San Francisco. However, their products had a terrible reputation for quality, labor conditions at the site were reportedly abysmal, and the plant was a public nuisance. Though outside the study area, the brick company directly affected the residents of the district. In 1900 the Eureka Valley Improvement Club asked the Board of Supervisors to examine the Gray Brothers' brick making plant as a hazard to the neighborhood and petitioned for its "abandonment," and repeated their requests in 1902, 1903, and 1911. Removing the Gray Brothers quarry and brick factory became one of

[55] Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA," 1900, 1914, 1950.

[56] "Above Eureka Valley," *San Francisco Call*, December 11, 1893.

[57] Corbett, Michael C., "Revised Draft Corbett Heights Historic Context Statement [San Francisco, CA]," 75–76 Founders were Edward Simons, Charles E. Fout, Lutie W. Fout, W.W. Simons, and C.F. Simons of Los Angeles.

[58] "Citizens to Make Fight Against Rock Crusher," *San Francisco Call*, April 1, 1906; "Put Blasting Under the Ban," *San Francisco Call*, April 3, 1906.

[59] Corbett, Michael C., "Revised Draft Corbett Heights Historic Context Statement [San Francisco, CA]," 74.

[60] Ibid.; Hubbard, *Cities within the City*, 89 (September 23, 1924).

[61] The Gray Brothers operated several other quarry sites in San Francisco on Telegraph Hill and near 30th and Castro streets.

the local neighborhood improvement association's primary goals in the 1910s. In addition to being incompatible with a now solidly residential district, the quarry was excavated up to 30 feet below street grades in some areas, creating a public safety hazard. The San Francisco Brick Company eventually closed in bankruptcy in 1914, shortly after George Gray was dramatically murdered by a disgruntled former employee.[62] The presence of the quarry marked the site for decades, however, and periodic landslides of the destabilized hillside put adjacent houses within the study area in danger.[63]



Figure 15. Looking northwest from Hartford and 19th streets toward Corona Heights quarrying operations, ca. 1885. (Collection of Greg Gaar)

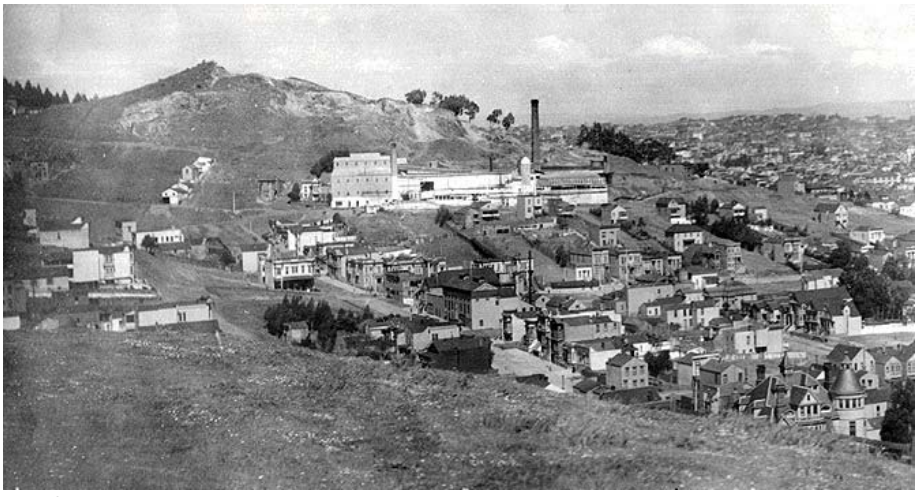


Figure 16. View of Gray Brothers quarry and San Francisco Brick Factory on Corona Heights, looking NE, ca. 1900 (Private Collection, San Francisco, CA; published online at Found SF, http://Found SF.org/index.php?title=Gray_Brothers_Quarry_at_Corona_Heights)

[62] Corbett, Michael C., "Revised Draft Corbett Heights Historic Context Statement [San Francisco, CA]," 75; "Petitions Received," *San Francisco Call*, March 6, 1900.

[63] SF Chron 1937-1-18

Evidence of the Gray Brothers' operation still remains just outside the northern edge of the study area. The topography of the hillside from the north boundary of the study area to Market Street is largely the product of the Gray Brothers quarrying operation as they removed hillside and cut in streets to service their operations. Just outside the northern bound of the study area remnants of the brick kiln reportedly remain on the site, as do the cement foundation of the plant chimney and several houses that served as homes for brick yard workers.[64]

Brewing and Bottling

A number of brewers and bottling operations operated in the Eureka Valley in the last decades of the nineteenth century, possibly drawn to the area by the availability of fresh water from local springs and wells. The earliest documented commercial brewing operation in the valley was the Phoenix Brewery on Noe Street.[65] Thomas Kirby, an Irish immigrant, founded the Phoenix Brewery in 1876 and was operating and living on Noe Street by 1878.[66] Kirby made ale, malt extract, and stout on the site, utilizing a brew house and keg sheds arranged along the north side of the lot.[67] The Kirby Family lived on site, first in a small 1.5-story dwelling at the rear of their lot, and later a 2-story house set on Noe Street. (Figures 17 and 18) Thomas Kirby died in 1904 and a portion of the brewery was reportedly damaged in the 1906 earthquake.[68] The home and larger buildings remained however, and by 1910 the former brewery continued in industrial use as an ornamental iron works.[69] The Kirby/Phoenix Brewery building and Kirby residence remain extant at 552 and 560 Noe Street, respectively. (See Figures 19 and 20 on page 28.)

A later addition, the California Brewery, operated on Douglass Street between 17th and 18th streets from 1891 to about 1915.[70] Brothers John and Henry Peters began the business with funding from Adolph Dittmann and in partnership with brew master Charles Baltz. The Peters and Baltz both lived in the Eureka Valley neighborhood. The brewery likely closed in connection with the construction activities for the Twin Peaks Tunnel (completed 1917) and the site is now in the rerouted path of Market Street.[71]

[64] Mosier, Dan L., "San Francisco Brick Company," *California Bricks*, 2006, http://calbricks.netfirms.com/brick.sanfranciscobrick.html; "Corona Heights Park: Cultural History," *San Francisco Recreation and Parks Department*, n.d., http://sfrecpark.org/destination/corona-heights-park/; "Gray Brothers Quarry at Corona Heights," *Found SF*, n.d., http://Found SF.org/index.php?title=Gray_Brothers_Quarry_at_Corona_Heights.

[65] Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA," 1886, 1900.

[66] Langley, *The San Francisco Directory for the Year*, 1878; US Bureau of the Census, "1880 US Census, Population Schedule, San Francisco, California," *Ancestry.com*, 1880, http://ancestry.com.

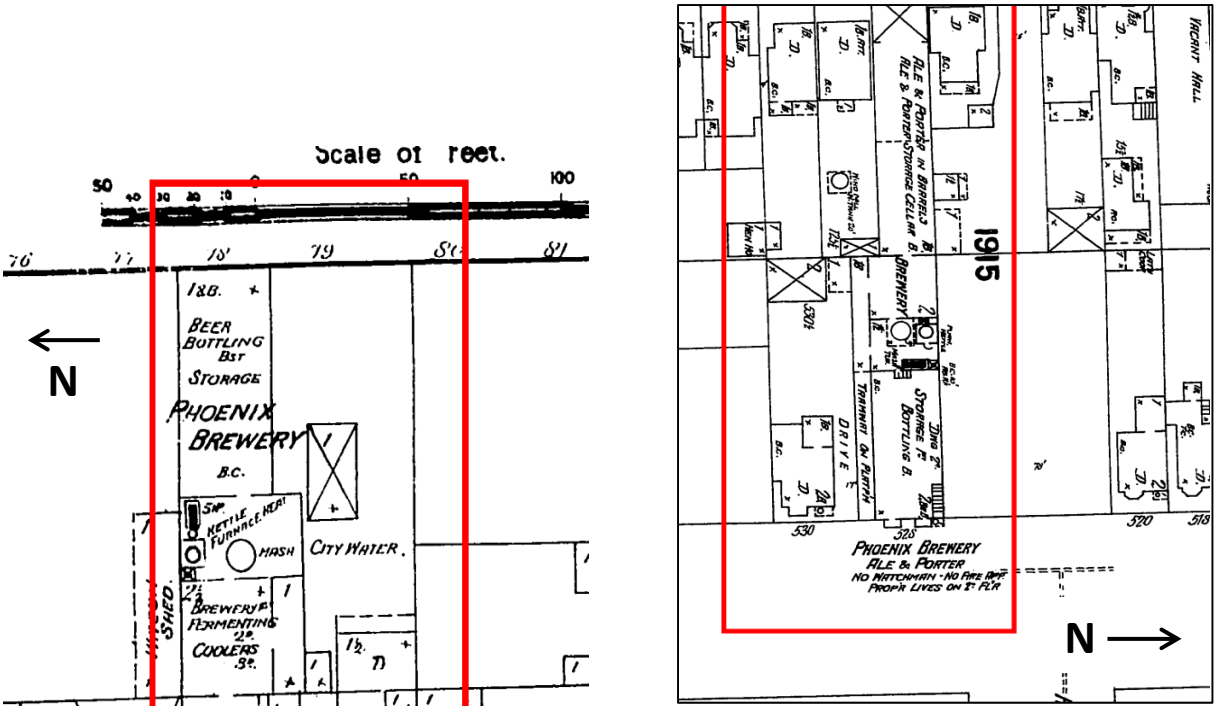
[67] *One Hundred Years of Brewing: A Complete History of the Progress Made in the Art, Science and Industry of Brewing in the World, Particularly During the Last Century* (H.S. Rich & Company, 1901), 223.

[68] Robert Wahl and Arnold Spencer Wahl, *American Brewers' Review* (Der Braumeister Publishing Company, 1906), 292.

[69] Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA," 1914.

[70] Ibid., 1900, 1914.

[71] Corbett, Michael C., "Revised Draft Corbett Heights Historic Context Statement [San Francisco, CA]," 75; *Langley's San Francisco Directory for the Year Commencing ..*, 1880, 1895, 1900, 1905.



Figures 17 and 18: Phoenix Brewery in 1886 (left) and 1900 (right) (Sanborn Map Company, 1886, 1900)

The neighborhood also had a soda and mineral water manufactory and bottling operation on Eureka Street between 18th and 19th streets. Charles Eggers, founder of Eggers & Company, used the rear ell of his home and then a series of small out buildings for his bottling works.[72] The company billed itself in period advertisements as "dealers in all kinds [of] natural mineral waters, soda water manufacturer" and "dealers in domestic and imported mineral spring water and manufacturers [of] superior ginger ale."[73] Before beginning his bottling works on Eureka Street, Eggers had been in business selling mineral water from the Tolenas Springs near Suison in Solano County. These springs, which came up from the ground near the Tolenas onyx quarries, were popular throughout California for addressing skin problems and syphilitic conditions. The sources of the mineral water at the Eureka Street works are unclear, but it appears Eggers continued bottling Tolenas spring water at this site until around 1903.[74] The Eggers Family home and perhaps some portion of the bottling works attached to the dwelling survive at 128 Eureka Street. (See Figure 21 on page 29.)

Small-Scale Industry

As the Eureka Valley neighborhood developed into a residential suburb and then urban neighborhood of San Francisco, a number of small-scale industries continued to operate on domestic and commercial properties. These included paint shops, small-scale iron works, an art plaster works, machine and tin shops, small garment manufacturing businesses, wood shops, and blacksmiths. A few blacksmiths remained in business well into the 1910s before the automobile and modern machining processes rendered them largely obsolete.

[72] Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA," 1900, 1914.

[73] *Crocker-Langley San Francisco Directory for the Year Commencing 1900* (San Francisco, CA: H.S. Crocker Co., 1900); *Crocker-Langley San Francisco Directory for the Year Commencing 1907* (San Francisco, CA: H.S. Crocker Co., 1907).

[74] "Tolenas Soda Springs," *We Love Old Bottles*, 1997, http://www.weloveoldbottles.com/bottles/sodas/blobsoda.html.

The neighborhood also had a small candy factory at 17th, Market, and Collingwood streets (2500 Market Street) in the 1940s. Cora Lou Confectioners took over a repurposed automobile repair facility on the site in 1940, moving from a previous location on Army Street.[75] Proprietor Alice Sebbelor specialized in marzipan and Danish specialty confections. She moved her business to 434 Castro Street sometime in the mid-1950s.[76]

Associated Property Types

Relatively few properties associated with industrial production in Eureka Valley survive, and most are partial remnants of larger production complexes. The most intact identified examples are the Kirby/Phoenix Brewery building and Kirby residence at 552 and 560 Noe Street, respectively. (Figures 19 and 20) The Eggers Family home and perhaps some portion of the soda and mineral water bottling works attached to the dwelling also survive at 128 Eureka Street (Figure 21). The building associated with Cora Lou Confectioners in the 1940s and early 1950s also survives at 2500 Market Street. (Figure 22)



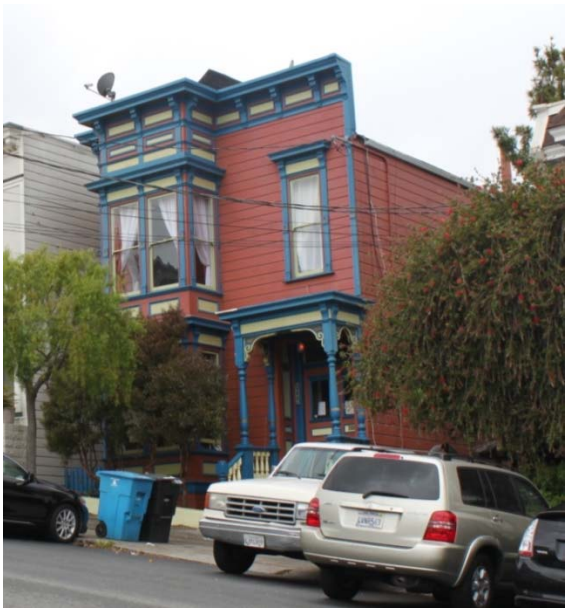


Figure 19 (left): Kirby/Phoenix Brewery Building, 552 Noe Street
Figure 20 (right): Kirby Residence, 550 Noe Street

[75] Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA," 1950; "San Francisco, Colma and Daly City Street Address List : Pacific Telephone and Telegraph Company : Free Download & Streaming," *Internet Archive*, accessed July 30, 2015, https://archive.org/details/sanfranciscocolm1933paci; House and Street Directory Company (San Francisco, Calif.), ed., *San Francisco House and Street Directory* (San Francisco, Calif: House and Street Directory Co, 1940); "Bernal Heights in 1922... and 1933!: Army Street 1922," *Researching Your Home: City Directories; Bernal History Project*, n.d., http://www.bernalhistoryproject.org/images/pdf/army1922.pdf.

[76] *Polk's Crocker-Langley San Francisco City Directory 1945-46* (San Francisco, CA: R.L. Polk & Co., 1945); *Polk's San Francisco City Directory 1953* (San Francisco, CA: R.L. Polk & Co., 1953).





Figure 21 (left): Eggers Family home and bottling works site at 128 Eureka Street
Figure 22 (right): Former auto repair garage and Cora Lou Confections factory, 2500 Market St., built 1920

The study area retains landscape features and archaeological evidence associated with the Gray Brothers brick making and quarrying operation just outside the northern boundary, including the topography of the hillside rising up to Corona Heights and remnants of the brick kiln, chimney foundations, and worker housing foundations.

Associated property types might also include residential buildings associated with sites of industrial production and archaeological material related to the soap making, quarrying, brick making, brewing and bottling, and other small-scale industrial production in Eureka Valley.

RESIDENTIAL DEVELOPMENT

Though fully platted, residential, commercial, and institutional growth proceeded slowly in Eureka Valley during the 1860s and 1870s. Residents of downtown San Francisco at the time called living in Eureka Valley living "in the country," and for good reason.[77] The area contained primarily small, widely-set, "homesteads" with outbuildings and small associated agricultural parcels. C.B. Gifford's 1864 bird's-eye view of San Francisco shows a cluster of small buildings in the general vicinity of Eureka Valley and some evidence of quarrying operations on what is now Corona Heights.[78] The US Coast Survey map of 1869 shows only the suggestion of gridded streets primarily along the spine of 17th Street and no more than a dozen buildings.[79] (Figure 23)

[77] *Eureka Valley Victorians*, np.
[78] Woodbridge, *San Francisco in Maps & Views*, 75.
[79] United States Coast Survey, "San Francisco Peninsula" (Washington, DC: United States Coast Survey, 1869), David Rumsey Map Collection, http://www.davidrumsey.com/luna/servlet/s/5vh71l.

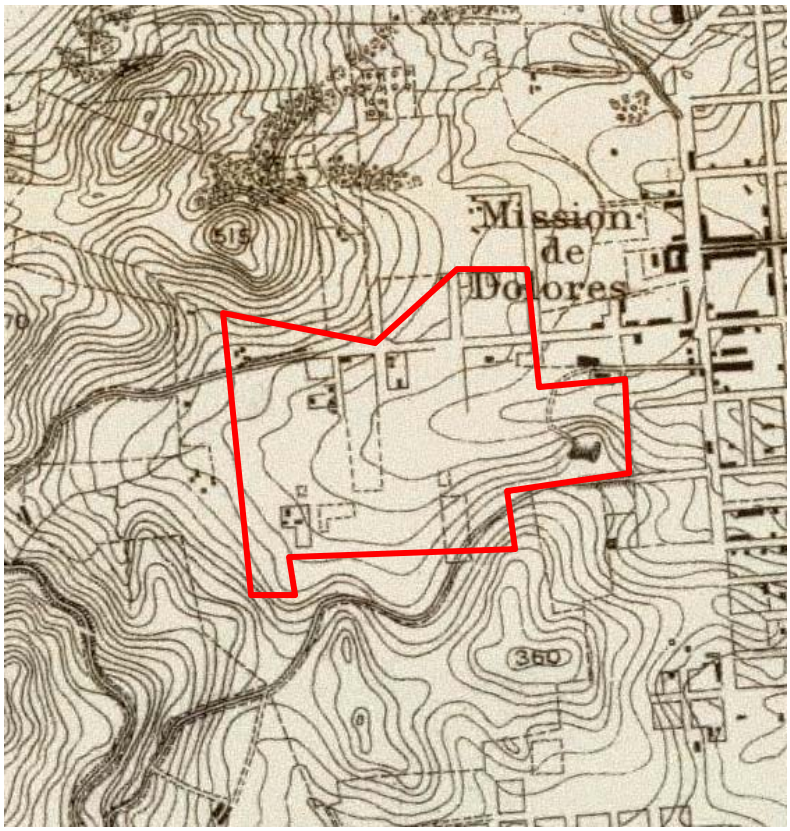


Figure 23. Detail of 1869 US Coast Survey showing vicinity of Eureka Valley with approximate bounds of the study area indicated. (David Rumsey Map Collection)

This pattern of modest, semi-rural settlement patterns persisted through the 1870s and into the 1880s. Parson's 1878 bird's eye map of San Francisco shows a neat grid of streets in the Eureka Valley area with a sprinkling of houses at regular intervals.[80] (Figure 24) Gray's map of the same year shows a theoretical gridiron of streets laid out on the neighborhood, contrasting with the lacy pattern of roads traversing the adjacent hills of Corbett Heights. Vast open spaces atop the hills still extended west and southwest of the neighborhood.[81] (Figure 25) In the late 1870s, the area along Market Street contained homes with collections of outbuildings, orchards, and other surrounding agricultural uses.[82] (See Figure 8 on page 16). The site of the future Castro Theater on Castro Street was then the site of the Matear House, an expansive building with verandahs. The Chandler home across the street boasted a large rose garden.[83] Market Street existed only on paper as far as Castro Street, and the Corbett Road functioned as the major through-road to western portions of San Francisco. The road passed two inns on the opposite side of Twin Peaks: the Eureka House and Mountain Spring House.[84] One significant change in

[80] Parsons, C.R., "City of San Francisco: Bird's Eye View from the Bay Looking South-West" (New York, NY: Currier & Ives, 1878), David Rumsey Map Collection, http://www.davidrumsey.com/maps900100-24614.html.

[81] Gray, Ormando Willis, "San Francisco" (Philadelphia: O.W. Gray & Son, 1878), David Rumsey Map Collection, http://www.davidrumsey.com/luna/servlet/s/d28xr4.

[82] De Jim, *San Francisco's Castro*, 10.

[83] Hubbard, *Cities within the City*, 89 (September 23, 1924).

[84] Ibid. (September 23, 1924).

the district was the filling of Mission Creek in 1874, more a reflection on the growth of its course and outlet further west than the areas around its source on Twin Peaks.[85]

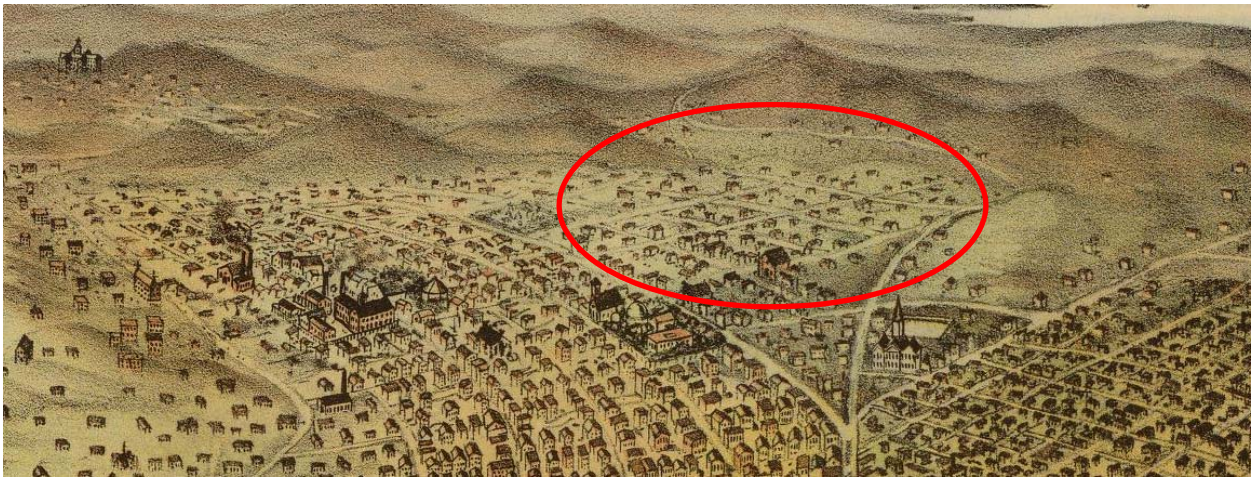


Figure 24. Detail of Charles Parson's 1878 bird's eye view of San Francisco with general location of Eureka Valley indicated (David Rumsey Map Collection)

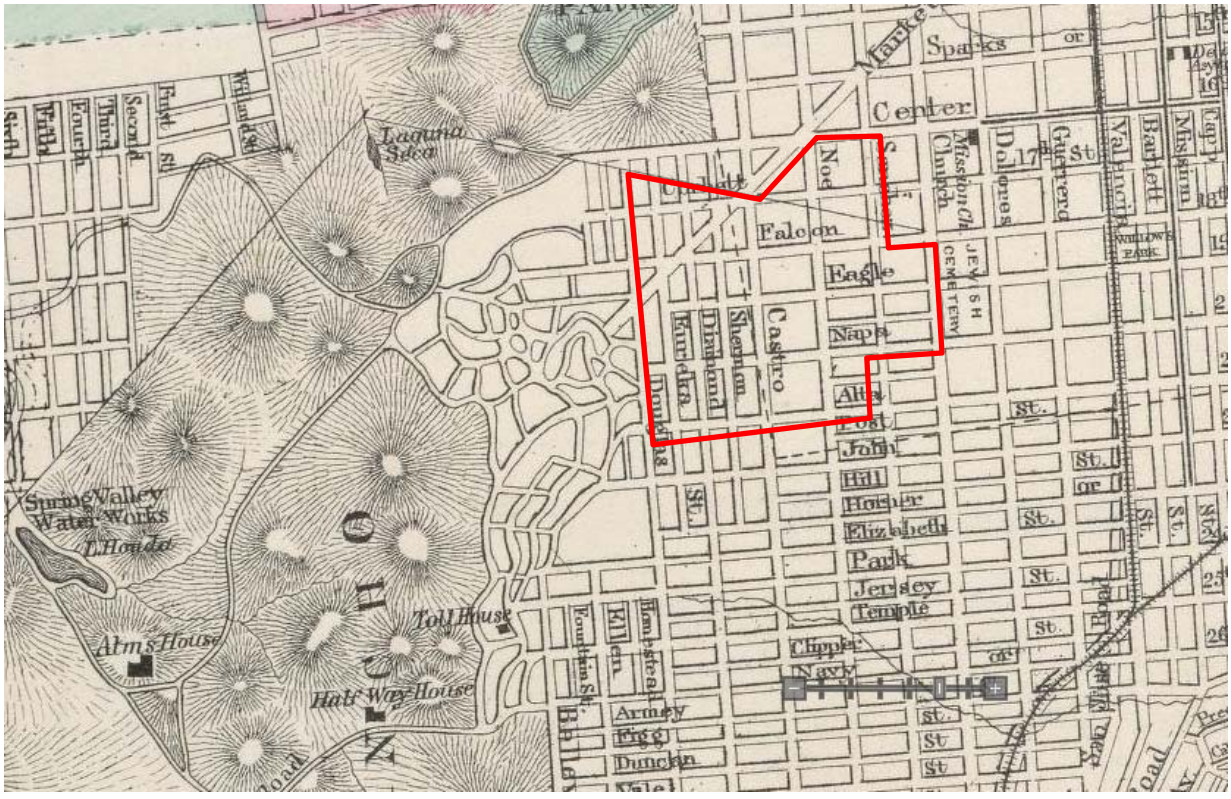


Figure 25. Detail of O.W. Gray's 1878 map, "San Francisco" with study area indicated (David Rumsey Map Collection)

[85] San Francisco Planning Department, "City Within A City: Historic Context Statement for San Francisco's Mission District," 35.

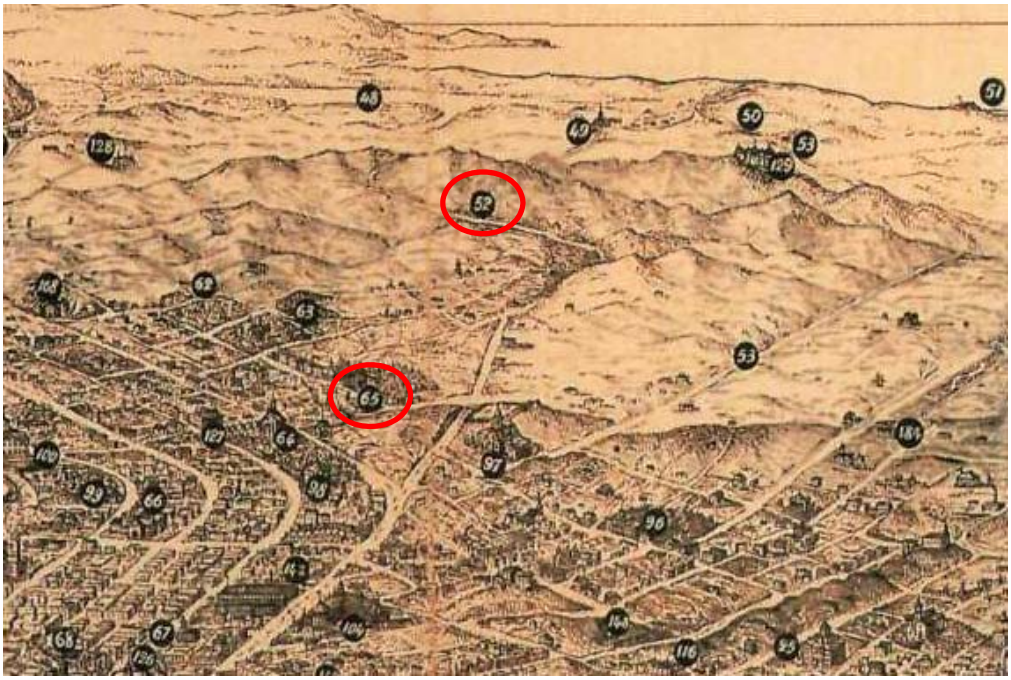


Figure 26. Detail of Marriott's 1875 "Graphic Chart of the City and County of San Francisco" showing the Eureka Valley area. Number 65 on the map is Mission Dolores; number 52 is the Ocean Road. (Library of Congress; Reproduced in Woodbridge 2006, pp. 84-85)



Figure 27. Noe Street at 18th Street in 1882, looking northwest. (Private Collection, San Francisco, CA; published online at Found SF, http://Found SF.org/index.php?title=1882_Noe_and_18th)

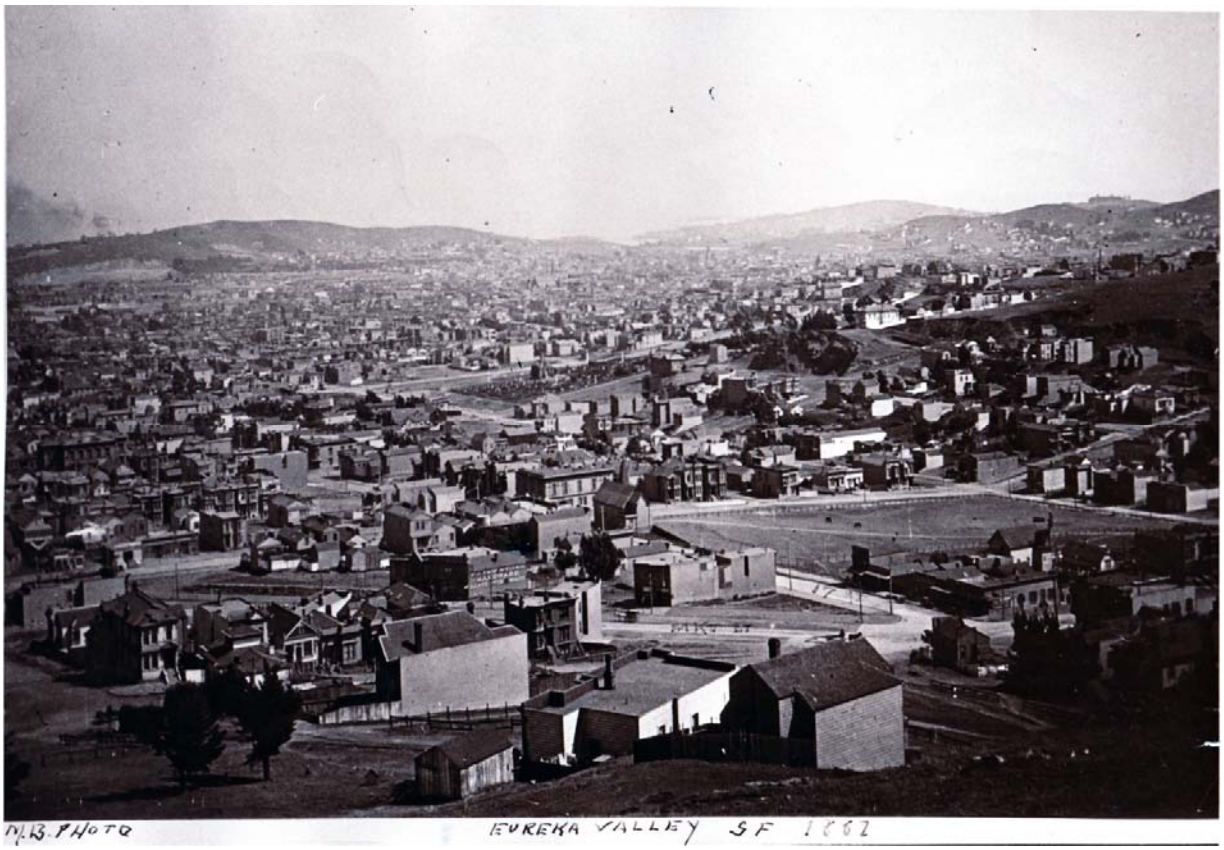


Figure 28. Eureka Valley in 1882, looking southeast, probably from Twin Peaks; note large open spaces on the valley floor and cows grazing in foreground. (Collection of Greg Gaar)

Available map evidence for Eureka Valley in the mid-1880s gives a more detailed picture of the character of residential development in the neighborhood before the arrival of direct streetcar service from downtown. An 1886 Sanborn map shows that the area was a district of primarily single-story dwellings with square plans, many with bay windows and offset rear blocks or rear ell extensions. There were scattered two-story dwellings, also with prominent bay windows, and a smaller number of scattered, two-story duplexes. Castro, Noe, and Sanchez streets between 18th and 19th streets had the most residential development, probably reflecting the extension of settlement from the adjacent Mission. But the area was in no way dense. The platted blocks still had many developable lots, and development largely stopped south of 20th Street.[86] As an outlying district of the city, Eureka Valley was also home to several "estate" houses in the late nineteenth century. A large, two-story house with carriage barn sat on the south side of 20th Street between Noe and Sanchez streets from the 1880s through at least 1950.[87]

Even by the mid-1880s, however, Eureka Valley was still a quiet part of the city. A newspaper account from 1886 encouraged readers to visit the district, "if only to experience the sensation of being entirely shut off from San Francisco and living "far from the madding crowd," while in fact being within five or ten minutes' walk from a cable line." At this time, residents still considered themselves part of

[86] Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA," 1886.
[87] Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA."

the Mission and disliked the gold rush-inspired "homestead furor" the Eureka Homestead Association had wrought.[88]

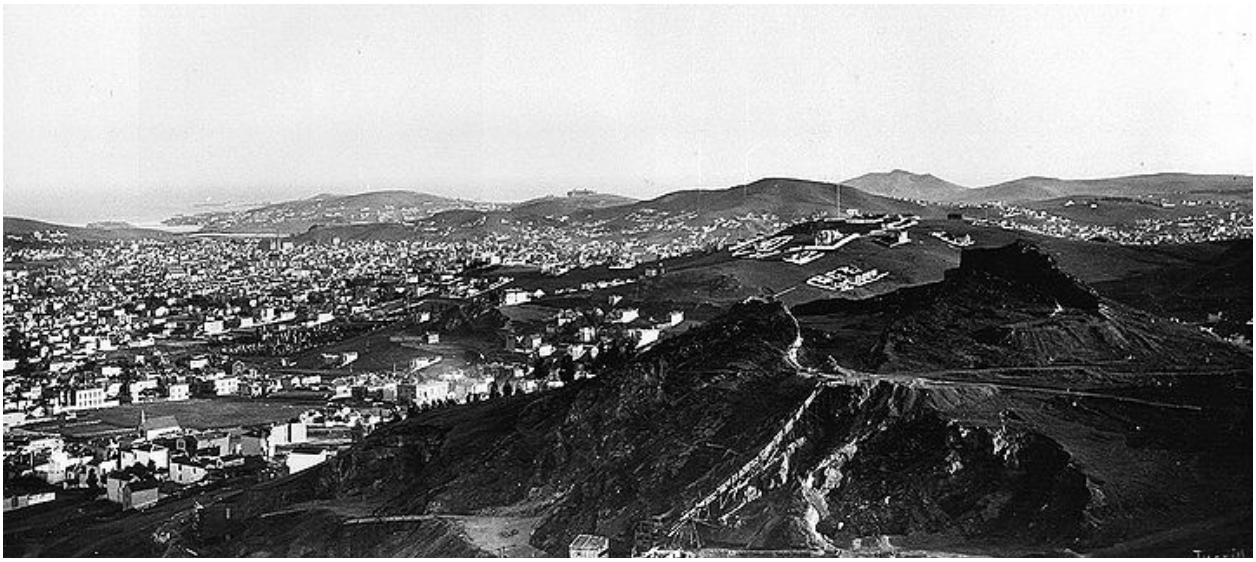


Figure 29. View looking southeast from Buena Vista hill with Corona Heights in the foreground and Eureka Valley and Jewish Cemetery (now Dolores Park) in the middle ground, 1886. (Private Collection, San Francisco, CA; published online at Found SF, http://Found SF.org/index.php?title=Corona_Heights)

Associated Property Types

The earliest documented dwellings in Eureka Valley date from this period. The earliest documented dwelling in the study area is 591-593 Noe Street. (Figure 30)



Figure 30. The earliest documented dwelling in the study area at 591-593 Noe, built 1864

[88] "Hidden Districts: Out-of-the-Way Places in San Francisco Noe and Eureka Valleys 'Far From the Madding Crowd,'" *San Francisco Chronicle (1869-Current File)*, March 28, 1886.

Surviving house forms from the 1860s, 1870s, and early 1880s are primarily single-family forms: two-story, side hall plan row or town houses, single-story-over-basement forms with bay windows and small entry porches, and cross-gable or "parlor front" dwellings. Dwellings from this period are situated throughout the study area, though there are greater densities of these forms and styles in the eastern portions of the study area. Primary architectural styles include Stick and Italianate. See Residential Property Types and Architectural Styles for more detailed description of these forms and styles.

COMMERCIAL DEVELOPMENT

Eureka Valley had only minor commercial development before the 1890s. The 1886 Sanborn map for the area shows only isolated shops on Sanchez and Castro streets and scattered corner commercial buildings with canopies over the street. There was considerably heavier commercial development just outside the study area on 17th Street west of Noe Street, likely reflecting that most Eureka Valley residents took their commercial trade to the adjacent Mission or downtown.[89]



Figure 31. Market Street approaching Castro Street ca. 1886. (Found SF, http://Found SF.org/index.php?title=Castro_and_Market_Over_the_Years)

Associated Property Types

Surviving commercial buildings from this period are few, and are mixed-use residential and commercial structures with commercial on the first story and single-family flats above. The properties may have originally had storage spaces on the upper stories that were later converted to residential use. Commercial buildings from this period are most likely to be situated in the eastern portion of the study area along early commercial streets such as 17th and 18th streets that extended from adjacent Mission district commercial hubs. All identified surviving commercial/mixed use buildings from this period are rendered in the Stick style. See Commercial Property Types and Architectural Styles for more detailed description of these forms and styles.

[89] Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA" 1886.

Demographics

A sampling of US Census records from 1870 shows that Eureka Valley residents largely consisted of German, Irish, and New England-born residents engaged in dairying or vegetable farming, assisted by live-in laborers from Ireland and the British Isles. Their profile was typically working class and young or newly married. Their occupations included a range of skilled labor and services such as carpentry, shoe making, tailoring, blacksmithing, domestic service, and food trades. The neighborhood also had a fair number of teamsters and the odd horse trainer from Ireland. A smattering of German, Scandinavian, Italian, Russian, and Slovenian immigrants also lived in the neighborhood.[90]

By 1880, the district had a considerably more diverse population in terms of occupation, with a strong contingent of Irish- and American-born and second-generation German skilled and unskilled laborers, storekeepers, clerks, builders and building tradesmen, brick makers, a few sailors, and a small number of professionals such as engineers and lawyers. There were also a fair number of milk dealers at the edges of the study area.[91]

One of the earliest prominent residents of the Eureka Valley area was German immigrant Adam Miller, a trained engineer. Miller purchased a home site on the east slope of Twin Peaks in 1864 and built a house there (outside the study area, now incorporated into the Miller-Joost House, 3224 Market Street, San Francisco Landmark #79).[92]

First Improvement Association

As the district developed during the late nineteenth and early twentieth centuries, local organization was critical in realizing urban improvements. Street grading, for example, was funded through special assessments on property owners determined to benefit from the improvement and required agreement of two-thirds of block owners to go forward.[93] In later years, sewers, electric lights, and fire service came to those who pressed city government for it, and was also often locally funded by residents using or benefitting from the services. This system of urban improvement spurred the formation of numerous neighborhood improvement associations wherein local residents banded together to press for infrastructure development. A 1922 *San Francisco Chronicle* article looking back at the phenomenon characterized the associations thus:

> Whenever a dozen or more families located [sic] in some out-of-the-way district beyond the then city limits they formed an improvement club and immediately agitation was begun to bring about development work, attract new residents and secure community service in the

[90] Silver, *Rancho San Miguel*, 60.

[91] US Bureau of the Census, "1870 US Census, Population Schedule, San Francisco, California," *Ancestry.com*, 1880, http://ancestry.com; US Bureau of the Census, "1880 US Census, Population Schedule, San Francisco, California."

[92] Hubbard, *Cities within the City*, 90–91 (September 23, 1924).

[93] San Francisco Planning Department, "City Within A City: Historic Context Statement for San Francisco's Mission District," 39.

way of lights, water, pavements, and sewers and then street railway service, in every instance winning out on all projects inaugurated.[94]

Eureka Valley residents Behrend Joost and William (W.E.) Dubois founded the first improvement association in Eureka Valley, the Eureka Valley Promotion Association (EVPA), in 1881. Dubois was a local plumber. In 1880, he and his four brothers, all employed in the building trades, lived at 17 Collingwood Street (no longer extant).[95]

Behrend Joost was a German immigrant who built his first fortune in the grocery business, a second through dredging companies working the Panama Canal, and would soon build a third through land development. In 1874, Joost married Amelia Miller, daughter of Twin Peaks rancher Adam Miller, and the couple eventually took up residence at the Miller property just outside the study area in Corbett Heights in 1883 (Miller-Joost House, 3224 Market Street, Landmark #79). Joost was a leading figure in real estate development, subdividing and selling land in conjunction with nearly a dozen homestead associations, land companies, and building organizations. His railway and water development activities were equally impressive. Joost established the San Francisco-San Mateo Electric Railway Company (1892), whose later branch line along 18th Street allowed residents of the Mission and Eureka Valley to move "over the hills" and downtown with ease. He also developed one of the earliest private water companies in the valley, the Mountain Spring Water Company with its source just south of his home on Market Street. Both ventures served to support his local real estate subdivisions and sales.[96]

Joost and DuBois' interests in forming the promotion association were to address a significant barrier to streetcar access, and thus further development in the district. The association came together "for the immediate purpose of reducing the hill on Market Street at Dolores..."[97] By 1884, the association had a full set of committees working on a variety of local issues, including a Committee on Sewers to monitor the progress of the 18th Street sewer installation project and a Committee on Street Railroads to keep abreast of the Southern Pacific Railroad plans for a cable car on Castro Street.[98] Over the next fifty years, the EVPA and its later iterations would act as a defacto local government in Eureka Valley, organizing citizens, pushing for neighborhood improvements at the city level, and organizing the social and political life of the district.

Associated Property Types

During this period, the EVPA appears to have met in existing businesses, homes, and possible civic or fraternal meeting spaces. There is no clear documentation of meeting sites before 1886 in extant archival materials. There are no known extant properties associated with social and political life or identified civic and institutional leaders from this period in the study area.

[94] "Eureka Valley Veritable City Within San Francisco: Section Grows into Big Part of Metropolis; Self-Sustaining in Every-Day Life With Stores of High Order; Schools Thriving, Too; New Motion Picture Theater Another Indication of Great Progress," *San Francisco Chronicle (1869-Current File)*, June 22, 1922.

[95] US Bureau of the Census, "1880 US Census, Population Schedule, San Francisco, California". By 1900, DuBoise had married and lived at 2251 Market Street. .

[96] Silver, *Rancho San Miguel*, 98–101; Corbett, Michael C., "Revised Draft Corbett Heights Historic Context Statement [San Francisco, CA]," 41.

[97] "Eureka Association Installs Officers," *San Francisco Chronicle*, January 6, 1928.

[98] "The Eureka Valley: A Meeting of the Improvement Club Last Night," *San Francisco Chronicle*, January 3, 1884.

RELIGIOUS COMMUNITIES

The first organized religious community in Eureka Valley formed in 1880, organized under the name "The Eureka Valley Union Church of Jesus Christ." The congregation constructed a small church building on Sanchez Street near 18th Street. The group reorganized in 1881 under the Rev. A. Starr as the Olivet Congregational Church. The congregation at that time numbered only 11 people. The church demolished the small 1880 building at the corner of Noe and 17th streets in 1889 and constructed a new building.[99] The church continued on site until 1908, when in the absence of a minister, it merged with the Third Congregational Church in a new church on Dolores Street.[100]

Associated Property Types

There are no known extant properties associated with religious communities from this period in the study area.

STREETCAR SUBURB (1886-1906)

In 1896, a *San Francisco Chronicle* story titled "Affairs in the Growing Suburbs, Eureka Valley March of Progress" profiled the quickly-growing Eureka Valley district in the wake of a pivotal development in its history: direct connection with the city's streetcar system. The news article described the valley before the late 1880s as a section with "but a few dwellings and graded streets were unknown." The extension of the Market Street Railway cable car system from Valencia Street to 17th Street (1886) and then south on Castro Street (1888) marked the beginning of widespread development in the district. The Castro Street extension began "remarkable activity in the erection of homes and structures adapted for retail business." From fewer than forty homes, the valley had an estimated 400 buildings by 1896, an increase of nine hundred percent. The article describes the late 1880s and early 1890s as a time of intense infrastructure improvement as well, when "thoroughfares which were streets in name only" were graded, paved, and sewered.[101]

The result of intensive development post-streetcar linkage was that by 1906, the Eureka Valley was a burgeoning suburban village within the larger city, complete with its own locally-oriented business district, a sense of self-identity and citizen activism, and developing urban infrastructure and services. The advent of the streetcar allowed for greater separation between workplace and residence for a widening range of classes.[102] During this greatest period of growth for Eureka Valley, large numbers of San Francisco's working, middle, and aspiring middle classes moved from earlier neighborhoods clustered along the bay shore to developing outlying districts.[103] The transit lines south of Market Street connected the industrial and port facilities in the South of Market district to areas such as the Mission and Eureka Valley, influencing the class and social makeup of these neighborhoods.

[99] "The Olivet Church: Its Formal Dedication Yesterday. History of Its Origin, Growth, Various Troubles, Advancement and Final Completion," *San Francisco Chronicle (1869-Current File)*, March 18, 1889.

[100] "Congregations Agree on Site: Mission Congregational Church to Build at Mission Park," *San Francisco Chronicle*, August 12, 1908; Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA," 1886, 1900; Hubbard, *Cities within the City*, 104 (September 27, 1924).

[101] "Affairs in the Growing Suburbs: Eureka Valley March of Progress," *San Francisco Chronicle (1869-Current File)*, January 19, 1896.

[102] Brian J. Godfrey, *Neighborhoods in Transition: The Making of San Francisco's Ethnic and Nonconformist Communities*, University of California Publications in Geography, v. 27 (Berkeley: University of California Press, 1988), 65.

[103] Ibid., 3.



Figure 32. Eureka Valley, looking east from Corona Heights along Market Street in 1900 with nearly full development on the valley floor. Note Most Holy Redeemer Catholic Church in lower center of image. (AAB-8463, San Francisco History Center, San Francisco Public Library)

TRANSPORTATION

The pace of development in Eureka Valley accelerated markedly with the arrival of direct streetcar service between the neighborhood, downtown, and the South of Market industrial and commercial employment district. The Market Street Railway Company had a legislative grant as early as 1868 to extend its streetcar rail line along Market Street from Valencia to Castro streets, but did not complete the work until 1886.[104] Other lines came in rapid succession. Castro Street was finally "cut through" the hills dividing Eureka and Noe valleys in 1887, followed by extension of the Market Street Railway cable cars along Castro from Market Street to 26th Street in Noe Valley. (Figure 33) The presence of the cable line made what was once an only vaguely commercial street into a primary business corridor in the district.[105]

[104] Roy S. Cameron and San Francisco (Calif.), eds., *History of Public Transit in San Francisco, 1850-1948* (San Francisco: Transportation Technical Committee, 1948), 9; Arnold, *Report on the Improvement and Development of the Transportation Facilities of San Francisco*, 417. In 1882, Leland Stanford took over the Market Street Railway Company and converted the entire system to cable haulage. It was under this reorganization that the railway was extended as a cable car system to Castro Street, and then down Castro Street to Noe Valley. In the interim, a steam dummy ran from Valencia and Market to 17th and Castro streets in the late 1870s and early 1880s.

[105] Hubbard, *Cities within the City*, 90 (September 23, 1924).

