

23rd Street Shops and Row-Houses



Corner of 23rd and Bartlett Streets.

Boundaries: 23rd Street between Mission and Valencia Streets, as well as properties on Mission, Bartlett, and Valencia Streets

Period of Significance: 1873-1895

Eligibility: California Register of Historical Resources

Thematic Summary: This residential and commercial corridor in the heart of the Mission District is an architecturally consistent grouping of Italianate-style and Stick-style buildings – flats above shops, row-houses, and cottages – on 23rd Street, with additional shops and dwellings located on Mission and Valencia Streets, and dwellings on Bartlett Street. The area is representative of the late-19th-century character of the most urban, densely developed part of the Mission

*San Francisco Planning Department – South Mission Historic Resources Survey
Historic District Description*

District, the blocks located between the commercial and transit corridors of Mission and Valencia Streets.

This historic district, comprised of 21 contributors and 25 total properties, contains fine examples of 1870s Italianate-style townhouses, and several remarkably well-preserved Italianate-style and Stick-style mixed-use buildings from the 1880s and 1890s. Among these properties are works constructed by some of San Francisco's most noted architects and builders.

During the period of U.S. pioneer settlement, the district area lay in the western portion of the Broderick Estate, a tract of land that likely belonged to the estate of Senator David Broderick. Broderick had owned the nearby Union Race Course until his death in a pistol duel at Lake Merced in 1859. In the 1860s and 1870s, as the Mission District began to develop as a streetcar suburb, Mission and Valencia Streets became parallel, north-south transportation and commercial corridors for the urbanizing valley. Blocks along the east-west numbered streets that ran between these major commercial corridors typically developed a mixed-use character as well.



South side of 23rd Street, west from Mission Street.

Highlights of this historic district include the north side of 23rd Street, an unbroken line of Italianate-style townhouses, including four constructed by Jonathan Hinkel in 1877. Hinkel was a member of the well-known Hinkel brothers, described as some of "San Francisco's most prolific owner-builders." These townhouses continue west to Valencia Street, where they meet several

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impressive mixed use buildings, including 1189 Valencia Street, a highly ornate example of the Stick/Eastlake style featuring unusual Moorish-inspired trim work and what appears to be the original and unaltered storefront.

On the south side of 23rd Street, the district includes several well-preserved mixed-use buildings between Bartlett and Mission Streets, including 2700 Mission Street, constructed by the noted San Francisco architect, Henry Geilfuss.



City & County of San Francisco Planning Department
 Eastern Neighborhoods Mission Area Plan
 South Mission Historic Resources Survey

23RD STREET SHOPS AND ROW-HOUSES HISTORIC DISTRICT
 Eligible for Listing in the California Register

-  Historic District Boundary
-  Historic District Contributor



Printed: 10 November, 2010



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San Francisco Planning Department - South Mission Historic Resource Survey
 Historic District Property Listing (sorted by Street Address)

