

(LANDMARKS)

1 AMENDING ARTICLE 10 OF THE CITY PLANNING CODE, PART II OF
2 CHAPTER II OF THE MUNICIPAL CODE BY AMENDING APPENDIX E
3 DESIGNATING THE ALAMO SQUARE HISTORIC DISTRICT.

ERRATA

7 Line 7 should be corrected to read as follows: "(City Planning
8 Code) is hereby amended by adding Appendix E to read as
9 follows:".

Mary Anne Bulen
Mary Anne Bulen
Acting Clerk of the Board
August 10, 1984

cc: Bob Feldman ✓
Jonathan Malone (2)
Robin Jones

(LANDMARKS)

1 AMENDING ARTICLE 10 OF THE CITY PLANNING CODE, PART II OF CHAPTER II
2 OF THE MUNICIPAL CODE BY ADDING APPENDIX E DESIGNATING THE ALAMO SQUARE
3 HISTORIC DISTRICT

5 Be it ordained by the People of the City and County of San Francisco:

6 Article 10 of Part II, Chapter II of the San Francisco Municipal Code
7 (City Planning Code) is hereby amended by adding Appendix ^E to read as follows:

8 SECTION 1. FINDINGS AND PURPOSES. The Board of Supervisors hereby
9 finds that the area known and described in this ordinance as Alamo Square
10 Historic District contains a number of structures having a special character
11 and special historical, architectural and aesthetic interest and value and
12 constitutes a distinct section of the city. The Board of Supervisors further
13 finds that designation of said area as an Historic District will be in
14 furtherance of and in conformance with the purposes of Article 10 of the City
15 Planning Code and the standards set forth therein, and that preservation on an
16 area basis rather than on the basis of individual structures alone is in order.

17 This ordinance is intended to further the general purpose of historic
18 preservation legislation as set forth in Section 1001 of the City Planning
19 Code, to promote the health, safety and general welfare of the public.

20 SECTION 2. DESIGNATION. Pursuant to Section 1004 of the City Plan-
21 ning Code, Chapter II, Part II of the San Francisco Municipal Code, the Alamo
22 Square Historic District is hereby designated as an Historic District, this
23 designation have been duly approved by resolution No. 9954 by the City Plan-
24 ning Commission.

25 SECTION 3. LOCATION AND BOUNDARIES. The location and boundaries of
26 the Alamo Square Historic District shall be as designated on the Alamo Square
27 Historic District Map, the original of which is on file with the Clerk of the
28 Board of Supervisors under File 90-84-9 which Map is hereby incorporated
29 herein as though fully set forth.

30 SECTION 4. RELATION TO CITY PLANNING CODE.

1 (n) Article 10 of the City Planning Code is the basic law governing
2 historic preservation in the City and County of San Francisco. This ordin-
3 ance, being a specific application of Article 10, is both subject to and in
4 addition to the provisions thereof.

5 (b) Except as may be specifically provided to the contrary in this
6 ordinance, nothing in this ordinance shall supercede, impair or modify any
7 City Planning Code provisions applicable to property in the Alamo Square
8 Historic District, including but not limited to existing and future regula-
9 tions controlling uses, height, bulk, lot coverage, floor area ratio, required
10 open space, off-street parking and signs.

11 SECTION 5. STATEMENT OF SIGNIFICANCE. The Alamo Square Historic
12 District is significant as a continuum of distinguished residential architec-
13 ture by distinguished architects spanning the period from the 1870s to the
14 1920s. The towered Westerfeld House, the renowned "Postcard Row" with its
15 background of the downtown skyline, and the neighboring streetscapes are as
16 identified worldwide with San Francisco as the cable cars and Coit tower.
17 With a variety of architectural styles, the District is unified in its resi-
18 dential character, relatively small scale, construction type, materials
19 (principally wood), intense ornamentation (especially at entry and cornice),
20 and use of basements and retaining walls to adjust for hillside sites.
21 Boundaries include the park, its edges, the nearby buildings rated highest on
22 the city's architectural survey, and infill structures for rational planning.
23 Most of the original owner-residents were moderately successful businessmen.
24 A higher than average percentage of the houses were designed by architects,
25 including a virtual cross section of the city's better professionals. The
26 District has always housed a varied ethnic group. With a high degree of
27 integrity to its original designs, the District clearly serves as a visual
28 remainder of how businessmen lived two to four generations ago.

29 SECTION 6. FEATURES. The exterior architectural features of the
30 said Historic District that should be preserved are described and depicted in

1 the Landmarks Preservation Advisory Board's case report with appendix titled
2 "Alamo Square Historic District, adopted January 18, 1984, which is hereby
3 incorporated herein and made a part hereof as though fully set forth.

4 SECTION 7. ADDITIONAL PROVISIONS FOR CERTIFICATES OF
5 APPROPRIATENESS. The procedures, requirements, controls and standards in
6 Sections 1005 through 1006.8 of Article 10 of the City Planning Code shall
7 apply to all applications for Certificates of Appropriateness in the Alamo
8 Square Historic District. In addition, the following provisions shall apply
9 to all such applications; in the event of any conflict or inconsistency
10 between the following provisions and Article 10, those procedures, require-
11 ments, controls and standards affording stricter protection to landmarks,
12 landmark sites, or the Historic district shall prevail.