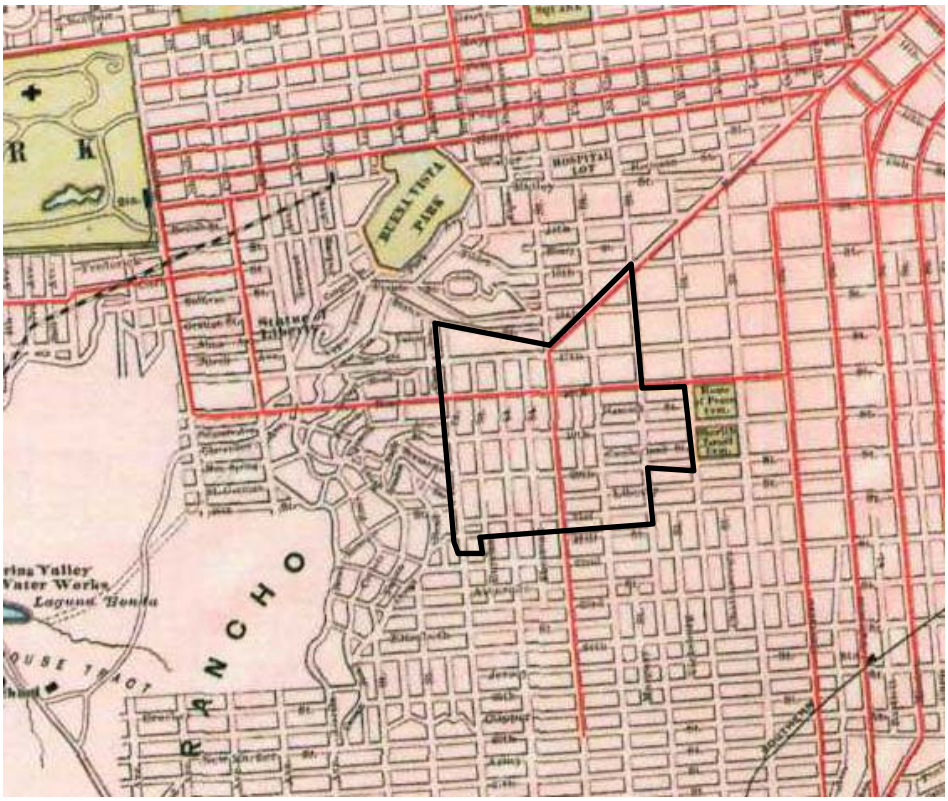


Figure 33. Detail of 1897 "Map of San Francisco in Rand McNally & Co.'s *Indexed Atlas of the World* showing transit lines (in red) in the Eureka Valley area. Study area indicated in black. (David Rumsey Map Collection, reproduced in Woodbridge, 2006, pp.104-105)



Figure 34. Upper Market Street, approaching Castro Street in 1888. Note that Market Street is unpaved except for the streetcar right-of-way. (Private collection, published online athttp://Found SF.org/index.php?title=Castro_and_Market_Over_the_Years).



Figure 35. Cable car at Market and Castro Streets, 1892. (The children are scrambling to catch election cards a candidate is throwing from the car).
(AAC-7903, San Francisco History Center, San Francisco Public Library)

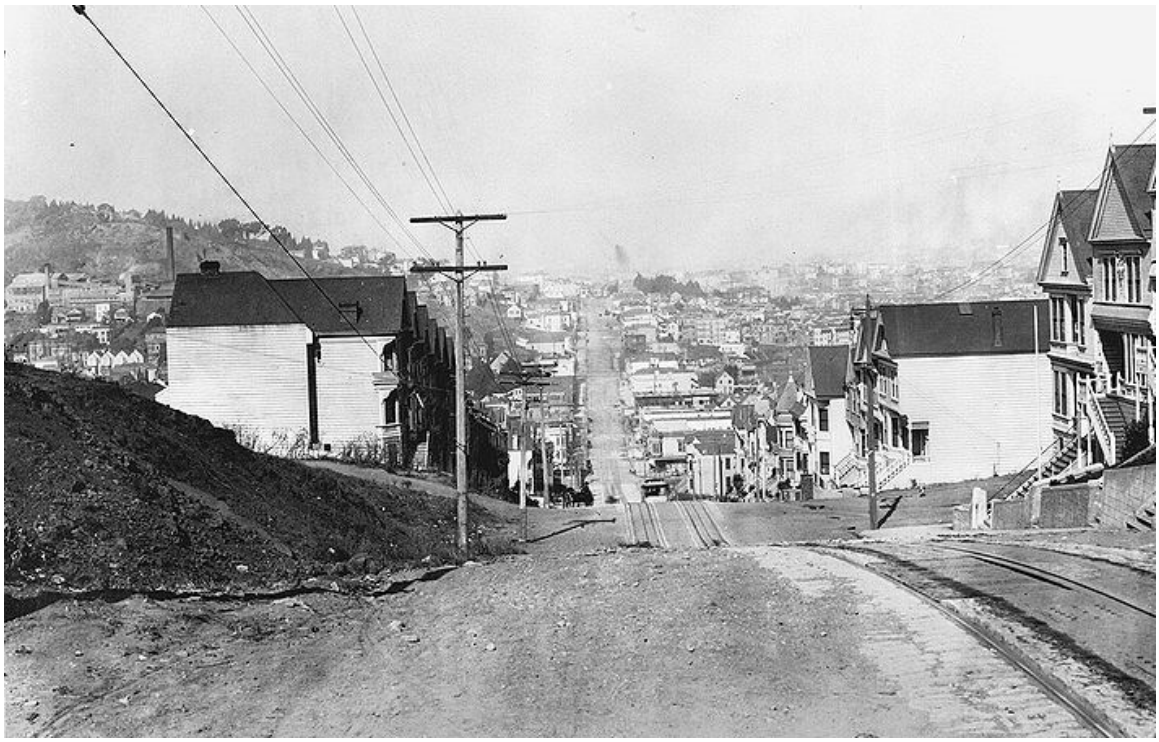


Figure 36. Castro Street looking north from 21st Street in 1905 showing cable car tracks and adjacent development. (Charles Ruiz Collection)

Eureka Valley resident Behrend Joost constructed a branch from the main line of his San Mateo Electric Street Railroad (1891) at Guerrero Street west along 18th Street to Corbett Road in 1892-1893. The line continued on to Lake Merced and Golden Gate Park. The east-west connectivity the line provided through the neighborhood made Eureka Valley an increasingly attractive locale for working class residents and reinforced 18th Street as a major neighborhood commercial corridor.[106]

Associated Property Types

There are no identified extant resources associated with the development of street car transportation in the study area. Commercial properties may be associated with this context if research demonstrates a strong association between the property or property type and local transportation development.

RESIDENTIAL DEVELOPMENT

Residential development in Eureka Valley in this period was profoundly impacted by two factors: population growth and accessibility to and from urban employment districts. During the 1880s and 1890s, more than 100,000 people moved to San Francisco, spurring what would become a definitive period of housing construction in the city.[107] Improved public transportation to outlying districts such as Eureka Valley also increased growth and housing demand. Other factors were necessary for the neighborhood to begin to grow in earnest, however. Residential development in Eureka Valley in this period dates primarily to the late 1890s and early 1900s when growth, accessibility, water availability, and the economy cooperated. Water availability in the district stabilized in 1895 when the Spring Valley Water Company began servicing the area. A fresh burst of money into the local economy from the Alaskan gold rush and recovery from the Panic of 1893 and its associated recession also spurred building.[108]

The pattern of real estate development and home building in Eureka Valley from the late 1880s until the 1906 earthquake was consistent with broader patterns of residential development in the city. From the 1860s through the 1880s, San Francisco was in a process of transition from the boom economies and landscapes of mining and railroads to a more stable, bourgeois state. As the city spread along its gridded streets and snaking streetcar lines, rows and rows of wood-frame townhouses and flats gave an air of "instant urbanity" to growing districts.[109] By the time streetcars and their associated development patterns reached Eureka Valley with intensity, San Francisco's speculative building industry was well established, making their marks in areas such as the Western Addition and Mission in the late 1860s and early 1870s.[110]

Housing development in Eureka Valley from this period was also consistent with common patterns of speculative, commercial home building in San Francisco – patterns that reflected the economics,

[106] Corbett, Michael C., "Revised Draft Corbett Heights Historic Context Statement [San Francisco, CA]," 65; "Affairs in the Growing Suburbs."

[107] Anne Vernez Moudon, *Built for Change: Neighborhood Architecture in San Francisco* (Cambridge, Mass: MIT Press, 1986), 41.

[108] Corbett, Michael C., "Revised Draft Corbett Heights Historic Context Statement [San Francisco, CA]," 36.

[109] Walker, Richard, "Classy City: Residential Realms of the Bay Region," 2002, 3, http://geog.berkeley.edu/PeopleHistory/faculty/R_Walker/ClassCity.pdf.

[110] Bloomfield, "The Real Estate Associates," 16. City directories by that date carry advertisements for blocks of houses under construction and available for purchase, often along or near the end of street car lines.

existing conditions, and favored traditions of the day. Builders relied heavily on easily available regional materials such as redwood, and a high proportion of wood structures became a hallmark of the city's built environment.[111] Housing development in San Francisco was a modern, mass-production affair from a very early date. Houses had standard floor plans from pattern books or purchased plan sets, industrially produced materials, and efficient balloon frames.[112]

A pattern of small, single-family, detached homes dominated. When they could assemble enough land, developers and builders arranged groups of nearly identical housing forms in rows with lockstep setbacks and minor variation in exterior ornament. Corner houses might be larger and more elaborate, functioning almost as an advertisement for the developers' wares aligned behind it.[113] Savvy developers looking to hedge their bets often combined groups of single-family, two-flat, and the occasional three-flat dwellings. Builders also began building a San Francisco-specific form of flat called the Romeo Flat, composed of stacked, narrow units arranged around a central, unenclosed or semi-enclosed stairwell. Variation on the base module of housing to accommodate topography was also a common characteristic of housing in the study area.[114]

Housing development in Eureka Valley tended to skew toward the middle and lower ends of the home buying market. Cultural geographer J.B. Jackson observed of San Francisco that at "a time when the larger eastern cities had given up building low-cost family dwellings and were erecting either multi-family tenements or expensive row houses, San Francisco… was producing houses specifically designed for the taste and pocketbook of workmen – specialized forms to suit a specialized market."[115] Like much of San Francisco, Eureka Valley has a strong collection of small houses for lower middle and working class residents. Lot development patterns often reflected a phased construction program dictated by modest finances. In the early decades of Eureka Valley's development lots often featured small houses at the front of the lot, which owners later moved to the back of lot for construction of a larger house. Alternatively, owners constructed a small house at the rear of a lot in anticipation of later building larger house on the front portion when circumstances allowed. This pattern is apparent on many parcels throughout the Eureka Valley area.[116]

While ostensibly a rubric of equity, the urban grid of neighborhoods such as Eureka Valley and component home sites were socially graded. The relative importance of the street often dictated housing value, with lot sizes and housing quality and cost being higher on major, prestigious thoroughfares. Skilled laborers and more middle class residents tended to build on major streets, while the alleys carved through the center of major blocks hosted smaller lots and smaller, cheaper houses. In the steep, hilly outlying neighborhoods topography also correlated with socioeconomic class; the least buildable lots atop the hills were often the sites for the most modest housing until development pressure, land shortages, and streetcar access brought more middling and upper-income residents to the slopes.

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[111] Robert W. Cherny and William Issel, *San Francisco, Presidio, Port, and Pacific Metropolis*, Golden State Series (San Francisco, Calif: Boyd & Fraser, 1981), 93–94; Walker, Richard, "Classy City: Residential Realms of the Bay Region," 3.

[112] Walker, Richard, "Classy City: Residential Realms of the Bay Region," 4.

[113] Bloomfield, "The Real Estate Associates," 16–20 Owners might also pay for additional architectural details or more elaborate ornamentation on their home.

[114] Ibid., 22–23.

[115] John Brinckerhoff Jackson, *American Space: The Centennial Years, 1865-1876*, 1st ed. (New York: Norton, 1972) quoted in ; Moudon, *Built for Change*, 43.

[116] Moudon, *Built for Change*, 44.

Sanborn maps and period newspaper accounts give some sense of the character of housing in Eureka Valley in the last decade of the nineteenth century. The 1896 *San Francisco Chronicle* article cited at the opening of this section describes the area buildings as being primarily "one and two-story cottages occupied by clerks, mechanics and working people. Here and there is the more pretentious domicile of a merchant or capitalist." Behrend Joost, president of the San Mateo Electric Railroad and Alfred "Nobby" Clarke are called out for their particularly substantial homes and profiles in the neighborhood. (Clarke's home at 250 Douglass Street is Landmark #80.)[117]

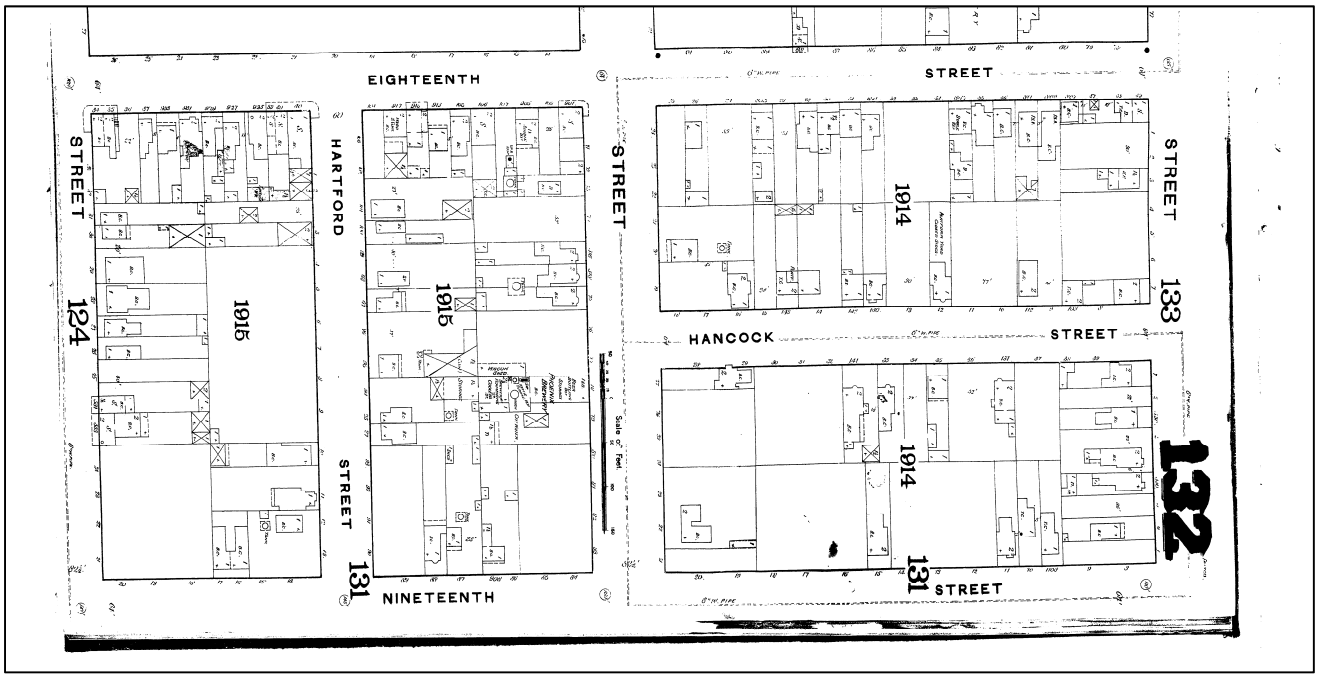


Figure 37. 1886 Sanborn map of 18th and 19th Streets between Castro Street (left) and Sanchez Street (right) showing small, single-story, single-family dwellings in the most densely settled portion of the study area.

By 1900, the unevenly-settled blocks in Eureka Valley had begun to fill in with single-story-over basement houses, two-story flats, and fewer numbers of side-by-side duplex dwellings and three-story flats. The area east of Castro Street and the blocks bordering 18th and Castro streets were the most heavily developed, though there were still large open lots in places along Castro. The Eureka Homestead section of the neighborhood, platted in 1864, was nearly 100 percent built out by this date.[118] Residential developers' presence is also apparent, with groups of identical houses hopscotching along Liberty Street, 20th Street, the hilly section of Castro Street, and on Eureka, south of 20th Street.[119]

[117] "Affairs in the Growing Suburbs."
[118] Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA," 1900.
[119] Ibid.

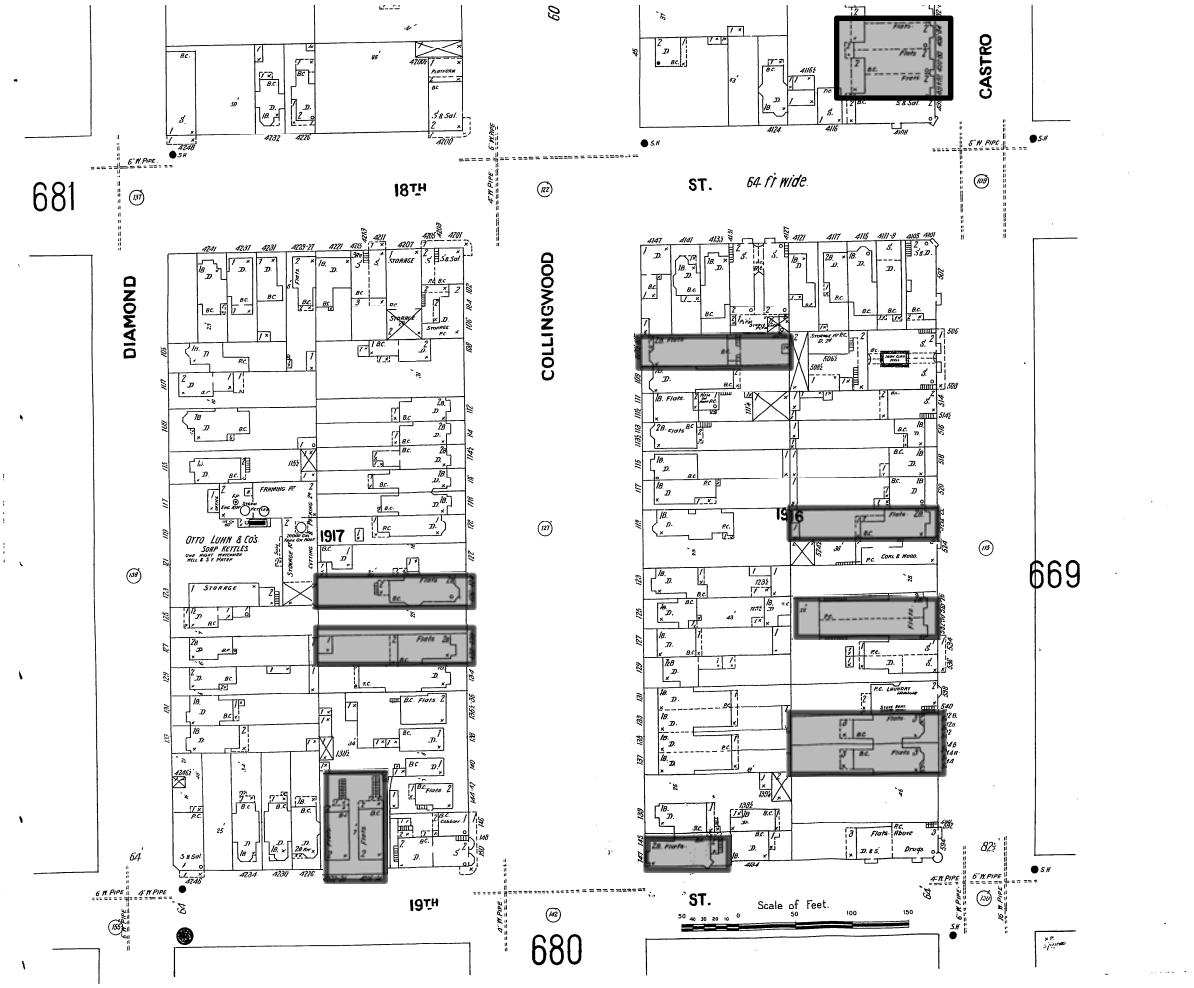


Figure 38. 1900 Sanborn map showing mix of housing forms and density of development in the Eureka Valley Homestead section of the study area. Flats are shaded.

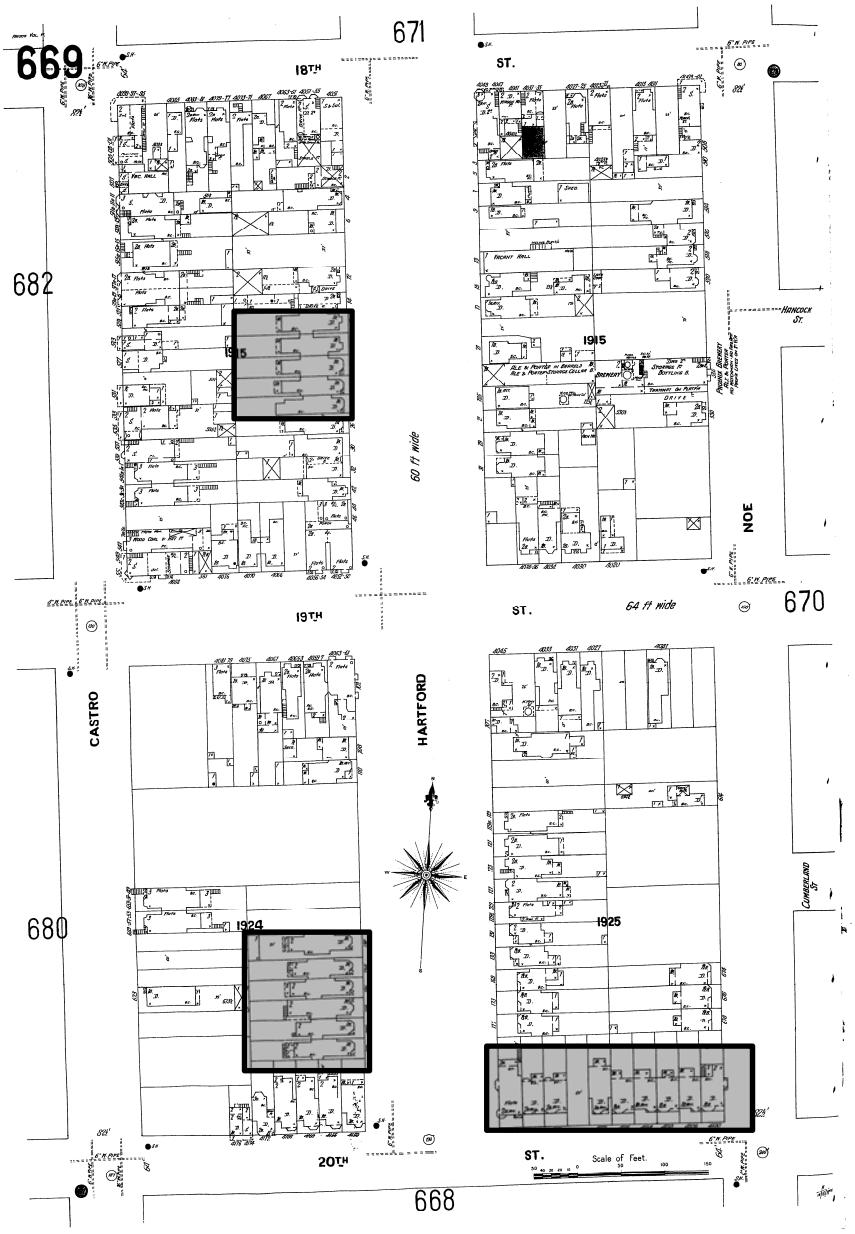


Figure 39. 1900 Sanborn map of densely-settled area around Castro and 18th streets, showing sporadic vacant sites on hillier sections of Castro south of 19th Street. Note blocks of developer housing on 20th Street with larger, more elaborate house on corner of 20th and Hartford streets and developer houses on both sides of Hartford Street (shaded).

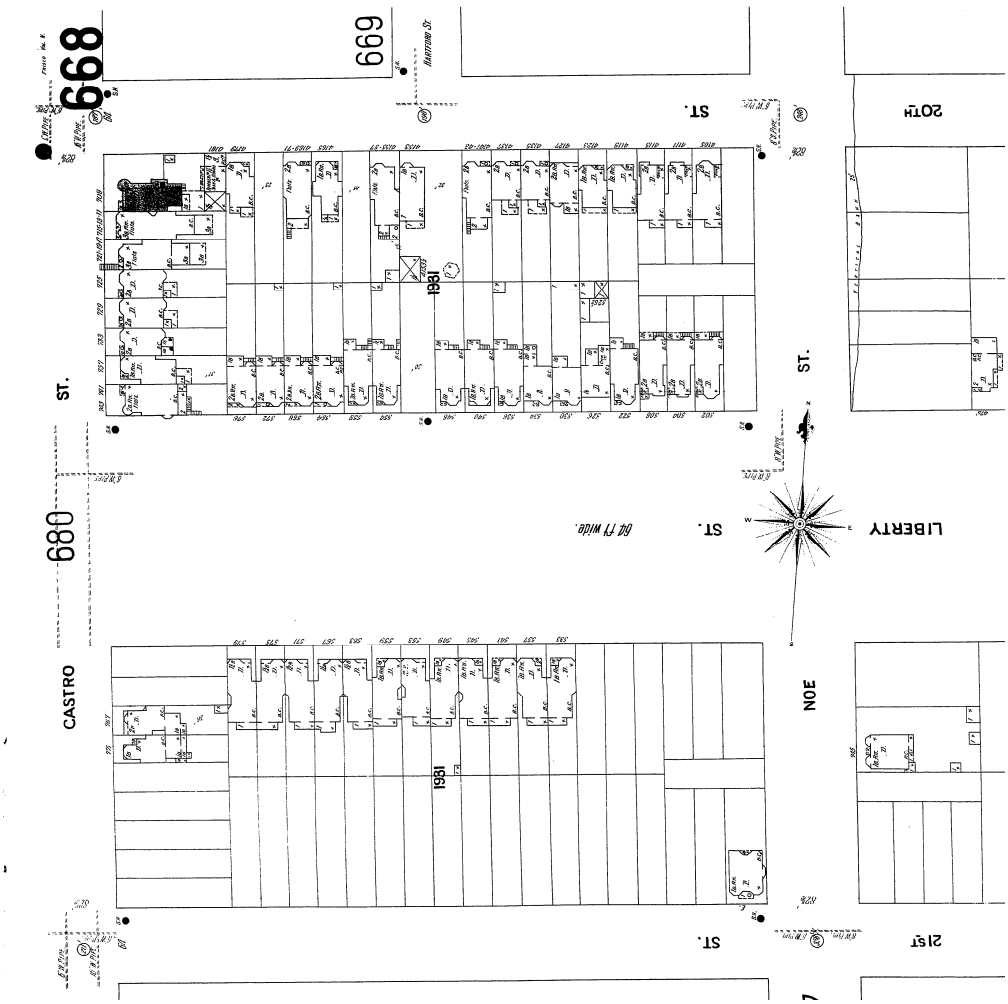


Figure 40. 1900 Sanborn showing developer housing on both sides of Liberty Street between Castro and Noe streets and east side of Castro Street.



Figure 41. Castro Street near 20th Street looking north, ca. 1901. (Private Collection, San Francisco, CA; published online at Found SF, http://Found SF.org/index.php?title=Castro_St_North_1901)



Figure 42. 1901 photo looking southwest toward Twin Peaks from the corner of Noe and 20th streets, showing southerly portions of Douglass, Eureka, Diamond, and Collingwood streets. (Photo by Turrill and Miller, reproduced in Evanosky and Kos, 2010, p. 120)

Housing Developers

Real estate developer-builders and carpenter-builders constructed much of the housing in Eureka Valley. Integrated real estate development and building operations typically purchased and subdivided land and then either speculatively constructed houses in small numbers or built them on contract to lot purchasers. Carpenter-builders sometimes dealt in land as well, albeit at smaller scale, or teamed with a partner who did the land subdividing.[120] Most of the housing in Eureka Valley was designed without the services of an architect as we might recognize one today. Experienced carpenter-builders with drafting skills often supplied plans and elevations for the dwellings they or real estate development partners constructed.[121]

Fernando Nelson

Fernando Nelson was one of the most prolific housing developers in the study area. During his 70-plus year career in homebuilding in San Francisco, Nelson constructed more than 4,000 houses, dozens of which line the streets of Eureka Valley. Nelson was born in New York in 1860 and moved to San Francisco as a teenager in 1876. After working for a time as a carpenter's apprentice in the Mission and Noe Valley, he built his first house at 407 30th Street (Noe Valley) in 1880. It sold for $800. Nelson continued to construct single and multi-family housing in Noe Valley and Bernal Heights in the 1880s and 1890s, but developed a specialty in single-family construction. Nelson was an early practitioner of the integrated building and real estate development operation, selling not just land and housing, but often holding purchasers' mortgages as well.

Nelson's first ventures in Eureka Valley were personal rather than speculative. In the late 1890s, Nelson purchased land at the southeast corner Castro and 20th streets where he constructed an impressive home for his family (701 Castro Street, 1897, Figure 43). The house no doubt also served as a standing advertisement for his homebuilding business as he made forays into the rapidly developing Eureka Valley residential market. Nelson lived in and ran portions of his business from his Castro Street home, keeping a workshop, lumber, and other building material storage on the lot behind his home. Work horses originally lived in basement stables.

Nelson's houses in Eureka Valley and elsewhere sold for between $1,000 and $4,500 in the 1880s and 1890s. His typical clients were skilled working class and entry-level professional class buyers: the clerks, policemen, firemen, and warehouse workers of the city. Much like suburban homebuilders of a half century later, Nelson offered his potential Eureka Valley buyers a limited series of house plans with the option of customizing ornament from mill pattern books. Nelson's signature ornamental flourishes on his standardized houses included button board panels, pendant drips, bands of cut-out "donut" circles, blocky geometric cut-out designs above the entry porches, two-sided bay windows, and quarter-sunburst patterns above arched entryways.

[120] Walker, Richard, "Classy City: Residential Realms of the Bay Region," 3.
[121] Bloomfield, "The Real Estate Associates," 22–23.



Figure 43. Fernando Nelson House, 701 Castro Street (built 1897)





Figure 44 (left): 554 and 558 Liberty Street (built 1897, Fernando Nelson)
Figure 45 (right): 4110-4118 20th Street (built 1897, Fernando Nelson)





Figure 46 (left): 725, 727-731, and 733 Castro Street (built 1898, Fernando Nelson)
Figure 47 (right): 4138 20th Street (built 1899, Fernando Nelson)

Nelson died in 1953 at age 93 after a career that spanned the earliest eras of speculative housing production in San Francisco to the mass suburban development of the mid-twentieth century. His buildings eventually graced sites in Bernal Heights, Noe Valley, Eureka Valley, and the Richmond District.[122]

Known extant houses built by Nelson in the Eureka Valley neighborhood include:

Address	Date	Type	Style
282 Eureka	1893	Side hall row house (SF)	Stick
286 Eureka	1893	Side hall row house (SF)	Stick
578-582 Castro	1897	Two-flat (now 3 units)	Stick
584-586 Castro	1897	Two-flat	Stick
701 Castro (Nelson House)	1897	Single-story-over basement (SF)	Queen Anne
711-715 Castro	1897	Three-flat	Queen Anne
546 Liberty	1897	Single-story-over basement (SF)	Stick
550 Liberty	1897	End-gable, entry porch, bay window (SF)	Queen Anne
554 Liberty	1897	End-gable, entry porch, bay window (SF)	Queen Anne
558 Liberty	1897	End-gable, entry porch, bay window (SF)	Queen Anne
564 Liberty	1897	Side hall row house (SF)	Stick
568 Liberty	1897	End-gable, entry porch, bay window (SF)	Queen Anne
572 Liberty	1897	Side hall row house (SF)	Stick
4141-4143 20th	c. 1897	Two-flat	Stick
725 Castro	1898	Side hall row house (SF)	Stick
727-731 Castro	1898	Two-flat	Stick
733 Castro	1898	Side hall row house (SF)	Stick
4119 20th	1898	End-gable, entry porch, bay window (SF)	Queen Anne
4121-4123 20th	1898	Two-flat	Queen Anne
4127-4129 20th	1898	Two-flat	Queen Anne
4133 20th	1898	Two-flat (now one unit)	Stick, altered
4137-4139 20th	1898	Two-flat	Stick, altered
4100 20th	1899	End-gable, entry porch, bay window (1-story, SF)	Queen Anne
4106 20th	1899	End-gable, entry porch, bay window (1-story, SF)	Altered
4110 20th	1899	End-gable, entry porch, bay window (1-story, SF)	Queen Anne
4114 20th	1899	End-gable, entry porch, bay window (1-story, SF)	Queen Anne
4118 20th	1899	End-gable, entry porch, bay window (1-story, SF)	Altered

[122] San Francisco Planning Department, "Duboce Park Landmark District Designation Report" (San Francisco: San Francisco Planning Department, 2012), 18–20, San Francisco Planning Department; Judith Lynch Waldhorn and Sally Byrne Woodbridge, *Victoria's Legacy* (San Francisco : New York: 101 Productions ; distributed to the book trade in the U.S. by Scribner's, 1978), 78. Later owners moved the house to the street line and constructed brick garages beneath.

Address	Date	Type	Style
4122 20th	1899	End-gable, entry porch, bay window (1-story, SF)	Altered
4126 20th	1899	End-gable, entry porch, bay window (1-story, SF)	Altered
4130 20th	1899	End-gable, entry porch, bay window (2-story, SF)	Altered
4134 20th	1899	End-gable, entry porch, bay window (2-story, SF)	Altered
4138 20th	1899	End-gable, entry porch, bay window and tower (2-story, SF)	Queen Anne
460 Noe	1901	End-gable, entry porch, bay window (1-story, SF, now 3 units)	Queen Anne
464 Noe	1901	End-gable, entry porch, bay window (1-story, SF, now 2 units)	Queen Anne, altered
468 Noe	1901	End-gable, entry porch, bay window (1-story, SF)	Queen Anne, altered
472-474 Noe	1901	Two flat	Altered
476 Noe		End-gable, entry porch, bay window (1-story, SF)	Queen Anne
4000-4004 18th	1901	Three-flat	Queen Anne, altered
4006-4008 18th	1901	Two-flat	Queen Anne
4014 18th	1901	End-gable, entry porch, bay window and tower (2-story, SF)	Queen Anne
4016 18th	1901	End-gable, entry porch, bay window (1-story, SF)	Queen Anne, altered
4020 18th	1901	End-gable, entry porch, bay window (1-story, SF)	Queen Anne
4024-4026 18th	1901	End-gable, entry porch, bay window (1-story, SF, now 2 units)	Queen Anne
4028 18th	1901	End-gable, entry porch, bay window (1-story, SF)	Queen Anne
4032 18th	1901	End-gable, entry porch, bay window (1-story, SF)	Queen Anne
4036-4038 18th	1901	Two-flat	Queen Anne, altered
4040-4044 18th	1901	Three-flat	Queen Anne
4052-4056 18th	1901	Two-flat (now two-flat and commercial)	Queen Anne
20-64 Hartford	1901-1902	End-gable, entry porch, bay window (1-story, SF)	Queen Anne, some altered
37-43 Hartford	1901-1902	Two-flats	Queen Anne
45-65 Hartford	1901-1902	End-gable, entry porch, bay window (2-story, SF)	Queen Anne, some altered

Others

Previous surveys have identified other builders in the Eureka Valley area, though few had the breadth of work that Fernando Nelson produced.

The earliest active, identified builder in Eureka Valley was John A. Swenson. He constructed the cross-gable, Stick-style houses at 284 Collingwood (1886-7) and 290 Collingwood (1886-7, Figure 48). Born in Sweden, Swenson listed his profession as carpenter and ship joiner in federal census records. He lodged on Jackson Street in 1880, but by 1900 was living at 234 Collingwood, perhaps another of his projects. By 1910, Swenson had left homebuilding and Eureka Valley, working as a ship joiner elsewhere in the city.[123]



Figure 48. John A. Swenson-built home at 290 Collingwood Street (built 1886-7)

Charles L. Hinkel was a carpenter and builder, and with his three sons, was among San Francisco's most prolific home builders. In the study area, Hinkel's work overlapped with Fernando Nelson's active period. Hinkel constructed the houses at 787 Castro (Queen Anne 2.5-story end gable, altered; 1891), 746 Castro (Two-flat, Queen Anne, altered; 1892, Figure 49), 712 Castro (side hall row house, Queen Anne and Stick; 1894), and 757 Castro (End gable, Queen Anne, 1897). The Hinkel Family lived at 740 Castro, which they constructed in 1892 (End gable, Queen Anne, Figure 49). Signature details of Hinkel houses include rounded architrave window moldings with beveled keystones and bracket and strip architraves at rooflines. Charles Hinkel died sometime between 1900 and 1910, but his sons continued the family building business. [124]

[123] US Bureau of the Census, "1880 US Census, Population Schedule, San Francisco, California"; US Bureau of the Census, "1900 US Census, Population Schedule, San Francisco, California," *Ancestry.com*, 1900, http://ancestry.com; US Bureau of the Census, "1910 US Census, Population Schedule, San Francisco, California," *Ancestry.com*, 1910, http://ancestry.com; Waldhorn and Woodbridge, *Victoria's Legacy*, 79.

[124] US Bureau of the Census, "1880 US Census, Population Schedule, San Francisco, California"; US Bureau of the Census, "1900 US Census, Population Schedule, San Francisco, California"; US Bureau of the Census, "1910 US Census, Population Schedule, San Francisco, California"; Waldhorn and Woodbridge, *Victoria's Legacy*, 36, 78.



Figure 49. Charles Hinkel House at 740 Castro Street (1892, at far right) and Hinkel-built house at 746 Castro Street (1892, at far left)

Speculative developer Louis Landler constructed a series of 2-story, cross-gable, Queen Anne-style and single-story-over-basement Stick-style houses at 251 (c. 1891), 253-55 (1890), 257 (1890), 259 (1890) Hartford Street. Across Hartford, Landler constructed a group of four small, single-story-over-basement, Stick-style cottages at 262-280 Hartford Street (1891, Figure 50). He constructed a similar Queen Anne-style cottage a block away at 164 Hartford Street (c. 1890) as well as at 4150 20th Street (1892). Landler also constructed two single-family, Stick-style, side hall row houses at 4407 and 4409 18th Street (1892). Landler appears to have been a short-term speculator, and had moved on from San Francisco by 1900.[125]



Figure 50. Louis Landler-built homes at 262 to 280 Hartford Street (built 1891)

[125] US Bureau of the Census, "1880 US Census, Population Schedule, San Francisco, California"; US Bureau of the Census, "1900 US Census, Population Schedule, San Francisco, California"; US Bureau of the Census, "1910 US Census, Population Schedule, San Francisco, California"; Waldhorn and Woodbridge, *Victoria's Legacy*, 78–80.

Local builder John (or Jonathan) Anderson worked primarily in Noe and Eureka valleys around the turn of the twentieth century. His signature decorative feature was an urn of flowers at the outer edges of the second story wall surfaces, beneath the gable. Anderson's surviving work in Eureka Valley includes fourteen 1.5-story, end gable, bay window/entry porch form, Queen Anne-style homes at 3816 to 3836 21st (1903-1904,) and five houses with the same form and style at 563-577 Liberty Street (1897, Figure 51).[126]



Figure 51. John Anderson-built homes 563 to 577 Liberty Street (built 1897)

Associated Property Types

Common single-family housing forms and styles from this period are similar to those in the Homestead period: two-story, side hall row houses; single-story-over-basement dwellings with bay window and entry porch; and cross-gable or "parlor front" dwellings. New forms appearing in this period include the end-gable dwelling with porch and bay window in varying story heights and simple, flat-front dwellings with Italianate or Stick styling. Multiple-family forms include the two-flat, but also expanded forms such as the three-flat, compound forms doubling two- and three-flat forms, and the Romeo flat. The Romeo flat, with units arranged around a central, unenclosed or semi-enclosed stairwell, typically housed between six and eight flats. While Stick style dwellings remain popular, the Queen Anne style becomes the preferred choice for developer-driven and individual housing development. Classical Revival and Mission Revival are also popular, particularly for multiple family dwellings. See Residential Property Types and Architectural Styles for more detailed description of forms and styles.

COMMERCIAL DEVELOPMENT

By 1900, Sanborn maps of the neighborhood show 18th and Castro streets – the two major local transit corridors – were also the area's commercial spines. Scattered corner commercial buildings were also present throughout the rest of the developed portions of the district. But commercial development remained limited until after 1906, with residents doing their major consumption in the Mission or downtown. Most of the commercial buildings in the era are mixed use, with shops on the first story and

[126] Waldhorn and Woodbridge, *Victoria's Legacy*, 33, 77, 78.

flats above. Local commercial concerns were largely local in their orientation and included saloons, restaurants, sellers of wood, coal, hay, lumber, and feed, as well as livery operations and laundries.[127]



Figure 52. Castro Street between 18th and 19th streets, looking southeast. Ca. 1900. Collection of Greg Gaar.



Figure 53. Castro Street between 18th and 19th streets, looking northeast. Ca. 1900. (Collection of Greg Gaar)

[127] Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA," 1900.

Associated Property Types

Mixed-use residential and commercial structures with commercial on the first story and single-family flats above continue to predominate in this period. Commercial buildings are again likely to be situated in the eastern portion of the study area along major commercial corridors such as 18th Street that extend from adjacent Mission district commercial hubs. The Castro and 18th street intersection developed slightly denser commercial activity because of the 18th and Castro streetcar lines. Corner commercial and residential mixed-use buildings also developed sporadically along the more densely-developed streets of the valley floor. Stick and Queen Anne styles are the most common for commercial development in the period, but Classical Revival examples also begin to appear. See Commercial Property Types and Architectural Styles for more detailed description of these forms and styles.

SOCIAL AND POLITICAL LIFE

Demographics

During this period, Eureka Valley became a district of working class families made up of industrial workers, building tradesmen, and skilled laborers, along with a small number of businessmen and professionals who worked in the district.[128] Common occupations included carpenters, teamsters, electricians, mechanical engineers, machinists, and common laborers. The demographics of the neighborhood were similar to those of the adjacent Mission district in 1900, being predominantly white, with one-quarter foreign-born residents and three quarters of residents with foreign-born parents. These residents included Irish, Scandinavian, and German ethnic groups, both foreign and American-born.[129] Household make up in the district was diverse, with many instances of multi-generational and extended family living together in a single dwelling unit. Family sizes also varied, but this period had one of the largest proportions of school-aged children in the district during the study period according to a sampling of census data.[130] (See Immigrant and Ethnic Communities for more information for more detailed information on period demographics.)

As the Eureka Valley transitioned from a quiet outlying district to a suburban village, two local figures played a prominent, often boisterous, and largely unavoidable role in the local development affairs. The first was real estate and street railway magnate Behrend Joost. (See Homestead Era, Social and Political Life, page 37 for more information about Joost.) The second figure was Alfred "Nobby" Clarke, who constructed a large residence still standing just outside the study area at the corner of Douglass and Caselli streets (outside the study area, Landmark #80) in 1892. Clarke was a former police officer and clerk to the Chief of Police in San Francisco. He reportedly made his fortune by running a side business lending money to patrol men, which eventually got him fired from his position. After leaving the police force, Clarke studied law, passed the bar, and spent his years as an attorney filing lawsuits against the Police Commissioner and Police Department on behalf of rank and file members. He also invested a hefty amount of time and energy feuding with neighbor Joost over water and property issues.

[128] San Francisco Planning Department, "City Within A City: Historic Context Statement for San Francisco's Mission District," 31.

[129] William Issel and Robert W. Cherny, *San Francisco, 1865-1932: Politics, Power, and Urban Development* (Berkeley: University of California Press, 1986), 63, 65. These observations draw on analysis of the Mission, defined as including Eureka Valley.

[130] This analysis is based on sampling of several blocks of Eureka, Collingwood, Hancock, and Ford streets in the study area from the 1880 and 1900 US Census.

Clarke also founded a local water company and ran cattle on the adjacent hillsides. Nobby Clarke lost his Eureka Valley home after investment failures forced him into bankruptcy in 1896.[131]

Improvement Associations

During the late nineteenth century and the first few years of the twentieth century, civic clubs continued to act as the major social and political organizing bodies for the Eureka Valley District. The clubs addressed issues within bounds more expansive than the study area, covering everything from the area west of Castro Street between 16th and 20th streets to the territory from 14th to 23rd streets and Castro Street to Ashbury Avenue.

The Eureka Valley Promotion Association (EVPA), established in 1881, continued to be active in this period. Identified leadership in the period included solidly middle-class, professionals from the neighborhood such as oyster dealer Elijah McKnew, dentist Thomas X. Sullivan, and insurance broker Charles Blender. EVPA was soon joined by the Improvement Club of Eureka Valley, or Eureka Valley Improvement Club (EVIC), established in 1889. The EVIC was initially established as the Corbett Road and Eureka Valley Improvement Club to fight one of the founders of the EVPA, Behrend Joost and his closure of a section of Corbett Road he claimed was his personal property. The EVIC had broader sights, however, and characterized its mission at the time of its founding as taking "action on important matters that affect the property owners and residents of Eureka Valley."[132]

Over the course of the 1890s, Eureka Valley had numerous short-lived improvement clubs, each addressing its own set of issues. These included the Market Street and Eureka Valley Improvement Club, and the West of Castro Street Improvement Club.[133] Based on newspaper accounts, it appears that groups reused club names overtime, dissolving and reconstituting organizations throughout the late nineteenth and early twentieth century.

By the early twentieth century, however, two organizations with staying power remained: the EVPA and a newer body, the Eureka Valley Improvement Association (EVIA). The EVIA was founded 1905 to secure better car service, better streets, and better street lighting "west of Church Street to the hills and south of Market to Twenty-second street." The association later expanded its focal area to include the area north of Market Street to Duboce Avenue.[134]

Roads and utilities were primary concerns for improvement associations in Eureka Valley as the district grew. In the 1880s, road conditions in the district could be perilous. In 1889, the EVIC petitioned city government for improvements to district roads to combat ankle-deep dust and impassable mires in the rainy season.[135] The associations were largely successful in their efforts. The 1890s saw many street openings for thoroughfares that had existed only on paper and more widespread sewer installation in the neighborhood.[136] The clubs were also successful in getting Sanchez Street, then a precipitously steep street, regraded in 1895 for easier use.[137] At the end of the decade, the associations were petitioning to

[131] Silver, *Rancho San Miguel*, 82–83.

[132] "In Eureka Valley: Protests Against Closing Corbett Road; An Improvement Club Formed by the Property-Owners and Residents," *San Francisco Chronicle (1869-Current File)*, June 1, 1891.

[133] "Eureka Valley Neglected," *San Francisco Call*, July 23, 1899.

[134] "Great Success Achieved by the Local Improvement Clubs," *San Francisco Call*, August 20, 1910.

[135] "Eureka Valley," *San Francisco Chronicle (1869-Current File)*, August 23, 1889.

[136] "In Eureka Valley."

[137] "The Grade Too Steep," *San Francisco Call*, September 30, 1895.

have street lights installed on Market Street from Valencia to 17th streets and to cut, fill, and grade Market Street from Valencia to 15th streets.[138] In 1902, the associations petitioned for grading on Market Street from Valencia to Sanchez streets, eliminating a well-known "hump" in the roadway.[139] In the early 1900s, the Federation of Mission Improvement Clubs, which included the Eureka Valley clubs, began a revived series of efforts to extend Market Street across the peninsula to the ocean. At a meeting in 1904, Behrend Joost, then back in the good graces of the neighborhood, represented the community in addressing Mayor Eugene Schmitz at a meeting in the neighborhood about the issue.[140]

Streetcar transportation, which was essential for area growth, was another major concern of the improvement associations. In 1899, the Market Street and Eureka Valley Improvement Club joined the Federation of Mission Improvement Clubs in a "protest of an outraged people" over period corruption in the granting of railroad franchises. The club passed a resolution protesting the granting of new franchises that would ultimately prevent street railways from being under municipal control for decades to come.[141]

Environmental concerns in the period focused primarily on the remaining industrial operations near the rapidly growing residential neighborhood. In the early 1900s, the Market Street and Eureka Valley Improvement Club petitioned the city's Street Committee to include the Flint Tract and Twin Peaks in the areas where brickmaking was prohibited. The group complained of the gas, smoke, and soot from the Gray Brothers kilns on Corona Heights and their use of crude oil fuel.[142] But animals and animal husbandry also drew the ire of local improvement clubs. In the 1880s, the clubs fought to have the remaining dairy businesses removed from the area as an unwanted "check on growth" and danger to property values. The EVIC also protested a proposal to locate the city animal pound, operated by the Society for the Prevention of Cruelty to Animals, in the district in 1889.[143]

Other improvement association projects of the in the 1880s and 1890s included agitating – eventually successfully - for a new school for the district (See Civic and Institutional Development, Education), introduction of Spring Valley Water Company mains (see Urban Planning, Water Systems Development), and a fire company (See Civic and Institutional Development, Local Protective Services). Electric lights were available in the district by 1891. EVPA regularly hosted candidate forums, discussion forums on civic issues, and weighed in officially with their Board of Supervisors representative on matters like city charter revisions. In some years, organizations would officially endorse candidates for city and state political offices.

The neighborhood associations were sometimes on the wrong side of history with their boosterism. In 1902, for example, the EVIC, along with the Federation of Mission Improvement Clubs, expressed outrage at a Merchants' Exchange and Chamber of Commerce resolution in support of a clause in the Chinese Exclusion Act that would allow unrestricted immigration of "employees of the mercantile classes of Chinese into this country." Calling the move "selfish, unpatriotic, and un-American," the club

[138] "Petitions Received," *San Francisco Call*, August 29, 1899; "Petitions Received," *San Francisco Call*, October 17, 1899.

[139] "Market Street Grade Changes to Be Debated," *San Francisco Call*, July 18, 1902.

[140] "Market Street Out to Ocean: A Mass Meeting Tells Mayor the Proposed Extension Is a Great Public Necessity," *San Francisco Chronicle*, January 26, 1904.

[141] "Protest of an Outraged People," *San Francisco Chronicle*, May 28, 1899.

[142] "Protest Against Making of Brick: People of Eureka Valley Tell of Noxious Gases--Board of Works Must Explain," *San Francisco Chronicle (1869-Current File)*, June 26, 1903.

