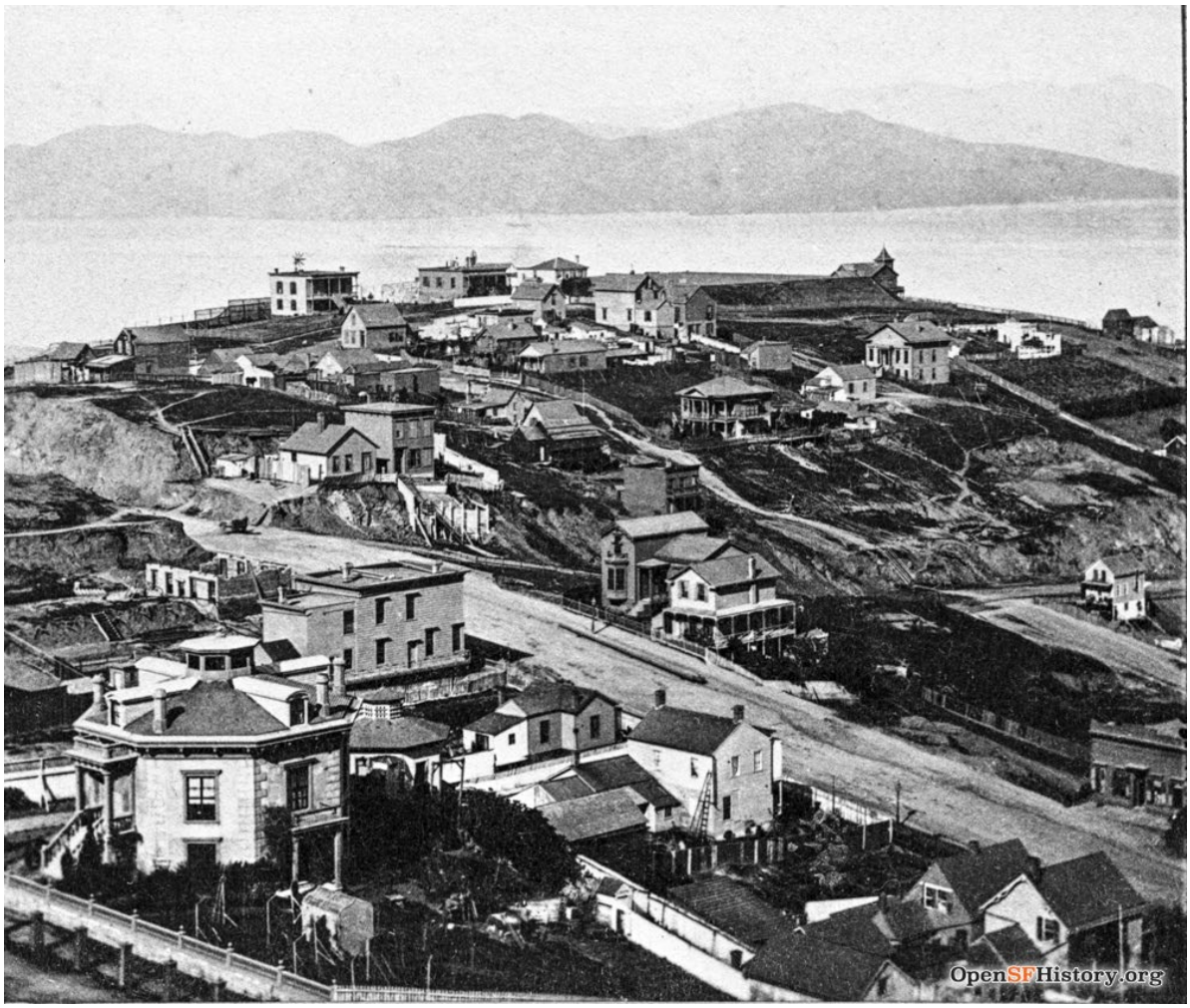

EARLY SETTLEMENT ERA STYLES (1848-1906)

CONTEXT: ARCHITECTURAL METHODS & STYLES
SUBCONTEXT: ARCHITECTURAL STYLES

March 19, 2025

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Preface

The historical development and characteristics of early settlement architecture in San Francisco is a theme identified within the Architectural Context, developed as part of San Francisco's Citywide Cultural Resources Survey (SF Survey). Historic Context Statements (HCS) are planning documents used to organize the events related to the development of a style of architecture, neighborhood, thematic topic or typology, or group of people. The Planning Department and Office of Historic Preservation rely on these documents to identify, evaluate, and designate properties across the city. These documents are not comprehensive histories or catalogues of the development of a theme in the City but are rather intended as a reference guide for future field surveyors. For discussion of SF Survey methodology, please see *How to Use the Citywide Historic Context Statement*.[1]

Contributors

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[1] San Francisco Planning Department, "How To Use the Citywide Historic Context Statement," accessed online February 5, 2025, https://sfplanning.org/project/citywide-historic-context-statement#info

Introduction

This theme is concerned with extant resources in San Francisco linked to the architectural styles of the early settlement era occurring between 1848-1906. Intertwined with the history of San Francisco, extant examples of these early architectural styles following earthquakes, multiple fires, redevelopment, and gentrification are increasingly rare. Therefore, the purpose of this theme is to assist researchers in identifying existing examples of these styles and evaluate them based on criteria established by the National Register of Historic Places to better promote San Francisco's rich architectural and cultural heritage.

As San Francisco expanded throughout the Gold Rush period, a variety of architectural styles gradually proliferated throughout the region. Among these were the Greek Revival, Gothic Revival, and Folk Victorian styles. Though originally popularized in England and the Atlantic coast, these influential design movements made their way west and into California. Popular with builders, architects, and designers of residential, civic, and religious buildings, in California these early styles often lagged behind their east coast counterparts, sometimes by decades, making them popular well into the late 19th century. Some examples of this architectural theme may remain from as early as 1848, at the onset of the California Gold Rush, thereby informing the beginning of the study period. In San Francisco specifically, Greek Revival, Gothic Revival, and Folk Victorian buildings were constructed well into the Victorian period, when elsewhere they had been phased out. Although architecture of the Victorian period had mostly replaced earlier styles in San Francisco by the late 1890s, some buildings were designed with Greek, Gothic, or Folk Victorian features until the Earthquake and Fire of 1906.

SF Survey may uncover additional examples of properties that embody the characteristics of San Francisco's early residential architecture but were built outside the study period defined in this theme. These buildings may still be classified as Greek Revival, Gothic Revival, or Folk Victorian architecture and may still be evaluated for their significance according to criteria established by the National Register of Historic Places, as well as criteria outlined in this HCS.

Research to support development of the historic context narrative was conducted using existing planning department context studies, published scholarly investigations of San Francisco's built environment history, newspaper articles, and other academic works. Evaluative frameworks for extant resources are informed by criteria established by the National Register of Historic Places.

Other Historic Context Statements (HCS) within the Citywide Survey relevant to Early Settlement Era Styles may include the following:

- *Early Residential Development (1848-1899)* (In Progress) [***Early Residential HCS***]
- Architecture, Planning, & Preservation Professionals : A Collection of Biographies (Adopted 2023) [***ArchitecturezPlanningzg Preservation Professionals zA Collection of Biographies HCS***]
- Developer Tracts (1880-1989) (In Progress) [***Developer Tracts HCS***]
- Neighborhood Commercial Buildings (1865-1965) (Adopted 2022) [***Neighborhood Commercial Buildings HCS***]
- Downtown Core (In Progress) [***Downtown Core HCS***]
- Religious & Spiritual Institutions (Planned) [***Religious Institutions HCS***]
- Cultural Institutions (Planned) [***Cultural Institutions HCS***]

Historic Context

This HCS focuses on three architectural styles; Greek Revival, Gothic Revival, and Folk Victorian. Early Vernacular buildings are also discussed as buildings constructed during this period, but not possessing characteristics specific to any style. These styles were common as San Francisco was being settled during the Gold Rush beginning in 1848, and in the intense time of enormous geographic and population growth which shortly followed. These styles however were generally eclipsed as Victorian era styles rose to popularity as early as the mid-1860s. Thus while their eras of prominence were relatively short-lived, they played critical roles in the initial development of the city, and reflect an important time in San Francisco's early history.

National trends of the time substantially influenced San Francisco's built environment. During the preceding Colonial era (1600-1820), it was more common for one particular style to be dominant for a longer period of time. While Greek Revival, the first style covered in this HCS, was the dominant style in the United States for the first portion of the 19th century, by 1840 aesthetic tastes had shifted with several architectural styles coming into vogue. Such interest was largely popularized by the influential publications of landscape designer Andrew Jackson Downing. Born the son of a New York nurseryperson, Downing believed that the house should be a functional extension of the landscape on which it was constructed, and that natural beauty was to be embraced. The publishing of Downing's *Cottage Residences* in 1842 was pivotal in introducing a diversity of styles to a broad audience, including what we now refer to as Gothic Revival, Tudor Revival, Italianate and more. This book included sketches, floor plans, architectural detailing, landscape plans, and more for the consideration of builders and homeowners. Those seeking to develop homes now had more than just one stylistic option, leading to greater architectural diversity than the nation had previously seen.[2] Many of Downing's illustrations were supplied by architect Andrew Jackson Davis, who was known as a proponent of Gothic Revival architecture. Davis had previously published his own book, *Rural Residences, etc.* (1837) which included designs for houses, churches, schools etc., in assorted styles including Gothic Revival. Downing's influential pattern book, *The Architecture of Country Houses* (1850) further expanded the desire for private home designs to be customized to maximize connections to the surrounding landscapes and scenery.[3]

The section below overviews the historic context in which these styles rose to and peaked in popularity and was largely excerpted from the draft HCS *Early Residential Development in San Franciscozɣɪ fɪɪ Īɣɪ ɟ ɟ ,* authored by ICF for the San Francisco Planning Department (June 2021).

Native Americans and Colonization

Prior to the arrival of Europeans in Central California in the 18th Century, Ohlone Native Americans occupied an extensive territory encompassing the San Francisco Peninsula, southward to Big Sur and San Juan Bautista, and inland including the areas along both sides of the Carquinez Strait, and beyond the East Bay Hills to present day Walnut Creek and Livermore. The greater San Francisco Peninsula, including the area now occupied by the City and County of San Francisco and most of San Mateo County, was home to the Ramaytush Ohlone tribe. The boundaries of today's San Francisco generally correspond with the territory of the Yelamu, an independent tribe

[2] Virginia McAlester, *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture,* (New York: Alfred A. Knopf, 2015), page 244.

[3] Carole Rifkind, *A Field Guide to American Architecture,* (New York: Plume, 1980), page 50.

or tribal community of the Ramaytush Ohlone peoples which has been estimated to have included about 140 individuals at the time of the Spanish arrival.[4]

In 1769, an overland expedition led by Governor Gaspar de Portolá sighted San Francisco Bay, and in 1775, Juan Manuel de Ayala and José Cañizares navigated the first ship, the San Carlos, through the Golden Gate and into San Francisco Bay. Spanish colonization of San Francisco (then known as Yerba Buena) involved the creation of two types of frontier institutions: a religious complex for converting native peoples to Catholicism and European modes of economic production (the mission) and a military garrison for defending the territory (the presidio).[5]

Spanish and subsequent Mexican colonization resulted in catastrophic social upheaval and demographic decline for the region's Native Ohlone inhabitants who were subjected to disruption of traditional subsistence patterns and cultural practices, physical punishment, and new forms of labor discipline. Native people who had entered the mission system were generally prohibited from returning to their homes except for occasional visits, which greatly hampered Native peoples' ability to maintain traditional practices and ties to community and land. A variety of factors contributed to high death rates at the mission, including austere living and working conditions imposed by the Spanish, and European diseases.[6]

Mexican Era, 1821-1848

Mexico won its independence from Spain in 1821. Because of its isolated location, San Francisco had not been actively ruled by Spain since 1810 when open revolt began in the Spanish-held portions of the Americas. The three Spanish installations in San Francisco at the time were Castillo de San Joaquin, the Presidio, and Mission Dolores; all were in decline at the time of Mexican independence in 1821.