13 (a) Character of the Historic District. The
14 standards for review of all applications for Certifi-
15 cates of Appropriateness are set forth in Section
16 1006.7 of Article 10. For purposes of review pursuant
17 to these standards, the character of the historic dis-
18 trict shall mean the exterior architectural features
19 of the Alamo Square Historic District described in
20 Section 6 of this ordinance.

21 (b) Minor Exterior Alterations. A Certificate of
22 Appropriateness shall be required for the following
23 minor exterior changes if visible from a public
24 street: awnings, copings, retaining walls, fences,
25 balustrades and security gates.

26 (c) New Construction. New construction on vacant
27 sites shall conform with the general profile of the
28 District, especially as to scale, sculptural qualities
29 of facade and entrance detailing, fenestration pat-
30 terns and materials as described in Section 6 of this

1 ordinance.

2 (d) Street and Park Furniture: Any new or

3 replacement street or park furniture shall require a

4 Certificate of Appropriateness.

5 (e) Masonry, Brickwork and Stonework. A Certifi-

6 cate of Appropriateness shall be required for painting

7 previously unpainted masonry, brick or stone exterior

8 surfaces, for cleaning such surfaces with abrasives

9 and/or treatment of such surfaces with waterproofing

10 chemicals. Sandblasting and certain chemical treat-

11 ments detrimental to older brick will not be approved.

12 SECTION 8. PAINT COLOR. Nothing in this legislation shall be con-

13 strued as authorization to regulate paint colors used within the District.

14

15 APPROVED AS TO FORM

RECOMMENDED

18 *Thomas P. O'Brien*
 19 Deputy City Attorney for
 20 George Agnost
 21 City Attorney

22 *Dean L. Macris*
 23 for Dean L. Macris
 24 Director of Planning

25 7772A
 26 JHM:vr

27 Passed for Second Reading
 28 Board of Supervisors, San Francisco
 29 JUN 25 1984

30 Ayes: Supervisors Britt, Hongisto, Kennedy,
 Kopp, Maher, Molinari, Nelder, Renne, Silver,
 Walker, ~~Ward~~

~~Noes: Supervisors~~

Absent: Supervisor WARD

John Taylor Clerk
 90-849 File No.
 JUL 6 1984 Approved

Read Second Time and Finally Passed
 Board of Supervisors, San Francisco
 JUL 2 1984

Ayes: Supervisors Britt, Hongisto, ~~Kennedy~~,
 Kopp, Maher, Molinari, Nelder, ~~Renne~~, Silver,
 Walker, ~~Ward~~

~~Noes: Supervisors~~

Absent: Supervisors KENNEDY
 RENNE WARD

I hereby certify that the foregoing ordinance was
 finally passed by the Board of Supervisors of the
 City and County of San Francisco.

John Taylor Clerk
William B. Harrison Mayor

SAN FRANCISCO

CITY PLANNING COMMISSION

RESOLUTION NO. 9962

WHEREAS, A proposal to designate the area in the general vicinity of Alamo Square as a Historic District pursuant to the provisions of Article 10 of the City Planning Code was initiated by the Landmarks Preservation Advisory Board on January 18, 1984, and said Advisory Board, after due consideration, has recommended approval of this proposal; and

WHEREAS, The City Planning Commission, after due notice given, held a public hearing on February 23 and March 15, 1984 to consider the proposed designation and the report of said Advisory Board; and

WHEREAS, The Commission believes that the proposed Historic District has a special character and special historical, architectural and aesthetic interest and value; and that the proposed designation would be in furtherance of and in conformance with the purposes and standards of the said Article 10;

THEREFORE BE IT RESOLVED, First, the proposal to designate the aforementioned structures and sites in the vicinity of Alamo Square as a Historic District pursuant to Article 10 of the City Planning Code is hereby APPROVED, the precise location and boundaries of the Historic District site being those of all Assessor's Blocks 775, 776, 777, 778, 797, 798, 799 and 823; and Lots 5A-5G in Assessor's Block 754; Lot 5 Assessor's Block 1155; Lots 1-12 and 13B in Assessor's Block 1180; Lots 1, 3-9, 20-25 in Assessor's Block 1181; Lots 1, 1A, 1B, 1D, 1E and 4 in Assessor's Block 1202; Lot 1 in Assessor's Block 1203; Lots 1, 1H, 2D, 2, 6C, 7-9, 9A, 10 and 12 in Assessor's Block 824; Lots 19-26 and 37-44 in Assessor's Block 822; Lots 1, 1A, 1B, 1C and 1D, 17-30 and 15 in Assessor's Block 803; Lots 1, 1B, 14-20, 22-24, 24A, 25-27 in Assessor's Block 804 and Lots 14-23 in Assessor's Block 779;

Second, That the special character and special historical, architectural and aesthetic interest and value of the said Historic District justifying its designation are set forth in the Landmarks Preservation Advisory Board Resolution 282 as adopted on January 18, 1984 which Resolution is incorporated herein and made a part thereof as though fully set forth;

Third, That the said Historic District should be preserved generally in all of its particular exterior features as existing on the date hereof and described and depicted in the photographs, case report and other material on file in the Department of City Planning Docket No. 84.35L;

AND BE IT FURTHER RESOLVED, That the Commission hereby directs its Secretary to transmit the proposal for designation, with a copy of this Resolution, to the Board of Supervisors for appropriate action.