[143] "Fighting the Pound: A Storm of Indignation in Eureka Valley," *San Francisco Chronicle*, September 6, 1889.

believed that adding such a clause to the act would "result in flooding this country with hordes of these undesirable aliens and reduce the standard of living of the American people."[144]

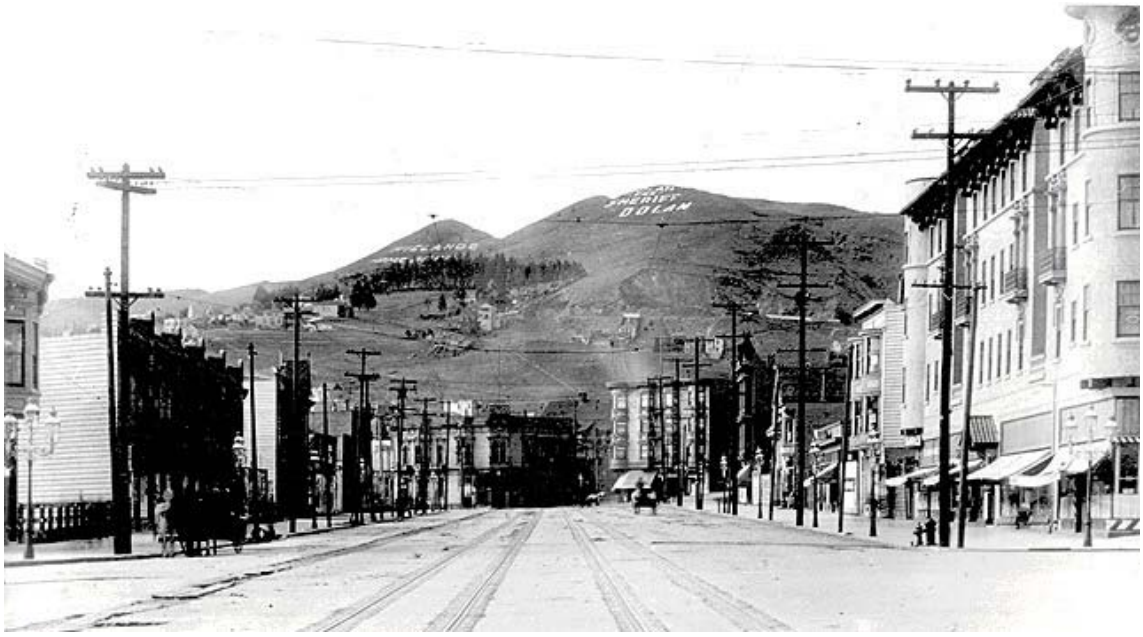


Figure 54. Upper Market Street at Noe Street, looking toward Castro Street, 1899, showing telephone and electrical wires. (Private Collection, published online at Found SF, http://Found SF.org/index.php?title=Castro_and_Market_Over_the_Years)

During this period, the Eureka Valley improvement clubs typically met in rented hall spaces in the neighborhood, and occasionally in local businesses. These included the Magna Hall at Hattie and Corbett streets (outside study area, no longer extant), the Twin Peaks Lodge Hall at 17th and Noe streets (no longer extant), and a meeting room in a mixed-use building at the corner of Market, 17th, and Noe streets (no longer extant). The first club to have its own building appears to have been the Market Street and Eureka Valley Improvement Club. This group constructed its own hall and commercial building on Market Street near 17th and Castro streets in 1903 (no longer extant).[145]

Social Life

Information on the social life of Eureka Valley during the late nineteenth and early twentieth centuries is scant, but neighborhood social activity appears to have revolved around local church communities and private, secular organizations. Most Holy Redeemer Catholic Church, for example, held an annual bazaar to raise funds for its building campaigns in the early years of the twentieth century. The parish also had annual outings and picnics and parochial school events for parents and children. The Olivet Congregational Church offered periodic lecture series and other programming.

On the secular side, neighborhood improvement clubs hosted regular annual social events like outings and community picnics. The neighborhood also had local chapters of the Ancient Order of United Workmen, a fraternal mutual aid society, founded in 1888 and of the International Order of Odd

[144] "Organizations Speak: Mission Clubs and Others Oppose the Influx of Chinese," *San Francisco Chronicle (1869-Current File)*, February 9, 1902.

[145] "New Improvement Club Building Is Dedicated," *San Francisco Call*, October 18, 1904; "The Mission for Home Industry," *San Francisco Chronicle*, May 20, 1910.

Fellows. The Workmen held meetings in their lodge hall at 17th and Noe streets (no longer extant). The Odd Fellows do not appear to have met in the district.

During this period, there was one documented organization dedicated to social activities: the Eureka Valley Social Club, "established for the entertainment of the residents of that section of the city." The club gave its first ball at the Mission Turn Verein Hall (now the Women's Building, 3543 18th Street, outside study area) in 1904. The event features an orchestra, athletic exhibitions, singing, monologues, and dancing.[146]

As a predominantly working class neighborhood, Eureka Valley also had a network of spaces devoted to leisure and social interaction popular during the period for working-class men. These were largely commercial ventures such as bars, pool halls, athletic clubs, and lodge or club spaces. Bars were the most popular working-class male spaces for leisure and sociability, however, serving as informal social clubs, meeting spaces, places to find work, and spaces for political organizing. According to Sanborn maps, the study area hosted at least twelve saloons in 1900, some combined with other commercial ventures like grocery stores. Eureka Valley also had an athletic club beginning in 1904, consisting of a large billiard hall and club complex at 470-476 Castro Street (no longer extant).[147] Most working-class men in the period also frequented a lodge or fraternal hall, such as the Ancient Order of United Workmen hall at 17th and Noe streets (no longer extant).[148] Leisure and social spaces for working-class women were more constrained, revolving around sociability with neighbors in the sphere of the home and school or church-related activities.

Associated Property Types

The Most Holy Redeemer Church is the only identified property associated with social and political life from this period in the study area.

IMMIGRANT AND ETHNIC COMMUNITIES

The residents who moved into Eureka Valley in increasing numbers beginning in the late 1880s included a variety of European immigrant and ethnic communities. San Francisco was a city built on immigration and had a diverse set of shifting ethnic enclaves in the late nineteenth and early twentieth centuries. By 1880, San Francisco contained a higher percentage of foreign-born residents than any other major US city.[149] Irish immigrants, along with Germans, made up the largest portions of the city's foreign-born population.[150] Twenty years later in 1900, Germans were the largest group of foreign-born San Franciscans. They were soon joined, however, by waves of newly-arrived Irish, French, English, Canadians, Swedes, Italians, and Chinese.[151] Between 1900 and 1920, Italians became a larger ethnic presence in the city, with the number of Italian-born residents in San Francisco tripling by 1920.[152]

[146] "Eureka Valley Social," *San Francisco Call*, February 21, 1904.

[147] Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA", 1914.

[148] Kathy Peiss, *Cheap Amusements: Working Women and Leisure in Turn-of-the-Century New York*, Reprint edition (Philadelphia: Temple University Press, 1986), 16–21.

[149] Godfrey, *Neighborhoods in Transition*, 60–61.

[150] Cherny and Issel, *San Francisco, Presidio, Port, and Pacific Metropolis*, 29. Only San Francisco and New York City had equal proportions of Irish and German immigrants in the period. Cities in the Midwest tended to have proportionally more German immigrants while New England cities had significantly more Irish immigrants.

[151] Judd Kahn, *Imperial San Francisco: Politics and Planning in an American City, 1897-1906* (Lincoln: University of Nebraska Press, 1979), 26.

[152] Cherny and Issel, *San Francisco, Presidio, Port, and Pacific Metropolis*, 42.

During the height of Eureka Valley's growth, immigrant communities had begun to migrate in substantial numbers north or west from the urban core as their social and economic status improved. As an outlying western area of the city, Eureka Valley became a neighborhood of choice for Irish, German, and Scandinavian intra-city migrants from the working-class South of Market and Mission districts.[153] (Figure 55) Italian newcomers famously settled in the North Beach area, but as the twentieth century progressed, large numbers of Italian residents engaged in market agriculture also settled nearby in the truck farming regions of the Outer Mission.[154] The Irish were the single largest ethnic group in Eureka Valley, though Germans, Scandinavians, Finns, and Italians all left their marks. In the 1930s, US Census records show that a small population of Russian, Polish, and Yugoslavian families also moved into the district.

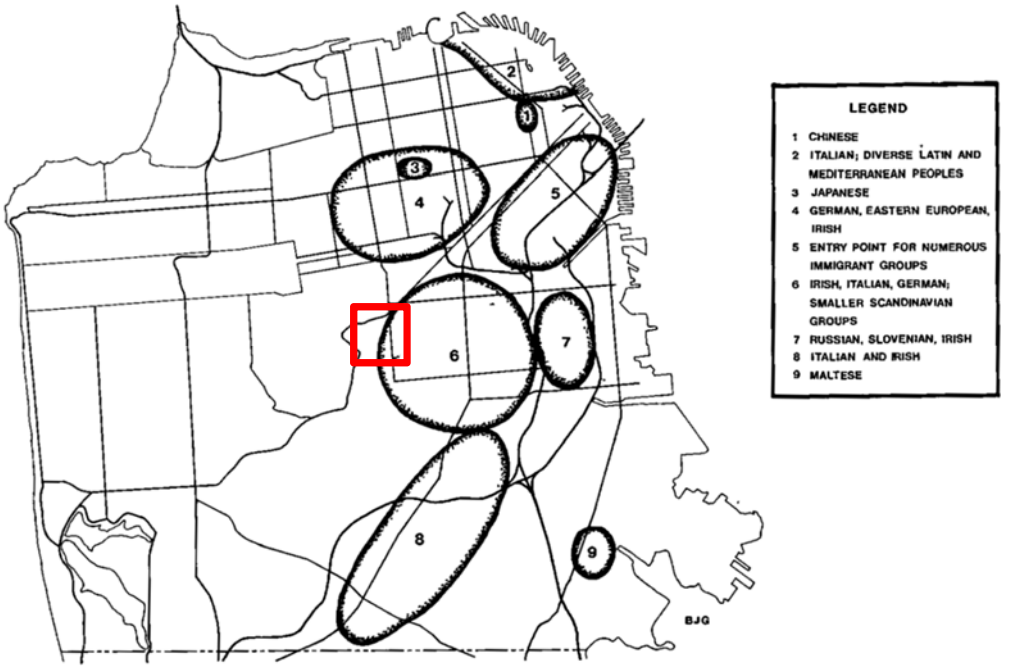


Figure 55. Areas of Ethnic Concentration before World War II (Reproduced from Godfrey, p. 84); approximate study area indicated with red square.

Irish

By 1880, Irish-born and second-generation Irish residents were the single largest ethnic group in Eureka Valley, a trend in keeping with the broader demographics of the city as a whole. In the thriving working-class neighborhoods south of Market Street such as the Mission and Eureka Valley, forty to fifty percent of the residents were Irish by the early twentieth century.[155] Irish had long been the largest single ethnic group in the city, making up thirty-five percent of the city's foreign-born residents and more than twenty percent of the city's wage laborers in 1870. In Eureka Valley, Irish-born residents and residents of Irish descent represented a trend of social and economic mobility for European immigrant

[153] Godfrey, *Neighborhoods in Transition*, 66.
[154] Cherny and Issel, *San Francisco, Presidio, Port, and Pacific Metropolis*, 42.
[155] Ibid., 29.

populations in the city and the Irish in particular. Upon arrival to San Francisco, most Irish worked primarily as laborers and in the building trades. As their circumstances improved, Irish citizens made steady gains in property ownership and came to dominate the public employment in the city.[156] Many moved from central and waterfront neighborhoods to the working-class and burgeoning middle-class neighborhoods such as Eureka Valley.[157]

Irish families also formed the "backbone of the city's Catholic Church" in the nineteenth and early twentieth centuries, and the church was an essential community institution for San Francisco's residents of Irish descent.[158] In the Eureka Valley, the founding of Most Holy Redeemer parish was recognition not just of the neighborhoods' growth but also its strong Irish (and German) Catholic population.

By the 1970s, many of the ethnically Irish residents of Eureka Valley, along with neighbors in the Mission and Noe Valley, continued the intra-city pattern of migration, moving further west of the Twin Peaks to the more suburban neighborhoods of the Sunset or Parkside.[159]

German

German-born immigrants were among the earliest foreign-born residents of Eureka Valley. In the 1860s and 1870s, most were engaged in dairying or other agricultural pursuits. Second- and later generation German residents were a consistent presence in the neighborhood throughout the late nineteenth century. German residents of Eureka Valley were consistent with the decentralized and diverse nature of the German community in San Francisco. German immigrants to California arrived during the 1840s and 1850s, fleeing crop failures and conflict in the German states. Revolutions in 1848 and 1849 in the German states sent a diaspora of Germans to San Francisco where they took positions among the city's dominant merchant class between the Gold Rush and the end of the Civil War.[160] German immigrants were a less cohesive immigrant group than others of European origin. They had diverse faiths (Jewish, Catholic, Protestant) and particularized dialects and customs based on religion and region of origin within Germany. This diversity is perhaps reflected in the fact that the city had eight German-language periodicals in 1880.

As their economic positions improved, Germans, like the Irish, left the more urbanized central districts of the city and resettled in the Mission District and its surrounding neighborhoods, including Eureka Valley.[161] Some evidence of early German occupation in the Eureka Valley district includes the Borweders Hall located at 17th and Noe streets in 1886 (no longer extant).[162]

Like the Irish, ethnically German residents in Eureka Valley and adjoining neighborhoods began moving west again in the 1970s, resettling in the more suburban neighborhoods west of Twin Peaks.[163]

[156] Godfrey, *Neighborhoods in Transition*, 73; Cherny and Issel, *San Francisco, Presidio, Port, and Pacific Metropolis*, 14.

[157] Godfrey, *Neighborhoods in Transition*, 77.

[158] Ibid., 76.

[159] Cherny and Issel, *San Francisco, Presidio, Port, and Pacific Metropolis*, 74–75.

[160] Godfrey, *Neighborhoods in Transition*, 60; Cherny and Issel, *San Francisco, Presidio, Port, and Pacific Metropolis*, 14.

[161] Godfrey, *Neighborhoods in Transition*, 77, 79.

[162] Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA," 1886.

[163] Cherny and Issel, *San Francisco, Presidio, Port, and Pacific Metropolis*, 74–75.

Scandinavian (Danish, Norwegian, Swedish)

Eureka Valley and the adjacent Upper Market area were among a number of small enclaves of immigrants from the Scandinavian countries of Denmark, Norway, and Sweden. These groups began arriving in significant numbers in San Francisco during the 1870s and 1880s, typically via other US cities or as merchant seamen. Many worked in maritime-related and building trades, and census records indicate Scandinavian-born residents of Eureka Valley were predominantly employed in these areas.[164] Scandinavians were numerous in San Francisco, but unlike German and Irish residents, did not dominate a particular neighborhood. Small enclaves first appeared in the industrial and waterfront areas of South of Market, and over time moved west to the Mission District, Eureka Valley, and Upper Market Street. The growing residential districts of the western Mission and Eureka Valley may have attracted Scandinavians with jobs in the building sector.[165] The 1910 census supports this hypothesis, showing clusters of single, Swedish-born men living as lodgers in the northeast corner of the study area, near the Upper Market Street area. Almost all were employed in the building trades. Census records also show that the overall number of families of Scandinavian descent increased markedly between 1900 and 1910 and then again between 1920 and 1930.

Within the Eureka Valley neighborhood, Scandinavian cultures were most often evident in local businesses, such as the Norse Cove (now the Cove on Castro) at 434 Castro Street.[166]

Finnish

Finnish immigrants clustered in several districts in San Francisco, including the area around Noe and 16th streets in Eureka Valley, where hundreds of Finnish families formed a small "Finn Town." Finns were heavily employed in trades related to wood working, ranging from cabinet making to timber harvesting and processing. Finnish-born residents begin to appear in the greatest numbers in the northeast corner of the study area beginning in 1930. The closure of lumber mills and timber operations in northern California in the 1930s increased the city's Finnish population as many migrated south looking for work.[167]

In Eureka Valley, one of the most prominent sites associated with Finnish culture was Finnila's Finnish Baths, which operated from ca. 1910 to 1985 at various locations in the neighborhood. The bath house reportedly began in the basement of 9 Douglass Street, where it operated from ca. 1910 to 1919. It then moved to 4032 17th Street from 1919 to 1932, and finally to 2284 Market Street, at the corner of Noe Street, in a building of designed by Alfred Finnila. Finnila's single-story brick building contained the saunas, several storefronts and a family residence.[168] This building was demolished in 1985, after which the bath house moved to the Sunset District. It closed in 2000.[169]

[164] San Francisco Planning Department and Page & Turnbull, Inc., "Market & Octavia Area Plan Historic Resource Survey Final Historic Context Statement, San Francisco, CA," 46–47.

[165] Hodel, Emilia, *Foreign Nationalities in San Francisco [San Francisco Chronicle, February to May 1932]* (San Francisco, CA, 1951), 52.

[166] Dennis Evanosky and Eric J. Kos, *San Francisco Then & Now* (San Diego, Calif: Thunder Bay Press, 2012), 118.

[167] Hodel, Emilia, *Foreign Nationalities in San Francisco [San Francisco Chronicle, February to May 1932]*, 97, 98.

[168] San Francisco Planning Department and Page & Turnbull, Inc., "Market & Octavia Area Plan Historic Resource Survey Final Historic Context Statement, San Francisco, CA," 73.

[169] "Finnila's Finnish Baths," *Wikipedia*, n.d., https://en.wikipedia.org/wiki/Finnila's_Finnish_Baths.

Italian

Italian immigration to San Francisco lagged behind the majority Irish and German populations until the early twentieth century. But by 1920, Italians were the largest group of foreign residents in the city. By 1940, foreign and native born residents of Italian descent still made up about twenty percent of San Francisco's population.[170] Although there were some Italian residents in the Mission District and outlying neighborhoods such as Eureka Valley in the late nineteenth century, the population in the area increased markedly after the 1906 earthquake and fire devastated North Beach, the primary Italian ethnic neighborhood in the city. Almost 20,000 Italians moved to the Mission area following the disaster.[171] The earliest documented Italian families in Eureka Valley appear in the 1900 census, but residents of Italian descent remained relatively few until after 1930.

Associated Property Types

Properties associated with various ethnic and immigrant communities in Eureka Valley include religious sites such as the Most Holy Redeemer Catholic Church, which was associated with Irish, Italian, and German residents. Other property types that may be associated with ethnic and immigrant communities include social or recreational spaces and commercial properties that contained businesses or services important to these communities.

Many of the resources associated with immigrant and ethnic communities in Eureka Valley are located just outside the bounds of the study area, representing the more expansive social sphere of period ethnic and immigrant groups. Upper Market Street contained a number of Swedish, Danish, and Norwegian businesses and churches, most located near, but outside the Eureka Valley study area: Ebenezer Lutheran Church (Swedish) at 15th and Dolores (burned 1993); the Ansgar Danish (now St. Francis) Lutheran Church at 152 Church Street (Landmark No. 39), the Turn Verein/Dovre Hall (now Women's Building) at 3548 18th Street (Landmark No. 178), and the Swedish-American Hall at 1274 Market Street (Landmark No. 267).[172]

CIVIC AND INSTITUTIONAL DEVELOPMENT

Eureka Valley residents were active in advocating for improved city services in the areas of education, protective services, and libraries as the district grew, primarily working through their neighborhood improvement associations. Secular, public benefit institutions also established themselves in the neighborhood in the early twentieth century.

Education

The first educational space for students in the Eureka Valley district was a rented room at the back of Kilpeck's Store on Castro Street between 18th and 19th streets sometime in the mid-1870s. In 1878, the city constructed the first purpose-built school for local residents: the eight-room Everett School on Sanchez Street (no longer extant).[173] By the 1890s, the state of school facilities had become a hot issue in the neighborhood, as there had been no substantial school facility investments in the district since the Everett School. Overcrowding led the Board of Education to again rent local rooms to accommodate

[170] Godfrey, *Neighborhoods in Transition*, 80.

[171] Ibid., 82.

[172] San Francisco Planning Department and Page & Turnbull, Inc., "Market & Octavia Area Plan Historic Resource Survey Final Historic Context Statement, San Francisco, CA," 46–4783; Godfrey, *Neighborhoods in Transition*; Hodel, Emilia, *Foreign Nationalities in San Francisco [San Francisco Chronicle, February to May 1932]*, 49.

[173] Hubbard, *Cities within the City*, 90, 95 (September 23, 1924).

class sizes in Eureka Valley – this time in a leased "cottage" building at 18th and Douglass streets.[174] After four years of this arrangement, and with great lobbying from area residents, the city approved funding for design and construction of a new school building for Eureka Valley. The Douglass School (no longer extant) opened at the corner of 19th and Collingwood streets in 1895. (Figures 56 and 57) The building had a projected capacity of 400 students and featured eight classrooms, a library, a top story with movable partitions that could be opened up to seat several hundred people, and play space in the basement for the rainy season. The Colonial Revival, wood frame school was designed by Board of Education architect T. J. Welsh.[175]



Figure 56. Douglass School (built 1895, Thomas J. Welsh) ca. 1930
(AAA-9758, San Francisco History Center, San Francisco Public Library)

[174] "Board of Education," *San Francisco Call*, November 13, 1890; "Naming a School," *San Francisco Call*, November 27, 1890; "The Park Lane Club," *San Francisco Call*, April 15, 1893; "Eureka Valley Claims," *San Francisco Call*, July 3, 1893; "Want a Schoolhouse," *San Francisco Call*, April 28, 1894.

[175] "Eureka Valley School," *San Francisco Call*, July 19, 1895; "Costly Plans Lie Dormant: Modern School Drawings of Three Years Ago Ignored by Board," *San Francisco Chronicle (1869-Current File)*, July 27, 1902.

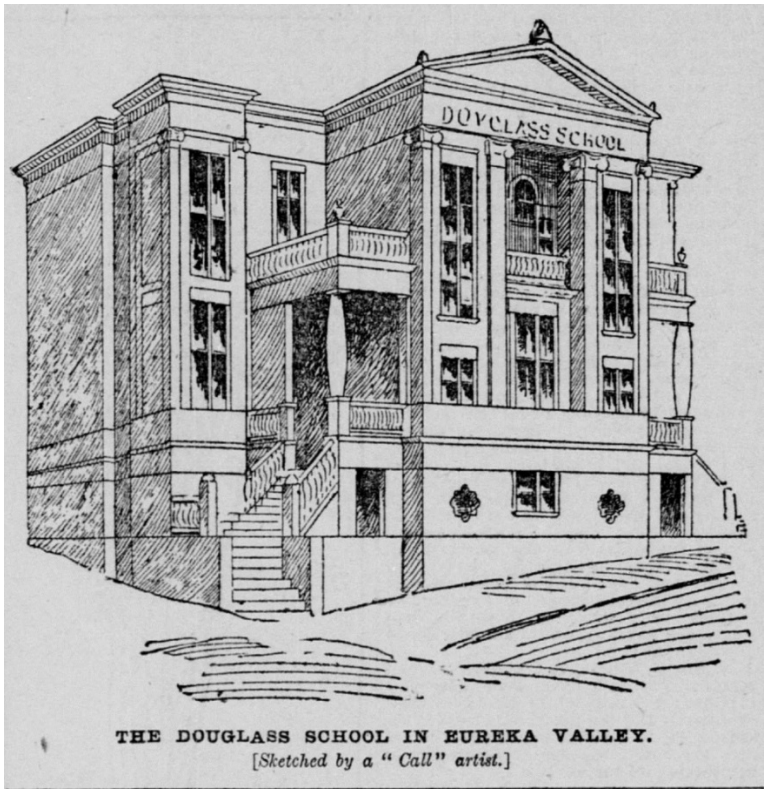


Figure 57. Sketch of the Douglass School, *San Francisco Call*, July 19, 1895.

Local Protective Services

Dedicated police and fire services also finally came to the growing neighborhood. In 1891, the Board of Supervisors voted to establish a police district and station for Eureka Valley.[176] In 1893, the San Francisco Fire Department began inspecting sites in Eureka Valley for a fire house and installed hydrants sporadically throughout the district.[177] The department decided on a site atop the hills splitting Noe and Eureka valleys to allow access to both sections.[178] Firemen reported to quarters 1894 at 449 (now 473) Douglass Street. The station remained on that site until 1914 when the company relocated to Hoffman Avenue in Noe Valley.[179] The station building was demolished ca. 1948 for construction of the current dwelling on the site.

Libraries

As part of their campaigns to bring city services to their neighborhood, the Eureka Valley Improvement Club petitioned the city for a public library branch in the vicinity of Market, Castro, and 17th streets beginning in 1900.[180] In response, the city opened a temporary, 1,500-volume library in 1902 on Noe Street near 17th Street. But bigger plans were in the works. In 1903, the city opened the second branch library in the city on 16th Street in Eureka Valley. The city drew the $43,000 in construction costs

[176] "Better Protection," *San Francisco Call*, June 13, 1891.

[177] "Improvement Clubs," *San Francisco Call*, July 13, 1893.

[178] "In Noe Valley," *San Francisco Call*, July 17, 1893.

[179] San Francisco Fire Department Museum, "Engine Company No. 24, San Francisco Fire Department," *Guardians of the City, Fire Department*, n.d., http://guardiansofthecity.org/sffd/companies/engines/engine24.html.

[180] "Referred to Committees," *San Francisco Call*, May 1, 1900.

for the branch library from a gift to the city for branch library construction by capitalist and land developer Andrew B. McCreery. As the first branch constructed with his gift, the new library building bore McCreery's name. Construction on the masonry, Classical Revival Eureka Valley branch was completed in 1904. (Figure 58) The McCreery Library remained in use until 1957 when earthquake damage forced its demolition.[181]



Figure 58. McCreery Branch of the San Francisco Public Library in 1940. (AAC-5507, San Francisco History Center, San Francisco Public Library)

Institutional Development

Small-scale, secular institutions also began to situate themselves in the neighborhood in the late 1890s. The California Medical College took over the former Alfred Clarke property at 250 Douglass Street (Landmark #80) in 1897 and operated it as the Maclean Hospital and Sanitarium. The hospital appears to have been named for Dr. Donald Maclean, physician and surgeon and dean and professor of obstetrics the college. The hospital operated until 1901 when the College of Physicians and Surgeons of San Francisco took it over and operated it as California General Hospital. In 1906, the building was in use as the Jefferson Hospital. New owners converted the house to apartments in 1909.[182]

[181] "Eureka Valley Has Its Library," *San Francisco Call*, April 30, 1902; "Cornerstone for Branch Library Is Laid with Befitting Ceremonies," *San Francisco Call*, September 20, 1903; "City Receives Fine Library," *San Francisco Call*, October 26, 1904; "Eureka Valley Library History," *San Francisco Public Library*, n.d., http://sfpl.org/index.php?pg=2000076501; San Francisco (Calif) Board of Supervisors, *Municipal Reports for the Fiscal Year ....* (Cosmopolitan Print. Company, 1904), 1090–91.

[182] "The Crime of Blanther," *San Francisco Chronicle (1869-Current File)*, March 30, 1897; *Crocker-Langley San Francisco Directory for the Year Commencing ..* (San Francisco : H.S. Crocker Co., 1897), http://archive.org/details/crockerlangleysa1897sanf; Corbett, Michael C., "Revised Draft Corbett Heights Historic Context Statement [San Francisco, CA]," 46.

Associated Property Types

There are no identified surviving buildings or structures in the study area from this period associated with the history of civic and institutional development activities in Eureka Valley. The Alfred Clarke House (250 Douglass Street, Landmark #80), which functioned as a hospital in the early 1900s, is just outside the study area on the west side of Douglass Street. Most associated resources (school buildings, fire stations, libraries) from this period were demolished in the mid-twentieth century.

URBAN PLANNING

The City of San Francisco had no formal system of urban planning until after reconstruction from the 1906 earthquake and fire. The city appointed its first planning commission in 1917 and passed its first zoning ordinance in 1921.[183] Until that time, urban development moved forward through the various efforts of real estate, industrial, and business interests and community-led advocacy organizations. With greater neighborhood development came greater need for public services and amenities, and the citizens of Eureka Valley organized themselves to advocate for their district and its needs (See Social and Political Life). During this period, the valley also found itself at the center of more far-reaching planning efforts as San Francisco sought to transform itself from a boom-time, ad hoc city to a more stable, organized metropolis.

Water Systems Development (Private and Public)

Eureka Valley was fortunate in having plentiful natural water resources in the form of springs and ground wells, but supplying water to an increasing local population proved difficult. The city could not provide water to properties on the neighborhood's steep slopes and private sources often dried up in the summer months. During the early part of this period, Behrend Joost and Alfred Clarke, two wealthy early residents of the district, started their own water companies to supply local residents.

Joost established his Mountain Spring Water Company sometime between 1889 and 1891. The system drew from twenty local springs, bringing water to works at the intersection of 18th, Danvers, and Market streets. Joost's works consisted of several windmills, 50,000-gallons water tanks, and a brick reservoir.[184] In 1890, Alfred Clarke purchased a 17-acre parcel of land near Douglass and Caselli streets and began work to construct his large home there (250 Douglass Street, Landmark #80). Dissatisfied with the available service and rates, Clark developed his own water supply and rival water company. He built a large holding basin, pumping engine, storage dam and boiler near his home on the west side of Douglass Street, north of Caselli Avenue. (Figure 59) Clarke sold water to local residents and installed mains and hydrants nearby.[185]

[183] For a history of San Francisco planning and zoning activities, see Weiss, Marc. A., "The Real Estate Industry and the Politics of Zoning in San Francisco, 1914-1928," *Planning Perspectives* 3 (1988): 311–24.

[184] Corbett, Michael C., "Revised Draft Corbett Heights Historic Context Statement [San Francisco, CA]," 41–42.

[185] "Fighting for Water: Clarke and Joost Will Go to Law," *San Francisco Chronicle (1869-Current File)*, April 13, 1891.



Figure 59. Alfred Clarke's home on Douglass Street under construction with demonstration of his water system pressure in foreground. (Private Collection, San Francisco, CA; published online at http://FoundSF.org/index.php?title=Alfred_%22Nobby%22_Clarke:_The_Police_Department%27s_%27Emperor_Norton%27)

These private systems were problematic. In 1891, the Eureka Valley Improvement Club sent representatives to visit local water works over concerns about water quality. The representatives later appeared before the San Francisco Board of Health to complain about the impurity of water being pumped from local wells and cesspools. The representatives testified that "a large amount of disease to the children of the neighborhood has resulted" from the poor water quality and stated the club's intention to ask the Board of Health to condemn the works. The problem seems to have been with Alfred Clarke's wells, which the San Francisco Board of Health condemned in 1891 as being unfit for domestic use.[186]

In 1892, the Eureka Valley Improvement Club discussed how they might bring stable water supply to the district. The Spring Valley Water Company (SVWC) provided limited water service to local residents. The company built a pipeline from Laguna Honda in western San Francisco to bring water to the east side of what was Rancho San Miguel beginning in 1858.[187] The SVWC had promised to extend mains up 18th Street if residents would take their water and the city would install six hydrants. Lack of city funds delayed installation and thus water, so the club again considered paying for and installing the hydrants themselves.[188]

[186] "Park Lane Club: Improvements Wanted by the Property-Owners Grading of Seventeenth Street--Protests Against Impure Water," *San Francisco Chronicle (1869-Current File)*, August 8, 1891; "The Health Board: Several Important Matters Discussed: Clarke's Eureka Valley Wells Condemned--Woodward's Animals Must Go," *San Francisco Chronicle (1869-Current File)*, August 21, 1891.

[187] Corbett, Michael C., "Revised Draft Corbett Heights Historic Context Statement [San Francisco, CA]," 24–25; "Fighting for Water."

[188] "Eureka Valley's Needs: A Water Supply and Fire Hydrants Demanded," *San Francisco Chronicle (1869-Current File)*, January 18, 1892.

The situation became more dire the following year. In 1893, Clarke ended all supplies of water to Eureka Valley and Clarendon Heights due to his bankruptcy proceedings and Joost's works were unable to supply all residents. Clarke's reservoirs remained in use for irrigation after his bankruptcy, but stagnant water and the practice of dumping animal carcasses into the ponds drew health department attention.[189]

Given the "water famine" in the neighborhood, citizens revived petitions to the Spring Valley Water Company in 1893 to extend their mains from 17th and Douglass further out 17th Street.[190] Their petition was successful, and the same year, the SVWC laid new mains along Castro Street, 17th Street and another unnamed street to serve "Castro Heights," and the "North Eureka" and Noe valleys.[191] The SVWC main served the lowland areas of the neighborhood, but water on the hillsides was still a difficult issue. The SVWC had purchased a large area of land from Behrend Joost in 1890 with the intent of constructing a reservoir and pumping stations to bring and store water from Laguna Honda. The reservoir was not initially intended to serve Eureka Valley, but the lower-lying Ashbury Heights and Pacific Heights neighborhoods.[192] But local residents agitated for a reservoir to serve the hill sides, and the Clarendon Heights (or Twin Peaks) Reservoir completed in 1895 ultimately supplied Eureka Valley, the Market Street Homestead tract, the Flint Tract, and Clarendon Heights.[193]

By 1900, the SVWC had a pumping station at the northeast corner of Pond and 17th streets, which became the city Water Department's Clarendon Heights Pumping Station after the City of San Francisco purchased the SVWC in 1930.[194] Joost's Mountain Springs Water Company continued to supply water to selected parts of Eureka Valley until the 1920s when public water became more universally available due to the massive Tuolumne River/Hetch Hetchy Valley water project (1923) and city acquisition of most urban water systems.[195]

Burnham Plan for San Francisco, 1905

Though never realized, the Twin Peaks and Eureka Valley were important components of one of the most ambitious planning efforts in the city's history. At the turn of the twentieth century, San Francisco's civic and business leaders set out on an ambitious path to improve and beautify the city's physical structure and thus ensure its metropolitan standing. Their efforts were spurred by increased competition with the booming City of Los Angeles, the imminent completion of the Panama Canal, and leaders' bullish belief in San Francisco's prospects. While San Francisco had much to boast of in natural resources and economic production, leaders were concerned about what they perceived as a lack of civic pride and investment in a city of relative newcomers. Many also found the city's cultural infrastructure and aesthetics lacking. Former mayor James D. Phelan led the improvement efforts, declaring he wanted to make the city an "object worthy of affection" through a campaign of public art, city parks, City Beautiful-inspired broad avenues, better public utilities, and better public

[189] "Breeding Disease," *San Francisco Call*, June 16, 1899. The ponds were finally discharged in 1899.

[190] "Eureka Valley," *San Francisco Call*, September 9, 1893.

[191] "Increased Water Supply," *San Francisco Chronicle (1869-Current File)*, September 23, 1893.

[192] "Important Purchase," *San Francisco Chronicle (1869-Current File)*, May 29, 1890.

[193] "Affairs in the Growing Suburbs"; Corbett, Michael C., "Revised Draft Corbett Heights Historic Context Statement [San Francisco, CA]," 68; "Park Lane Improvement Club," *San Francisco Chronicle (1869-Current File)*, May 23, 1891.

[194] Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA," 1900, 1914, 1950.

[195] Hubbard, *Cities within the City*, 93 (September 23, 1924); Cherny and Issel, *San Francisco, Presidio, Port, and Pacific Metropolis*, 49.

transportation.[196] In 1902, Phelan called for a new city plan that would decide street improvements, new street construction, the siting of public buildings, and park placement.[197] The plan would take up the work that small, decentralized neighborhood improvement associations and private interests had been shepherding unevenly for decades and unify those efforts in a modern, comprehensive fashion.

In 1904, Phelan and twenty-six other prominent San Franciscans formed the Association for the Improvement and Adornment of San Francisco with Phelan serving as president. The association had an ambitious agenda, including securing a reliable water supply for the city, addressing street and sidewalk problems, developing cultural institutions (e.g. an opera house and public auditorium), street beautification, extending the Golden Gate Park panhandle to Van Ness and Market streets, and development of a civic center at Van Ness Avenue and Market Street.[198] In 1904, the group secured master architect Daniel Burnham of Chicago, famous for his planning and design oversight for the 1893 World's Columbian Exposition, to design the plan.

Burnham supervised the Plan for San Francisco, though most of the actual work was done by his associate, Edward H. Bennett.[199] The Twin Peaks and Eureka Valley areas played important roles in the creation of the plan and were important components in the planning scheme. Bennett did much of his conceptual and planning work in a studio bungalow atop Twin Peaks (designed by local architect Willis Polk) that gave a comprehensive view of the entire city. Bennet and Burnham created several renderings of vantages of the new plan from that viewpoint.[200]

Burnham presented the plan to the San Francisco Board of Supervisors in 1905. (Figure 60) As a base of operations during the planning process, the Twin Peaks area and adjacent Eureka Valley were one of several orientation axes for the plan as well as a proposed site for a monumental park and transition point in the plan. Burnham's plan for parks concentrated on preserving San Francisco's then largely pristine hill tops as vista points and park spaces, providing access via contour roads and creating viewing terraces atop the peaks. On land bounded by Market, 18th, and Eureka streets, Burnham proposed terracing the hillsides of Corbett Heights (Twin Peaks) to create a processional series of rises with column arcades and plazas and carefully tree-lined paths.[201] (Figure 61) The top of the peaks would be a celebratory venue with amphitheater, playing fields, an athenaeum, and some select "villa sites." The Twin Peaks would also be the beginning of a massive area of preserved park land. Burnham proposed a seven square-mile park – an area two to three times the size of Golden Gate Park - west of Twin Peaks. The park would extend from Twin Peaks through the former Rancho San Miguel lands to Lake Merced. A reservoir near Twin Peaks summit would cascade an impressive distance down the slope to the lake.[202]

[196] Kahn, *Imperial San Francisco*, 58.

[197] Mel Scott, *The San Francisco Bay Area: A Metropolis in Perspective*, 2nd ed (Berkeley: University of California Press, 1985), Chapter 6.

[198] Ibid.

[199] Woodbridge, *San Francisco in Maps & Views*, 108.

[200] Scott, *The San Francisco Bay Area*, Chapter 6; Corbett, Michael C., "Revised Draft Corbett Heights Historic Context Statement [San Francisco, CA]," 121.

[201] Daniel Hudson Burnham and Edward H. Bennett, "Market Street Termination and Approach to Twin Peaks," in *Report on a Plan for San Francisco*, 1905, 88, http://www.davidrumsey.com/luna/servlet/s/ln9zps.

[202] Kahn, *Imperial San Francisco*, 97–98.

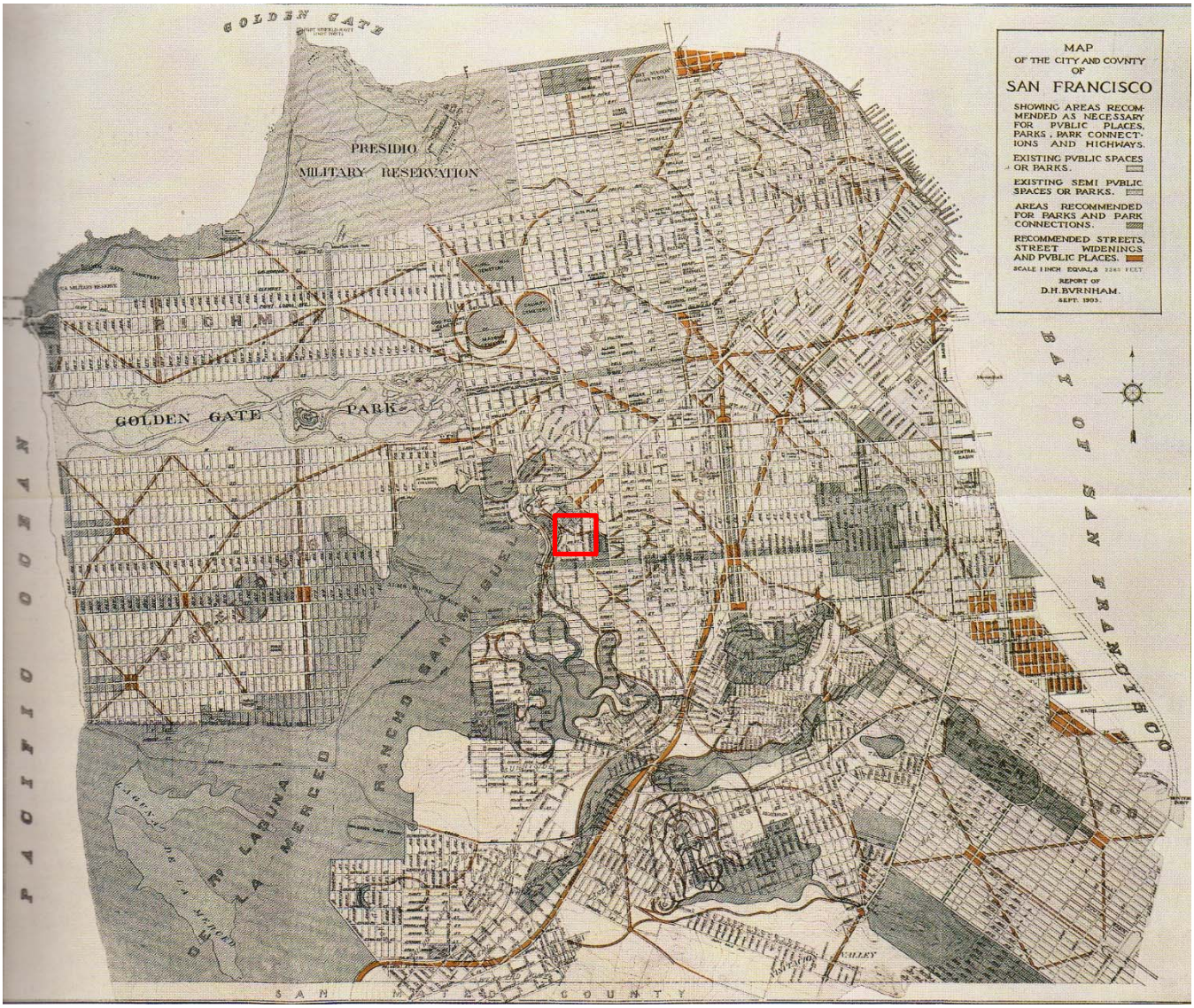


Figure 60. Burnham and Bennett's "Map of the City and County of San Francisco showing Areas Recommended as Necessary for Public Places, Parks, Park Connections, and Highways" from "Report of D.H. Burnham," September 1905. Approximate study area indicated in red. (David Rumsey Map Collection, reproduced in Woodbridge 2006, pp. 108-109)

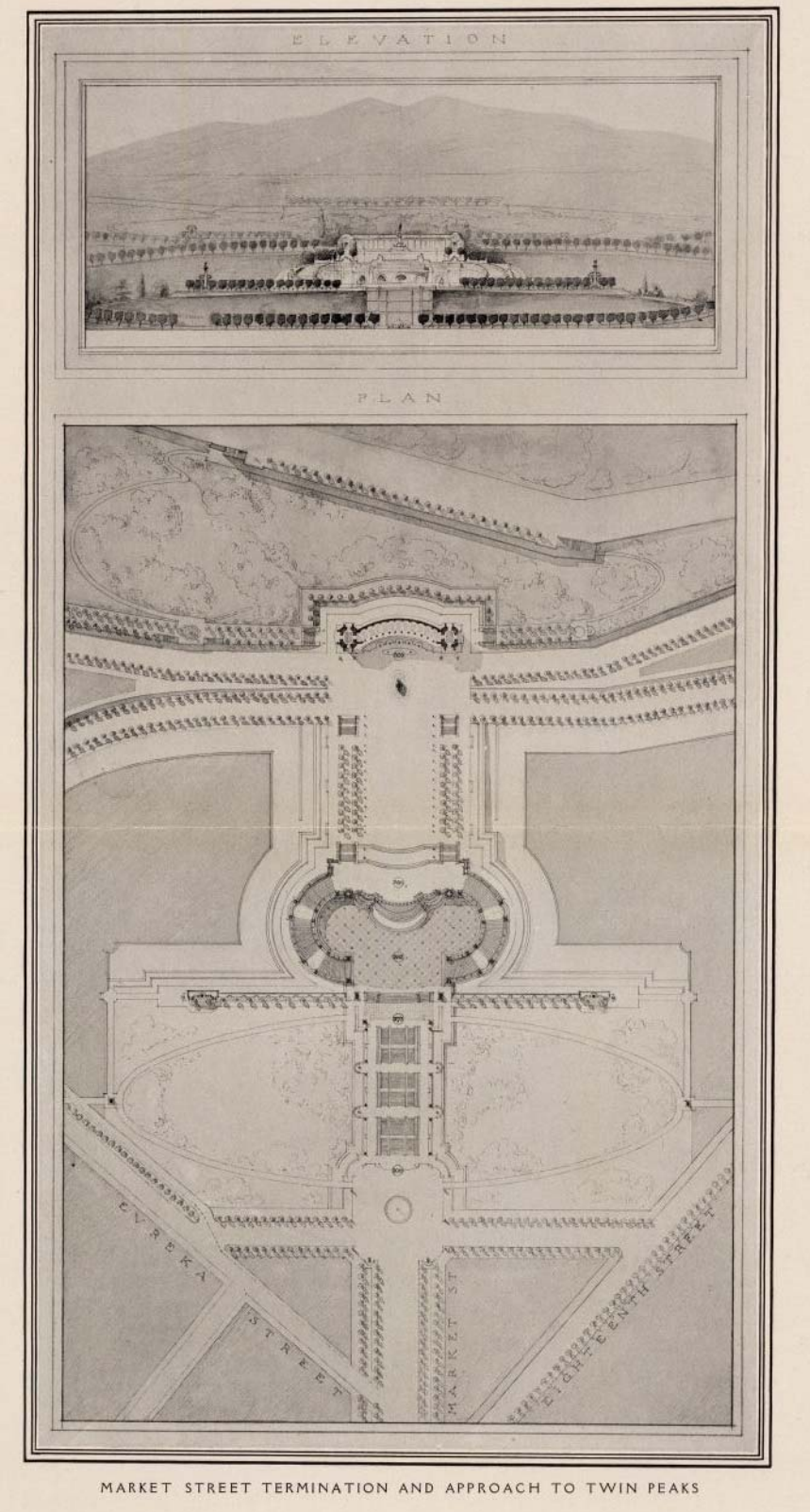


Figure 61. Daniel Burnham's Plan for the Market Street Termination and Approach to Twin Peaks, 1905. (David Rumsey Map Collection)

Though Burnham and Bennet's plan was never intended to be implemented in short order, concerns over property takings and expense stalled any progress on the plan even before the 1906 earthquake and fire the following year.[203] The earthquake further deadened plans for city improvements as residents were generally against any new planning codes that would delay reconstruction or increase reconstruction expenses. Other problems included criticism from railroad companies that the urban transportation system Burnham designed would not be possible to operate, property owners upset about losses with street widening plans, and a series of post-quake graft trials for city politicians. When combined, these circumstances all but ended consideration of the plan as a whole.[204]

Associated Property Types

There are no known surviving buildings or structures in the study area from this period associated with the history of urban planning activities in Eureka Valley. Many of the systems early residents advocated for in the district have likely since been replaced, and no components of the Burnham Plan for San Francisco in the study area were directly realized. The Spring Valley Water Company pumping station was demolished after 1950. There are, however, resources associated with Spring Valley Water Company water systems development in the adjacent Corbett Heights neighborhood. For more information, see the Corbett Heights Historic Context Statement (2016).

RELIGIOUS COMMUNITIES

Two major religious communities established themselves in Eureka Valley around the turn of the twentieth century, both with significant complexes of buildings.

The Trinity Methodist Episcopal Church established a congregation in the neighborhood in 1895 and constructed a small, temporary wood-frame Gothic Revival church at the corner of Market, 16th, and Noe streets.[205] By 1900, the church had built a commercial block along the Market Street side of their property, wrapping it around the church building. Perhaps due to this investment, the congregation was able to construct a substantial, masonry church building on the same site in 1926.[206] (Figure 62) In the early 1970s, the church earned a reputation for social liberalism in the area. The church was reportedly one of the earliest racially integrated congregations in the city and welcomed gay members in the 1970s and 1980s as more LGBTQ residents moved to the neighborhood. Trinity Methodist Episcopal also became home to the Eureka Theater, a small, experimental theater company that held productions in the church basement (Figure 63; see "Neighborhood in Transition" section, page 115 for more information on the Eureka Theater Company). In 1981, an arson fire in the church basement gutted most of the building interior. The congregation attempted to rebuild, but their efforts were unsuccessful. The congregation appears to have ultimately disbanded or merged with another nearby congregation.[207] The exact demolition date for the church is unclear, but proposed redevelopment projects for the site began in 1983.

[203] Ibid., 201–2; Scott, *The San Francisco Bay Area*, Chapter 6.

[204] Woodbridge, *San Francisco in Maps & Views*, 118.

[205] "A Church Dedicated: By Bishops Goodsell and Walden Methodist Episcopals' New Trinity Rapid Growth of the Organization --Its Active Young Pastor," *San Francisco Chronicle (1869-Current File)*, May 20, 1895.

[206] Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA," 1900, 1914.

[207] *Outside of Eureka Theater*, Photograph, 1972, San Francisco History Center, San Francisco Public Library; Kuehl, Peter, "Trinity Methodist Gutted in Big Blaze," *San Francisco Chronicle*, October 12, 1981; "Eureka Theater Company History," *The Eureka Theater*, accessed April 4, 2016, http://www.theeurekatheatre.com/History.html; "Feinstein Offers Reward in Fires," *San Francisco Chronicle*, November 11, 1981; Wood, Jim, "S.F. Church Rises



Figure 62. Trinity Methodist Episcopal Church, southeast corner of Market, Noe, and 16th streets, in 1930. (AAB-1544, San Francisco History Center, San Francisco Public Library)



From the Ashes," *San Francisco Chronicle*, April 11, 1982. Period news accounts do not tell the ultimate outcome of the church's efforts to rebuild.

