CITY WITHIN A CITY: HISTORIC CONTEXT STATEMENT FOR SAN FRANCISCO'S MISSION DISTRICT

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I. Introduction **1**

The Mission: At the Heart of San Francisco 1
Context Statement Methodology 4
Further Acknowledgments 6

II. Documenting Historic Resources **8**

Documentation Standards 8
Existing Information and Programs 8
Identifying and Evaluating Historic Properties 9

III. Historic Contexts and Property Types **13**

Native American: Prior to 1776 14
Spanish Mission: 1776-1834 15
Mexican Ranchos: 1834-1848 18
Pioneer Settlement: 1848-1864 21
Gilded Age: 1864-1906 29
Disaster and Reconstruction: 1906-1915 55
Modern City Building: 1915-1943 76
Repopulation and Renewal: 1943-1972 84
Metropolitan Crossroads: 1972-Present 91

Bibliography **93**

I. INTRODUCTION

The *City within a City: Historic Context Statement for San Francisco's Mission District* is a guide for conducting historic resource surveys in one of San Francisco's most historic and multi-layered areas. The context statement facilitates identification and evaluation of the many types of historic properties that are found in the residential neighborhoods and commercial corridors of the Mission District. This is accomplished in this document through the identification of historical time periods, themes, events, and patterns of development in the Mission, descriptions of historic property types and resource registration requirements, and analysis of expected resource locations and distributions within the area.

This context statement complements the San Francisco Planning Department's Mission Area Plan, which is a part of the broader Eastern Neighborhoods planning program. The Mission Area Plan calls for a survey and preservation program for the area's historic resources so that current and future generations may continue to appreciate the rich heritage of the Mission District. This context statement guides survey activities in the Mission area as well as informs implementation of the Mission Area Plan's overall goals and objectives by identifying historic character and cultural elements of the district that should be considered for retention and enhancement.

The study area that is the subject of this context statement covers the portion of the Mission Area Plan that is traditionally characterized by residential neighborhoods and commercial corridors. This is the majority of the Mission Plan Area. It encompasses the swath of densely developed residential blocks and dynamic commercial strips that define the Mission District proper.[1] Excluded from study in this document is the northeast Mission Plan Area, which underwent separate and more recent development as a primarily commercial-industrial area. The historic contexts of the northeast Mission Plan Area are considered elsewhere in another document, along with Showplace Square, an adjacent area that shares a similar and related history.

The Mission: At the Heart of San Francisco

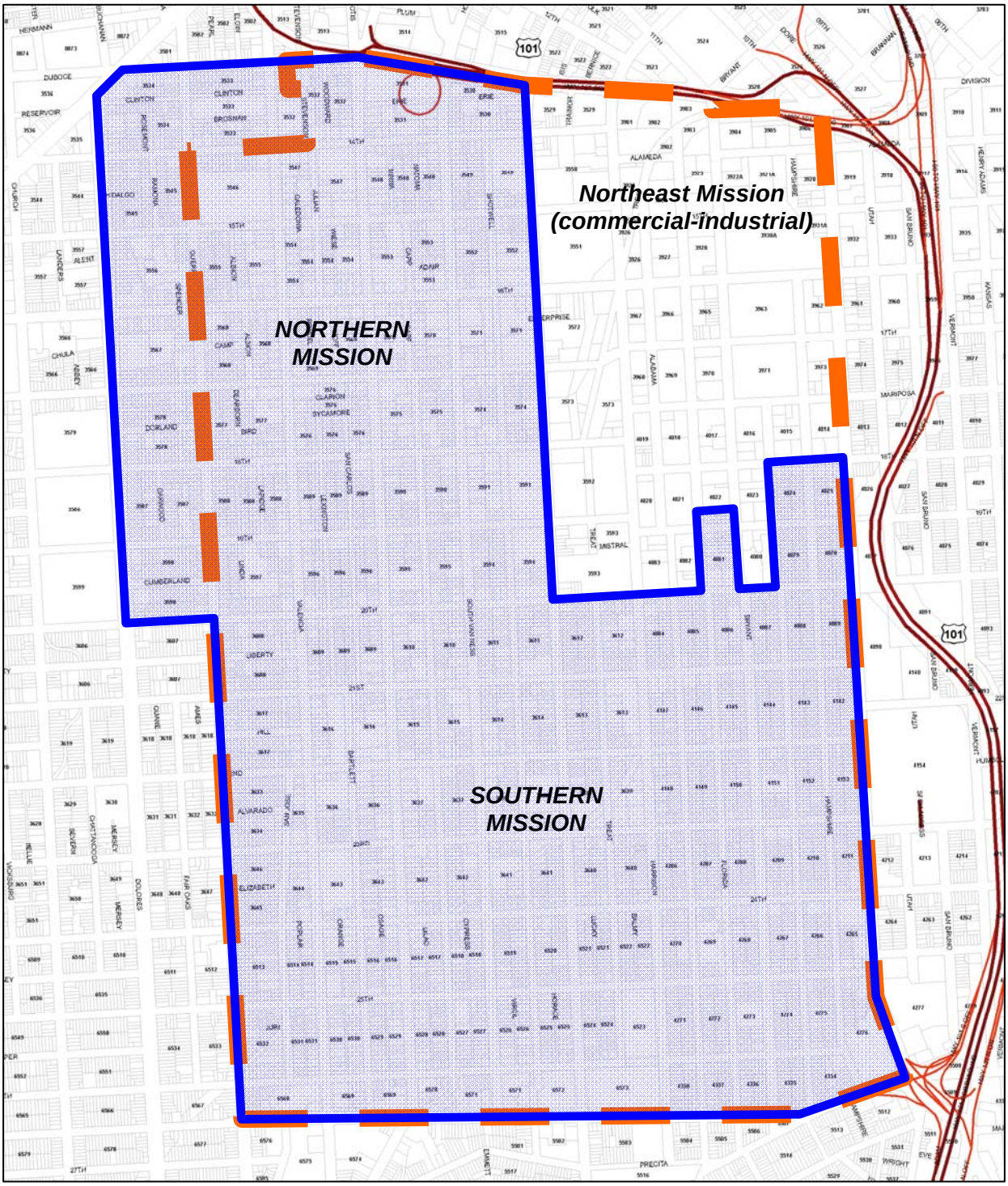
The Mission District is, in many ways, the heart of San Francisco. For much of its history, the Mission developed as a semi-independent "city within a city" with its own rich cultural and architectural heritage. The oldest settled area of the city, the Mission has retained distinctive identity and character even though subsequent historic events have continued to transform it. The Mission, long a working-class stronghold, is a mixed-used district centrally located between the downtown districts and the outlying residential neighborhoods. More recently, it has become the center of Latino culture in San Francisco and an incubator for countercultures and bohemia. The district is also fast becoming a desirable residential enclave for upscale professionals, a phenomenon that raises issues of gentrification, displacement, and identity. Within this environment, the San Francisco Planning Department's Mission Area Plan proposes new land use and zoning controls that are intended to balance growth with preservation.

[1] The Mission District is also known as the "Inner Mission," but is referred to herein simply as the Mission District. The "Outer Mission" is a district of San Francisco with a different development history located some distance to the south of the context study area. The Outer Mission area is also known as "Mission Terrace" and the "Excelsior." The Outer Mission is located along the same historic transportation route, El Camino Real, as runs through the subject Mission District.

PROJECT AREA MAP

Mission District Historic Context Study Area

Eastern Neighborhoods Mission Area Plan



The Mission District occupies a wide, relatively flat valley floor on the east side of San Francisco. The valley is sheltered between the tall central spine of the San Miguel Hills to the west and the mounds of Potrero Hill to the east and Bernal Heights to the south. The Mission valley, buffered from ocean winds and fog, experiences some of the sunniest weather in San Francisco. The valley's accessibility, climate, and natural resources made it a convenient area for early settlement, hence its rich history. The borders of the Mission District came to be based largely on natural geography, with hills and streams providing historic boundaries to settlement that, over time, were perpetuated or adjusted through land grants, platting patterns, and circulation networks. The result is that the current Mission District retains the same general boundaries that have been used historically.

Generally, the Mission District's building stock is characterized by two distinctive residential landscapes, both of which are historically associated with the great earthquake and fires of 1906. The northern Mission, which was utterly devastated in 1906 and then rebuilt in entirety, therefore contains a significant concentration of post-disaster residential architecture. Most of the northern Mission's buildings were erected in the decade of unprecedented citywide reconstruction that followed the 1906 calamity, and other buildings were in-filled during later periods of the Twentieth Century. In contrast, the southern Mission was spared destruction in 1906 and thus retains generally intact pre-disaster residential architecture from the latter half of the Nineteenth Century, mixed with Twentieth Century construction. The southern Mission's concentrated pre-disaster building stock is part of the citywide ring of survivors that surrounded the burnt-out urban core following the 1906 calamity, which overall is a small fraction of the building stock of San Francisco that had existed prior to the disaster.

The commercial corridors of the Mission District, important to the district's development, also display historical and cultural character. Mission Street, or the "Mission Miracle Mile" as the largest and most active of the area's shopping corridors was historically known, runs north-south the full length of the valley district. Mission Street is a lively strip of commercial and storefront architectures that mostly reflect innovations and changes in the American retail economy throughout the first half of the Twentieth Century. Parallel to Mission Street runs Valencia, a secondary commercial corridor historically oriented towards services and industry as well as retail. In the reconstructed northern Mission, the east-west retail and recreation strip of Sixteenth Street is the Mission's oldest commercial thoroughfare, but displays entirely post-disaster building stock erected after the 1906 disaster. Meanwhile, the southern Mission's east-west corridor of Twenty-Fourth Street retains much of its pre-disaster commercial building stock, with some Twentieth Century infill. In all of the Mission's commercial corridors, residential-over-commercial buildings are common, providing the busy retail streets with live-in populations.

Today, major circulation arterials bound the district on all sides. To the north, the wide arterial of Duboce Avenue/Thirteenth Street, and the US 101 freeway overpass that runs above it, separates the Mission District from the South of Market district street grid, angled nearly 45 degrees from the Mission.[2] To the south, the arterial connector and freeway feeder of Cesar Chavez Street, formerly Army Street marks the southern boundary of the district. Cesar Chavez runs along the old alignment of Precita Creek, an under-grounded stream that marked the boundaries of early Spanish and Mexican land divisions. Another major arterial and freeway connector, Potrero Avenue, is a historic turnpike that ran along the eastern border of the Mission District between two natural barriers to circulation, the Mission Creek marshlands and

[2] A few blocks that are part of the Mission grid located north of Duboce Avenue and west of Otis Street, generally associated with the mid-Market Street area and located in the separate Market and Octavia Area Plan, are not included within the context study area.

the Potrero Hill uplands. The context study area boundary line departs Potrero Avenue and jogs westward on and around Twentieth Street, then continues north along Folsom and Shotwell Streets, encapsulating extant residential blocks while parsing out the commercial-industrial northeast Mission for separate study. To the west, the wide divided boulevard of Dolores Street marks the district boundary of the northern Mission, while Guerrero demarcates the southern Mission boundary, roughly approximating the route of the original El Camino Real that skirted the highlands to the west.[3]

Context Statement Methodology

This context statement organizes the history and development of the Mission District into a framework that facilitates identification and evaluation of historic properties. The content and organization of this document is consistent with federal, state, and local guidelines that have been adopted for developing historic contexts. These include the guidelines found in the National Park Service's National Register Bulletin No. 15 *How to Apply the National Register Criteria for Evaluation* (rev. 2002), Bulletin No. 16A *How to Complete the National Register Registration Form* (1997), and Bulletin No. 16B *How to Complete the National Register Multiple Property Documentation Form* (rev. 1999).[4] Additionally the California Office of Historic Preservation's *Instructions for Recording Historical Resources* (1995) provides some guidance specific to developing California contexts.[5]

The National Register Bulletin No. 15 *How to Apply the National Register Criteria for Evaluation* identifies a *context* as "the theme(s), geographical limits, and chronological period that provide a perspective from which to evaluate [a] property's significance." Bulletin No. 15 defines a *theme* as "a means of organizing properties into coherent patterns based on elements such as environment, social/ethnic groups, transportation networks, technology, or political developments that have influenced the development of an area during one or more periods of prehistory or history." Bulletin No. 15 states further that a historic context may be one of four types, each of which correlates to a specific National Register of Historic Places eligibility criterion (discussed in a later section). Of the following four context types, those related to Criteria A and C were most useful in developing Mission District contexts:

- An event, a series of events or activities, or patterns of an area's development (Criterion A);
- Association with the life of an important person (Criterion B);
- A building form, architectural style, engineering technique, or artistic values, based on a stage of physical development, or the use of a material or method of construction that shaped the historic identity of an area (Criterion C); or
- A research topic (Criterion D).

Furthermore, the significance of a specific contextual theme within the historical framework of the local area, the state, or the nation should be determined in order to accurately evaluate associated property types. National Register Bulletin No. 15 states: "A theme is considered significant if it can be demonstrated, through scholarly research, to be important in American [or local] history." The relative significance of Mission District contextual themes in relation to the

[3] The western boundary of the Mission District is not as distinct as the boundaries at other sides of the district. The western boundary of the San Francisco Planning Department's Mission Area Plan is defined as Guerrero Street, whereas the historic boundary extends as far as the west side of Dolores Street.
[4] Found at http://www.nps.gov/history/nr/publications/bulletins.htm.
[5] Found at http://ohp.parks.ca.gov/pages/1054/files/manual95.pdf.

overall histories of the local and regional area, the state, and the nation is discussed in this document.

National Park Service Themes

The National Park Service had developed a framework of contextual themes to assist in conducting historic and cultural studies.[6] The following National Park Service themes contributed to the organization and content of this context statement as described:

- *Peopling Places:* This theme examines human population movement and change through prehistoric and historic times. Topics that help define this theme include: migration from outside and within; community and neighborhood; and encounters, conflicts, and colonization. In the Mission District, a number of historic populations have successively occupied and settled the area, each rendering changes to the built and natural environments.

- *Creating Social Institutions and Movements:* This theme focuses upon the diverse formal and informal structures such as schools or voluntary associations through which people express values and live their lives. Topics that help define this theme include: religious institutions; clubs; and organizations. The Mission District, one of San Francisco's oldest neighborhoods, is home to many enduring historic institutions, including churches, schools, hospitals, and fraternal organizations.

- *Expressing Cultural Values:* This theme covers expressions of culture, people's beliefs about themselves, and the world they inhabit. Topics that help define this theme include: architecture; visual and performing arts; popular and traditional culture. The Mission District displays a wide range of architectural expressions, each indicative of changes in values and styles; meanwhile, visual and performing arts are historically represented by theaters and movie houses along commercial corridors, and more recently by artistic murals reflecting contemporary cultural commentary.

- *Developing the American Economy:* This theme reflects the ways that Americans have materially sustained themselves by the processes of extraction, agriculture, production, distribution, and consumption of goods and services. Topics that help define this theme include: distribution and consumption; transportation and communication; exchange and trade. The Mission District's commercial corridors, which formed along historic transportation routes, display patterns of commercial development and storefront innovations over more than a century's time.

- *Transforming the Environment:* This theme examines the variable and changing relationships between people and their environment, which continuously interact. The American environment today is largely a human artifact, so thoroughly has human occupation affected all its features. A topic that helps define this theme is manipulating the environment and its resources. The history of the Mission District is that of a gradual, inexorable shift from ecologically-centered settlements, through intensifying stages of occupation, to a completely urbanized state in which echoes of natural features remain.

Sources of Information

[6] Found at http://www.nps.gov/history/history/hisnps/NPSThinking/themes_concepts.htm.

This historic context statement synthesizes and organizes information gained from research of numerous primary and secondary sources of information. "Primary" sources were documents that originated within the historical periods (or reproductions of such documents) and that directly conveyed information from history. These include official reports and records, media accounts, U.S. Census records, firsthand narratives, maps and photographs. In particular, historical maps proved especially helpful in understanding the broader patterns of development within the large Mission District. The detailed U.S. Coast Survey maps of 1853, 1857, 1859, and 1869 provided useful portraits in time of the Mission District landscape. Likewise, the Sanborn Map Co. insurance maps of San Francisco from 1889, 1899, 1914, 1950, and 1998 showed lot-by-lot, building-by-building development during the specified years.[7] Other primary source maps included City-County delineations, land ownership, mass transit lines and automobile routes.

"Secondary" sources were those that conveyed historical information through analysis, summary or reproduction of primary materials. These included later accounts of history in books and journals, existing context statements, and scholarly papers and research. The Mission District and portions of it have been the subjects of a number of published works and professional studies in history and culture. Contributions were also made by scholarly analyses of primary sources, presented in reports and maps that summarized the findings of intensive research, with primary source material attached for reference.[8] Other secondary sources included the parcel information databases of the San Francisco Planning Department and the Assessor's Office, which are based on actual records of building construction. The databases were analyzed using geographic information systems (GIS) to better understand patterns of development within the existing building stock.[9]

In addition to research of primary and secondary sources, direct observations of the field conditions of the Mission area informed context development. Extensive time was spent exploring and observing the properties, streetscapes, and cultural characteristics of the Mission District. General impressions and specific items of interest related to resource distribution, condition of properties, and overall character were cataloged, sorted, and woven into the context statement.

Further Acknowledgments

Several persons made important contributions to this historic context statement. They merit individual acknowledgment as follows:

Mr. N. Moses Corrette, San Francisco Planning Department, wrote the *Inner Mission North 1853-1943 Context Statement, 2005* which focused on the northern Mission District. This earlier document identified historic contexts associated with that part of the Mission, and it facilitated Department surveys in the area, with support from the OHP through a Certified Local Government grant. The earlier context statement authored by Mr. Corrette provided a solid foundation for this expanded context statement of the greater Mission District.

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[7] Other historic names for the Sanborn Map Co. include the Sanborn Map & Publishing Co. and the Sanborn-Perris Map Co.

[8] The scholars are identified in the "Further Acknowledgments" section.

[9] These databases include an information gap caused by the 1906 disaster in San Francisco, in which the entire storage of City building records was destroyed. Consequently, almost all pre-disaster properties were arbitrarily assigned a "place-holder" construction date of 1900 in the Assessor's records. In many cases, the Public Utility Commission (PUC) records of water service installation, which were not destroyed the 1906 disaster, indicate approximate pre-disaster construction dates. However, PUC records are not readily available for computer analysis.

Mr. Christopher VerPlanck and Page & Turnbull, Inc. generated the *Context Statement: Market and Octavia Neighborhood Plan Area* (2007) for the San Francisco Planning Department. Mr. Tim Kelley also contributed to that document by developing contexts related to industrial development in the area. While the Market and Octavia context study area included only the northernmost part of the Mission, that document developed several historic aspects for the greater Mission District that informed parts of this document.

Dr. Carol Roland-Nawi and Roland-Nawi Associates wrote the *Mission Dolores Historic Context Statement* (2007) for the Mission Dolores Neighborhood Association with support from the Historic Preservation Fund Committee (Mayor's Office of Economic Development). This context statement focused on the neighborhood immediately around the historic Mission Dolores settlement in the northwest Mission. Like the afore-mentioned existing northern Mission context statements, this document contributed to context development for the greater Mission.

Dr. Paul Groth, University of California, Berkeley, presented a lecture to the San Francisco Planning Department in 2006, entitled "Ordinary Storefronts of the Twentieth Century: Articulating the Lines between Shoppers and Retailers". This lecture described the development of Twentieth Century retail storefront architecture, an important aspect of the Mission District's commercial corridors. Dr. Groth also provided the San Francisco Planning Department with his unpublished lecture notes for the specific purpose of developing this document.