City Planning Commission

Resolution No. 9962

Page 2

I hereby certify that the foregoing Resolution was ADOPTED by the City Planning Commission at its regular meeting of March 15, 1984.

Lee Woods, Jr.
Secretary

AYES: Commissioners Bierman, Klein, Nakashima, Rosenblatt and Wright

NOES: Karasick

ABSENT: Salazar

PASSED: March 15, 1984

7566A

ALAMO SQUARE HISTORIC DISTRICT

Prepared for the

SAN FRANCISCO

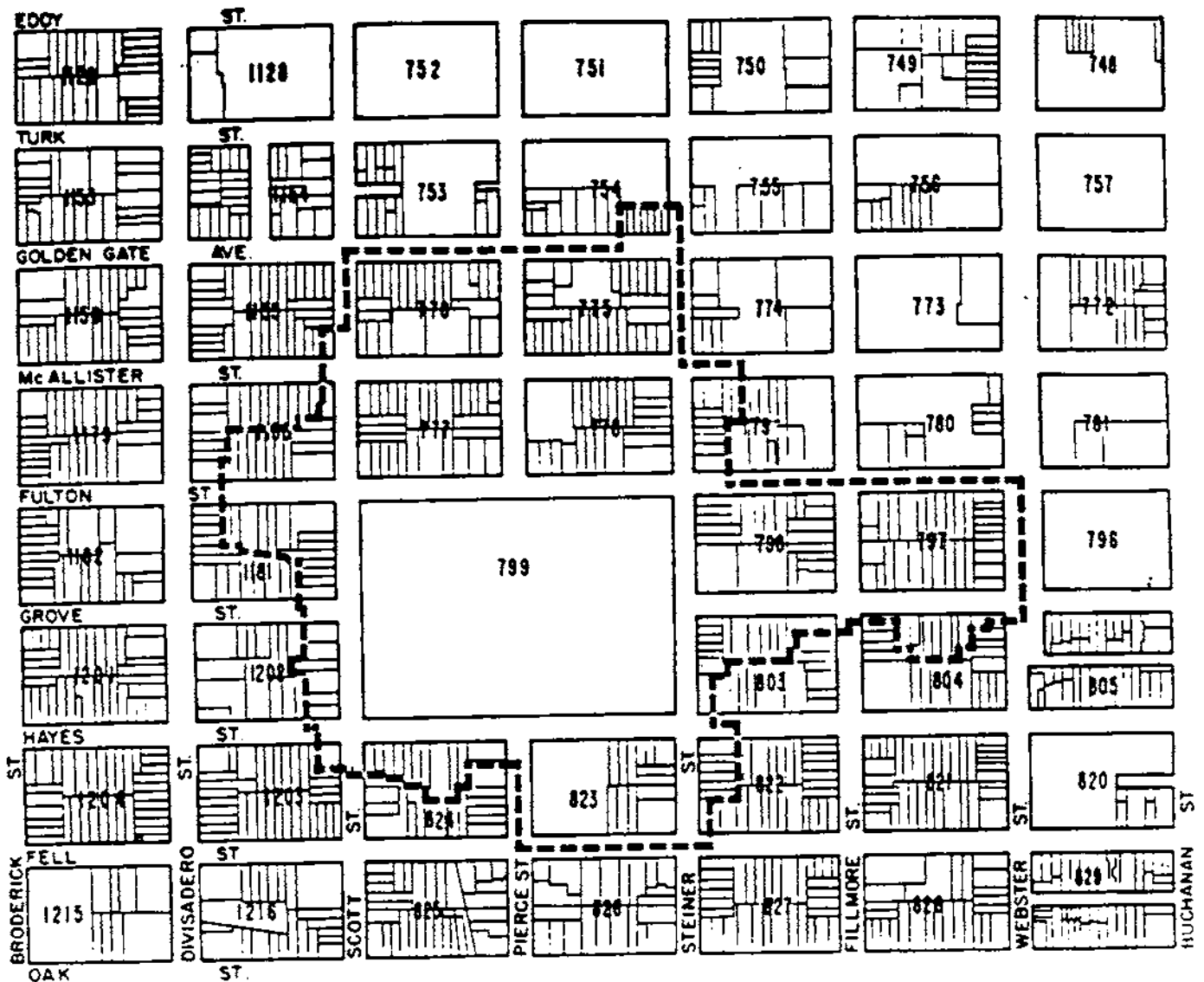
LANDMARKS PRESERVATION ADVISORY BOARD

by

Anne Bloomfield

Approved: 1/18/84
Jonathan H. Malone
Secretary to the Board

DOCKET COPY
DO NOT REMOVE



ALAMO SQUARE HISTORIC DISTRICT

ALAMO SQUARE HISTORIC DISTRICT

Location and Boundaries. The Alamo Square Historic District consists of about 280 properties near and including Alamo Square Park as shown on the enclosed map. It contains all of assessor's blocks 775, 776, 777, 778, 797, 798, 799 and 823 and the portions described on the map of blocks 754, 779, 803, 804, 822, 824, 1155, 1180, 1181, 1202 and 1203. The properties face variously on Fell, Fillmore, Fulton, Golden Gate, Grove, Hayes, McAllister, Pierce, Scott, Steiner and Webster streets as detailed in the survey of individual structures and properties below.

Statement of Significance. The Alamo Square Historic District is significant as a continuum of distinguished residential architecture by distinguished architects spanning the period from the 1870s to the 1920s. The towered Westerfeld House, the renowned "Postcard Row" with its background of the downtown skyline, and the neighboring streetscapes are as identified worldwide with San Francisco as the cable cars and Coit Tower. With a variety of architectural styles, the District is unified in its residential character, relatively small scale, construction type, materials (principally wood), intense ornamentation (especially at entry and cornice), and use of basements and retaining walls to adjust for hillside sites. Boundaries include the park, its edges, the nearby buildings rated highest on the city's architectural survey, and infill structures for rational planning. Most of the original owner-residents were moderately successful businessmen. A higher than average percentage of the houses were designed by architects, including a virtual cross section of the city's better professionals. The District has always housed a varied ethnic group. With a high degree of integrity to its original designs, the District clearly serves as a visual reminder of how businessmen lived two to four generations ago.

Recognizing the significant architectural character of Alamo Square and its environs, residents of the neighborhood have organized to seek historic district designation to preserve this unique architectural and social historical legacy.

Quality Ratings. A remarkably high percentage of the District's buildings are listed in the Department of City Planning's 1976 Architectural Survey of the City. Overall, 169 of the approximately 280 buildings received ratings, 26 of them '5', the highest rating; 38 '4', 45 '3', 31 '2', 16 '1' and '0', as shown on the enclosed Map. Here Today also rates the area highly, showing three photographs, describing 15 buildings in the text and 19 more in the Appendix. The various quality ratings are described in the survey below.