Figure 63. Trinity Methodist Church in use as Eureka Theater; likely view of 16th Street entrance, ca. 1972. (AAA-8682, San Francisco History Center, San Francisco Public Library)

The larger administrative body of the Methodist Episcopal Church also established an orphanage in Eureka Valley in this period. The McKinley Orphanage housed about 75 children in an adapted single-family residence on 18th Street between Sanchez and Church streets beginning in 1903. The orphanage remained in the neighborhood until sometime between 1940 and 1945, after which the building was demolished.[208]

Most Holy Redeemer Catholic Church

In November 1900, the Archdiocese of San Francisco established the Most Holy Redeemer (MHR) parish to serve the Irish, German, and Italian Catholic population of Eureka Valley. Father Joseph McQuaide was the first pastor, initially holding services in the then-vacant Eureka Valley Hall on Hartford Street. By 1901, the parish had completed its Classical Revival church on Diamond Street, between 18th and 19th streets.[209] Designed by architect Charles J.I. Devlin, the church included a parish hall in the basement, a sanctuary that seated 750 people, and a scheme of classical interior ornament. The first of two rectories followed by 1914, and in 1925, the parish constructed a convent and school on the opposite side of Diamond Street.[210] Sisters of Charity of the Blessed Virgin Mary staffed the Most Holy Redeemer School until its closure in 1979.[211] The church constructed a new rectory north of the church building in 1939.[212] Sometime after 1955, the church lost its south tower and the dome and cupola on the north tower.

The MHR parish became synonymous with Eureka Valley for many residents in the predominantly Irish Catholic neighborhood.[213] The Irish were also the "backbone of the city's Catholic Church" in the nineteenth and early twentieth centuries, and in turn the church was an essential community institution for San Francisco's residents of Irish descent.[214] Historians of the congregation note that MHR remained conservative in its social and political views through the 1960s.[215] As the population and demographics of Eureka Valley changed in the late 1960s and beyond to include greater and greater proportions of LGBTQ citizens, the clerical leadership of MHR maintained a conservative and often exclusionary stance against the change. MHR School students earned an unfortunate reputation for violence against LGBTQ residents in the valley, including a terrible incident in 1961 where three MHR students robbed, beat and threw a local teacher they suspected of being gay to his death on the J Church streetcar tracks.[216] The

[208] "Inside the Orphanages of San Francisco," *San Francisco Call*, August 29, 1909; Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA," 1950.

[209] "First Mass Held in a New Church," *San Francisco Chronicle (1869-Current File)*, January 13, 1902; De Jim, *San Francisco's Castro*, 7; Godfrey, Donal, *Gays and Grays: The Story of the Inclusion of the Gay Community at Most Holy Redeemer Catholic Parish in San Francisco* (Lanham, MD: Lexington Books, 2007), 3.

[210] Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA," 1914, 1950; Godfrey, Donal, *Gays and Grays: The Story of the Inclusion of the Gay Community at Most Holy Redeemer Catholic Parish in San Francisco*, 5.

[211] Godfrey, Donal, *Gays and Grays: The Story of the Inclusion of the Gay Community at Most Holy Redeemer Catholic Parish in San Francisco*, 8, 16.

[212] Ibid., 5.

[213] Ibid.

[214] Godfrey, *Neighborhoods in Transition*, 76.

[215] Godfrey, Donal, *Gays and Grays: The Story of the Inclusion of the Gay Community at Most Holy Redeemer Catholic Parish in San Francisco*, 9.

[216] Ibid., 9–10, 16.

congregation's stance changed in the early 1980s through the efforts of lay leadership and more willing clergy. For more information on LGBTQ outreach efforts at MHR, see Neighborhood in Transition, Development as an LGBTQ Enclave, page 133.



Figure 64. *San Francisco Chronicle* photograph of the Most Holy Redeemer Church at its completion in 1901 (*San Francisco Chronicle,* June 14, 1901, page 9)

Associated Property Types

The study area contains one complex of resources associated with religious communities in the period: the Most Holy Redeemer Parish complex consisting of church, rectory, school, and convent arranged along Diamond Street south of 18th Street. (Figures 65-68)





Figure 65 (left). Most Holy Redeemer Catholic Church, 110 Diamond, 1901
Figure 66 (right). Most Holy Redeemer Convent, 115 Diamond, 1925



Figure 67. Most Holy Redeemer Rectory, 100 Diamond, 1939



Figure 68. Most Holy Redeemer School, 117 Diamond, 1925

BECOMING A DISTRICT OF THE CITY (1906-1941)

The early years of the twentieth century found Eureka Valley a growing and thriving suburban district of San Francisco, well-connected by public transportation, with quickly improving public infrastructure and services, and increasing density of housing development. As a geographic center of the city adjacent to some of the peninsula's celebrated ring of hills, Eureka Valley would soon become a pivotal planning zone and transportation hub in the growing city's plans. As the neighborhood went through the aftermath of the 1906 earthquake and fire, World War I, the booming 1920s, and the Great Depression, it transitioned from a suburban district into a nearly self-sustaining district of the city, with a well-developed business district, easy transportation to most parts of San Francisco, and its own local recreation and entertainment resources.

EARTHQUAKE AND FIRE, 1906

The earthquake and fire that began in San Francisco on April 18, 1906 devastated major portions of the city, but had mostly secondary effects on the Eureka Valley neighborhood. The fire, which was responsible for the majority of the destruction after the earthquake, stopped several blocks east of the Eureka Valley area at Dolores Street. (Figures 69 and 70) Locally, the Eureka Valley Improvement Club assisted firefighting efforts by forming a fire brigade at Dolores Street. The volunteers tore down houses in the path of the flames and organized water to wet down houses on the west side of street. The club also managed post-earthquake and fire relief efforts in district.[217] As a relatively intact portion of the city, the Eureka Valley area hosted two major refugee camps just outside the study area at Dolores Park and Duboce Park. (Figure 71) The former Clarke mansion (250 Douglass Street, Landmark #80), recently vacated by the Maclean Hospital, was also pressed back into use as a temporary hospital and relief center.[218]

[217] "Great Success Achieved by the Local Improvement Clubs."

[218] De Jim, *San Francisco's Castro*, 16–17; San Francisco Planning Department and Page & Turnbull, Inc., "Market & Octavia Area Plan Historic Resource Survey Final Historic Context Statement, San Francisco, CA," 51.



Figure 69. Detail of "Map of San Francisco, California: showing limits of the burned area…", 1906, with study area indicated. (University of California, Berkeley Libraries)



Figure 70. Looking south from Buena Vista Park toward the burned area Mission, 1906. (Collection of Greg Gaar)



Figure 71. Mission earthquake refugee camp at Dolores Park, looking southwest from Mission and Dolores streets, May 15, 1906. (AAC-3116, San Francisco History Center, San Francisco Public Library)

A series of smaller, perhaps undeveloped, lots in the neighborhood were also used as habitation sites for disaster refugees. A May 1906 *San Francisco Call* article lists refugee camps in Eureka Valley between 18th and 26th streets, though it is unclear if these are tent camps or areas that allowed for construction of temporary earthquake relief housing.[219] These temporary habitation conditions persisted in the neighborhood for some time. Five years after the quake in 1911, the Eureka Valley Improvement Club expressed concern in the *San Francisco Call* that a series of "filthy shacks on city land near the Douglass school have caused nine cases of scarlet fever" in local children.[220] By 1914, Sanborn maps reveal a few distinctive "earthquake shacks" remaining on a lot just east of the study area, but no evidence of any active temporary dwelling within the study area.[221] (For more information on earthquake refugee and relief housing programs and building forms, see Residential Property Types, Other Forms, Earthquake Refugee and Relief Housing.)

The real impact of the earthquake and fire on Eureka Valley was a building boom and population increase in the years that followed. Seventy five percent of the housing stock in San Francisco burned in 1906, creating a desperate housing crisis. Western neighborhoods such as Eureka Valley and the adjacent Mission grew denser quickly after the earthquake and fire as residents and refugees built new houses and remodeled existing buildings to provide homes for refugees.[222] A new city building law taking effect July 5, 1906 that required exterior masonry walls within the "fire limits" (Downtown, SOMA) also spurred movement to outside neighborhoods.[223] In Eureka Valley, more Irish and Italian

[219] "Reconstruction Plans Are Nearing Maturity," *San Francisco Call*, May 15, 1906.
[220] "Eureka Valley Club," *San Francisco Call*, May 27, 1911.
[221] Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA," 1914.
[222] Walker, Richard, "Classy City: Residential Realms of the Bay Region," 3.
[223] Corbett, Michael C., "Revised Draft Corbett Heights Historic Context Statement [San Francisco, CA]," 116.

residents made the neighborhood their home after the earthquake, most of them refugees from the destroyed neighborhoods of South of Market, parts of the Mission, and North Beach.

The increase in population put pressure on the last vestiges of agriculture and small industry uses in the neighborhood and began development of the steeper slopes of the surrounding hills. Almost all rural aspects of Eureka Valley's character ended with the construction of denser housing types during the earthquake recovery period.[224]

Associated Property Types

The study area contains one resource directly associated with the San Francisco earthquake and fire of 1906: the dwelling at 300 Cumberland Street composed of one "Type A" and one "Type B" earthquake cottage forms.[225] Other housing types associated with earthquake recovery effort may be extant in the study area. For more information on earthquake refugee and relief housing programs and building forms, see Residential Property Types, Other Forms, Earthquake Refugee and Relief Housing.

RESIDENTIAL DEVELOPMENT

Sanborn map evidence from 1914 gives a snapshot of the character of post-earthquake residential density and development in Eureka Valley. By this date, the neighborhood was almost completely built out on the flatter valley floor, and the hillsides had substantially denser building than in 1900.

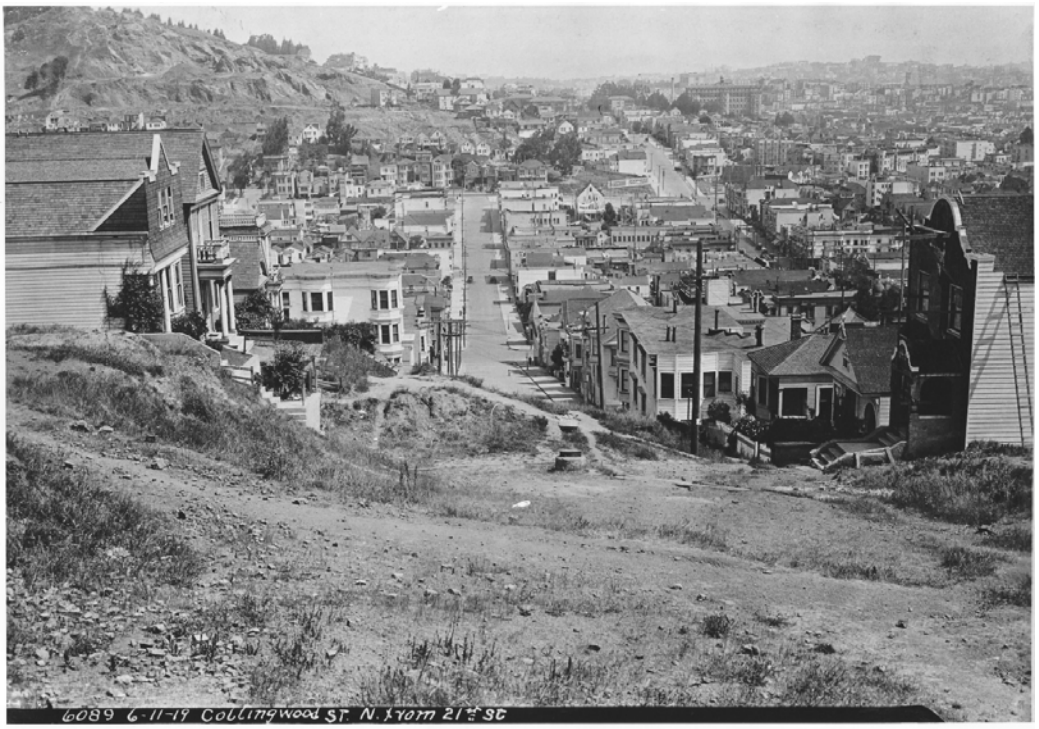


Figure 72. Collingwood Street, looking north from 21st Street in 1919, showing denser residential development climbing the hillsides. Collection of Greg Gaar.

[224] San Francisco Planning Department and Page & Turnbull, Inc., "Market & Octavia Area Plan Historic Resource Survey Final Historic Context Statement, San Francisco, CA," 60. For a short time after the quake the Eureka Valley and parts of the Mission supplied much of the fresh food needed for earthquake refugees.

[225] "1906 Earthquake Refugee Shacks Remaining," *Western Neighborhoods Project*, accessed March 28, 2016, http://www.outsidelands.org/shack-list.php.

In general, single and smaller-scale multifamily housing types in the neighborhood continued the traditional forms of previous decades. However, this period saw the first proliferation of apartment buildings – residential buildings with multiple dwelling units per floor – in the neighborhood. Apartment buildings started to appear in San Francisco in the mid-1880s, though their spread in most neighborhoods was slow until the 1910s.[226] In 1900, San Francisco had less than 1,300 buildings with four or more units over a population of 343,000.[227] Apartment housing grew in the 1910s and 1920s as a response to limited land supply near public transportation routes and increased population densities in accessible neighborhoods.[228] In Eureka Valley, apartment buildings clustered near the Market Street transportation corridor. The 1914 Sanborn map also marks the first appearance of automobile garages on residential properties in the neighborhood.[229]

Associated Property Types

Property types associated with residential development in the 1906-1941 period include a continued wealth of single-family housing forms, including end-gable dwellings of varying story heights with bay windows and entry porches; two-story, side hall row houses; and cross-gable dwellings. The suburban flavor of the district was reflected in two new housing forms that appear in the neighborhood in the early twentieth century. The first was the bungalow, a nationally popular suburban and rural housing form that adapted well to the lot sizes and layouts of the valley. Bungalows tend to appear in the hillier sections of the valley that developed more consistently after the 1910s. The period also saw the introduction of single-family residences set over an integral garage in the 1920s, a localized developer housing form blanketing the far western neighborhoods of the city. These houses tended to be infill, replacing earlier dwellings or occupying new sites further up the slope of the surrounding hills.

The post-earthquake development period in Eureka Valley also saw considerably more multiple family housing development in the neighborhood, with two, three, and larger size flat construction, Romeo flat construction, and the first true apartment buildings. Apartment buildings clustered closest to public transportation, with most examples in the northern portion of the study area near Market Street.

After holding fast to Stick and Queen Anne styles for much of the early development periods in the study area, the post-earthquake development period represents a stylistic explosion in the Eureka Valley neighborhood. Common housing forms persisted, but now wore a variety of eclectic new styles, including Classical Revival, Mission and Spanish Colonial Revival, Craftsman, Mediterranean Revival, and in fewer numbers, Streamline (Art) Moderne and Tudor Revival. See Residential Property Types and Architectural Styles for more detailed description of forms and styles.

COMMERCIAL DEVELOPMENT

The early twentieth century was the most intensive commercial development period in Eureka Valley's development history. Many of the landmark commercial buildings in the neighborhood date to this period, including the Castro Theater (1922, 429 Castro Street, Landmark #100), Hibernia Savings and Loan building (1928, 501 Castro Street), and the Bank of America building (1922, 410 Castro Street). The neighborhood's long-time meeting hall, the Collingwood Hall mixed-use hall/commercial building at 4144-4150 18th Street, was constructed ca. 1909. Commercial development also expanded from the 18th

[226] Scott, *The San Francisco Bay Area*, 79.
[227] Moudon, *Built for Change*, 102.
[228] Ibid., 97.
[229] Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA," 1914.

Street corridor and the intersection of Castro and 18th streets to include most of the existing commercial district now arranged along Market, 17th, Castro, and 18th streets. From the 1910s through the beginning of World War II, Eureka Valley had a steadily increasing array of neighborhood-oriented commercial establishments including bars and restaurants, nickelodeon movie theaters, upholstery shops, paint shops, lumber yards, plumbers, laundries, and even a tin shop.

Through the 1910s, 18th Street remained the primary commercial thoroughfare in the Eureka Valley neighborhood. However, Market Street was beginning to rival 18th Street for the first time with commercial development clustered around the intersection with Castro and 17th streets. Castro Street remained largely residential north of 18th Street until the early 1920s.



Figure 73. Market Street, approaching Castro Street from the east ca. 1908 (based on Dolan for Sheriff campaign hill sign) and showing increased density of commercial development on Market. (Compare with Figure 34 on page 40.)



Figure 74. Castro Street at 18th Street looking north, 1910. (Private Collection, San Francisco, CA; published online at Found SF, http://Found SF.org/index.php?title=Castro_St_South_1915)



Figure 75. Castro at 18th Street, looking south. (Private Collection, San Francisco, CA, published online at Found SF, http://Found SF.org/index.php?title=Castro_St_South_1915)



Figure 76. Castro Street between 18th and 19th streets, looking north, 1914.
(AAB-3252, San Francisco History Center, San Francisco Public Library)



Figure 77. Heart of the Eureka Valley business district at Castro and 18th streets looking southwest, 1927.
(AAB-3259, San Francisco History Center, San Francisco Public Library)



Figure 78. Castro and 18th streets looking north, 1932.
(AAB-3264, San Francisco History Center, San Francisco Public Library)

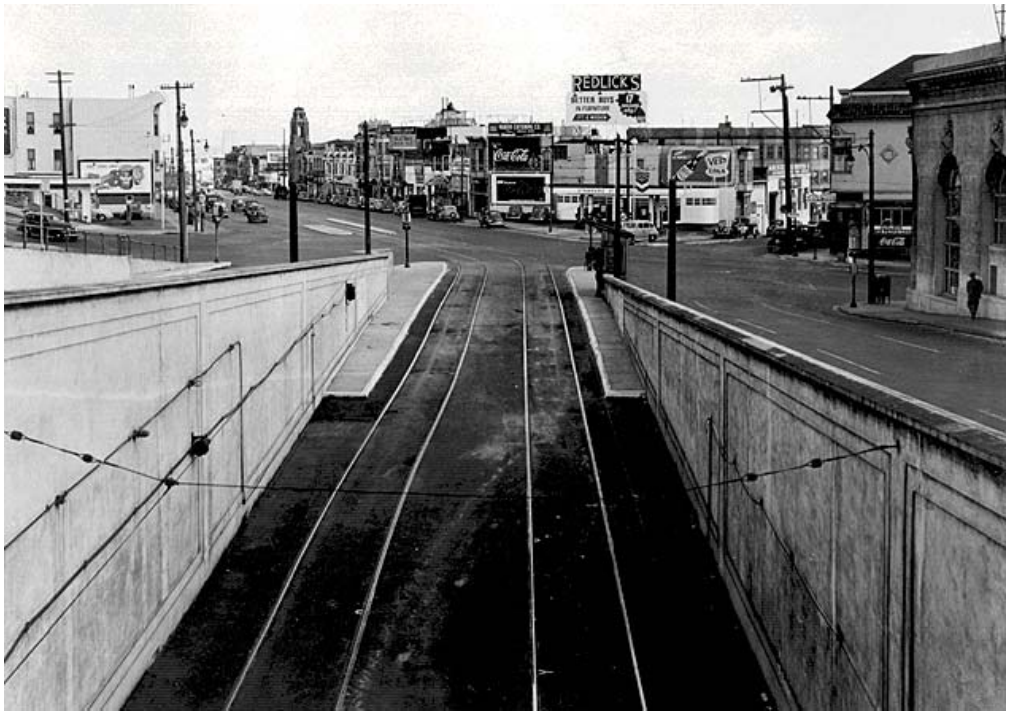


Figure 79. Market Street commercial district from the Twin Peaks Tunnel, ca. 1930. (Private Collection, San Francisco, CA, published online at Found SF, http://Found SF.org/index.php?title=Twin_Peaks_Tunnel)

The status of Eureka Valley as an established district of the city was reflected by the construction of several landmark buildings in this period. In 1922, the construction of the Spanish Colonial Revival Castro Theater (429 Castro Street, Landmark #100), designed by Timothy Pfleuger, anchored the northern portion of the Castro Street commercial corridor, linking the commercial growth on Market Street with the major commercial intersection of Castro and 18th streets. In the earlier years of the twentieth century, the neighborhood had several small, vaudeville and nickelodeon movie storefront theaters in various locations. The neighborhood also had a motion picture house on Market between Noe and Castro streets. The Nasser Brothers' grand movie palace reflected the growing urbanity of the district.[230]

This period also saw the construction of two major bank branches on Castro Street in the 1920s: the Bank of America (1922, 410 Castro Street) at Castro and Market streets and the Hibernia Savings and Loan (1928, 501 Castro Street) at Castro and 18th streets.[231] (Figure 80) Both institutions constructed stylish, classical branch buildings at the two most prominent commercial street corner locations in the district. The Bank of America and Hibernia Savings were known for financing and business and residential development in the city's working-class neighborhoods and were active investors in neighborhood growth in the nineteenth and twentieth centuries.[232]

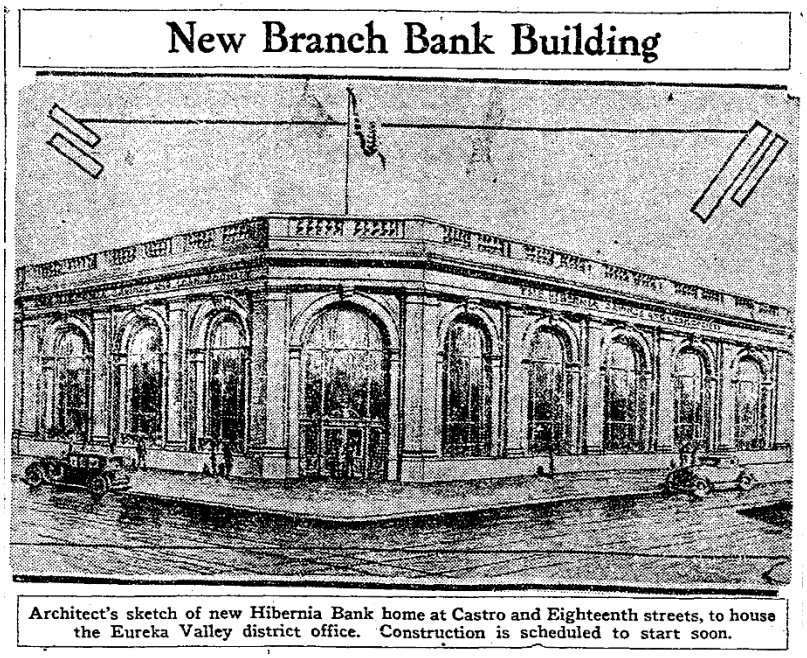


Figure 80. Sketch of the Hibernia Bank branch building in the *San Francisco Call*, June 30, 1928

The first automotive-related businesses in Eureka Valley date from this period. The earliest commercial automotive building noted on area Sanborn maps was a wood-frame parking garage on Castro between 18th and 19th streets in 1914 (no longer extant). Historic photographic evidence shows a small gas station at Market and 17th Streets in the 1910s. (See Figure 81.) The next year, a large masonry auto repair and sales building opened on a through-block lot between Market and 17th streets. Charles

[230] The Nassers opened the progenitor to the grand Timothy Pfleuger-designed Castro Theater in 1910 in a building on the current site of Cliff's Variety (479 Castro). Ibid.; De Jim, *San Francisco's Castro*, 19, 25.

[231] "New Building for Hibernia Bank Branch," *San Francisco Chronicle*, June 30, 1928.

[232] Issel and Cherny, *San Francisco, 1865-1932*, 27–28.

Hecker constructed a large auto repair garage at 557 Castro Street in 1915. In the 1930s, the partnership of McNaughton & Turner operated a repair facility at 2500 Market Street. By 1950, there were small gas stations at the northeast corner of Market and Douglass streets and the southeast corner of 17th and Noe.[233]

Associated Property Types

Mixed use commercial and residential buildings continued to dominate commercial property types in the period, but mezzanine commercial buildings, specific building types such as banks, theaters, lodge/hall/commercial buildings and the earliest automotive-oriented commercial property types (garages, gas stations) date from this period.

Extant historic automotive commercial resources in the study area include a 1915 automobile repair and sales building at 2355 Market Street (near 17th Street), the 1915 masonry Hecker Garage at 557 Castro Street (between 17th and 18th streets), and a 1933 automobile repair facility at 2500 Market Street (at 17th and Collingwood streets), originally operated by McNaughton & Turner (later Cora Lou Confectioners, see Industrial Production, page 28).[234]

The Castro Theater (429 Castro Street, Landmark #100) is the most prominent extant theater in the district. The building that housed the Nasser Brother's movie theater before construction of the Castro Theater in 1922 also remains extant at 471 Castro Street (now Cliff's Variety). Another early movie theater space may be encapsulated in the building at 2301 Market Street.

Stylistically, commercial buildings in the period adopted a wide range of popular period eclectic architectural idioms. Mission, Classical, and Mediterranean revivals proved the most popular, but examples of Streamline (Art) Moderne are also present. See Commercial Property Types and Architectural Styles for more detailed description of these forms and styles.

TRANSPORTATION

The period of development in Eureka Valley between the 1906 earthquake and the US entrance into World War II began with campaigns of major public transportation infrastructure investment and ended with a contraction of such services as the automobile began to supersede the rail. The two most significant transportation-related projects in the period were the construction of the Twin Peaks Tunnel for municipal rail service and the extension of Market Street from Castro and 17th streets to Portola Drive and west to the Pacific.

Twin Peaks Tunnel (1914-1917)

By the 1910s, San Francisco's population growth and development had far outpaced existing planned expansion of the city's public transportation systems.[235] The monumental 1915 Panama-Pacific Exposition soon to take place on the city's northern shore and the city's establishment of its own Municipal Railroad in 1912 spurred a renewed public transit planning effort. In 1913, the San Francisco Board of Supervisors commissioned Bion Arnold, a national urban mass transportation expert, to create

[233] Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA," 1914, 1950.

[234] Pacific Telephone and Telegraph Company, *San Francisco, Colma and Daly City Street Address List* ([San Francisco, Calif.] : Pacific Telephone and Telegraph Co, 1933), http://archive.org/details/sanfranciscocolm1933paci.

[235] Arnold, *Report on the Improvement and Development of the Transportation Facilities of San Francisco*, 45–46.

a plan for improvement and development of San Francisco's public transportation system. Arnold's report mapped out a development strategy for the city's municipal transportation, including the present J Church municipal rail line that now runs along the east bound of the study area. One of the centerpieces of Arnold's plan, however, was a project to connect the eastern and western portions of the city by public transit via a tunnel through the Twin Peaks. Arnold's idea was not a new one. Local improvement associations had been advocating for a tunnel through the hills as early as 1910 when the Eureka Valley Improvement Club (EVIC) spearheaded the Twin Peaks Convention, a promotional association for construction of the tunnel (See Social and Political Life).[236]

Eureka Valley boosters, Arnold, and the city had two goals in constructing the Twin Peaks Tunnel: to bring the southwest portion of the city within the 30-minute time zone of transportation to downtown and to facilitate neighborhood expansion to the largely unpopulated southwest portion of the city. As the *San Francisco Chronicle* colorfully put it in 1913, the tunnel would afford "Evergreen forests and picturesque suburbs but a few minutes from business."[237] As a bonus, the transit connection area west of the Twin Peaks also connected the city to new, potential transit lines down the San Francisco Peninsula. Arnold also recommended that the tunnel work coincide with provision for a recommended Market Street subway tunnel or be aligned to connect to such a tunnel if one were to be built in the future.[238]

The result of the EVIC's efforts and Arnold's plan was a 2.27-mile tunnel from the intersection of Diamond and Market streets to West Portal Avenue completed in 1917. Mayor James Rolph drove the first rail car through the tunnel in 1917, commenting afterward that,

> With the coming of the rails and the operation of streetcars through the Twin Peaks Tunnel, it will no longer be necessary to move down on the peninsula or across the Bay to Marin or Alameda Counties to find suitable home sites. Enough will be provided west of Twin Peaks.

The opening of the tunnel was enough of an event to draw significant crowds and warrant film documentation and promotion. Regular streetcar service through the tunnel began in 1918.[239]

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[236] "Twin Peaks Tunnel Convention's Work," *San Francisco Call*, August 6, 1910; "Improvement Clubs Combine to Promote Project," *San Francisco Call*, March 27, 1910.

[237] "Rapid Transit Through Twin Peaks Tunnel Will Open: Residence Parks for All Country Life in the City Evergreen Forests and Picturesque Suburbs But a Few Minutes from Business," *San Francisco Chronicle (1869-Current File)*, October 11, 1913.

[238] Arnold, *Report on the Improvement and Development of the Transportation Facilities of San Francisco*, 225.

[239] Cherny and Issel, *San Francisco, Presidio, Port, and Pacific Metropolis*, 48–49; Corbett, Michael C., "Revised Draft Corbett Heights Historic Context Statement [San Francisco, CA]," 135; Film footage of tunnel construction and the opening, with Mayor Rolph driving the first car, is available at: Unknown, *[Twin Peaks Tunnel Construction and Opening]*, 1917, http://archive.org/details/TwinPeak1917; *Twin Peaks Tunnel*, 1917, http://archive.org/details/TwinPeaksTunnel1917.



Figure 81. Twin Peaks Tunnel nearing completion, ca. 1917 (Private Collection, San Francisco, CA; published online at Found SF, http://Found SF.org/index.php?title=New_Tunnel_1919)

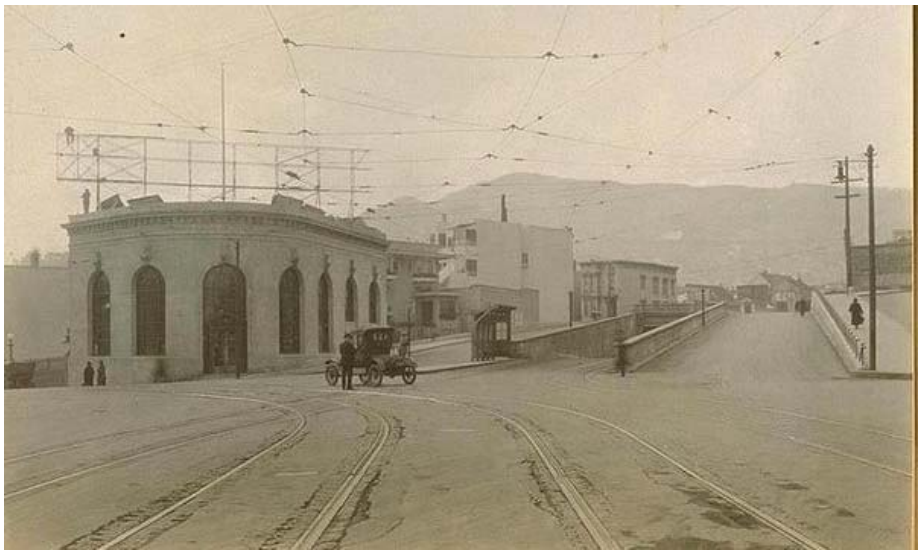


Figure 82. Market Street at Castro Street showing the entrance to the Twin Peaks Tunnel, after 1922. (Stannous Fluoride, published online at Found SF, http://Found SF.org/index.php?title=Castro_and_Market_Over_the_Years)

The subway tunnel Arnold recommended the Twin Peaks Tunnel accommodate would not come to pass for many years, but a small section of tunnel to connect Market Street surface to the Twin Peaks Tunnel and an underground station were constructed in 1918. The Eureka Valley Station was completed largely according to Arnold's proposed design with two platforms and two sets of stairs to the street. Small head houses with pitched, Spanish tile roofs and neoclassical details were set on either side of Market Street.[240] (Figure 83)

[240] Mendoza, Joe, *Muni Metro, Bay Area Rail Transit Album Vol. 2: San Francisco's Light Rail Lines + Streetcar & Cable Car Lines* (San Francisco: Metro City Books, 2010), 26.



Figure 83. Eureka Street at Market Street with San Francisco Muni station head house in the background, 1956. (AAK-1044, San Francisco History Center, San Francisco Public Library)

Road Extensions and Widenings

Eureka Valley and nearby neighborhood residents had been petitioning for the extension of Market Street over Corbett Heights for more than forty years. Until 1914, Market Street ended at Castro Street, with only the winding, narrow Corbett Road taking travelers over the hills. In a petition on the same matter in 1904 to open Market Street from 17th Street to the ocean, none other than Behrend Joost reported that "the improvement had been agitated for as far back as 1876 when a map thereon had been prepared, which he submitted to the board. Another map was made in 1892."[241] The planning and completion of the Twin Peaks Tunnel from 1914 to 1917 turned out to be the impetus needed to finally extend Market Street from its terminus at Castro Street. Extension and widening work was funded in tandem with the tunnel and included a contoured path west of Douglass Street. The roadway was completed by 1918 and open to traffic in 1922.[242]

Other major street improvements in the district in the 1910s included the widening of 18th Street between Castro and Noe streets to improve traffic flow.[243] Later in the period, the Works Progress Administration did some improvement work on Castro Street between 17th and 19th streets and on Market Street between Gough and Castro.[244]

[241] "Improvements Are Advocated," *San Francisco Call*, March 18, 1904.

[242] Corbett, Michael C., "Revised Draft Corbett Heights Historic Context Statement [San Francisco, CA]," 137 The Market Street extension plan required house moving and demolition in adjacent Corbett Heights.

[243] "New Schools for the Mission District, Many Other Improvements," *San Francisco Call*, July 16, 1910.

[244] "Castro St. - San Francisco CA," *Living New Deal*, accessed April 15, 2016, https://livingnewdeal.org/projects/castro-st-san-francisco-ca/; "Market St. - San Francisco CA," *Living New Deal*, accessed April 15, 2016, https://livingnewdeal.org/projects/market-st-san-francisco-ca/.



Figure 84. Market Street extension looking northeast from 18th Street, 1927. (AAB-6201, San Francisco History Center, San Francisco Public Library)

As automobile use grew, the Market Street Railway discontinued the 18th Street streetcar in 1935 and the Castro Street cable car – one of only three cable cars remaining in the city at the time –in 1941. The railway company replaced both lines with bus service.[245]



Figure 85. Castro Street cable car in 1939. (Private Collection, San Francisco, CA; published online at Found SF, http://Found SF.org/index.php?title=Cable_Car_-_Castro_1939)

[245] Cameron and San Francisco (Calif.), *History of Public Transit in San Francisco, 1850-1948*, 43; Corbett, Michael C., "Revised Draft Corbett Heights Historic Context Statement [San Francisco, CA]," 134.



Figure 86. Bus service at the corner of Castro and 18th streets (looking northwest), 1942. (AAX-0012, San Francisco History Center, San Francisco Public Library)

Associated Property Types

The 1918 Twin Peaks Tunnel remains extant and in service in the study area near the intersection of Castro and Market streets. The former Eureka Valley San Francisco Municipal Railway Station also remains extant under Market Street, though its head houses do not. The original alignment of the extension of Market Street west of Castro Street through the study area is no longer extant. The city realigned, widened, and divided Market Street west of Castro Street in 1951.

URBAN PLANNING: SMALL-SCALE INFRASTRUCTURE

The indiscriminate application of San Francisco's street grid throughout the hilly Eureka Valley neighborhood necessitated creative solutions for pedestrian connectivity and later, accommodating motor vehicle traffic. (See Figure 87.) In the late nineteenth century, local residents used private funds to construct concrete retaining walls and concrete stairs to connect streets across grade changes and to make more land accessible for development. In the 1910s and 1920s, however, the city took over responsibility for these measures. For pedestrians, San Francisco's Public Works Department constructed a series of formed concrete retaining walls, pedestrian stairs, and sidewalk stairs to bridge the valley's steepest grades. The city's own photographs of the newly completed projects show staircases bridging the grade at Cumberland and 19th streets (1916) and ramps and staircases up the grade change at Cumberland and Sanchez streets (1916). A later series of improvement included new sidewalk steps on the steep slope of Collingwood at 20th Street (1926), and a retaining wall and stairs at Douglass and 20th streets (1927). For automobiles, the city engineered switchbacks at Collingwood and 19th (1926) and Douglass and 21st streets (1927). Sets of pedestrian stairs climbing the grades between 20th and Sanchez and Liberty and Noe streets likely also date to this period.[246]

[246] Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA," 1950.

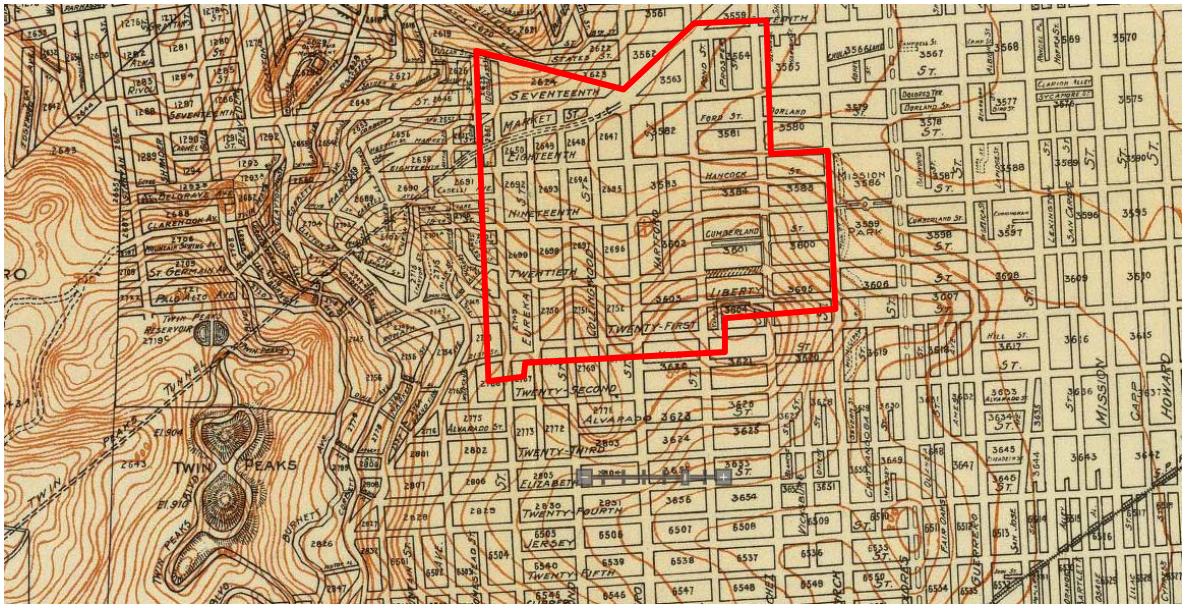


Figure 87. Detail of A.L. Aradou and M.M. O'Shaughnessy's 1929 topographical map of San Francisco with study area indicated. Note path of Twin Peaks Tunnel. (David Rumsey Map Collection)


Figure 88. Collingwood Street switchback at 21st Street, looking southeast, 1927. (AAB-3382, San Francisco History Center, San Francisco Public Library)



Figure 89. Collingwood Street sidewalk steps at 20th Street, looking south, 1926.
(AAB-3384, San Francisco History Center, San Francisco Public Library)



Figure 90. Retaining wall and staircase on Douglass Street at 20th Street, looking south, 1927.
(AAB-3388, San Francisco History Center, San Francisco Public Library)



Figure 91. Douglass Street looking north toward 20th Street retaining wall and pipe railing, 1927.
(AAB-3386, San Francisco History Center, San Francisco Public Library)



Figure 92. Douglass Street switchback looking north from 21st Street, 1927.
(AAB-3385, San Francisco History Center, San Francisco Public Library)



Figure 93. Sanchez Street retaining wall and staircase, looking south from 19th Street.
(AAB-3355, San Francisco History Center, San Francisco Public Library)



Figure 94. Cumberland Street stairs and ramp at Sanchez Street, looking west, 1916.
(AAB-3354, San Francisco History Center, San Francisco Public Library)

Perhaps because most of the major infrastructure projects in the Eureka Valley area were completed before the onset of the Great Depression, there was little known work in the neighborhood during the New Deal era. One exception is a series of sidewalk slabs at Eureka and 21th streets which bear the stamp of the Works Progress Administration from 1940.[247]

Associated Property Types

Eureka Valley retains a series of planned landscape features from this period, including retaining walls along lot frontages and street grade changes, pedestrian staircases bridging topographical drops in the street grid, and sidewalk stairs on steep grades. These include:

Primary Street	Cross Street(s)	Description	Figure
20th	Noe	Retaining wall, curved	95
20th	Sanchez	Tiered retaining walls and pedestrian stairs	96
21st	Collingwood	Scored sidewalk and pedestrian stair to Collingwood with cast concrete stile and rail barriers	
Collingwood	20th	Sidewalk stairs	97
Collingwood	21st	Street switchback, retaining wall, and pipe railing	98
Cumberland	Sanchez	Retaining wall and switchback pedestrian stairs	
Douglass	20th	Retaining wall and tiered pedestrian stairs with pipe handrails	
Douglass	21st	Retaining wall and street switchback with pipe railing	
Douglass	States	Retaining wall and pedestrian stairs	
Douglass	20th and 21st	Retaining wall and elevated sidewalk with access stairs and pipe railings	
Liberty	Noe and Rayburn	Tiered and terraced pedestrian staircase with pipe railings	
Noe	Cumberland	Retaining walls and switchback pedestrian ramp and stairs with pipe railings	
Noe	20th	Pedestrian stair adjacent to 20th Street retaining wall	
Sanchez	19th	Tiered and terraced retaining walls with dogleg pedestrian stairs, cast concrete balustrade and pipe railings	99

[247] "Eureka St. WPA Sidewalks - San Francisco CA," *Living New Deal*, accessed July 6, 2015, http://livingnewdeal.org/projects/eureka-st-wpa-sidewalks-san-francisco-ca/.



Figure 95. Retaining wall along 20th St. at Noe St., looking south



Figure 96. 20th St. Stairs at Sanchez St., looking west



Figure 97. Sidewalk stairs on Collingwood St. at 20th St., looking south



Figure 98. Collingwood Street retaining wall and switchback onto 21st Street



Figure 99. Retaining walls and pedestrian stairs at Sanchez and 19th streets

New Deal programs such as the Works Progress Administration funded other small-scale sidewalk and street improvements. These included street improvements on 17th Street between Market and Harrison streets, on Castro Street between 17th and 19th streets, and on Market Street between Gough and Castro streets. The only verifiable extant resource from New Deal era programs at present are sidewalks retaining Works Progress Administration stamps on Eureka Street at 21st Street. (Figure 100)

Granite curbing throughout the neighborhood also dates from the historic period.



Figure 100. Works Progress Administration sidewalk stamp at Eureka and 21st streets

SOCIAL AND POLITICAL LIFE

Demographics

The demographics of the Eureka Valley neighborhood remained stable after the 1906 earthquake, with residents of American, Irish, German, and Scandinavian descent. The district remained largely populated by mixed white ethnic groups who were predominantly Catholic. The most common occupations and employment sectors in the period according to census research were again building-related (painting, plastering, carpentry, building contracting) and shipping (stevedores, shipping clerks), alongside government employment (letter carriers, policemen), skilled labor (e.g. machinists) and haulage (teamsters). The neighborhood had a small contingent of men and single women in professional occupations such as teaching. Household make up continued to be diverse, with widespread patterns of multigenerational households and households made up of combined nuclear and extended family units. The average number of school-age children per household declined in the period from its high point in the late nineteenth century.[248]

Politics

Some of the first inklings of political life in Eureka Valley become available in this period. The district gained attention in the 1910s as the home of then-San Francisco Mayor Patrick H. McCarthy (mayor 1910-1912) who lived at 72-74 Collingwood Street (extant) at the time of his election. McCarthy was an influential local labor leader in the building trades, having served as president of the local carpenters' union and of the San Francisco Building Trades Council before and after his election.[249] McCarthy's leadership of the powerful trade council and activity in the Union Labor party give a sense of the working-class political leanings of the district. Previous San Francisco mayor Eugene Schmitz, also elected by the Union Labor party, was a frequent guest at civic club events in the district as well.

[248] This analysis is drawn from sampling of households on several blocks of Eureka, Collingwood, Hancock, and Ford streets in the 1910, 1920, 1930, and 1940 US Census.

[249] "McCarthy Pays His Respects to the School Board," *San Francisco Chronicle*, January 31, 1910; US Bureau of the Census, "1910 US Census, Population Schedule, San Francisco, California"; "P.H. McCarthy," *Wikipedia*, accessed April 26, 2017, https://en.wikipedia.org/wiki/P._H._McCarthy.

Eureka Valley was solidly Democratic in its political leanings for most of the early and mid-twentieth century. The Northern Twenty-Sixth Assembly District Democratic Club was an influential association throughout the city. Its first iteration, the Alfred E. Smith Democratic Club of the Twenty-Sixth Assembly District began in 1928 to support the candidacy of then-New York Governor Alfred E. Smith for president. Smith was the first Catholic nominee for President and had a record of progressive labor reforms, likely making him an attractive candidate to the largely working class, Catholic community of Eureka Valley. The club continued to be active through the 1940s, but dropped the Alfred E. Smith moniker.[250]

Improvement Associations

Eureka Valley improvement clubs and improvement club's writ large were an increasingly powerful force in the city during the first half of the twentieth century. By the late 1920s, the Eureka Valley Improvement Association (EVIA) alone had 1,157 members. Newly formed clubs during the early twentieth century included the Upper Market and Castro Merchants Association, the Eureka District Boosters' Association, the Eureka Valley Property Owners' Association, and the Eureka Valley Citizens Association.[251] The Eureka Valley clubs focused primarily on matters of education, environmental quality, infrastructure, and economic development in the period. Even after Mayor McCarthy left office and moved out of the neighborhood, local improvement clubs continued to have the attention of city leaders. Mayor James Rolph, who lived nearby at San Jose and 25th Street (outside study area, no longer extant), often presided over installations of officers for the Eureka Valley Improvement Club and EVPA.[252]

In the early years post-earthquake and fire, the Eureka Valley improvement clubs focused on improving or maintaining property values and quality of life in the district. They protested Noe Valley stone quarries, advocated for better streetcar service, and asked for increased fire protection.[253] For example, in 1909, the Eureka Valley clubs joined with the Mission Promotion Association to agitate for more streetcar lines through the district, extending the existing 16th Street line (outside study area) west to I or J streets and cutting down the hill on Noe Street to facilitate streetcar service. They also wanted to remove a rock crushing plant at the end of 16th Street (outside study area) that the association claimed was depressing local property values.[254] During the early twentieth century, the EVPA advocated for public improvements such as more land for the Douglass School (built 1895), sidewalk improvements, enlarging the Everett School (1928, outside study area), and construction of the McKinley School (1910, outside study area).[255]

Identified presidents of various improvement associations in the neighborhood during this period include barber Leo Hess, confectioner and carpet layer Michael McGranaghan, and dry goods salesman Louis Lobree. However, from 1910 to 1927, one Eureka Valley resident, Henry Becker, dominated

[250] "[No Title]," *San Francisco Chronicle*, March 18, 1942; Earl Behrens, "Smith Backers Here Challenge Roosevelt Men," *San Francisco Chronicle*, February 13, 1932.

[251] Bill Simons, "Districts Press for Transport," *San Francisco Chronicle*, April 6, 1939.

[252] "Eureka Association Installs Officers."

[253] "Protest Against Stone Quarries," *San Francisco Chronicle*, April 22, 1907; "Eureka Valley Boosters Hold Annual Banquet," *San Francisco Chronicle*, May 16, 1909.

[254] "Neglected District Seeks Recognition: Eureka Valley Wants Street Railway Extended to Park," *San Francisco Chronicle*, November 14, 1909.

[255] Walter J. Thompson, "Improvement Clubs Big Factor In San Francisco's Expansion: City's Growth Due in Great Measure to These Organizations," *San Francisco Chronicle (1869-Current File)*, February 6, 1922, sec. Thought and Comment; "Many Improvements for Eureka Valley," *San Francisco Call*, August 20, 1910.

neighborhood activities. At the time of his election in 1910, Becker was a real estate and insurance agent with an office (Owl Realty) at 511 Castro Street (no longer extant) and a rented the single-family house at 534 Castro Street (a rear lot house behind 536 Castro Street). He served as the president of the EVIA for these nearly thirty years, as well as leadership roles in other neighborhood organizations. When he retired from the club's presidency in 1927, he had served ten consecutive terms. In 1930, Becker moved to 2369 Market Street (1922, extant), a mixed-use building he owned and used as his residence.