The Secularization Act was passed by the Mexican congress in 1834. It ended Catholic control of the mission system throughout Alta California. With the Franciscan order no longer in charge of the missions, the Native Americans were "freed," and the land held by the missions was placed under state control. It was later doled out as large estates for cattle raising; these estates were known as *ranchos*. California governors began selling huge parcels of land to settlers, which included retired soldiers from the presidios as well as anyone who was willing to acquire Mexican citizenship. The ranchos were as large as 48,000 acres and supported ruminant cattle grazing, the dominant form of animal husbandry in Alta California. Owners of ranchos became known as *Californios.* Control of these huge estates was soon concentrated in the hands of several powerful Mexican families.

Modern San Francisco sat at the crossroads of five ranchos, including Rancho San Miguel, Rancho Laguna de la Merced, and Rancho Rincon de las Salinas y Potrero Viejo. By this time, Castillo de San Joaquin, the Presidio, and Mission Dolores had fallen into serious disrepair. Residential development during this early Mexican period was sparse.

No extant examples of early residential development, associated with either the ranchos or the missions, are known to exist in San Francisco. Although most of the larger and more prominent families constructed dwellings from adobe, no extant residential adobe residences remain in San Francisco.

[4] Rowland Nawi Associates, Carey & Company, Katherine Petrin, Shayne Watson, and San Francsico Planning Department, *Mission Dolores Neighborhood Historic Context Statement,* June 2022, page 20.

[5] San Francisco Planning, Housing Element 2022 Update Draft Environmental Impact Report Appendix F Cultural Resources Supporting Information, page 23.

[6] Ibid.

With the exit of Spain from Alta California, Mexico opened the area to sea trade, and the cove at Yerba Buena, the historic name of San Francisco at this time, became a popular trading spot due to its location at the northern end of the San Francisco Peninsula.

William Richardson is credited with the area's first dwelling, which, according to some accounts, was nothing more than a sail nailed to four posts, then a rudimentary wooden shack, and, finally, an adobe house, similar to houses built by the more-established Californios. Jacob Leese, another trader, who was attempting to build a mercantile business at Yerba Buena, soon joined Richardson, and by 1839, a small road, *Calle de Fundación*, had been hollowed through the burgeoning settlement. This road was roughly where Grant Avenue is located today.[7]

As trade in tallow, leather, corn, and other goods increased in the 1830s, several important pioneers were conscripted to plan a future city. Mexican authorities asked Jean-Jacques Vioget to plat a town in 1839. Vioget used the traditional Spanish pueblo model, plotting orderly streets that radiated outward from a plaza. Today, the original Vioget plat is bounded by the north–south streets of Kearny and Grant; and the east–west streets of Sacramento, Clay, Washington, Jackson, and Pacific.[8]

Despite the burgeoning sea trade that was blossoming in Yerba Buena, the area was still poorly administered by the Mexican government. As Americans pushed westward, the concept of manifest destiny impelled citizens of the United States into Mexican territory. By the late 1840s, multiple paths had been cut through the eastern states, particularly Missouri, and into California. The Mexican American War (1846–1848) was the culmination of manifest destiny, but its main conflict was centered in Texas, not California. However, with the Treaty of Guadalupe Hidalgo in 1848, Texas and California were ceded to the United States. Yerba Buena itself was effectively taken over in July 1846 when Captain John B. Montgomery sailed into the bay on the *U.S.S. Portsmouth* and was met with little to no resistance from the sleepy trading settlement.

Trade became more productive as new ships found harbor in the bay. This brought additional permanent residents during the 1840s, and competition for desirable lots with flat land near the bay became increasingly competitive. In response, the city *alcalde* (a municipal magistrate with both judicial and administrative powers) asked resident Jasper O'Farrell to expand the city grid through a new plan in 1847. Flat lots would be achieved by extending streets into the shallow coastal waters of the bay, first with wharves and later with fill. The O'Farrell plan also created the 120-foot-wide Market Street corridor, which would serve as an angular "go-between" for the future city, with perpendicular lots and straight streets to the north and wider angled streets to the southeast. On January 23, 1847, Yerba Buena was officially renamed San Francisco, after a brief rivalry with the future city of Benicia, which also vied to be known as Francisca. Permanent residents at the time numbered about 500. The bulk of residential buildings were wooden and practical, most housing a combination of commercial and domestic functions. Illustrations from this period show simple one- or two-story wooden structures. The most decorative of these had massing and ornamentation associated with the Monterey style, which was popular in Alta California. Simple structures with gable roofs and small rectangular windows far outnumbered the elaborate structures from this era. No extant examples from before 1848 have been discovered within San Francisco's city limits.

[7] Rand Richards, *Historic San Francisco*. (San Francisco: Heritage House Publishers, 1991) 37-38; 80-85; Zoeth Skinner Eldredge. *The Beginnings of San Francisco*, (San Francisco: Zoeth S. Eldredge, 1912).

[8] Richards, *Historic San Francisco*, p. 38.

The Gold Rush

The discovery of gold at Coloma in the Sierra Nevada foothills in 1848 set off the California Gold Rush and quickly changed San Francisco. The city's port was an obvious access point to inland California, including the Sierra Nevadas, from the Pacific Ocean. Businesses related to gold mining, including banking, food processing, and dry goods trading, began to establish themselves, and the sleepy hamlet formerly known as Yerba Buena began its shift into an ever-expanding metro.[9]

As San Francisco developed into the city it is today, entire neighborhoods were remade as marshy land was filled and hills were razed to increase developable land in the city limits.[10] The earliest examples of this type of residential development are Rincon Hill and South Park, areas where early Gothic Revival and Italianate mansions of the well-to-do were built in the 1850s and 1860s. At the base of Rincon Hill (which is now SoMa), working-class areas known as Happy Valley, Pleasant Valley, and Tar Flat developed, with prefabricated cottages and simple wooden housing. Like other sections of the city, SoMa and Rincon Hill have been razed by fire and earthquakes and have seen waves of new development due to changes in fashion and ownership. Extant examples of early residential architecture in this area are exceedingly rare, but their history is key in understanding the movement of San Francisco residents from downtown into the outlying neighborhoods that began to open in later decades. San Francisco first built itself on the shore, then pushed southward and westward.

San Francisco's 1852 footprint ran from the Marina southward on what is now Divisadero Street into the Castro as well as eastward through the Mission and Potrero Hill. However, some lots were under water at the marshy fringes of the city, and sand dunes made settlement westward difficult. A plank toll road was constructed in 1851 for travel from South of Market to Mission Dolores, which, at the time, remained a small settlement around the original mission. Soon after the first wave of the Gold Rush faded, investors and speculators began dividing up the former land grants of the Mexican period within San Francisco and just outside the city, with the goal of providing homes, businesses, and amusement venues for the growing population of the city. These bursts of purchasing are documented in an 1858 map of the city, with large swaths of the Western Addition and parts of the Mission parceled out in tracts that show existing land claims in relation to newly platted streets, parks, and other public spaces. This map was most likely related to the Van Ness Ordinances, an attempt by Mayor Van Ness to rectify the confusion and larceny related to deeds of public land.[11]

Legal battles related to land rights raged between property owners, the city, and the state until the mid-1860s. Some disputes originated during the Mexican period of development and settlement. Although the city officially became the City and County of San Francisco in 1856, street platting in undeveloped areas was often performed by investors who held tracts of land. The maps were then submitted to the City for approval, with each eventually being absorbed into the expanding area of San Francisco. Outside the downtown core, Inner Mission, Rincon Hill and South Park, SoMa, eastern Russian Hill, Pacific Heights, and parts of Potrero Nuevo (now Potrero Hill) were the most settled areas of the city.

The Mission, although one of the first outlying neighborhoods to be served by horse-drawn streetcars, provided mainly recreational spaces for San Franciscans, such as pleasure gardens, beer rooms, and roadhouses, all of

[9] San Francisco Planning Department, *Inner Mission North 1853-1943 Context Statement*, September 2005.

[10] Robert Douglass, "A Brief History of the South of Market", Chapter 2 in *South of Market: Historical Archeology of 3 San Francisco Neighborhoods.* Prepared for the California Department of Transportation, 2009.

[11] David Rumsey Historical Map Collection, "Section V. (Map of Western Addition, San Francisco, Land Claims), San Francisco, California. 1858" Accessed October 2020 via https://www.davidrumsey.com/.

which were constructed in the 1850s.[12] Some neighborhoods that became more populated in later decades , contained mainly agricultural or industrial establishments, including slaughterhouses and shipping operations in Bayview and dairies in Bernal Heights.

As San Francisco's street grid grew, residential development expanded into newly platted areas. However, fires in the 1850s destroyed many early residences, leaving a very faint footprint of residential development from the first wave of the city's formal urban growth. Extant residences from this period are primarily single-family homes, mainly in what were considered perimeter neighborhoods. These perimeter areas are more likely to have extant residential housing because they avoided the wholesale destruction closer to the downtown core due to changes in fashion, fire, and the 1906 earthquake. Perimeter areas from this period include western Nob Hill, western Russian Hill, Pacific Heights, the Western Addition, the Mission, and Noe Valley as well as the sparse development in Bernal Heights and Glen Park, which was most likely related to farming. More intensely populated areas, most notably the SoMa neighborhood, experienced changes and damage that destroyed most of the early housing stock.

Horse-drawn streetcars, popular in the 1850s and 1860s, aided the development of neighborhoods that were farther away from established areas.[13] However, there is no real pattern to the known extant residences dating to this period; their survival instead appears attributable to happenstance avoidance of natural disasters and investors. The earliest known residences in the city date to 1852–1853, primarily in the Mission, Telegraph Hill, and Pacific Heights neighborhoods. Several such properties have been identified in previous surveys, with a handful designated as City Landmarks due to their rarity. Each of these properties stands out from the surrounding development, denoting that even within what were early central residential neighborhoods, the existence of extant examples from this period are rare.

During the early years of the Gold Rush, hotel living was extremely popular, along with boarding house accommodations. Under informal arrangements in working-class neighborhoods, such as SoMa, families would take in boarders for additional income. These types of residences were particularly popular among the single men who were attracted to California by the Gold Rush, many of whom did not have money, family, or local connections upon arrival.[14] As individuals settled permanently in San Francisco, the city's housing stock progressed from a predominance of hotels/boarding houses to individual lots meant for single-family homes, despite the economic downturn of the 1850s.[15] Residential construction during this period ranged from small wooden cottages for the working class to stone and brick residences for wealthy San Franciscans—which typically expressed the architectural styles in vogue at the time, mainly Gothic Revival and Italianate. Remaining extant examples will most likely be vernacular in style, with small footprints and wood construction. Larger lots were also common; however, with subdivision in later years.