Ms. Mary Brown, M.A. in Geography at San Francisco State University, conducted extensive research on the history and development of transportation in the Mission District. Her valuable research included the chronologies of road grading, installation of transit lines, and conversion to auto-mobility, all of which were important factors in the patterns of development of the Mission. Ms. Brown created a series of maps to convey the findings of her research.

Mr. Isaias Garcia, Mr. Christian Samples, Mr. Mikkel Smith, and Ms. Clara Wong, senior seminar undergraduate students in Urban Studies at San Francisco State University, conducted in-depth studies of historical demographics in the Mission District. The students researched historical U.S. census records for selected areas and years, created demographic databases, and completed various statistical analyses. Their findings led to greater insights into the composition and character of historic Mission District populations.

San Francisco Landmark Preservation Advisory Board members Dr. Robert W. Cherny, Vice President, and Mr. Alan Martinez provided substantial comment and guidance for an earlier draft of this document that was presented to the Board. The Board member comments, which related to "agency and purpose" in land development as well as aspects of cultural and economic development, deepened the historical perspectives of this document. Dr. Cherny also made a number of valuable editorial contributions that were incorporated.

Ms. Marie Nelson, State Historian at the Office of Historic Preservation and Certified Local Government advisor, also contributed comments for earlier drafts of this document. Ms. Nelson's comments focused on document organization, linkage of contexts to associated property types, and elaboration of property type descriptions. Ms. Nelson's input strengthened this document and its utility for guiding historic and cultural resource surveys in the Mission District.

II. DOCUMENTING HISTORIC RESOURCES

Historic and cultural resource surveys are important tools that allow for informed land-use planning and development decisions. Surveys produce baseline information on historic resources upon which further land use and development decisions can rely. The findings of historic resource surveys are made available to property owners, the public, city staff, and decision-makers for use in the land-use planning process. Completion of historic resource surveys facilitates compliance with permit review procedures and environmental review regulations at local, state, and federal levels by providing an understanding early in the process of a property's historic significance and its character-defining features.

To these ends, the San Francisco Planning Department has embarked on a multi-year citywide program of historic and cultural resource surveys. These informational surveys will assist the Department, property owners, and the general public in ascertaining potential impacts and appropriate treatments for qualifying historic properties. Historic and cultural resource surveys also facilitate activities such as official designation at the federal, state, and local levels, determination of eligibility for various preservation incentives such as tax credits, and application of California's special building codes for historic properties. The specific activities that this context statement addresses are historic and cultural resource studies and individual property evaluations within San Francisco's Mission District.

Documentation Standards

The City's methodology and standards for identifying and evaluating historic resources has developed over time as the overall field of historic preservation has grown more sophisticated. As a Certified Local Government (CLG) since 1995, San Francisco is required by the State Office of Historic Preservation (OHP) to develop a system for survey and inventory of historic resources that is coordinated with the statewide inventory program maintained by OHP. San Francisco is also required to use survey forms and evaluative criteria approved by OHP, as described in OHP's *Instructions for Recording Historical Resources* (1995).[10]

The *Instructions for Recording Historical Resources* specify that property identification and evaluation should occur on Department of Parks and Recreation (DPR) 523 series survey forms. Evaluations of properties should be summarized using the codes and definitions of the California Historic Resource Status Codes (CHRSC) rating system, pursuant to the OHP's Technical Assistance Bulletin No. 8 *User's Guide to the California Historical Resource Status Codes and the Historic Resources Inventory Directory*.[11] The CHRSC rating system provides for determination of resource eligibility at the local, state, and federal levels. The CHRSC rating system was adopted by the OHP in 2003, replacing the National Register Status Codes (NRSC) formerly in use.

Existing Information and Programs

Existing documentation of the Mission District's historic and cultural resources has been generated from a number of sources over the years. The City of San Francisco's first adopted survey, *Here Today* (1969), documented individual historic properties citywide, including in the Mission, through a selective identification process. The San Francisco Planning Department's

[10] Found at http://ohp.parks.ca.gov/pages/1054/files/manual95.pdf.
[11] Found at http://ohp.parks.ca.gov/pages/1069/files/tab8.pdf.

Citywide Architectural Survey (1976) also listed a number of Mission District properties as having architectural interest through a selective identification process.

The Liberty Street Historic District, a two-block stretch of residences, was documented and listed on the National Register of Historic Places (1976). A later neighborhood survey resulted in official City designation of the larger Liberty-Hill Historic District (1985). Other nominations of individual properties in the Mission District for official recognition have resulted in seven listings on the National Register of Historic Places, three California Historical Landmark sites, and designation of sixteen properties as City Landmarks. In addition, a number of properties have been assessed or partially assessed as resources through the environmental review process.

Since 2001, the San Francisco Planning Department has conducted the Inner Mission North Survey with partial funding and support from the National Park Service through the OHP's CLG program. Approximately three-quarters of the Inner Mission North Survey area have been documented. So far, the Inner Mission North Survey has resulted in the identification of eight historic districts and numerous individual resources and contributors. Locally significant historic districts include the expansive Mission Reconstruction and Inner Mission Commercial Corridor districts, neither of which has been completely documented. Four discrete 1906 Fire Line historic districts have been documented, including one that is eligible for listing on the National Register of Historic Places, one that is eligible for listing on the California Register of Historical Resources, and two locally significant historic districts. Two other discrete historic districts have been documented in the Inner Mission North, one that is National Register-eligible and the other California Register-eligible.

In 2007-2008, the Planning Department is expanding its survey efforts in the Mission District outside of the previously defined Inner Mission North Survey area. The 2007-2008 Department surveys will document approximately 1,000 Mission properties located in the southern Mission area, outside of the Inner Mission North Survey area, that could be affected by the proposed new zoning and land use controls of the Mission Area Plan.[12] In addition, the Department will continue to survey properties in the Inner Mission North Survey area. It is expected that these survey activities, which rely upon this context statement for guidance, will result in completed survey findings during the fourth quarter of 2008.

Identifying and Evaluating Historic Properties

Generally, identification and evaluation of resources should follow the National Park Service's National Register Bulletin No. 15 *How to Apply the National Register Criteria for Evaluation* (rev. 2002). Although Bulletin No. 15 is specifically designed for evaluation of property eligibility for listing on the National Register of Historic Places (NRHP), its guidelines and methodologies may be applied to California Register of Historical Resources (CRHR) and local criteria as well. Bulletin No. 15 prescribes context-based evaluation of significance and analysis of integrity of potential resources.

Bulletin No. 15 describes the intrinsic relationship of historic context to individual property evaluation. Bulletin No. 15 identifies the following specific points as pertinent to determining the significance of a property within its historic context:

[12] The exact number of south Mission properties that will be surveyed will be determined based on actual survey costs and available budget.

- The facet of prehistory or history of the local area, State, or the nation that the property represents;
- Whether that facet of prehistory or history is significant;
- Whether it is a type of property that has relevance and importance in illustrating the historic context;
- How the property illustrates that history; and finally
- Whether the property possesses the physical features necessary to convey the aspect of prehistory or history with which it is associated.

A historic property is required to demonstrate its quality of significance in history, architecture, archeology, engineering, or culture, and to possess integrity of location, design, setting, materials, workmanship, feeling, and association. In the sections that follow, significance as it relates to federal, state, and local eligibility criteria is discussed, as is integrity and its aspects. Resource registration requirements for specific period property types, including eligibility criteria and integrity considerations, are discussed at length in the individual sections of Chapter III: Historic Contexts and Property Types.

Significance

While the NRHP criteria apply to properties of significance at the federal level, the CRHR criteria provide for evaluation and recognition of properties of significance at the state, regional, and local levels as well. The following are the parallel evaluative criteria of the NRHP and the CRHR:

NRHP Criteria for Property Evaluation	*CRHR Criteria for Property Evaluation*
A. Associated with events that have made a significant contribution to the broad patterns of our history.	1. Associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
B. Associated with the lives of persons significant in our past.	2. Associated with the lives of persons important in our past.
C. Displays 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.	3. Displays distinctive characteristics of a type, period, region, or method of construction, work of an important creative individual, or possess high artistic values.
D. Yielded, or may be likely to yield, information important in prehistory or history.*	4. Yielded, or may be likely to yield, information important in prehistory or history.*

*Generally applies only to archeological resources.

At the local level, Article 10 of the San Francisco Planning Code provides for official designation of Landmarks, Historic Districts, and Structures of Merit that have "a special character or special historical, architectural or aesthetic interest or value." In addition to properties officially designated under Article 10, the City and County of San Francisco also recognizes those properties identified in adopted informational surveys of historic and cultural resources. Properties lacking official designation at the local, state, or federal levels, and also lacking documentation in an adopted informational survey may still be considered potential

resources pursuant to San Francisco Preservation Bulletin No. 16, "City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources."

In general, increased age and rarity will result in greater potential significance of a historic property, in addition to other associations that may imbue significance. Age and rarity also played a role in establishing thresholds for physical integrity, with properties of increased age and rarity favored for resource status by having applied lower qualifying thresholds of physical integrity.

Integrity

Integrity is the ability of a property to convey its significance. The retention of specific aspects of integrity, as determined by the specific context of a property, is paramount for a property to convey its significance. To retain integrity, a property must possess several, and usually most, of the seven aspects that comprise integrity. A property must also retain overall cumulative integrity. The seven aspects of integrity – location, design, setting, materials, workmanship, feeling, and association – and their relationship to the Mission District are discussed further as follows:

- *Location:* General location is an important aspect of integrity. Through their locations, district properties convey significance as a physical record of the historic events and patterns of settlement and urbanization of San Francisco's Mission District. Historic relocations of buildings, as occurred frequently in the Mission, can be significant in their own right. Evaluation of a given property should consider the importance of location within the specific context of the property's development and should not place undue emphasis on location if it is not a key aspect of a property's history.

- *Design:* Properties convey associations to historic periods through their architecture. Alterations to the form, plan, space, structure, and style of a property cause a dilution of a building's distinctive architecture and can result in an overall loss of integrity. Many of the Mission District's historic properties display distinctive architectural styles, while others are vernacular examples of historical property types. Retention of overall design is an important consideration, more so than actual materials. Evaluation of the aspect of design is overall, and does not focus on any one or few specific features.

- *Setting:* Mission District properties that retain integrity of setting not only retain their landscape features and other physical aspects of the environment, but also the placement of the building on the lot, its relationship to the lot lines, and the relationship of the building and its lot to the overall streetscape. Setting can be important to integrity because where properties have lost integrity of materials or design they can still convey their association and feeling through their setting. However, it is recognized that in the urban environment setting is often compromised over time, and therefore setting should not generally be given primary consideration.

- *Materials:* Integrity of historic materials contributes to aspects of design and workmanship. Alterations to a property that do not make use of historically appropriate materials can add to the cumulative loss of integrity for a property. However, it is recognized that in the urban environment materials are often compromised over time, and therefore materials should be given balanced consideration. Increased age or rarity of property type can lower the threshold necessary for the aspect of design to be retained. The most

common non-historic alterations to properties in the Mission District are the replacement of windows and doors, re-cladding, removal of ornamentation, horizontal and vertical additions, and garage insertions.

- *Workmanship:* Integrity of workmanship contributes to aspects of design and feeling. For a property to retain integrity of workmanship, it must retain its historic materials, or materials must be used in alterations which reflect the historic character, or alterations must be historic in their own right. In general, loss of integrity of workmanship will add to a cumulative loss of integrity. However, a high level of workmanship in newer construction can partially offset the cumulative loss of integrity due to loss of historic materials or design.

- *Feeling:* Resources convey their feeling through their expression of aesthetic or historic sense of their period of significance. Properties which have been altered but still convey a sense of feeling through their form and massing may be elevated to resource status through their proximity to other resources that retain greater integrity. Likewise, properties which do not qualify as resources may still possess integrity of feeling based on their association to the district, and may therefore be considered contextual (CHRSC rating of "6L"). Overall, feeling and association are the two paramount aspects of integrity to which the other aspects contribute.

- *Association:* Association is the link between district properties and the historic patterns and events that are related to them. Association is often achieved by visual connection to neighboring historic properties. Loss of association, or connectivity, often results in an overall loss of integrity because such properties are no longer associated with the period of significance and the historic events that occurred within it. However, positive association can elevate a property that lacks individual distinction to resource status, or to that of contextual non-contributors (CHRSC rating of "6L") if lacking in too many of the other aspects to qualify as resources. Overall, association and feeling are the two paramount aspects of integrity to which the other aspects contribute.

For consideration of a property as an individually significant resource, or as a contributor to a district that is significant under CRHR Criteria 3, a premium is placed on the aspects of style, materials, and workmanship that distinguish a property individually or architecturally. For consideration of a property as a district contributor, the aspects of location, design, and setting may be given priority over style, materials, and workmanship, to the extent that location, design, and setting cumulatively convey aspects of feeling and association.

III. HISTORIC CONTEXTS AND PROPERTY TYPES

This historic context statement utilizes periods of development in the Mission District, as identified in this document, as its primary organizing principle. Each of these periods of development represents an overall theme, or context, that encompasses specific related events, patterns of settlement and construction, activities of people important to the area, and socio-economic character in the Mission. Each of the periods of development is also associated with specific property types that originated within the period, examples of which may be found currently in the Mission District as known and potential resources.

Generally, the Mission District periods of development represent potential Periods of Significance for resources associated with the respective contexts. A Period of Significance is the time span within which an example of a property type can attain its historic or cultural significance. The historic and/or cultural significance of a specific property is based on its ability to convey its association to its period context through its architecture or other character-defining physical features.

The following are the identified historical time periods for the Mission District:

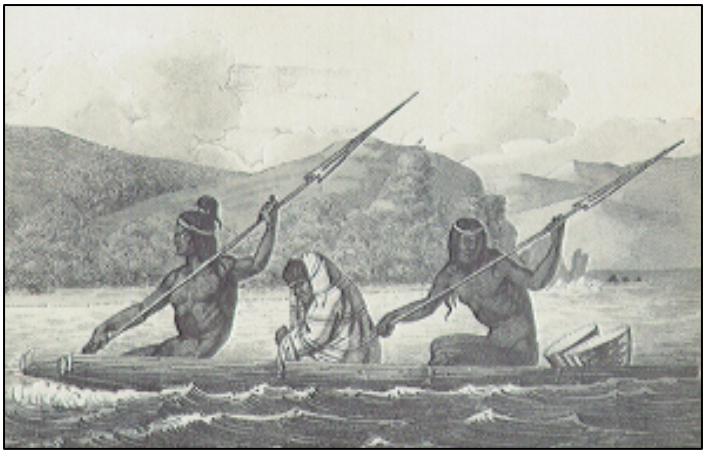
- Native American: Prior to 1776
- Spanish Mission: 1776-1834
- Mexican Ranchos: 1834-1848
- Pioneer Settlement: 1848-1864
- Gilded Age: 1864-1906
- Disaster and Reconstruction: 1906-1915
- Modern City Building: 1915-1943
- Repopulation and Renewal: 1943-1972
- Metropolitan Crossroads: 1972-Present

The Mission District periods of development, associated contexts and property types are described in the sections that follow. Each section is organized to include a historical narrative of the period, followed by a description of associated property types, general distributions and occurrences, and resource registration requirements such as eligibility criteria and integrity considerations.

Native American: Prior to 1776

The first Americans are believed to have arrived in North America following a prehistoric mass migration from northeast Asia over the Bering Strait ice bridge that existed approximately 25,000 years ago. In addition, prehistoric migrations by seafaring peoples from the Pacific islands to the Americas are hypothesized. The first Americans diffused across the continents over thousands of years and are believed to have reached the San Francisco Bay Area between 10,000 and 20,000 years ago. Here they organized into several regional tribes, each consisting of many tribelets or villages operating a loose barter economy.

Approximately 5,000 years ago, a tribe called the Yelamu arrived to the sandy fog-swept San Francisco Peninsula, where they are believed to have succeeded an earlier group of which little is known. The Yelamu were a coastal people of the Coastanoan (Ohlone) language family who traveled by boat on the bay and its tributaries and sustained themselves on riparian resources. In the present-day Mission District, a wide valley floor naturally penetrated by seasonal creeks, freshwater lagoons, and saltwater marshes that led to the bay, the Yelamu fished, hunted waterfowl, and harvested shellfish. At least two villages, a summer camp and a winter camp, were located in the present-day Mission District, likely favored because of its mostly sunny climate and its direct access to the bay. Of the tribes in the Bay Area region, the Yelamu occupied the area that was scarcest in natural resources.



The Yelamu culture, as well as those of nearby tribes, was forever altered by contact with Europeans. Within a few years of encountering the Spanish, the native peoples of the Bay Area were relocated to mission settlements, their villages were disbanded, and their lands were co-opted for farming, ranching, and settling. Eventually, most of their descendants relocated to other parts of California and the West. Today, a few Yelamu descendants still live in San Francisco.

Coastanoans (Ohlone) travel by canoe on San Francisco Bay. Illustration source: Southeast Archeological Center, 1994.

Property Types and Resource Registration

Despite their long tenure in the area, little remains of the Yelamu occupation. Their settlements were seasonal and they are not known to have built permanent structures, or to have significantly transformed the natural environment of the San Francisco Peninsula, as occurred elsewhere during Native American occupation. Additionally, their settlements and structures were actively erased over time by settlers of European descent. Physical evidence of the Yelamu presence in the Mission District exists in the form of archeological resources, both known and potential. Any archeological artifact of Native American occupation found *in situ* in the Mission District area is likely to yield knowledge of prehistory and is therefore presumed to be significant under CRHR Criterion 4.

Spanish Mission: 1776-1834

Spain was the first European nation to achieve a foothold in present-day California. Spanish exploration and settlement of coastal California began in the last half of the Eighteenth Century. Beginning in 1769 and continuing into the early 1800s, Spain established a chain of 21 Catholic mission settlements along the California coast, each a day's walk apart. The settlements were linked by a road system called El Camino Real, "the King's Highway."

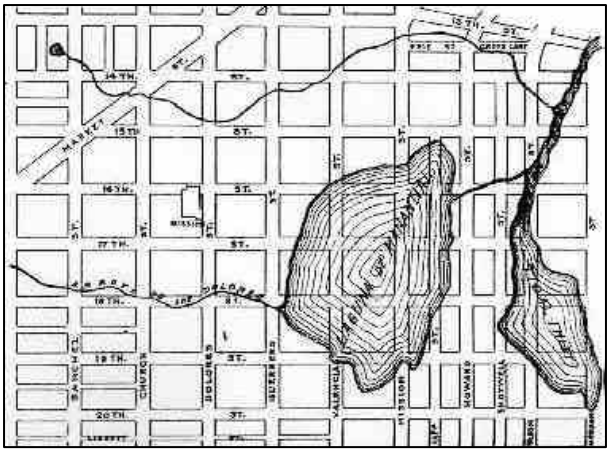
By design, the Spanish settlements were intended to have three components: a mission to serve as a religious and cultural center, from which to Christianize native peoples; a military presidio; and a commercial pueblo. In reality, few of the settlements developed a fully functional pueblo, particularly those in present-day Northern California, in large part because Spain forbade trade with foreign powers, undercutting the potential for commerce.