The club's accomplishments during Becker's tenure included removal of the infamous "Market Street hump" that impeded streetcar travel, removal of the Gray Brothers quarrying operations, and improved public transportation for hillside districts.[256] Becker's biggest accomplishment as leader of the EVIC, however, was the Twin Peaks Tunnel. It was the EVIC, in partnership with other area improvement clubs, who proposed and endorsed idea of tunnel project under the Twin Peaks. In April 1910, a citywide convention of improvement clubs convened at the New Era Hall at 2121 Market Street (extant, outside project area, Landmark nomination pending) as the "Twin Peaks Tunnel and Improvement Convention" (See Transportation, Twin Peaks Tunnel).[257]

After the feat of the Twin Peaks Tunnel, Eureka Valley clubs continued to advocate for better connectivity to other parts of the city and lobbied to attract major infrastructure and development projects to their district. There was constant advocacy for more rapid train and bus service through the district, for example, and in the 1930s.[258] As the automobile became a major transportation force in the city, local clubs participated in efforts like the Divisional Highway Association, a group of improvement clubs drafting "best main route through the city to connect with the proposed Golden Gate bridge."[259]

Clubs banded together again in 1939 as the Eureka District Street Car Transportation Committee to lobby the San Francisco Municipal Railway to take over the Castro Street cable car. The Market Street Railway, which still operated the line under a franchise with the city, tried to abandon the line in 1938 and were running only limited service on the arterial route at the time (See Transportation, Road Extensions and Widenings).[260]

The clubs also pursued and supported a series of ambitious, but unrealized projects including a second automobile tunnel under Mount Olympus, connecting the Mission and Eureka Valley with the Sunset District (approved by the Board of Supervisors in 1923 but never constructed) and a 1927 plan to locate a 150,000-seat stadium on land north of the study area bounded by Saturn, Eureka, State, and 16th streets, Roosevelt Way, and Masonic Avenue.[261]

Following Henry Becker's long tenure as head of the Eureka Valley Improvement Club, another resident followed in his footsteps. Richard (Dick) V. Leary, locally known as the "mayor of Eureka Valley," was president of the Eureka Valley Citizens Association for about a decade in the 1930s and early 1940s. Leary lived as a child and for most of his active adult life at 152 Eureka Street (present dwelling constructed 1932 to replace earlier Leary home). The citizens association formed about 1929 as a social

[256] "Henry Becker Retires from Club's Presidency," *San Francisco Chronicle*, December 17, 1927.
[257] Hubbard, *Cities within the City*, 101–2.
[258] "Peninsula Rapid Transit Route Under Investigation," *San Francisco Chronicle*, January 22, 1926.
[259] "Golden Gate Bridge Road Route Outlined," *San Francisco Chronicle*, March 14, 1930.
[260] Simons, "Districts Press for Transport."
[261] "Park Commission, Civic Clubs Back Plan to Build $1,000,000 Athletic Stadium," *San Francisco Chronicle*, May 11, 1927; "Olympus Tunnel Plans Approved," *San Francisco Chronicle*, December 28, 1923.

and political organization serving Eureka Valley residents. Their program of events included an annual Halloween festival and the Eureka Valley Fiesta, "one of the town's largest outdoor events" (See Social and Political Life, Carnivals and Festivals).[262] Leary also led the Eureka Social Club, which continued its program of theater outings, dances, and a Halloween carnival.

Business leaders also organized, forming the Upper Market and Castro Merchants' Association in 1924. The association boasted 111 members in its first year of operation. O. Van Every, manager of the Mercantile Trust Co. branch in Eureka Valley, served as the first president. One of their early, unrealized projects included erecting electric arches at Dolores and Market streets and at the entrance of the Twin Peaks Tunnel.[263] By 1939, the Upper Market and Castro association merged with the Eureka District Boosters' Association to form the Eureka District Merchant's Association.[264]

In the 1900s, the EVIA continued to meet in the mixed-use building at 406 Castro Street (no longer extant). By 1909, the EVPA met at "Collingwood Hall," a mixed-use building at 18th and Collingwood streets (4144-4150 Collingwood Street, Figure 101). The EVPA continued to meet at hall through the middle of the twentieth century.[265]

Social Life

Social life in Eureka Valley continued to revolve around the activities and events of neighborhood improvement clubs, fraternal organizations, and religious communities in the first half of the twentieth century. During the period, for example, Most Holy Redeemer Catholic Church sponsored regular bingo games, family picnics, card clubs, luncheons, and school-related events. The Most Holy Redeemer School students also put on a show in the parish hall each St. Patrick's Day featuring Irish dancing and music. New clubs in the district during this period included the Portola Parlor of the Native Daughters of the Golden West, which held annual dances and parties. Smaller neighborhood groups included the Liberty Dramatic Club and the Eureka Vaudeville Club, which put on performances at the Collingwood Hall.

Bars, fraternal lodges and halls, and the neighborhood athletic club continued to be primary spaces of male sociability and leisure in this period. The Eureka Valley study area had at least nineteen bars in 1914, both clustered on Castro and 18th streets and scattered on neighborhood street corners.[266] By the 1910s, women were more accepted in public bar culture. Both sexes participated in dancing, patronized movie theaters, and community outings and picnics sponsored by local civic and religious organizations.[267] In Eureka Valley, Most Holy Redeemer Church offered women some public leadership through its parent-teacher organization at the parochial school. Women also begin to appear in supporting roles on the boards of local civic organizations in the 1920s.

Carnivals and Festivals

The signature social events in Eureka Valley during this period, however, were its annual public carnivals, fiestas, and fetes that began in the 1910s. The first public carnivals in the district took place in

[262] Bill Simons, "Districts: Hunters Point Club Gives Stand on Bus Line," *San Francisco Chronicle*, December 1, 1940.

[263] Hubbard, *Cities within the City*, 103 (September 27, 1924).

[264] Bill Simons, "Watson Named Head of Eureka Group," *San Francisco Chronicle*, October 18, 1939.

[265] "Eureka Valley Meet Planned," *San Francisco Chronicle*, October 26, 1926; "Events of the Week Among Improvement Clubs of City: Eureka Valley Club," *San Francisco Call*, October 29, 1910.

[266] Peiss, *Cheap Amusements*, 16–21.

[267] Ibid., 21–26.

celebration of the construction of the Twin Peaks Tunnel. The Eureka Valley Improvement Club sponsored a street carnival to celebrate the beginning of the tunnel in 1914 and another to celebrate its opening in 1917. The initial 1914 celebration was to "awaken in the people a realization of what the Improvement should mean to the entire city, as well as to Eureka Valley." These were the first such carnival held in an outlying district of the city. Mayor James Rolph and Governor Hiram Johnson attended the first carnival to present various prizes to participants.[268]

Local civic and social clubs revived the carnival tradition in the 1930s to celebrate two major community milestones: the twenty-fifth anniversary of the founding of the Eureka Valley Improvement Association and the fiftieth anniversary of the founding of the Eureka Valley Promotion Association (EVPA). In 1930, the Eureka Valley Dance celebrating the twenty-fifth anniversary of the Eureka Valley Improvement Club featured a performance by the San Francisco Municipal Band, open air dancing on 17th Street between Diamond and Eureka streets, an open-air stage featuring "several performers from downtown theaters," and 5,000 attendees.[269] The following year, the EVPA celebrated its fiftieth anniversary with a three-night carnival centered at the Collingwood Hall. The organization decorated adjoining streets decorated with lights, hosted the Municipal Band, held a street dance, and offered a midnight show at the Castro Theater.[270]

The success of the commemorative carnivals two years in a row established an annual street festival as a neighborhood tradition. Various clubs, including the Eureka Valley Citizens' Association, Eureka Valley Boosters' Association, and the Eureka Social Club, sponsored similar events each year. Themes and size varied, with the largest celebrations associated with other major celebrations or events in the city. In 1938, the Eureka Valley Citizens' Association and Boosters' Association sponsored an outdoor festival dedicated to Treasure Island and the 1939 World's Fair. The "Portola Celebration" had a fiesta theme and included street dancing, entertainment acts, and Treasure Island-themed decorations. Centered on Market and 16th streets, the week-long event and attracted more than 17,000 people and raised money for the organization's Christmas fund for local needy children.[271] This celebration and theme morphed into a semi-regular event. In 1948, the Mission and Eureka Valley clubs held another "Portola Festival" commemorating Don Gaspar de Portola, first Spanish governor of Alta California, with a parade through both neighborhoods.[272] The fiesta, or Spanish/Mexican theme proved popular. In 1940, the neighborhood had a "Golden Forties Fiesta," and a "Eureka Valle del Sol Fiesta," the latter of which included a district parade and "open air ball at Market and Noe streets." The following year, newspapers recount dancers wearing "boots and miners' shirts, sombreros and gun belts" for the fiesta.[273]

This period also marks the beginning of Eureka Valley's annual Halloween celebrations. The Eureka Social Club, then under the leadership of Richard Leary, took responsibility for organizing the earliest

[268] Hubbard, *Cities within the City*, 101–2 (September 26, 1924); Lee, Helen V., "In the Districts: Eureka Valley - 'Sunny Heart of SF,'" *San Francisco Chronicle*, January 20, 1942.

[269] "Eureka Valley Dance Fetes Anniversary," *San Francisco Chronicle*, June 14, 1930.

[270] "Eureka Valley Carnival Will Mark Jubilee," *San Francisco Chronicle*, September 10, 1931.

[271] Simons, Bill, "Eureka Valley Fiesta Will Be Held Monday Evening," *San Francisco Chronicle*, October 3, 1940; "17,000 Expected to Attend Eureka Valley Fete Tonight," *San Francisco Chronicle*, July 26, 1938.

[272] "Eureka Club Plans Fete," *San Francisco Chronicle*, October 12, 1938; "Portola Festival: Big Doings Out in the Mission; Climax Saturday, Mayor Reminds," *San Francisco Chronicle*, October 20, 1948.

[273] "Eureka District Joins in Fair Fiesta Parade," *San Francisco Chronicle*, April 25, 1940; "Eureka Valley Will Dance Tonight," *San Francisco Chronicle*, September 19, 1941.

iterations in the 1930s. In 1931, the Halloween carnival included a grand march and a carnival and dance at Collingwood Hall.[274]

Associated Property Types

The study area contains several identified properties associated with the social and political life of the district during this period: Collingwood Hall at 4144-4150 18th Street (built ca. 1909), the home of Mayor Patrick McCarthy at 72-74 Collingwood Street (built 1906), the home of community leader Henry Becker at 534 Castro Street (built 1907), and the home of community leader Richard V. Leary at 152 Eureka Street (built 1932). Other potential property types associated with this theme could include commercial and residential properties or public spaces significantly associated with the history of carnivals and festivals in the Eureka Valley neighborhood and properties associated with the neighborhood's improvement clubs.



Figure 101. Collingwood Hall, 4144-4150 18th Street, built ca. 1909.

Civic and Institutional Development

Civic and institutional development also continued in Eureka Valley, most notably in school construction and expansion, but also in the beginning of important neighborhood celebratory traditions. As in the past, local civic and improvement clubs were vital in securing these improvements for their district. Eureka Valley also received its first purpose-built post office in 1918, the Eureka Station, on the northwest corner of 18th and Diamond streets.

Education

By 1900, the Douglass School (1895) was already terribly overcrowded, with students sitting two and three to a desk and about 150 students not attending school for lack of space.[275] Though neighborhood civic groups took action, it was years before the city was able to remedy the situation. In 1910, the Eureka Valley Improvement Club was still pointing out to city officials that the school was badly

[274] "Halloween Carnival to Be Held Tonight," *San Francisco Chronicle*, October 29, 1931.
[275] "Residents of Eureka Valley Want Schools," *San Francisco Call*, June 27, 1900.

overcrowded, with teachers resorting to holding classes in basements and store rooms across the street from the school. The school also lacked a school yard, and children often played in the adjacent streets.[276] The overcrowding was relieved with the construction of the McKinley School just outside the study area at 14th and Castro streets in 1910.[277] But by the early 1920s, Eureka Valley citizens were again advocating for rebuilding or replacing the Douglass School, along with the nearby Everett School on Sanchez Street.[278] In 1926, the city rebuilt the Everett School as the Sanchez Elementary School and placed it on a combined campus with the new Everett Middle School, completed in 1928. These were constructed in tandem with the new Mission High School, completed in 1925.[279]

Associated Property Types

The study area contains one identified resource associated with civic and institutional development in this period: the US Post Office branch (1918) at 18th and Diamond streets. (Figure 102) Just east of the study area boundary, the Everett Middle School and Sanchez Elementary School are also significant resources from this period associated with the history of public education and civic engagement in the Eureka Valley district.



Figure 102. US Post Office 18th Street Branch, 4304 18th Street, 1918 (3880)

RELIGIOUS COMMUNITIES

Eureka Valley welcomed one new religious community in the post-quake period. In 1902, the Bethel Baptist Church constructed a single-story, wood-frame church building at 150 Eureka Street.[280] The congregation changed its name to the Central Baptist Church by 1915, and appears to have restyled the front of the building in the then-popular Spanish Colonial Revival style. (Figure 103) By 1950 the

[276] "Douglas School Unsatisfactory: Residents of the Mission Ask Improvement," *San Francisco Chronicle (1869-Current File)*, February 21, 1910.

[277] "Mission Citizens Celebrate Event," *San Francisco Chronicle (1869-Current File)*, November 7, 1910.

[278] "Eureka Valley Veritable City Within San Francisco" The facilities were partially overcrowded with pupils from the Mission High School, which burned in 1922.

[279] Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA," 1950.

[280] *Crocker-Langley San Francisco Directory for the Year Commencing ..*, 1910; Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA," 1914.

congregation had constructed a significant rear addition to the building.[281] Beginning in the 1990s, the church building was home to the Metropolitan Community Church, a non-denominational Christian church welcoming to LGBTQ worshippers. The church was a branch of a larger religious denomination founded in Los Angeles in 1968 under the leadership of Reverend Troy Perry (See Neighborhood in Transition, Development as an LGBTQ Enclave).[282]



Figure 103. Central Baptist Church, 150 Eureka Street in 1930.
(AAB-0580, San Francisco History Center, San Francisco Public Library)

Associated Property Types

The study area contains one identified religious property from this period: the Central Baptist Church at 150 Eureka Street. (Figure 104)

[281] *Crocker-Langley San Francisco Directory for the Year Commencing ..* (San Francisco : H.S. Crocker Co., 1915), http://archive.org/details/crockerlangleysa1915sanfrich; Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA," 1914, 1950.

[282] De Jim, *San Francisco's Castro*, 92.



Figure 104. Central Baptist Church/Metropolitan Community Church, 150 Eureka St., built 1902

NEIGHBORHOOD IN TRANSITION (1941-1974)

The end of World War II marked the beginning of a major period of transition for the Eureka Valley neighborhood. Postwar prosperity in San Francisco translated into some substantial investments in civic infrastructure in the neighborhood, including the valley's first public park. Residential and commercial growth slowed in the now fully-developed neighborhood. With improving prosperity and ease of accessibility, many Eureka Valley residents began migrating west to the Sunset and south to the suburban tracts of Daly City.[283] The urban renewal programs and demographic shifts of the immediate postwar period that affected adjacent areas such as the Mission and Western Addition had little direct effect in Eureka Valley. But the neighborhood was not immune from the indirect effects of economic and societal shifts in the post-World War II period; the changes Eureka Valley would experience in the third quarter of the twentieth century would be social and cultural rather than physical.

Eureka Valley joined adjacent districts such as Haight-Ashbury, Noe Valley, Glen Park, Balboa Park, and Visitacion Valley in a pattern characterized by outmigration and a period of relative neglect when affordable housing prices attracted marginal or then-unconventional residents. As the city's manufacturing and retail economies declined between the end of World War II and the late 1970s, loss of blue collar jobs and urban decentralization changed the demographics and character of many of San Francisco's older neighborhoods.[284] Eureka Valley found itself positioned on a north-south axis that divided income classes and racial identities in the city by the mid twentieth-century. The suburbs and western neighborhoods attracted residents, but out-migration was also influenced by "fear of what the neighborhood envisioned spreading over the hill from the Haight-Ashbury district," namely, hippies and the neighborhood problems that were perceived as coming with them. The first gay bar to open in the neighborhood in the late 1960s – the Missouri Mule on Market Street - was one more factor. Fear of

[283] San Francisco Planning Department and Page & Turnbull, Inc., "Market & Octavia Area Plan Historic Resource Survey Final Historic Context Statement, San Francisco, CA," 78.

[284] Cherny and Issel, *San Francisco, Presidio, Port, and Pacific Metropolis*, 71–72.

dropping housing values prompted quick sales and relatively inexpensive sale prices.[285] The result was that by the early 1960s, Eureka Valley property values did in fact drop and many local businesses closed as long-time patrons relocated.[286]

Neighborhoods that underwent this cycle of disinvestment, change, and reinvestment were often the areas that attracted what some historians have termed "life style migrants . . . in search of their various versions of the American Dream."[287] On the flip side of this trend often came a period of rehabilitation and revival, fashioned by civic and investment-minded local residents of means and/or speculators. In Eureka Valley, this pattern resulted in the transformation of Eureka Valley into one of the most significant and widely-recognized concentrations of LGBTQ persons in the nation.



Figure 105. Eureka Valley in 1945, looking southeast from Corona Heights; note Most Holy Redeemer Catholic Church on Diamond Street at the center right edge of image for orientation. (AAB-8459, San Francisco History Center, San Francisco Public Library)

SOCIAL AND POLITICAL LIFE

Demographics

Demographically, news writers described the neighborhood in the 1940s and 1950s as "retired people who had bought their homes back between world wars, blue-collar and third-world families and young marrieds fixing up Victorians." [288] In 1950, the neighborhood remained more than 99 percent

[285] Godfrey, Donal, *Gays and Grays: The Story of the Inclusion of the Gay Community at Most Holy Redeemer Catholic Parish in San Francisco*, 7.

[286] De Jim, *San Francisco's Castro*, 7.

[287] Cherny and Issel, *San Francisco, Presidio, Port, and Pacific Metropolis*, 75; San Francisco Planning Department and Page & Turnbull, Inc., "Market & Octavia Area Plan Historic Resource Survey Final Historic Context Statement, San Francisco, CA," 78.

[288] Warren Hinckle, "The Last Straight Bar in the Neighborhood," *San Francisco Chronicle*, January 3, 1978.

white. As in the past, the majority of employed males (forty-six percent) worked in traditionally blue-collar occupations, primarily in skilled trades or the city's waterfront industries. Thirty percent of employed males worked in non-managerial clerical, sales, and service positions. This was also true for the majority of employed women.[289] These demographics came increasingly under pressure beginning in the 1950s as working-class jobs began leaving San Francisco over the next two decades. Outmigration of working class families to suburban locales, often following employment, opened space – and cheap real estate - for newly arrived groups to settle.

Improvement Associations

From the early 1940s through the 1960s the number of civic and social organizations in Eureka Valley decreased, perhaps reflecting the demographic changes in the neighborhood in the period. The EVPA (now EVNA) and Eureka District Merchant's Association remained active, advocating for improvements in basic infrastructure, beneficial zoning, more apartment construction, and open space preservation (See Civic and Institutional Development).[290] Key neighborhood leaders in the 1940s and 1950s included local attorney Manuel Silva (or Sylva) and postal clerk Prentice Shoaf, both of whom served as president of the EVPA several times. The Shoaf family lived at 76 Collingwood Street (no longer extant). Prentice Shoaf's son, Ross Shoaf, who worked for the San Francisco Bureau of Engineering, also served as president during the period, as did State Assemblyman Edward Gaffney.[291]

As the Eureka Valley district became home to increasing numbers of LGBTQ residents in the 1960s and 1970s, many newcomers became active in the long-standing civic and improvement associations. In the mid-1970s, the Eureka Valley Promotion Association estimated that it had about a 30 percent LGBTQ membership. At that time, the EVPA's major areas of advocacy included streets and transportation, litter, education, arts, health, zoning and planning, and parking.[292] The EVPA stated its priorities to the local press, reporting that it "Sees height limits as saving quality of upper Market area. Promotes communication between residents of varying life styles."[293]

During this period, neighborhood organizations continued to meet in the Collingwood Hall, but by the 1970s had shifted to meeting at the Eureka Valley Recreation Center.

Social Life

By the 1940s, the Eureka District Merchants' Association took over responsibilities for Halloween festivities in the neighborhood, organizing an annual parade down Castro Street between 17th and 19th streets along with a costume ball for adults in Collingwood Hall. In the 1940s and 1950s, Ernie DeBaca, then-owner of Cliff's Variety, organized the events.[294] Other neighborhood-wide festivities, which were put on hiatus during World War II, do not appear to have been revived in the 1950s or 1960s.

[289] Timothy Stewart-Winter, "The Castro: Origins of the Age of Milk," *The Gay & Lesbian Review Worldwide*, no. January 1, 2009, accessed April 18, 2017, https://www.thefreelibrary.com/The+Castro%3A+origins+of+the+age+of+milk.-a0192646447.

[290] Corbett, Michael C., "Revised Draft Corbett Heights Historic Context Statement [San Francisco, CA]," 177–78.

[291] Lee, Helen V., "In the Districts: Eureka Valley - 'Sunny Heart of SF'"; "Gaffney Installed," *San Francisco Chronicle*, April 23, 1949.

[292] Walter Vatter, "Working Together on Castro Street," *San Francisco Chronicle*, October 29, 1978, sec. Magazine.

[293] Gerald Adams, "Neighborhood Power Guide," *San Francisco Chronicle*, May 28, 1972, sec. Magazine.

[294] De Jim, *San Francisco's Castro*, 32–33; Bill Simons, "The Districts: A Witch Comes in Tonight," *San Francisco Chronicle*, October 31, 1940.

Bars continued to be an important space in the social life of Eureka Valley residents in the mid twentieth-century. Popular bars in the neighborhood that also served as political and social hubs in the postwar period included Log Cabin Tavern (2140 Market Street, outside the study area); Gallagher's (440 Castro Street), the Idono Tavern, a "one-bar memorial to Franklin Roosevelt" (4146 18th Street), the A & D Club (482 Castro), Gene & Frank's Castro Club, "a firemen's hangout" (4121 18th Street), and the Eureka Club (or Eureka Valley Club, 4141 18th Street), dubbed the "last straight bar in the neighborhood" in the late 1970s.[295] Social patterns shifted for many residents during this period with the turnover of businesses from neighborhood-oriented services to specialty shopping and of neighborhood bars – a staple in the social lives of old and new residents alike –from blue collar watering holes to bars catering to an LGBTQ clientele.[296] As one scholar wrote, "The gayification of the Castro was a transition from one masculine tavern subculture to another."[297]

However, older patterns also continued, including the "bingo nights, parish musicals, and clubs celebrating shared Irish, Italian, or Scandinavian descent" that took place for decades in Eureka Valley.[298] The Collingwood Hall continued to serve as a central site in community life, hosting dances, political meetings, children's events, religious revivals, and even film screenings through the 1950s and 1960s.

Politics

Democratic politics remained strong in the district, and were often based in the mixed social and political environment of neighborhood bars. One of the giants in neighborhood, and later citywide, political organizing was John Monaghan, who lived on Grand View Avenue (outside study area) and operated the Log Cabin Tavern in the mid-1940s, and later the Monaghan's Ten Club at Sanchez and Duboce avenues (outside study area). At his death in 2005, contemporaries called him the "last of the old Irish ward heelers," describing his role as bar owner and political figure. A stalwart Democrat, Monaghan advised politicians, delivered votes, and "knew who to call to get a favor or fix a broken streetlight." Monaghan's area of influence covered the Castro/Market corridor and most of Eureka Valley. In the early 1970s, Monaghan worked in City Hall as an aid to mayors Joseph Alioto, George Moscone, and Dianne Feinstein.[299]

Arts

The neighborhood became home to a well-known art cooperative, Ruby's Clay, at 552 Noe Street. Ceramic artist Ruby O'Burke (1897-1983) established a clay studio in Hayes Valley in 1962 and moved it to Eureka Valley in 1967 with the help of celebrated ceramic artist Ruth Asawa and her family. Ruby O'Burke lived on the upper floors of the former brewery building and had studio and exhibit spaces below. Ruby's Clay has provided facilities for potters to work and develop artistically since its founding.[300]

[295] Hinckle, "The Last Straight Bar in the Neighborhood."

[296] Ibid.

[297] Stewart-Winter, "The Castro: Origins of the Age of Milk."

[298] Ibid.

[299] "John Monaghan - S.F. Barkeep, 'Last of the Old Irish Ward Heelers,'" *San Francisco Chronicle*, June 2, 2005, sec. B7.

[300] "History: About Ruby," *Ruby's Clay Studio & Gallery*, accessed April 25, 2017, http://www.rubysclaystudio.org/new-page-3/.

In 1972, the Eureka Theater Company (originally the Short Players) began offering experimental, comedic, and sometimes controversial theater performances in the basement gymnasium space of the Trinity Methodist Episcopal Church (Market, Noe, and 16th streets, 1926, burned 1981). Best known for its Tony Award and Pulitzer Prize-winning commission *Angels in America* written by Tony Kushner, the company also included noted directors and performers such as Richard E.T. White, Danny Glover, and Julie Herbert. After a 1981 arson fire gutted the Trinity Methodist Episcopal Church, the theater relocated to a series of temporary locations, the Inner Mission, and most recently, the Gateway Cinema.[301]

Associated Property Types

Resources associated with social and political life in the study area for this period include the Collingwood Hall (1909, see Figure 101 on page 108) and the Eureka Valley Recreation Center (1951 and 1956, Figure 112 on page 120). Associated property types might also include residential buildings historically associated with local civic, institutional, and artistic leaders such as Manuel Silva, Prentice Shoaf, Ross Shoaf, Edward Gaffney, Ernie DeBaca, or Ruby O'Burke.

Civic and Institutional Development

The 1950s are often associated with a period of suburban outmigration and urban decline, but in postwar San Francisco, urban planning interests and voters carried out an ambitious plan to improve public facilities in the city. As the Eureka Valley neighborhood aged, the city carried out several key institutional and public facility development and replacement projects. Most of these projects were part of major citywide campaigns of facility improvements funded by public bond measures.

Parks and Recreational Space

Until the late 1930s, most of the park and recreation space accessible to residents of the Eureka Valley study area was outside the neighborhood. Local residents and improvement associations had actively campaigned on behalf of these open spaces and for a new park within the bounds of Eureka Valley. The earliest park land adjacent to the Eureka Valley district was Buena Vista Park, just north of the study area. The Committee on Outside Lands had proposed the Buena Vista heights as a park space by as early as 1868, but the park was minimally improved for much of the early twentieth century.[302] The park was also not always the most pleasant place to visit. In 1902, the Eureka Valley Improvement Club asked the city to address the park, as it had become "the rendezvous of criminals and tramps."[303]

The neighborhood also had access to Dolores Park, just east of the study area. The EVIA and Mission Promotion Association were both active in establishing Dolores Park, part of a broader campaign for more equitable distribution of park land in their part of the city.[304] In 1903, Mission and Eureka Valley neighborhood groups helped pass a bond measure to establish Dolores Park by purchasing two Jewish cemeteries then located east of Church Street. The city purchased the sites in 1905, but the 1906 earthquake and fire and use of the park land as a refugee camp interrupted park development.[305]

[301] "Eureka Theater Company History."

[302] Mission Dolores Neighborhood Association and Carey & Co. Architecture, "Revised Mission Dolores Neighborhood Survey, San Francisco, California," 34.

[303] "Wants Buena Vista Park Improved," *San Francisco Call*, May 7, 1902.

[304] "Mission Boosters Want More Parks: Appear Before Finance Committee to Urge an Increase," *San Francisco Chronicle (1869-Current File)*, April 27, 1910.

[305] Mission Dolores Neighborhood Association and Carey & Co. Architecture, "Revised Mission Dolores Neighborhood Survey, San Francisco, California," 34.

Dolores Park remained largely unimproved until after World War I when Mission neighborhood associations lobbied to pave adjacent streets, construct sidewalks, install curbs, build a comfort station, and create a playground and tennis courts.[306]

The 1930s marked another brief period of park investment nearby. Land that had proved a long-time nuisance in Eureka Valley joined the district's park land in the late 1930s. By 1937, the city had purchased the former Gray Brothers quarry area on Corona Heights and was preparing to make it into a park and recreation space. The area needed significant improvement, however, as landslides down the excavated slopes were a frequent danger.[307]

In 1939, the city began planning for a park in the center of the Eureka Valley district for the first time, authorizing purchases of property on the south end of the block bounded by 18th, Collingwood, Diamond, and 19th streets, though World War II and lack of funds and materials delayed action for more than a decade. In 1947, San Francisco voters passed a $12 million bond measure for new playgrounds and recreation spaces.[308] With these funds, Eureka Valley finally got its own recreation area: the Eureka Valley Playground. The city acquired the last necessary property on the block in 1950 and broke ground on the new playground facility in June 1951.[309] (Figure 106) The recreation center was similarly long in the planning, with the San Francisco Recreation and Park Department first approving plans in 1945. The city broke ground in 1954 and completed the $556,000 building in June 1956. The original building, designed by the architecture firm Appleton & Wolford, contained a gymnasium, auditorium, and activity rooms.[310] The city completed a $4 million renovation and addition project on the recreation center in 2006 that included a new 1,000-square-foot building and 2,100 square foot expansion, new playground area, and new fencing.[311]

[306] Ibid., 47–48.

[307] "Eureka Valley Landslide Laid to Heavy Rains," *San Francisco Chronicle*, January 18, 1937.

[308] Randolph Delehanty, "San Francisco Parks and Playgrounds, 1839 to 1990: The History of a Public Good in One North American City" 1992, 441, 447–48.

[309] "New Playground," *San Francisco Chronicle*, June 10, 1951; "Land Purchase - Eureka Valley Playground," *San Francisco Chronicle*, July 10, 1950.

[310] "Eureka Valley Playground Work to Begin," *San Francisco Chronicle*, November 1, 1954; "Hamilton Park Contract Is Awarded," *San Francisco Chronicle*, May 28, 1954; "Eureka Valley Playground Work to Begin."

[311] Becky Bowman, "Recreation Center Celebrates Reopening," *San Francisco Chronicle (CA)*, January 28, 2006, FINAL edition.



Figure 106. The Eureka Valley playground and recreation center under construction, ca. 1954. (AAE-0012, San Francisco History Center, San Francisco Public Library)

Education

After more than fifty years of use, local parents began petitioning the San Francisco Board of Education in 1949 for replacement of the 1895 Douglass Elementary School.[312] The new Douglass School (by then usually written without the second 's') opened to pupils in 1953, funded through $48 million bond passed in 1948 for new school construction in the city.[313] (Figure 107)



Figure 107. Douglass School, 4235 19th Street, built 1953, photo ca. 1975. (AAD-3645, San Francisco History Center, San Francisco Public Library)

[312] "Bids Ordered for New Hillcrest School," *San Francisco Chronicle*, December 14, 1949.
[313] "Schools (Some New Ones) Start Tomorrow for 77,500," *San Francisco Chronicle*, September 13, 1953.

Libraries

The district would also get a new library building in the 1950s. The 1957 Daly City earthquake badly damaged the masonry McCreery Library, and the city demolished it soon after. (Figure 108) The architecture firm of Appleton & Wolford designed a new branch library on the same site, completed in 1961, one of at least six branch libraries the firm designed in San Francisco in the 1950s and early 1960s. (Figure 109) The same year, the San Francisco Art Commission placed a torso sculpture by sculptor Benny Bufano in front of the library.[314] The renamed Eureka Valley Branch remains in use, though the city changed the name of the building in 1981 to the Eureka Valley/Harvey Milk Memorial Branch Library to honor gay rights activist, neighborhood resident, San Francisco Supervisor Harvey Milk. The library underwent a substantial renovation in 2009.[315]





Figure 108 (left). Demolition of the McCreery Branch Library, 1957.
(AAC-5508, San Francisco History Center, San Francisco Public Library)
Figure 109 (right). Eureka Valley/Harvey Milk Memorial Branch of the San Francisco Public Library, ca. 1961 (AAC-5496, San Francisco History Center, San Francisco Public Library)

Health Care

In 1966, the city replaced the aging, brick water pumping station on 17th Street with a new public health care facility, the District Number One/Eureka-Noe Health Center, now Castro/Mission Health Center at 3850 17th Street. The center was funded through state allocations for health projects.[316] A specialty medical building also opened at 4200 18th Street in 1967 housing a podiatrist, a dentist, a surgeon, and a general physician's offices.

Associated Property Types

Civic and institutional resources in the study area include the Eureka Valley/Harvey Milk branch of the San Francisco Public Library (1961, Figure 110), the Harvey Milk Civil Rights Academy/Douglass School (1953, Figure 111), the Eureka Valley Playground and Recreation Center (1951 and 1956,

[314] "The West," *San Francisco Chronicle*, June 11, 1961.
[315] "Eureka Valley Library History."
[316] "Four Medical Centers Get Funds," *San Francisco Chronicle*, October 8, 1960.

Figure 112), and the District Number 1 (Eureka-Noe) Health Center (now Castro/Mission Health Center) at 3850 17th Street (1966, Figure 113).

The primary designed landscapes in the study area date to this period and include recreational landscapes such as the playing fields at the Eureka Valley Recreation Center and more informal sites such as the garden areas adjacent to public street staircases.



Figure 110. Harvey Milk/Eureka Valley Branch, SF Public Library, 1 Jose Sarria Ct., built 1961, Appleton & Wolford



Figure 111: Harvey Milk Civil Rights Academy/Douglass School, 4235 19th St., ca. 1955



Figure 112. Eureka Valley Recreation Center, 100 Collingwood St., built 1954, Appleton & Wolford



Figure 113. District Number 1 (Eureka-Noe) Health Center (now Castro/Mission Health Center) at 3850 17th Street, built 1966

TRANSPORTATION: MARKET STREET WIDENING

Transportation improvements in Eureka Valley in the decades after World War II focused on municipal rail service and automotive improvements. With the development of the western neighborhoods, the city began improving its arterial roadways to accommodate greater traffic flow. In 1957-1958, the city widened Market Street to facilitate better access for increased population in the western part of city and the new residents of Diamond Heights.[317] Planning for the "Twin Peaks Highway" widening project began in the late 1940s, and involved making Market Street from Castro Street to 24th Street a divided, four-lane route.[318] (Figure 114)

[317] Corbett, Michael C., "Revised Draft Corbett Heights Historic Context Statement [San Francisco, CA]," 174.

[318] Doyle, Jackson, "Twin Peaks Highway: Plans Are Completed for the Widening of Market, Portola," *San Francisco Chronicle*, February 11, 1951.

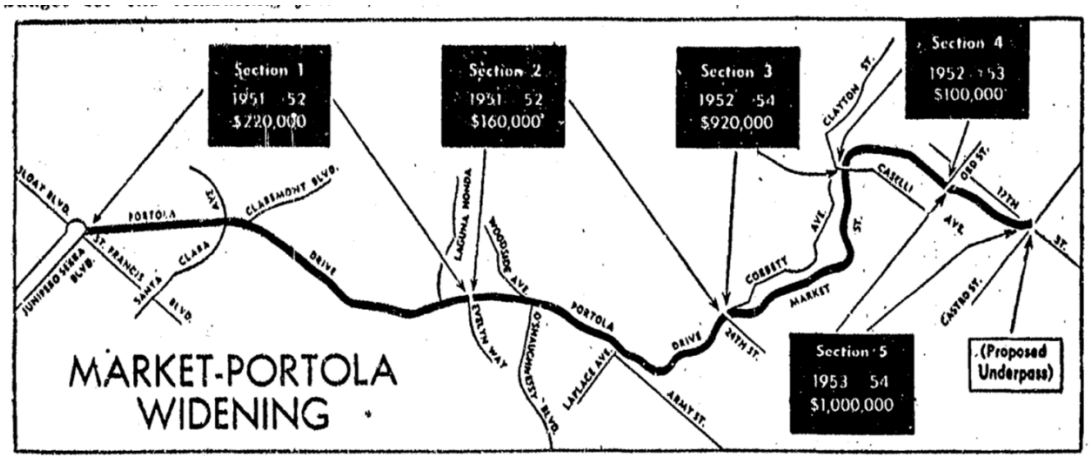


Figure 114. Map of the Market Street widening project published in the *San Francisco Chronicle*, February 11, 1951

By the end of World War II, streetcar lines had shrunken considerably in the district, with the only lines directly servicing Eureka Valley limited to the Market Street and Church Street lines. Public transportation improvements focused not on streetcars, but subways. The San Francisco Municipal Railway completed construction of a subway line along Market Street to the Twin Peaks Tunnel in 1972, along with a new Muni subway station. The railway abandoned the former Eureka Valley Station on Market Street and demolished its entry head houses. The station remains in situ as an emergency exit for the main subway station.[319]

Associated Property Types

Properties associated with transportation development in this period are limited to the realigned section of Market Street between Castro and Douglass streets.

RESIDENTIAL DEVELOPMENT

Residential development in Eureka Valley during and after World War II was primarily limited to replacement development, often with denser housing types such as apartment buildings, and some individually-driven housing development on still open parcels on the hillsides and hilltops separating Eureka and Noe valleys. Mid-century Modern is the predominant style, with a smaller number of Bay Regional Modern-style dwellings, largely limited to single-family or two-unit dwellings. The 1950 Sanborn map for the neighborhood gives a glimpse of the residential character of the neighborhood shortly after World War II. The neighborhood was uniformly and densely developed with a variety of housing forms reflecting seventy years of growth. The most prominent newcomers to the neighborhood are the large apartment buildings situated on corner lots in the district, particularly in the northern part of the study area near Market Street.[320] After the realignment and widening of Market Street in 1957-1958, the realigned section of the street is lined with large apartment buildings.

Associated Property Types

Residential properties from this period in Eureka Valley include primarily single-family dwellings over integral garages and multiple-family apartment buildings. These properties are situated on infill lots

[319] Mendoza, Joe, *Muni Metro, Bay Area Rail Transit Album Vol. 2: San Francisco's Light Rail Lines + Streetcar & Cable Car Lines*, 68.

[320] Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA," 1950.

throughout the district, and in the case of apartment buildings, replaced earlier buildings. Styles include primarily Bay Region Modern and Mid-century Modern.

COMMERCIAL DEVELOPMENT

By 1950, Sanborn maps show that Castro Street had become the most significant commercial hub in the district, no doubt a result of the streetcar that ran down its length. Market Street also has much more substantial commercial development than thirty-five years earlier, with shops running along its length to 19th Street.[321] Small regional chains began to make inroads into the neighborhood during the postwar period as well, most notably the local San Francisco grocery chain Littleman's. Founded in 1937 by Abe and Leon Miller, the Littleman's chain had approximately fourteen stores in the San Francisco Bay Area. In 1954, Littleman's replaced its small grocery at the corner of Collingwood and 18th streets with a new, supermarket-style big box store.[322] Two mid-to-late twentieth-century gas stations were also constructed in the neighborhood at 2395-99 Market Street (1958) and 376 Castro Street (1963). Alice Sebbelor also operated one of the last small-scale industrial properties in the district, Cora Lou Confectioners at 2500 Market Street. She moved her business to 434 Castro Street sometime in the mid-1950s.



Figure 115. Castro Street at Market Street, looking south, 1944.
(AAB-3268, San Francisco History Center, San Francisco Public Library)

[321] Ibid.

[322] The chain became a Cala grocery interest in 1965. "Leon Miller," *SFGate*, accessed February 14, 2016, http://www.sfgate.com/news/article/OBITUARY-Leon-Miller-2979555.php; Gywnn, David, "Littleman Stores," *Groceteria.com*, n.d., http://www.groceteria.com/store/regional-chains/k-o/littleman-stores/;



Figure 116. Market Street at 17th Street, looking southeast, 1945.
(AAB-6383, San Francisco History Center, San Francisco Public Library)

Associated Property Types

Commercial development in the mid to late twentieth century in Eureka Valley consisted of primarily new automobile-oriented forms such as gas and service stations and big box retail. Older commercial buildings, which made up the bulk of the commercial development in the district, also underwent modernization schemes with new storefronts, cladding, and signage arrangements. Commercial development remained centered on Market, 17th, 18th, and Castro streets, with corner commercial establishments sporadically situated in the lower reaches of the neighborhood. Commercial properties constructed in this period were almost exclusively Modern in design.

DEVELOPMENT AS AN LGBTQ ENCLAVE (1960S-1974)[323]

Beginning after World War II, Eureka Valley became one of several focal points for lesbian, gay, bisexual, transgender, and queer (LGBTQ) migration and congregation in San Francisco. Between the end of the war and the late 1960s, the LGBTQ population of San Francisco grew steadily. Many military members serving in the Pacific Theater who had been dishonorably discharged for sexual orientation settled in the Bay Area. Other service members were attracted to the area after the war because of the tolerance they experienced in the city.[324] LGBTQ migration to San Francisco was also part of a broader influx of bohemians, artists, and counter-culture adherents into the transitioning postwar neighborhoods south of Market Street, the Haight, and Western Addition. Between the mid-1950s and

[323] In 2015, the City of San Francisco completed the "Citywide Historic Context Statement for LGBTQ History in San Francisco" (Graves and Watson 2015). This document provides a comprehensive history of LGBTQ communities in the city, identifies associated properties and property types, and provides a framework for analysis of sites associated with significant themes in LGBTQ history in the city. This section of the Eureka Valley HCS draws directly on the LGBTQ Historic Context Statement to address this theme, identify associated property types, and determine evaluation frameworks. Note that this section treats this theme only to 1974, still early in the history of LGBTQ influence in the neighborhood. The LGBTQ HCS extends through the early 1990s and contains considerably more information on this theme.

[324] Godfrey, *Neighborhoods in Transition*, 116.

the late 1970s, an estimated one- to two hundred thousand LGBTQ residents had settled in the Eureka Valley, Polk Gulch, and Upper Market districts.[325]

Many accounts of the early LGBTQ history of Eureka Valley point to the opening of The Missouri Mule at 2348 Market Street in 1963 as the beginning of the transformation of the neighborhood into an LGBTQ enclave. According to the Citywide Historic Context Statement on LGBTQ History in San Francisco (LGBTQ HCS),

> In 1963, the Missouri Mule (2348 Market Street) became the first gay bar in the Castro. The tavern had been operating as a straight watering hole under the same name for over a decade. John Burgoa took over in 1963 and ran the bar until 1973. A "campy" singer named Vivacious Vivian accompanied herself on honky-tonk piano as "all order of gay men gathered round." Soon after, a large variety of gay-oriented and or gay-owned businesses opened in the neighborhood. Some of the earliest bars were the I-Do-No (address unknown), the Honey Bucket (4146 18th Street), and The Mistake (3988 18th Street). Early restaurants included The Metro (3897 18th Street) and Burke's Corner House (2100 Market Street). One of the first gay-oriented clothing stores was Valet Men's Wear (564 Castro Street), and the first dry cleaners was Toni's (270 Noe Street).[326]

What began with small numbers of people, businesses, and social congregation sites grew over the 1960s and into the early 1970s into the largest concentration of LGBTQ persons in the city. The "gay bohemian influx" into Eureka Valley in the late 1960s and early 1970s took advantage of a number of economic factors in the district. Long-time residents of the valley had begun to move further west and south as the more suburban parts of the city and peninsula communities beckoned. The still-largely Irish-Catholic neighborhood had deteriorating physical infrastructure, aesthetic appeal, and low rents – all elements that attracted LGBTQ and other marginal, nonconformist, or counter-culture residents to districts such as the Haight or North Beach.[327] Per the LGBTQ HCS,

> By 1970, the Castro began to draw new energy away from Polk Street and Haight-Ashbury. "Polk Street area was tired. Castro was fresh and vibrant," remembered early resident Sam Crocker. Judd Zeibell, another resident, recalled that people moved from Haight-Ashbury to the Castro "where rents were cheaper. The Castro started filling up with people and sexual freedom all day and all night. Gay men, especially." Run-down Victorians were restored by new residents who shopped for paint, hammers, and other tools and supplies at Cliff's Variety Store (479 Castro Street, extant).[328]
>
> By the mid-1970s, the Castro was the cultural, economic, and political center for gay San Francisco. Gay rights activist Cleve Jones remembers the Castro around the time of his arrival in 1973: "There was just this electricity, this knowledge that we were all refugees from other places and we'd come here to build something that was new." Even more bars, restaurants, and shops tailored to and run by gay men had opened on and around Castro Street. The Twin Peaks Tavern (410 Castro Street, extant, S.F. Landmark No. 264), situated since 1935 at a prominent location near Market Street, was purchased in 1972 by two lesbians, Mary Ellen Cunha and Peggy Forster. The women transformed

[325] Cherny and Issel, *San Francisco, Presidio, Port, and Pacific Metropolis*, 76.

[326] Watson, Shayne and Graves, Donna, "Citywide Historic Context Statement for LGBTQ History in San Francisco" (San Francisco: GLBT Historical Society, 2015), 170.

[327] Godfrey, *Neighborhoods in Transition*, 124.

[328] Watson, Shayne and Graves, Donna, "Citywide Historic Context Statement for LGBTQ History in San Francisco," 170.

> the bar by installing large, plate-glass windows, creating what many locals have described as the first known gay bar in the U.S. to feature such a visible space where patrons could be seen from the street. "It became a symbol, if imperfect, of a liberated, visible lesbian, gay, bisexual and transgender (LGBT) community," according to Don Romesburg. Yet its visibility relied on patrons' propriety as they followed Cunha and Forster's house rule against patrons touching or kissing.[329]

While gay men dominated early LGBTQ population in Eureka Valley, lesbian and bisexual women were also active contributors to the local economy and social networks. Per the LGBTQ HCS,

> The Castro was not exclusively a gay-male enclave in the 1970s. In 1974, the Full Moon Coffeehouse opened at 4416 18th Street (extant). Collectively owned by a group of lesbian women, it was the first explicitly women-only establishment in San Francisco. . . Until it closed in 1977, the Full Moon served food, hosted poetry readings, and organized performances by newly popular women's musicians such as Chris Williamson and Meg Christian.[330]

The early 1970s were among the most formative political, economic, and social periods for the Eureka Valley district and by the end of the study period in 1974, the area had become a full-fledged gay neighborhood. Per the LGBTQ HCS,

> While gay bars and commercial establishments were clustered together in specific neighborhoods of many major urban areas in the United States throughout the twentieth century, the Castro took this spatial congregation to a new level. . . The Castro became a gay neighborhood, not simply an area frequented for commercial and sexual purposes. Nonprofit organizations and commercial establishments catering to predominantly gay men—such as bookstores, restaurants, florists, barbers, gay newspapers, hardware stores, and clothing shops—helped form the Castro's identity as a gay residential, cultural and social center.[331]

> The establishment of the Castro Street Fair in 1974, the relocation of gay Halloween festivities from Polk Street and North Beach to the Castro in 1976, and the revival of the Castro Theatre (479 Castro Street, extant, S.F. Landmark No. 100) as a repertory house catering to camp-attuned audiences, all further solidified the neighborhood's gay identity.[332]

The change also sparked other transitions, eventually changing the neighborhood from a working-class to more middle-class district, raising property values, and altering business makeup.[333] The increasing presence of LGBTQ residents in Eureka Valley, along with rising rents and business turnover, caused tensions between newcomers and the district's long-time residents. Many existing residents viewed the influx of LGBTQ residents and visitors as undesirable, and the change is credited with a wave of outmigration among existing residents. The mid to late 1970s were an intensive period of residential and commercial rent hikes, sometimes as much as 500 percent over a two-year period, which drove out older businesses and residents as well as many lower-income gay and lesbian denizens.

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[329] Ibid., 170–71.
[330] Ibid., 171.
[331] Ibid., 172.
[332] Ibid., 171.
[333] Godfrey, *Neighborhoods in Transition*, 122, 124.

LGBTQ Liberation, Pride, and Politics in Eureka Valley

In the 1970s and 1980s, Eureka Valley became a center for LGBTQ political and social organizing focused on civil rights and response to the AIDS epidemic. The most famous figure in social and political life in this period was undoubtedly Harvey Milk (1930-1978). Harvey Milk was a newcomer to Eureka Valley in 1973, but in less than five years, he became synonymous with the neighborhood and the social, economic, and political needs of its LGBTQ residents. Milk was a strenuous, outspoken advocate for gay civil rights, a model that differed from earlier gay political activists' accommodationist stances. Per the LGBTQ HCS,

> Milk a former Wall Street investment researcher and theater producer, moved to San Francisco in 1973 and opened a small camera shop at 573 Castro Street; he lived upstairs with his lover, Scott Smith, at 575 Castro Street (extant, S.F. Landmark No. 227). That same year, Milk decided to run for a seat on the Board of Supervisors on a broadly progressive platform and approached [Alice B. Toklas Memorial Democratic Club co-founder] Jim Foster for an endorsement. Foster declined, setting up a dynamic that reinforced tensions between the more accommodationist strategists Foster represented and the growing faction of supporters of Milk, who believed "you're never given power, you have to take it." As journalist Randy Shilts relates, "Harvey's angry outbursts at Foster and the gay moderates only solidified their opposition to him. The gay Alice Toklas Democratic club did not even come near endorsing him…. Drag queens, however, did not share the moderates' disdain of Harvey. They had no investment in respectability. José Sarria proudly put his name at the top of Milk's endorsement list."
>
> Milk lost the election for supervisor, but discovered another forum for creating change and getting votes by joining the new Castro Village Association, a merchant's group that harnessed the increasing economic clout of business owners who were a key part of the Castro neighborhood's transformation. Milk saw that one way to gain power was through economic power—and he tested the idea through a partnership with organized labor. Howard Wallace, one of the founders of Bay Area Gay Liberation, was instrumental in connecting Milk and the gay community with the Teamsters union-led boycott against distributors of Coors beer in 1973. Milk and Bob Ross, publisher of a local gay weekly, the *Bay Area Reporter*, enlisted gay bar owners and patrons in a successful campaign. Labor historian Miriam Frank writes that the "gaycott" did not transform the cultures of the Castro or the Teamsters, but it "did become the talk of the San Francisco labor scene, inspiring curiosity and respect." Milk's speechwriter, Frank Robinson, recalled that endorsements for Milk by the Electrical Workers, the Fireman's Union, and the Union Labor Party followed. The gay-labor alliance created during the Coors boycott continued in the 1978 campaign against the Briggs Initiative (described under the heading "Briggs Initiative: Proposition 6").[334]

Harvey Milk ran unsuccessfully for city and statewide elected offices in 1975 and 1976 before winning a seat as a San Francisco Supervisor in 1977. New election parameters passed in 1976 that changed supervisor election from citywide to district-based seats aided Milk's win. Per the LGBTQ HCS,

> In 1977, Milk ran for the board again, and in November, he was elected as the first openly gay person to win public office in California. Heralding a different era of San Francisco politics, Harvey Milk was part of a newly diverse board along with Carol Ruth Silver, a single mother;

[334] Watson, Shayne and Graves, Donna, "Citywide Historic Context Statement for LGBTQ History in San Francisco," 227.