By the end of the 1850s, San Francisco had undergone a staggering transformation, growing almost immeasurably within its new boundaries. Investors were freed from the legal disputes stemming from claims to original Mexican land grants and prepared to push city boundaries westward and southward by taking over agricultural land for residential development. Although the city had begun as a series of wooden false-front buildings, shanties, and temporary residences, its urban fabric continued to formalize with the gradual introduction of streets, parks, and defined residential neighborhoods for working-class and wealthy residents

[12] San Francisco Planning Department, *Inner Mission North 1853-1943 Context Statement*, page 19.

[13] Ibid, page. 14.

[14] Ibid, page 13.

[15] Dan Brekke, "Boomtown, 1870s: Decade on Bonanza, Bust and Unbridled Racism," Accessed November 202 via https://www.kqed.org/news/10413670/draft-boomtown-history-2a.

alike. The next two decades continued the building program of the 1850s to accommodate a rapidly increasing population as well as a rapidly expanding city.

Urban Expansion

By the mid-1860s, the legal battles over land ownership in the city began to slow, and new technology and investment pushed residential development west and south of the city core. The discovery of Nevada's Comstock Lode in 1859 incited a silver rush that helped turn around the economic slump of the mid-1850s and infused San Francisco with more people, money, and industry.[16]

Although earlier patents had been issued for similar inventions, Andrew S. Hallidie's cable car (1873), whose cables were driven by steam-powered engines at the power house, enabled mass transportation within hilly neighborhoods. In addition, work with steam shovels and other technologies helped mitigate issues associated with the sandy expanses and marshy fringes that once divided the small agricultural settlements of the western peninsula as well as the underwater lots along the western shore of Mission Bay, thereby creating opportunities for development.[17]

The 1861–1880 period is when many neighborhoods that currently radiate from Market Street rapidly expanded, including the Mission, Noe Valley (formerly Horner's Addition), Portola, Dogpatch (Irish Hill and Dutchman's Flat), the Western Addition, Bayview, Telegraph Hill, and Pacific Heights. Established neighborhoods such as SoMa, Nob Hill, and Russian Hill expanded; the character of areas such as Rincon Hill changed as elite residents moved to new mansions in the northern part of the city, specifically Nob Hill, and new working-class residents moved in to replace them. This period also saw the development of agricultural perimeter suburbs, in particular Noe Valley, Potrero Hill, Bayview, Glen Park, or Bernal Heights. Russian Hill also saw larger homes built during this period, with the middle class moving in after streetcar development in the 1880s.[18] Developing neighborhoods kept pace with the increasing population. Between 1861 and 1880, the population of San Francisco proper grew from 56,802 to 233,959, an increase of about 311 percent.[18]

In the 1861–1880 period, residential development often occurred along streetcar lines. Although precipitated by some individual homeowners, development more commonly occurred as investors bought up tracts of land to divide and sell on a speculative basis. Homestead associations, or investor-held tracts of land, got their start during this period. Their joint stock ventures helped mitigate investor risk, with the additional benefit of providing platted streets within larger neighborhoods for approval and incorporation by the City prior to construction.[19]

Buyers of middle- and working-class dwellings from this period commonly picked out models from pattern books or ordered wholesale from companies in the East. Homes would be shipped in parts, but this practice became increasingly rare as the building industry recruited more workers and new railroads shipped lumber from Northern California and Oregon. Upper-class homes were mostly architect-designed, high-style structures. Unlike the typically wooden mansions built on Rincon Hill in the 1850s and 1860s, the new elite residences on Nob Hill tended to be larger and constructed of stone and brick; Rincon Hill still had many large wooden

[16] Dan Brekke, "Boomtown, 1870s: Decade on Bonanza, Bust and Unbridled Racism," Accessed November 202 via *https://www.kqed.org/news/10413670/draft-boomtown-history-2a*.

[17] Richards, *Historic San Francisco*, page 137.

[18] U.S. Census Bureau, San Francisco City and County, 1860-1940, Prepared by Bay Area Census. Accessed November 2020 via *http://www.bayareacensus.ca.gov/counties/SanFranciscoCounty40.htm*.

[19] San Francisco Planning Department, *City Within a City: Historic Context Statement for San Francisco's Mission District*. Page 22.

residences, particularly in the Italianate style, with only a few stone or brick homes. The new affluence suggested that California business tycoons were finding great success in California.

As neighborhoods developed as a result of streetcar suburbanization, some areas remained underserved by rail. Noe Valley (Horner's Addition), Bernal Heights, Glen Park, Portola, and large swathes of Potrero Hill and Bayview remained hinterlands, still populated by farmers and dairymen. Glen Park, for example, hosted cattle grazing and dairy farming during this period and was considered a rural vacation destination for San Franciscans, affectionately known as "Little Switzerland" for its hilly terrain.[20] Development of these perimeter neighborhoods during the 1860s and 1870s was sporadic. Despite maps from the period depicting platted blocks and streets, the construction of residences on these lots was slow, given the lack of transportation from the city core and a brief economic depression in the mid-1870s, which further slowed construction.[21]

From the perspective of residential development, areas that were underserved by streetcars generally had bigger lots and more significant building setbacks; some residences from this period remain extant due to being built before the construction of the streets that they now front. Residences in more crowded locations closer to downtown, such as Telegraph Hill, were more typically built fronting existing streets and tended to have small setbacks and small footprints, for instance the still-extant cottages on Napier Lane, built c. 1875–1890.[22] Lot size related to available space and topography but also to social class. Working-class dwellings within San Francisco were more often located in smaller, more crowded neighborhoods than amidst farming operations at the city's perimeter. Residences in densely populated, working-class areas also were distinct in that they often contained multi-unit dwellings, usually two-flat buildings, such as those in Potrero Hill and Dogpatch.

This period is often associated with early "suburbanization." People who moved into former farming areas, such as Noe Valley, platted in 1852, saw the advantages of spacious lots away from the intensity of development in the core neighborhoods; even so, people did not move into these rural areas in statistically significant numbers.[23] In later decades, increasing immigration from European countries would fill out these neighborhoods, and San Franciscans of all classes would push the boundaries of the existing neighborhoods to accommodate the city's growing population. Many of the suburbs not served by streetcar lines eventually became mixed ethnic enclaves for immigrants arriving from abroad in the coming decades.[24]

Overall, the decades between 1861 and 1880 were defined by the expansion of the city, mostly within a tight perimeter of accessible neighborhoods such as Telegraph Hill, SoMa, parts of the Mission, and Civic Center. Many neighborhoods that would soon be flush with residents were platted and partially occupied, and agriculture and animal husbandry, as well as select rural amusements, defined then far-flung areas such as the parts of the exterior Mission, Glen Park, and Bernal Heights. By the 1870s, streetcars powered by steam plants and various types of omnibuses began to influence the circulation of residents, and further economic prosperity helped San Franciscans expand their residential neighborhoods.

[20] Gary Kamiya, *Cool Gray City of Love: 49 Views of San Francisco* (United States: Bloomsbury Publishing, 2013).

[21] Richards, *Historic San Francisco*, page 102-107.

[22] San Francisco Planning Department, "Telegraph Hill Landmark District Historic Walking Tour Guide." Accessed January 2021 via *https://irma.nps.gov/DataStore/DownloadFile/581201*; Telegraph Hill Dwellers. "Neighborhood History". Accessed January 2021 via *https://www.thd.org/single-post/2015/10/01/neighborhood-history*.

[23] Noe Valley Merchants and Professionals Association. "Then and Noe (Our History)." Accessed January 2021 via *https://nvmpa.com/get-to-noe-us/then-and-noe.html*.

[24] U.S. Census Bureau, San Francisco City and County, 1860-1940. Prepared by Bay Area Census.

Advent of the Gilded Age

The Gilded Age in the United States was an era of economic growth across the last two decades of the 19th century. This period in San Francisco saw the growth of various types of industry, including shipping and manufacturing, and brought greater security for workers compared to earlier and unstable commodity rushes, such as the Gold Rush or Comstock Lode. Opportunities in shipping, agriculture, and manufacturing created a more stable job pool, allowing the middle class to grow.[25] Technology, particularly technology related to transportation, also continued to evolve. New freight and passenger railroads provided opportunities for commerce, and the expansion of cable cars pushed forward the development of formerly under-occupied residential neighborhoods with steep terrain. By the end of the 1880s, 112 miles of cable cars provided cheap transportation over eight different lines. The 1890s saw the introduction of electric streetcars that could handle the steep hills rising from the coastal neighborhoods at the edges of the city.[26] Economic growth meant that immigrants increasingly came to the city, and the population continued its upward trajectory.

In historic architecture, the end of the 1880s is often associated with the grandiose mansions built by the railroad barons known as the Big Four on Nob Hill. Elite residences were also built in Pacific Heights and Presidio Heights. Yet, as lower-class San Franciscans made their homes in the city, they adapted the intricate styles of the age to their budgets and lot sizes. During this period, middle-class residences were built mainly within the Mission, Western Addition, Russian Hill, and the Haight; working-class housing was built within Castro/Upper Market, SoMa, Potrero Hill, and Bayview. Noe Valley, Bernal Heights, and Glen Park remained underserved by rail: although the amount of housing in these neighborhoods increased within this period, the areas remained largely rural, with larger lots serving agricultural businesses such as dairies (in Bernal Heights) and slaughterhouses (in Bayview).[27] Residential development outside these neighborhoods, in what would become the western part of the city, was comparatively sparse, and this area was still largely characterized by undeveloped sand dunes. Golden Gate Park was constructed in 1870 and brought recreation-seekers to the west side of the peninsula for day trips to explore the park and ocean beyond. Sporadic development began to occur in what is now the Inner Richmond and the western end of the Haight. Of course, development within Downtown, North Beach, and Chinatown continued in this period, but nearly all buildings in the downtown core from this period were destroyed during the 1906 Earthquake and Fires.

The styles of residential structures within this period mimic those of earlier decades, with architect-built homes in stately styles that were common for elite dwellings; adaptations of those styles were applied in less costly ways (less ornamentation, stripped down details, lower cost materials, etc.) for middle- and working-class homes. Italianate, and its row-friendly derivative style, Flat-front Italianate, became popular. Stick and Eastlake homes, with their applied wooden decoration, also gained a following, especially within the middle-class row homes of the Mission and Western Addition. Queen Anne also saw its first popularity within San Francisco in this period; it was applied mainly to upper-class and middle-class housing. The popularity of Gothic Revival waned; for working-class dwellings, the applied wooden decoration of Carpenter Gothic give way to applied wooden décor reminiscent of Stick and Queen Anne. Wooden construction was still the norm apart from the elite residences in the northern part of the city, and typically incorporated shingle roofs, clapboard siding, applied decoration, porches, and stairwells. Lot sizes depended on the area of the city where the housing was built, but the setbacks from the streetscape were more generous, even for narrow row lots within the Mission and Western Addition. Setbacks are of particular importance. A lack of setback, with the home flush with the street, is often an indicator, particularly within the Mission, of post-1906 construction. Given the lack of housing post-quake, many

[25] Richards, *Historic San Francisco*, page 127.

[26] Richards, *Historic San Francisco*, page 136.

[27] San Francisco Planning Department, *City Within a City: Historic Context Statement for San Francisco's Mission District.*

lots were developed with multiple buildings, or additions were made to older homes, necessitating the need to maximize lot coverage and forego the front setback.

The success of San Francisco's port meant the Gilded Age lasted past the turn of the century for the wealthy class, but this abundance was not known in every quarter of the city. Working-class neighborhoods like Chinatown, SoMa, and Downtown became ever-more crowded and rundown as the 19th century ended.[28] Some working-class people, particularly white people, found respite from these conditions in the still-busy but not-yet-overpopulated neighborhoods opened by cable cars and streetcars such as new areas of the Mission, Western Addition, and even more outlying neighborhoods such as Noe Valley and Bernal Heights. These workers took to commuting during this period instead of crowding into increasingly dangerous conditions in the city core.