Mission Dolores

In 1776, present-day San Francisco lay at the northern end of the developing chain of missions. In March of that year, a small party of Spanish explorers led by Captain Juan Batista de Anza trekked up to the tip of the Peninsula from their outpost at Monterey, scouting for suitable settlement sites. After choosing a military presidio site overlooking the Golden Gate, Anza led the party southeast across the mostly sandy Peninsula in search of a suitable mission site.

On March 29th, 1776, the explorers arrived in the wide, grassy valley that would become the present-day Mission District of San Francisco. In the northern part of the valley, they found a stream that flowed out of the westerly hills, into and through a pair of large lagoons, and out to a large marshy bay. The sheltered valley, with fresh water, lands for grazing, and access to the Bay, was selected as the mission site. The explorers envisioned the stream, named Arroyo de los Dolores but later called Mission Creek, as a water source that could irrigate the nearby valley floor. The explorers also anticipated a mill site at an outfall of the creek near the large cove, which was later named Mission Bay.

On June 27th, 1776, a settlement party from Monterey, consisting of soldiers, colonists, their families, Franciscan priests, Christianized natives, and 200 head of cattle, entered the valley through a cleft in the hills bordering the valley to the south, now called the Bernal Gap. The party initially camped on the edge of the freshwater lagoon that de Anza had named Laguna de Nuestra Senora de los Dolores, "Lake of our Lady of Sorrows", near what is now the intersection of Camp and Albion Streets. On June 29th, the Fathers Francisco Palou and Pedro Cambon established the Mission San Francisco de Asis in a temporary chapel. The soldiers, led by Lieutenant Jose Moraga, then continued northwestward to the Golden Gate, where they established the presidio, while the Franciscans set out to build a mission settlement and Christianize the native peoples.



Mission area waterways during the Spanish and Mexican periods overlaid on the modern street grid. Illustration source: Pastron & Beevers, 2002.

By the 1780s, the Spanish had succeeded in converting over 1,000 Native Americans to "neophytes" who lived and worked in the mission, ostensibly learning to become Spanish citizens. Under direction of the Spanish, the neophyte labor force constructed a permanent mission chapel between 1782 and 1791. This chapel of the Mission San Francisco de Asis was built near the present-day intersection of Dolores and Sixteenth Streets; it stands today as San Francisco's oldest building. Because of it's proximity to the creek and lagoon that bore the name Dolores, the chapel was commonly referred to as the Mission Dolores. Around the chapel was built a large quadrangle compound that included adobe residences for the Spanish, long dormitories to house the neophytes, mills, workshops, outbuildings, a jail, and a cemetery.

Neophytes gather to dance in front of the Mission Dolores chapel, c.1816. Illustration source: Southeast Archeological Center, 1994.

The mission claimed all of the lands to the south, including the entire valley and far beyond, for grazing and farming. This productive territory allowed the mission settlement to sustain the soldiers at the presidio as well as the priests and neophytes. The mission population tended cattle, sheep, and horses, and grew grain and some other agricultural products. Nearby pasture lands to the south and east were demarcated by walls of adobe and stone, built by the neophytes under Spanish direction. One wall meandered along the bank of a stream, later named Precita Creek that ran across the southern end of the valley; this wall demarcated the *potrero viejo*, or old pasture, to the south, located on present-day Bernal Heights. Along the eastern edge of the valley, another wall was built from Mission Creek to Precita Creek, across the neck of the peninsula that is now Potrero Hill, but then was called *potrero nuevo*, or new pasture.

The El Camino Real, which also became known as the Mission Road, followed the natural terrain of the Peninsula. From its terminus in front of the Mission Dolores chapel, the road ran southward down the valley floor, curving around the westerly hills and passing through the Bernal Gap, then on down the Peninsula to the missions of Santa Clara and San Jose. This fairly level route avoided the towering hills and vast sand dunes located to the west and the marshy bay shore to the east. The historic route of the El Camino Real is still preserved in the alignments of present-day Mission District roads such Dolores and Valencia Streets and San Jose Avenue. From the Dolores chapel, the Presidio Road ran northwestward to the Spanish military encampment at the Golden Gate. Access to San Francisco Bay was achieved by boat via the Mission Creek outflow, with docking available in the creek's backwater lagoon; thus a path developed from the mission chapel eastward to the Mission Creek lagoon, establishing the approximate route of present-day Sixteenth Street.

The Dolores settlement thrived at times, though it was not as successful as larger mission settlements to the south. The neophyte population peaked at about 1,500, and was stable through the 1790s. However, the mission stagnated in the early 1800s. Ravaged by European

diseases and beset by desertion, the neophyte population dipped to under a thousand. Also, reinforcements and supplies from Spain dwindled as that nation's empire crumbled; the Mexican Revolution of 1814 prevented any further Spanish support from reaching its California missions. The Mission Dolores and presidio settlements had to survive at subsistence levels during much of the early 1800s.

Property Types and Resource Registration

The Spanish mission settlement was sizeable and parts of it were used long after the Catholic mission itself was dissolved. However, the mission's structures did not conform to later street alignments, lot patterns, or living standards, and were removed over time. Aside from the Mission Dolores chapel (built 1782-1791), San Francisco's oldest building, no other structures from the Spanish mission era are known to have survived urbanization. Appropriately, the Mission Dolores chapel is listed on the NRHP, is a designated California Historical Landmark, and holds the distinction of being San Francisco City Landmark No. 1. The cemetery adjacent to the chapel, though it no longer contains Spanish or neophyte remains, is a related feature. Also, the route of El Camino Real between Mission Dolores and Mission San Diego de Alcala is a designated California Historical Landmark, as noted by a marker that stands at the northern terminus in the Dolores Street median in front of the Dolores chapel. In addition, the site of the first Spanish encampment is a designated California Historical Landmark as commemorated by a marker that stands at Camp and Albion Streets.

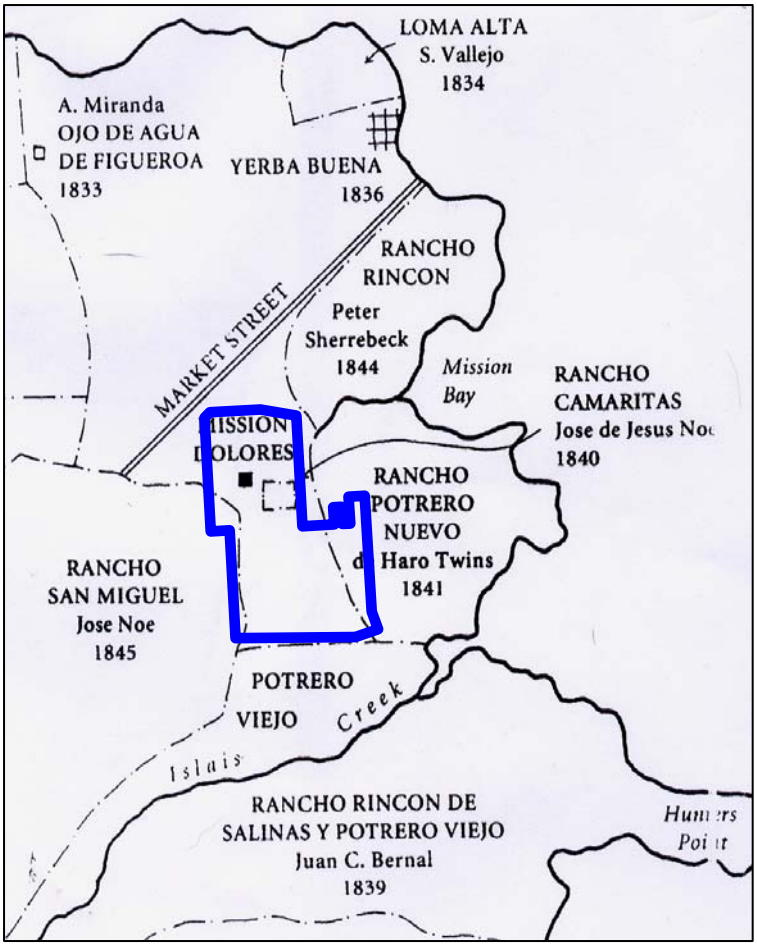
Should any other extant structure or portion of a structure from the Spanish mission era be discovered, it would likely be found as part of a newer structure that expanded or enveloped it. Regardless of integrity, such a property would undoubtedly be considered a resource under CRHR Criterion 1 for its association with the historic events of Spanish mission settlement. An extant property that can be documented in connection with any known individual from the Spanish settlement era, such as a Franciscan priest or Spanish official, would also be significant under CRHR Criterion 2 for its association with the life of a person important in history. It is highly unlikely that any currently unknown extant structure from the Spanish mission era would retain integrity of design, materials, and/or workmanship such that it would qualify as a resource under CRHR Criterion 3 for displaying distinctive characteristics of a type, period, region, or method of construction. A large potential archeological district has been identified under the general footprint of the mission settlement, significant under CRHR Criteria 4 for its likelihood to yield knowledge of prehistory and/or history.

Mexican Ranchos: 1834-1848

After a long struggle, Mexico won its independence from Spain in 1821. When Mexico took control of California the following year, the mission settlements fell under Mexican jurisdiction. In 1833, the Mexican government ordered the secularization of the missions amid concerns that they were too expensive to maintain. The secularization order reduced the mission chapels to the status of parish churches, freed the neophytes, and granted the mission lands to private individuals. Mexico also lifted the ban on foreign trade that had hamstrung the commercial development of the settlements under Spanish rule.

Secularization

The order to secularize reached Mission Dolores in 1834. The Catholic priests chose to remain at the Dolores chapel and continue their divine work, though without authority or holdings of which to speak. Most of the neophytes dispersed to the hills and valleys of their former tribal lands, while others remained as laborers and servants. In 1835, the vast mission lands began to be divided into rancho grants of thousands of acres that were given to Mexican settlers, Spanish soldiers, and European expatriates. Some lands were also offered to neophytes, whom the Catholic friars had always intended to benefit from their works. But the neophyte grants soon found their way into the possessions of European descendants through persuasion, connivery, and force. The mission itself was left with two small parcels totaling about 8½ acres.



The Mexican government conferred vast rancho grants across the entire San Francisco Peninsula. Hilly rancho tracts surrounding the valley began to formally define the area that became the Mission District. In 1839, Jose Bernal, a third generation presidio soldier, was granted the Rancho Potrero Viejo (4,446 acres), the "old pasture" located south of the Precita Creek wall. The de Haro twins, sons of a pueblo *alcalde* (mayor), received confirmation of an earlier grant (1835) of Rancho Potrero Nuevo (approximately 1,000 acres) in 1841; the "new pasture" was located east of the wall between Mission and Precita Creeks. Jose Noe, a justice of the peace, obtained the Rancho San Miguel grant (4,443 acres), bounded on the northeast by the Old Mission Road, in 1845.

Rancho grants during the Mexican period, c.1845. Illustration source: Alexander & Haig, 2002.

Surrounded by the large private ranchos, most of the Mission valley floor remained in common use for all residents of the pueblo, under the provisions of Mexican land governance. A group of smaller rancho tracts, ranging from less than an acre to almost thirty, were clustered around the Mission Dolores to the northwest, precipitating the development of a village around the old chapel. East of the mission, the 18.5-acre Rancho Camaritas, bounded approximately by present-day Fourteenth, Sixteenth, Mission, and Shotwell/Folsom Streets, was originally granted to Noe in 1840. The property was transferred to *alcalde* Francisco Guerrero in 1846 after Noe moved to the much larger Rancho San Miguel.

Pueblo and Rancho Village

With the foreign trade embargo lifted, a commercial seaport began to develop in the 1830s on San Francisco Bay, several miles from the old mission settlement. The waterfront pueblo of Yerba Buena was located on a cove of the same name that provided a sheltered dock for ships that sailed through the Golden Gate. In 1838, a wagon road was established between young Yerba Buena and the established Mission Dolores settlement, approximating the route of present-day Mission Street north of Sixteenth. From the waterfront, the wagon road threaded southwestward between tall sand dunes and boggy marshes and curved south around Mission Creek, where it joined the earlier pathway of present-day Sixteenth Street and connected to the Old Mission Road (El Camino Real) in front of the mission chapel.

This basic road system effectively linked the entire Peninsula to the budding commercial port of Yerba Buena, allowing for the transfer of goods and resources from their points of origin to the trading center and to ships docked at the seaport. With the hide and tallow markets of New England so lucrative, a major activity in Yerba Buena became rendering of cattle for those goods, which were then shipped to the East. Yerba Buena became an international maritime trading center of the Pacific, growing from twenty houses in 1841 to two hundred structures in 1846. Operating under Mexican authority, Yerba Buena's residents were mostly men from the U.S., Great Britain, and other parts of Europe, recently arrived to engage in commercial enterprises.

View west of Yerba Buena, 1846-1847. At left is the Mission Road leading to the outlying Mission Dolores area and the Mission valley in the background. Illustration source: Southeast Archeological Center, 1994.

In the expanded circulation scheme, the Mission Dolores settlement was located along an increasingly busy commercial road whereas it had previously existed at the end of the highway. Cattle from the vast Peninsula ranchos, owned by Mexican citizens, were driven along the roads and through the mission settlement to the rendering facilities and ships docked at Yerba Buena. The Dolores settlement grew into a rancho village separate and apart from the commercial port of Yerba Buena. The village fanned out from the old chapel, which remained a cultural center, along what are now Dolores, Guerrero, Valencia, and the nearby numbered streets. It consisted

of about forty adobes, a few East Coast styled houses, and structures that remained from the original Spanish mission.

True to its origins and in contrast to Yerba Buena, which was primarily a town of U.S. and English newcomers, the rural Dolores village was a tight-knit society of Hispanic families. The population (about 150 people in 1845), consisted mostly of the Californios: older Spanish soldiers, Mexican gentry (including Bernal and Guerrero at different times), ranchers, settlers and their families, some of whose ancestries may have included African and Native American, as well as Spanish. They were joined in the village by a few British expatriates. In addition to ranching and farming, the Californios enjoyed the pleasurable pursuits available to them, such as *fandango* dances, the spectacles of bull-and-bear fights, horse riding in the surrounding countryside, and swimming in the nearby natural lagoons. The Guerrero and Valencia clans are memorialized in the names of major streets that run through the Mission District, while other Californios are remembered in the names of areas and streets in the surrounding former rancho lands of Noe Valley (Noe and Sanchez Streets), Bernal Heights (Bernal Street), and Potrero Hill (de Haro Street).

Property Types and Resource Registration

The era of Mexican governance proved to be a short transitional phase lasting less than a generation between the earlier Spanish mission period and the American settlement period that followed. During that time, culturally and physically, the Dolores rancho village was an extension of the earlier Spanish occupation, and many of the old mission settlement structures were kept in use or reused. Limited new construction of adobes and a few farmhouses occurred in the village without central plan and generally did not conform to later street alignments, lot patterns, and living standards. Consequently, structures built during the Mexican rancho era were removed over time, and none are known to have survived urbanization.

Should any extant structure or portion of a structure from the Mexican rancho era be discovered, it would likely be found as part of a newer structure that expanded or enveloped it. Regardless of integrity, such a property would undoubtedly be considered a resource under CRHR Criterion 1 for its association with the historic events of Mexican rancho occupation. An extant property that can be documented in connection with any known individual from the Mexican rancho era, such as a rancho owner or prominent rancho resident, would also be significant under CRHR Criterion 2 for its association with the life of a person important in history. It is highly unlikely that any currently unknown extant structure from the Mexican occupation era would retain integrity of design, materials, and/or workmanship such that it would qualify as a resource under CRHR Criterion 3 for displaying distinctive characteristics of a type, period, region, or method of construction. Any archeological artifact of the Mexican rancho period found *in situ* in the Mission District area is likely to yield knowledge of prehistory and is therefore presumed to be significant under CRHR Criterion 4.

Pioneer Settlement: 1848-1864

The brief era of the Mexican pueblo and rancho ended in 1846, with the capture of Yerba Buena by the U.S. Navy at the beginning of the Mexican-American War. The commercial pueblo, populated by U.S. citizens and Europeans with incidental ties to Mexico, gave no resistance, and the U.S. flag was hoisted without a shot being fired. During the war, military fighting never reached the area, though civil skirmishes occurred, and life in the pueblos and ranchos continued. For the interim, the Mexican governing system was left in place, though an American *alcalde* was appointed, who renamed the pueblo of Yerba Buena to San Francisco. The earlier pueblo survey (1839) was extended, and Market Street and the South of Market grid were established at an angle to the earlier survey, by the O'Farrell survey (1846-47).

The war ended in 1848 with the Treaty of Guadalupe-Hidalgo, which ceded resource-rich California and other territories to the U.S., while promising that existing Mexican land divisions, including the ranchos, would be respected. U.S. control of California coincided with the discovery of gold veins in the foothills of the Sierras in 1848. The resulting Gold Rush transformed San Francisco from a seaport village into a full-blown mercantile city within a few years. The Pacific maritime port became a gateway, staging ground, commercial center, and wealth distribution point for the Gold Rush. The young city's population swelled from under 1,000 in 1848, to 36,000 in 1852, to 57,000 in 1860; it ran the gamut of the urban spectrum, including professionals, merchants, laborers, servants, entertainers, and those employed marginally, criminally, or not at all. The discovery of silver deposits in nearby Nevada in 1859 continued the economic boom in San Francisco.

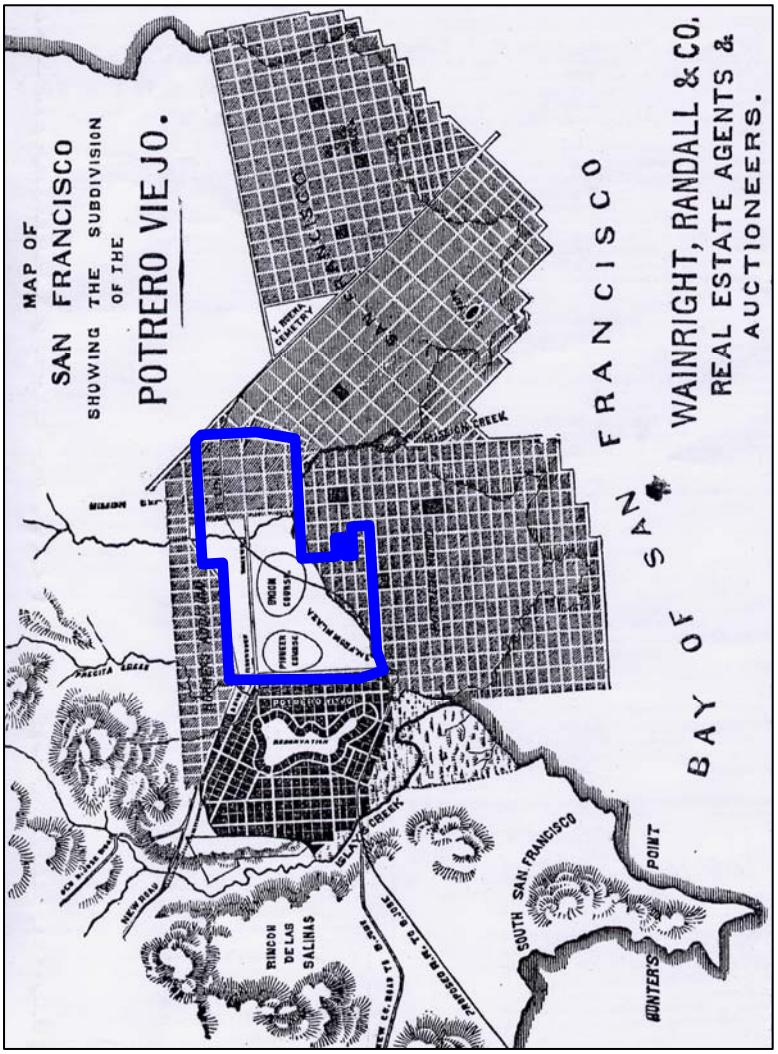
San Francisco grew in a haphazard manner from the nucleus of the old pueblo. The commercial center expanded from the waterfront. The more accessible lowlands north of Market Street developed into residential clusters with distinctive ethnic identities, while the hills were reserved for the enclaves of the wealthy. As the sand dunes of the South of Market were gradually leveled and the shoreline extended by landfill, that large area became home to the immigrant working class, who lived in cheap housing, and the location of various industries. In the "Outside Lands", which included the Mission valley and the Mexican ranchos, settlers established themselves legally by acquiring land from ranchers or illegally by squatting. With the Outside Lands largely unsupervised, the squatter population swelled to an estimated 20,000 as early as 1851.