> Gordon Lau, a Chinese American; and Ella Hill Hutch, an African American woman. Milk introduced successful legislation that expanded gay rights, including protection from being fired because of one's sexual orientation. But Milk's political vision was not solely focused on gay rights. He forged a productive bond between the Chinese-American and gay Democratic clubs in the city, argued against major redevelopment projects that evicted longtime neighborhood residents, and received much attention for his "pooper scooper" law that required dog owners to clean up after their pets in public parks and on the street. Bay Area Reporter publisher Bob Ross relates how Milk took a "dog for a walk through Duboce Park and purposely left a mess, then brought all the news crews up there. He knew exactly where that mess was, and stepped in it while he was talking to reporters. You can't make a better point than that."[335]

Harvey Milk's career as a San Francisco Supervisor, his 1978 assassination, and the after-effects of that event on the city, Eureka Valley neighborhood, and LGBTQ community are treated in depth in the LGBTQ HCS. Key events related to this context that occurred in Eureka Valley include organizing before and after the White Night Riots in 1979. (See Policing and Harassment of LGBTQ Communities and the LGBTQ HCS, pp. 234-235.)

While Harvey Milk is the most nationally-known LGBTQ activist based in Eureka Valley during this period, many other individuals and organizations worked to advance issues of equality and representation for the LGBTQ community in Eureka Valley. In 1971, gay activists Jim Foster, Rick Stokes, and David Goodstein founded a similar organization for LGBTQ interests in San Francisco called the Alice B. Toklas Memorial Democratic Club. This was the first registered gay Democratic Party organization in the nation. The Alice B. Toklas Memorial Democratic Club regularly held meetings at the Eureka Valley Recreation Center along with other locations in the city. Per the LGBTQ HCS,

> Foster and his colleagues wanted a forum that would focus more gay-movement energy on electoral politics. Club members canvassed door-to-door, raising "Dollars for Democrats" and reaching out to Democratic Party elected officials in local, state, and national offices. The club showed its value to Democratic officials in 1972, when members raised funds and secured a disproportionate number of signatures at gay bars to ensure that Senator George McGovern would appear as a presidential candidate on the California primary ballot.[336]

The club was also successful in cultivating a close relationship with San Francisco Supervisor Dianne Feinstein. In 1972, with urging from the Toklas Club, Feinstein successfully introduced an ordinance prohibiting city contractors from discriminating against gays and lesbians.[337]

Publisher, activist, and Eureka Valley resident Bob Ross (1934-2003) was another widely influential figure in the LGBTQ community in San Francisco. Ross was the founder and publisher of the *Bay Area Reporter*, which grew to become the most widely circulated LGBTQ newspaper in the nation. He was also a cofounder of the Tavern Guild in 1962, the first LGBTQ business association in the nation, and cofounded Operation Concern, an LGBTQ mental health organization. Ross was politically active and was instrumental in helping Harvey Milk win election as a San Francisco Supervisor. Ross often held political and professional events at his home on the corner of 20th and Castro streets (4200 20th St).[338]

[335] Ibid., 228.
[336] Ibid., 225.
[337] Ibid.
[338] Ibid., 240–41.

The AIDS epidemic began making its mark on Eureka Valley in the last years of the 1970s and then exploded in the early 1980s. The crisis spurred another wave of activism and organization, much of it centered in Eureka Valley, during those years. Bobbi Campbell (1952-1984) and Cleve Jones (1954-) were two prominent activists living and/or working in the neighborhood.

Mission resident Bobbi Campbell was the first American to publicly share that he suffered from the AIDS virus and subsequently became the public face of the epidemic in San Francisco. A registered nurse, Campbell moved to San Francisco in 1975. He was diagnosed with Kaposi's Sarcoma, a proxy diagnosis for AIDS, in 1981. Seeing little attention to the illness at the time in local gay and mainstream press, Campbell publicly declared his illness by posting photos of his lesions in the window of the Star Pharmacy (498 Castro Street) to warn neighborhoods about the "gay cancer." In the three years that followed before his death, Campbell wrote a column in the *Bay Area Reporter* about living with AIDS, co-founded a group that later became People with AIDS, the first organization for those living with HIV/AIDS, and organized the first public demonstration on the issue of AIDS, the AIDS Candlelight March from Castro Street to Civic Center (1983).[339]

Eureka Valley resident Cleve Jones (1954-) moved to San Francisco from Arizona in the 1970s and was an early mentee and supporter of Harvey Milk. After Milk's assassination in 1978, Jones became an outspoken advocate for LGBTQ equality and in response to the AIDS epidemic. In 1983, Jones founded the San Francisco AIDS Foundation, which he originally operated from folding tables corner of 18th and Castro streets. The foundation opened its first brick-and-mortar space at 520 Castro and sponsored the first public community forum on AIDS in September 1982 at the Everett Middle School (450 Sanchez Street, outside study area) In 1987, Jones founded the NAMES Project AIDS Memorial Quilt, with offices at 2362 Market Street (Landmark No. 241).[340]

Policing and Harassment of LGBTQ Communities in Eureka Valley

Police and resident harassment of LGBTQ persons in Eureka Valley was a common problem in the 1970s. The neighborhood had frequent problems with young, straight men from inside and outside the neighborhood sparking violent confrontations with LGBTQ persons on the street or harassing them from passing cars.[341] Residents also resisted through incidents of vandalism, gay-bashing, and the mechanisms of local government to stop or criminalize certain activities like cruising.[342] In 1974, the Gay Activist Alliance recorded sixty beatings of gay persons in the city over a three month period, the majority of which occurred in Eureka Valley.[343]

LGBTQ residents and visitors to the neighborhood also complaining of physical abuse from police and lack of police response to crimes against LGBTQ residents and patrons. The LGBTQ HCS recounts some of these incidents:

> Two other popular Castro bars were the Midnight Sun (506 Castro Street, extant), a cruising bar that opened in the mid-1970s, and Toad Hall (482 Castro Street, extant), in operation from 1971 to 1978. What made Midnight Sun unique was an elaborate film, video, and sound system that showed old

[339] Ibid., 292, 293, 301.
[340] Ibid., 294.
[341] Vatter, "Working Together on Castro Street."
[342] Stewart-Winter, "The Castro: Origins of the Age of Milk."
[343] Ibid.

> movies, popular and vintage television shows, cartoons, and music videos on several screens. Knowing of its popularity, police looking to harass gay drivers stopped them and asked if they were "going down to the Midnight Sun," according to journalist Randy Shilts. If the man showed recognition of the bar name, he received a ticket. . .

In response to police harassment, LGBTQ community members organized in 1971 to have representation on the Eureka Valley Police-Community Relations Council. At a committee meeting to elect a new chair for the council at the Eureka Valley Recreation Center, 300 gay men attended to support the candidacy of Robert Pettingill (1931-2012), owner of the Sausage Factory restaurant on Castro Street and a ten-year veteran of the city's police force. Pettingill was overwhelmingly elected over his opponent, Mrs. Benita St. Amant. Some of the tensions in the neighborhood between straight and gay residents emerged at the meeting, where Mrs. St. Amant's husband read a prepared statement in which she stated that gay bars were, "a public outrage."[344]

Other forms of discrimination included refusal of permits. The owners of Toad Hall, a popular area bar opened in 1971, made the first appeal of a denial for a dance hall permit to the City Board of Permit Appeals in 1972. At the time, local police precincts administered the permit system, and Toad Hall proprietors believed their denial was a form of discrimination. The Eureka Valley Merchants Association spoke against the permit, and the appeals board ultimately denied it.[345]

Two major police-related violent incidents occurred in Eureka Valley during the 1970s, with popular gay bars Toad Hall and the Elephant Walk at their center. According to the LGBTQ HCS,

> Toad Hall was the first gay bar to jettison a jukebox and adopt music mix tapes and was "the first to offer a clean, well-decorated space in a hip atmosphere." Toad Hall is credited with attracting many gay men to the Castro and "setting the standard for what makes a good gay bar." Like the Midnight Sun, its popularity drew police attention. According to Randy Shilts, growing confrontations between gay men and police in the Castro peaked in the early morning hours of Labor Day 1974, "when police attacked gay men outside Toad Hall and knocked down and beat dozens of gay men; 14 were taken to jail for 'obstructing a sidewalk.'"[346]

After the 1974 police sweep, the Castro Village Association's police relations committee succeeded in affecting a change in leadership at the local precinct with a more liberal view of the LGBTQ community.[347] Meetings in response to the sweeps, a forum called Together gathered at the Collingwood Hall (4144-4150 18th Street) to organize. Harvey Milk and his partner Scott Smith were notable speakers at the gathering.[348]

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[344] Bill Workman, "A Gay Victory in Eureka Valley," *San Francisco Chronicle*, September 8, 1971.

[345] Ralph Craib, "A Gay Bar Loses Dance Permit Bid," *San Francisco Chronicle*, August 15, 1972.

[346] Watson, Shayne and Graves, Donna, "Citywide Historic Context Statement for LGBTQ History in San Francisco," 171. Midnight Sun moved to a new location in fall 1981 (4062 18th Street) and is still in operation. The Toad Hall operating at 4146 18th Street is 2009 rebranding of an existing establishment, apparently in homage to the original Toad Hall. (See http://www.sfgayhistory.com/?page_id=580.)

[347] Vatter, "Working Together on Castro Street."

[348] EmanuelLevy, "Milk: Legacy of Harvey Milk as Witnessed by Friends and Colleagues | Emanuel Levy," accessed April 19, 2017, http://emanuellevy.com/comment/milk-legacy-of-harvey-milk-as-witnessed-by-friends-and-colleagues-3/.

The second major incident of police-related violence occurred in 1979 during the White Night Riots in 1979. Per the LGBTQ HCS,

> On May 21, 1979, six months after the assassinations of Harvey Milk and George Moscone, White was convicted on two counts of manslaughter, rather than first-degree murder. That night thousands of furious protesters marched down Market Street from the Castro to Civic Center, overwhelming the San Francisco Police, shattering windows at City Hall, and setting police car fire. In response, two-dozen police officers descended on the Castro, smashing passersby with clubs and attacking those seeking safety in the Elephant Walk Bar (500 Castro Street, extant). Cleve Jones tells of running back to his nearby apartment after seeing the first sweep of police. "I had a telephone tree. I knew people in at least every other building on those several blocks. My roommate and I would call each of these 50 people. That would get the phone tree started…each of these people had 10 people that they would call." Heeding the alarm, a crowd gathered shouting home, go home" to the police, who finally disbanded after Police Chief Charles Gain ordered t to stand down.
>
> The following morning an emergency meeting was held at City Hall where leaders from the Harvey Milk Democratic Club made clear that they would not apologize for the community's response to the verdict. They would also proceed with a party to celebrate what would have been Milk's 49th birthday that had already been planned for the Castro that evening. Hundreds of volunteers enlisted by Jones' phone tree and other community connections met at the auditorium of Doug Elementary School (4235 19th Street, extant) in the Castro for training as safety officers and mon Not trusting the police response, Jones recalls that legal observers and hidden infirmaries were up in nearby apartments and shops and in the parking lot behind the Castro Theatre.[349]

The police violence on May 21, 1979 resulted in an FBI investigation of the police department's actions at the request of the US Justice Department's civil rights division.[350]

Building LGBTQ Community in the Castro/Eureka Valley

Alongside advocacy for LGBTQ rights, protections, and representation in public life, members of the LGBTQ community in Eureka Valley also fostered organizations that contributed to the social, religious, and community life of LGBTQ persons and the neighborhood.

One of the earliest efforts at such organization in Eureka Valley was the founding of the Castro Village Association in 1971 by local merchant and gay man Ian Ingham.[351] Despite the flourishing of LGBTQ small business in Eureka Valley, gay businesses initially got slim to no welcome from existing merchants or the Eureka Valley Merchants Association. As the LGBTQ HCS discusses, gay men founding businesses in Eureka Valley,

> . . . found that they were unwelcome in the local business group, the Eureka Valley Merchants Association. In 1973, when the association tried to block a business license for two gay men who were seeking to open an antiques store, resident and camera shop owner Harvey Milk organized gay

[349] Watson, Shayne and Graves, Donna, "Citywide Historic Context Statement for LGBTQ History in San Francisco," 234.

[350] Bill Soiffer, "FBI Probing Police Raid on Gay Bar," *San Francisco Chronicle*, July 17, 1979.

[351] Stewart-Winter, "The Castro: Origins of the Age of Milk."

> small-business owners to create a competing organization, the Castro Village Association. The next year, the CVA organized the first Castro Street Fair, which drew 5,000 people to the neighborhood and brought a flood of dollars into local cash registers. Even the old-time business owners came to see that the merchants group had harnessed the increasing economic clout of gay business owners who were a key part of the neighborhood's transformation.[352]

Harvey Milk revived the CVA, which waned after its founding, and served as its first active president.[353]

The Castro Village Association was an important effort to promote LGBTQ businesses and foster community life among LGBTQ and non-LGBTQ residents and patrons. In 1972, the organization described its goals as "Promotes street fairs and joint advertising schemes. Supports deemphasis of autos on Upper Market design planning."[354] The organization's Castro Street Fair, first held in August 1974, was designed to support local businesses and express the economic power of the city's LGBTQ residents. In hosting the event, the Castro Village Association also built on a long tradition of street festivals in the Eureka Valley neighborhood dating back to the 1910s (see Becoming a District of the City, Social and Political Life, Carnivals and Festivals, page 107).

The economic power of the LGBTQ community made an impression on the Eureka Valley Merchants Association and local business owners. In 1978, the Castro Village Association and Eureka District Merchants Association combined to form the Eureka Valley Merchants' Association. The merger reportedly came about largely due to the efforts of Ernie Asten, a straight man who owned Cliff's Variety. Asten served as an early president of the Castro Village Association. [355]

The Castro Village Association and the popularity of Castro Street as a shopping, entertainment, and social destination for LGBTQ communities in San Francisco contributed to the gradual change in the named identity of the surrounding neighborhood from Eureka Valley to "the Castro." In 1977, the *San Francisco Chronicle* described Castro Village in its overview of San Francisco neighborhoods. Castro Village, the article noted, was, "a contemporary name intended to promote several blocks of a newly flourishing business district" bounded by Castro between 17th and 19th streets and 18th Street between Diamond and Noe streets. "The area," the article stated, "rivals Polk Street as a center of gay life" in the city.[356] The district at that time was still a mix of old and new neighborhood businesses, including bakeries, drug stores, florists, pharmacies, variety and hardware, German, Italian, and Scandinavian delicatessens, ethnic restaurants, "book bazaars, funk shops, and gay bars."[357]

LGBTQ social scenes in the Castro during the 1970s revolved around both businesses and institutions. In addition to gay bars, these places included bookstores, coffee houses, and churches. Paperback Traffic at 558 Castro Street, for example, opened in the early 1970s and had a well-regarded

[352] Watson, Shayne and Graves, Donna, "Citywide Historic Context Statement for LGBTQ History in San Francisco," 242.

[353] Randy Shilts, *The Mayor of Castro Street: The Life and Times of Harvey Milk* (New York: St. Martin's Griffin, 1988), 89.

[354] Adams, "Neighborhood Power Guide," 215.

[355] Vatter, "Working Together on Castro Street."

[356] Gerald Adams, "Neighborhoods of San Francisco," *San Francisco Chronicle, California Living Magazine*, January 9, 1977, sec. California Living Magazine.

[357] Ibid.

poetry reading series that featured gay writers.[358] The Hula Palace, a gay communal household at 598 Castro Street in the 1960s was a local art salon[359]

Eureka Valley also had an annual tradition of. In the 1970s, LGBTQ residents and visitors to the neighborhood began participating in increasing numbers in the local contest and celebrations Halloween parade and costume contest, sponsored by the Eureka District Merchants Association. This celebration was usually held the weekend before Halloween. Over the same period, large LGBTQ Halloween celebrations from other LGBTQ enclaves like Polk Street and North Beach transitioned to Castro Street, typically on Halloween itself.[360]

Several properties from earlier periods of historical development in Eureka Valley became important parts of the LGBTQ community in Eureka Valley in the late 1970s and early 1980s. Some of these uses fall outside the study period for this HCS, but mention is made here for continuity with earlier histories presented in this document.

In 1980, the Metropolitan Community Church, a Protestant Christian church for LGBTQ persons, purchased the former Bethel/Central Baptist Church at 150 Eureka Street. Per the LGBTQ HCS,

> San Francisco's Metropolitan Community Church (MCC) began in 1970, two years after Rev. Troy Perry began the groundbreaking Protestant Christian church for lesbians and gays in his Los Angeles living room. Howard Wells conducted San Francisco's first MCC meeting in Jackson's Bar and Grill (118 Jones Street), and the first public service took place at California Hall on Polk Street. During the early 1970s, the church's services and meetings were held in a variety of locations including weekend services at Mission United Presbyterian Church (23rd Street at Capp Street) and at the Society for Individual Rights Community Center, and weeknight services at the parsonage and social hall of a church at 1074 Guerrero Street.
>
> In June 1973, an arson fire caused extensive damage to the Guerrero Street building, which MCC had been renting on a monthly basis. Within a few months, the congregation began a fund drive to purchase a building that "would not only house the church sanctuary but include a library, offices and meeting rooms to be made available to other homophile organizations." Community fundraisers featured José Sarria and other entertainers and were sponsored by individuals such as Bob Ross, president of the Tavern Guild, who chaired benefit auctions at various gay bars throughout the city.
>
> By 1980, the nomadic congregation had 100 members and was finally able to locate a permanent home at 150 Eureka Street (threatened with demolition) in the Castro, "one of the first gay-owned public properties in the city" according to long-time pastor Jim Mitulski. The turn-of-the-century building had been an independent Pentecostal church; MCC purchased it for $250,000. Churches such as MCC offered important meeting spaces for gay men and lesbians who looked for places to connect beyond the bar scene. MCC started new ministry programs focused on gay bars and bathhouses and began a program at Atascadero State Hospital and Prison, where individuals convicted of sex crimes often were incarcerated. Rev. Jim Mitulski, MCC pastor from 1985 to 2000,

[358] Watson, Shayne and Graves, Donna, "Citywide Historic Context Statement for LGBTQ History in San Francisco," 266.

[359] Ibid., 272.

[360] "Halloween Jumps to the Castro – SF Gay History," accessed April 18, 2017, http://www.sfgayhistory.com/halloween-jumps-to-the-castro/.

> led the congregation as a progressive center for liberation theology, social justice, and civil rights both in the broader community and in the larger MCC church. By the mid-1980s, the congregation had grown to approximately 500 members, as gay people sought solace in the face of suffering caused by AIDS. During the peak of the HIV/AIDS crisis, before effective treatments were available, the church regularly held three or four funerals on each day of the weekend.[361]

Most Holy Redeemer Catholic Church (MHR), long a conservative congregation on matters of LGBTQ inclusion, experienced a change in its stance in the early 1980s. Facing a dwindling congregation and threats of closure, MHR lay leadership was interested in doing more outreach to local LGBTQ residents. The Archdiocese of San Francisco tread a fine line in its treatment of gay Catholics, seeking ways to minister to gay and lesbian parishioners while continuing to condemn homosexuality. Most Holy Redeemer was the site of several key events in the 1980s that measured this balancing act.[362] A new pastor, Father Anthony McGuire, established the Gay and Lesbian Outreach Committee in 1983 in response to parishioners' requests.[363] Outreach to LGBTQ residents of Eureka Valley increased over the course of the 1980s, including a shelter for homeless LGBTQ youth (1984) and a visiting program for AIDS patients and MHR AIDS Support Group (1984). In 1985, Archbishop Quinn appointed an AIDS minister and converted the Most Holy Redeemer convent into an AIDS hospice.[364] The Coming Home Hospice at 115 Diamond Street was purportedly the first AIDS hospice in the US.[365]

The Parsonage, an independent religious community that followed the foundational tenets of the Episcopalian Church, also located in the district. Per the LGBTQ HCS,

> In 1972, gay priests Bernard Duncan Meyes and John Williams sought to build on the work of the Council on Religion and the Homosexual within the Episcopalian Church. Surprised at the San Francisco bishop's positive response, they leased a 19th-century cottage in the Castro with the purpose of supporting what Meyes described as "gay churchpeople." The Parsonage, as it became known, was located behind Heath Realtors at 555 Castro Street (extant) and leased under generous terms by its owners. Later, the Parsonage became home to Shanti's weekly AIDS support group in 1982.[366]

Associated Property Types

The Citywide Historic Context Statement for LGBTQ History in San Francisco (LGBTQ HCS) found that all standard property types and categories of building function and use in the city may be associated with LGBTQ history. These include buildings, structures, landscapes, sites, objects, and district settings.

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[361] Watson, Shayne and Graves, Donna, "Citywide Historic Context Statement for LGBTQ History in San Francisco," 253–54.

[362] Burns, Jeffrey M., "Beyond the Immigrant Church: Gays and Lesbians and the Catholic Church in San Francisco, 1977-1987," *U.S. Catholic Historian* 19, no. 1 (Winter 2001): 88, 92.

[363] Godfrey, Donal, *Gays and Grays: The Story of the Inclusion of the Gay Community at Most Holy Redeemer Catholic Parish in San Francisco*, 29.

[364] Ibid., 37, 67, 88; Burns, Jeffrey M., "Beyond the Immigrant Church: Gays and Lesbians and the Catholic Church in San Francisco, 1977-1987," 88, 92. The 1990s marked a period of retrenchment across the Archdiocese, with actions such as the denial of Dignity, a group of gay and lesbian Catholics, meeting space in church properties and objections to civil unions and same-sex marriage.

[365] Watson, Shayne and Graves, Donna, "Citywide Historic Context Statement for LGBTQ History in San Francisco," 359.

[366] Ibid., 256.

The following table discussing function and use is excerpted from the LGBTQ HCS and adapted for resources types and functions/uses present during the study period in Eureka Valley.[367]

Function or Use	Common Subcategories
Domestic	Private residence, apartment building
Commercial	Restaurant, saloon, bar, nightclub; retail store (e.g., bookstore, department store); financial institution, bank; professional office (e.g., architectural studio); bathhouse, sex club
Social	Meeting hall, community center, clubhouse; political headquarters
Educational	School, library
Religious	Church, ceremonial site
Recreational	Movie theater, gallery, artist's studio, park, picnic area
Cultural	Cultural event, fair, parade, commemorative marker, statue, work of art
Health and Medicine	Hospital, health clinic, medical office, pharmacy, medical research facility; nursing home, hospice
Landscape	Park, garden, plaza; street furniture or object
Transportation	Rail-related (e.g., Muni or BART station, train, line); road-related (e.g., street, bridge, parking lot/garage); pedestrian-related (e.g., walkway, trail)
Legacy Business	Legacy Businesses are "establishments [that] have achieved longevity of 40 years or more, possess distinctive architecture or interior design, and contribute to a sense of history in the surrounding neighborhood."

Many sites of LGBTQ history in Eureka Valley have associations that date after the end of the study period for the Eureka Valley HCS. The LGBTQ HCS provides information about these sites and evaluative criteria for addressing them.

[367] Ibid., 329.

III. Property Types and Architectural Styles

The buildings and sites included in this section as property type and style are based on reconnaissance-level research and examination only. The HCS presents a range of examples within a particular style or typology – from simple to highly-developed – to provide future evaluators the full spectrum of properties in the study area. Inclusion or exclusion of a building or site in this section does not represent a value judgement on its worthiness for preservation or protection. These judgements can be made only through intensive-level historic resource survey efforts that devote targeted research and evaluative criteria to specific resources.

Residential Property Types

As an area of speculative and market-driven real estate development and building, the houses of Eureka Valley tend to conform to a set of flexible, functional, and socially and economically successful standardized housing forms. Many forms repeat themselves in a variety of styles, which builders used to add variation to their stock housing plans and repetitive development patterns. Single-family residences dominate the study area, particularly in the earliest periods of development, but multiple-family residential forms begin appearing as early as the 1880s and quickly equaled single-family residential forms in the neighborhood. For descriptions of residential styles and associated character defining features, see Architectural Styles.

Single Family Housing Forms

Single-family housing forms in the Eureka Valley study area typically conform to seven primary forms, each well-suited to the narrow urban lots in the district. Many of the forms enjoyed decades of popularity in the district, adopting different architectural styles over time.

The earliest documented dwelling in the study area is 591-593 Noe Street. (Figure 117) Though altered over time, the original two-story, end-gable, side hall form of the house remains in the front block, as does a nicely developed Italianate stylistic scheme of corner quoins and bracketed window hoods.



Figure 117. The earliest documented dwelling in the study area at 591-593 Noe, built 1864

Two-Story, Side hall Row or Town Houses (1870s-1920s)

Some of the earliest surviving single-family dwellings in the study area are two-story, single-family row houses. These dwellings typically have a narrow, rectangular plan to accommodate narrow urban lots. Design features include a two-bay-wide façade, side hall entrance with small entry porch, two-story bay window, and parapeted roofline. The houses have variously exposed basement stories depending on lot topography. In the study area, this form appears primarily with Italianate and Stick-style ornament, but Classical Revival, Mission Revival, and Queen Anne examples are also present.




Left: Early example at 158 Eureka, built ca. 1875
Right: Early example at 129 Hancock, built 1877




Left: Stick, 3887 17th St., ca. 1900
Right: Classical Revival, 33 Ford St., built 1922



Mission Revival, 285 Douglass St., built 1910

Single-story Over Basement, Bay Window, and Entry Porch (1870s-1900s)

A more modest variant on the side hall row house was the scaled-down, single-story "cottage" form set over a high basement story. These dwellings typically have a smaller footprint, with a narrow, two- or three-bay wide façade. The dwellings have a formulaic façade composition consisting of a side hall entry with a shallow recessed entry porch and a prominent, squared bay window. The type appears predominantly with Italianate or Stick styling, but over the years owners have restyled some examples with Classical Revival, Mission Revival, and even Mid-century Modern features. Depending on age and topography, these properties may have deep setbacks from the street.

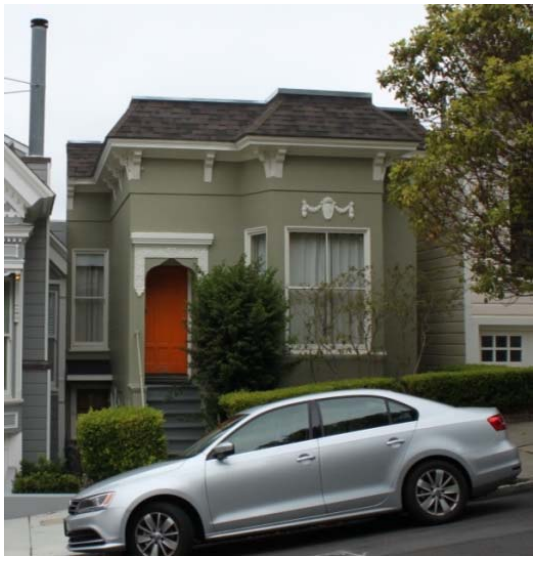




Left: Early example at 4431 19th, built c. 1870s
Right: Early example at 4027 19th St, built 1877



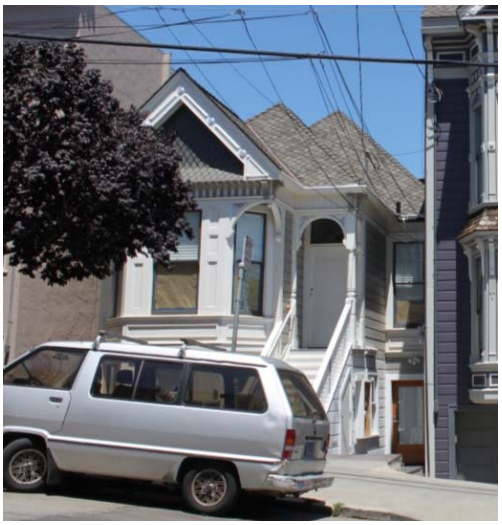

Left: Italianate/Stick, 306 Diamond St. ca. 1900
Right: Stick with gable parapet, 546 Liberty St. ca. 1900




Left: Remodeled as Classical Revival, 536 Liberty St., built 1897
Right: Remodeled as Mid-Century Modern, 265 Cumberland St., ca. 1900

Cross-Gable or "Parlor Front" Dwellings (1880s-1900s)

The cross-gable, or "parlor front" dwelling is a more elaborate variation on the single-story-over-basement form. The houses have a prominent, deeply protruding, front-facing cross-gable, sometimes paired with a bay window for a telescoped effect. These forms project the main formal room of the house outside the main massing. Cross-gable dwellings are primarily rendered in the Italianate style, but some Queen Anne-style and unornamented examples also appear.

Left: Italianate/Stick, 4021 20th St., built 1906
Right: Queen Anne, 4312 19th St., ca. 1900



Dwelling associated with former Pacific Dairy,
225-227 Eureka St., ca. 1900

Single-Story, Flat Front Dwellings (1900s)

Modest housing forms in the study area also include the two or three-bay wide, single-story form with a recessed, center or side hall entry, and flush windows. This pared down ornamental and compositional scheme creates a simpler, less expensive to construct dwelling. Based on budget, examples can have simple or fairly well developed architectural ornament. These dwellings typically have Italianate styling.



Early example at 559 Noe Street, built c. 1870





Left: 4311 18th St., built 1904
Right: 187 Douglass St., ca. 1900





Left: 619 Sanchez St., built 1906
Right: 655 and 655 1/2 (back house) Noe St., ca. 1900

End-Gable Dwellings with Porch and Bay Window (1890s-1900s)

The most common single-family housing form in the study area is the regionally-popular side hall, end-gable dwelling. Like the row house or single-story-over-basement forms, this dwelling features the familiar side hall entry, recessed entry porch, and bay window on the main elevation. With the end gable orientation, however the dwelling type alters the scheme to include a cutaway bay window set under the eave line of the upper gable and a larger, more deeply recessed, partial-length entry porch. The front facing gable also allows for a variety of ornamental schemes. These dwellings are typically set over a high basement and rendered in the Queen Anne style. Some Classical Revival and Tudor Revival examples are also present. The dwellings proved easily scalable for builders, and appear in story heights ranging from one to 2.5 stories and in single-family and multi-family iterations.





Left: One-story, Queen Anne, 4425 and 4427 18th St., ca. 1900
Right: 1.5-story, Queen Anne, 3820 21st St., built 1905



2.5-story, Queen Anne, 4107-4119 17th St., built 1908



2.5-story with high basement, Queen Anne, 742-750 Castro St., built 1895/1898

Bungalows (1910s-1930s)

The study area contains a small collection of bungalow-form dwellings, one of the most popular housing forms of the twentieth century. While most of the examples in the study area have Craftsman styling, there are also a number of modest, single-story examples with minimal or no ornament.





Left: 3992 20th St., built 1912
Right: 776 Noe St., built 1916



340 Cumberland St. (left, built 1938) and
336 Cumberland St. (right, built 1907, now two-family)

Single-Family over Integral Garage (1920s-1950s)

In the early twentieth century, single family housing development shifted to another popular local form: a two-story dwelling that situated the main living spaces over an integral, first-story garage. The form is typically two to three bays wide with a bay entrance to the garage taking up much of the first-story elevation. The main entrance is either recessed on the first story adjacent to the garage entrance or at the top of a side staircase. The type usually features a prominent window or decorative window scheme on the second story, and a flat roof with ornamental parapet treatment. These dwellings appear in a variety of popular period styles, most commonly Mediterranean Revival, but also Streamline (Art) Moderne, French Provincial, Tudor Revival, and Mid-century Modern.





Left: Mediterranean Revival, 339 Collingwood St., built 1925
Right: Spanish Colonial Revival, 3950 20th St., built 1934




Left: Streamline (Art) Moderne, 3944 21st St., built 1941
Right: Mediterranean and Tudor Revival, 61 Hancock St., built 1933 and 65 Hancock St., built 1908, likely remodeled to current form



Mid-century Modern and French Chateau, 44 Diamond St., built 1959 (left) and 40 Diamond St., built 1941 (right)

Other Forms

The study area contains a number of house forms that are relatively common nationwide, but singular in the neighborhood context. These include center hall plan houses, highly developed Queen Anne-style forms, capes, and paired gable forms.




Left: Center hall, 4400 19th St., ca. 1910 (now three units)
Right: Queen Anne, corner tower, built 1897, 701 Castro St.




Left: Cape, 4004 20th St., built 1910
Right: M-roof, 3782 21st St., built 1907



Split-level, 4030 21st Street, built 1939 and altered ca. 1960

Earthquake Refugee and Relief Housing

As a district largely undamaged by the 1906 earthquake and fire, Eureka Valley became a new home to hundreds, if not thousands, of refugees from the burned district of the city. With the desperate need for housing, government and relief agencies as well as private citizens engineered a series of solutions to providing housing for earthquake and fire victims. Perhaps the most straightforward solution was physically relocating existing housing to the damaged districts of the city or available lots in other neighborhoods, though this practice is difficult to document.

The programs with the most impact came under the aegis of the San Francisco Relief and Red Cross Funds Corporation. Perhaps most famously, the corporation constructed temporary two and three-room frame cottages to replace tents in refugee camps. These "earthquake shacks" were intended for the most needy refugees, typically usually displaced renters. Between September 1906 and March 1908 the corporation constructed 5,610 cottages in four different configuration types. When the city closed the park-based refugee camps in 1907, most dwellings were transported to an area near Ocean Beach.[368] Some occupants relocated closer to home, however. The dwelling at 300 Cumberland Street is composed of one "Type A" and one "Type B" cottage form.



Earthquake shacks at 300 Cumberland, looking north from Cumberland

[368] Kahn, *Imperial San Francisco*, 151–52.



Earthquake shacks at 300 Cumberland looking southwest from Sanchez

The corporation also offered more affluent, homeless earthquake victims subsidies to build "Grant-and-Loan Houses." The grant-and-loan program targeted "resourceful non-property owners" - typically heads of households able to support a family – who were unable to get a house at reasonable rent. If the grantee could secure a piece of property, the corporation would supply loans or grants to build a new home. The program assisted 1,572 people with loans or grants to build a new home, mostly in outlying districts where land costs were low. Like the earthquake shacks, these homes were typically small, costing on average $682.[369] At present there are no known documented grant-and-loan houses in the neighborhood.

MULTIPLE FAMILY HOUSING FORMS

Multiple-family housing forms begin appearing in significant numbers in Eureka Valley in tandem with improved transportation and access to the district in the 1880s. Types borrow from common single-family housing forms, scaling them to accommodate multiple units. Multiple-family housing forms in the study area include both flats (a single dwelling unit per floor) and apartments (multiple dwelling units per floor). As with single-family housing, the most popular, flexible, and space-efficient forms enjoyed decades of popularity in the neighborhood, taking on a wide variety of styles.

Two-Flats and Four-Flats (1880s-1960s)

One of the earliest and most common multiple-family housing forms in the study area is the two-flat dwelling composed of a single, complete unit of living space on each floor. This popular, functional housing form spans nearly eighty years of construction in the study area. Early examples are usually set on high basement stories, which allowed owners to later insert automobile garages. These examples primarily appear in Italianate, Classical Revival, Queen Anne, and Mediterranean Revival styles. Later examples of the two-flat dwelling have integrated parking on the exposed basement story and appear in a range of historic period revival styles, as well as Art Deco, Streamline (Art) Moderne, and Mid-century Modern styles. Builders could easily double two-flat dwelling forms into four-flats by modularly

[369] Ibid., 150.

expanding them to the side or rear. While not as common as the two-flat, four-flats appear in the study area over the same time period and in the same styles.




Left: Italianate two-flat building on row house form at 3942-44 (left, built 1885) and 3936-38 19th St. (right, ca. 1900)
Right: Classical Revival two-flat, 4159-4161 (left, built 1908) and 4163-4165 (right, built 1908) 17th St.




Left: Queen Anne two-flat building on end-gable dwelling form, 4226-28 (left, built 1904) and 4220-22 (right, built 1902) 18th St. (now in commercial use)
Right: Tudor Revival two-flat, 3521-23 (left) and 3525-27 (right) 16th St., both built 1938




Left: Mission Revival two-flat, 4127-29 19th St., built 1905
Right: Classical Revival two-flat, 3918-20 20th St., built 1923




Left: Mediterranean Revival two-flats, 149-51 (left, built 1929) and 153-55 (right, built 1932) Collingwood St.
Right: Streamline (Art) Moderne two-flat, 189-191 Collingwood St., built 1940



Mid-century Modern two-flat, 760-762 Noe St., built 1963





Left: Italianate four-flat based on row house form, 4186-92 17th St., built 1904
Right: Italianate four-flat, 4050-56 19th St. built 1885, (now six units)





Left: Classical Revival four-flat, 3892-98 19th St., built 1924
Right: Tudor Revival four-flat (front/back), 4354-56 20th St.



Streamline (Art) Moderne four-flat, (stacked units); 482-494 Liberty St., built 1941

Three-Flats (1900s-1930s)

Three-flat dwellings in the study area are less common than two or four-flat buildings, and appear to have been most popular in the early twentieth century when the neighborhood was developing in earnest and buildable lot space was at a premium. Three-flat dwellings appear primarily in the Queen Anne and Classical Revival style, but some other historic period revival examples are also present.





Left: Italianate, 3943-47 17th St., ca. 1900 (now four units)
Right: Queen Anne, 4040-4042 18th St., built 1906




Left: Mission Revival, 3966-68 18th St., built 1931 (now two units)
Right: Craftsman details, 201-05 Eureka St., built 1917

Six-Flats Plus (1900s-1950s)

The modular possibilities of the two- and three-flat forms resulted in a variety of six and even eight-flat arrangements in the study area. Builders repeated two- and three-flat forms side-by-side, sometimes with a central circulation stair, or constructed a second, rear connected block. Examples in the study area display Queen Anne, Classical Revival, Edwardian, and Mid-century Modern styling.




Left: Queen Anne six-flat, 642-52 Castro St., ca. 1900
Right: Classical Revival six-flat, 15-19 Prosper St., built 1905



Eight-flat, 4000-14 19th St., ca 1900s



Mid-century Modern, six-flat, 311-15 Diamond St., built 1959

Romeo Flats (1900s-1910s)

The neighborhood has a sizable collection of "Romeo flat" forms composed of stacked, narrow units arranged around a central, unenclosed or semi-enclosed stairwell. The buildings typically house between six and eight flats, though some examples have only four. Romeo flats in the study area are primarily Classical Revival in style, though there is one Italianate example at 171-185 Collingwood St. This set of flats was originally constructed as connected, single-family dwellings and then expanded between 1900 and 1914 into its present Romeo flat form.[370]

[370] Sanborn Map Company, "Sanborn Fire Insurance Company Maps, San Francisco, CA," 1900, 1914.




Left: Unenclosed, Classical Revival, 3894-98 17th St., built 1904
Right: Unenclosed, Italianate, 171-85 Collingwood St., 1890/ca. 1910



Enclosed, Classical Revival, 661-65 (left, built 1910) and 667-71 (right, built 1906) Castro St., both six flats

Apartment Buildings (1910s-1960s)

Apartment buildings, which contain multiple living units per floor, appear in the study area beginning in the 1910s. The earliest purpose-built examples generally have less than fifteen units and are Classical Revival in style. When set on a corner lot, the buildings may have rear courtyards to allow light and air into units, though the corner location naturally reduces the need for light wells.[371]

Another wave of apartment building began in the mid-1960s with larger, steel-frame forms. These buildings adopted simple, replicable design elements from International modernism. Common terms for the style include mid-century modern and sometimes, "contractor modern." Ornament is often structural rather than applied, consisting of projecting bays or simple frames around windows and elevations. More elaborate examples adopt elements such as glazed central or corner stair towers or

[371] Moudon, *Built for Change*, 104–5.

connect staggered unit blocks with projecting, shaped rooflines. The San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement includes an evaluative framework for similar buildings under Chapter 8: Evaluative Frameworks, Contractor Modern.




Left: Classical Revival, 28 units, 3951-59 17th St., built 1910
Right: Edwardian, 15 units, 577 Castro St., built 1929




Left: Art Deco, 4 units, 179 Douglass St., built 1932
Right: Mid-century Modern, 12 units, 3571 16th St., built 1963





Left: Contractor Modern, 12 units, 3822 19th St., built 1965
Right: Contractor Modern, 8 units, 183 Eureka St., built 1969



Mid-century Modern, staggered block and corner stair, 26 units, 2775 Market Street, built 1962

RESIDENTIAL OUTBUILDINGS

Historically, residential properties in the Eureka Valley district had various outbuildings supporting domestic functions and household production, including carriage barns, stables, hen houses, small bake houses, and later automobile garages. (Sanborn 1886, 1900, 1914, 1950) By the mid-twentieth century, the rear lot areas were largely foreclosed by surrounding development, making automobile access to rear yards nearly impossible. The most common outbuildings on residential properties in this period, and at present, are secondary dwelling units and small storage buildings.



Former stable converted to garage and purpose-built garage at rear of 286 Diamond Street



Garages associated with 183-185 Hancock Street; left garage dates to ca. 1915; right garage is after 1950, likely constructed in tandem with division of the property into two units. (Sanborn 1900, 1914, 1950)

COMMON ALTERATIONS IN THE HISTORIC PERIOD

Given the longevity of the Eureka Valley neighborhood as a residential district in the city, many of the dwellings in the neighborhood have undergone patterns of adaptation and change. The most common include:

- Subdivision of single-family dwellings into flats or multiple units per floor
- Insertion of automobile garages into basement stories or banking garage spaces on sloped lot frontage
- Raising existing houses and inserting an additional story on the ground level
- Moving houses to the back of the lot for construction of a second, often larger dwelling at street frontage
- Building a second, often larger dwelling on the deep lot frontage in front of an earlier, smaller house at the rear of the lot

- Conversion of raised basement story to commercial use (typically only for properties on major commercial streets)
- Restyling in a later popular architectural style

COMMERCIAL PROPERTY TYPES

Commercial buildings – including those intended for retail, service, or office use – in the study area remain primarily concentrated along Market, Castro, 17th, and 18th streets. The most prevalent commercial building is a mixed-use form with commercial on the ground story and residential flats or apartments above. A smaller number of simple, but flexible single-story commercial blocks with mezzanines and two-story buildings with storage or office space on the upper stories are also present. The study area contains several extant automotive-related commercial buildings, as well as two medical buildings, two bank buildings, and a mid-twentieth century "big box" store. For descriptions of commercial building styles and associated character defining features, see Architectural Styles. The San Francisco Neighborhood Commercial Buildings Historic Context Statement provides additional, detailed significance evaluation frameworks and lists of character-defining features for commercial buildings constructed between 1865 and 1965.

MIXED-USE COMMERCIAL AND RESIDENTIAL (1880S-1910S)

Mixed-use buildings in the study area typically combine ground-floor commercial space with a single-family dwelling unit, flats, or apartments on the upper stories. Mixed-use buildings occur throughout the study area, though the largest concentration is situated on the flatter land between Market Street on the north and 19th Street on the south. Mixed-use buildings outside the main business district (Castro, Market, and 18th streets) are typically corner buildings. Mixed-use forms generally match the scale and material of the surrounding residential neighborhoods, and are usually a maximum of three stories. Some single-family residential properties in the main business district have also been altered with front commercial additions. Stylistically, mixed-use properties run the gamut, with Italianate, Queen Anne, Classical Revival, Mission Revival, Art Deco, and Streamline (Art) Moderne examples.



Early example: 3801 17th Street/400 Sanchez Street (on 1886 Sanborn)



Italianate and Stick style single-family residences over commercial, 563-565 (left) and 573-75 Castro St. (right, Castro Camera, SF Landmark #227), both ca. 1900





Left: Classical Revival single-family over commercial, 4133 18th St., built 1908
Right: Single-family dwelling with commercial addition, 3931-33 18th St., ca. 1900





Left: Stick single-family over corner commercial, 392 Noe St., ca. 1900
Right: Italianate two-flat over commercial, 4011-15 18th St., ca. 1900





Left: Classical Revival and Art Deco two-flats over commercial, 450-52 (right, 1908), 454-56 (center, 1907), and 458-60 (left, ca. 1900) Castro St.
Right: Classical Revival apartments over corner commercial, 4448-50 Douglass St., built 1906



Mission Revival apartments and flats over commercial, 2317-2335 Market St., built 1909

LODGE/HALL/COMMERCIAL BUILDINGS (1900S)

Combination lodge or hall and commercial buildings have ground story commercial uses and an upper-story meeting space for owner organizations or for rent to the public. The study area has one extant hall/commercial building: the Collingwood Hall at 4144-4150 18th Street (built ca. 1909).



Collingwood Hall, 4144-4150 18th Street, built ca. 1909.

MEZZANINE BUILDINGS (1900S-1920S)

Mezzanine commercial buildings are typically 1.5 stories in height and comprised of an open interior ground floor space and partial-depth half-story, or mezzanine. Typically the ground floor hosted the primary retail or production space while the mezzanine contained more specialized work areas, storage, or administrative areas. The building type was widely constructed in the early twentieth century for commercial and industrial use and examples varied widely in size and scale. In Eureka Valley, most examples are modestly sized commercial buildings engaged in retail or food service.





Left: Single-story with mezzanine, 3901-03 18th St., ca. 1900
Right: Two-story with mezzanine level, Gothic Revival, 566 Castro St., built 1922

AUTOMOBILE-ORIENTED BUSINESSES (1910S-1960S)

Automobile-related businesses in the Eureka Valley district historically ranged from parking garages to gas stations, car dealerships, and repair facilities. Extant automotive garages or repair facilities in the study area were typically one to one-and-a-half-story, wood frame or masonry structures with flat roofs and large bay openings at the street frontage. Gas stations in the study area date from the mid twentieth-century and feature a single-story building with retail and service spaces and an aisle of gas pumps with canopy.



Former car showroom, 2355 Market St., built 1915



Former Hecker Garage, 557 Castro Street, built 1915



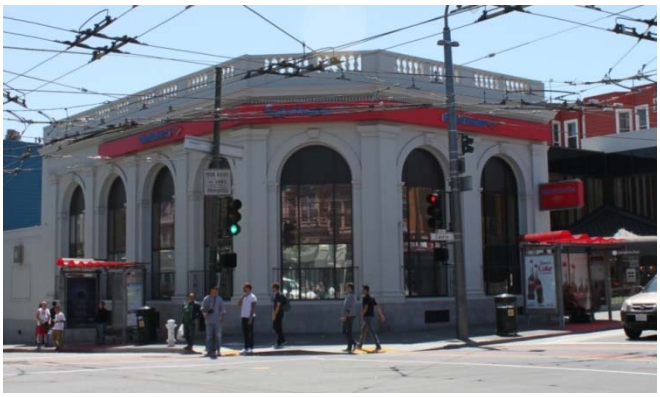
Chevron Station, 2395-2399 Market Street, built 1958



RC Station, 376 Castro Street, built 1963

BANKS (1920S)

As buildings that represented the stability and financial assets of their occupants, bank buildings in the Eureka Valley neighborhood occupy the most prominent positions in the commercial district and present the classical architectural styling to underwrite these ideas. The Bank of America branch (1922) at Castro and Market streets and the Hibernia Savings and Loan branch at Castro and 18th streets have characteristics typical of neighborhood branch banks in the period, including prominent location, classical architectural styling, masonry exteriors, large street-facing windows, and a large interior volume for banking operations and customer service.





Left: Hibernia Bank, Classical Revival, 501 Castro St., built 1928
Right: Bank of Italy branch, Classical Revival, 400-10 Castro St., built 1922

THEATERS (1920S)

Theater spaces in Eureka Valley ranged from small nickelodeon or store front spaces to the purpose-built Castro Theater (429 Castro Street, Landmark #100). Storefront theaters were similar in scale and design to other commercial buildings in the study area.



Castro Theater, 429-31 Castro St., built 1922 (Landmark #100)

BIG BOX RETAIL (1950S)

Big box retail buildings are characterized by their large size, minimally interrupted interior volume, and expedient construction methods and materials. Early examples often had barrel vaulted ceilings, shaped parapet walls, and prominent street signage. Though often associated with suburban rather than urban locations, the big-box model had its roots in large-scale urban mass retailing outlets such as the Littleman's building.



Former Littleman's grocery store, early "big box," 4201-25 18th St., built 1954

MEDICAL/PROFESSIONAL BUILDINGS (1960S)

The study area has a small number of dedicated medical, professional, or office buildings, most post-dating the study period. The two exceptions are the Eureka-Noe/District 1/Castro-Mission Health Center at 3850 17th Street (1966) and the medical building at 4200 18th Street (1967). Both buildings are typical of small-scale, mid twentieth-century office buildings with multiple stories, small lobby entrances, and modest Modern styling.