By 1899, many San Francisco neighborhoods had housed one or two generation of residents. These then-perimeter areas would serve an important role after the 1906 Earthquake; remote from the fire and quake's destruction, as they would house displaced residents in the decade to come. New residences began filling in where agriculture had once been dominant, and tract developers subdivided former agricultural lots to create new housing. It appears that 19th-century residences that remain extant may now be hiding among the city's 20th-century infill development. These rare properties often present a set of architectural characteristics that indicate their inclusion within San Francisco's early housing stock.

Early Built Environment Characteristics

While this HCS overviews specifics of Greek Revival, Gothic Revival, and Folk Victorian architecture, limited information about these styles in San Francisco is known, in part due to lack of extant properties. Properties which do exist also have likely been modified over time, and with few historic photographs available from these time periods it is difficult to fully understand the original design of these buildings. While this historic context statement provides an evaluative framework with character defining features for each style, each extant property must be considered individually as they relate to the time and location in which they were built along with early uses and later alterations. In some cases, buildings may exhibit features common to more than one style. For example, it was not uncommon for Folk Victorian homes to also have decorative bargeboard which was commonly associated with Gothic Revival buildings.

While early settlement era styles were popularized initially for residences, they were seen commonly in civic buildings as well. Projects such as the Old United States Mint (ca. 1874) at 5th and Mission Streets, still extant, epitomized the Greek Revival style in the Bay Area (Figure 1). Similarly, Gothic Revival architecture was used in residential buildings but is most-easily recognized as a popular style for late 18th and early 19th century churches, such as Old St Mary's at 660 California Street, constructed in 1854 (Figure 2). Buildings of both styles were erected in areas of San Francisco settled by 1850. Today, these include Pacific Heights, the Western Addition, Eureka Valley, Noe Valley, the Mission District, Dogpatch, and Bayview, among others.

[28] Susan Craddock. "Tuberculosis, tenements and the epistemology of neglect: San Francisco in the nineteenth century." *Cultural Geographies* v. 5, Issue 1 (January 1998). Accessed January 2021.via https://www.researchgate.net/publication/249821511_Tuberculosis_tenements_and_the_epistemology_of_neglect_San_Francisco_in_the_nineteenth_century#pf11

Fig. 1. The Old United States Mint at 5th and Mission Streets in San Francisco, constructed ca. 1874 in the Greek Revival style. (Source: NoeHill.com)

Fig. 2. Old St Mary's Church at 660 California Street in San Francisco, constructed ca. 1854 in the Gothic Revival style. (Source: NoeHill.com)

Albeit a handful of extant exuberant examples, most extant buildings of these styles are generally more restrained often due to the original design simplicity. While highly stylized and larger residences were built during this period for the well-to-do, homes of these styles were also commonly built for middle- and working-class populations. While such properties may not have had the same level of architectural distinction as more grand buildings, they were nonetheless important to San Francisco's early built environment.

Amongst the early styles covered in this HCS, some shared characteristics exist related to early development patterns which are often reflected in extant properties from this period. Often, these properties were being developed when much of the city was still semi-rural in nature, and thus often inconsistent with later properties built around them in regard to siting. Larger setbacks are more common for these early residences due to construction prior to the development of streets. Furthermore, after the Great 1906 Earthquake and Fires, many neighborhoods were built more densely due to housing shortages. Wider lot sizes were also more common for

these reasons.[29] Additionally, apart from the grander buildings associated with the wealthy, properties built during this time period were generally one- to two- stories in height. Many were constructed by builders, and not designed by architects, often from pattern-book designs. Wood construction was furthermore the dominant material for such properties, often featuring clapboard siding, including tongue-and-groove and shiplap siding.[30] Wooden detailing was not nearly as ornate as it later became with the proliferation of Victorian Era homes, though it was still present. Folk Victorian porches often featured sawn spindle work or flat jigsaw cut trim, while Carpenter Gothic properties featured decorative bargeboard.

[29] ICF, *Theme Study : Early Residential Development in San Francisco, 1848-1899 (Draft 2)*, Prepared for the San Francisco Planning Department, June 2021, pages 14-15

[30] Ibid, pages 36-37.

Existing City Landmarks

Urban growth and development, along with natural disasters and other factors, have caused the destruction of the majority of buildings constructed during the study period of this HCS. However, albeit the scarcity of extant resources amongst these styles, past city surveys and historic context statements have identified several of these properties.

At least two Historic Districts designated under Article 10 of the Planning Code include Early Settlement Era Style contributory structures as follows:

- Telegraph Hill Historic District – This historic district is a unique expression of the pattern of development which took place on the east slope of Telegraph Hill from 1850-1941. Contributing to its significance is the City's largest concentration of pre-1870 residential structures including modest Gothic Revival homes and other vernacular shacks which once housed early waterfront workers. Due to its steep topography, vehicular access is difficult which isolated it from other parts of the city, thus limiting new development.
- Blackstone Court Historic District – This smaller historic district is an unusual mid-block enclave on a blind alley consisting of five modest vernacular structures. While its significance is more historical than architectural, it includes 11 Blackstone Court (ca. 1851) as a contributory altered structure, which possesses Gothic Revival features including its veranda and interior floor plan and finish.

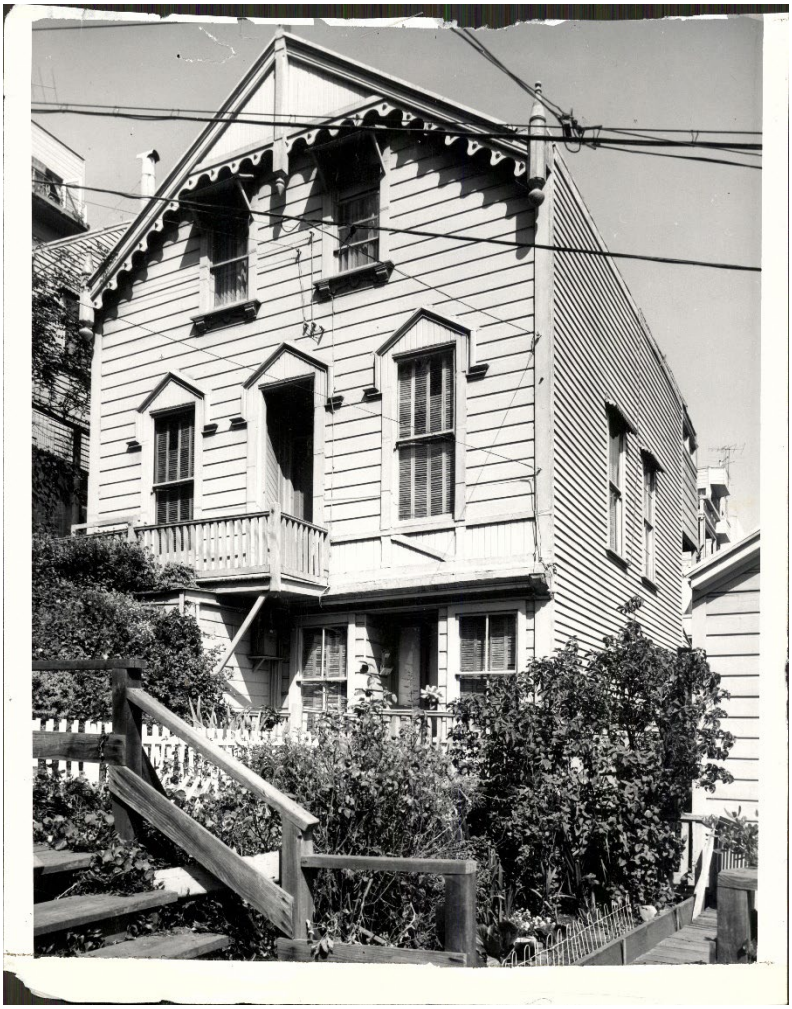

Fig. 3. 228 Filbert Street , ca. 1869, is an intact example of a Carpenter Gothic home in the Telegraph Hill Historic District. (Source: Historic Assessor's Photo, 1958)

Additionally, the following have been designated as individual City Landmarks under Article 10 of the Planning Code:

- Landmark No. 4 - St. Patrick's Church, 756 Mission Street. Gothic Revival church constructed in 1872, rebuilt in 1926.
- Landmark No. 5 - St. Francis of Assisi Church, 624 Vallejo Street. Gothic Revival church constructed in 1857-1860, rebuilt in 1919.
- Landmark No. 6 – Old St. Patrick's Church, 1820 Eddy Street. Greek Revival Church constructed circa 1854.
- Landmark No. 17 – McElroy Octagon House 2645 Gough Street. Octagon house constructed in 1861.
- Landmark No. 32 - Abner Phelps House, 1111 Oak Street. Carpenter Gothic house constructed circa 1850.
- Landmark No. 36 – Feusier Octagon House, 1607 Green Street. Octagon house constructed circa 1858.
- Landmark No. 39 - St. Francis Luteran Church, 152 Church Street. Gothic Revival church constructed in 1900.
- Landmark No. 40 – First Unitarian Church, 1187 Franklin Street. Gothic Revival church constructed in 1887.
- Landmark No. 47 - Nightengale House, 201 Buchanan Street. Gothic Revival house, constructed in 1882.
- Landmark No. 65 - Trinity Episcopal Church, 1668 Bush Street. Gothic Revival church constructed in 1892.
- Landmark No. 66 - Stanyan House, 2006 Bush Street. Greek Revival house constructed circa 1854.
- Landmarks Nos. 67 and 68 - Tanforan Cottages, 214 and 220 Dolores Street. Greek Revival homes constructed circa 1854.
- Landmark No. 170 – Grace Cathedral, 1100 California Street. Gothic Revival church constructed in 1862, rebuilt in 1964.
- Landmark No. 236 – Old Mint, 88 Fifth Street. Greek Revival building constructed in 1874.

Fig. 4 and 5. Mc Elroy Octagon House 1975 (left) and the Feusier Octagon House circa 1975 (right). Octagon Homes can also be considered an Early Settlement Era Style given their alignment with other styles covered in this HCS. Called "A Home for All" by Orson S. Fowler in 1853, these eight-sided buildings were branded as having improved light and air circulation.[31] However, even during their heyday, they were never extremely popular. While San Francisco once had at least five Octagon homes, only two have survived to-date and both are designated as City Landmarks. Thus this HCS does not include a theme specific to this style. For more information about these properties, please refer to the Designation Reports for Article 10 Landmark Nos. 17 and 36 respectively. (Source: OpenSFHistory / wnp70.10160 (left) and OpenSFHistory / wnp70.10137 (right))

[31] SF Heritage, "Octagon Houses: City Landmarks #17 and #36." Accessed December 20, 2024 via https://www.sfheritage.org/news/octagon-houses-city-landmarks-17-and-36/.

