

Hampshire Street False-Fronts



East side of Hampshire Street between 20th and 21st Streets.

Boundaries: Hampshire Street between 20th and 21st Streets.

Period of Significance: 1885-1895

Eligibility: California Register of Historical Resources

Thematic Summary: This is a row of “false-front” Italianate-style cottages and two-family houses designed to follow the early, affordable townhouse model, which persisted to the end of the 19th century: flat façade, centralized entrance flanked by windows, tall parapet and bracketed cornice, and without a bay window, which was a later and more expensive elaboration. The row also reflects the historic “working-class suburb” character of the far eastern Mission District.

This historic district, comprised of 11 contributors and 15 total properties, is evidence of the enduring influence of the Italianate-style in San Francisco, well

into the era when other architectural styles such as Stick/Eastlake and Queen Anne also flourished. The relatively simple, utilitarian façade of the false-front Italianate was used effectively in mass production until the last of the Victorian era.



Before the U.S. era, most of the historic district area was occupied by the western, lowland edge of the *Potrero Nuevo*, or “new pasture,” a vast rancho that included all of Potrero Hill. During the era of Mexican rule, the Potrero Nuevo was granted to the de Haro brothers in 1835 and confirmed in 1841. The western boundary of the rancho was established as the old wall that had been built by Mission Dolores neophytes to demarcate pasture lands. This wall commenced around the intersection of 20th and Alabama Streets, and then ran southeasterly, crossing Potrero Avenue near 25th Street. After the U.S. took control of San Francisco, pioneer settler George Treat erected a fence at the location of the stone wall, thus gaining control of the lands located to the west, including the eastern Mission valley and Potrero Hill, by 1850. Although title to the Potrero Nuevo tract was challenged by the de Haros, it was ruled in 1867 that the *Californios* held only a license to run cattle on the land. By 1870, the northern portion of the historic district was carved out as the Morgenthau tract, while the southernmost block was included in the Perkins Tract, which formerly held the Union Race Course. However, the majority of the eastern Mission District did not build out until the 1890s, when streetcar line expansions to the area and population growth prompted development. Eventually, electric streetcar lines on nearby Potrero Avenue and Bryant Street (east and west of the subject block) provided convenient access to the area.

Highlights of this historic district include the well-preserved, uniform row of cottages with parapets at the north end of the row, and two variations on the theme of the “false-front”: a “villa” house with a wrap-around cornice that connects to a false-front wing; and a flat-front façade that sports an unusual square, Queen Anne-style projecting bay and entry.



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

HAMPSHIRE STREET FALSE-FRONTS HISTORIC DISTRICT
 Eligible for Listing in the California Register

-  Historic District Boundary
-  Historic District Contributor



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4080

4079

2811 20th St
 800-804 York St
 806-810 York St

812 York St
 816-818 York St
 822 York St

834-840 York St
 842 York St
 846 York St
 850 York St

858-860 York St
 862 York St
 870 York St
 876-880 York St
 882 York St

2716 21st St
 2712 21st St
 2704 21st St
 2700 21st St

4087

York St

2735 20th St
 2725 20th St
 2717 20th St
 2709 20th St
 2701 20th St
 805 York St
 807 York St
 809 York St
 811 York St
 813 York St
 815 York St
 817 York St
 819 York St
 821 York St
 823 York St
 825 York St
 827 York St
 829 York St
 831 York St
 833 York St
 805 York St
 807 York St
 809 York St
 811 York St
 813 York St
 815 York St
 817 York St
 819 York St
 821 York St
 823 York St
 825 York St
 827 York St
 829 York St
 831 York St
 833 York St
 810 Hampshire St
 812 Hampshire St
 816 Hampshire St
 818 Hampshire St
 846 Hampshire St
 852 Hampshire St
 854 Hampshire St
 862 Hampshire St
 864 Hampshire St
 870 Hampshire St
 874-876 Hampshire St
 878 Hampshire St
 2678-2680 21st St
 2676 21st St
 2670 21st St
 2666 21st St
 2662 21st St
 2658 21st St
 2654 21st St
 2650 21st St