Town and Country

At the time of the first San Francisco city charter (1850), when the first city boundary was established at Larkin and 9th Streets, the outlying Mission Dolores rancho village sought separate incorporation. The Californios were being overrun by squatters, and they could see their rustic and independent lifestyle fading. They were unsuccessful, as the Legislature, dominated by San Franciscans, expanded the City's boundaries to include the rancho village, the Mission valley, and beyond, through successive legislative acts. The 1850 act extended the charter line to about Webster, Dolores, and Seventeenth Streets, encompassing the Dolores rancho village; and the 1851 act went further to approximately Divisadero, Castro, and Twenty-First Streets. For five years, the northern part of the Mission valley was within the City limits, while the southern part remained outside of it. Then the Consolidation Act of 1856 set the City boundary line out to its current location, miles south of the Mission valley, merged City and County, both geographically and politically, and created the separate County of San Mateo.

Despite assurances in the Treaty of Guadalupe that rancho claims would be respected, a series of federal and City acts took steps toward dissolving them. The Board of Land Commissioners, established by Congress in 1851, placed the burden of proof on the Mexican ranchers who claimed title to the lands, but who often could provide only archaic or incomplete documentation. Almost all of the Board's decisions were appealed, many to the Supreme Court. The old ranching clans were forced to endure difficult, protracted, and expensive proceedings that ultimately resulted in division and transfer of their lands, if not by court rule than to pay lawyers and surveyors. The large San Miguel (Noe) and Potrero Viejo (Bernal) ranchos were confirmed relatively quickly (1857), as was the small grant of 8.5 acres to the Mission Dolores (1858). However, the de Haro claim to Potrero Nuevo was ultimately denied (1867) when it was ruled that they held only a license to run cattle, not actual title.

The rancho owners, while undergoing the arduous process of trying to confirm their titles, prepared their lands for development by platting them and selling off portions, in some cases to pay legal fees. The earliest subdivision was Horner's Addition, the easternmost slice of Rancho San Miguel, located between the Old Mission Road and present-day Church Street, and including the southwest portion of the context statement project area. Horner's Addition was purchased by the ambitious Mormon pioneers John and Robert Horner in 1853, who laid out the streets and named some of them. However, the Horners soon found themselves overextended, and in 1854 they sold the land to several homestead associations. On the other side of the valley, the Potrero Nuevo, a part of which extended into the eastern portion of the project area, was platted in the mid-1850s, though title remained clouded until 1867. To the south of the project area, the Potrero Viejo was surveyed and marketed by 1860. However, these early subdivisions outlying to the Mission valley were hilly, remote, and inaccessible, and they remained mostly undeveloped for decades.



Land platting for subdivision and development in the Mission District and San Francisco, c.1857. Illustration source: Daily Alta California, 1857.

Meanwhile, the City cleaved the "Gordian knot" dilemma of squatters and clouded titles. In 1855, San Francisco passed the Van Ness Ordinance, which granted titles to those individuals

in physical possession of lands. This essentially upheld the claims of squatters, some of whom were being paid to squat by wealthy parties intent on land-grabbing. The ordinance also provided for unclaimed lands within the 1851 charter line (Divisadero, Castro, and Twenty-First Streets) to fall under possession by the City, and it authorized the City to prepare a plan of streets, parks, fire and police stations, and other public reservations within the 1851 charter line. This plan was drawn up as the Van Ness Map the following year. However, the City acts were the subject of further legal challenges and proceedings that reached the federal level. The provisions backing the squatters were approved by the Legislature in 1858, settling many private land claims; but the City's public reservations and street grid as established by the Van Ness Map did not become fixed and determined until an 1864 Congressional act.

Portrait in Time: 1859

The 1859 U.S. Coast Survey map of San Francisco provides a detailed cartographic image of the Mission valley landscape during the pioneer settlement period. During this era of clouded and competing land claims, and prior to the City's finalization of the street grid, the heart of the Mission valley developed in an organic and decentralized manner. The valley, which had previously been common pueblo land outside of any rancho grant, fell into the hands of a number of landowners, tenants, and perhaps squatters who propagated an irregular, off-grid development pattern. Unlike the surrounding single-ownership rancho lands, which were platted on street grids for financial and practical reasons, the multitude of Mission valley occupants apparently had little incentive to follow the street grid until the City's authority to enforce it was finalized.

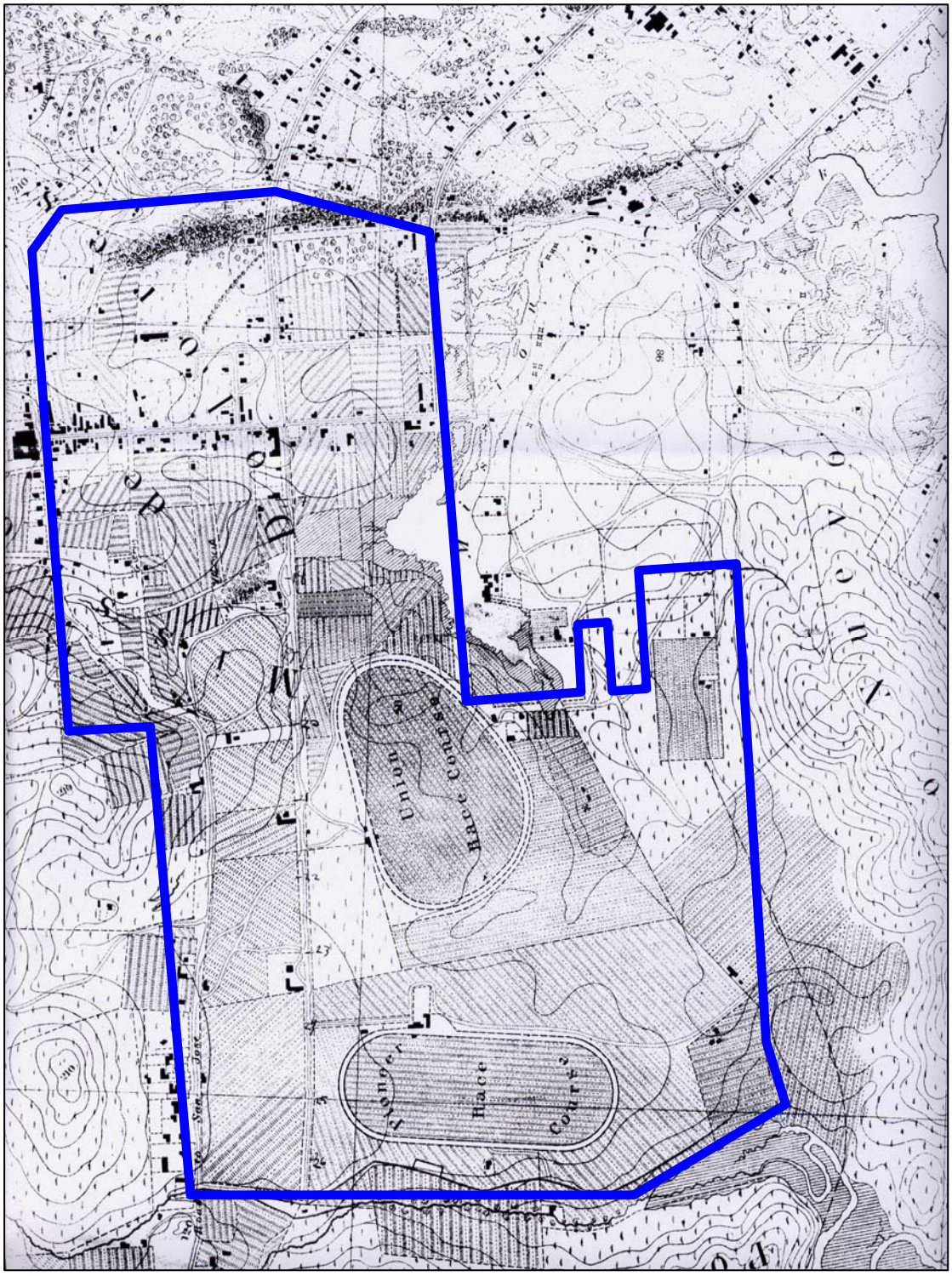
The Mission valley floor became a crazy quilt of rural homesteads, farms, produce gardens, and estates, bordered sharply by the arc of the hilly San Miguel tract to the southwest, the diagonal alignment of the old rock wall at the easterly Potrero Nuevo tract, and the meandering alignment of Precita Creek at the southerly Potrero Viejo. Farms and gardens filled the valley right up to the borders of the lagoons and extended in narrow strips out of the valley, westward along Dolores Creek and present-day Eighteenth Street toward a small Eureka Valley settlement, and south through the Bernal Gap.

View south of the bustling Mission Dolores village, c.1850. Dolores Street enters from foreground right. Sixteenth (Center) Street runs in the background. Illustration source: Bancroft Library.

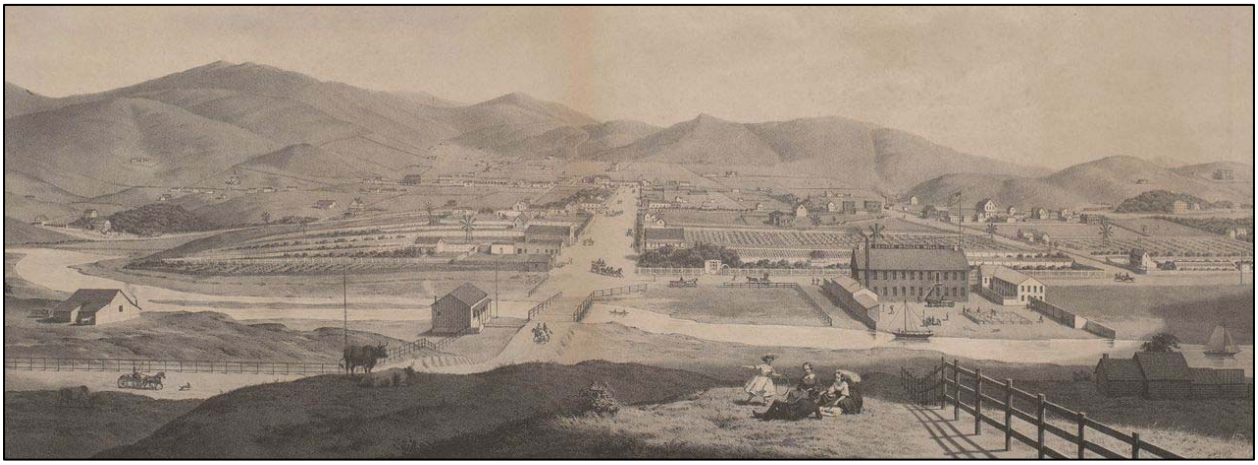
In general, development was concentrated around the old Mission Dolores rancho village, an area that became known as the Mission Addition or the Mission Dolores Addition by the mid-1850s. This area more closely resembled a sub-developed grid pattern than elsewhere in the valley, as it grew around the established axes of Mission and Center (Sixteenth) Streets. Center Street, named for early Mission valley pioneers and landowners John and George Center, budded into a busy commercial strip. Many of the early U.S. settlers, those who had legally obtained property, were of British Islander descent, and of middle or upper class. Consequently,

the Episcopal church of St. John's was founded in 1857, perhaps originally at its later known location of Fifteenth and Valencia Streets. In addition, a small, orderly settlement that included the Jose Bernal residence grew up at the southern end of the valley at the mouth of the Bernal Gap, lined up along the Old Mission Road, also called the San Jose Road.

MISSION DISTRICT, U.S. COAST SURVEY OF SAN FRANCISCO, 1859



Distant from the populated city center, beyond even the urban fringe, the rural Mission settlements and their surrounding valley countryside became a popular area for weekend retreats and recreations. Early on, transportation improvements provided urbanites access from the crowded, smoke-belching, bustling urban center to the bucolic Mission valley. Two wooden plank toll roads, built by competing private companies, were built along the old wagon path between the pueblo and the mission, on present-day Mission and Folsom Streets (1851 and 1852 respectively), to approximately Fourteenth Street. The plank roads were partially the result of successful lobbying by the Mission valley produce gardeners, who sought better access to the downtown markets.



View west of the pastoral northern Mission District from the Potrero Nuevo, 1860. Mission Creek runs in the foreground, bridged by Sixteenth (Center) Street. Folsom Road enters from right and meets Sixteenth. The Mission Dolores chapel is at background center. Illustration source: Bancroft Library.

In the mid-1850s, Mission Street was extended south of Sixteenth Street and down the length of the valley all the way to Precita Creek, the first road to do so aside from the windy Old Mission-San Jose Road (El Camino Real). Mission Street provided access to the oasis-like commercial resort, the Willows (1849-1862), located between Mission, Valencia, Eighteenth, and Nineteenth Streets. The Willows was fed by Dolores Creek and was built on the site of the Laguna de los Dolores, which had been largely filled and transformed with landscaping.

Continuing south, Mission Street led to a pair of horserace tracks that occupied the valley floor to the east: The Union Race Course (c.1850-1860), between present-day Twentieth and Twenty-Second Streets, was owned by Senator David Broderick before he was killed in a pistol duel in 1859. The Pioneer Race Course (1854-c.1863) between Twenty-Fourth and Twenty-Fifth Streets, was run by the Treat brothers, George and John, early residents and landowners. It is interesting to note that, when the race tracks began operating, both of them lay just outside the City limits. At Precita Creek, Mission Street terminated and the path turned west to join the Old Mission-San Jose Road. There, the Bernal Gap settlement was clustered, and more resorts were found such as the Red House and Chris Lilley's, where occasionally occurred duels at dawn (though not Senator Broderick's, which was fought at Lake Merced).

George Treat, part owner of the Pioneer Race Course, was an active early pioneer and landowner in the Mission and Potrero Hill areas. Treat owned the southernmost part of the Mission valley from Twenty-Fourth Street to Precita Creek, as well as part of western Potrero Hill, where he lived. In 1850, Treat rebuilt the old rock wall that marked the boundary of the Potrero Nuevo, and gated it, apparently to secure his property. He also provided testimony in

the official proceedings regarding land claims to the Potrero Nuevo. With his brother he ran the City's first race track, the Pioneer Race Course, for over a decade. He was a racing aficionado who bred horses, and he was associated with several of San Francisco's greatest horse races. Treat Avenue, which runs today between Folsom and Harrison Streets in the Mission, is named for him.

Valley Routes

The Mission valley took on new importance as a transportation corridor. Historically, the Mission valley was the desirable route by land to the top of the Peninsula, since it avoided the marshy bay-front and the westerly dunes; hence the initial establishment and continued use of the Old Mission-San Jose Road. With the booming expansion of the San Francisco seaport, the valley became an even more critical link to the southern Peninsula and the rest of the western continent. Consequently, in 1858, the San Bruno Turnpike was constructed along the east side of the valley[13], as an alternative to the old San Jose Road-Bernal Gap route, which hugged the west side of the valley. The San Bruno Turnpike ran along present-day Potrero Avenue from Division to about Twenty-Fourth Street. South of Twenty-Fourth Street, where the Potrero Avenue alignment was not yet opened, the Turnpike veered southeast onto the alignment of present-day Bayshore Boulevard.[14]

Mission Street was soon extended further south, across Precita Creek and out through the Bernal Gap, joining the old San Jose Road as a route to the Peninsula (c.1860). The resulting increase in traffic on Mission played a major role in that street's commercial development. Also at that time, Valencia Street was laid out as a direct route from Market Street to the lower San Jose Road, bypassing the westerly jog of the historic path to the mission. The first horse-car lines in the Mission were installed on Valencia (1860) and Folsom (1862), and both were soon extended from the mid-valley area down to Twenty-Fifth Street.

The most significant transportation improvement arrived at the end of the Gold Rush era, in the form of the "iron horse". The San Francisco-San Jose railroad had been planned since the early 1850s, but financing for this critical regional link wasn't secured until the early 1860s. Engineers chose to build the railroad line along the old El Camino Real for most of its alignment, primarily because that was the flattest route up the Peninsula. In 1863, the first steam engine ran through the Bernal Gap, onto the Valencia Street spur, and continued to a passenger station at Sixteenth (Center) Street. The following year, the Valencia line was extended to Market Street, where it met the new Market Street Railway at their shared station and terminal facilities.

In 1864, the primary line of the San Francisco-San Jose Railroad was constructed through the Gap; it cut northeast across the lower Mission valley, through the former horse track sites, up Harrison Street, and ultimately to a downtown terminus. The diagonal cross-valley alignment appears to have been largely associated with the pattern of land ownership. By securing an alignment diagonally through the large horse track parcels to cross the valley, the railroad minimized its dealing with private landowners, apparently needing right-of-way only from the Treats and the Broderick successors.