Theme: Greek Revival, 1848-1885

In the early stages of American architecture, builders and designers were influenced heavily by their European counterparts. A common tendency was to utilize elements of historic styles, applied to a new form. In many instances – especially with Greek-inspired buildings, the result was to nearly duplicate specific source buildings, while other examples varied in plan and massing, but held true to decorative details drawn from historical models. Greek Revival architecture was the American dominant style for much of the first half of the 19th century in part due to the United States celebrating its recent independence. Traditional ties to England following the War of 1812 were rejected and America's fondness for the Greek's democratic government manifested in the built environment through the popularity of Greek Revival architecture.[32] The Greek War of Independence (1821-1830) further reinforced America's appreciation of Greece, thus strengthening the nation's interest in this style. This period gave rise to the temple-fronted architecture characteristic of this style, along with Greek place and street names.[33]

Early examples of Greek Revival architecture are predominantly found on the east coast. Robert Mills, one of the first American-born architects to have professional training popularized the style when he established himself in Philadelphia in the early 1800s. Buildings like the Monumental Church in Richmond, Virginia, and the Fireproof Building in Charleston, South Carolina were designed by Mills to incorporate substantial classical detailing like large, fluted columns, enclosed pediments, and other details that drew from their original Greek counterparts. As the style proliferated throughout the country, architects and builders mimicked Mills' desire to duplicate Greek classicism in projects that ranged from churches to other public and institutional buildings, and government structures.[34]

Because of the repeated classical forms, the Greek Revival style lent itself well to urban town houses and residential buildings of varied modesty. An advantage of the style was that forms and details could be suggested in flat boards and basic craft techniques that allowed simpler, and even vernacular examples to be adequately constructed in places where skilled woodcarvers were unavailable. As the style persisted and further popularized throughout the early 19th century, Greek Revival houses appeared across the Northwest Territory, with each example varied according to the ability of local craftspeople and aspirations of the client.

Indebted to their Greek sources, and despite their varied level of detailing, Greek Revival buildings are typically characterized by a low-pitch roof with pedimented gable, large entablature cornice, pilasters or corner boards, square or rounded columns, square, divided transom and sidelight door surround, and other classically inspired details. Greek Revival buildings are the first to use a gable-style floor plan with the gable end facing the street, mimicking a Greek temple.[35] By design, the Greek Revival style often reads as rational when compared to more delicate-seeming styles such as Eastlake and Stick.

Although the Greek Revival was the dominant American style from 1830 until approximately 1850, it appears in all states settled by 1860. Due to its popularity, it was often referred to as the "national style". Though originating on the Atlantic coast, the style moved west with settlers from older states and was referred to as the "Territorial style" in early Western towns. As the style moved westward, it became diffused and is considered the first American architectural style to reach the West Coast, arriving in California around 1850. [36] Some examples were

[32] McAlester, *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture,* page 244.

[33] Tom Paradis, "Architectural Styles of America and Europe." Accessed December 30, 2024 via https://architecturestyles.org/greek-revival/

[34] Leland M. Roth, *American Architecture: A History*, (New York: Taylor & Francis, 2018).

[35] Paradis, "Architectural Styles of America and Europe." Accessed December 30, 2024 via https://architecturestyles.org/greek-revival/

[36] Ibid.

even disassembled and shipped by way of Cape Horn and erected in cities like San Francisco. Many Greek Revival buildings were informed by style books brought from east coast architecture publications. Each example of any Greek Revival subtype generally shows geographic differences in frequency of occurrence. For instance, subtypes in California typically avoided the construction of large, colonnaded porches necessary to catch cooling breezes, and instead focused on capturing other essential details that highlighted the style in more modest ways.

Fig. 6. 1896 (c.) image of the Sutro Baths and Museum building (non-extant), whose entrance is built in Greek Revival Style. The Sutro Baths facility was designed by architects Emil S. Lemme and C. J. Colley and opened to the public in 1896. (Source: OpenSFHistory / wnp15.286)

Fig. 7. 1919 photo of St. John Prodromos Greek Orthodox Church and Alexander the Great Meeting Hall (non-extant), 37 Sterling (near now Bryant Street onramp to the Bay Bridge). Property displays Greek Revival features including the full-width porch with columns. (Source: OpenSFHistory / wnp36.02100)

In San Francisco specifically, early Greek Revival buildings typically appear in neighborhoods established prior to 1870, but at a rare frequency. In fact, many extant early-period Greek Revival buildings in the city pre-date modern infrastructure and were sometimes constructed in rural settings. Examples of existing buildings are the Tanforan Cottages, two residences located at 214 (Figure 8) and 220 Dolores Street (Landmark Nos. 67 and 68, respectively) near the Mission District, which although have been altered, still display elements of the Greek Revival style with their flattened window crowns, squared porch columns, Chippendale balustrades, "keystone" pediment, and low-pitch roof.

Fig. 8. Tanforan Cottage, 214 Dolores Street (right), ca. 1854, Landmark No. 67. Located near the Mission District this residential property, along with the neighboring Tanforan Cottage at 220 Dolores Street, Landmark No. 68, built around the same time, showcase elements of the Greek Revival style with the prominent, flattened window crowns and substantial window frames. The classical porch appears to have been modified. (Source: Google Maps, 2015)

The decline of the Greek Revival was gradual. In many urban centers of the Atlantic seaboard, it was steadily replaced by the Gothic Revival and Italianate movements in the 1840s, in interior states, the Pacific seaboard, and rural areas everywhere. It remained as a dominant style for domestic buildings until the early 1860s. In San Francisco, the style continued to appear until the late 1880s, though some examples may date from a later period.

The Classical Revival style proceeded Greek Revival, with a period of significance circa 1890-1925, and was extremely popular in San Francisco in the turn of the century. Like Greek Revival, it also drew inspiration from ancient Greece and therefore shares similar features to its earlier counterpart such as columned porticos and pediments. However, Classical Revival additionally drew inspiration from other sources, primarily from ancient Rome as well as the Renaissance and Baroque periods of Italy.[37] Classical Revival buildings could be distinguished by more elaborate and complex features such as larger columns and pediments, domes, Classical detailing; and in many cases bays and Palladian windows. See the *Progressive Era g Early Revival Styles ȯɣɪ¿j gĪ ɣ¿j ɥgdHCS* for more details on Classical Revival architecture in San Francsico.

[37] San Francisco Planning Department, *Progressive Era & Early Revival Styles (c. 1890-c.1930) Historic Context Statement*, January 18, 2023, 40.

Evaluation Criteria: Greek Revival

Statement of Significance:	Greek Revival architecture is a style as much inspired by classical symmetry and proportion as it is connected to democratic cultures of the past. It became the first dominant national style of architecture across the United States and, like many other styles, had distinct regional differences. While large porches highlighted by massive columns defined most Greek Revival buildings in the Eastern states where the Greek Revival had begun, the style became more subdued as it moved west. Eventually coming to modest popularity in California, surviving Greek Revival buildings in San Francisco are rare. Significant examples of residential buildings in this style often have detailing that is easily confused with the more contemporary Victorian style, as many buildings from this period, if they survived natural disasters and urban change, had been altered to meet 19th and early 20th century tastes. Features such as wide cornice bands were often refitted with brackets and other features. Remaining buildings may retain elements such as substantial window surrounds with flattened or pedimented crowns, low-to-medium pitch roofs, and pedimented gable ends. On the other hand, public and government buildings are much easier to identify. Large columns and pediments (often with elaborate friezes) are common and often intact. A prominent example would be the Old United States Mint (ca. 1869) at 5th and Mission Streets (Figure 1). Due to the rise of other late 19th century architectural styles, Greek Revival design in San Francisco had mostly fallen out of popularity by 1885.
Period of Significance:	1848-1885
Justification of Period of Significance:	The Greek Revival style was a popular choice for residential, civic, and religious buildings during the early years of expansion and Gold Rush period in San Francisco. The style generally fell out of fashion by the 1880s as Gothic Revival and Victorian styles gained popularity.
Geographic Boundaries:	Citywide; Greek Revival architecture is more likely to be found in Pacific Heights, North Beach, the Western Addition, Eureka Valley, Noe Valley, the Mission District, Dogpatch, and Bayview.
Related Citywide Historic Context Statement Themes of Significance:	*Early Residential Development (1848-1899); Developer Tracts (1880-1989); Architecture, Planning, & Preservation Professionals: A Collection of Biographies*.
Criteria for Eligibility:	NRHP: C; CR: 3
Associated Property Type(s):	Residential – Single-Family, Detached Residential – Single-Family, Semi-Detached Residential – Multi-Family Public & Private Institutions Commercial: Neighborhood Commercial Buildings Commercial: Downtown Core
Property Type	Associated property types are predominately single-family or multi-family residential buildings.

Description(s):	Greek Revival residential buildings are typically one to two stories in height. Often times they are vernacular in design with minimal ornamentation, and smaller in scale than their neighboring properties. Raised basements most likely did not exist at the time of construction, and those that are present were probably added at a later time; with most having been converted into garages. On commercial corridors, raised basements may have been converted for commercial use. Extant institutional buildings are few, but would typically be larger in scale and often occupy several lots and even entire blocks. Given the scarcity of extant buildings of this style, it would be rare to find larger clusters of them as opposed to individual more isolated examples. Some of the best-known Greek Revival residences in San Francisco are the Tanforan Cottages at 214 (Figure 8) and 220 Dolores Street (Landmark Nos. 67 and 68, respectively), constructed between 1853 and 1866 in the Mission District. Figures 9 and 10 show examples of modest residential Greek Revival architecture and Figure 11 shows a religious example.

Criterion C/3 Eligibility Standards:

A property may be considered an eligible resource under Criterion C/3, if it meets the following:

- Must have been constructed during the period of significance (c. 1848-1885).
- For individual eligibility, must retain sufficient integrity of the property's distinctive characteristics which set this style apart from other styles contemporary to its period of significance.
    - Such distinctive characteristics may include features such as the columned front entry porch and front gabled roof, if part of the original design; as well as form and massing true to the original design.
    - Alterations are likely, and replacement of windows, cladding materials, roofing materials, or other features may be acceptable on a case by case basis.
- Given the rarity of extant resources, modest and less ornate examples may be eligible.

The following may also contribute to a resource's eligibility:

- Design/construction by an architect or builder of significance, particularly if the resource is a rare or exceptional example of the architect/builder's work in San Francisco. See *ArchitecturezPlanningzg Preservation ProfessionalszA Collection of Biographies HCS*.

- Given the scarcity of extant Greek Revival buildings, those that do exist are more likely to be found as isolated individuals, rather than in a cluster of buildings of the same style. That said groupings of Greek Revival and other early settlement style buildings may exist in close proximity to one another, in which case such groupings could qualify under Criteria C/3 as a historic district. If surrounded by at least one other early settlement era building, properties may be considered as a district contributor even with more compromised integrity but should remain generally true to the original form and massing. In order to meet local, state, and national registration requirements as a historic district, a majority of contributing properties should retain enough character-defining features to be distinguished as significant buildings from this period.

- Early settlement style buildings may also be found alongside early Victorian era buildings such as Flat-front Italianates. If constructed around the same time period, groupings of two or more of such buildings, even amongst different stylistic contexts, could be considered as a historic district under

Criterion C/3. See the *Victorian Era Styles ḍγɪɨ ɢĪỵj ɣɢǻHCS* for more information on early Victorian architecture.