Zoning and Land Use. Most of the land in the District is zoned RM-3 or RM-1. Smaller areas are designated RH-2, or RM-4. There are also two P parcels: Alamo Square Park and Denman Grammar School (now Alamo Park High). Height and bulk are limited to 40-x except for 50-x in the District's eastern portion, including both sides of Fillmore Street. Most of the lots contain residential buildings, including an eight-unit condominium and one lot with three houses on it. The remaining eight lots are: The park, the school, the Third Baptist and the Missionary Temple churches, and four vacant lots, two of them with small garages. A handful of the residential buildings have ground-floor com-

mercial uses; another handful have been converted to institutional uses, and there is a beginning of conversions to bed-and-breakfast inns. Zoning and land use are specified by parcel in the survey below.

Architecture. Common architectural features tie the area together and provide visual distinction. The buildings look residential and have heavy ornamentation almost sculptural in effect. About half are Victorian (pre-1900) in style and over a third are Edwardian (c. 1900-1910). There is also a sprinkling of early 20th century apartment blocks, located especially on prominent corners and serving as punctuation to the rest. The Victorians include semi-octagonal-bayed Italianates of the 1870s and early 1880s (14%), rectangular-bayed San Francisco Stick of the 1880s (16%) and ornate Queen Annes of the 1890's (22%).

The typical building in the Alamo Square District is a two or three-story structure occupying most of the width of its lot and elevated above the sidewalk. It has a rear yard and often a small front setback. It has bay windows whose plan is half-octagonal, rectangular, trapezoidal or circular. On one side of the facade is a recessed, paneled entry, usually with a rudimentary to elaborate portico. Most often the roof is not visible from the street but concealed behind a visually heavy cornice or, sometimes in Queen Anne style, masked behind a gabled attic with elaborate trim. Windows are tall and narrow, indicating high ceilings within; sash is double-hung, of wood. Siding is horizontally laid wood: rustic, smooth-lapped or clapboard. Basements and retaining walls are brick or concrete, often overlaid with imitation stone. The facade is additionally articulated and shadowed by trim or ornamentation in some of the following forms: curve-profile moldings; egg-and-dart, dentil or other Classical moldings; columns, pillars, and/or pilasters; molded acanthus leaf and other foliage patterns; round or fish scale shingles; brackets at cornice, portico and pediment; cartouches and garlands. Individual building details show on the photographs of the Survey below.

Compatible exceptions are about 24 early 20th century apartment blocks, a dozen of which punctuate the corners of the District. Compositionally they are two-part blocks with differentiated base and relatively simple upper section topped by a visually heavy cornice. Classically derived ornament focuses on cornice and entry. The windows may be casement hung but remain predominantly vertical. Corner locations mask the somewhat greater bulk of these medium density apartment blocks, as the other corner buildings tend to have similarly long, relatively unadorned side walls.