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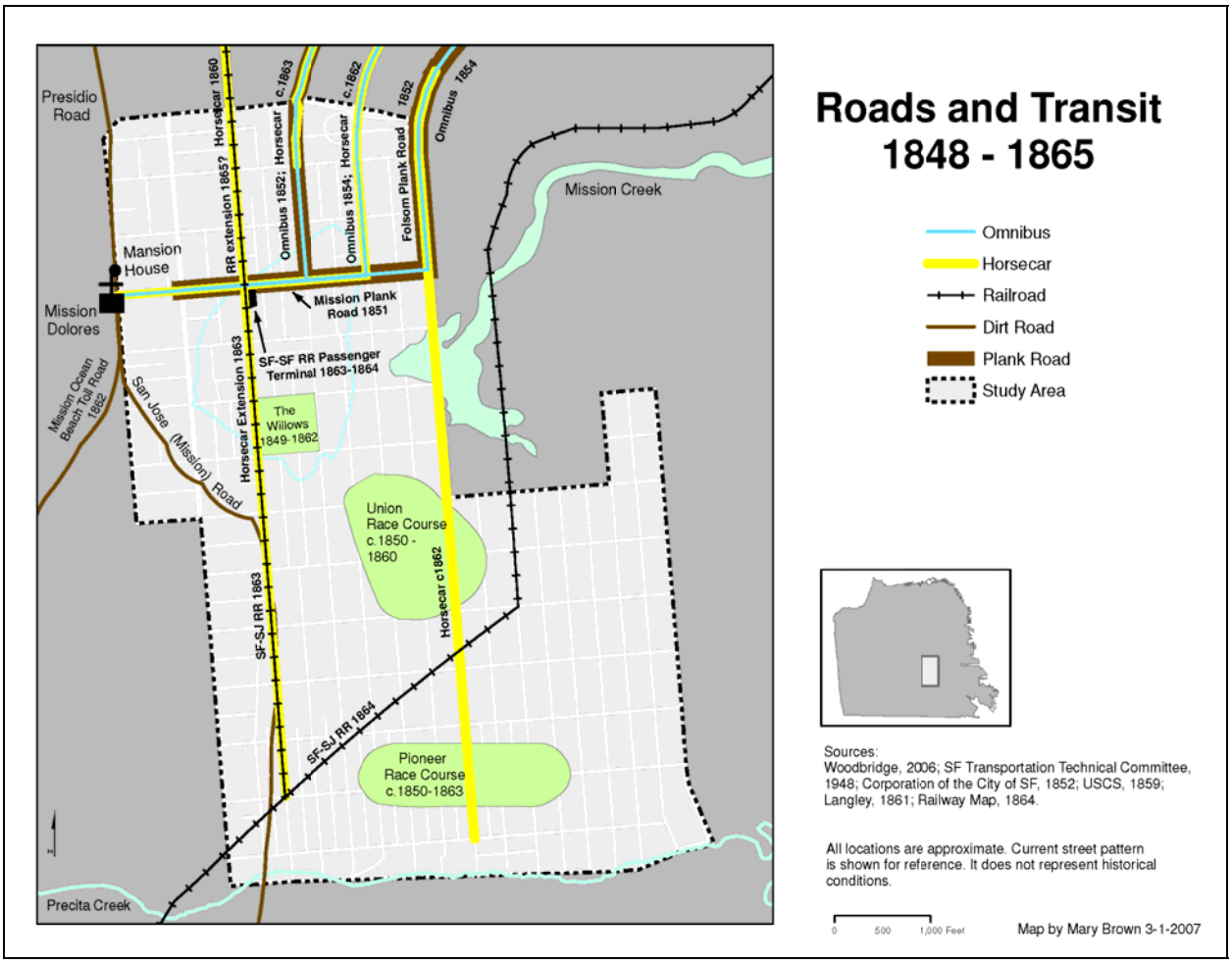
[13] The 1859 U.S Coast Survey shows conditions as surveyed in 1858, apparently prior to construction of the San Bruno Turnpike, which does appear on the 1869 Survey.

[14] It appears that, within the project study area, the San Bruno Turnpike did not follow the alignment of present-day San Bruno Avenue. The 1869 U.S. Coast Survey shows a major roadway on present-day Potrero Avenue, but no evidence of a road on present-day San Bruno Avenue, located two blocks east of Potrero. The Turnpike may have joined the present-day San Bruno Avenue alignment to the southeast.



Mission District circulation during the American pioneer period.

Property Types and Resource Registration

The pioneer building stock of the Mission District and San Francisco was largely reflective of East Coast architecture of the time. Designs were imported from the Eastern U.S., as were hundreds and perhaps thousands of pre-fabricated buildings before mass building materials became available locally. The gable-front folk tradition, proven suitable for narrow lots in growing cities of the northeastern U.S., also became the most common San Francisco typology. Most pioneer residences were small, lightly framed, single-story cottages, often with porches and "Western" false-fronts. Many of the smallest resembled "shotgun" houses that proliferated in later decades in the American southeast. Some larger houses were also constructed, *sans* false-front and often with more elaboration than their smaller cousins. Greek or Gothic Revival architectural styles were popular, though many buildings were vernacular in design and without true style. Outbuildings such as barns, carriage houses, coops, and tank-houses filled out many pioneer properties.

Subsequent historic events have reduced the original pioneer building stock to a very small and rare extant fraction. First, post-pioneer urbanization in the Mission altered, relocated, or removed much of the rural pioneer stock. Then, in the citywide disaster of 1906, the northern Mission within which the area of densest pioneer development occurred was almost completely

destroyed. In later eras, alterations to the remaining pioneer properties were common, as was removal. In some cases, pioneer structures were enveloped within newer buildings.

Small groupings of pioneer properties can be found in the northern Mission at the edges of the 1906 firestorm. For instance, on Dolores Street stand the Tanforan Cottages (1853, 1854), two of San Francisco's oldest houses and designated City Landmarks. Also, a handful of apparent pioneer era structures are contained within the documented 1906 Fire Line: Capp-South Van Ness-Shotwell-Folsom-Nineteenth Streets locally significant historic district. In the southern Mission, where pioneer settlement was thinner and more scattered, individual extant pioneer properties may be found. All of the Mission's extant pioneer building stock is believed to be residential or residential-related. Commercial properties of the era were cheap, simple, and unlikely to be retained. No extant institutional or public assembly buildings of the pioneer era are known to remain in the Mission.

Significance: Extant pioneer period properties are significant under CRHR Criterion 1 for their associations with the historic events of American pioneer settlement in the Mission District. An extant property that can be documented in direct connection with any known important individual from the American pioneer era, such as a major land holder, capitalist/developer, or notable settler in the Mission District, would also be significant under CRHR Criterion 2 for its association with the life of a person important in history. A pioneer period property retaining high levels of integrity of design, materials, and workmanship would also convey significance under CRHR Criterion 3 for displaying distinctive characteristics of a type, period, region, or method of construction. Any archeological artifact of the American pioneer period found *in situ* in the Mission District area is likely to yield knowledge of history and is therefore presumed to be significant under CRHR Criterion 4.

Integrity: In evaluating the integrity of pioneer era properties, consideration should be given to the great rarity of period properties, the relative simplicities of original designs, and the inherently high levels of changes to location and setting likely to have occurred in the urban environment. Pioneer buildings, including houses and related structures such as outbuildings, that retain basic aspects of design (such as form, massing, and layout) within the context of a known or potential historic district should be considered contributory, even if materials and workmanship have been compromised. Pioneer structures that retain historic materials and workmanship in addition to design should be considered individually significant resources.

Gilded Age: 1864-1906

San Francisco largely avoided the conflict of the U.S. Civil War, though various communities within the city actively supported abolition and played a role in the Underground Railroad. The end of the Civil War and the Reconstruction of the South ushered in a new national era, the Gilded Age[15], during which San Francisco was brought further into the national fold. During this era, industrialization and entrepreneur-ism led to unprecedented economic and population growth in U.S. cities. This gave rise to a class of rich industrialists and financiers, who practiced upper-class opulence as well as philanthropy. The era also witnessed the birth of the budding organized labor movement. Immigrants drawn to the availability of jobs and farmland increased the ethnic diversity of the U.S. population.

During the Gilded Age, San Francisco attained the status of a Western empire city, as the frenzied colonization of the Gold Rush gave way to decades of sustained urbanization. San Francisco became the hub of Pacific maritime trade, the industrial and manufacturing center for the region, and the financial capital of the West. The City's population continued to grow at a staggering pace from in-migration, as new industries and businesses brought more laborers, clerks, executives, lawyers, doctors, grocers, barbers, plumbers, carpenters, bartenders, and so on. As well, many individuals arrived without means or plans, to find their way somehow. The number of documented City residents grew from 149,000 in 1870, to 234,000 in 1880, to 299,000 in 1890, to 343,000 by the turn of the century. During these decades, San Francisco was one of the ten largest cities in the U.S.

The City expanded across the face of the Peninsula during the era, as development followed transportation corridors west and south. Hilly terrain was leveled, the bay shoreline was extended with landfill, and the waterfront bristled with new piers and railroads. The downtown commercial center rose up around the old pueblo and Gold Rush commercial square and lower Market Street became the City's major retail thoroughfare. In the vast, mixed-use South of Market district, industrial stratification saw the heavier industries relocate further south down the Peninsula, while warehousing and light industry proliferated amongst dense housing for the working class. The belt of residential neighborhoods around the urban core expanded into the Outside Lands, westward along the new Golden Gate Park, and south into the sunny Mission valley and out along the Peninsula routes.

Streetcar Suburbs

In the Mission District, resolution of issues of titles, terrain, and transportation allowed residential development to proliferate on the Mission valley floor. A Congressional act of 1864 finalized the City's public reservations and street grid under the Van Ness Ordinance and Map and settled the City's authority to regularize the organic, chaotic settlement patterns out to the 1851 charter line (approximately Twenty-First Street), which included the northern Mission. Shortly thereafter in 1866, Congress confirmed the remainder of the City and County territory, the Outside Lands that included the southern Mission valley and beyond. That same year, the City again backed squatter claims by acting to grant titles to those claimants in physical possession of the Outside Lands. Then in 1868, the City adopted the Humphreys Map, which

[15] The Gilded Age was a period characterized by, among other things, showy displays of wealth and excessive opulence. The term "Gilded Age" was coined by Mark Twain and Charles Dudley Warner in their book, *The Gilded Age: A Tale of Today* (1873). The term originates in *King John* (1595), by William Shakespeare: "To gild refined gold, to paint the lily... is wasteful and ridiculous excess."

like the earlier Van Ness Map established streets and public reservations, this time out to the City-County line including the southern Mission.

Once the City had legally gained control of unclaimed lands, it began the process of granting parcels. From 1867-1871, the City granted approximately 1,700 individual properties within the Mission District to private citizens as well as to real estate companies. While some of these parcels were large enough to be subdivided further, many of them were small properties suitable for individual homes and businesses. Irregularly shaped parcels were often merged and subdivided into smaller, regular lots. So, while companies such as the Real Estate Associates and the San Francisco Homestead Union played a role in developing the district, there was greater emphasis on individualistic, owner-built properties in the Mission.

View east of the early suburban northern Mission District from the upper Market Street area, 1864. Valencia Street runs in the foreground from Market Street at left. Photograph source: San Francisco History Center, San Francisco Main Library.

The Mission was platted on a grid that was aligned with neither the 50 Vara (north of Market) nor the 100 Vara (south of Market) surveys; instead it aimed toward the general directions of the compass. Where the Mission blocks intersected the 100 Vara Survey grid at the South of Market border, the numbered streets wheeled counterclockwise until they aligned with the Mission grid. The Mission grid also abandoned the Spanish *vara* as a standard of measurement, substituting the English foot. The east-west numbered streets in the Mission were laid out 64 feet wide, while the named streets on the north-south axis were laid out 82½ feet wide. As was typical in San Francisco, the Mission platting generally adhered to narrow lots typically 25, 26, or 30 feet wide, and most commonly 122½ feet deep except where blocks were divided by small streets or alleys that ranged 15-60 feet wide, as often occurred in the Mission. Blocks bisected by single alleys provided homeowners with secondary service entrances to their properties, while blocks divided by two parallel alleys resulted in half-again as many lots, though smaller and more crowded.

Installation of mass transit lines to outlying areas was a key factor in the city's residential expansion, which was also facilitated by expansion of utilities such as water, gas, and eventually electricity. Transit lines began as horse-drawn omnibuses that were successively converted to cable cars and electric streetcars during the late Nineteenth Century. The new "streetcar suburbs" that sprang up relied on the mass transit system to ferry those who lived in the new residential neighborhoods to and from downtown work places and shopping areas,

including the first department stores. In the Mission from 1865 to 1883, transit service was established on all of the major north-south routes. Horse-car lines from downtown ran out to Valencia, Mission, Howard, and Folsom Streets, and deep into the valley, with the Mission line crossing Precita Creek and heading south into Bernal Heights. The two lines of the San Francisco-San Jose Railroad, on Valencia and Harrison, also provided passenger service to both sides of the Mission valley from the mid-1860s onward.

With development of the streetcar suburbs, the distinctions intensified between the areas north and south of the Slot, as Market Street became known, due to the slotted streetcar tracks that were installed down the center of the City's main thoroughfare. North of Market, transit lines ran directly to and from the new residential neighborhoods into the downtown commercial and shopping areas. Consequently, the northerly streetcar suburbs, the earliest of which was the Western Addition, developed as attractive and convenient homes for those who worked and shopped downtown: professionals, merchants, and others of the upper middle class and their families. South of Market, transit lines connected the neighborhoods of the Mission, the first southerly streetcar suburb, to the industries and plants of the South of Market district, as well as to the busy waterfront. These transit connections south of Market Street allowed citizens of the working class, whose employment was largely based south of the Slot, to claim the Mission as their suburban province. These people included factory and mill workers, longshoremen, construction contractors, self-employed skilled laborers, and the like.

The architectures, infrastructures, and cultures of the City's streetcar suburbs represented a new kind of built environment for San Francisco[16]. During this era of widespread technological, economic, and social advancement, newcomers to San Francisco imposed a self-conscious urbanity upon the raw, jumbled landscape of the booming Gold Rush settlement. They transformed San Francisco from a pioneer entrepot into a City of highly stylized houses and shops, marching down the orderly urban blocks. The change was embraced by the bourgeoisie, the growing middle and upper classes, who could afford to purchase land and build. Many were newly arrived from established cities in the East, where they were accustomed to regular rows of houses and storefronts, street lamps and indoor plumbing, graded roads and streetcars; all elements of San Francisco's new built environment. The organic, haphazard frontier landscape of San Francisco's first few decades was erased, in favor of the newer urbane realm. Thus, San Francisco was adorned as lily would be gilded, befitting the name of the era.

Portrait in Time: 1869-1870

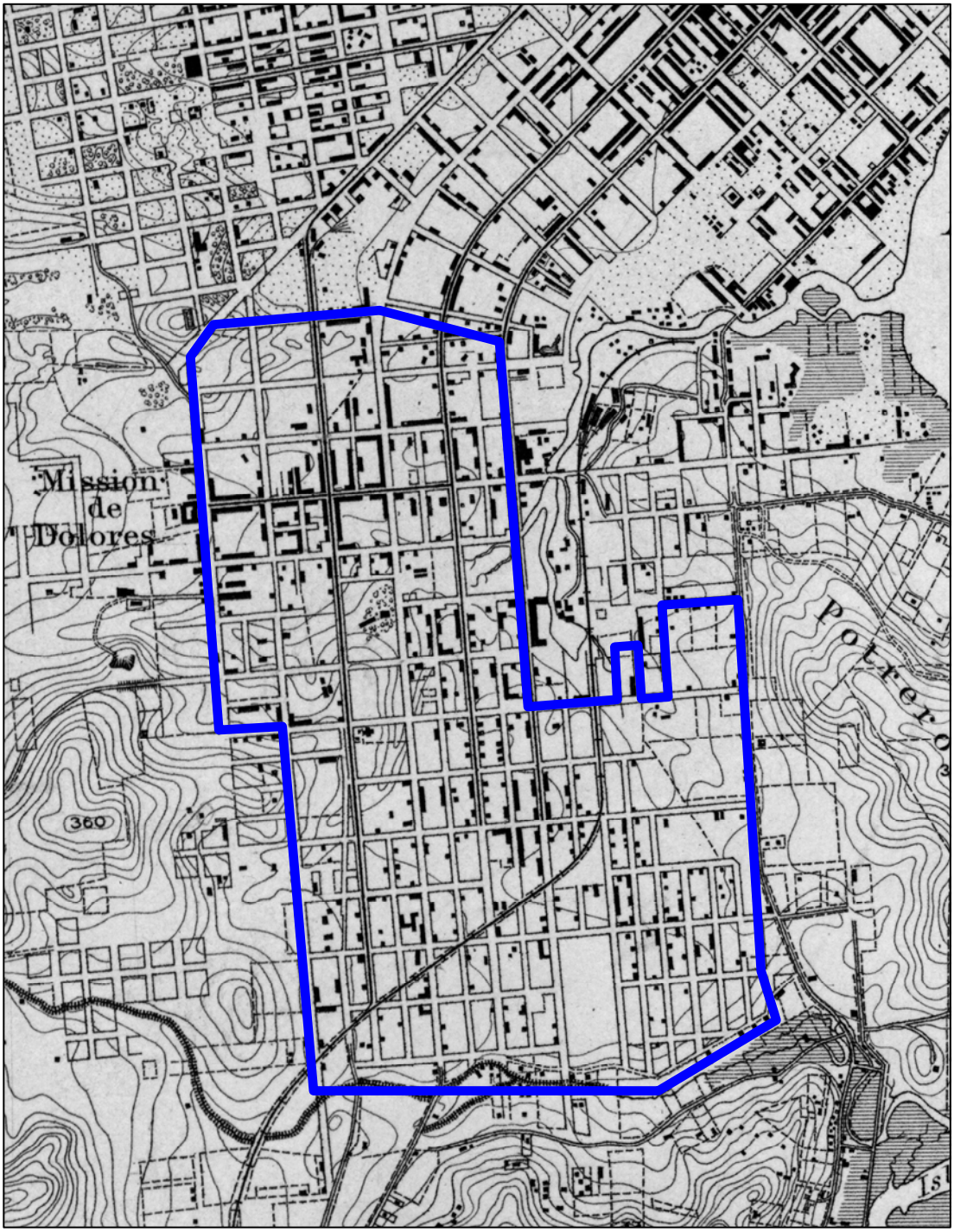
The 1869 U.S. Coast Survey map of San Francisco and an 1870 map of City land ownership provide detailed cartographic images of the Mission District at the beginning of the Gilded Age. The haphazard, organic landscape of farms, resorts, and race tracks that had sprung up during the Gold Rush era was replaced by a regimented grid of streets and blocks. Nearly everywhere in the valley, the seeds of residential neighborhoods had been sown, and the framework for an urban district was established, though natural and built barriers resulted in variations in development patterns.

Several distinctive development clusters had formed. The Mission Dolores Addition, once a back-country rancho village, had become a neighborhood at the crossroads of transit lines and commercial corridors. Rows of buildings fronted the blocks between Dolores, Mission, Fifteenth,

[16] Walker (2002) characterizes the advent of Gilded Age streetcar suburbs as a change in *residential ecology*. A common definition of *ecology* is "the totality or pattern of relations between organisms and their environment".

and Seventeenth Streets. At the heart of the neighborhood was the train station, located at the axes of Valencia Street, the regional transit corridor, and Sixteenth Street, the established commercial strip and older route. North of the Dolores Addition, only a few blocks of sparse development and the new amusement center of Woodward's Gardens (1866) that fronted onto Mission Street separated the once rural area from the dense housing and industries of the growing South of Market area.

MISSION DISTRICT, U.S. COAST SURVEY OF SAN FRANCISCO, 1869



South of the Dolores Addition, the development pattern was altered by the persistent stream that meandered from the west down Eighteenth Street and into the old Willows site, which was wiped out in 1862 when the Laguna de los Dolores flooded. McCoppin Lake, as the remnant of the Laguna was called, became an increasingly clogged and fetid pond. On higher land south of the Eighteenth Street, the early rancho subdivision of Horner's Addition that was laid out in 1853 and then sold to realty companies was finally budding with a small pocket of buildings that marched up the hills west of Valencia Street in east-west rows.

In the geographic center of the valley, a large cluster of development had formed on the flatlands between the railroad and the westerly hills. Buildings were concentrated on the blocks of Howard and Folsom Streets, where omnibus lines ran, down past Twenty-Second Street, where the development pattern was again broken, here by the railroad. This large area of buildings coincided neatly with the extent of the Perkins Tract, apparently a portion of the old Broderick property, which had contained the Union Race Course until around 1861.

View southeast of the early suburban Mission District from upper Market Street, 1876. The street in the foreground running from Market appears to be Guerrero or Dolores. Photograph source: San Francisco History Center, San Francisco Main Library.