Character-Defining Features

- Wood or masonry construction
  - Early residential examples are likely to be wood, while institutional examples are in most cases masonry
- Gabled or hipped roof of low-to-medium pitch
- Gable-front floor plan with gable end facing street
- Front entry porch
  - Often spanning full property width
  - Supported by prominent square or rounded, and often Doric, columns
  - Flat or gabled roof
- Main and porch roof cornice lines with wide band of trim
  - Often divided into two parts with frieze above and architrave below
- Flat pilasters or corner boards topped with capitals
- Front door surrounded by narrow sidelights
- Flattened, decorative window pediments or crowns
  - Prominent flattened window surrounds
- Wood sash windows, often with divided lites
- Staunch, square appearance with square massing
  - Squared projections
- Residential properties tend to include:
  - Simple floor plate and form
  - Minimal ornamentation
  - Front and side setbacks

Integrity Considerations:

A high level of importance is placed on integrity of design, materials, and workmanship of the property's distinctive characteristics. It is important to consider, however, that much of San Francisco's early architecture, particularly residential, was heavily damaged in the 1906 Earthquake and Fires and required repair – often to the detriment of material integrity. Additionally, early buildings, in many cases, have sustained generations of alterations as technologies and design senses shifted greatly over a period of nearly 200 years. When examining extant resources, it may be rare to find Greek Revival buildings with high levels of retained historic fabric. Details and components such as historic windows, original siding, or other decorative embellishments may have been altered, removed, and/or replaced by more modern counterparts. If a property with some alterations is discovered, such as replacement of windows, siding or removal of decorative features, because of the rarity of the subtype, it may still be eligible, even as an individual resource. For very early examples, a greater degree of alterations or fewer original extant features may be present. Due to rarity, integrity thresholds can be lower than they generally are for buildings of more ubiquitous and recent architectural styles, particularly for very early examples.

Alterations such as the addition of a driveway and garage or adaptation of a single-family dwelling into a multi-family dwelling are fairly common among existing residential architecture. If no other major alterations or losses of integrity are present, these are not likely to render a property ineligible for individual listing. Removal or substantial alterations of distinctive features such as the front porches and/or columns however, may be significant enough to render a property ineligible for individual significance. If a property with major alterations in a potential district clearly contributes to the district's sense of place, the property may be able to remain a contributor to the district. Similarly, a property with more significant alterations may still contribute to a district if the property still reads as its original style and directly contributes to the feeling of the district through repeated form, roofline, etc. District contributors can account for higher losses of integrity of design, materials, or workmanship if they have a high level of integrity of location, feeling, and/or association. Integrity of location is expected to be retained for most individual properties, though some may have been moved. Given this style was popular when much of San Francisco was still semi-rural in nature, changes in setting are likely to have occurred and should not be a factor weighed against overall integrity either for individual properties, or district contributors.

In cases that residential properties are no longer eligible under Criterion C/3 due to significant integrity losses, they may still be eligible under Criterion A/1 due to associations with events and trends surrounding early San Francisco history. See *Early Residential Development ǫɣɪ fɪɪ Ī ɣɪ ¡ ¡ ¿ áHCS* for more details including evaluation criteria.

Fig. 9. 727 Shotwell Street , ca. 1868. Greek Revival elements include the columned full width front porch, and bracketed pediment above the second story windows. (Source: Page and Turnbull, 2008)

Fig. 10. 858 Shotwell Street , ca. 1866. Greek Revival elements include the square columned front porch, gabled roof and wood windows with divided lites and flattened surrounds. (Source: Google Earth, 2011)

Fig 11. Old St. Patrick's Church, ca. 1852 at 1820 Eddy Street. Greek Revival elements are pilasters with capitals, pedimented gable, and wide cornice band. (Source: NoeHill.com)

Theme: Gothic Revival, 1848-1906

Although there was a bias toward classical forms that arose from the United States' early associations with democratic governments of past nations, there had always been a parallel interest in medieval forms and building traditions. The Gothic Revival, in its earliest form, had not always concerned itself with historical accuracy, rather it focused on capturing details and embellishments such as finials, pointed windows, and quatrefoil inlays. Seen as evocative of places with strong religious associations, Gothic Revival buildings often defined universities and religious institutions. Some of the earliest examples in United States were the St. Mary's Seminary Chapel (c. 1806-1808) in Baltimore, Maryland, and New York University in Washington Square in New York (c. 1832-1837). As the 19th century progressed, Gothic detailing became more representative of historically accurate examples. One of the best examples is Trinity Church in New York, completed in 1846 and designed to imitate medieval forms by British-born Architect, Richard Upjohn.[38]

Centered mostly on the Atlantic coast in its early beginnings, by 1840 the Gothic Revival was well established as a major style, much like Greek Revival.[39] Architect Alexander Jackson Davis, author of *Rural Residences* (1837); and landscape designer Andrew Jackson Downing author of *Cottage Residences* (1842), and the *Architecture of Country Houses* (1850) helped advance the style through incorporating drawings and plans in their books. [40] From 1870 onward, the style was less frequent but appeared in all states settled by 1880. Examples on the west coast are less frequent and those that do survive were likely constructed by individuals who had connections or lineage to areas where the style was more prominent. After the Civil War, a small rebirth of the Gothic Revival was stimulated by the writings of the English critic, John Ruskin, who emphasized continental rather than English examples as models. It was not uncommon for later Gothic Revival buildings to include Victorian features as more traditional Victorian styles grew in popularity.

The style reads as medieval and often expresses a "countryside" appeal, as intended by Downing's pattern books.[41] Gothic Revival buildings can be characterized by steeply pitched roofs and gables and are often trimmed with prominent bargeboards (alternately referred to as vergeboards) along the eaves. Also prominent are pointed, or lancet windows with diamond shaped glass panes, clustered chimney pots, Tudor-detailed porches, and vertical board-and-batten siding. High style examples, or more often churches, have scored masonry walls, quatrefoil windows, bundled columns, and pinnacles along the gable or tower parapets.

[38] Northern California Architects & Builders, "Upjohn, Richard (1802-1878)." Accessed June 22, 2022 via https://ncarchitects.lib.ncsu.edu/people/P000090.

[39] Ibid.

[40] Carole Rifkind, *A Field Guide to American Architecture,* (New York: Plume, 1980), page 50.

[41] McAlester, *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture,* pages 268-270.

Fig. 12. View from Russian Hill, circa 1860. Home in lower left foreground displays bargeboard characteristic of the Carpenter Gothic style. (Source: OpenSFhistory wnp13.199)

Fig. 13. Rincon Hill Gothic Revival home of Benjamin Horn (non-extant) circa 1865. View Southwest to 555 Harrison Street, Harrison at Essex. (Source: OpenSFhistory wnp26.491)

Like the preceding Greek Revival, Gothic Revival buildings in San Francisco are rare, apart from religious structures, but can be found occasionally in areas settled by 1860. The Abner Phelps House, at 1111 Oak Street, Landmark No. 32 (Figure 16), is a premier example. Aligned with the original design intent of early Gothic Revival residences, the Abner Phelps house can be considered a Carpenter Gothic (a sub-style of Gothic Revival) home, as described below. The house was originally built in a semi-rural setting before urban development increased in the latter half of the 19th century and is generally considered the oldest residence in San Francisco. Some accounts state the property was purchased in New Orleans in 1850 and shipped in sections and re-erected in San Francisco circa 1850-1851.[42]

Additionally, the Keeper's Quarters (Figure 14), constructed in 1873, is part of the Yerba Buena Island Light Station and an intact example of Gothic Revival architecture. The one-and-a -half story wood dwelling includes gothic gable trim and a sweeping veranda extending beyond the full width of the façade. 19th Century Keeper's quarters were commonly built in Gothic style, and this building is one of two remaining throughout California, and the most ornate of the two in regard to Gothic Revival character.[43]

Fig. 14. The Keeper's Quarters (extant) was constructed in 1873 and is part of the Yerba Buena Island Lighthouse station complex, which is listed on the National Register of Historic Places. (Source: United States Department of the Interior, 1990)

Carpenter Gothic

The term "Carpenter Gothic" refers to buildings which include wood trim and detailing inspired by traditional Gothic Architecture whose features were characteristically set in stone. [44] Andrew Jackson Davis and Andrew Jackson Downing's publications which included floor plans and drawings of homes which could be constructed by carpenters, and thus within reach of the average property owner, introduced this style to broad audiences. Elements of these designs included steeply gabled roofs, decorative bargeboard, and board and batten siding, with a focus on trim and detailing.

Decorative features of early Carpenter Gothic buildings were generally minimal, and thus such buildings were overall less expressive than other Gothic Revival counterparts. However, some more highly stylized Gothic

[42] San Francisco Landmarks Preservation Advisory Board, *Abner Phelps House Revised Case Report*, August 20, 1969.

[43] United States Department of the Interior, *Yerba Buena Island Lighthouse, National Register of Historic Places Registration Form*, May 7, 1990.

[44] History Colorado, "Carpenter Gothic," accessed December 4, 2024 via www.historycolorado.org/carpenter-gothic.

Revival buildings, include features associated with Carpenter Gothic given they are constructed of wood instead of stone or brick.[45] One example would be the Nightengale House at 201 Buchanan Street (Figure 18) (Landmark No. 47), which was constructed in 1878, and albeit being designed by an architect includes wood features such as lacy bargeboards and pointed-arch windows reminiscent of earlier Carpenter Gothic buildings. Carpenter Gothic buildings are found throughout the United States, generally as single-family residences and churches.[46]

Religious Structures

While Gothic Revival buildings gradually fell out of popularity around the late 1880s, the style remained popular for religious buildings well in the 20th century. A number of notable Gothic Revival churches in San Francisco remain extant including:

- St. Francis of Assisi Church, 624 Vallejo Street (constructed in 1857-1860, rebuilt in 1919; Landmark No. 5)
- Grace Cathedral, 1100 California Street (constructed in 1862, rebuilt in 1964; Landmark No. 170)
- St. Patrick's Church, 756 Mission Street (constructed in 1872, rebuilt in 1926; Landmark No. 4)
- First Unitarian Church, 1187 Franklin Street (constructed in 1887; Landmark No. 40)
- Trinity Episcopal Church, 1668 Bush Street (constructed in 1892; Landmark No. 65)
- Saint Francis Lutheran Church, 152 Church Street (constructed in 1900; Landmark No. 39)
- Saint Paul's Church, 1660 Church Street (constructed in 1901)
- St. Nicholas Cathedral, 2005 15th Street (constructed in 1904)
- St. Matthew's Church, 3281 16th Street (constructed in 1907)
- St. John the Evangelist Episcopal Church, 120 Julian Avenue (constructed in 1908)
- Spanish Presbyterian Church, 439 Guerrero Street (constructed in 1909)
- Saints Peter and Paul Church, 666 Filbert Street (constructed in 1924)

Fig. 15. St. Patrick's Church (748-756 Mission Street), circa 1905. The Gothic Revival church was built in 1872, though largely destroyed in the Great 1906 Earthquake and Fires. The Church was rebuilt in Gothic Revival style post-1906, though without the steeple which stood 200' above the street. (Source: Bancroft Library)

[45] San Francisco Planning Department. San Francisco Preservation Bulletin No. 18: Residential and Commercial Architectural Periods and Styles in San Francisco. (San Francisco, .

[46] History Colorado, "Carpenter Gothic," accessed December 4, 2024 via www.historycolorado.org/carpenter-gothic.