In scale the District's predominant height is two or three stories with basement and sometimes an attic. There are 14 four-story buildings, with a five-story apartment and four six-story apartments. The different heights of basements and the grades of streets in this hilltop area blend the varying heights in an appearance of unity. Some interiors are quite spacious. Building width is only slightly less than lot width, which runs 25-50 feet except for park, school, churches, two lots on Grove and two on McAllister. The major open space is the park. From public streets one sees other islands of greenery at 926 Grove, 1360-1368 McAllister, 601 Steiner, 1455 Golden Gate and in some front yards. There are some street trees. Setbacks are typically observed along Fell, Fillmore, Fulton, Golden Gate, Grove, Steiner and Webster, but not along most of Hayes, McAllister or Pierce. Retaining walls of varying height line many sidewalks.

The buildings look residential. Most of those facing the park were constructed as single-family residences; most on McAllister were built as two, three, or four flats buildings. Those in Italianate and Queen Anne styles were typically intended as single family dwellings. The Stick style buildings include more pairs of flats than individual residence. Of Edwardians, the most frequent style, there are more originally three-flat structures than one and two unit ones together. At Golden Gate and Steiner there are two rows of partywall houses.

The materials unite the District. Wood is nearly universal, both as structure and exterior material. It occurs in surfaces from smooth lapped siding to jigsaw cutouts and turned balusters. The wood must be painted frequently, and blockfronts tend to exhibit a variety of paint colors. Case, wrought or galvanized iron can be found in the elements of Corinthian capitals, in front fences and in later buildings' decorative cornices. Masonry typically provides foundations and front copings or retaining walls. Front steps are likely to be of wood, terrazzo, marble or concrete. A few upper stories are brick faced. Stucco originally occurred as a principal wall facing on the early 20th century apartment blocks.

History. The name "Alamo Square" has long implied a distinctive area of San Francisco. In 1856-1857 the City set aside land for the public park and named it Alamo Square. The Sans Souci road-house had already been entertaining travelers at Divisadero and Fulton. Settlement came gradually, beginning with 625 Steiner about 1869 and houses in the lower-lying parts of Grove, Fulton, Golden Gate and Webster in the next decade. Views, weather and accessibility by cable car on McAllister (from 1883) and Hayes (1886) gradually attracted more and more residents to the area, most of them somewhat prosperous businessmen contracting with well-known architects for their own single or two-to-three family residences. The last of several large properties was the estate of steamship owner Charles Goodall, once covering two-thirds of a square block now replaced by Third Baptist Church. The District has always had a mixed ethnic identity. Today the world knows it for the view from the Hayes Street side of Alamo Square, which embraces the row of Matthew Kavanagh's Queen Anne houses on Steiner and the downtown highrises in the distance. This best of all views appears on every postcard rack, on the cover of Sunset's book of San Francisco, on cocktail napkins, junk mail and the cover of the Mayor's 1982 "State of the City."¹

The 12.69-acre Alamo Square Park was set aside through the City's Van Ness Ordinances of 1856-1857 but had a difficult birth. Influential people like captain of detectives Isaiah W. Lees, City Hall saloon keeper Michael Kenney and realtors John Nightingale and Charles P. Duane sued the City in the mid-1860s, claiming their actual possession of the land was better title than the park dedication. A succession of City Attorneys fought these claims for over a decade, through adverse Boards of Supervisors and test cases even to the U.S. Supreme Court. Edward Morphy feelingly described the early park as "this wild and romantic spot . . . A primeval forest of rocks. . . The whilom paradise of a thousand boys who are now (1918) all 'old timers'." The park was tamed and graded in 1892 at a cost of \$25, 333. The symmetrical pattern of curving walks was laid out and trees planted. The California Concrete Company built the surrounding coping in 1896. Pictures from 1906 show the park

1. Morphy, "San Francisco's Thoroughfares," Chronicle, June 30, 1918

much as we see it today; only the clothes and the distant fire are strange. Briefly it became a tent city for the refugees. District resident in his boyhood, Yehudi Menuhin remembers the "large, beautiful park on a hill at the top of Steiner Street, a park whose lawns and thickets were to become familiar to my sister and myself."² In 1981 a generous tree planting began to replace the dying 90 year-old crop. The park remains the District's green focus.

The houses near this park were constructed for middle and upper income residents. Usually the owner to be retained an architect for an individually designed house or pair of houses. More rarely a developer or builder erected houses on speculation. The resulting structures show their original owners' concerns for appearance, views, reasonably fashionable location, and provision for the family or for extra income. Most owners in the District had their own businesses: manufacturing, brokerage, real estate, liquor, produce, printing, various shops and a bank. A group connected with the brewing industry settled in the 1100 block of Fulton. There were a few professional people: mining experts, lawyers, doctors, engineers, teachers, one each Archbishop, policeman, fireman, and undertaker. Quite a few were in the construction business, and three architects built their own homes here. There was a sizable group of managers, supervisors and foremen; others were craftsmen, still others employees in bookkeeping, sales, accounting or shipping. A dozen families "made" Our Society Bluebook of 1894. Some names have individual significance: Bradley of Bradley & Rulofson, photographers; Philip Fay, a patriarch of Fay Construction Co.; John Koster of the Mount Hamilton Vineyard; William A. Halsted, whose company remains in the funeral business; Edward Probert, retired managing director of a British mining company in Eureka, Nevada; merchant-builder residents Matthew Kavanagh and John Hinkel, the latter donor of Berkeley's Hinkel Park; Nicholas Ohlandt, president of the German Bank and of National Ice and Cold Storage; William Sharon, the Nevada millionaire, both partner and rival of William Ralston.