4088

Hampshire St

20th St

2643 20th St
 2633 20th St
 2627 20th St
 2625 20th St
 2619 20th St
 805 Hampshire St
 819-829 Hampshire St
 831 Hampshire St
 835 Hampshire St
 841 Hampshire St
 845 Hampshire St
 853 Hampshire St
 855 Hampshire St
 861 Hampshire St
 867 Hampshire St
 871 Hampshire St
 800 Potrero Ave
 804 Potrero Ave
 806 Potrero Ave
 808 Potrero Ave
 810 Potrero Ave
 812 Potrero Ave
 814 Potrero Ave
 816 Potrero Ave
 838-842 Potrero Ave
 844 Potrero Ave
 848 Potrero Ave
 852 Potrero Ave
 856-860 Potrero Ave
 862-866 Potrero Ave
 868 Potrero Ave
 874 Potrero Ave
 878-882 Potrero Ave
 886 Potrero Ave
 2644 21st St
 2622 21st St
 2620 21st St
 2616 21st St
 2608-2610 21st St
 2612 21st St
 2606 21st St
 2600 21st St

4089

Potrero Ave

21st St

4142

San Francisco Planning Department - South Mission Historic Resource Survey
Property Information Catalog (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	CHRS	Listing Type	Resource Eligibility	Notes
4088-002	810	810	HAMPSHIRE ST	HP3. Multiple Family Property		1889	SF Assessor	Yes	Italianate		Hampshire Street False-Fronts	3CD	Contributor	California Register	
4088-003	812	812	HAMPSHIRE ST	HP3. Multiple Family Property		1888	SFPUC water tap	Yes	Italianate		Hampshire Street False-Fronts	3CB	Individual & Contributor	California Register	
4088-004	814	814	HAMPSHIRE ST	HP3. Multiple Family Property		1886	SFPUC water tap	Yes	Italianate		Hampshire Street False-Fronts	3CD	Contributor	California Register	Additional building (pre-1889) located at rear of lot.
4088-005	816	816	HAMPSHIRE ST	HP2. Single Family Property		1891	SFPUC water tap	Yes	Italianate		Hampshire Street False-Fronts	3CB	Individual & Contributor	California Register	Stables located at rear of lot; converted to residential.
4088-006	818	818	HAMPSHIRE ST	HP2. Single Family Property		1891	SFPUC water tap	Yes	Stick/Eastlake		Hampshire Street False-Fronts	3CB	Individual & Contributor	California Register	
4088-007	846	846	HAMPSHIRE ST	HP3. Multiple Family Property		1890	SFPUC water tap	Yes	Italianate	None/Altered	Hampshire Street False-Fronts	6L	none	determined not eligible for listing	
4088-008	852	852	HAMPSHIRE ST	HP2. Single Family Property		1885	Sanborn Co. maps (est.)	Yes	Italianate		Hampshire Street False-Fronts	3CD	Contributor	California Register	
4088-009	854	854	HAMPSHIRE ST	HP3. Multiple Family Property		1912	SF Assessor	Yes	Queen Anne		Hampshire Street False-Fronts	6L	none	determined not eligible for listing	
4089-029	855	855	HAMPSHIRE ST	HP2. Single Family Property		1890	Sanborn Co. maps (est.)	Yes	Stick/Eastlake		Hampshire Street False-Fronts	3CB	Individual & Contributor	California Register	
4089-028	861	861	HAMPSHIRE ST	HP3. Multiple Family Property		1885	Sanborn Co. maps (est.)	Yes	Stick/Eastlake		Hampshire Street False-Fronts	3CS	Individual	California Register	
4088-010	862	862	HAMPSHIRE ST	HP3. Multiple Family Property		1893	SFPUC water tap	Yes	Stick/Eastlake		Hampshire Street False-Fronts	6L	none	determined not eligible for listing	
4088-010A	864	864	HAMPSHIRE ST	HP2. Single Family Property		1885	SFPUC water tap	Yes	Italianate		Hampshire Street False-Fronts	3CD	Contributor	California Register	
4089-027	867	867	HAMPSHIRE ST	HP2. Single Family Property		1889	SF Assessor	Yes	Italianate		Hampshire Street False-Fronts	3CD	Contributor	California Register	
4088-011	870	870	HAMPSHIRE ST	HP3. Multiple Family Property		1895	Sanborn Co. maps (est.)	Yes	Italianate	None/Altered	Hampshire Street False-Fronts	3CD	Contributor	California Register	
4089-026	871	871	HAMPSHIRE ST	HP2. Single Family Property		1889	SF Assessor	Yes	Italianate		Hampshire Street False-Fronts	3CB	Individual & Contributor	California Register	