Across the railroad tracks that slashed diagonally across the valley to Harrison Street, another cluster of development filled the southeast corner of the Mission valley floor. This grouping of buildings also coincided with a large parcel, the Treat Tract, upon which the Pioneer Race Course had operated until about 1863. The concentration of buildings was bounded to the east by the undeveloped Potrero Nuevo, the border of which reflected the off-grid alignment of the old rock wall that had once demarcated the Mission's pasture land. To the west, expansion of the proto-neighborhood was limited by a large vacant block, a City reservation, also carved from the Treat Tract. To the south, the marshy blocks north of Precita Creek remained undeveloped.

A loosely distributed cluster of buildings occupied the blocks in the southwest corner of the Mission District, on both sides of the railroad tracks that angled into the area from the Bernal Gap. The occupied blocks roughly coincided with the Broderick Estate and lands of the S.F. Homestead Union. The densest development occurred in the approximate center of the area, where the railroad crossed Mission Street. The orderly colony of buildings that had lined the

lower San Jose Road had dispersed, pierced by the railroad alignment as it angled out of the Gap.

LAND OWNERSHIP IN THE MISSION DISTRICT AREA, 1870

San Jose Road, the meandering northerly segment of the original El Camino Real that was also called Old Mission Road, persisted within the grid of the Mission District. The southern segment was preserved in the platting, its angled path bisecting several blocks, from the Gap up to Twentieth Street. North of Twentieth Street, the old road was not preserved in the block pattern until it joined Dolores Street near Eighteenth, but its cross-block pathway could still be read in the locations and alignments of buildings.

An irregular new road had appeared, running east-west in a jagged alignment across the southern end of the Mission valley. Appropriately named Serpentine, the road ran just north of Precita Creek, appearing to follow the alignment of the old rock wall that had once demarcated the Potrero Viejo. Serpentine provided a new southernmost route across the valley, circuitous as it was; neither Twenty-Fifth nor Twenty-Sixth Streets went through the large City reservation, so travelers were previously required to use Twenty-Fourth Street. It's reasonable to assume that winding and narrow Serpentine, running along the marshy creek, was a local route, and that the straight and serviced road of Twenty-Fourth remained the major east-west corridor.

While the Mission District was urbanizing at a fair clip, the vast tracts of former rancho land that surrounded the valley remained largely vacant. Although they were surveyed and platted for subdivision, and most of the titles had cleared, the old ranchos had yet to develop beyond a few scattered villages and homesteads. In the northeast part of the district, industries had impinged on the large Mission Creek laguna, filling and reducing it to a choked stream between Folsom and Harrison Streets. Mission Creek was officially vacated of traffic in 1874, though it had been un-navigable for some time before that, and it was completely filled.

People of the Mission

The Mission District, like San Francisco, thrived during the early decades of the Gilded Age. Growth and development of the Western U.S. supported the City's economy, as most Western goods, services, and people either originated or passed through the Golden Gate. San Francisco's vital role in populating the West allowed the City to ride out the banking panics and economic downturns of the 1870s and 1880s. As port commerce and industry grew, so did the fortunes of the expanding working and middle classes, who increasingly chose to relocate from crowded Downtown or South of Market neighborhoods to the pleasant Mission.

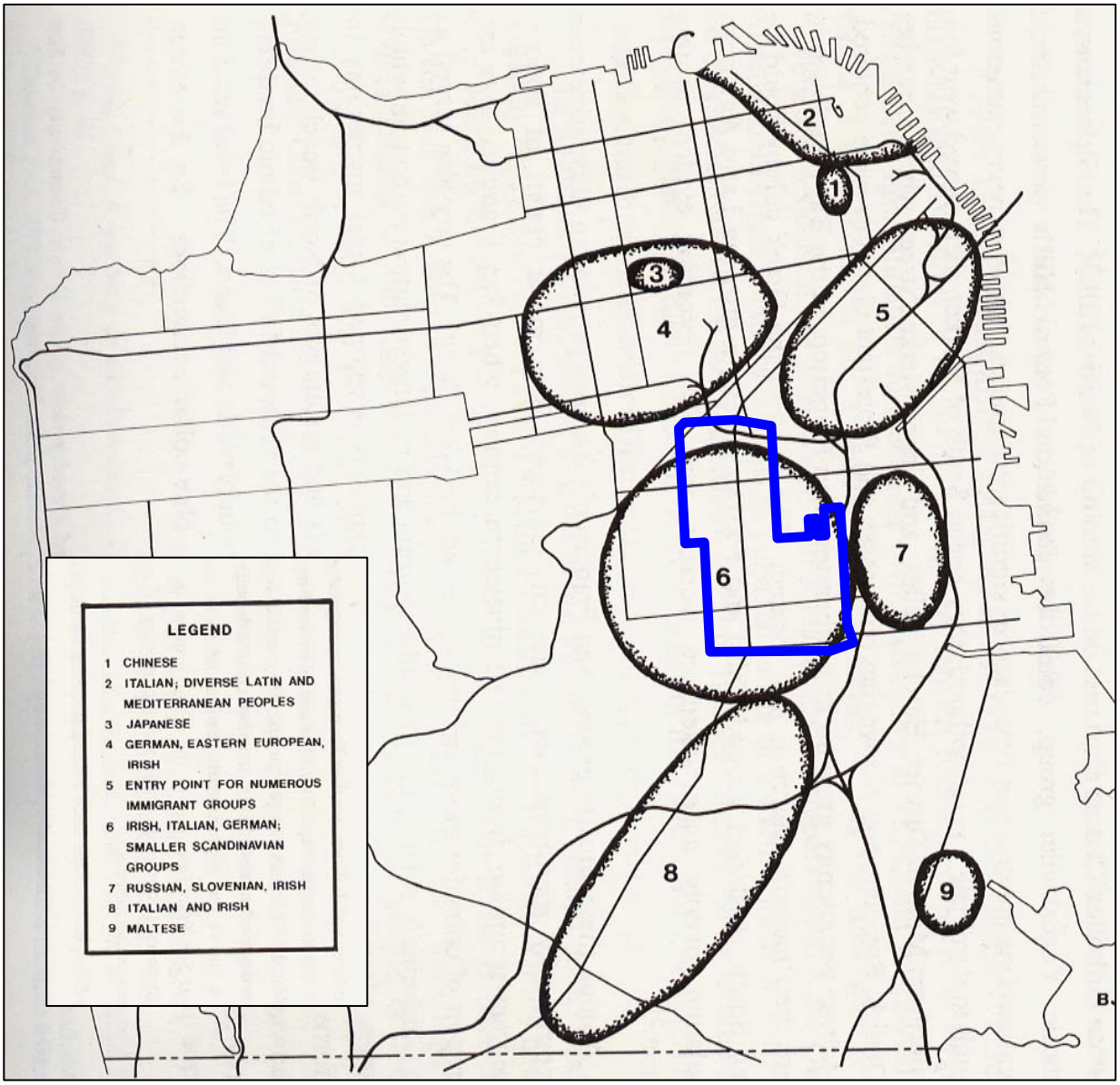
Mission residents enjoy a very rare snowfall on Shotwell Street near Twentieth, 1887. Photograph source: San Francisco History Center, San Francisco Main Library.

The sunny, sheltered Mission valley became a desirable and practical place to live for people of many backgrounds. It featured thousands of new lots and houses in various sizes and configurations, affordable to a wide range of economic classes. The new transit lines provided convenient access from the Mission to the downtown employment centers, particularly South of Market. Yet the valley district remained somewhat separated from the rest of the City by Mission Bay and Mission Creek, as well as by the surrounding hills, which were slow to develop while the flatlands remained readily available. A distinctive accent, "the Mish," said to be akin to Brooklynese, grew among the district's

insulated population. To all who resided in the valley, the Mission must have seemed for a time to be a modern suburban idyll, an urbane yet rustic burg at the edge of the City.

Newcomers brought new cultures to the Mission District. The earlier British homesteaders and estate holders of the Mission were joined first by those of largely German or Scandinavian descent, who founded Lutheran churches in the area. Later Mission residents were increasingly Irish working class; they established new Catholic parishes to join old Mission Dolores, which had been reactivated in the 1850s. The earliest Irish Catholic parish was St. Peter's Church (1867), established deep in the Mission valley near Twenty-Fourth and Alabama Streets. Around this church, the developing southeast Mission became a stronghold of the Irish working class.

ETHNIC CONCENTRATIONS IN THE MISSION DISTRICT AND SAN FRANCISCO, PRE-WW II
Illustration source: Godfrey, 1988



Guild and fraternal halls served as centers of socio-cultural identity for populations that were largely first and second generation. A number of church-affiliated schools and hospitals, particularly Catholic, were set up as alternatives to public institutions. In addition to the English, Scottish, Irish, Germans, and Scandinavians that characterized the Mission population, smaller groups from other backgrounds were present, including Russians, French, Italians, Greeks, Latin Americans, and a few Chinese. As well, a few descendants of the original Californios clans still resided in the area, some in their family's old adobes.

During the Gilded Age, the Mission District was also a favored habitat of San Francisco's wealthier citizens and families. The streets on either side of the heavily traveled Mission-Valencia corridors, particularly Howard (present-day South Van Ness Avenue), Guerrero and Valencia, became desirable locations for the well-heeled to construct their abodes. Among these were the mansions of Mayor James Duvall Phelan (1897-1902) at Valencia and Seventeenth Streets, and sugar baron John Spreckels, at Howard and Twenty-First Streets. Though these no longer stand, a few other elegant homes remain from the "mansion row" era.

Research of historical U.S. census data for selected areas in the Mission provides further insight into the character of the district's historic population, as well as of variations that existed within the population based on neighborhoods and geographic locations. Three discrete areas were selected for study as representative of the district's neighborhoods during the time period; for each of the three study areas, U.S. census sheets from 1880 and 1900 were researched and analyzed[17]. The first area selected for study was a densely populated section located in the heart of the Mission-Valencia corridor. The second study area was located at the southern end of the valley near the Bernal Gap, and was more sparsely populated. The third study area was located in the developing neighborhood of the southeast valley, some distance removed from the heavily traveled Mission-Valencia corridors.

The first study area consisted of two narrow blocks located in the busy Mission-Valencia corridor, between Nineteenth, Twenty-First, Lexington (formerly Stevenson), and San Carlos (formerly Jessie) Streets. Apparently platted and developed uniformly by the Real Estate Associates sometime between 1869 and 1880, the alley streets of Lexington and San Carlos bisected the larger blocks, resulting in additional street frontage, ergo more lots. This schema resulted in small lots and small houses, typical working-class residences, except at the block ends, which featured larger, more expensive lots and houses. The study area was fully occupied by 1880; the foreign-born population remained constant at about 30% from 1880 to 1900, indicating a continual influx of immigrants. However, the ancestry of newcomers shifted between 1880 and 1900, from primarily Irish to an increasingly German immigrant population. Russians, English, Scots, Scandinavians, and a few others rounded out the area's population. Also present was a small Chinese minority that doubled in population from 1880 to 1900, and a lone Peruvian in 1900.

A Chinese vegetable vendor sells produce to Mission District households, c. late 1800s. Photograph source: San Francisco History Center, San Francisco Main Library.

[17] Prior to 1880, U.S. census records did not include street addresses; so only census records from 1880 and later proved useful for area-specific research. Also, the 1890 U.S. census records are not available, as they were destroyed by fire in Washington, D.C.

In 1880, most of the area's population worked as skilled or unskilled laborers in almost equal numbers, with a few other occupations present; by 1900, the skilled worker population had grown to surpass the unskilled. Family sizes were large in 1880, typically between four and seven members, but decreased in 1900 to usually no more than five; consequently, total population dropped slightly from 1880 to 1900, while the total number of households remained steady. Notable was the drop in the number of households with servants, from ten in 1880 to three in 1900, indicative of the larger and wealthier homes being sold or rented. Overall, this census information indicates that the area was an immigrant, working-class gateway, making strides toward skilled labor and smaller families.

The second study area included one-and-a-half blocks located in the southern end of the valley, at the confluence of the Old San Jose Road and the San Francisco-San Jose Railroad station, also bordered by Guerrero, Twenty-Fourth, and Twenty-Fifth Streets. The northern portion of the area contained houses of a variety of sizes, including some larger, older homes on huge through-plots that were undergoing subdivision for middle-class housing. By contrast, the southern portion, adjacent to the railroad, developed in a tight, dense residential pattern that wound around the dead-end alley of Juri Commons. In 1880, Twenty-Fifth Street did not go through, with a house standing where the road would go, and Juri Commons had not been installed. By 1900, Twenty-Fifth Street and Juri were both active.

This study area boomed with development between 1880 and 1900, when the population increased by almost 150%. During that time, foreign-born increased from less than a fifth to more than a quarter of the total population. As occurred in the area to the north, the predominant immigrant ancestry shifted from Irish in 1880 to German in 1900; they were joined by smaller groups of English, Scandinavians, and later Italians. A small Chinese minority dwindled between 1880 and 1900, apparently displaced by other newcomers, and a single Ecuadorian appeared in 1900. In contrast to the mixed skilled/unskilled enclave to the north, this area's population had nearly twice as many skilled laborers as unskilled in 1880, as well as a sizable clerical sector; by 1900, the skilled laborers more than twice outnumbered the unskilled, and a merchant class had also appeared. Family size remained relatively stable, dropping on average from six to five. Generally, the census information for this area reveals a growing population of skilled workers, clerks, and merchants, and their sizable families.

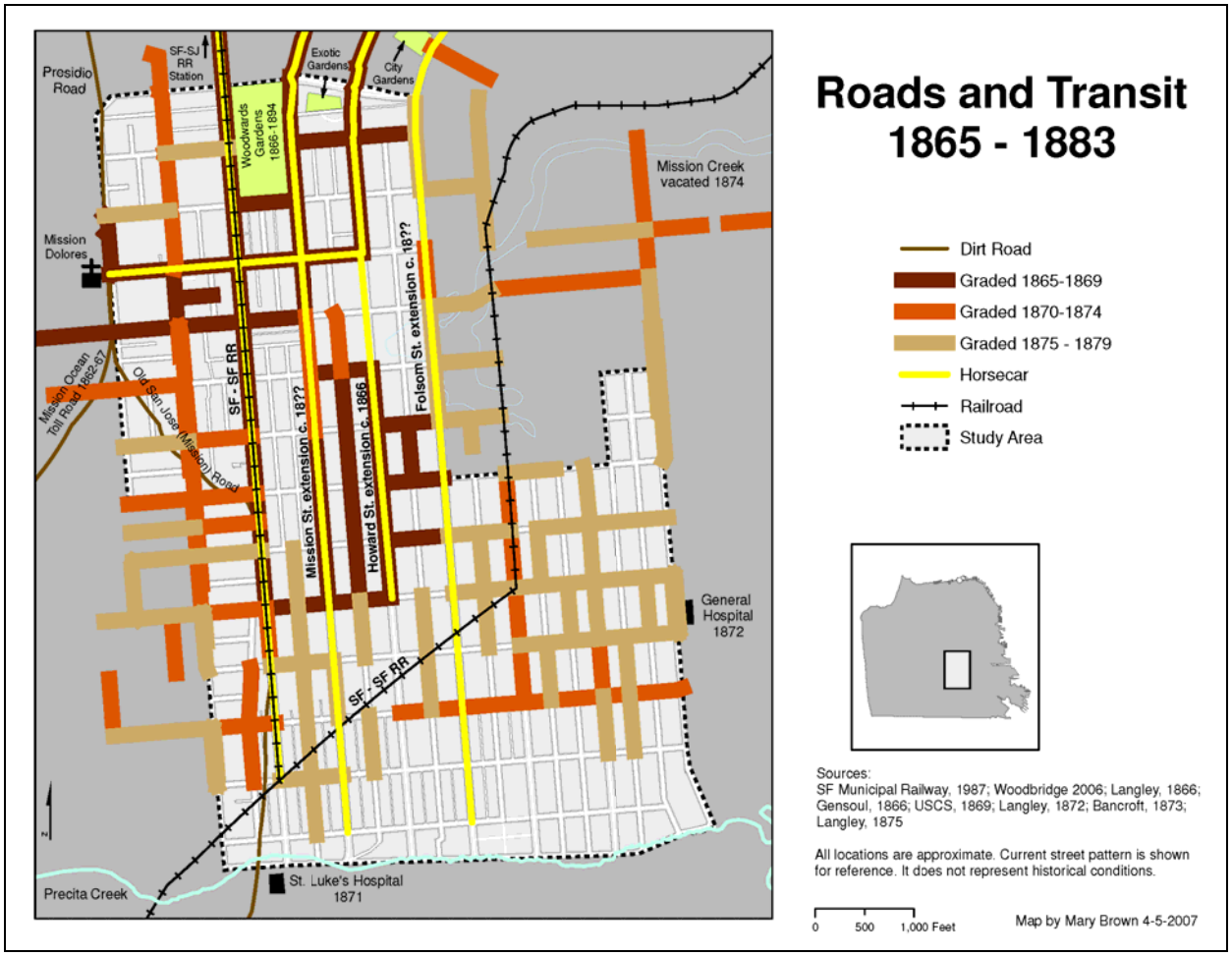
The third study area was located well east of the heavily-traveled Mission-Valencia corridors, near the Irish parish of St. Peter's. The area was bordered by Twenty-Third, Twenty-Fourth, Florida, and Bryant Streets, including both sides of Twenty-Fourth Street; it was platted with standard-size lots and single-family houses, except for some larger multi-family, mixed use buildings on Twenty-Fourth Street. This area, which was mostly developed in 1880, continued to grow through 1900, as the population more than doubled during that time. More so than in the other areas, new residents in the third study area were foreign-born, comprising nearly 40% of the population in 1880; these were mostly Irish, followed by Germans, English, and Scots. By 1900, the proportion of immigrants in the total population had dropped to 30%, with Germans nearly equaling Irish, and with small groups of Scandinavians, Russians, Austrians, and English.

This study area was solidly working class, with unskilled laborers outnumbering skilled laborers by more than four-to-one in 1880. However, skilled laborers surged in numbers to overtake unskilled by 1900. A merchant minority also resided in the area, as Twenty-Fourth Street featured residences above storefronts. Family size remained modest and stable, at just over four, from 1880 to 1900. On the whole, the census information indicates that this area was the destination and home of an immigrant working class that aspired to middle class, as

witnessed by the stable family sizes, expanding houses, and upwardly mobile shift toward skilled labor.

Getting Around the Mission

The progression of historic street grading can be used as an approximate gauge of block development in the Mission District. Street grading was paid for by private property owners, and required the approval of two-thirds of the owners on a block. Therefore, it is reasonable to assume that the streets most likely to be graded were located along well-populated blocks or blocks being prepared for development. Valencia holds the distinction of being the District's first graded street (1865). From 1865 to 1869, the major routes of Valencia, Mission, and parts of Folsom were graded, as was Sixteenth Street. Also, streets were graded within the neighborhood nucleus located at the heart of the valley, approximately contiguous with the Perkins Tract, formerly a horse track. Possibly, the Perkins Tract was owner-graded prior to subdivision, in order to attract buyers.