These people contracted with a cross-section of the city's better known architects. German Henry Geilfuss, designer of St. Mark's Lutheran Church on O'Farrell, had more commissions in the District than anyone else; his dozen buildings include the towered Westerfield House at 1198 Fulton and the Brune House at 824 Grove, rated respectively '5' and '4' on the 1976 Architectural Survey. Martens & Coffey, who specialized in quality residential work, did nine buildings in the District, four of them rated '4' or '5' in the 1976 Survey. John & Zimmerman were less well known, but they produced four '5' houses at 859 Fulton and 1469-1489 McAllister. Another top-rated house, 1347 McAllister, is the District's only design by James Francis Dunn, San Francisco's foremost Art Nouveau architect. Another '5' house, 1201 Fulton, is an early but typical half-timbered design of Edgar Mathews, the painter's brother. Conrad Meussdorffer, known for his later luxury apartments, did the '5'-rated group 1370-1392 McAllister as a single commission. Samuel & Joseph Cather Newsom, creators of the Carson House in Eureka, designed the '5' house at 975 Grove. William Mooser, an organizer of his profession, did a '5' pair

2. Yehudi Menuhin, Unfinished Journey, Knopf, 1977:23

at 1447-1453 McAllister. The '5' and '4' rows at Golden Gate and Steiner were designed respectively by English immigrant William H. Armitage and by John P. Gaynor, architect of the original Palace Hotel and the Ralston mansion in Belmont. The other '5' houses were designed by Charles I. Havens (1463 McAllister), who with Toepke planned the Maskey Building and Mission High; C.J.I. Devlin (1495 McAllister), Catholic Church architect; and H. D. Mitchell

(709 Webster) whom Kirker called an architectural revolutionary. Other fine professionals represented in the District are Wildrich Winterhalter, better known for Napa wineries; Pissis & Moore, busy simultaneously with the Hibernia Bank; Benjamin McDougall, the former State Architect; M. J. Lyon, who later worked for Abe Ruef; Julius Krafft of St. Paulus Church; pioneer architect Henry Kenitzer; the 20th century non-traditionalist August Nordin; and William H. Lillie, designer of Landmark #54 at 1701 Franklin. Altogether these men's known work includes more than one fifth of the buildings in the District. The unusually high architectural quality and high 1976 survey ratings are strongly related to the original incidence of prosperous patrons and good architects.

Others built also, both lesser men of the design profession and merchant builders. Most notable among the latter is Matthew Kavanagh, who created the '4' rated Postcard Row on Steiner. There are also John Hooker's '4' and '5' Italianates at Fulton and Fillmore, a trio on Grove by John Hinkel of the builder family and a long group of ten on Golden Gate by The Real Estate Associates, active in the Webster Street Historic District. Such houses all of one design in a group blend well with the twins, triplets, and quadruplets which the better architects built to order for clients who wanted prudent investments to keep their families together or for income. Such groups of buildings were constructed from 1875 to 1948 in each of the District's major styles of architecture.

The earliest extant buildings, from the 1870s, are Italianate in style and principally single-family residences, located on Grove Street and in the Alamo Square Homestead Association's 1866 land subdivision at the southwest corner of Hayes and Steiner. That period also included speculative groups on Webster, on the 1200 block of Fulton, on the 1500 block of Golden Gate and one of multi-unit houses at Fillmore and Fulton. On relatively small lots, all of them are modest to moderate in size. The very first owners were Irish, and in 1877 a few German owners arrived.

In the next decade Stick style buildings were constructed, principally on the 1400 blocks of McAllister and Golden Gate, the 1100 and 1200 blocks of Fulton and the 800 blocks of Grove and Scott. Nearly half the owners had Germanic names, the rest Irish or others.

Queen Anne houses of the 1890s are concentrated on Steiner, Fulton, the 1400 block of Golden Gate and the 1000 block of Hayes. A few of them replaced earlier houses on the same lots. Some are nearly mansions, others row houses. More than half the new owners had German names, and one-quarter Irish. The 1900 Census shows a mixture of ethnic origins on every single block in the District, German the most numerous and Irish close behind.

After the turn of the century the District was filled in with "Edwardians" and related styles, of which there are especially fine concentrations in the 1300s of McAllister and the 700s of Scott. The previous ethnic mixture of owners continued, plus a handful of obviously Italian and Jewish names. A few were absentee owners, and three-unit buildings were constructed as often as one and two-unit ones together.

