

## South Mission Survey – Summary of Historic Districts

	Historic District (Eligibility)	Period of Significance	Theme	Contributors / Total Properties (Percentage)
1	Shotwell Street Victoriana (National Register)	1865-1905	Central Mission area that resembles an “ideal” Victorian-era suburban neighborhood: a corridor of mostly high-style architecture and detached, single-family dwellings for the 19 <sup>th</sup> -century middle classes. Located between very early streetcar lines on Howard (South Van Ness Avenue) and Folsom Streets, the area developed as one of the Mission’s early, prototypical residential neighborhoods.	134 / 182 (74%)
2	South Mission Avenues and Alleys (California Register)	1885-1914	Several blocks that exhibit late-19 <sup>th</sup> -century/early-20 <sup>th</sup> -century “enclave” patterns of development south of 24 <sup>th</sup> Street: larger, more elaborate houses and flats located on major north-south streets; smaller, plainer “working-class” flats and apartments located on mid-block alleys; and merchant quarters and apartments above shops on 24 <sup>th</sup> Street. The far southern Mission District in-filled during the post-fire reconstruction period of the early 20 <sup>th</sup> century.	84 / 105 (80%)
3	East Mission Florida- to-Hampshire Streets (California Register)	1885-1908	Area that represents late-19 <sup>th</sup> -century/early-20 <sup>th</sup> -century “egalitarian” patterns of development east of Harrison Street: a mixture of row-houses, cottages, flats, and corner shops developed largely by merchant builders for primarily working classes, interspersed with architect-designed homes. The far eastern Mission District in-filled during the peak of the post-fire reconstruction period prior to 1910.	75 / 98 (77%)
4	Horner’s Addition East (National Register)	1865-1905	Corridor of Victorian-era, high-style architecture and homes for 19 <sup>th</sup> -century upper middle classes, located along the eastern edge of Horner’s Addition, one of the City’s first platted residential suburbs. The area is eligible as an extension of the designated Liberty-Hill Historic District. Areas west of Guerrero Street (outside of the survey	69 / 91 (76%)

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			area) also appear to be potentially eligible extensions.	
5	Gottlieb Knopf Block (California Register)	1889-1892, 1920-1940	A block (and three additional properties) uniformly developed with the signature Stick-style row-house cottages of Gottlieb Knopf, a prolific merchant builder in the eastern Mission District. The block contains the largest collection of Knopf buildings known to exist, and includes several that were “modernized” during the 20 <sup>th</sup> -century interwar period in keeping with the general form, massing, and layout of Knopf’s row-house designs.	23 / 30  (77%)
6	Von Schroeder- Welsh Block (California Register)	1889-1895	A block almost uniformly developed by prominent architect Thomas John Welsh with Stick/Eastlake and Queen Anne-style row-houses, for real estate developer Baroness Mary E. Von Schroeder. The block contains the largest collection of Welsh buildings known to exist; most of his early work was destroyed in the Earthquake and Fires of 1906.	25 / 29  (86%)
7	23 <sup>rd</sup> Street Shops and Row-Houses (California Register)	1873-1895	An architecturally consistent corridor of Italianate and Stick-style buildings – flats above shops, row-houses, and cottages – on 23 <sup>rd</sup> Street (and extending to Bartlett and Valencia Streets), representative of the late-19 <sup>th</sup> -century character of the dense, urbanizing Mission-Bartlett-Valencia corridor.	21 / 25  (84%)
8	Alabama Street Pioneers (California Register)	1865-1884	A rare grouping of pioneer-era cottages and houses located on a block that appears to have been settled according to an informal “frontier” (pre-suburban) development pattern: a mixture of very early rural properties and small dwellings in non-standardized lot	15 / 20  (75%)

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			layouts. This may have been due to the nature of the area’s location in the early 1860s: outside of the uncontested City limits (the 1851 charter established the City’s boundary a block to the north), and sandwiched between the San Francisco-San Jose Railroad and the <i>Potrero Nuevo</i> tract.	
9	Hampshire Street False-Fronts (California Register)	1885-1895	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 19 <sup>th</sup> century: flat façade, centralized entrance flanked by windows, tall parapet and bracketed cornice – and no 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.	11 / 15 (73%)
10	Juri Street (California Register)	1890-1895	A planned arrangement of residential flats (including a mixed-use commercial building on a gore lot) developed around a cul-de-sac, representing late-19 <sup>th</sup> -century urban residential tract design. The grouping also reflects a pattern of increasing densification that occurred in the far southwestern Mission District near the turn-of-the-century.	8 / 9 (89%)
11	Olsen’s Queen Anne Cottages (California Register)	1893	A row of Queen Anne-style cottages developed by Alfred Olson (spelled Olsen in permit documents), a carpenter/builder and resident in the eastern Mission District. The row represents the largest, most intact collection of Olson buildings known to exist. The row also reflects the historic “working-class suburb” character of the eastern Mission District, particularly Harrison Street, which contained a	6 / 7 (77%)

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			railroad.	
12	O'Donnell-Fowler Homes (California Register)	1889	A unique grouping of identical, detached row-houses built by merchant builder C.C. O'Donnell and landowner George W. Fowler that exhibit a combination of Stick, Queen Anne, and Shingle-style influences. The row also reflects the development of distinctive, yet affordable, working-class/middle-class dwellings in the far southeastern Mission District.	4 / 5 (80%)
13	Orange Alley Stables and Lofts (California Register)	1895-1913	A rare cluster of late-19 <sup>th</sup> -century/early-20 <sup>th</sup> -century accessory structures designed according to pre-automobile patterns of development: horse-oriented, with upper story lofts and winch-and-pulley systems, located on a service alley. The grouping reflects the utilitarian character of a back-alley along a major transportation corridor in the Mission District around the turn of the century.	3 / 3 (100%)

Recommended for further study: Mission Street Commercial Signage and Paving Historic District (potential)

- May apply to exterior signs (marquees, box signs, blade signs, etc.) and storefront paving (terrazzo, dyed concrete, merchant signatures – typically extend into public right-of-way)
- Preliminary study area: Mission Street from 16<sup>th</sup> to 24<sup>th</sup> Streets; may also include segments of Valencia, 16<sup>th</sup>, and 24<sup>th</sup> Streets
- Period of significance (potential) – early to middle 20<sup>th</sup> century (circa 1920-1960)