Shotwell Street Victoriana

Boundaries: Shotwell Street between 20th and 25th Streets, as well as portions of South Van Ness Avenue and Folsom Street

Period of Significance: 1865 – 1905

Eligibility: National Register of Historic Places

Thematic Summary: This north-south linear area in the central Mission District resembles an “ideal” Victorian-era suburban neighborhood: a corridor of mostly high-style architecture and detached, single-family dwellings for the 19th-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.

This historic district, comprised of 134 contributors and 182 total properties, contains significant concentrations of some of the oldest extant properties in the Mission District, as well as some of the area’s finest architectural examples. Here may be found extraordinarily well-preserved buildings that date to the mid-1860s, including largely unaltered Greek Revival and “National” style folk
residences, as well as extremely early Italianate style dwellings. In addition, the district includes grand townhomes, flats and residences from the early 1870s through the turn of the century. Shotwell Street, one of San Francisco’s most representative and best-preserved 19th-century streetscapes, serves as the north-south spine of the district. The district also includes remnants of the famed “mansion row” along South Van Ness Avenue, formerly prestigious Howard Street, and portions of Folsom Street.

Shotwell Street near 20th Street, February 5, 1887. (San Francisco Public Library Historical Photograph Collection Photo ID AAB-5310 and AAB-5309).

In the 1850s and early 1860s, the district area, which runs through the center of the Mission District valley, was occupied by a pair of racetracks. The northern portion contained the Union Race Course. The half-mile racetrack was renovated in 1862 and renamed the Willows Trotting Park, but the increasing value of land in the Mission District proved more valuable than spectator ticket fees, and the final race was run on July 18, 1863. The area’s development as one of the Mission’s earliest residential suburbs followed soon thereafter, spurred on by the extension of horse-drawn streetcar lines on Folsom and Howard Streets.

To the south lay the Pioneer Race Track, owned and built in the early 1850s by pioneer settler George Treat, who was a racing aficionado, an ardent Abolitionist, and a U.S. Army veteran. During late 1861 and early 1862, the Pioneer Race Track briefly served as “Camp Alert” for Civil War volunteers. Though racing continued afterward, 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. As occurred to the north with the
former Union Race Course, the western portion of the Pioneer Race Course (the area nearest to early transit lines on Folsom and Howard Streets) was subdivided and built out as one of the Mission’s first neighborhoods. Extensions and improvements to these transit lines in the 1880s and 1890s promoted a near complete build-out of the area.

Highlights of the historic district include the block bounded by South Van Ness Avenue and Shotwell, 20th, and 21st Streets, which is one of the best-preserved historic blocks in the southern Mission District. The Shotwell Street segment features Greek Revival-style and Italianate-style residences, generously set back from the street on their lots, and dating from the mid-to-late 1860s. The South Van Ness Avenue (Howard Street) portion likewise includes 1860s Italianate-style buildings, as well as several outstanding residences including the John Coop home at 959 South Van Ness—one of San Francisco’s most dramatic Queen Anne-style mansions. Further south along Shotwell Street between 21st and 22nd Streets are more examples of Greek Revival-style dwellings, mirrored rows of Italianate-style townhouses with angled bays, flat-front Italianate-style residences, and a very rare example of an L-shaped one-story Italianate-style cottage. Another highlight of this district includes seven single-family dwellings designed in early Italianate styles (ca. 1875) located on the west side of Folsom Street south of 25th Street. Five of the houses are flat-front designs and two feature angled bay windows running full height to the cornice. This grouping is
distinguished by a shared development history, architectural cohesion and remarkable state of preservation. Several buildings appear to retain their original site walls and iron fencing, and none have garage additions to their front facades.

The district area is bisected by the former right-of-way of the San Francisco-San Jose (later Southern Pacific) Railroad, which was constructed in 1863-1864, approximately the same time as residential development began in the area. The railroad, which ran through the middle of several residential blocks in the Mission, crossed Shotwell Street at a southeast-northwest angle between 23rd & 24th streets. The railroad right-of-way was abandoned in the 1940s, leaving behind a historic condition, a break in the otherwise continuous residential streetscape.
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**Primary Address:** Shotwell Street

**Year:** Description

**Record (DPR 532A):** Architectural Style

**Notes:**

- Buildings located on lot matching lot. Former saloon circa 1885 located at back of lot facing 21ST ST. See SFPL Historical Photo AAB-5696.
- Buildings located on lot matching lot. Semi-attached building occupies multiple lots (3614/017-1001-1045).}

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San Francisco Planning Department - South Mission Historic Resource Survey
Property Information Catalog (sorted by Street Address)
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Printed on 9/3/2010 5 of 6
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"Orphan" parcel contained entirely within lot 3611/075, probably related to adjacent former R.R. right-of-way.