

HISTORICAL DEVELOPMENT OF WEBSTER STREET

The Webster Street Landmark District is an important collection of typical middle-class houses built between 1878 and 1880 by two of San Francisco's most prolific speculative builders of the 1870s: The Real Estate Associates (TREA) and Henry Hinkel. TREA, San Francisco's largest builder of housing in the 1870s, built nearly 1,000 houses based on designs by architect John Remer. TREA pioneered quality low-cost housing in what were then suburbs. The private residence for the company president, William Hollis, at 2319 Webster Street was among the last built by the company. Henry Hinkel, the second of four generations of San Francisco builders, built thirteen of the District's remaining houses. Hinkel's designs are more decorative, as seen in the row at 2209-2253 Webster Street.

The Italianate style of the landmark district is identified by the vertical emphasis, angled bay windows and dominant cornice line. Note the consistent scale, height, and setback of the buildings. Architecturally, the main portion of a typical house has strong vertical moldings that contrast the horizontal lines of the bracketed cornice that are part of the false-front parapets that hide a gable roof. Notable on the rooflines and brackets are cutwork, scrolls and moldings from old-growth redwood. Bay windows with richly detailed moldings, flanking windows, paneling, and sometimes fretwork are found on most of these buildings. Tall narrow paneled recessed entries are marked by prominent bracketed door hoods which align with the bay's minor cornice.

HISTORIC PRESERVATION PROGRAM

The preservation of significant historic and cultural properties is a vital component of planning and managing the built and natural environment in San Francisco. Landmarks and landmark districts are unique and irreplaceable assets to the City and its neighborhoods. Landmark districts are regulated by Article 10 of the Planning Code. Since 1967 San Francisco's Historic Preservation Program has identified and protected a wide range of the City's rich history as depicted in its buildings, districts, places, structures, or objects.

As staff to the Historic Preservation Commission, the Planning Department's preservation planners work with property owners, city departments, and the general public to promote the preservation of these resources through incentives, long-range preservation planning efforts, public outreach, and technical assistance.

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This guide highlights a small selection of the area's historical buildings. To learn more about landmark districts and historical buildings, visit sfplanning.org.

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The locator map above shows the Landmark Districts found throughout the City of San Francisco.

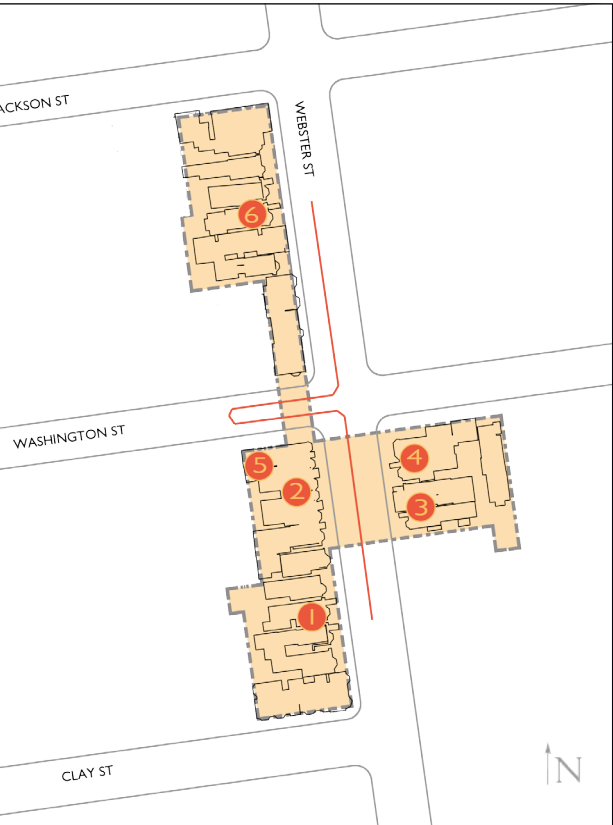
HISTORIC WALKING TOUR GUIDE

WEBSTER STREET LANDMARK DISTRICT



3 BLOCKS 25 PARCELS DESIGNATED IN 1981

This residential historic district in the Western Addition features a unified collection of builder-developed residences designed in the Italianate style. The single-family residences and duplexes were designed for middle-income home buyers.



1 THE FIRST HENRY HINKEL ROW

2209-2229 Webster

These four houses were built in 1878 as the first of many projects by Henry Hinkel. All built in the Italianate style, they have similar plans, and each features a large, bracketed cornice, a projecting bay, wood siding and arched double hung windows. The last house, 2229 Webster, has undergone significant alterations, but the essential Italianate form remains.



2 THE SECOND HENRY HINKEL ROW

2245-2253 Webster

These five Italianate residences were designed by Henry Hinkel in 1878. Like his previous groups in the district, these houses were all built with a similar floor plan and typical Italianate characteristics.



3 THE THIRD HENRY HINKEL ROW

2238-2250 Webster

Like Hinkel's first row of houses, each house in this row of Italianates contains a large bay, bracketed cornice, double hung windows with segmental arched hoods, and a bracketed entry portico.

4 2389 Washington

This house was originally built in 1880 as part of the third Henry Hinkel Row in the same Italianate style as its neighbors. The entry was moved to the side, the front bay was widened, and the house was remodeled in 1912 into its current First Bay Area Tradition style. Characteristic features of the style include wooden shingles, a clinker brick watertable, and Shingle-style balcony and trim. The original Italianate cornice remains.

5 2405 Washington

This house was built in 1888 by Charles Hinkel, brother of Henry, who was also a builder. It was constructed in the Stick style, which is identified by its pedimented rectangular bay window and portico and intricate, turned wood details. Its massing and proportions harmonized with the Italianate streetscape.

6 2311 and 2315-2321 Webster

This collection of Italianate houses was built in 1878 by William Hollis, president of The Real Estate Associates. He built 2319 Webster as his family's personal residence. The four houses feature minor, but fascinating, variations.