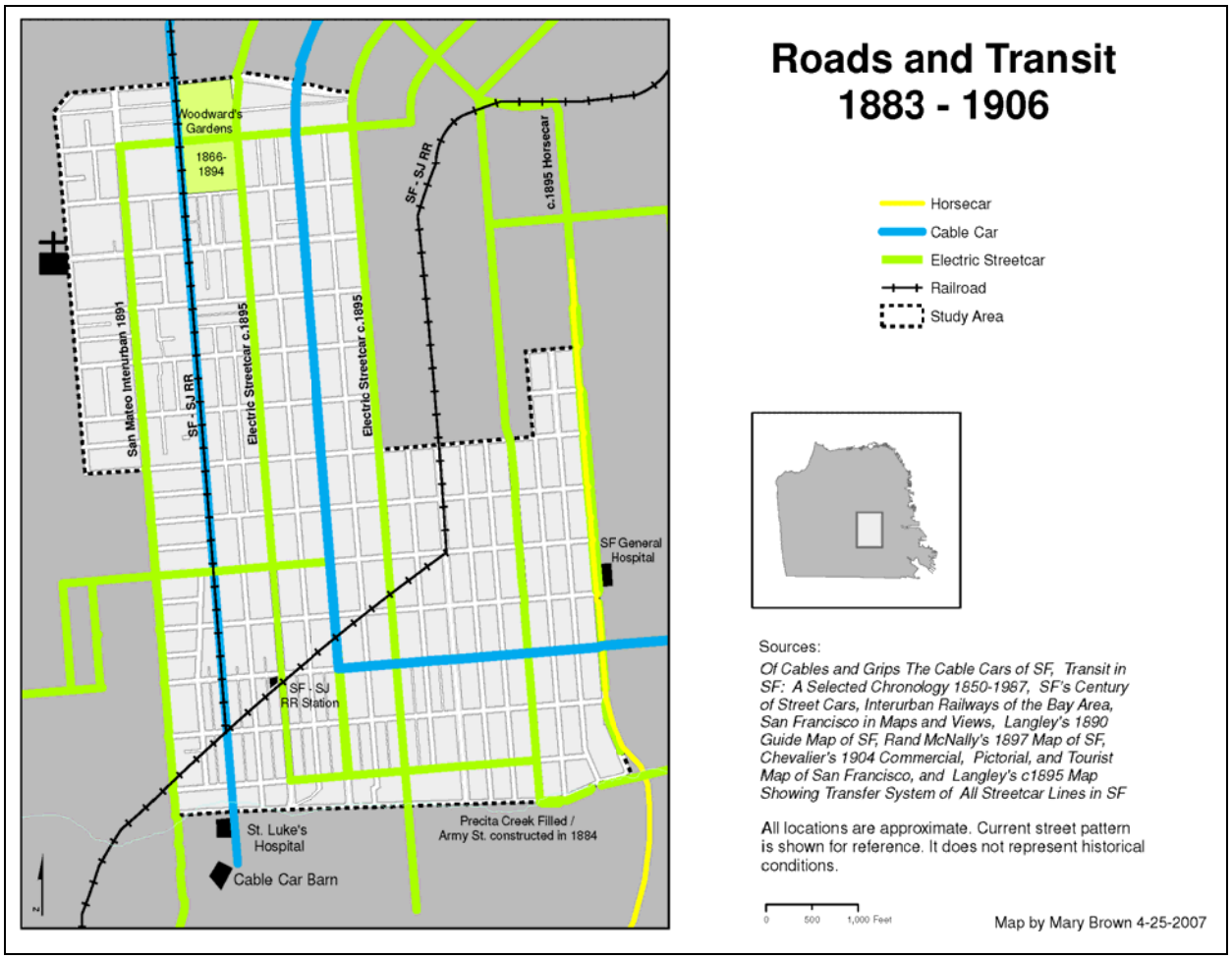


Mission District circulation during the early streetcar suburb period of the Nineteenth Century.

In the next time span, from 1870 to 1874, Guerrero Street and some east-west roads of Horner's Addition were graded, as the upper middle class began to build homes on the western hills. Also graded was the southern section of the old San Jose Road that had persisted in the grid pattern, where historically a pocket of settlement was located. The east-west connector of

Twenty-Fourth Street was opened far into the Mission Valley's southeast neighborhood. Aside from Serpentine Street, an un-graded path that did not provide easy or direct access, Twenty-Fourth Street was the southernmost route across the valley, and the link between all of the major north-south corridors of the Mission District: from Potrero Avenue, formerly the San Bruno Turnpike, to Folsom, Mission, Valencia, and the old San Jose Road. The thoroughfare, upon which the San Francisco-San Jose Railroad ran, Harrison Street, was also graded down to Twenty-Fourth Street.

In the third time span, 1875 to 1879, the majority of roads in the southern Mission valley floor, from Twentieth to Twenty-Fourth Streets, were opened, indicating an influx of new residents. In the southwest Mission, grading on the north-south roads extended just beyond the railroad tracks, as residential growth along the Mission-Valencia corridor expanded southward from the Dolores Addition area. In the southeast part of the valley, the Potrero Nuevo's streets were graded, indicating final resolution of title issues and preparation for development by the owners of the two large carved-out tracts, Treat and Morganthau. The roads in the southernmost blocks of the valley, approaching the marshy bank of Precita Creek, remained ungraded through the 1870s, as this area proved more suitable for industry than residences.



Mission District circulation during the later streetcar suburb period of the Nineteenth Century.

The 1880s brought further transportation improvements and taming of natural terrain. Street paving in the Mission District appeared in the 1880s, as dirt roads were gradually macadamized;

meanwhile, wood plank sidewalks served pedestrians until after the turn of the century. Meandering Precita Creek, the natural border between the Mission valley and the old Potrero Viejo, was filled in c.1884, allowing extension of the north-south streets into Bernal Heights. Upon the filled streambed was constructed Army Street (1884), originally called Navy Street and since renamed Cesar Chavez Street, a southernmost route across the valley that linked the major north-south routes, as Twenty-Fourth Street had done previously. Army Street defined the southern boundary of the urbanizing Mission District.

From 1883 to 1906, a more sophisticated system of mass transit was installed in the Mission District. In 1883, Valencia Street's role as a major transportation route was augmented by the installation of the District's first cable car line, concurrent with construction of a cable car powerhouse at Valencia and Market, and a car barn at Valencia and 28th. Cable cars were also installed on Howard and Twenty-Fourth Streets, part of a wide circuit that looped through the busy industrial Central Waterfront. Additionally, a new railroad station was constructed at Valencia and Twenty-Fifth Streets, the junction between the primary San Francisco-San Jose line that ran on Harrison Street, and the secondary rail spur on Valencia, taken over by the Market Street Railway.

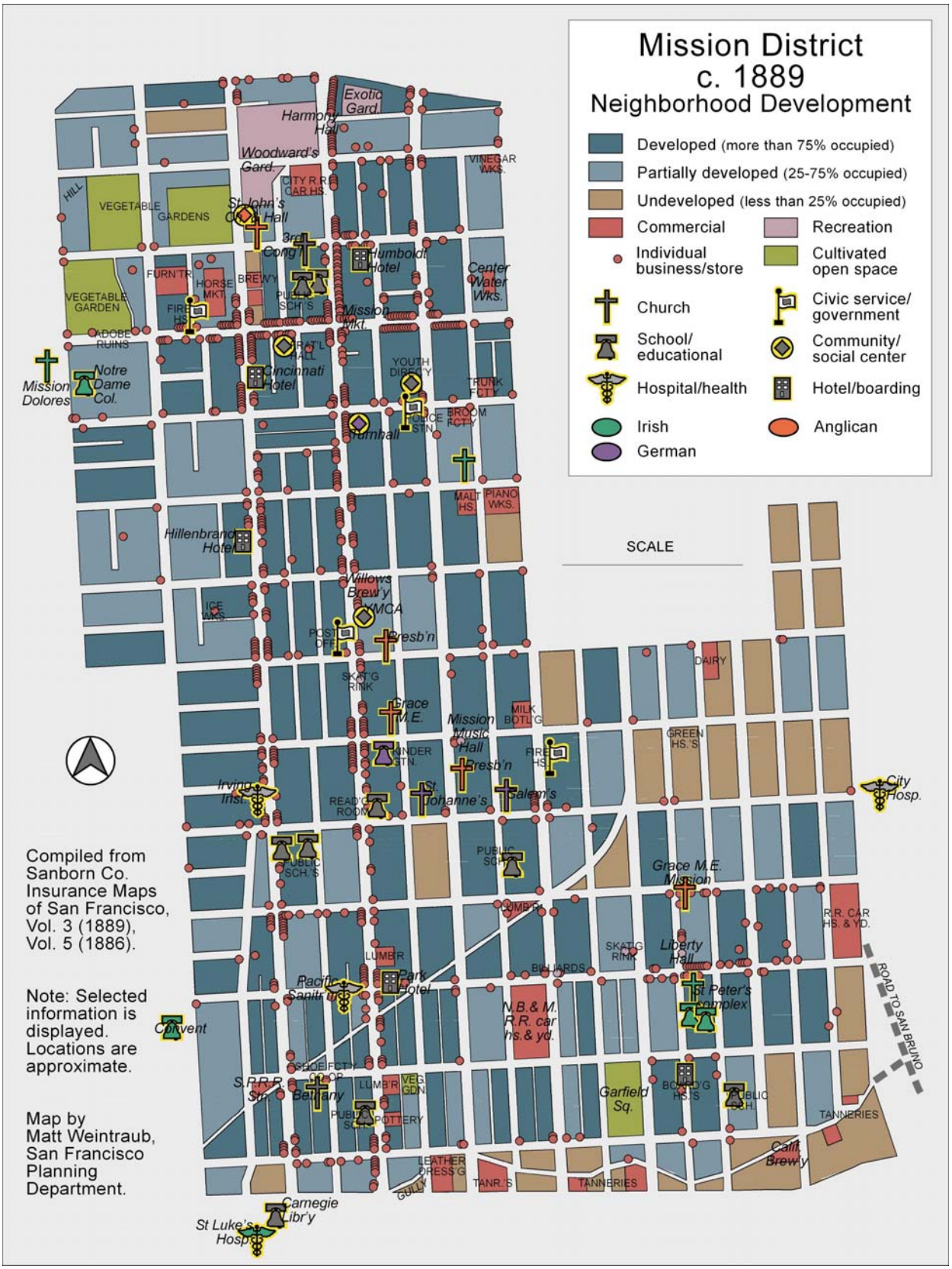
Another transit innovation, the electric streetcar, was implemented in the 1890s. During that decade, horse-cars in the District were replaced by electric lines, including on Mission, Howard, and Folsom Streets, with the Folsom line extending southward into Bernal Heights; a new electric line was also installed on Bryant Street. Guerrero Street featured a regional electric streetcar, the San Mateo Interurban (1891), which connected the budding hamlets of the Peninsula to the City. Other streetcars ran westward on Twenty-Second Street, from Howard to outlying neighborhoods such as Noe Valley, and eastward on Twenty-Sixth and Army Streets toward the bay. By the turn of the century, the Mission District was well-served by streetcars, with lines entering and extending out in all directions.

Portraits in Time: 1886-89 & 1899-1900

The Sanborn Insurance Co. maps of San Francisco, 1886-89 and 1899-1900, provide comprehensive, highly detailed cartographic images of the Mission District during its Gilded Age heyday. For the purposes of this historic context statement, the information on Sanborn maps, which were produced at block-scale, has been analyzed, condensed, and re-displayed in thematic maps at district-scale. As these maps indicate, toward the end of the Nineteenth Century, the Mission District was a well-populated, mature streetcar suburb.

By the turn of the century, a complete portrait of a Gilded Age suburb had emerged from the sketch of a multi-nodal district that had appeared on the valley floor a few decades previously, as seen on the U.S. Coast Survey of 1869. That earlier cobweb of transportation corridors and residential nuclei had mushroomed into a conglomeration of neighborhoods that sprawled across the former pasture lands, fed by a network of transit lines and roads. The blocks located along the busy and well-traveled Mission-Valencia corridor were mostly occupied; while in the outlying southeastern portion of the district, the development pattern was spottier and generally less intense, fading out at the valley's edges. Amongst the neat rows of stylish Victorian homes for the middle and working class, there remained yet a few traces of the pastoral Mission valley: a handful of older estates, a few produce gardens, and some adobe ruins.

The major transportation corridors of Mission and Valencia Streets, parallel spines of the district, blossomed into commercial strips that ran the length of the valley. Mission Street, historically the local access road to valley recreations, developed as a retail, entertainment, and


Mission District
c. 1889
Neighborhood Development
Developed (more than 75% occupied)
Partially developed (25-75% occupied)
Undeveloped (less than 25% occupied)
Commercial
Recreation
Individual business/store
Cultivated open space
Church
Civic service/ government
School/ educational
Community/ social center
Hospital/health
Hotel/boarding
Irish
Anglican
German
SCALE
Compiled from Sanborn Co. Insurance Maps of San Francisco, Vol. 3 (1889), Vol. 5 (1886).
Note: Selected information is displayed. Locations are approximate.
Map by Matt Weintraub, San Francisco Planning Department.
Exotic Gard.
Harmony Hall
Woodward's Gard.
VEGETABLE GARDENS
VEGETABLE GARDEN
ADOBE RUINS
Mission Dolores
Notre Dame Col.
St. John's Ch. & Hall
Humboldt Hotel
Center Water Wks.
Mission Mkt.
Cincinnati Hotel
Turnhall
Hillenbrand Hotel
Willows Brew'y
YMCA
Presb'n
Grace M.E.
Mission Music Hall
Irving Inst.
St. Johanne's
Salem's
City Hosp.
Grace M.E. Mission
Liberty Hall
St Peter's complex
Park Hotel
Pacific Sanitr'm
Convent
N.B.& M. R.R. car hs.& yd.
Garfield Sq.
Bethany
Calif. Brew'y
Carnegie Libr'y
St Luke's Hosp.
ROAD TO SAN BRUNO
TANNERIES

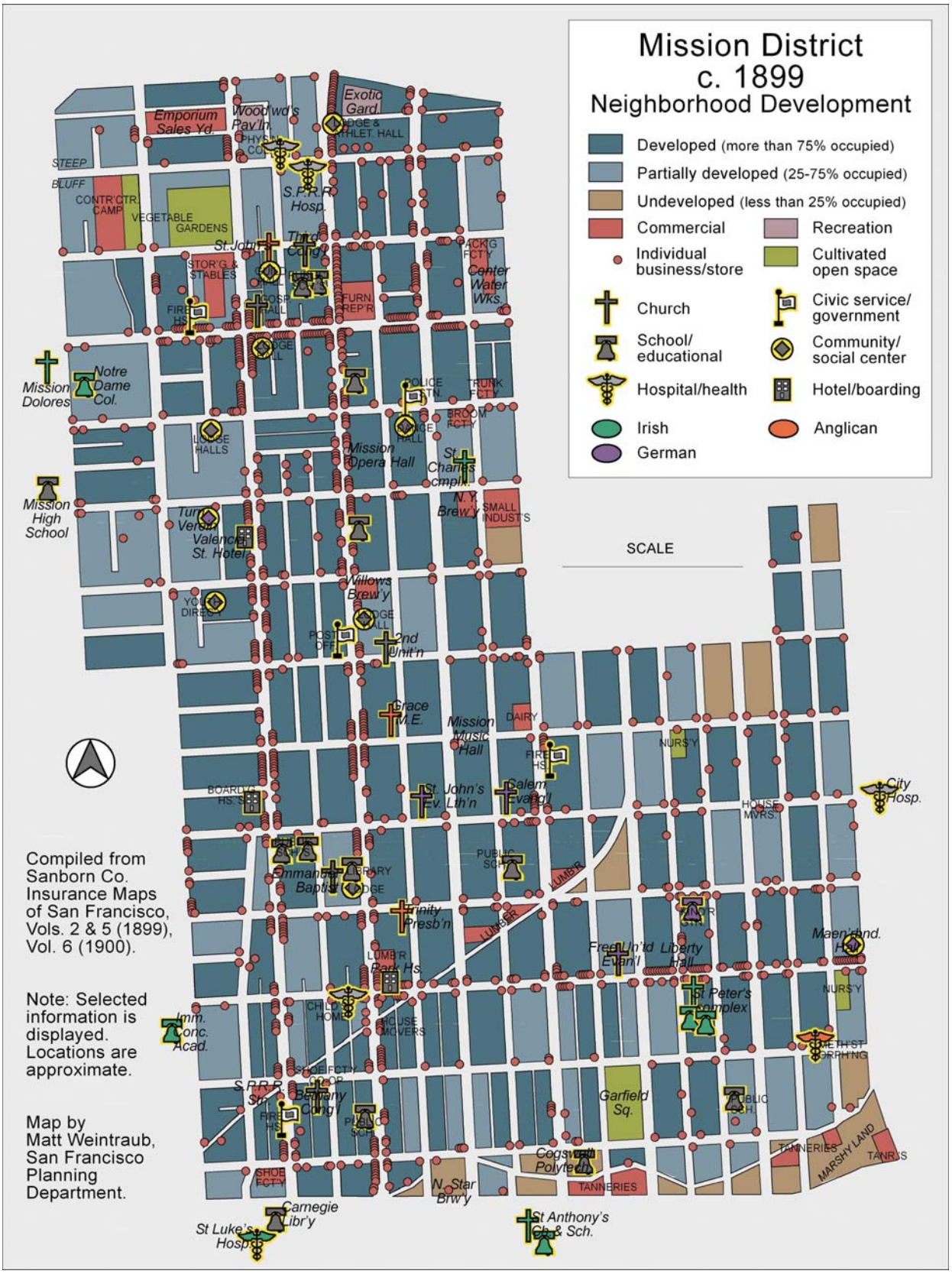
community-oriented strip. Along Mission Street were found dance and social halls, a skating rink, the Willows Brewery, the Mission Opera House, and a free reading room that was replaced by a public library. Meanwhile, the railroad corridor of Valencia Street was oriented toward services and lodging. Commercial operations located along the Valencia corridor included a large industrial laundry, a horse market, undertakers, and a sales yard that bore the name "Emporium," perhaps related to the department store. In addition, hotels and lodging houses lined up along the strip.

The established east-west routes of Sixteenth and Twenty-Fourth Streets functioned as local commercial strips. The old Gold Rush recreational corridor of Sixteenth Street, originally the path from the mission to the creek, had grown into a bustling commercial strip with dozens of small storefronts lined up from Guerrero to Shotwell Streets. While Sixteenth Street served the older Dolores Addition to the north, Twenty-Fourth Street became the primary shopping strip for the younger neighborhood of the southeast valley, which was separated from the Mission-Valencia corridor by distance and railroads. On Twenty-Fourth Street and its adjacent side-streets, the southeast valley neighborhood, anchored by nearby St. Peter's, featured its own social halls, skating rink, billiards hall, and boarding houses.

At left, the major commercial hub of Sixteenth Street at Mission, 1886. At right, the commercial corridor of Mission Street at Nineteenth, 1886. Photograph source: San Francisco History Center, San Francisco Main Library.

On most of the commercial corridor blocks, strips of storefronts were interspersed with rows of dwellings, and housing was found above and behind storefronts as well. Storefronts were typically built in series on a single lot. There was frequently an awning over the sidewalk for the convenience of pedestrians, and to control the amount of sunlight within the shops. Off the major corridors, commercial uses were scattered throughout the district, to meet local or specific needs. Typical commercial uses found everywhere in the Mission included neighborhood services such as restaurants, drugstores, laundries (either "Chinese" or "French"), and the ubiquitous corner store-saloons; skilled labor shops, including carpenters, plumbers, blacksmiths, and others; small production and repair centers, such as bakeries, dairies, and furniture and carriage repair; and supply and storage, including coal, grain, hay, lumber, and liveries.