Evaluation Criteria: Gothic Revival

Statement of Significance:	The Gothic Revival style was a departure from Greek Revival and other forms that were popular in America during the first half of the 19th century. Although different in form and appearance than previous styles, Gothic Revival buildings expressed connections to medieval heritage, country landscapes, or religion. The Gothic Revival style in America was advanced by architect Alexander Jackson Davis who authored *Rural Residences* (1837); and landscape designer Andrew Jackson Downing, who authored *Cottage Residences* (1842), and the *Architecture of Country Houses* (1850). These books included house plans for the consideration of builders and homeowners. The most commonly identifiable feature of the Gothic Revival style is the pointed arch, used for windows, doors, and decorative elements like porches, dormers, or roof gables. Other characteristic details include steeply pitched roofs and front facing gables with delicate wooden trim called vergeboards or bargeboards. Like buildings constructed in the Greek Revival style, examples of Gothic Revival architecture are rare in San Francisco. Most surviving buildings are churches with very few residences still in existence.
Period of Significance:	1848-1906
Justification of Period of Significance:	The Gothic Revival style was a popular choice for residential and religious buildings during the early years of San Francisco's establishment and expansion upon initially being settled due to the Gold Rush. By 1880, the Gothic Revival style had mostly been replaced by Victorian style architecture but remained a popular choice for religious architecture well into the 20th century.
Geographic Boundaries:	Citywide; Gothic Revival architecture is more likely to be found in South of Market, Pacific Heights, the Western Addition, North Beach, Eureka Valley, Noe Valley, the Mission District, Dogpatch, and Bayview.
Related Citywide Historic Context Statement Themes of Significance:	*Early Residential Development (1848-1899); Developer Tracts (1880-1989); Architecture, Planning, & Preservation Professionals: A Collection of Biographies*.
Criteria for Eligibility:	NRHP: C; CR: 3
Associated Property Type(s):	Residential – Single-Family, Detached Residential – Single-Family, Semi-Detached Residential – Multi-Family Public & Private Institutions Commercial: Neighborhood Commercial Buildings
Property Type Description(s):	Associated property types are predominately religious buildings, or single-family residential buildings, many of which have been converted to multi-family dwellings. Gothic Revival residential buildings are typically one to two stories in height and may or may not sit atop raised basements. Raised basements most likely did not exist at the time of construction, and those

	that are present were probably added at a later time; with most having been converted into garages. On commercial corridors, raised basements may have been converted for commercial use.

Criterion C/3 Eligibility Standards

A property may be considered an eligible resource under Criterion C/3, if it meets the following:

- Must have been constructed during the period of significance (c. 1848-1906).
    - Given that Gothic Revival remained a popular style for religious structures well into the 20th Century however, such structures may be eligible even if built as a later. Given the prevalence of Gothic Revival churches, however, other factors such as exuberance and retention of character defining features should be considered, particularly for those built at later dates.
- For individual eligibility, must retain sufficient integrity of the property's distinctive characteristics which set this style apart from other styles contemporary to its period of significance.
    - Such distinctive characteristics may include features such as the pointed gables, and steep roof pitch; as well as form and massing true to the original design.
    - A high level of importance is placed on integrity of design, materials, and workmanship of the property's distinctive characteristics.
    - Alterations are likely, and replacement of windows, cladding materials, roofing materials, or other features may be acceptable on a case by case basis.
- As non-religious extant resources are quite rare, modest and less ornate buildings may be eligible, particularly early examples.

The following may also contribute to a resource's eligibility:

- Design/construction by an architect or builder of significance, particularly if the resource is a rare or exceptional example of the architect/builder's work in San Francisco. See *ArchitecturezPlanningzg Preservation ProfessionalszA Collection of Biographies HCS*.

- Given the rarity of extant non-religious Gothic Revival buildings, those that do exist are more likely to be found as isolated individuals, rather than in a cluster of buildings of the same style. That said groupings of Gothic Revival and other early settlement style buildings may exist in close proximity to one another, in which case such groupings could qualify under Criteria C/3 as a historic district. If surrounded by at least one other early settlement era building, properties may be considered as a district contributor even with more compromised integrity but should remain generally true to the original form and massing. If decorative features such as the original bargeboard have been removed, they may still be eligible as district contributors. However, in order to meet local, state, and national registration requirements as a historic district, a majority of contributing properties should retain enough character-defining features to be distinguished as buildings from this time period.

- Early settlement style buildings may also be found alongside early Victorian era buildings such as Flat-front Italianates. If constructed around the same time period, groupings of two or more of such buildings, even amongst different stylistic contexts, could be considered as a historic district under Criterion C/3. See the *Victorian Era Styles òyı i gĪy¡ ygáHCS* for more information on early Victorian architecture.

- In some cases, properties may exhibit features common in Gothic Revival design, but more closely resemble a different architectural style. In that case, significance should not be evaluated under the Gothic Revival theme. For example, the closely related Tudor style which was popular in San Francisco between 1906 and 1940 may share similar features such as the steeply pitched roofs. The Tudor style is covered under the *Progressive Era g Early Revival Styles òÿɪ i gĪÿ¸j ɣgáHCS*. Additionally, it was not uncommon for properties constructed circa 1880s, to feature Victorian elements as well as Gothic Revival, given the growing popularity of Victorian-era styles, which are covered under the *Victorian Era Styles òÿɪ i gĪÿ¸j ɣgáHCS*. For evaluation purposes, a decision would need to be made on a case by case basis regarding what style they are in most close alignment with based on features and year built.

Gothic Revival Character Defining Features

- Wood or masonry construction
- Pointed-arch form in inset panels in front door, sometimes pierced
- Steeply pitched roof, often with steep cross gables (sometimes flat with castellated parapet)
- Decorative bargeboard with sawn pattens
- Gingerbread trim
- Front setback for residential properties
- Decorative finials and pendants
- Wall surface extends into gable without break
- Flat or curved hoods, or "drip molds" above windows
    - Some windows may be quatrefoils – cantilevered window bays also common
- Narrow, pointed "lancet" windows, sometimes extending into gables
- Single-story porch, sometimes full-width, supported by flattened arches and bundled columns
- More ornate examples have complex massing with multiple projections and spires

Some later Gothic Revival buildings may include Victorian elements as well. See *Victorian Era Styles òÿɪ i gĪÿ¸j ɣgá HCS* for specifics on such features.

Integrity Considerations

Integrity of design, materials, and workmanship are important factors to consider when determining the significance of a Gothic Revival building. Like the previously described Greek Revival style, it is important to remember that much of San Francisco's early architecture, particularly residential, was heavily damaged in the 1906 Earthquake and Fire and required repair – sometimes to the detriment of material integrity and original design. Additionally, early buildings, in many cases, have sustained generations of alterations as technologies and design senses shifted greatly over a period of nearly 200 years. When examining extant resources, it may be rare to find Gothic Revival buildings with intact historic windows, siding, or decorative embellishments. Therefore, examples of Gothic Revival architecture should be analyzed from a less strict viewpoint. More modest "Carpenter Gothic" type residences are particularly rare in San Francisco. The buildings of this subtype which do exist will generally be less architecturally expressive than other buildings within this theme. Given their rarity, some amount of integrity loss may be acceptable, considering their significance. Integrity considerations are more strict for Gothic Revival churches, particularly for those built at later dates, given the higher prevalence of this typology within this style.

If a property with some alterations is discovered, because of the rarity of this type for non-religious buildings, it may still be eligible, even as an individual resource. Integrity thresholds are lower than they generally are for

buildings of more ubiquitous and recent architectural styles, particularly when being considered as district contributors. Alterations such as the addition of a driveway and garage or adapting a single-family dwelling into a multi-family dwelling are fairly common among existing residential architecture. If no other major alterations or losses of integrity are present, these are not likely to render a property ineligible for individual listing. Removal or substantial alterations or distinctive features such as the gables with decorative bargeboard however, may be significant enough to render a property ineligible for individual significance. If a property with major alterations within a potential district clearly contributes to the district's sense of place, the property may be able to remain a contributor to the district. Similarly, a property (or properties) with more significant alterations may still contribute to a district if the property still reads as its original style and directly contributes to the feeling of the district through repeated form, roofline, etc. District contributors can account for higher losses of integrity of design, materials, or workmanship if they have a high level of integrity of location, feeling, and/or association. Integrity of location is expected to be retained for most individual properties, though some may have been moved. Given this style was popular when much of San Francisco was still semi-rural in nature, changes in setting are likely to have occurred and should not be a factor weighed against overall integrity either for individual properties or district contributors.

In cases that properties are no longer eligible under Criterion C/3 due to significant integrity losses, they may still be eligible under Criterion A/1 due to associations with events and trends surrounding early San Francisco history. See *Early Residential Development ꝺ̀ɣɪ ħɪ Īɣɪ ʝ ʝ áHCS* for more details including evaluation criteria.

Fig. 16. Abner Phelps House, 1111 Oak Street (Landmark No. 32), constructed ca. 1850 is one of San Francisco's earliest examples of the Gothic Revival style. Note carved bargeboard and steeply pitched roof. (Source: San Francisco Planning Department, 2024)

Fig. 17. 1020 Pierce Street in San Francisco (ca. 1885) displays characteristics including decorative bargeboard and lancet windows. (Source: Google Maps, 2023)

Fig. 18. The Nightengale House, 201 Buchanan Street (Landmark No. 47O) was constructed ca. 1882, and expresses Victorian era features as well as Gothic Revival. (Source: Google Maps, 2022)

Fig. 19. St. Paul's Church at 1660 Church St. includes stone cladding, lancet openings, two towers with spires, and more. The structure was constructed in 1901 as the style continued to be popular for religious structures in the 20th century. (Source: San Francisco Planning Department, 2024)

Theme: Folk Victorian, 1865-1906

Much like the Greek and Gothic Revival styles which came before it, the Folk Victorian style gradually expanded as people moved west. It was a popular choice for modest residential buildings and generally developed in rural areas. In San Francisco, Folk Victorians generally were more commonly found in the neighborhoods outside of the urban centers. The style simultaneously proliferated in military installations such as the Presidio and Fort Mason.

Folk Victorian architecture was a unique departure from the preceding Greek and Gothic Revivals, as unlike these styles, it was not rooted in established European culture and design language. Folk Victorian buildings, by contrast, were a compilation of contemporary 19th century architectural trends combined with affordable embellishments for the masses. Though it could be incorporated into middle-and-high-class residences, Folk Victorian buildings were most often simple working-class residences, or modest vernacular buildings that were adorned with basic decorative elements such as spindle work porches or cornice-line brackets.[47]

The style was aligned somewhat with Victorian styles which they attempted to mimic. However, unlike those houses, which were usually defined by their complex forms, abundance of towers, and ornate detailing, Folk Victorian designs offered something in reach of the average citizen. Their profiles were typically symmetrical with the long end of the home facing the street. Victorian-style embellishments were added to this basic form, which set the house apart as a Folk Victorian. Embellishments were most often inspired by higher Victorian styles with occasional appearances of Gothic Revival details. A ground-floor front porch running the length of the façade was quintessential to the design and was often the most heavily decorated part of the house. Decorative trussing, bargeboard, and spindle work along this area was common, along with cornice line brackets.[48]

Like other architectural styles that originated on the Atlantic coast, the spread of the Folk Victorian style was due in part to the proliferation of the cross-country railroad. Heavy machinery and woodworking equipment required to produce inexpensive Victorian detailing became more widely accessible at local trade centers. Lumber yards like those in Northern California could produce and efficiently move pre-cut embellishments and other building components which allowed vernacular builders and architects alike to easily obtain necessary components.[49]

By 1910 the popularity of Folk Victorian had faded due to the rise in popularity of the Craftsman and other early twentieth styles. In San Francisco specifically, most examples were constructed prior to the earthquake of 1906 and exist in neighborhoods established before that date. Folk Victorian homes today are more commonly found in more rural parts of California that were settled in the 1860s.[50] Due to their modesty in massing and detail, examples of the Folk Victorian style in San Francisco are likely rare as most buildings constructed in this style, if they survived natural disasters, were demolished for grander or more contemporary buildings. However, a handful of extant in-tact examples of this style remain within San Francisco. 361 San Jose Avenue, constructed circa 1865 includes a full width front entry porch with decorative sawn brackets, which distinguishes it as Folk Victorian. The Bayview neighborhood, additionally, has a handful of extant Folk Victorian properties. Perhaps the most expressive known example is the Hittell House at 1547 Oakdale Avenue, constructed circa 1865. [51] Its

[47] McAlester, Virginia. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture. 2015.

