

O'Donnell-Fowler Homes



West side of York Street between 25th and 26th Streets.

Boundaries: West side of York Street between 25th and 26th Streets

Period of Significance: 1889

Eligibility: California Register of Historical Resources

Thematic Summary: This unique grouping of identical, detached row-houses exhibits an unusual combination of architectural styles, including Stick, Queen Anne, and Shingle. The row reflects the development of distinctive, yet affordable, working-class/middle-class dwellings in the Mission District in the late 19th century.

This historic district in the far southeastern Mission, comprised of 4 contributors and 5 total properties, also represent a pattern of residential development that became increasingly common in late 19th-century San Francisco: that of homestead associations and small property owners giving way to upper-class landowners and realtors as developers of small residential tracts.

In the 1850s and early 1860s, the historic district area was located at the far eastern edge of the Treat Tract, upon which the Pioneer Race Track operated. However, the increasing value of Mission District real estate pressured the Treats

to sell off some of their holdings. The San Francisco Homestead Association purchased the racetrack in 1863, and twelve blocks of the tract were auctioned on February 15, 1864. While the western part of the tract (nearest to transit lines on Folsom and Howard Streets) was built out early, portions of the remaining land continued to be used for recreational purposes throughout the 1860s, with the area bounded by Folsom, Harrison, 25th and 26th Streets gaining an identity as the “Recreation Grounds,” a multi-use facility that also served as one of San Francisco’s earliest baseball venues. In 1882, Treat Avenue was extended through the Recreation Grounds, and the eastern half became Garfield Park in honor of the assassinated President. With extension of additional transit lines to this distant corner of the southeastern Mission District in the 1880s and 1890s – particularly the installation of a cable car line on 24th Street that described a wide loop through the working-class Mission District and the Central Waterfront employment district – the area became ripe for residential development.

In 1887, Dr. C.C. O’Donnell commissioned laborers to construct these somewhat peculiar detached row-houses with designs of unknown origin. Apparently, Dr. O’Donnell transferred the properties to George W. Fowler, a major landowner in the Mission District, for completion and sale, as Fowler was listed as the agent on water tap records dated November 26, 1889. No buildings similar to these are found on other former Fowler properties. In 1890, Dr. Charles C. O’Donnell was listed in the City Directory as a physician and surgeon with an office at 704 Washington Street and a residence at 90 25th Street, which at the time was the address of a property located a block away from his former speculative venture on York Street. Dr. O’Donnell also lived within walking distance of the City Hospital on Potrero Avenue. However, by 1900, Dr. O’Donnell was listed (in larger type with business hours) as having office and residence at 1021-½ Market Street.

The identical designs of these unusual homes mixed boxed bay windows common in Stick/Eastlake style with decoration and detailing characteristic of Queen Anne and Shingle styles. Notable design elements include: stepped façades with projecting gabled bays piercing the shed roof of a low parapet; paired bay windows set in paneled surrounds and crowned with art glass featuring floriated wings and rising sun motifs; and shingled attic stories with flared bases and eyebrow windows. Apparent alterations to these buildings range from none (1328 York Street) to moderate (garage additions on 1332 and 1338 York Street). The southernmost in the row, 1346 York Street, was expanded at the front section, while the projecting bay and roofline were left intact.

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

The only other Mission District buildings similar to the York Street homes are two residential flats buildings located at the southwest corner of Shotwell and 25th Streets (1100 and 1106 Shotwell Street), which share stylistic similarities: stepped facades, boxed bay windows, flared gable ends and shingle cladding. Though constructed and connected to water service (1889) at the same time, the connection between the York Street homes and the Shotwell Street flats (if any) is unknown; the agent on water tap records for the flats is E. L. Dick (not O'Donnell or Fowler).




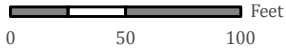
City & County of San Francisco Planning Department
 Eastern Neighborhoods Mission Area Plan
 South Mission Historic Resources Survey

O'DONNELL-FOWLER HOMES HISTORIC DISTRICT
 Eligible for Listing in the California Register

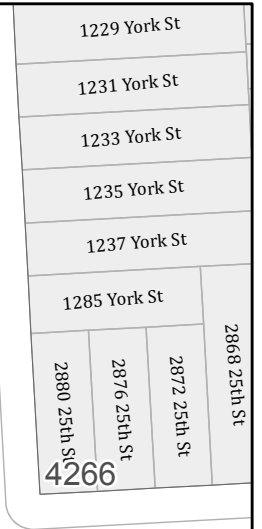
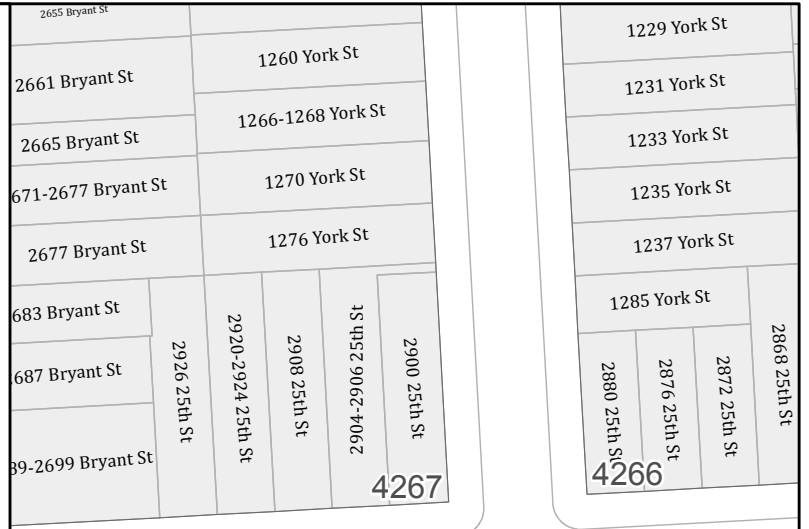
12 Reference Number for Historic District