District 1/Eureka-Noe/Castro-Mission Health Center, 3850 17th Street, built 1966



Medical professional building, 4200 18th St., built 1967

COMMON ALTERATIONS IN THE HISTORIC PERIOD

Given the longevity of the Eureka Valley neighborhood as a neighborhood commercial district in the city, many of the commercial and mixed-use commercial and residential properties in the study area have undergone patterns of adaptation and change. The most common include:

- Converting the first story of a residential building to commercial use
- Inserting an additional story on the ground level of a residential property for commercial use
- Reconfiguration of commercial storefronts in accordance with prevailing period commercial architectural trends
- Restyling of commercial storefronts in accordance with prevailing period commercial architectural materials or stylistic schemes

ARCHITECTURAL STYLES

ITALIANATE (1860S-EARLY 1900S)

Italianate styling is common in residential construction in the early decades of development in Eureka Valley. Italianate stylistic treatment evokes Renaissance styling and the qualities of masonry construction, rendering it in more picturesque forms (most common) or following the formal principles of its original inspiration. Many examples in Eureka Valley evoke the urban townhouse form of the style, with classically-derived ornamentation concentrated on the façade.

Character-defining features of the Italianate style as expressed in Eureka Valley include:

- Bracketed, flat window hoods, often with a paneled frieze under the hood
- Deeply projecting, bracketed cornice lines
- Modest classical detailing, often at entry porches
- Wide moldings around window and door openings
- Arched window and door forms, including transom lights
- Prominent, rectangular bay windows



Flats and commercial space and flat at 4321-4323 (left) and 4327 (right) 18th Street





Commercial space and flat at 563-565 Castro Street
Single-family dwelling at 3918 19th Street, built 1904





Single-family dwelling at 187 Douglass, built ca. 1870
Single-family dwellings at 655 (left) and 657 (right) Noe Street

STICK (1860- CA. 1890)

Stick-style houses and mixed-use commercial and residential properties are common among Eureka Valley's earliest buildings, with most examples dating to the 1880s. Most Stick-style buildings in the district display the common character defining features of San Francisco's own robust variant of the style. The wood idiom of the Stick style proved popular in a region rich in timber resources and the vertical emphasis of Stick decorative treatments were well-suited to the relatively narrow house forms common in the city in the period. The style also proved suitable for large-scale period housing development, allowing easy variation of picturesque exteriors on otherwise standardized housing types. The most common forms displaying Stick style ornament are single-family, two-story town or row houses, single-story-over-basement, and mixed-use commercial and residential forms.

Character-defining features of the Stick style as expressed in Eureka Valley include:

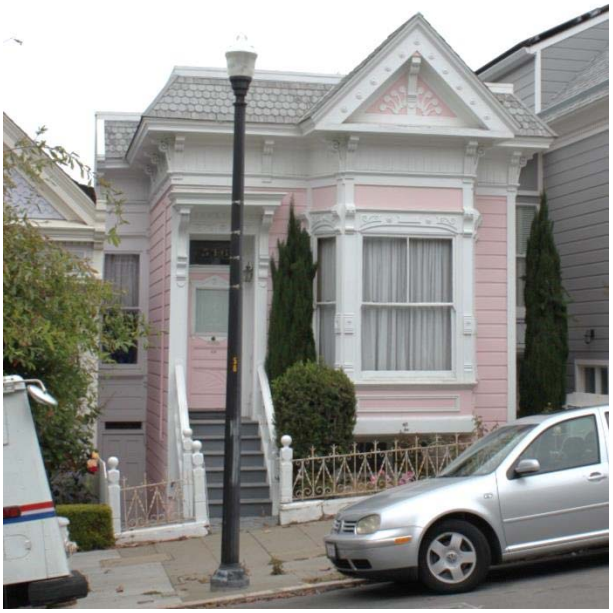
- Overall emphasis on verticality and slender, vertically-oriented ornamental features
- Squared bay window on front elevation with cornices, brackets or banding decoration
- Vertical bands at edges of wall surfaces and running along vertical window jambs, often from cornice line to foundation
- Wide band of highly-articulated and decorated wood trim below the cornice line, sometimes with paneled frieze
- Porch hood or vestibule surround with gable, bracket, or decorative banding ornament
- False gable or parapet at the front roofline
- Decorative treatments in front-facing false gables



Single-family dwellings at 4327-4329 (left) and 4331-4333 (right) 20th Street, built 1885

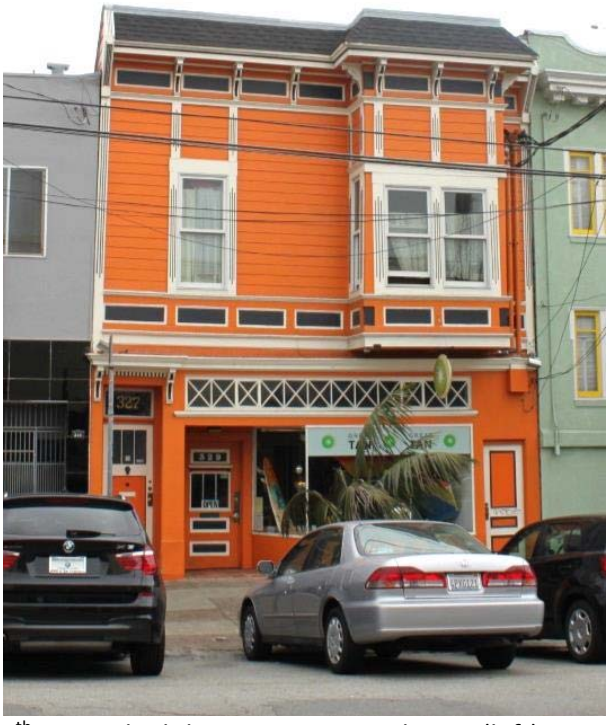


Flats and single-family dwellings at 76-78 (left) and 72 (right) Prosper Street



Single-family dwelling at 546 Liberty Street





Commercial and flats at 4011-4015 18th Street, built between 1886 and 1900 (left)
Commercial building and flat at 327-329 Noe Street, built between 1886 and 1900 (right)



Commercial building and flats at 482-490 Castro Street, built ca. 1900 (on 1900 Sanborn)

QUEEN ANNE (1880S-EARLY 1900S)

Queen Anne was one of the most popular and common residential styles during the most intensive period of development in Eureka Valley, from the late 1880s through the early years of the 1900s. The most common form for the style was the end-gable dwelling at various scales ranging from a single story to three and a half stories in height. Inspired by medieval and post-medieval European building and rendered in the spirit of modern eclecticism, Queen Anne design takes a variety of stylistic subtypes in the study area. These range from highly-patterned schemes of textured and articulated wood ornament to more sedate classicized ornamental schemes. As with other stylistic treatments, the eclecticism of Queen Anne design gave owners and builders the ability to add variety to common urban housing forms.

Character-defining features of the Queen Anne style as expressed in Eureka Valley include:

- Asymmetrical façade arrangements and prominent front-facing gable roof lien (real or false)
- Semi-hexagonal bay windows, often recessed under the cornice line of the front facing gable or “cut away” with scroll sawn brackets
- Classical ornament such as dentils, pilasters, paneled spandrels, and architrave and cornice along rooflines, separating story heights, and as part of window surrounds
- Patterned wall surfaces, most often in the front facing gable, ranging from shaped shingle cladding to elaborate sawn decorative elements
- Shallow attached or engaged entry porches
- Turned elements, fretwork, and spindle work or classical columns and entablatures on entry porches
- More elaborate examples may include corner towers, projecting bays on secondary elevations, pent roofs over window elements
- Scroll sawn, applied decorative elements on window surrounds, cornice lines, and window spandrels



Single-family dwellings at 4016-4028 18th Street (built 1901)



Single-family dwellings at 563 to 577 Liberty Street (built 1897)



Flats at 4138-4140 20th Street (built 1899)



Fernando Nelson House at 701 Castro Street (built 1897)



Single-family dwellings and flats at 740-748 Castro (built ca. 1892)



Six-flats at 642-652 Castro Street



Single-family dwelling at 3964 19th Street



Commercial space and flats at 4049 18th Street (built 1904)

BAY REGION TRADITION (1880S-EARLY 1920S)

Bay Region Tradition is a regional architectural expression rooted in Bay Area that emphasizes minimally finished natural materials, asymmetrical and informal spatial organization, and hand craftsmanship. The style was a reaction to the precision and elitism of Beaux Arts classicism and made its greatest inroads on the built environment between the 1880s and early 1920s. Practitioners focused on site-specific design and designs optimized for local climatic conditions. Prominent Bay Region Tradition architects and promoters include Bernard Maybeck, Ernest Coxhead, Julia Morgan, and Willis

Polk.[372] In the study area, Bay Region Tradition is limited to single-family residential forms, primarily those located on the steep, wooded hillsides of the district.

Character-defining features of the Bay Region Tradition style as expressed in Eureka Valley include:

- Unpainted, continuous wood shingle cladding
- Asymmetrical forms
- Adaptation to natural site conditions, such as being built into a hillside



Single-family dwelling at 601 Sanchez Street/3899 19th Street (built 1908)

MISSION REVIVAL (1890S-1910S)

The Mission Revival style originated in California in the 1890s and became more widely popular in the first decade of the twentieth century. Its major introduction in San Francisco came with the Manufacturers and Liberal Arts Building at the California Midwinter Fair of 1894.[373] Inspired by the form, massing, and decorative elements of the Spanish missions, Mission Revival was part of a period of historical eclecticism in domestic architecture that included other styles such as Colonial Revival, Tudor Revival, Classical Revival, Mediterranean Revival, and French Provincial (or French Eclectic). In the study area, the Mission Revival style is most often applied to common single-and multiple-family dwelling forms – a method for adding architectural variety.

Character-defining features of the Mission Revival style as expressed in Eureka Valley include:

- Shaped parapet roofline on front elevation, often with heavily molded edge
- Deeply projecting rooflines on main roof plane, pent roof surfaces, and bay windows
- Paired, shaped false rafters or curved brackets at rooflines
- Red clay tile or imitation red clay tile roofing material

[372] Mary Brown and San Francisco Planning Department, "San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement," September 30, 2010, 79, http://ohp.parks.ca.gov/pages/1054/files/sfmod.pdf.

[373] Walker,Richard, "A City of Small Homes: Making the Mass Suburban City," *Ecumene* 2, no. 1 (1995): 174, http://foundsf.org/index.php?title=A_City_of_Small_Homes:_Making_the_Mass_Surburban_City.

- Square piers at corners of roofline, often with heavily molded edge
- Arched porch openings
- Some eclectic mixing with classical elements such as pilasters, keystones, and voussoirs at entry porches





Single-family dwelling at 285 Douglass Street (built 1910)
Three-flat at 672-676 Castro Street



Commercial building at 500-506 Castro Street and 4109-4111 18th Street (built 1918)

CLASSICAL REVIVAL (1900S-1920S)

Classical Revival is a broad architectural style category used to describe buildings with eclectic applications of classical elements. The style, which was most popular in the first decades of the twentieth century in the Bay Area, reflects the influence of the French Ecole des Beaux Arts in American architectural education and practice. In the study area, Classical Revival styling appears on a variety of common single- and multiple-family building types as well as mixed-use commercial and residential, commercial, and religious buildings. The style was popular from the 1900s to the 1920s.

Character-defining features of the Classical Revival style as expressed in Eureka Valley include:

- Details at rooflines such as egg-and-dart molding, modillion cornices, and wide friezes with applied garland ornament
- Classical detailing on entry porches such as columns, robust balustrades, and flat roofs with entablatures, arched or square openings with inset column supports
- Bay window treatments such as entablatures, modillion blocks cornices, curved sash, and paneled spandrels
- Window surrounds with pilasters
- Flush board or flat siding alluding to the smooth masonry surfaces of monumental Classical buildings



Three-flat at 294-298 Collingwood Street (built 1903)



Two-flat at 4097-4099 17th Street (built 1907)



Enclosed Romeo flats at 667-671 Castro Street (built 1906)



Row of three-flats at 613-615 through 627-631 Castro Street (built 1910-1913)



Apartments at 3951-3959 17th Street (ca. 1915)



Commercial building at 4107-4121 19th Street (built 1904)



Bank of America Building at 400 Castro Street (built 1922)



4092-4096 18th Street (built 1905)



Most Holy Redeemer Catholic Church at 110 Diamond Street (built 1900)

CRAFTSMAN/ARTS & CRAFTS (1900S-1910S)

The Arts and Crafts or Craftsman design movement is typically associated with suburban development, but the Eureka Valley neighborhood has a healthy collection of Craftsman style dwellings. These range in form from the bungalow – a housing type almost synonymous with the style – to other common, modest housing forms. Most forms date from the 1900s and 1910s.

Character-defining features of the Craftsman style as expressed in Eureka Valley include:

- Side-gable orientation of the main block
- Prominent dormers on the front roof slope
- Exposed false rafter ends, sometimes decoratively sawn
- Flat, often tapered window surrounds
- Solid parapet walls on porches and exterior staircases
- Wood shingle or stucco cladding
- Shallow bay windows on front and secondary elevations



Single-family dwelling at 3992 20th Street (built 1912)



Flats at 19-23 Eureka Street (built 1908)



Single-family dwelling at 371 Douglass Street (built 1914)

SPANISH COLONIAL REVIVAL (1915-1940)

The Spanish Colonial Revival style draws inspiration from Spanish colonial architectures in the Mediterranean region and the Americas. Subcategories of ornament range from Moorish to Baroque. In the United States, the style was associated with a turn toward local, vernacular historical sources for architectural formal development and stylistic expression. The style gained popularity after Bertram Goodhue's Spanish-inspired buildings of the 1915 Panama-California Exposition in San Diego and reached a peak in popularity in the suburban building booms of the 1920s.

Character-defining features of the Spanish Colonial Revival style as expressed in Eureka Valley include:

- Narrow or no eave overhang, often with red tile coping
- Stucco exterior finishes
- Arched window openings, often set in pairs or sets of three
- Arched door and garage openings
- Door and window surrounds with Baroque or Renaissance-inspired classical elements
- Pent roofs with red clay tile cladding
- Small areas of applied ornament imitative of tile or stucco relief work
- Ornamental iron work, often in the form of window grilles or balconet railings
- More developed examples include L-shaped plans with courtyard areas, shaped parapet walls, conical towers, and chimneys with gable roofs.



Two-family dwelling at 377-379 Collingwood Street (built 1931)





Single-family dwelling at 3950 20th Street (built 1934)
Two-flat at 4301-4303 20th Street (built 1931)



The Castro Theater at 429 Castro Street (built 1922, Landmark #100)

TUDOR REVIVAL (1920-1940)

The Tudor Revival style draws on the vernacular architectural traditions of medieval-period England. The style was popular in the U.S. beginning in the late nineteenth century, but was most common in domestic architecture during the 1920s and 1930s. Tudor Revival was one of the most popular styles in the period for suburban architecture, and appears regularly in the study area applied to common, primarily single-family, housing forms. Many examples in the district are examples of re-styling, with Tudor Revival elements applied to an earlier housing form more commonly associated with Italianate, Stick, or Queen Anne styling.

Character-defining features of the Tudor Revival style as expressed in Eureka Valley include:

- Multiple end-gable elements on the main elevation
- False half-timber ornament
- Stucco cladding, sometimes scored to look like masonry block
- Shallow bay windows with casement sash
- Pointed arch windows and entry openings

Specialized or highly developed examples of the style exhibit more high-style Tudor period architectural features such as pointed spindles, prominent bay windows, and heavily decorated and paneled areas featuring low relief grotesquerie ornamental rounds.



Tudor Revival restyling and addition to earlier dwelling, 339 Diamond Street (built 1907)



Tudor Revival two-flats at 3521-3523 and 3525-3527 16th Street (built 1938)



Two-flat at 4353-4356 20th Street (built 1925)

MEDITERRANEAN REVIVAL (1920-1940)

Mediterranean Revival architecture combines elements from classical and Renaissance design traditions across the Mediterranean region. The style differs from the more narrowly defined Spanish, Mission, and Tudor Revival styles in its increased emphasis on Italian and French Renaissance features. The style was most popular in the study area in the 1920s both as an original style and a style for remodeling earlier properties. Mediterranean Revival buildings in the study area include all forms of residential properties, mixed use commercial and residential buildings, and commercial buildings.

Character-defining features of the Mediterranean Revival style as expressed in Eureka Valley include:

- Bowed front elevation or prominent, bowed bay windows

- Stucco cladding on primary elevation
- Arched door and window openings
- Renaissance-inspired door and window surrounds consisting of applied, low-relief ornament and colonnettes
- Cornice line with bands of Renaissance-inspired ornament such as corbeled arch bands
- Small pent roof elements with red clay tile cladding
- Thin decorative elements along window and door openings
- Decorative panels outlined with thin ornamental moldings and/or featuring applied low-relief ornament

Highly specialized or developed examples include more direct adoption of historic Mediterranean architectural forms such as Renaissance palazzos.



Single-family dwelling at 339 Collingwood Street (built 1925)





Two-flat at 4426-4429 18th Street (built 1927)
Apartments at 577 Castro Street (built 1929)



Commercial buildings at 514-526 Castro Street, built 1906-1907 with later Mediterranean Revival restyling



Twin Peaks Tavern, (Landmark #264), 401 Castro Street, built 1901 with Mediterranean Revival restyling completed 1923



Two-flat at 3918-3920 20th Street (built 1923)

ART DECO (1930-1945)

Art Deco architectural styling is relatively rare in domestic architecture and is most commonly used in multiple-family domestic forms in the 1930s and early 1940s. The style combined elements of classicism with an emphasis on ornament that communicated aspects of modernity, such as abstraction. This translated into ornament based on zig zags, geometric elements, and highly abstracted natural elements. In the study area, Art Deco styling is primarily applied to common multiple-family dwelling forms.

Character-defining features of the Art Deco style as expressed in Eureka Valley include:

- Ornamental elements or panels of low-relief ornament along rooflines and on window spandrel panels
- Ornamental patterns featuring stylized fountain or plant elements, zig zags, chevrons, and other geometric elements
- Sharp, geometric forms, often layered against each other to create a shallow dynamism





Two-flat at 179 Douglass Street (built 1932)
Apartments (4 units each) at 59 (left) Collingwood Street (built 1938) and 65 (right) Collingwood Street (built 1937)



Terraced flats at 482-484 and 494 Liberty Street and 741 Noe Street (built 1941)



Terraced flats at 485 and 495 Liberty Street (built 1941)



Commercial space at 4125-4131 18th Street (built 1906, restyled after 1930)

FRENCH PROVINCIAL/ECLECTIC (1920S-1940S)

French Provincial or Eclectic style draws from the rural, vernacular and high-style medieval architecture of France. Elite examples of the style appeared in the US in the 1890s, but adaptations of the style for small homes were most popular in the suburban expansions of the 1920s and into the 1930s. In the study area, the style is stripped down and most commonly applied to multiple-family and small, suburban-style single-family house forms.

Character-defining features of the French Provincial/Eclectic style as expressed in Eureka Valley include:

- Asymmetrical primary elevation
- Tall, steeply pitched hipped roof or parapet with appearance of such a roof
- Modest projecting bay with articulated hipped roof line
- Flared eaves
- Stucco cladding and other imitation masonry elements such as quoins
- Oval or hexagonal windows or cut outs

- Balconets with decorative iron railings



Single-family dwelling at 348 Cumberland Street (built 1939)



Two-flat at 109-111 Hancock Street (built 1941)

STREAMLINE (ART) MODERNE (LATE 1920S-EARLY 1940S)

The Streamline, or Art, Moderne style is closely associated with Art Deco in both period of popularity and underlying theory. Popular from the late 1920s through the early 1940s, Moderne also relies on expressive elements that communicate aspects of modernity, in this case speed, streamlined design, and machine precision. In the study area, Moderne styling was used for a variety of single and multiple-family housing forms. The San Francisco Modern Architecture and Landscape Design 1935-1970 HCS (2010) offers additional details on the history and expression of Streamline Moderne in the city (see pp. 157-166).

Character-defining features of the Streamline (Art) Moderne style as expressed in Eureka Valley include:

- Flat roofs, or parapet giving the impression of a flat roof
- Horizontal lines along the roofline on the main elevation
- Stepped arch or curved door or porch openings
- Octagonal or round ornamental windows
- Curved wall corners and ornamental elements such as balustrades
- Smooth stucco wall finishes



Single-family-over-garage at 3944 21st Street (built 1941)



Two-flat at 189-191 Collingwood Street (built 1940)



Two-flats 5-7 and 9-11 Eureka Street (built 1939)



Commercial space and flat at 4103-4105 18th Street (built 1906, remodeled ca. 1930)

SECOND BAY TRADITION (1930S-1960)

Second Bay Tradition (also Second Bay Tradition) coalesced in the San Francisco Bay Area in the late 1930s. The style combined the rusticism of First Bay Tradition architects such as Bernard Maybeck, Julia Morgan, and Ernest Coxhead with the planar, linear aesthetic of European Modernism. In the study area, Second Bay Tradition is primarily restricted to residential buildings. The style appears most frequently on the steeper hillsides and hill tops of the neighborhood, which developed later in the district's history.[374]

Character-defining features of the Second Bay Tradition style as expressed in Eureka Valley include:

- Flat or low-pitched roof forms with overhanging eaves
- Wood cladding
- Large expanses of glass
- Terraced or decked outdoor spaces
- Banked siting

[374] Mary Brown and San Francisco Planning Department, "San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement," 104–5.



Two-flats at 364-368 (left, built 1960) and 356-362 (right, built 1956) Collingwood Street



Duplex dwelling at 378 Collingwood Street, designed by Anshen & Allen (built 1940)

MID-CENTURY MODERN AND CONTRACTOR MODERN (1945-1965)

Mid-century Modern architecture generally refers to the functional, popular adaptations of European or International Modernism by retailers, housing developers, and architects. This modern idiom stretched from the late 1940s through the early 1960s. Many of the residential forms displaying Mid-century Modern design elements are single iterations of the more suburbanized housing forms that filled the Sunset and Richmond and the booming suburban neighborhoods in Daly City and further south. According to the 2010 San Francisco Modern Architecture and Landscape Design HCS, "Midcentury Modern is a term used to describe an expressive, often exuberant style that emerged in the decades following World War II. Influenced by the International Style and the Second Bay Tradition, Midcentury Modern was a casual, more organic and expressive style, and was readily applied to a wide

range of property types. . . Midcentury Modern is the most common Modern style built in San Francisco from 1945-1965." [375] Mid-Century Modernism was also the exclusive idiom for multiple-family buildings in the district after World War II.

Character-defining features of the Mid-Century Modern style as expressed in Eureka Valley include:

- Flat, cantilevered roofs and overhangs and projecting eaves
- Shallow projecting frames around upper stories
- Spandrel glass, large expanses of windows, and canted windows
- Stucco, vertical corrugated, vertical wood, or stacked roman brick cladding
- Use of bright or contrasting colors





Mid-century Modern single-family-over-garage at 44 Diamond Street (built 1959)
Single-family residence remodeled in Mid-century Modern style at 265 Cumberland Street

[375] Ibid., 181.



Mid-century Modern terraced flats at 311-315 Diamond Street (built 1959)



Mid-century Modern apartments at 3835 19th Street (built 1960)



Mid-century Modern apartments at 2775 Market Street (26 units, built 1962)

According to the 2010 San Francisco Modern Architecture and Landscape Design HCS, "Contractor Modern, occasionally referred to as Vernacular Modern, is not a style per se; rather it denotes the absence of style. The term is used to identify buildings that selectively borrow from the basic design tenets of Modern design, particularly the lack of exterior ornament, in the pursuit of cheaply constructed buildings. Simple box-like forms, flat exterior surfaces, and inexpensive construction materials typify Contractor Modern buildings."[376]

Character-defining features of the Contractor Modern buildings:

- Absence of style
- Simple forms
- Inexpensive building materials
- Reference to Modern design added as an afterthought
- Stucco cladding[377]



Contractor Modern apartment building, 8 units, 183 Eureka St., built 1969

[376] Ibid., 193.
[377] See ibid.

IV. EVALUATION FRAMEWORKS

The following section provides an overview of the criteria for significance and eligibility requirements to evaluate properties in the Eureka Valley study area. The section also discusses specific criteria and integrity considerations for individual properties and potential historic districts. The evaluative frameworks are organized by National Register of Historic Places and correlative California Register of Historical Resources criteria and applicable themes under that criterion. Each theme section provides a summary statement of significance; common property types associated with the theme; a period of significance; and examples of properties potentially significant under each of the criteria. Eligibility requirements are included where applicable to discuss certain aspects of integrity or property functions.

CRITERIA FOR EVALUATING HISTORIC PROPERTIES

SIGNIFICANCE

Assessing significance establishes if and how a property is historically important and therefore worthy of preservation. The National Park Service, in its role as keeper of the National Register of Historic Places, establishes criteria for assessing significance. The State of California and the City and County of San Francisco have adopted these criteria, or variants of these criteria for state and local-level assessments of historical significance. The standards are the same for national, state, regional, and local levels of significance. Evaluators assess properties for significance within their relevant historic contexts using the following criteria:

National Register	California Register	Criterion Description
Criterion A	Criterion 1	**Event**: Associated with events that have made a significant contribution to broad patterns of our history.
Criterion B	Criterion 2	**Person**: Associated with the lives of persons significant in our past
Criterion C	Criterion 3	**Design/Construction**: Displays the distinctive characteristics of a type, period, or method of construction; the work of a master; high artistic values; or that represent a significant and distinguishable entity whose components may lack individual distinction
Criterion D	Criterion 4	**Information Potential**: Yielded, or may be likely to yield, information important in prehistory or history

The National Park Service has a series of criteria considerations for certain property types or for properties associated with certain historic contexts. In the study area, the most applicable criteria considerations are:

Criteria Consideration A: Religious Properties - A religious property is eligible if it derives its primary significance from architectural or artistic distinction or historical importance. A religious property cannot be considered historically significant based on the merits of a religious doctrine.

Criteria Consideration G: Properties that Have Achieved Significance within the Past Fifty Years - A property achieving significance within the past fifty years is eligible if it is of exceptional importance. Exceptional importance can refer to the extraordinary importance of an event or to an entire category

of resources so fragile that survivors of any age are unusual. Properties can be exceptionally significant at the local level. This consideration applies only to National and California registers of historic places/resources. There is no age requirement for designation as a San Francisco Landmark.

INTEGRITY

Integrity is the material, visual, and intangible ability of a property to convey its historic significance. To be determined worthy of preservation, a property must be significant within its historic context AND possess sufficient integrity to convey that significance. The National Register of Historic Places divides integrity into seven aspects: location, design, setting, materials, workmanship, feeling, and association. These aspects are defined as follows:[378]

1. **Location** is the place where the historic property was constructed or the place where the historic event occurred. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved.

2. **Design** is the combination of elements that create the form, plan, space, structure, and style of a property. Design can also apply to districts. For districts significant primarily for architectural value, design concerns more than just the individual buildings or structures located within the boundaries. It also applies to the way in which buildings, sites, or structures are related.

3. **Setting** is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the character of the place in which the property played its historical role. It involves how, not just where, the property is situated and its relationship to surrounding features and open space.

4. **Materials** are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. A property must retain the key exterior materials dating from the period of its historic significance.

5. **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

6. **Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.

7. **Association** is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character.

Properties that retain historic integrity will possess many, but not all of these aspects. The most vital aspects of integrity vary based on the type of significance of a property and property type.

[378] Definitions of the seven aspects of integrity are excerpted and quoted from National Register Bulletin 15.

THEMES, PROPERTY TYPES, AND ELIGIBILITY REQUIREMENTS

Theme: Native Californian Settlement and Presence
This historic context statement does not address archaeological resources or traditional cultural properties associated with Native Californian settlement and presence in the study area. A qualified archeologist or tribal historian should be consulted on these resource types and areas of significance**.**

Theme: Spanish and Mexican Period Land Development and Settlement
Period of Significance: 1776-1848
Significance
Properties associated with this context and period may be significant for their association with the early European settlement and agricultural development in San Francisco and Eureka Valley (Criterion A/ 1) or persons such as members of the Noe Family who made significant contributions to the early development of San Francisco and California (Criterion B/ 2). Resources may also be significant as rare surviving examples of design and construction from the period or for the information they might yield about life in Spanish and Mexican San Francisco and Alta California (Criteria C /3 or D/ 4).
Property Type Summary
There is no documentation or description of the built or designed environment in the vicinity of Eureka Valley before 1845, though it is likely there were some buildings in the area to support agricultural activities, grazing, and shelter for workers tending cattle herds in the area. The area had little permanent settlement during the Spanish governance of Alta California and subsequent development of the area has destroyed or obscured resources associated with the Noe Family and Rancho San Miguel.
National and California Register Eligibility Considerations
If archaeological materials associated with this period are identified in the future, a qualified archaeologist should review and assess the materials and surrounding site. If other properties associated with early Spanish and Mexican settlement in Eureka Valley are identified in the future, primary considerations in evaluating the significance of the property should include the strength of the association of the resource with this historic context and physical integrity.
Integrity Considerations
Because of the rarity of resources from this period, any building, structure, or site associated with this context would likely possess sufficient association with the context to be considered for historic protection. Properties should, however possess sufficient integrity of materials, design, workmanship, and feeling to convey their significance and association within the context of the period. Remnants, architectural fragments, or highly altered properties should be evaluated based on the degree of period material or design left intact and the information such properties might yield about early Spanish and Mexican settlement in the area. Identified properties associated with this context are likely to have been moved from their original locations. Because of the rarity of the survival of properties associated with the context, the loss of integrity of location and setting would typically not prohibit historic recognition of these resources.

Theme: Early American Period Land Division and Settlement
Period of Significance: 1848-1864
Significance
Properties associated with this context and period may be significant for their association with the early permanent settlement and real estate development in Eureka Valley (Criterion A/ 1). Properties may also be significant for association with persons who made significant contributions to the early development of the valley, such as the Horners, or who made significant contributions to the early development of San Francisco and California (Criterion B/ 2). Resources from this period may also be architecturally significant as examples of design and construction from the period and for the information the resources might yield about early Californian building practices (Criteria C/3 or D/4).
Property Type Summary
There are no known properties associated with the Early American period in the study area, though portions of the street and lot layout in the former Horner's Addition date from this time. Physical evidence of land use and settlement from the period may survive in the archaeological record, though substantial disturbance of the study area since the mid-nineteenth century may have adversely impacted survival of archaeological material.
National and California Register Eligibility Considerations
If additional properties associated with this period are identified, primary considerations in evaluating the property should include significance of association and physical integrity. Because of the rarity of resources from this period in San Francisco, any structure, building, or site associated with this context would likely be significant and should be considered for historic recognition.
Integrity Considerations
Properties should possess sufficient integrity of materials, design, workmanship, and feeling to convey their significance and association with the context. Considerations regarding integrity include: • Resources should retain a readily discernible original form and outline, some semblance of original door and window openings, and sufficient original materials and workmanship (visible or obscured) to represent the period. • Additions, window and door replacements, porch alterations, and ornament reflecting later periods of use are common in resources of this age, and would not necessarily preclude historic recognition. • Remnants, architectural fragments, or highly altered properties should be evaluated based on the degree of period material or design left intact and the information such properties might yield about the aspects of the first permanent settlement of the area. • Identified properties associated with this context may have been moved from their original locations. Because of the rarity of the survival of properties associated with the context, the loss of integrity of location and setting would typically not prohibit historic recognition of these resources.

Theme: Homestead Era Land Division and Settlement
Period of Significance: 1864-1886
Significance
Properties associated with this theme may be significant for their association with early commercial, residential, and civic development in Eureka Valley; the history of speculative real estate development and home building in San Francisco; and development of working class residential enclaves in the city (Criterion A/ 1). Properties may also be significant for association with persons who made significant contributions to the first substantial development of the valley (Criterion B/ 2). Resources from this period may also be architecturally significant as examples of period design and construction practices (Criteria C/3).
Property Type Summary
Property types associated with this period and theme include land division patterns; primarily single-family residential properties; mixed-use commercial and residential properties, agricultural properties and cultural landscape features, and industrial properties. See Residential Property Types, Commercial Property Types, and Architectural Styles for more detailed description of these forms and styles.
National and California Register Eligibility Considerations
Properties associated with the homestead period in Eureka Valley constitute a rare resource in the San Francisco, as much of the extant building fabric from this period outside the study area was destroyed in the 1906 earthquake and fire. Land division patterns should be evaluated for their distinctive design or significant association with important patterns of land division. Grid plans that extend or conform to earlier or surrounding division patterns would not typically be significantly associated with important patterns of land division or real estate development.
Integrity Considerations
As some of the oldest properties in the city, these buildings and structures are likely to have had substantive alterations over time. Most buildings from this period will have undergone some degree of alteration over time, but those alterations should not significantly change the form and architectural expression of the property. Considerations regarding resource integrity include: • Resources should be distinct examples of the types, forms, or styles of architecture from the context period and retain readily discernible form, massing, and outline. • Resources should retain the majority of their original cladding materials and door and window openings in their original locations and configurations. • Window and door replacement may be acceptable if the replacement elements conform to the original openings and sash patterns and the property still retains sufficient integrity of materials, workmanship, and feeling based on other elements of the property to convey its significance. • Where applicable, resources should retain the majority of their original ornament. Retention of original ornament is particularly important in key locations such as door and window openings, porches, and rooflines. • Replacement of porches and entry stairs in buildings from this period is common due to deterioration. Replacement in similar configurations and materials as the original feature is acceptable, particularly within the historic period. Porch enclosure within the historic period may be acceptable. (continued)

- Additions from the historic period can be considered part of the historic development of the property and would not necessarily impeded historic recognition. More recent additions may also be acceptable if they do not substantively alter building form and massing and respect the scale, materials, and workmanship of the earlier portion of the structure.
- Substantially rehabilitated or reconstructed properties may be eligible for historic recognition if the rehabilitation and reconstruction work meets the Secretary of the Interior's Standards for the Treatment of Historic Properties.
- Alterations that include conjectural decorative or structural elements are not acceptable.
- Resources converted to alternate uses may remain eligible for recognition if the property retains sufficient integrity to convey its original use and retains the preponderance of its original form, materials, and architectural features.
- In circumstances where a property is one of the oldest or best examples of a property type or best examples of a property associated with the context, a higher degree of alteration may be acceptable.

Theme: Agricultural Production
Period of Significance: 1845-ca. 1915
Significance
Properties associated with this theme may be significant for their association with the development of market and household agricultural production in San Francisco and Eureka Valley (Criterion A/ 1). Properties may also be architecturally significant as examples of the design and construction of agricultural buildings and support structures or landscape organization for agricultural production (Criteria C/3).
Property Type Summary
There is one identified property in the study area associated with agricultural production. The dwelling associated with the Pacific Dairy remains at 225-227 Eureka Street. Other extant property types may include residential buildings associated with agricultural production; outbuildings and support structures such as barns, sheds, hen houses, small processing facilities, tank houses, or well heads; and landscape features such as earthworks, irrigation channels, and engineered structures for water supply associated with local irrigation operations.
National and California Register Eligibility Considerations
Because of the rarity of surviving agricultural resources in San Francisco most remaining structures, buildings, or sites associated with this context would likely be significant under criteria A/1 and C/3 f it retained sufficient physical integrity. Evaluators should also conduct comparative analysis against other surviving agricultural resources in San Francisco. The rarity and poor condition of other extant examples may justify accepting a greater degree of alteration or lack of typical character-defining features for the property type.
Integrity Considerations
Agricultural production in San Francisco declined dramatically by the early twentieth century. Most potential historic properties related to this context are unlikely to maintain association with agricultural production or retain an agricultural setting. Because of the rarity of agriculture-related resources in San Francisco, these losses of integrity would not likely preclude historic (continued)

recognition of such resources if the property retained sufficient integrity of location, materials, workmanship, and feeling to convey its association with agricultural production.

However, the property must have the essential physical features that enable it to convey its historic character or information. Important integrity considerations include:

- Resources should retain a readily discernible original form and outline, some semblance of original door and window openings, and sufficient original or historic period physical materials and workmanship to convey association with agricultural use.
- Substantial additions, new window and door openings, replacement cladding, and ornament popular in later periods would likely alter the resource to such a degree that it could no longer convey its association with the context.
- Adaptive reuse of a property for non-agricultural purposes would not necessarily preclude historic recognition if the property retains sufficient physical integrity to convey its association and significance within the context of agricultural production.
- In circumstances where a property is the oldest or best example of a resource associated with an important property type or context, a higher degree of alteration may be acceptable.

Theme: Residential Development

General Significance

Properties associated with this theme may be significant for their association with the history of cooperative or speculative real estate development and home building in San Francisco, the development of early streetcar suburbs in San Francisco, or the development of working class residential enclaves in the city (Criterion A/ 1). Properties may also be significant for association with persons who made significant contributions to the physical development of the district in the period, such as prominent housing developers or community leaders. (Criterion B/ 2). Resources from this period may also be significant as distinctive examples of period residential design and construction practices or as outstanding works of a recognized, skilled craftsperson (Criteria C/3).

General Integrity Considerations

Properties should possess sufficient integrity of materials, design, workmanship, and feeling to convey their association with the context.

Properties significant under Criterion A/1 and B/2 should retain a substantial degree of integrity from their specific period of association with those significant events or persons. For example, a substantially altered early twentieth-century property significant for its association with an important community leader in the 1970s should be analyzed according to its 1970 configuration or appearance. However, depending on the association, certain aspects of integrity, such as feeling, location, setting, or association, may have a higher importance than the physical aspects of integrity, material, design and workmanship. In general, a lower threshold of integrity is appropriate for properties significant under Criteria A/1 or B/2, provided there is sufficient historic fabric to convey the association with a significant event, trend, or person.

Many residential buildings will have undergone some degree of alteration over time. For properties significant under Criterion C/3, some of these alterations should not significantly change the form and architectural expression of the property. These *may* include:

- Subdivision of single-family dwellings into flats or multiple units per floor
- Insertion of automobile garages into basement stories or banking garage spaces on sloped lot frontage
- Moving houses to the back of the lot for construction of a second, often larger dwelling at street frontage
- Building a second, often larger dwelling on the deep lot frontage in front of an earlier, smaller house at the rear of the lot
- Conversion of raised basement story to commercial use within the historic period (typically only for properties on major commercial streets)

General considerations regarding resource integrity include:

- Resources should be distinct examples of the types, forms, or styles of architecture and retain readily discernible form, massing, and outline.
- Resources should retain the majority of their original cladding materials and door and window openings in their original locations and configurations. (continued)

- Window and door replacement may be acceptable if the replacement elements conform to the original openings and sash patterns and the property still retains sufficient integrity of materials, workmanship, and feeling based on other elements of the property to convey its significance.
- Where applicable, resources should retain the majority of their original ornament. Retention of original ornament is particularly important in key locations such as door and window openings, porches, and rooflines.
- Replacement of porches and entry stairs in residential buildings is common due to deterioration. Replacement in similar configurations and materials as the original feature is acceptable, particularly within the historic period.
- Additions from the historic period can be considered part of the historic development of the property and would not necessarily impede historic recognition. More recent additions may also be acceptable if they do not substantively alter building form and massing and respect the scale, materials, and workmanship of the earlier portion of the structure.
- Substantially rehabilitated or reconstructed properties may be eligible for historic recognition if the rehabilitation and reconstruction work meets the Secretary of the Interior's Standards for the Treatment of Historic Properties.
- Alterations that include conjectural decorative or structural elements are not eligible.
- Resources converted to alternate uses may remain eligible for recognition if the property retains sufficient integrity to convey its original use and retains the preponderance of its original form, materials, and architectural features.
- In circumstances where a property is one of the oldest or best examples of a property type or best examples of a property associated with the context, a higher degree of alteration may be acceptable.

Buildings that no longer retain sufficient integrity for individual consideration may still be eligible to contribute to a historic district.

The Residential Property Types section discusses common alterations to residential buildings in Eureka Valley in the historic period.

Period of Significance:	**Homestead Era, 1864-1886**
Property Type Summary	
Single-family:	Two-story, side hall row houses; single-story-over-basement; and cross-gable or "parlor front" dwellings
Multiple-family:	Two-flat dwellings
Styles:	Italianate, Stick, or Queen Anne
See Residential Property Types and Architectural Styles for specific descriptions of these property types.	
National Register and California Register Eligibility Considerations: Homestead Era, 1864-1886	
Criterion A/1	Properties associated with this period may be significant for their association with nineteenth-century patterns of growth on the urban fringe in San Francisco or the history of cooperative and speculative real estate development and home building in the city. Because of the rarity of surviving residential properties in San Francisco from this period, properties associated with early

	periods of (continued) residential development in the district for which there are few remaining resources might qualify under this criterion. For example, the property at 591-593 Noe Street, constructed in 1864, may be eligible under this criterion as a rare survival from this period of urban fringe development in San Francisco during the nineteenth century (see Figure 30 on page 34). The dwellings at 4327-4329 20th Street, constructed in 1885, might be eligible as early examples of speculative or individual homebuilding in the district (see page 169.)
Criterion B/2	Properties may be significant for association with persons who made significant contributions to physical, social, or civic development in the district in the period, but no clear examples surfaced during research.
Criterion C/3	Resources from this period may also be significant as distinctive examples of pre-earthquake residential design and construction in San Francisco or as distinctive examples of period housing forms and architectural styles or as rare surviving examples or pre-earthquake residential design and construction. For example, the dwelling at 559 Noe Street, built ca. 1870, may be eligible as a well-preserved example of a single-story, flat-front Italianate dwelling constructed in the district during the late nineteenth century (see page 140). The two-flat at 3942-3944 19th Street, built in 1885, may be eligible as an early, well-preserved multiple-family dwelling form rendered in the Italianate style (see page 148).

Integrity Considerations: Homestead Era, 1864-1886

Due to their age, most buildings from this period will have undergone several campaigns of alteration over time. However, because of the rarity of residential construction from this period in San Francisco, a higher degree of alteration may be acceptable. Acceptable alterations would include:

- Subdivision of single-family dwellings into flats or multiple units per floor
- Insertion of automobile garages into basement stories or banking garage spaces on sloped lot frontage
- Moving houses to the back of the lot for construction of a second, often larger dwelling at street frontage
- Building a second, often larger dwelling on the deep lot frontage in front of an earlier, smaller house at the rear of the lot
- Conversion of raised basement story to commercial use (typically only for properties on major commercial streets)

Properties from this period should, however, possess enough integrity of design, materials, workmanship, and feeling to convey their association with the building and development traditions of the late nineteenth century. See general considerations on integrity for residential properties at the beginning of this section.	
Period of Significance:	**Streetcar Suburb Era, 1886-1906**
Property Type Summary	
Single-family:	Two-story, side hall row houses; single-story-over-basement; cross-gable or "parlor front;" single-story, flat-front, and end-gable dwellings
Multiple-family:	All forms of flats
Styles:	Italianate, Stick, Queen Anne, Mission Revival, Classical Revival
See Residential Property Types and Architectural Styles for specific descriptions of these property types and styles.	
National and California Register Eligibility Considerations: Street Car Suburb Era, 1886-1906	
Criterion A/1	Properties may be significant for their association with the history of speculative real estate development and home building in San Francisco, the development of early streetcar suburbs in San Francisco, or the development of working-class, residential enclaves in the city. Properties associated with residential development in Eureka Valley should be significantly associated with key events or patterns of events in the history of real estate development in the district. Residential properties are not necessarily significant under this criterion because they were constructed during a certain period of time or by a certain developer. However, a property might be significant as the first model house constructed by a real estate developer, or the first tract a prominent developer constructed featuring a certain house form or style. For example, the houses at 282 and 286 Eureka Street, built in 1893, may be significant as early examples of the work of prominent district builder Fernando Nelson. The house at 284 Collingwood Street, built in 1886, might be eligible for its association with John A. Swenson, one of the earliest identified speculative builders in the district.
Criterion B/2	Properties may also be significant for association with persons who made significant contributions to physical development in the district in the period, such as prominent housing developers. Properties associated with persons significant in the history of residential development in Eureka Valley must be closely associated with the developer's productive life and significant accomplishments. For example, Fernando Nelson's home at 701 Castro Street may qualify under this criterion as his personal residence and place of business during a prolific time in his development career (see Figure 43 on page 50). The Charles Hinkel House at 740 Castro Street, built in 1892, might (continued)

	be eligible under this criterion for its association with the longest period of Hinkel's productive building career in San Francisco (see Figure 49 on page 54).
Criterion C/3	Resources from this period may also be significant as rare or distinctive examples of pre-earthquake residential design and construction in San Francisco, as distinctive examples of period housing forms and architectural styles, or as outstanding works of a recognized, skilled craftsperson. Clusters of buildings dating from this period may also be significant as concentrations of buildings historically or aesthetically united by physical development. For example, the clusters of late nineteenth and early twentieth-century dwellings at 563-577 Liberty Street (1897) constructed by builder John Anderson may be eligible under this criterion for their design and construction and association with Anderson (see Figure 51 on page 55). Properties evaluated under this criterion should be distinct examples of the types, forms, or styles of architecture present in residential development in Eureka Valley. Properties with only vague ornamental references to period styles would not typically be eligible under this criterion alone. Residential building forms (e.g. two-flats or Romeo flats) evaluated under this criterion should be important examples of the form or building practices in the related period. Properties might also represent a variation, evolution, or transition of types that influenced later buildings. For example, the four-flat building at 4050-56 19th Street, built in 1885, is an early example of the form in the neighborhood and forecasts the form and massing of later flat and apartment buildings in the neighborhood (see page 150).
Integrity Considerations: Street Car Suburb Era, 1886-1906	
Due to their age, most buildings from this period will have undergone various campaigns of alteration over time. However, because of the rarity of residential construction from this period in San Francisco, a higher degree of alteration may be acceptable. Properties from this period should, however, possess enough integrity of design, materials, workmanship, and feeling to convey their association with the building and development traditions of the late nineteenth century. Please see Integrity Considerations for the Homestead Era, 1864-1886 in the preceding section for specific considerations.	

Period of Significance:	**Becoming a District of the City, 1906-1941**
Property Type Summary	
Single-family:	Two-story, side hall row houses; end-gable dwellings, single-family over integral garage, bungalows, earthquake relief housing
Multiple-family:	All forms of flats, apartment buildings
Styles:	Bay Region Tradition, Mission Revival, Classical Revival, Craftsman/Arts & Crafts, Spanish Colonial Revival, Tudor Revival, Mediterranean Revival, Art Deco, French Provincial/Eclectic, Streamline (Art) Moderne, Second Bay Tradition
See Residential Property Types and Architectural Styles for specific descriptions of these property types and styles.	
National and California Register Eligibility Considerations: Becoming a District of the City, 1906-1941	
Criterion A/1	Properties associated with this theme may be significant for their association with the history of speculative real estate development and home building in San Francisco, building and housing development in response to the 1906 earthquake and fire, or the development of working-class, residential enclaves in the city. Properties associated with residential development in Eureka Valley should be significantly associated with key events or patterns of events in the history of real estate development in the district. For example, the Classical Revival, 20-unit apartment building at 3951-59 17th Street, built in 1910, may be significant as one of the earliest apartment buildings in the district (see page 155).
Criterion B/2	Properties may also be significant for association with persons who made significant contributions to physical development in the district in the period. These figures might include prominent housing developers or long-time civic club leaders like Henry Becker or Richard Leary. Properties associated with persons significant in the history of residential development in Eureka Valley must be closely associated with the figure's productive life and significant accomplishments. For example, Henry Becker's residence at 534 Castro Street may be eligible for its association with his period of community leadership in Eureka Valley.
Criterion C/3	Resources from this period may also be significant as distinctive examples of residential design and construction or as outstanding works of a recognized, skilled craftsperson. Clusters of buildings dating (continued)

	from this period may also be significant as concentrations of buildings historically or aesthetically united by physical development. Properties evaluated under this criterion should be distinct examples of the types, forms, or styles of architecture present in residential development in Eureka Valley. Properties with only vague ornamental references to period styles would not typically be eligible under this criterion alone. Evaluation of Streamline (Art) Moderne and Second Bay Tradition style residential buildings should include consultation of the associated evaluative frameworks in the San Francisco Modern Architecture and Landscape Design 1935-1970 HCS (2010). For example, the two-flat at 179 Douglas Street, built in 1932, might be significant as a well-preserved example of the Art Deco style applied to this building type (see page192). The duplex dwelling at 378 Collingwood Street, designed by Anshen and Allen in 1940, might be significant for its association with this noted architecture firm and as a well-developed example of the Second Bay Tradition style in the city (see page 198). Residential building forms (e.g. two-flats or Romeo flats) evaluated under this criterion should be important examples of the form or building practices in the related period. Properties might represent a variation, evolution, or transition of types that influenced later buildings. For example, the terraced flats at 482-484 and 494 Liberty Street and 741 Noe Street, built in 1941, might be significant for their distinctive Art Deco styling and novel siting that accentuates that styling (see pp. 192-193).
Integrity Considerations: Becoming a District of the City, 1906-1941	
General integrity considerations outlined above apply to residential buildings dating from this period.	