From about 1912 to 1934 the District's only new construction was apartment blocks usually replacing earlier large dwellings. All the new owners were

absentees. The District was increasing in density and attracting a growing number of renters, though the Fays and other original families stayed on, the house often being maintained by widow or daughter alone. The 600s of Scott were developed only in this period because that whole square block had housed the Pacific Hebrew Orphan Asylum until the 1920s.

There have always been a few institutions along with the residences. A 30-foot school lot next to 1045 Hayes had been set aside probably in the Van Ness Ordinances. Only after passage of the 1908 bond issue did the School District purchase the rest of the land on which the fine Edwardian school building now stands. The Orphan Asylum had faced Divisadero from 1877; by 1900 it sheltered 165 children. The Archbishop's mansion of 1904 was half residence, half official functions. The Missionary Temple property on Golden Gate first belonged to the Dominican Sisters. After the 1906 fire United Presbyterian bought it and erected the church, then the parsonage. Third Baptist Church joined the roster of the District's institutions only in 1951; previously the congregation had met at Hyde and Clay. Meanwhile several houses had taken institutional uses such as the Patri School of Design, the original Town School for Boys, a Franciscan nunnery, and the Park West Sanitarium.

After 1934 there was no new construction in the District, and not much maintenance either. A few Russians came to live, and the Russian Center occupied 1198 Fulton. Even more Jewish families came, attracted by several Congregations nearby: Keneseth Israel on Webster near McAllister, Anshey Sfard on Golden Gate near Webster, Ohr Torah on Golden Gate near Fillmore, and B'nai Israel at 937 Steiner in the District. There were also the Jewish Community Center at 926 Grove, the Council of Jewish Women at 1500 McAllister, and Jewish and Russian-Jewish bakeries on McAllister between Webster and Fillmore. The 1940 San Francisco House and Street Directory shows a lot of German and German-Jewish names in the District, a substantial number of English and Irish names, a few Russians and others, but only three Asians. The first substantial numbers of blacks came to the District during the war-time migrations of the 1940s.

In the 1950s and early 1960s an immense flood of people came to the District, displaced by Redevelopment Agency demolition in Western Addition Areas One and Two. Then and during World War II many Alamo Square District houses were subdivided into very small units, many of them substandard. However the concurrent low maintenance enabled many buildings to retain their original exterior architecture instead of being modernized. A few contractor-modern buildings have replaced earlier dwellings. In the last 15 years, rising real estate

prices throughout the city have caused, near Alamo Square, the removal or correction of substandard units and the restoration of buildings to old-fashioned splendor. The District is now an essentially stable area of mixed population.

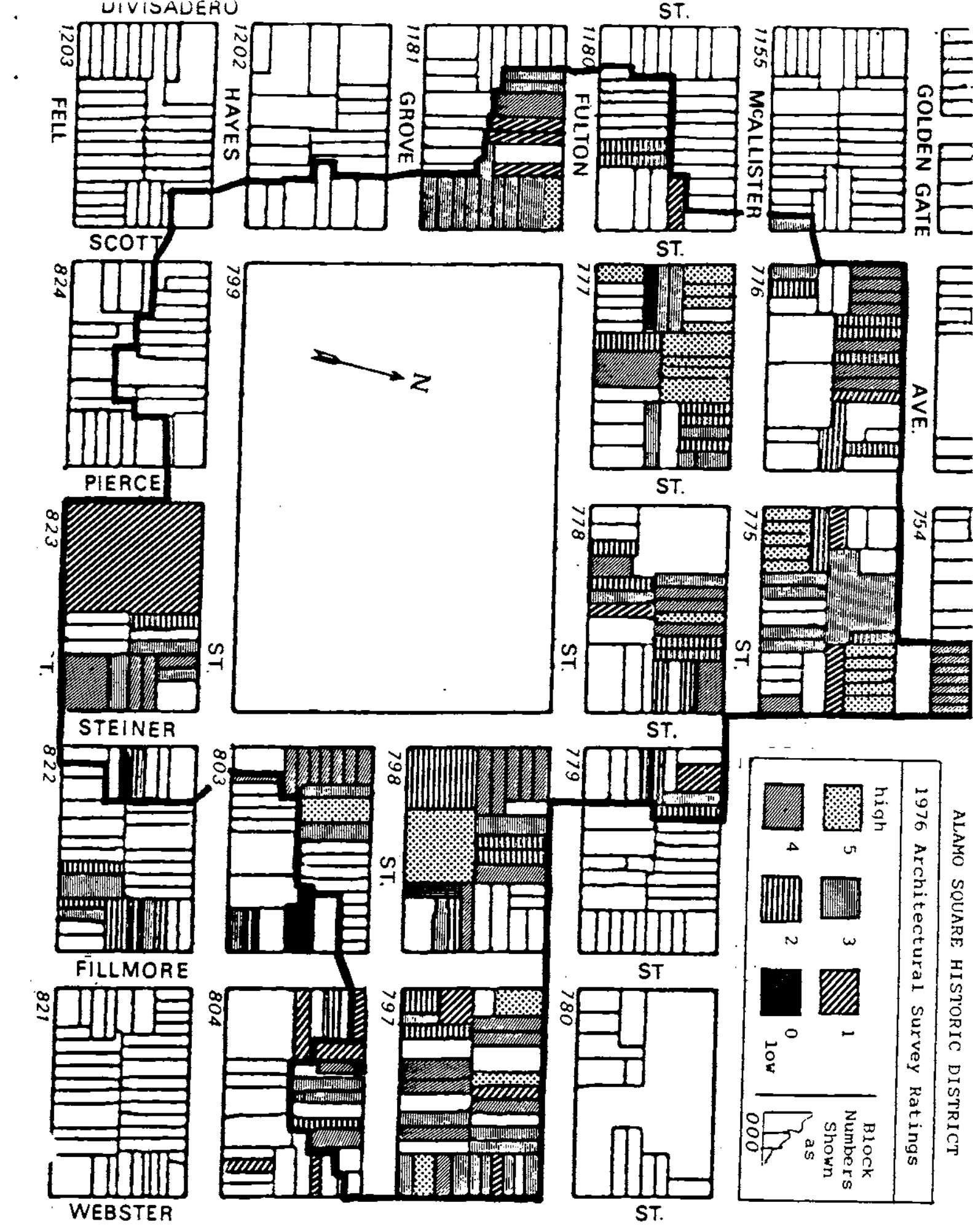
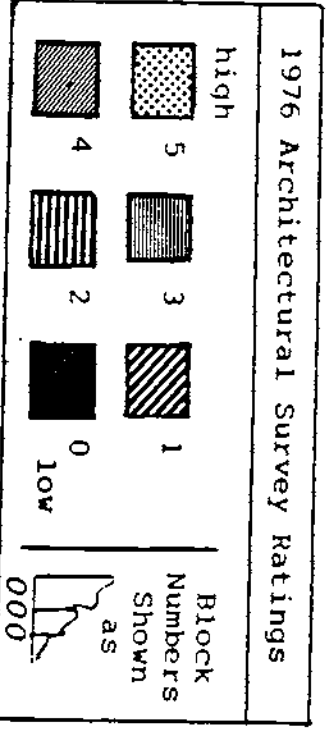
Survey of Individual Structures and Properties. See the following pages.