 Historic District Boundary

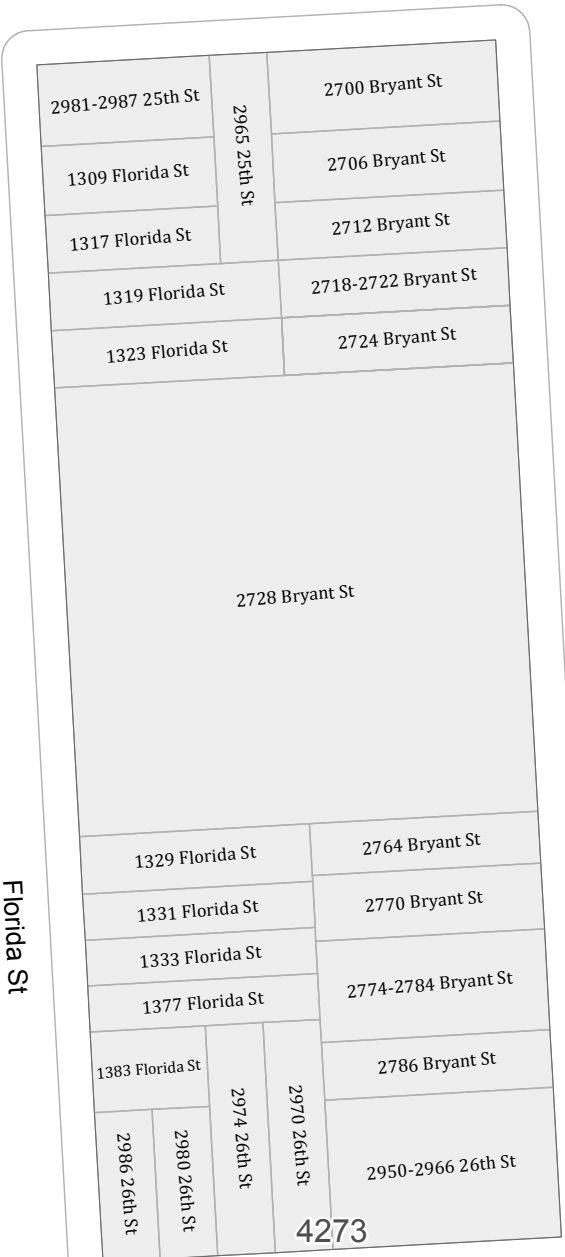
 Historic District Contributor



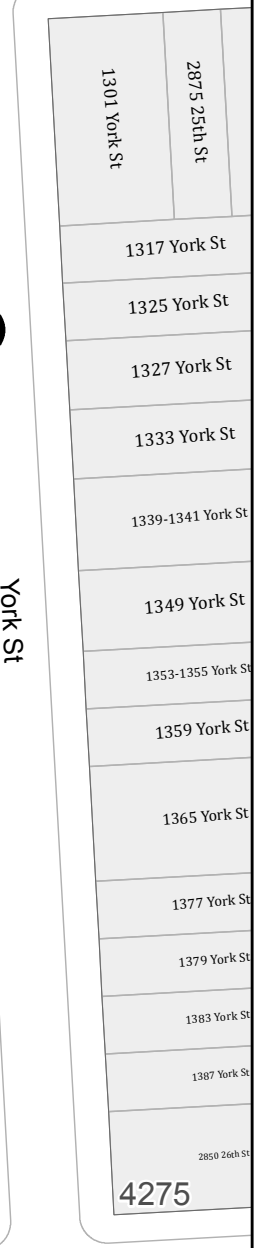
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25th St



12



Florida St

Bryant St

York St

26th St

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**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	CHRSC	Listing Type	Resource Eligibility	Notes
4274-002	1328	1328	YORK ST	HP2. Single Family Property		1889	SFPUC water tap	Yes	Shingle		O'Donnell-Fowler Homes	3S, 3CD	Individual & Contributor	National Register & California Register	Developer C.C. O'Donnell; land-owner George Fowler
4274-003	1332	1332	YORK ST	HP2. Single Family Property		1889	SFPUC water tap	Yes	Shingle		O'Donnell-Fowler Homes	3CD	Contributor	California Register	Developer C.C. O'Donnell; land-owner George Fowler
4274-004	1338	1338	YORK ST	HP2. Single Family Property		1889	SFPUC water tap	Yes	Shingle		O'Donnell-Fowler Homes	3CB	Individual & Contributor	California Register	Developer C.C. O'Donnell; land-owner George Fowler
4274-005	1342	1342	YORK ST	HP2. Single Family Property		1889	SFPUC water tap	Yes	Shingle		O'Donnell-Fowler Homes	3CB	Individual & Contributor	California Register	Developer C.C. O'Donnell; land-owner George Fowler
4274-006	1346	1346	YORK ST	HP3. Multiple Family Property		1889	SFPUC water tap	Yes	Shingle		O'Donnell-Fowler Homes	6L	none	determined not eligible for listing	Developer C.C. O'Donnell; land-owner George Fowler