Period of Significance:	**Neighborhood in Transition, 1941-1974**
Property Type Summary	
Single-family:	Single-family over integral garage
Multiple-family:	Two, four, and six-flats, apartment buildings
Styles:	Mediterranean Revival, Bay Region Modern, Mid-Century Modern
See Residential Property Types and Architectural Styles for specific descriptions of these property types and styles.	
National and California Register Eligibility Considerations: Neighborhood in Transition, 1941-1974	
Criterion A/1	Residential development after World War II in Eureka Valley was primarily limited to in-fill development, hilltops, and the Market Street corridor. Properties associated with this theme may be significant for their association with the history of urban design and planning in Eureka Valley, such as urban design responses to the Market Street widening (continued) in 1957-1958. No clear examples of properties associated with these contexts surfaced during research.
Criterion B/2	Properties may also be significant for association with persons who made significant contributions to physical development in the district in the period. Properties associated with persons significant in the history of residential development in Eureka Valley must be closely associated with the figure's productive life and significant accomplishments. Potential figures from this period might include prominent local civic leaders such as Manuel Sylva or Prentice or Ross Shoaf, however more research is necessary to establish their significance.
Criterion C/3	Resources from this period may also be significant as distinctive examples of period residential design and construction or as outstanding works of a recognized, skilled architect or craftsperson. Properties evaluated under this criterion should be distinctive, notable examples of the types, forms, or styles of architecture common in the period in Eureka Valley. Evaluation of buildings under Criterion C/3 should include consultation of the evaluative frameworks for San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement (2010). Note that per that context statement, Contractor Modern style buildings are typically ineligible under Criterion C/3. For example, the Mid-century Modern terraced flats at 311-315 Diamond Street built in 1959 may be eligible as a distinctive example of this design idiom in the neighborhood (see page 200).
Integrity Considerations: Neighborhood in Transition, 1941-1974	
General integrity considerations outlined above apply to residential buildings dating from this period.	

Theme: Commercial Development

General Significance

Properties associated with this theme may be significant for their association with the history of neighborhood commercial development or suburban expansion and commercial development in Eureka Valley and San Francisco, commerce at the urban edge, or significant businesses in San Francisco (Criterion A/ 1). Properties may also be significant for association with persons who made significant contributions to commercial trade district in the period, such as prominent local business owners. (Criterion B/ 2). Resources from this period may also be significant as distinctive examples of period commercial design and construction practices (Criteria C/3).

The San Francisco Neighborhood Commercial Buildings Historic Context Statement provides detailed significance evaluation frameworks and lists of character-defining features for commercial buildings constructed between 1865 and 1965.

General Integrity Considerations

The San Francisco Neighborhood Commercial Buildings Historic Context Statement provides integrity thresholds for common commercial buildings constructed between 1865 and 1965.

Properties significant under Criterion A/1 and B/2 should retain integrity from their period of association with significant events or persons. Depending on the association, certain aspects of integrity, such as feeling, location, setting, or association, may have a higher importance than the physical aspects of integrity, material, design and workmanship. In general, a lower threshold of integrity is appropriate for properties significant under Criteria A/1 or B/2, provided there is sufficient historic fabric to convey the association with a significant event, trend, or person.

Properties significant under Criterion C/3, integrity evaluation must address the commercial building as a whole, not just the storefront components or upper stories. Most commercial buildings will have undergone some degree of alteration over time associated with their commercial use. Alterations to storefront configurations and materials would not necessarily preclude historic recognition under this criterion. Buildings that are significant solely for architecture, Criteria C/3, must retain high integrity of materials, design, and workmanship from their period(s) of significance.

General considerations regarding commercial resource integrity under Criterion C/3 include:

- Resources should be clear, recognizable examples of their form and/or style and retain readily discernible form, massing, and outline from their period(s) of significance. Where applicable, buildings should retain substantive, original architectural finishes and ornament or replacement finishes and ornament similar in type, scale, and architectural expression. Original ornament in key locations such as door and window openings and rooflines is particularly important.
- Alterations that reflect a subsequent commercial use within the period of significance or evolving commercial design patterns from the historic period are acceptable alterations. Properties with intact storefronts from these periods but other significant alterations to the upper stories of the building may still retain sufficient integrity to convey significance. Storefront remodeling outside the historic period, incorporating architectural elements unrelated to commercial use (e.g. domestic doors and windows), or which closes or obscures the historic commercial storefront space would likely preclude eligibility. (continued)

- Some closure of door and window openings would not necessarily preclude historic recognition if the building retains sufficient character defining features from the historic period to convey association and significance. Closure, obscuring, or reconfiguring the majority of window openings would not be acceptable.
- Window replacement on secondary elevations or upper stories of commercial buildings from the period may be acceptable if the windows conform to the original window openings and sash pattern.
- Additions from the historic period related to commercial use may be considered part of the historic development of the property and would not necessarily preclude historic recognition. More recent additions may also be acceptable if the additions do not substantively alter building form and massing and respect the scale of the earlier portion of the structure.
- Substantially rehabilitated or reconstructed properties may be eligible for historic recognition if the rehabilitation and reconstruction work meets the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Buildings that no longer retain sufficient integrity for individual consideration may still be eligible to contribute to a historic district.

Period of Significance: Homestead Era, 1864-1886	
Property Type Summary	
Forms:	Mixed-use commercial and residential
Styles:	Italianate, Stick
See Commercial Property Types and Architectural Styles for more detailed descriptions.	
National and California Register Eligibility Considerations: Homestead Era, 1864-1886	
Criterion A/1	Properties associated with this theme may be significant for their association with the history of neighborhood commercial development in Eureka Valley and San Francisco, suburban expansion and commercial development, commerce at the urban edge, or significant businesses in San Francisco. Properties associated with commercial development in Eureka Valley should be significantly associated with key events or patterns of events in the history of commercial development in the district. For example, the Italianate mixed-use building at 3801 17th Street/400 Sanchez Street (see page 158) and the Italianate commercial building at 4001-15 18th Street (see page 160) were constructed before 1886 and are two of the earliest extant commercial buildings in the study area. Both may be eligible for association with early neighborhood commercial development in Eureka Valley.
Criterion B/2	This criterion is potentially applicable, but no clear examples surfaced during research. Properties may also be significant for association with persons who made significant contributions to commercial trade district in the period, such as prominent local business owners. Properties associated with persons significant in the history of commercial development in Eureka Valley must be closely associated with the figure's productive life and accomplishments.

Criterion C/3	Resources from this period may also be significant as distinctive examples of period neighborhood commercial design and construction practices. Properties evaluated under this criterion should be distinct, well-developed examples of the types, forms, or styles of commercial architecture present in Eureka Valley. Surviving commercial buildings from this period are rare, and evaluators should consider that scarcity in their analysis. For example, the Italianate mixed-use building at 3801 17th Street/400 Sanchez Street and the Italianate commercial building at 4001 18th Street (both constructed before 1886) may also be eligible under this criteria, even with later storefront alterations. Commercial buildings from this period will likely have more than one period of significance, including storefront alterations that have gained significance in their own right. For more detailed discussion of character defining features for particular forms and styles of properties associated with commercial development in Eureka Valley, please see Commercial Property Types and Architectural Styles.

Integrity Considerations: Homestead Era, 1864-1886

According to the San Francisco Neighborhood Commercial Buildings Historic Context Statement, intact storefronts from before 1906 are rare. Properties with intact storefronts from this period but other significant alterations to the upper stories of the building may still retain sufficient integrity to convey significance.

Period of Significance: Streetcar Suburb, 1886-1906

Property Type Summary

Forms:	Mixed-use commercial and residential, mezzanine buildings
Styles:	Italianate, Stick, Queen Anne, Classical Revival

See Commercial Property Types and Architectural Styles for more detailed descriptions.

National and California Register Eligibility Considerations: Streetcar Suburb, 1886-1906

Criterion A/1	Properties associated with this theme may be significant for their association with the history of neighborhood commercial development in Eureka Valley and San Francisco, suburban expansion and commercial development, commerce at the urban edge, or significant businesses in San Francisco. Properties associated with commercial development in Eureka Valley should be significantly associated with key events or patterns of events in the history of commercial development in the district. For example, properties like the Stick-style mixed use building at 482-490 Castro Street (ca. 1900), the Classical Revival mixed use building at 4107-4121 19th Street (1904) may be eligible for their association with the development of the Castro Street corridor as the major commercial district in Eureka Valley at the turn of the twentieth century.

Criterion B/2	This criterion is potentially applicable, but no clear examples surfaced during research. Properties may also be significant for association with persons who made significant contributions to commercial trade district in the period, such as prominent local business owners. Properties associated with persons significant in the history of commercial development in Eureka Valley must be closely associated with the figure's productive life and accomplishments.
Criterion C/3	Resources from this period may be significant as distinctive examples of period neighborhood commercial design and construction practices. Properties evaluated under this criterion should be distinct, well-developed examples of the types, forms, or styles of commercial architecture present in Eureka Valley. Surviving commercial buildings from this period are rare, and evaluators should consider that scarcity in their analysis. Commercial buildings from this period will likely have more than one period of significance, including storefront alterations that have gained significance in their own right. For example, the mixed-use Queen Anne-style building at 4049 18th Street (built 1904) may be eligible as a well-preserved and relatively rare example of a Queen Anne-style mixed use building in Eureka Valley (see page 175). The mixed-use building at 327-329 Noe Street (built sometime between 1886 and 1900) may be eligible as a well-preserved Stick-style mixed use building with an early twentieth-century storefront (see page 170). For more detailed discussion of character defining features for particular forms and styles of properties associated with commercial development in Eureka Valley, please see Commercial Property Types and Architectural Styles.

Integrity Considerations: Streetcar Suburb, 1886-1906

According to the San Francisco Neighborhood Commercial Buildings Historic Context Statement, intact storefronts from before 1906 are rare. Properties with intact storefronts from this period but other significant alterations to the upper stories of the building may still retain sufficient integrity to convey significance.

Period of Significance: Becoming a District of the City, 1906-1941

Property Type Summary

Forms:	Mixed-use commercial and residential, mezzanine buildings, automobile-oriented buildings, banks, theaters, lodge/hall/commercial
Styles:	Queen Anne, Classical Revival, Mission Revival, Spanish Colonial Revival, Mediterranean Revival, Art Deco, Streamline (Art) Moderne

See Commercial Property Types and Architectural Styles for more detailed descriptions.

National and California Register Eligibility Considerations: Becoming a District of the City, 1906-1941	
Criterion A/1	Properties associated with this theme may be significant for their association with the history of neighborhood commercial development in Eureka Valley and San Francisco, suburban expansion and commercial development, the expansion of automobile use in the city, commercial modernization, social and political life centered on places of business, or significant businesses in San Francisco. The early twentieth century was the most intensive commercial development period in Eureka Valley's development history. Properties associated with commercial development in Eureka Valley should be significantly associated with key events or patterns of events in the history of commercial development in the district. For example, the Hibernia Savings and Loan building (1928, 501 Castro Street), and the Bank of America building (1922, 410 Castro Street) may be eligible under this criterion for their association with the development of a full-service commercial district in Eureka Valley over the first half of the twentieth century (see page 164).
Criterion B/2	Properties may also be significant for association with persons who made significant contributions to commercial trade district in the period, such as prominent local business owners. Properties associated with persons significant in the history of commercial development in Eureka Valley must be closely associated with the figure's productive life and accomplishments. For example, community leader Henry Becker's home at 534 Castro Street may be eligible for its association with his period of business and community leadership in Eureka Valley.
Criterion C/3	Resources from this period may also be significant as distinctive examples of period neighborhood commercial design and construction practices. Properties evaluated under this criterion should be distinct, well-developed examples of the types, forms, or styles of commercial architecture present in Eureka Valley. For example, the car showroom at 2355 Market Street (see page 162) or the Hecker Garage at 557 Castro Street (see page 163), both built in 1915 may be eligible as early examples of automobile-oriented building types in the neighborhood. The Bank of America Building at 410 Castro Street (1922) and the Hibernia Savings and Loan Building at 501 Castro Street (1928) may be eligible as distinctive examples of Classical Revival bank buildings (see page 164). The mixed-use commercial building at 4103-4105 18th Street (1906, remodeled ca. 1930) may be eligible as a distinctive example of a commercial building remodeled in the Streamline (Art) Moderne style (see page 197). For more detailed discussion of character defining features for particular forms and styles of properties associated with commercial development in Eureka Valley, please see Commercial Property Types and Architectural Styles.

Integrity Considerations: Becoming a District of the City, 1906-1941	
According to the San Francisco Neighborhood Commercial Buildings Historic Context Statement, intact original storefronts from the 1900s to the early 1940s fairly rare. Given the relative scarcity of extant commercial property type from this era, additional discretion is recommended for evaluating alterations. In the rare instance that a storefront from this period retains integrity, but the upper stories have been altered, the building as a whole may still retain sufficient integrity to convey significance to a specific theme.	
Period of Significance: Neighborhood in Transition, 1941-1974	
Property Type Summary	
Forms:	Big box retail, medical/professional buildings
Styles:	Mid-century Modern
See Commercial Property Types and Architectural Styles for more detailed descriptions.	
National and California Register Eligibility Considerations: Neighborhood in Transition, 1941-1974	
Criterion A/1	Properties associated with this theme may be significant for their association with the history of neighborhood commercial development in Eureka Valley and San Francisco, commercial modernization, social and political life centered on places of business, development as an LGBTQ enclave, or significant businesses in San Francisco. For example, the LGBTQ HCS identified the site of the Elephant Walk bar at 500-506 Castro Street as potentially eligible for its importance in the development of Eureka Valley as an LGBTQ enclave in the later twentieth century. Properties associated with commercial development in Eureka Valley should be significantly associated with key events or patterns of events in the history of commercial development in the district.
Criterion B/2	Properties may also be significant for association with persons who made significant contributions to commercial trade district in the period, such as prominent local business owners. Properties associated with persons significant in the history of commercial development in Eureka Valley must be closely associated with the figure's productive life and accomplishments. Potential figures from this period Ernie Asten or Ernie DeBaca, however more research is necessary to establish their significance.
Criterion C/3	Resources from this period may also be significant as distinctive examples of period neighborhood commercial design and construction practices. Properties evaluated under this criterion should be distinct, well-developed examples of the types, forms, or styles of commercial architecture present in Eureka Valley. This criterion is potentially applicable, but no clear examples surfaced during research.

Integrity Considerations: Neighborhood in Transition, 1941-1974
According to the San Francisco Neighborhood Commercial Buildings Historic Context Statement, intact storefronts from the 1950s through the end of the study period are fairly common in the city. All general integrity considerations for commercial buildings would apply.

Theme: Industrial Production	
Period of Significance: ca. 1872-ca. 1955	
Significance	
Properties associated with this theme may be significant for their association with the history of industrial production on the urban fringe in San Francisco or the history of the respective industries in the city (Criterion A/ 1). Properties may also be significant for association with persons who made significant contributions to industrial production in Eureka Valley or San Francisco in the period. (Criterion B/ 2). Resources associated with industrial production may also be significant as distinctive examples of period industrial design and construction practices (Criteria C/3) or their potential to yield information about the history of industrial production in San Francisco (Criteria D/4).	
Property Type Summary	
Property types associated with industrial production include a brewery building, residences associated with brewing and bottling operations, a small manufacturing facility, and landscape features associated with brickmaking and quarrying.	
National and California Register Eligibility Considerations	
Criterion A/1	Properties associated with industrial development in Eureka Valley should be significantly associated with key events or patterns of events in the history of commercial development in the district. For example, the Kirby/Phoenix Brewery and Kirby residence at 552-560 Noe Street may be significant as the earliest documented commercial brewing and bottling operation in the valley, an industry that had a strong presence in the district before the 1910s (see Figures 19 and 20 on page 28). Properties should also have a strong association with an area of industrial production. For example, the property at 2500 Market Street briefly housed a candy factory in the 1950s, but was originally constructed as an automobile repair facility (see Figure 22 on page 29). The brief industrial use and adaptable functionality of the building diminish its association with the history of industrial production in Eureka Valley.
Criterion B/2	This criterion is potentially applicable, but no clear examples surfaced during research. Properties associated with persons significant in the history of industrial development in Eureka Valley must be closely associated with the figure's productive life and accomplishments.
Criterion C/3	Properties evaluated under this criterion should be distinct, well-developed examples of the types, forms, or styles of industrial architecture for their respective periods of significance. For example, the former Kirby/Phoenix Brewery building at 560 Noe Street is a distinctive example of a small-scale commercial brewing building in the late nineteenth century (see Figures 19 and 20 on page 28). For more detailed discussion of character defining features for forms and styles of properties associated with industrial development in Eureka Valley, (continued)

	please see the Homestead Era Land Division and Settlement, Associated Property Types section and Architectural Styles section.
Criterion D/4	A qualified archaeologist should assess eligibility criteria for archaeological material related to industrial production in Eureka Valley, if such material is identified.

Integrity Considerations

Properties significant under Criterion A/1 and B/2 should retain a substantial degree of integrity from their specific period of association with the significant events or persons from which their significance derives. Depending on the association, certain aspects of integrity, such as feeling, location, setting, or association, may have a higher importance than the physical aspects of integrity, material, design and workmanship. In general, a lower threshold of integrity is appropriate for properties significant under Criteria A/1 or B/2, provided there is sufficient historic fabric to convey the association with a significant event, trend, or person.

Properties significant under Criterion C/3 should possess sufficient integrity of materials, design, workmanship, and feeling to convey their association with industrial production. Most buildings from the period of industrial production in Eureka Valley will have undergone some degree of alteration over time, but those alterations should not significantly change the form and architectural expression of the property. Considerations regarding resource integrity include:

- Resources should be clear, recognizable examples of their form and/or style and retain readily discernible form, massing, and outline from their respective period of significance.
- Buildings should retain the majority of original door and window openings in their original locations and configurations.
- Some closure of door and window openings would not necessarily preclude historic recognition if the location and outline of openings remain discernible and the building retains sufficient character defining features from the historic period to convey association and significance.
- Where applicable, buildings should retain substantive, original architectural finishes and ornament or replacement finishes and ornament similar in type, scale, and architectural expression. Original ornament in key locations such as door and window openings and rooflines is particularly important.
- Alterations to or loss of rear additions and outbuildings would not necessarily preclude historic recognition. However, extant portions of the property should retain sufficient integrity of design, materials, workmanship, and feeling to convey the association of the property with an industrial production context.
- Additions from the historic period related to industrial or commercial use may be considered part of the historic development of the property and would not necessarily preclude historic recognition. More recent additions may also be acceptable if the additions do not substantively alter building form and massing and respect the scale of the earlier portion of the structure.
- Substantially rehabilitated or reconstructed properties may be eligible for historic recognition if the rehabilitation and reconstruction work meets the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Theme: Transportation	
Period of Significance: ca. 1886-ca. 1972	
Significance	
Properties associated with this theme may be significant for their association with the development of streetcar and municipal rail systems in San Francisco, the development of streetcar suburbs in San Francisco, and the expansion of urban and neighborhood development west of Twin Peaks (Criterion A/ 1). Properties may also be significant for association with persons who made significant contributions to transportation development in the period. (Criterion B/ 2). Resources associated with transportation development may also be significant as distinctive examples of period engineering design or construction practices (Criteria C/3).	
Property Type Summary	
There are no identified extant resources associated with the earliest periods of street car transportation in the study area (1886-1906). Commercial properties from this era may be associated with transportation development if research demonstrates a strong association between the property or property type and local transportation development. The Twin Peaks Tunnel (1918) and the abandoned Eureka Valley municipal subway station (1918) are the primary extant transportation-related resources from later periods of development.	
National and California Register Eligibility Considerations	
Criterion A/1	Properties associated with transportation development in Eureka Valley should be significantly associated with key events or patterns of events in the history of commercial development in the district. For example, the Twin Peaks Tunnel is significant as a major public works project that expanded municipal rail access to western San Francisco and influenced patterns of development in western San Francisco neighborhoods. Commercial properties may also be significant within this context if research demonstrates a strong association between the property or property type and local transportation development.
Criterion B/2	This criterion is potentially applicable, but no clear examples surfaced during research. Properties associated with persons significant in the history of industrial development in Eureka Valley must be closely associated with the figure's productive life and accomplishments.
Criterion C/3	Properties evaluated under this criterion should be distinct, well-developed examples of the types, forms, or methods of construction for their respective period of significance. For example, for the abandoned San Francisco Municipal Railway station at Castro and Market streets to be significant under this criterion, the station would have to be a representative or innovative design within the municipal railway system. Types of forms of transportation-related construction (e.g. roadways, San Francisco Municipal Railway stations) evaluated under this criterion should be (continued)

	important examples of the form or building practices in the related period. For example, such properties might represent a variation, evolution, or transition of types that influenced later buildings.

Integrity Considerations

Properties evaluated under all criteria should possess sufficient integrity of materials, design, workmanship, and feeling to convey their association with transportation development. Considerations regarding resource integrity include:

- Resources should maintain their historic location, route, and footprint and/or retain readily discernible form, massing, and materials from their respective period of significance.
- Resources should retain substantive, original finish materials and ornament, if applicable, or replacement materials and ornament similar in type, scale, and design expression.

Theme: Urban Planning and Infrastructure Development	
Period of Significance: ca. 1881-1974	
Significance	
Properties associated with this theme may be significant for their association with the history of urban planning in San Francisco, the history of neighborhood social life and physical development in Eureka Valley and San Francisco, or the history of water systems development in San Francisco (Criterion A/ 1). Resources associated with this theme may also be significant if they are associated with the productive life of an urban planner or engineer who is individually significant in the local or regional history of their professions (Criterion B/2). Resources associated with this theme may also be significant as distinctive examples of period urban planning, utility, design, and construction practices (Criteria C/3) or for their potential to yield information about the history of urban planning and infrastructure (Criteria D/4).	
Property Type Summary	
There are no known surviving buildings or structures in the study area associated with the history of urban planning activities from the period before 1906. A series of planned landscape features such as retaining walls, pedestrian stairs, and sidewalk stairs from the 1910s and 1920s remain extant.	
National and California Register Eligibility Considerations	
Criterion A/1	Properties associated with urban planning and design and infrastructure development in Eureka Valley should be significantly associated with programs of neighborhood infrastructure improvement. For example, the series of street staircases, pedestrian stairs, sidewalk stairs, and road switchbacks completed in Eureka Valley in the 1910s and 1920s may be significant for their association with the history of urban design in San Francisco as an example of small-scale improvements adapted to distinct local topography (see Figures 95 to 99 on pp. 101-102). Extant streetscape features from the period of improvement association activity might also be significant for their association with neighborhood social and civic life in the period, an influential force in local development.
Criterion B/2	This criterion is potentially applicable, but no clear examples surfaced during research. Properties associated with persons significant in the history of urban planning and engineering must be closely associated with the figure's productive life and accomplishments. Further, the property should reflect the period of time or body of work for which the individual achieved significance within their respective professions.
Criterion C/3	Properties evaluated for significance based on their type, period, or method of construction should be distinct, well-developed examples of the types, forms, or styles of public improvements. Particular attention should be given to the significance of systems of like improvements which may be individually indistinctive, but as a linkage or continuity of resources, form a distinctive design or construction entity. (continued)

	For example, the street stairs, pedestrian stairs, sidewalk stairs, and road switchbacks in Eureka Valley may collectively constitute a distinct, well-developed example of urban design features accommodating uneven topography for people and automobiles (see Figures 95 to 99 on pp. 101-102). For more detailed discussion of character defining features for particular forms and styles of properties associated with public infrastructure development in Eureka Valley, please see Becoming a District of the City, Associated Property Types, Urban Planning.
Criterion D/4	Consistent upgrades to public infrastructure in Eureka Valley have resulted in the removal, replacement, or abandonment in place of many earlier infrastructure systems. Some aspects of earlier lighting, water, gas, sewer, and road systems may remain as part of the archaeological record. If identified, a qualified archaeologist should assess the material for significance under this criterion.

Integrity Considerations

Properties evaluated under all criteria should possess sufficient integrity of materials, design, workmanship, and feeling to convey their association with the context. Considerations regarding resource integrity include:

- Routine repairs to extant stairways, retaining walls, and other significant streetscape features would typically not adversely affect integrity of design, materials, or workmanship if the materials are compatible with materials dating from the respective period of significance for the resource.
- Alterations to surrounding landscaping outside the period of significance would not diminish integrity of design and setting to such a degree that the resource could not be considered eligible.

Theme: Social and Political Life	
Period of Significance: ca. 1881-1974	
Significance	
Properties associated with this theme may be significant for their association with the history of social and political life in Eureka Valley, the history of urban and institutional development in Eureka Valley and San Francisco, and the history of street festivals and carnivals in Eureka Valley (Criterion A/ 1). Properties may also be significant for association with persons who made significant contributions to social and political life or civic and institutional development in Eureka Valley or San Francisco (Criterion B/ 2). Resources associated with this theme may also be significant as distinctive examples of period design and construction practices or building types (Criteria C/3).	
Property Type Summary	
Properties significant for their association with social and political life in Eureka Valley may include residential buildings, commercial buildings, religious buildings, civic and institutional buildings, or public spaces. There are no identified surviving buildings or structures in the study area associated with the early history of social and political life in Eureka Valley (1886-1906). Most associated resources from this period were demolished in the mid-twentieth century. Other property types that might be eligible for association with this context include commercial and residential properties or public spaces significantly associated with the history of carnivals and festivals in Eureka Valley, properties associated with the neighborhood's improvement clubs, and or buildings historically associated with local civic, social, artistic, or political leaders.	
National and California Register Eligibility Considerations	
Criterion A/1	Properties associated with residential development in Eureka Valley should be significantly associated with key events or patterns of events in the history of social and political life in the district. For example, the Collingwood Hall at 4144-4150 18th Street may be eligible as the neighborhood's primary venue for neighborhood civic clubs, social organizations, and political gatherings (see Figure 101 on page 108).
Criterion B/2	Properties associated with persons significant in the history of civic, artistic, and institutional development in Eureka Valley must be closely associated with the figure's productive life and significant accomplishments. For example, the former Kirby/Phoenix Brewery building at 552 Noe Street may be eligible under this criterion for its association with noted California ceramicist and sculptor Ruby O'Burke and her more than twenty years of arts education work in San Francisco (1962-1983) (see Figures 19 and 20 on page 28).
Criterion C/3	Properties evaluated under this criterion should be distinct and well-developed examples of the types, forms, or styles of architecture that supported social and political life in Eureka Valley. Eligibility under this criterion is most likely to occur in addition to significance under Criteria A/1 or B/2.

Integrity Considerations

Properties significant under Criterion A/1 and B/2 should retain a substantial degree of integrity from their specific period of association with those significant events or persons. Depending on the association, certain aspects of integrity, such as feeling, location, setting, or association, may have a higher importance than the physical aspects of integrity, material, design and workmanship. In general, a lower threshold of integrity is appropriate for properties significant under Criteria A/1 or B/2, provided there is sufficient historic fabric to convey the association with a significant event, trend, or person. Properties with short-term or ephemeral association with such uses would typically not have sufficient integrity of association with the context to warrant recognition.

Properties evaluated under Criterion C/3 should possess sufficient integrity of materials, design, workmanship, and feeling to convey their association with the context. Considerations regarding the physical integrity of the resource include:

- Resources should be clear, recognizable examples of their form and/or style and retain readily discernible form, massing, and outline from the period of significance.
- Buildings should retain the majority of original door and window openings in their original locations and configurations. Window replacement may be acceptable if the windows conform to the original window openings and sash pattern.
- Where applicable, buildings should retain substantive, original architectural finishes and ornament or replacement finishes and ornament similar in type, scale, and architectural expression. Original ornament in key locations such as door and window openings and rooflines is particularly important.
- Adaptive reuse of a property for another purpose would not necessarily preclude historic recognition if the property retains sufficient physical integrity to convey its significance.
- Additions from the historic period related to civic or institutional use may be considered part of the historic development of the property and would not necessarily preclude historic recognition. More recent additions may also be acceptable if the additions do not substantively alter building form and massing and respect the scale of the earlier portion of the structure.
- In circumstances where a property is the oldest or best example of a resource associated with an important property type, a higher degree of alteration may be acceptable.

Theme: Civic and Institutional Development	
Period of Significance: ca. 1890-1974	
Significance	
Properties associated with this theme may be significant for their association with the history of civic and institutional development in Eureka Valley, urban district and neighborhood development in San Francisco, and the history of park and recreational space development in the city. (Criterion A/ 1). Properties may also be significant for association with persons who made significant contributions to civic and institutional development in Eureka Valley or San Francisco. (Criterion B/ 2). Resources associated with this theme may also be significant as distinctive examples of period design and construction practices or building types (Criteria C/3).	
Property Type Summary	
There are no identified surviving buildings or structures in the study area associated with the early history of civic and institutional development activities in Eureka Valley (1886-1906). Most associated resources from this period were demolished in the mid-twentieth century. The US Post Office and remains from the period between 1906 and 1941. Most extant civic and institutional properties date from the mid-twentieth century. Civic and institutional resources in the study area include the Eureka Valley/Harvey Milk branch of the San Francisco Public Library (1961), the Harvey Milk Civil Rights Academy/Douglass School (1953), the Eureka Valley Playground and Recreation Center (1951 and 1956) and the District Number 1 (Eureka-Noe) Health Center (now Castro/Mission Health Center) at 3850 17th Street (1966).	
National and California Register Eligibility Considerations	
Criterion A/1	Properties associated with residential development in Eureka Valley should be significantly associated with key events or patterns of events in the history of civic and institutional development in the district. For example, the Eureka Valley Playground and Recreation Center may be eligible for their association with public park and recreation space development in the neighborhood and local public advocacy efforts to provide these resources in the district (see Figure 112 on page 120).
Criterion B/2	This criterion is potentially applicable, but no clear examples surfaced during research. Properties associated with persons significant in the history of civic and institutional development in Eureka Valley must be closely associated with the figure's productive life and significant accomplishments.
Criterion C/3	Properties evaluated under this criterion should be distinct and well-developed examples of the types, forms, or styles of architecture present in civic and institutional development in Eureka Valley. For example, the Harvey Milk/Eureka Valley branch of the San Francisco Public Library may be eligible as a distinctive example of a branch library in San Francisco rendered in the Modern idiom (see Figure 110 on page 119).

Integrity Considerations

Properties evaluated under all criteria should possess sufficient integrity of materials, design, workmanship, and feeling to convey their association with the context. Properties with short-term or ephemeral association with such uses would typically not have sufficient integrity of association with the context to warrant recognition. Considerations regarding the physical integrity of the resource include:

- Resources should be clear, recognizable examples of their form and/or style and retain readily discernible form, massing, and outline from the period of significance.
- Buildings should retain the majority of original door and window openings in their original locations and configurations. Window replacement may be acceptable if the windows conform to the original window openings and sash pattern.
- Where applicable, buildings should retain substantive, original architectural finishes and ornament or replacement finishes and ornament similar in type, scale, and architectural expression. Original ornament in key locations such as door and window openings and rooflines is particularly important.
- Adaptive reuse of a property for another purpose would not necessarily preclude historic recognition if the property retains sufficient physical integrity to convey its significance.
- Additions from the historic period related to civic or institutional use may be considered part of the historic development of the property and would not necessarily preclude historic recognition. More recent additions may also be acceptable if the additions do not substantively alter building form and massing and respect the scale of the earlier portion of the structure.
- In circumstances where a property is the oldest or best example of a resource associated with an important property type, a higher degree of alteration may be acceptable.

Theme: Religious Communities	
Period of Significance: 1880-1974	
Significance	
According to the National Register of Historic Places Criteria for Evaluation, religious properties would be eligible for historic recognition primarily for their architectural or artistic distinction or historical importance outside of a religious context. Properties associated with this theme may be significant for their association with the history of the religious life in Eureka Valley and San Francisco, the history of the diffusion of particular religious institutions in San Francisco, and the history of various ethnic and LGBTQ populations in Eureka Valley and San Francisco (Criterion A/1). Properties associated with religious communities may also be significant for their association with individuals significant in religious history, including forming or significantly influencing religious institutions or movements or important religious figures in local, regional, or national history (Criterion B/2). Resources associated with this theme may also be significant as distinctive examples of period design and construction practices or building types (Criteria C/3).	
Property Type Summary	
The earliest extant religious properties in the study area date from the early twentieth century and include the Most Holy Redeemer Catholic Church complex on Diamond Street and the former Central Baptist Church building at 150 Eureka Street. Other properties in the study area such as residential and commercial buildings may also be associated with religious use.	
National and California Register Eligibility Considerations	
Criterion A/1	Properties associated with religious development in Eureka Valley should be significantly associated with key events or patterns of events in the history of religious community development and social life in the district. For example, the Most Holy Redeemer Roman Catholic Church complex may be eligible under this criterion for its association with the growth of the Roman Catholic Church in San Francisco at the turn of the twentieth century, as an important community social asset for the predominantly Irish ethnic population of the district in the early twentieth century, or for its significant association with the history of Roman Catholic relations with LGBTQ communities (see Figures 65-68 on pp. 79-80).
Criterion B/2	This criterion is potentially applicable, but no clear examples from within the study period surfaced during research. Religious properties associated with individuals significant in religious history or who were significant religious figures in community history must be evaluated against recognized, secular scholarship on their role in these contexts. The individual must also have significance beyond the context of a single congregation.
Criterion C/3	Properties associated with religious communities should be distinct and well-developed examples of the types, forms, or styles of architecture associated with the respective religious group. (continued)

	For example, the Most Holy Redeemer parish complex may be significant under this criterion for its well-developed parish grouping of church, rectory, school, and convent and for its well-developed scheme of Classical Revival architectural styling (see Figures 65-68 on pp. 79-80).
Criteria Consideration A	Religious properties must be primarily significant for their architectural or artistic distinction or historical importance, not on matters related to religious doctrine. Religious properties may be significant under a theme in the history of religion with secular scholarly recognition, significant under historical themes such as social philanthropy or education, for association with an important religious leader, or as a distinctive architectural design or construction practice. For example, the Most Holy Redeemer Catholic Church and parish buildings may be eligible under Criterion A/1 and Criterion C/3 as an important center of religious and social life in the predominantly Catholic Eureka Valley district and as a distinctive example of a Catholic parish grouping of church, school, convent, and rectory rendered in the Classical Revival style (see Figures 65-68 on pp. 79-80).

Integrity Considerations

Properties significant under Criterion A/1 and B/2 should retain a substantial degree of integrity from their period of association with significant events or persons. Properties should possess sufficient integrity of materials, design, workmanship, and feeling to convey their association with the context. Depending on the association, certain aspects of integrity, such as feeling, location, setting, or association, may have a higher importance than the physical aspects of integrity, material, design and workmanship. In general, a lower threshold of integrity is appropriate for properties significant under Criteria A/1 or B/2, provided there is sufficient historic fabric to convey the association with a significant event, trend, or person. Properties with short-term or ephemeral association with such uses would typically not have sufficient integrity of association with the context to warrant recognition.

Properties evaluated under Criterion C/3 should possess sufficient integrity of materials, design, workmanship, and feeling to convey their association with period design and construction or building types. Considerations regarding the physical integrity of resources evaluated under this criterion include:

- Resources should be clear, recognizable examples of their form and/or style and retain readily discernible form, massing, and outline from the period of significance.
- Buildings should retain the majority of original door and window openings in their original locations and configurations. Window replacement may be acceptable if the windows conform to the original window openings and sash pattern.
- Where applicable, buildings should retain substantive, original architectural finishes and ornament or replacement finishes and ornament similar in type, scale, and architectural expression. Original ornament in key locations such as door and window openings and rooflines is particularly important.
- Adaptive reuse of a property for another purpose would not necessarily preclude historic recognition if the property retains sufficient physical integrity to convey its significance.

- Additions from the historic period related to public, social, or religious use may be considered part of the historic development of the property and would not necessarily (continued) preclude historic recognition. More recent additions may also be acceptable if the additions do not substantively alter building form and massing and respect the scale of the earlier portion of the structure.
- In circumstances where a property is the oldest or best example of a resource associated with an important property type, a higher degree of alteration may be acceptable.

Theme: Immigrant and Ethnic Communities	
Period of Significance: ca. 1880-1940	
Significance	
Properties associated with immigrant and ethnic communities in Eureka Valley may be significant for their association with immigration patterns, labor history, and ethnic community life in the neighborhood (Criterion A/ 1). Properties might also be significant for association with persons significant in the history of Eureka Valley and San Francisco (Criterion B/ 2). Properties associated with this context may also be significant as representative examples of types, periods, and methods of construction common for residential, commercial, civic, religious, or institutional uses in the historic period (Criterion C/ 3).	
Property Type Summary	
Properties associated with various ethnic and immigrant communities in Eureka Valley include religious sites such as the Most Holy Redeemer Catholic Church, associated with Irish, Italian, and German residents. Other property types that may be associated with ethnic and immigrant communities include social or recreational spaces and commercial properties that contained businesses or services important to these communities. Most identified resources associated with immigrant and ethnic communities in Eureka Valley are located just outside the bounds of the study area. Upper Market Street contained a number of Swedish, Danish, and Norwegian businesses and churches, most located near, but outside the Eureka Valley study area: Ebenezer Lutheran Church (Swedish) at 15th and Dolores (burned 1993); the Ansgar Danish (now St. Francis) Lutheran Church at 152 Church Street (City Landmark No. 39), the Dovre Hall (now Women's Building) at 3548 18th Street (City Landmark No. 178), and the Swedish-American Hall at 1274 Market Street (City Landmark No. 267).	
National and California Register Eligibility Considerations	
Criterion A/1	Properties associated with immigrant and ethnic communities in Eureka Valley should be significantly associated with the history of the respective community or group. The group should also have made an identifiable and substantive impact on the history of the neighborhood. For example, the Most Holy Redeemer Roman Catholic Church complex may be eligible under this criterion for its association with the social and religious life of the significant Irish, German, and Italian ethnic populations in the district in the early twentieth century (see Figures 65-68 on pp. 79-80).
Criterion B/2	This criterion is potentially applicable, but no clear examples surfaced during research. Properties associated with prominent persons in the history of immigrant and ethnic communities in Eureka Valley must be closely associated with the figure's productive life and significant accomplishments.

Criterion C/3	Properties associated with immigrant and ethnic communities should be distinct and well-developed examples of the types, forms, or styles of architecture associated with their respective use. For example, the Most Holy Redeemer parish complex may be significant under this criterion for its well-developed parish grouping of church, rectory, school, and convent and for its well-developed scheme of Classical Revival architectural styling (see Figures 65-68 on pp. 79-80). For more detailed discussion of character defining features for particular forms and styles of properties associated with religious communities in Eureka Valley, please see Streetcar Suburb, Associated Property Types, Immigrant and Ethnic Communities and Architectural Styles.

Integrity Considerations

Properties significant under Criterion A/1 and B/2 should retain integrity from their period of association with significant events or persons. Depending on the association, certain aspects of integrity, such as feeling, location, setting, or association, may have a higher importance than the physical aspects of integrity, material, design and workmanship. In general, a lower threshold of integrity is appropriate for properties significant under Criteria A/1 or B/2, provided there is sufficient historic fabric to convey the association with a significant event, trend, or person. Properties with short-term or ephemeral association with such uses would typically not have sufficient integrity of association with the context to warrant recognition.

Properties evaluated under Criterion C/3 should possess sufficient integrity of materials, design, workmanship, and feeling to convey their association with period design and construction or building types. Considerations regarding the physical integrity of resources evaluated under this criterion include:

- Resources should be clear, recognizable examples of their form and/or style and retain readily discernible form, massing, and outline from the period of significance.
- Buildings should retain the majority of original door and window openings in their original locations and configurations. Window replacement may be acceptable if the windows conform to the original window openings and sash pattern.
- Where applicable, buildings should retain substantive, original architectural finishes and ornament or replacement finishes and ornament similar in type, scale, and architectural expression. Original ornament in key locations such as door and window openings and rooflines is particularly important.
- Adaptive reuse of a property for another purpose would not necessarily preclude historic recognition if the property retains sufficient physical integrity to convey its significance.
- Additions from the historic period related to public, social, or religious use may be considered part of the historic development of the property and would not necessarily preclude historic recognition. More recent additions may also be acceptable if the additions do not substantively alter building form and massing and respect the scale of the earlier portion of the structure.
- In circumstances where a property is the oldest or best example of a resource associated with an important property type, a higher degree of alteration may be acceptable.

Theme: Development as an LGBTQ Enclave	
Please reference the historic themes and evaluation framework in the Citywide Historic Context Statement for LGBTQ History in San Francisco to evaluate properties under this theme.	
Period of Significance: ca. 1960-1974	
Significance	
Properties associated with this theme may be significant for their association with the history of the evolution of LGBTQ enclaves and development of new neighborhoods in San Francisco; gay liberation, pride and politics; building LGBTQ communities; and policing and harassment of LGBTQ communities (Criterion A/ 1). Properties may also be significant for association with persons who made significant contributions to the history of LGBTQ communities in Eureka Valley (Criterion B/ 2). Resources associated with LGBTQ communities in Eureka Valley might also be significant as distinctive examples of a type, period, or method of construction (Criteria C/3).	
Property Type Summary	
Residential, commercial (including recreational, health and medicine), social, cultural, civic and institutional (including recreational, educational, landscape), religious, transportation (road-related, pedestrian-related), legacy business	
National and California Register Eligibility Considerations	
The LGBTQ HCS has identified several properties in Eureka Valley that may be eligible under National and California Register criteria. See Recommendations section for a summary. Research on the Eureka Valley HCS has also identified several additional properties.	
Criterion A/1	Earlier residential buildings in Eureka Valley might also be significant for their association with events that contributed to LGBTQ community building, gay liberation, pride, ad politics, or policing and harassment of LGBTQ communities. For example, the 1925 home of Bob Ross, founder and publisher of the *Bay Area Reporter*, at 4200 20th Street was a frequent site of political and professional events for the LGBTQ community in Eureka Valley and San Francisco during the 1970s.
Criterion B/2	Properties associated with persons significant in the history of residential development in Eureka Valley must be closely associated with the figure's productive life and significant accomplishments. For example, the home of *Bay Area Reporter*, Tavern Guild, and Operation Concern founder Bob Ross at 4200 20th Street may be significant for its association with Ross's period of activism on LGBTQ issues in San Francisco.
Criterion C/3	This criterion is potentially applicable, but no clear examples surfaced during research. This criterion may apply to properties associated with LGBTQ communities in Eureka Valley as an additional area of significance derived from earlier periods of design and construction practices. Evaluators should refer to

	significance considerations for specific property types (e.g. residential, commercial) to determine significance under this criterion.
Integrity Considerations	
The LGBTQ History in San Francisco HCS provides detailed integrity considerations for properties associated with these contexts. See pp. 323-325 and “Notes on Integrity,” pp. 349-351.	

V. RECOMMENDATIONS

The following recommendations are based on findings from context statement fieldwork and research and [future] public input form the Eureka Valley/Castro community.

POTENTIAL SAN FRANCISCO LANDMARKS

Reconnaissance fieldwork and research identified several potential San Francisco Landmarks.

- Fernando Nelson House, 701 Castro Street (1897): The Fernando Nelson House may be eligible for landmarking for its association with the productive life of Fernando Nelson, an influential and prolific housing developer in Eureka Valley and San Francisco, and/or as a distinctive example of Queen Anne style architecture.
- Kirby House and Phoenix Brewery, 552-560 Noe Street: The Kirby House and adjacent Phoenix Brewery building may be eligible for landmarking for its association with the early history of brewing and industrial production in Eureka Valley and San Francisco and/or as an example of a small-scale brewery facility complex.
- Charles Hinkel House, 740 Castro Street: The Charles Hinkel House may be eligible for landmarking for its association with the productive life of Charles Hinkel (1847-1908) and his sons, all prolific home builders in Eureka Valley and San Francisco. Hinkel moved to the Castro Street home in 1891 from his earlier home at 280 Divisadero Street, most likely to set up a presence in the neighborhood in conjunction with his building activities there. Hinkel lived in the Castro Street house for seventeen years until his death in 1908. His widow and children remained in the house until the mid-1920s. The house may also be eligible for landmarking as a distinctive example of Queen Anne-style architecture. (Hinkel's earlier home at 280 Divisadero Street, where he lived from 1885 to 1891, is San Francisco Landmark #190.)

The LGBTQ HCS also identified several sites for further study as San Francisco Landmarks. These include:

- AIDS Foundation, 520 Castro Street
- Castro Rock Steam Baths, 580 Castro Street
- Coming Home Hospice, 115 Diamond Street
- Full Moon Coffee House, 4416 18th Street
- Metropolitan Community Church, 150 Eureka Street
- Missouri Mule, 2348 Market Street

The LGBTQ HCS also recommended examining the following designated San Francisco Landmarks for expanded significance for LGBTQ history:

- Castro Theater, 479 Castro Street, Landmark #100

POTENTIAL HISTORIC DISTRICTS

Eureka Valley has a rich collection of late nineteenth and early twentieth-century developer housing. Several concentrations of this housing from the late nineteenth century should be studied further to determine if they may constitute historic districts. Areas of eligibility could include Criteria A/1 for association with the history of speculative housing development in Eureka Valley, B/2 for association with the productive lives of key housing developers, or C/3 for being distinctive examples of popular

developer housing forms in the period and/or architectural styles. The major concentrations of developer housing include:

- John Anderson Houses at 3816 to 3836 21st (1903-1904) and 563-577 Liberty Street (1897)
- Fernando Nelson Houses at 550-572 Liberty, 4000-4056 18th and 2-64 and 37-65 Hartford
- Late nineteenth and early twentieth-century dwellings on Hartford Street
- Late nineteenth and early twentieth-century dwellings on Liberty Street

SURVEY AND PLANNING

Recommendations for additional survey and planning activities based on the findings of the historic context statement and community input include:

1. Comprehensive Neighborhood Cultural Resource Survey

Eureka Valley has not had a neighborhood-wide cultural resource survey effort since the early 1990s. Given the rich collection of pre-earthquake buildings, particularly housing, in the neighborhood and the increasing development pressures in the district, a comprehensive cultural resource survey should be conducted to further identify properties or districts eligible for landmarking or other preservation protections. The survey should particularly address the following aspects of historical development in Eureka Valley:

- Pre-1906 Housing Stock: Eureka Valley has one of the richest collections of pre-earthquake housing in the city. Seventy-five percent of the housing stock in San Francisco burned in 1906, leaving only an estimated 10,000 Victorian-era houses intact.[379] At a minimum, the surviving dwellings from before 1906 in the study area should be systematically surveyed and evaluated.

- Neighborhood Commercial Development: The San Francisco Planning Department is currently conducting a neighborhood commercial district survey, but the survey did not include commercial areas in the Eureka Valley study area. Future targeted survey efforts should make use of the Neighborhood Commercial Buildings Historic Context Statement to survey and evaluate these areas. These areas overlap with previously identified, but undocumented historic districts in the study area. See recommendation number two, "Documentation and Reevaluation of Previously Identified Historic Districts," below.

- Documentation and Reevaluation of Previously Identified Historic Districts: The study area has three previously identified historic districts that were determined eligible for the California and possibly National Registers through compliance with Section 106 of the National Historic Preservation Act or previous survey efforts. These include the Upper Market Street Commercial Historic District Extension, Castro Street Historic District, and 19th and Noe Historic District. Future survey should document and reevaluate these districts for formal designation.

- LGBTQ Presence and Influence, 1974-early 1990s: The San Francisco LGBTQ History HCS has a study period that extends to the early 1990s, almost twenty years beyond the scope of this HCS. Future survey and research should close this gap by addressing neighborhood-specific

[379] Walker, Richard, "Classy City: Residential Realms of the Bay Region," 3.

aspects of the development of Eureka Valley into an LGBTQ enclave and LGBTQ presence and influence in the district.

- Legacy Business Study: The Eureka Valley/Castro neighborhood hosts a number of long-standing businesses from the mid-to-late twentieth century. Several, including Moby Dick, the Cove on Castro, Dog Eared Books, the Anchor Oyster Bar, the Castro Country Club, and Ruby's Clay Studio are already designated Legacy Businesses. Others, such as Cliff's Variety, the Twin Peaks Tavern, and Midnight Sun might also qualify. The survey should include recommendations for legacy business candidates in the Castro/Eureka Valley neighborhood.

2. Thematic Cultural Resource Survey on Surviving Agricultural Properties

The dwelling at 225-227 Eureka Street associated with the Pacific Dairy is one of several surviving properties in the surrounding area associated with agricultural use. (Others include the Miller-Joost House, 3224 Market Street, SF Landmark #79 and 22 Beaver Street.) These survivals may be part of a larger pattern of extant buildings associated with agricultural production in the Eureka Valley, Noe Valley, Mission, and Duboce Triangle area. A thematic survey of surviving agricultural properties in the former western neighborhoods of San Francisco should be considered.

3. Preservation Planning Efforts Focused on Preserving Small-Scale Housing

Eureka Valley has a variety of small-scale housing forms rendered in a variety of styles, many of which date from the earlier periods of development in the district. These dwellings sometimes exist as rear houses on parcels with larger houses at the lot frontage, but most often are on their own lot. The small-scale housing is part of the development character of the neighborhood and reflects its development history as a district of relatively modest dwellings for working-class San Franciscans. Preservation planning attention should be given to strategies to preserve small-scale housing in the Eureka Valley neighborhood via design guidelines or design review processes.

4. Design Guidelines

Consideration should be given to creating a set of locally-specific design guidelines for alterations to historic commercial and residential properties in Eureka Valley. The guidelines would allow for change to historic properties while preserving significant building features and aspects of the historic built environment.

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