Prepared by: Anne Bloomfield, 2229 Webster, June 1983.

7434A/J. Malone

ALAMO SQUARE HISTORIC DISTRICT

1976 Architectural Survey Ratings



GOLDEN GATE

AVE.

754

1155 McALLISTER

716

775

ST.

ST.

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ST

ST.

1180 FULTON

777

778

ST.

779

780

1181 GROVE

798

ST.

797

1202 HAYES

799

ST.

803

804

1203 FELL

824

823

ST.

822

821

SCOTT

PIERCE

STEINER

FILLMORE

WEBSTER

DIVISADERO



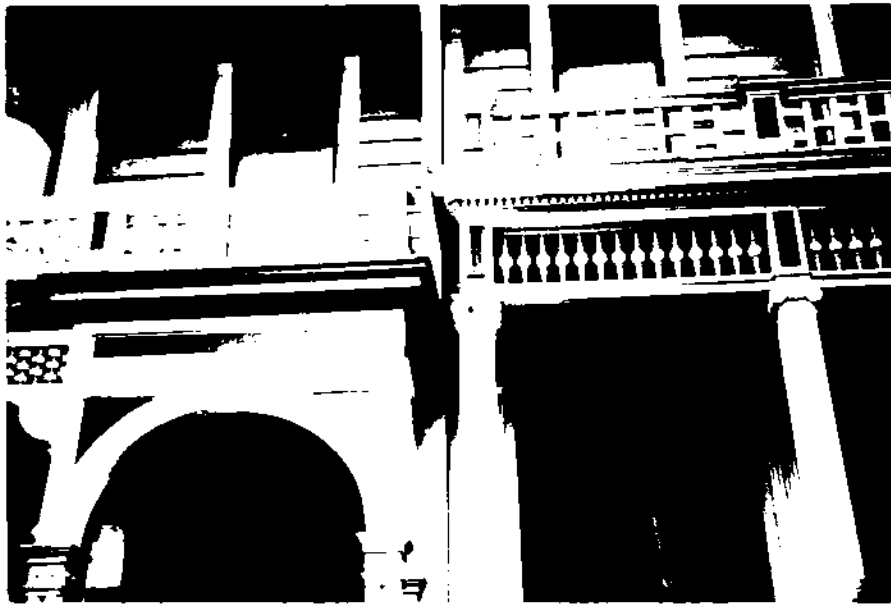


Scott Street
Golden Gate Avenue



McAllister Street
Steiner Street





718 and 720 Steiner Street

890 Steiner Street



896 Fillmore Street

915 Pierce Street





1455 Golden Gate Avenue
1080 Fulton Street



926 Grove Street
1347 McAllister Street





1200 Fulton Street
849 Fulton Street



841 Fulton Street
899 Fulton Street