[48] Ibid, pages 397-398.

[49] Ibid, pages 396-398.

[50] Kelley & VerPlanck, *Bayview Hunters Point Area B Survey Town Center Activity Node*, Prepared for the San Francisco Redevelopment Agency, February 11, 2020, page 158.

[51] Ibid.

ground-floor full façade front porch, front facing gable, symmetrical façade, and jig-saw cut trim are features of the Folk Victorian Style, though has decorative barge board along each side eave which is more characteristic of Gothic Revival design. Both 361 San Jose Avenue and 1547 Oakdale Avenue could be determined eligible under Criterion C/3 given they are intact and expressive examples of this style with increasing rarity in San Francsico.

Fig. 20 and 21. 361 San Jose Avenue is a 1-1/2-story, single-family wood-framed residence in the Mission constructed circa 1865. The full width front entry porch with sawn decorative brackets (see zoomed in photo) distinguishes it as Folk Victorian. (Source: Planning Department, 2024)

Fig. 22 and 23. The Hittell House at 1547 Oakdale Avenue (ca. 1865) is a good example of Folk Victorian with the full-length front porch and jig-sawn cut trim. The side façade photo (right) indicates Gothic Revival bargeboard, which occasionally appeared on Folk Victorian properties. (Source: Google Earth, 2023)

Evaluation Criteria: Folk Victorian

Statement of Significance:	Folk Victorian architecture was a more affordable, vernacular alternative to other styles associated with the Victorian movement. Built with a more inventive, eclectic approach, Folk Victorian architecture displays elements associated with high-style Victorian buildings, but with a few fundamental differences, namely in the more subdued level of detailing and ornamentation. Like many styles, Folk Victorian architecture originated on the Atlantic coast, and spread rapidly westward, thanks in large part to innovations in woodworking tools, mass production, and the railroad system. Pre-fabricated millwork such as posts, molding, and trim became widely available and could be transported efficiently by rail to lumberyards around the country. The style represents accessibility for a large variety of middle-income clients and showcases the spread of technology, efficiency and mass production in the construction field.
Period of Significance:	1865-1906
Justification of Period of Significance:	Folk Victorian architecture was popularized around the same period as early Victorian styles in San Francisco, around 1870. Due to its modest detailing and ease of construction, the style remained popular until it was replaced by the Craftsman movement of the early 20th century.
Geographic Boundaries:	Citywide; Folk Victorian architecture is more likely to be found in Pacific Heights, the Western Addition, Eureka Valley, Noe Valley, the Mission District, Dogpatch, Bayview, and former military installations such as Fort Mason and Presidio.
Related Citywide Historic Context Statement Themes of Significance:	*Early Residential Development (1848-1899); Developer Tracts (1880-1989); Architecture, Planning, & Preservation Professionals: A Collection of Biographies*.
Criteria for Eligibility:	NRHP: C; CR: 3
Associated Property Type(s):	Residential – Single-Family, Detached Residential – Single-Family, Semi-Detached Residential – Multi-Family
Property Type Description(s):	Associated property types are typically single-family residential buildings, some of which may have been converted into multi-family residences. Raised basements, if present, are not original. Folk Victorian buildings are between one and two stories in height, with some examples containing an additional half story. Extant San Francisco examples are rare.

Criterion C/3 Eligibility Standards

A property may be considered an eligible resource under Criterion C/3, if it meets the following:

- Must have been constructed during the period of significance (c. 1865-1906)
- For individual eligibility, must retain sufficient integrity of the property's distinctive characteristics which set this style apart from other styles contemporary to its period of significance.
  - Such distinctive characteristics may include features such as the front porch; configuration with long side oriented parallel to street and side-facing gable; as well as form and massing true to the original design.
- Given the rarity of extant resources, modest and less ornate buildings may be eligible, particularly early examples.

The following may also contribute to a resource's eligibility:

- Given the rarity of extant Folk Victorian buildings, those that do exist are more likely to be found as isolated individuals, rather than in a cluster of buildings of the same style. That said groupings of Folk Victorian and other early settlement style buildings may exist in close proximity to one another, in which case such groupings could qualify under Criteria C/3 as a historic district. If surrounded by at least one other early settlement era building, properties may be considered as a district contributor even with more compromised integrity, but should remain generally true to the original form and massing. If decorative features such as the original spindlework or trim have been removed, they may still be eligible as district contributors. However, in order to meet local, state, and national registration requirements as a historic district, a majority of contributing properties should retain enough character-defining features to be distinguished as buildings from this time period.

- Early settlement style buildings may also be found alongside early Victorian era buildings such as Flat-front Italianates. If constructed around the same time period, groupings of two or more of such buildings, even amongst different stylistic contexts, could be considered as a historic district under Criterion C/3. See the *Victorian Era Styles ὀɣɪ ɨ ɢĪɣ̧ ʝ ɣɢάHCS* for more information on early Victorian architecture.

Folk Victorian Character-Defining Features

- Wood construction
- Generally long side oriented parallel to street with side-facing gable
- Medium-to-high pitched roof with wide eave overhang
- Integral or extruded full length front porches with spindle work detailing, or flat, jig-sawn cut trim
- Hoods above doors and windows
- Cornice-line brackets are common
- Large front setback
- Simple floor plate and form
- Simplistic ornamentation
- Some have decorative bargeboard, characteristic of the Gothic Revival style

Integrity Considerations:

Integrity of design, materials, and workmanship are important elements to consider when determining the significance of a Folk Victorian building. Along with Greek and Gothic Revival styles, it is important to consider, however, that much of San Francisco's early architecture, particularly residential, was heavily damaged in the 1906 Earthquake and Fire and required repair – often to the detriment of material integrity and original design. Additionally, early buildings, in many cases, have sustained generations of alterations as technologies and design senses shifted greatly over a period of nearly 200 years. When examining extant resources, it may be rare to find Folk Victorian buildings with high levels of retained historic fabric. Details and components such as historic windows, original siding, or other decorative embellishments may have been replaced by more modern counterparts, which may be acceptable on a case by case basis. Overall, examples of Folk Victorian architecture should be analyzed from a less strict viewpoint.

If a property with some alterations is discovered, because of the rarity of the type, it may still be eligible, even as an individual resource. Integrity thresholds can be lower than they generally are for buildings of more ubiquitous and recent architectural styles, particularly when being considered as district contributors. Alterations such as the addition of a driveway and garage or adapting a single-family dwelling into a multi-family dwelling are fairly common among existing residential architecture. If no other major alterations or losses of integrity are present, these are not likely to render a property ineligible for individual listing. Removal or substantial alteration of distinctive features such as the front porch may be significant enough to render a property ineligible for individual significance. If a property with major alterations within a potential district clearly contributes to the district's sense of place, the property may be able to remain a contributor to the district. Similarly, a property with more significant alterations may still contribute to a district if the property still reads as its original style and directly contributes to the feeling of the district through repeated form, roofline, etc. District contributors can account for higher losses of integrity of design, materials, or workmanship if they have a high level of integrity of location, feeling, and/or association. Integrity of location is expected to be retained for most individual properties, though some may have been moved. Given this style was popular when much of San Francisco was still semi-rural in nature, changes in setting are likely to have occurred and should not be a factor weighed against overall integrity either for individual properties of district contributors.

In cases that residential properties are no longer eligible under Criterion C/3 due to significant integrity losses, they may still be eligible under Criterion A/1 due to associations with events and trends surrounding early San Francisco history. See *Early Residential Development ðýı fıı Ïýıį¸į áHCS* for more details including a historic context and evaluation criteria.

Early Vernacular, 1848-1906

Albeit the prominence of Greek Revival, Gothic Revival, and Folk Victorian, proceeded by Gilded Age styles, more modest vernacular buildings which did not closely resemble a specific style were also constructed during San Francisco's infancy. Prior to the establishment of early railroad lines circa 1860s-1870s which more readily connected San Francisco with suppliers of architectural materials across the U.S., builders were more reliant on local materials and styles. The earliest documented wood-framed home in San Francsico is credited to have been built by Yerba Buena founder William A. Richardson in 1835. Additionally, Mill Valley sawmills may have provided wood to construct residences as early as 1836. Simple homes often included board-and-batten siding, sometimes with canvas-lined walls.

Early Vernacular is not considered a style, but rather denotes the absence of style. The term would apply to simple homes constructed during the early years of San Francisco settlement which do not align with any specific architectural style, including but not limited to Greek Revival, Gothic Revival, or Folk Victorian.

In order to meet local, state, or national registration requirements for design, buildings would need to display the characteristics required by Criteria C/3 (Architecture): "the distinctive characteristics of a type, period, or method of construction, work of a master, high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction."[52] Early Vernacular buildings are identified by an absence of style and design intent and are therefore not eligible for listing under Criteria C/3 as individual resources or as historic district contributors.

As such buildings were constructed during the very early years of San Francisco's settlement history, they may be eligible under Criteria A/1 for their association with early San Francisco History. Please refer to the draft *Early Residential Development in San Franciscoz¸ı fıı Ïy ı ¡ ¡ HCS*, authored by ICF for the San Francisco Planning Department (June 2021) for a context and evaluative framework which could be applied to Early Vernacular properties. Additionally Early Vernacular properties could bs eligible under Criteria B/2 if associated with a significant person.

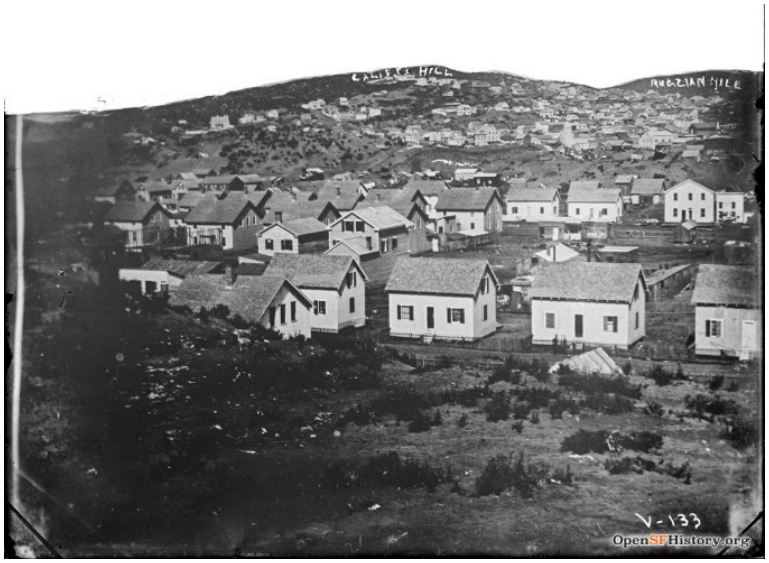

Fig. 24. Rincon Hill Panaroma, circa 1851. Looking northwest over homes in Happy Valley. Homes are simple box-like structures with gabled roofs and little detailing. (Source: OpenSFHistory / wnp36.03149)

[52] National Park Service. National Register Bulletin No. 15: How to Apply the National Register Criteria for Evaluation (Washington, DC: U.S. Department of the Interior, 2002)

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