Assessor Block-Lot	Address (Low #)	Address (High #)	Street	Attribute Code/Description 1	Attribute Code/Description 2	Year Built	Year Built Source	Primary Record (DPR 532A)	Architectural Style 1	Architectural Style 2	Historic District	CHRSC	Listing Type	Resource Eligibility	Notes
3636-013	3326	3326	23RD ST	HP2. Single Family Property		1877	SFPUC water tap	Yes	Italianate		23rd Street Shops and Row-houses	3CD, 3S	Individual & Contributor	National Register & California Register	Builder Jas Lamont.
3636-014	3330	3330	23RD ST	HP2. Single Family Property		1886	SFPUC water tap	Yes	Stick/Eastlake		23rd Street Shops and Row-houses	3CB	Individual & Contributor	California Register	Builder Jas Lamont.
3636-015	3336	3336	23RD ST	HP2. Single Family Property		1882	Sanborn Co. maps (est.)	Yes	Italianate		23rd Street Shops and Row-houses	3CB	Individual & Contributor	California Register	Builder L Foge.
3636-016	3338	3338	23RD ST	HP2. Single Family Property		1881	SFPUC water tap	Yes	Italianate	None/Altered	23rd Street Shops and Row-houses	3CD	Contributor	California Register	Builder L Foge.
3636-016A	3340	3340	23RD ST	HP3. Multiple Family Property		1880	SFPUC water tap	Yes	Italianate		23rd Street Shops and Row-houses	3CB	Individual & Contributor	California Register	Builder L Foge.
3636-017	3350	3350	23RD ST	HP3. Multiple Family Property		1877	SFPUC water tap	Yes	Italianate		23rd Street Shops and Row-houses	3CD, 3S	Individual & Contributor	National Register & California Register	Builder Jonathan Hinkel.
3636-018	3356	3356	23RD ST	HP3. Multiple Family Property		1877	SFPUC water tap	Yes	Italianate		23rd Street Shops and Row-houses	6Z	none	determined not eligible for listing	Builder Jonathan Hinkel.
3636-019	3360	3360	23RD ST	HP3. Multiple Family Property		1877	SFPUC water tap	Yes	Italianate		23rd Street Shops and Row-houses	3CD	Contributor	California Register	Builder Jonathan Hinkel.
3636-021	3370	3370	23RD ST	HP2. Single Family Property		1877	SFPUC water tap	Yes	Italianate		23rd Street Shops and Row-houses	3CD	Contributor	California Register	Builder Jonathan Hinkel. Missing bay window.
3636-022	3376	3376	23RD ST	HP2. Single Family Property		1883	SFPUC water tap	Yes	Stick/Eastlake		23rd Street Shops and Row-houses	6Z	none	determined not eligible for listing	
3636-023	3380	3380	23RD ST	HP2. Single Family Property		1883	SFPUC water tap	Yes	Stick/Eastlake		23rd Street Shops and Row-houses	3CB	Individual & Contributor	California Register	
3636-024	1195	1195	VALENCIA ST	HP3. Multiple Family Property	HP6. 1-3 Story Commercial Building	1890	Sanborn Co. maps (est.)	Yes	Stick/Eastlake		23rd Street Shops and Row-houses	3CB	Individual & Contributor	California Register	
3636-025	1189	1191	VALENCIA ST	HP3. Multiple Family Property	HP6. 1-3 Story Commercial Building	1891	SFPUC water tap	Yes	Stick/Eastlake		23rd Street Shops and Row-houses	3CD, 3S	Individual & Contributor	National Register & California Register	Builder Prindles.
3636-026	1185	1187	VALENCIA ST	HP3. Multiple Family Property		1885	SFPUC water tap	Yes	Stick/Eastlake		23rd Street Shops and Row-houses	3CD	Contributor	California Register	Builder Cromley.
3636-027	1181	1181	VALENCIA ST	HP3. Multiple Family Property		1884	SFPUC water tap	Yes	Stick/Eastlake		23rd Street Shops and Row-houses	3B	Individual & Contributor	California Register	
3636-028	1175	1177	VALENCIA ST	HP3. Multiple Family Property		1884	SFPUC water tap	Yes	None/Altered		23rd Street Shops and Row-houses	6Z	none	determined not eligible for listing	Builder Cromley.
3636-029	1171	1173	VALENCIA ST	HP3. Multiple Family Property	HP6. 1-3 Story Commercial Building	1883	SFPUC water tap	Yes	Stick/Eastlake		23rd Street Shops and Row-houses	3CD	Contributor	California Register	
3636-030	1167	1169	VALENCIA ST	HP3. Multiple Family Property	HP6. 1-3 Story Commercial Building	1882	Sanborn Co. maps (est.)	Yes	Stick/Eastlake		23rd Street Shops and Row-houses	3CD, 3S	Individual & Contributor	National Register & California Register	Builder/owner Houston.
3636-063	3366	3366	23RD ST	HP3. Multiple Family Property		1877	SFPUC water tap	Yes	Italianate		23rd Street Shops and Row-houses	3CB	Individual & Contributor	California Register	Builder Jonathan Hinkel.
3643-046	205	205	BARTLETT ST	HP3. Multiple Family Property		1873	SFPUC water tap	Yes	Italianate		23rd Street Shops and Row-houses	3CB	Individual & Contributor	California Register	
3643-048	3339	3339	23RD ST	HP3. Multiple Family Property	HP6. 1-3 Story Commercial Building	1880	Sanborn Co. maps (est.)	Yes	Italianate		23rd Street Shops and Row-houses	3CB	Individual & Contributor	California Register	
3643-049	3327	3327	23RD ST	HP3. Multiple Family Property	HP6. 1-3 Story Commercial Building	1905	Sanborn Co. maps (est.)	Yes	Edwardian		23rd Street Shops and Row-houses	3CS	Individual	California Register	
3643-052	3321	3325	23RD ST	HP3. Multiple Family Property		1890	SF Assessor	Yes	Stick/Eastlake		23rd Street Shops and Row-houses	3CB	Individual & Contributor	California Register	
3643-053	2700	2708	MISSION ST	HP3. Multiple Family Property	HP6. 1-3 Story Commercial Building	1895	Sanborn Co. maps (est.)	Yes	Classical Revival		23rd Street Shops and Row-houses	3CB	Individual & Contributor	California Register	Architect Henry Geiffuss. See SFPL Historical Photo AAB-4704
3643-065	203	203	BARTLETT ST	HP3. Multiple Family Property		1876	SFPUC water tap	Yes	Italianate		23rd Street Shops and Row-houses	3CB	Individual & Contributor	California Register	Additional building (circa 1850s-60s) located at rear of lot.