Four general neighborhoods coalesced within the Mission District, roughly contiguous with the pattern of neighborhood nuclei that had formed decades earlier: the Dolores Addition, the central valley flatlands, the Bernal Gap, and the southeast Mission. In 1889 and 1899, these nuclei were still evident as dense clusters of churches, halls, civic services, and other community-central uses, located in the middle of developed residential blocks.


Mission District
c. 1899
Neighborhood Development
Developed (more than 75% occupied)
Partially developed (25-75% occupied)
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Individual business/store
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Church
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School/ educational
Community/ social center
Hospital/health
Hotel/boarding
Irish
Anglican
German
SCALE
Compiled from Sanborn Co. Insurance Maps of San Francisco, Vols. 2 & 5 (1899), Vol. 6 (1900).
Note: Selected information is displayed. Locations are approximate.
Map by Matt Weintraub, San Francisco Planning Department.
Emporium Sales Yd.
Wood'wd's Pav'ln.
Exotic Gard.
STEEP
BLUFF
CONTR'CTR. CAMP
VEGETABLE GARDENS
S.P.R.R. Hosp.
St.John
STOR'G & STABLES
PACK'G FCT'Y
Center Water Wks.
FURN. REP'R
Mission Dolores
Notre Dame Col.
POLICE STN.
TRUNK FCT'Y
BROOM FCT'Y
LODGE HALLS
Mission Opera Hall
St Charles cmplx.
N.Y. Brew'y
SMALL INDUST'S
Mission High School
Turn Verein
Valencia St. Hotel
Willows Brew'y
2nd Unit'n
Grace M.E.
Mission Music Hall
DAIRY
NURS'Y
St. John's Ev. Luth'n
Salem Evang'l
City Hosp.
HOUSE MVRS.
PUBLIC SCH.
LUMBER
Emmanuel Baptist
LIBRARY
Trinity Presb'n
Free Un'id Evan'l
Liberty Hall
Maen'ifend. Hall
LUMB'R Park Hs.
St Peter's Complex
Imm. Conc. Acad.
CHILD'S HOME
METH'ST ORPHNG.
SHOE FCT'Y
S.P.R.R. Sh.
Bethany Cong'l
Garfield Sq.
PUBLIC SCH.
Cogswell Polytech.
TANNERIES
MARSHY LAND
N. Star Brw'y
Carnegie Libr'y
St Luke's Hosp.
St Anthony's Ch. & Sch.

The oldest and most densely settled region of the Mission valley, the Dolores Addition area, was concentrated around the established crossroads of Mission and Sixteenth Streets. On the nearby surrounding blocks, the churches, social halls, public schools, and fire and police stations that served the northern valley population were clustered. Included was one of the district's oldest churches, St. John's Episcopal (1857), and its guild hall.

At left, an omnibus runs on Howard Street in front of grand homes, 1886. At right, a rare snowfall on Shotwell Street, a typical suburban street, 1887. Photograph source: San Francisco History Center, San Francisco Main Library.

West of Valencia Street, anachronistic remnants of the past were vanishing. In 1889, produce gardens still occupied most of three blocks, hearkening back to the valley's agricultural days when fresh produce was grown in the Mission and shipped downtown via the plank roads. These gardens were tended by local Chinese farmers who peddled fresh produce to Mission markets and residences. But by 1899, a contractor's camp and new housing had replaced most of the gardens on two of the blocks. Also gone by 1899 were the old adobe ruins, on Sixteenth Street near Dolores that may have housed the Valencia clan until collapsing in a storm in 1878. On Dolores Street, the College of Notre Dame, a Catholic convent, stood on a church-owned parcel across from the old mission chapel, a legacy of the mission's Mexican land grant.

The huge amusement palace of Woodward's Gardens operated along Fourteenth Street, between Mission and Valencia, from 1866 to 1894. The opening of the Gardens had heralded a shift from the rowdy and bawdy Gold Rush resorts and roadhouses to family-oriented entertainment. The Gardens displayed exotic live animals, replicas of European artworks, and other attractions that appealed to the growing middle class population. It thrived for decades, but eventually declined when its aging wildlife and copied art couldn't compete with the free, vast expanse of Golden Gate Park. By 1899, the Woodward's Garden property had shrunk to a single pavilion building. The nearby Exotic Gardens, a similar attraction, remained active up through the turn of the century.

The flatlands neighborhoods at the geographic center of the valley came to be oriented around the central axis of Mission and Twenty-Second Streets, a key transit intersection. Twenty-Second Street developed as the mass transit corridor linking the Mission District and areas to the west. Near the intersections of Twenty-Second Street with the major north-south routes of Valencia, Mission, and Howard Streets, the nucleus of the central valley neighborhood formed a cluster of Episcopal and German Presbyterian churches, a post office and fire house, and schools. The neighborhood also featured the Mission Music Hall on Howard Street.

South of the central valley, the Bernal Gap neighborhood cluster had formed around the confluence of the railroad, the Old San Jose Road, and the Mission-Valencia routes. The

neighborhood nucleus was clustered around the railroad station at Valencia and Twenty-Fifth Streets: a church, school, fire house, shoe factories (including a workers' cooperative) and the Park Hotel. By 1899, the neighborhoods of the southern Mission-Valencia corridor – the central flatlands and the Bernal Gap – had begun to merge, as new churches, schools, and community centers appeared along Mission and Valencia Streets, linking the two neighborhood nuclei.

View northwest of the semi-rural, mixed-use southern Mission District, 1888. Newly constructed Army Street meets Mission Street where it spans the gulley of Serpentine Creek, foreground right. Valencia and Guerrero Streets run diagonally at center and meet Army. Photograph source: San Francisco History Center, San Francisco Main Library.

The neighborhood in the southeast Mission District, separated from the valley's primary north-south routes by the railroad tracks, developed apart from those along the Mission Street corridor. It was anchored by St. Peter's Church, located off of Twenty-Fourth Street, at the very center of the neighborhood. Twenty-Fourth Street, originally the primary pathway across the southern Mission valley, was bolstered as a major corridor in the 1890s by installation of a cable car line that began at Howard Street and traveled east. Thus, between 1889 and 1899, the commercial strip of Twenty-Fourth Street filled in considerably with small storefronts. Also, around the turn of the century, Garfield Square, the Mission District's only large public park (aside from Mission Dolores Park, located west of Dolores Street), was improved and landscaped, providing the southeast neighborhood with its own unique amenity.

In 1889, the boundary of the Potrero Nuevo, which the mission had marked with a rock wall a century earlier, was still discernible; the area east of the boundary remained sparsely developed, perhaps due to lengthy legal battles that raged over title to the old rancho. But by 1899, development on the Potrero Nuevo blocks had commenced, rendering the old rancho boundary less apparent. Still, this area, more so than elsewhere, retained some of the rural frontier character of the old Mission valley, with dairies, greenhouses, and nurseries sprinkled throughout the semi-developed blocks.

Indicative of its well-rounded population, the Mission District became home to many social, civic, and religious institutions. Irish Catholic institutions, including churches, schools, convents,

and hospitals, were common; the German Catholic parish of St. Anthony's was founded in the 1890s south of Army Street, just beyond the project area boundary. German Lutheran churches, and German institutions such as the Turnverein hall in the Dolores Addition neighborhood and the Mannerbund hall at Potrero and Twenty-Fourth streets, were also found throughout the district. Kindergartens, originally a German innovation, dotted the landscape throughout the Gilded Age, though by the turn of the century they were no longer uniquely German.

The proliferation of schools, academies, and colleges of many types testified to the ideals of the large family population of the Mission District. In addition to numerous public and religious schools established for the children of the valley, Cogswell Polytechnical College on Twenty-Sixth Street taught advanced vocational trades. The hospitals and sanitariums of the district were augmented by colleges that provided medical educations, including the Irving Institute at Guerrero and Twenty-Second Street and a physicians' college near Mission and Fourteenth Streets. Other institutions that supported and provided for the Mission population included a youth directory, orphanage, children's home, Salvation Army, and YMCA.

Though primarily a residential suburb, the Mission also developed a commercial-industrial component. As the mixed-use South of Market district expanded, it merged with the northern Mission District, which had previously been buffered from the rest of the City by distance and geography. Consequently, the Mission district blocks north of Sixteenth Street came to be partially occupied by larger commercial and industrial uses that were typical of the South of Market. These uses were reinforced and promulgated by the presence of the Valencia Street railroad, and the terminal and depot complex at nearby Market and Valencia Streets, which provided for convenient shipping of goods and materials. These larger commercial and industrial uses included furniture makers, breweries, vinegar works, packing factory, horse market and stables, and an Emporium sales yard. In 1889, a railroad car-house was located at Mission and Fourteenth; however, by 1899 it was replaced by a Southern Pacific Railroad hospital.

Larger commercial and industrial uses also bled into the residential Mission District from the northeast Mission area, where the filled Mission Creek and lagoon had been built upon. Along Folsom and Shotwell Streets were found such operations as vinegar and piano works, trunk, broom, candle and soap factories, a brewery, a planing mill, a dairy, and others. In the less populated southern Mission, more commercial-industrial operations were established. Shoe factories, a potter, and a house-mover were located near the railroad station at Valencia and Twenty-Fifth Streets; lumber yards came to fill the empty, irregular plots along the railroad alignment. At the southern boundary of the valley, on marshy land that was formerly Precita Creek, a row of tanneries was strung between Army and Serpentine Streets, near the area to the east that was known as Butchertown.

The aforementioned John and George Center, early Mission District pioneers, ran a private residential water supply system that was based on the block between Shotwell, Folsom, Fifteenth, and Sixteenth Streets. The John Center Water Works piped water to nearby residences in the neighborhood. In 1889, the water works consisted of an artesian well and two 60' tall tanks that held a total of 100,000 gallons of water, located in the center of the block. By 1899, the storage operation had expanded to the block to the south, where three more tanks 38' tall, containing an additional 25,000 gallons, were found. The Center water works apparently engaged in successful local competition with the Spring Valley Water Company, a large corporation that controlled the water supply for most of San Francisco.

Fading of the Gilded Age

As the Mission's population grew, the district became less of a bucolic suburb, and more of a collection of dense neighborhoods and cultural enclaves. Though vacant land and opportunities for suburban development still occurred at the edges of the valley, as witnessed by the conversion of two outlying railroad yards to housing in the 1890s, the older core of the Mission District witnessed some crowding, displacement, and population turnover. The Panic of 1893, and the nationwide deep economic recession that ensued, exacerbated the need for cheap housing in the Mission.

Urbanization continues apace with transit improvements on Mission Street near Twenty-Second, 1906. Photograph source: San Francisco History Center, San Francisco Main Library.

As San Francisco and the nation rebounded from the severe economic recession, a major nationwide political realignment in 1896 ushered in the social reforms of the Progressive Era. This event resonated in the Mission, which had become the hearth of working-class culture and a hotbed of labor activism. By the turn of the century, the extravagance and rampant capitalism of the Gilded Age had run its course, and decades of suburban development gave way to higher density urbanization in the Mission District. The winds of change were already rustling through the Mission when San Francisco was struck by an event that forever separated the history of the city before from the city after, the Great Earthquake and Fire of 1906.

Property Types and Resource Registration

The Gilded Age development of the Mission's residential streetcar suburbs produced the majority of the district's extant historic building stock. The number of extant period resources would be even greater were it not for the disaster of 1906 that destroyed almost all Gilded Age properties in the northern Mission, as well as approximately 90% of similar period properties citywide. Except for a few buildings that were relocated following the disaster, Gilded Age properties are found exclusively in the parts of the Mission District located outside of the 1906 fire area (generally south of Twentieth Street, with pockets found north of Twentieth east of approximately South Van Ness and west of Dolores), typically in concentrated groupings that comprise known and potential historic districts. The majority of the Mission's extant Gilded Age properties are residential. Commercial and mixed use properties are located primarily along the major retail corridors and at corner lots within neighborhoods, while institutional/public assembly properties are scattered throughout the district. Property types and resource registration requirements are further described following:

Residential

The varied residential building stock of the Mission's Gilded Age served all socio-economic groups. During this prosperous era of streetcar suburbanization, two- and three-story, single-

family homes of moderate and medium sizes proliferated for the working and middle classes. Smaller "workingman's" cottages, semi-attached row houses, and multi-family flats were built for the less affluent. Meanwhile, the wealthy constructed their large and opulent mansion estates. In the later 1880s and 1890s, as populations increased and developable lots became scarcer, the housing stock grew larger and denser, with setbacks decreasing, multi-family flats becoming more common and small house construction falling to wayside. The reduction of front setbacks stemmed from the need to meet municipal goals of locating structures closer to utilities that were installed along the street, as well as for more livable area. As the Mission developed, many residential lots retained rural character at the interiors of blocks, where wells, windmills, tank-houses, and barns could be found in rear yards.

The high incidence of individual lot development and owner-built homes, rather than uniform development by real estate developers, and the availability of pattern-book facades and optional floor plans resulted in a mixed building stock in the Mission. Residential structures were wood-frame construction and typically boxy in plan, utilizing the gable-front designs that had proven suitable for San Francisco's deep, narrow lots. Main entrances, typically centralized in earlier pioneer buildings, shifted to one side of the front façades in new buildings. Flats were typically designed by duplicating the standard single-family dwelling design in mirror plan to create two or more units in a wider structure with separate entrances at the street façade. Western forests provided the ubiquitous and malleable building materials, Douglas fir and redwood, which were milled locally. Masonry materials and construction were rare in the area, though locally produced brick was utilized for foundations and cladding.

The Gilded Age housing stock reflected a progression of "Victorian" styles, each more elaborate than the one preceding it. The Victorian styles were first popularized in the Eastern U.S. before being transplanted to San Francisco. The earliest of the styles, Italianate, began to appear in San Francisco in the mid-1860s. In the Italianate style, the traditional front-gable plan was masked by a tall, vertical façade and parapet that emphasized bracketed cornices and hooded apertures. Early Italianates were flat-fronted, while later versions of the style featured half-hexagonal window bays that spanned the full height of buildings. Much of the northern Mission was built out in the Italianate style during the later 1860s and 1870s. The Second Empire style, similar to Italianate in its use of brackets and hoods but distinctive in its use mansard roofs, was used far more sparingly.

As Italianate waned in the 1880s, it was replaced by the more elaborate Stick/Eastlake style, which featured vertical stick-work and elongated brackets, false-mansard cornices, and projecting window bays capped by cross-gables. The increasing dominance of mass production techniques and a general desire for more useable floor area resulted in the incorporation of rectangular bay windows in Stick/Eastlake construction, replacing the slanted bays of earlier Italianate homes. During the popularity of Stick/Eastlake, townhouses and multi-family flats began to proliferate over detached single-family dwellings.

The Queen Anne style, which came to fruition in the 1890s, disposed of the verticality of the earlier Victorian styles and embraced a gable-front form with rounded bays and decorative turrets. Queen Anne residences were usually ornately dressed in shingles, spindle-work, and decorative friezes. Queen Anne home construction included large single-family houses, multi-family flats patterned on the single-family plan, and small row-house cottages. More so than in the earlier years of the Gilded Age, construction during the popularity of Queen Anne involved real estate companies and small tract development in outlying areas. Most of the Queen Anne houses in the Mission are found in the southern part of the district, which generally developed after the older northern portion. Also found in the Mission are a few dwellings constructed in the

Shingle style, a similar and concurrent style to Queen Anne that was distinguished by continuous wood shingle siding, typically cedar, and very low eaves that further accentuated the horizontality of the design.

Through the 1880s and into the 1890s, as the Mission became more crowded, improvements and expansions were made to older residences that were built only a few decades earlier. These changes included fashionable new façades, horizontal additions and pop-outs that filled in setbacks, and conversions to multiple units. For instance, early flat-fronted Italianate buildings were frequently the recipients of new projecting window bays, as were earlier pioneer structures. The mansions and many of the larger homes were vacated by their original owners, and then divided into flats, apartments, and boarding houses, as wealthier citizens relocated to other neighborhoods and were replaced by working class residents. During the time of continued population increase and economic downturn in the 1890s, cheap tenements also began to proliferate.

When new construction resumed toward the turn of the century, after several years of recession, nationwide shifts in architectural styles became apparent. The new architecture departed from the romanticism that was characteristic of later Victorian styles and embraced classicism, in keeping with the Beaux Arts style that was launched at the 1893 World's Columbian Exposition in Chicago. The features of the Classical Revival style and its less formal cousin, Edwardian style, such as elaborate classical entablatures and plans arranged around grand porticos, tended to suit the large and blocky symmetry of multi-family residential buildings. In particular, the Romeo flats multi-family property type became more prominent. Usually containing four or six units arranged symmetrically around a central stairwell bay that overlooked the street, Romeo flats were a form of high-density rental housing that was not based on earlier single-family dwelling designs, but developed specifically for the housing needs of the urban working class. Also around the turn of the century, the established Queen Anne and Shingle styles began to transition into early Craftsman and Bungalow styles.

While thousands of Gilded Age residential potential resources exist, only a fraction of them have been documented, some of which have attained official designation. North of the Twentieth Street are found four separate 1906 Fire Line historic districts, groupings of properties that convey the actual location of the 1906 disaster through their survival. They include the Guerrero Street Fire Line (NRHR eligible) historic district, the South Van Ness Avenue-Shotwell-Folsom Streets (CRHR eligible) historic district, and the locally eligible South Van Ness-Shotwell-Seventeenth-Eighteenth Streets and Capp-South Van Ness-Shotwell-Folsom-Nineteenth Streets historic districts. South of Twentieth Street and also near the 1906 Fire Line is found the City-designated Liberty-Hill historic district, which also contains a NRHP-listed historic district of the same name. A handful of the Mission's individual residential properties of Gilded Age origin are designated City Landmarks, including a pair of 1880s grand Victorian-styled homes and a row of early Craftsman cottages (1905) on South Van Ness. A single NRHP-listed Victorian-styled home stands on Potrero Avenue.

Significance: Extant Gilded Age residences are significant under CRHR Criterion 1 for their associations with the historic events of streetcar suburb development in the Mission District. Their rarity citywide following the 1906 disaster underscores their significance. In addition, properties whose location and setting conveys a physical record of the 1906 disaster such as those located on or near the 1906 Fire Line attain additional significance for their close association to the event. An extant residential property that can be documented as the home of any known important individual from the Gilded Age, such as a prominent civic leader, top-level professional, major real estate developer, successful merchant, or cultural figure in the Mission

District, would also be significant under CRHR Criterion 2 for its association with the life of a person important in history. A Gilded Age residential resource with high levels of integrity of design, materials, and workmanship, or that is the representative work of a master would also convey significance under CRHR Criterion 3 for displaying distinctive characteristics of a type, period, region, or method of construction. Any archeological artifact of the Gilded Age found *in situ* on a Mission District residential property has the potential to yield knowledge of history and is therefore presumed to be significant under CRHR Criterion 4. In general, outbuildings and other accessory buildings to a main residence would not be considered resources themselves, but would be considered features related to the primary resource.

Integrity: In evaluating the integrity of Gilded Age residences, general importance is placed on design, materials, and workmanship through retention of historic architectural features. However, other aspects of integrity can elevate a Gilded Age residence to status of resource even if design, materials, and workmanship are diminished. Consideration should be given to the relative rarity of period properties citywide following the 1906 disaster, as well as the physical relationship of specific Gilded Age residences to the actual events of the disaster. A property whose physical existence is a record of the actual 1906 disaster through retention of setting, location and association, such as one located on or near the 1906 Fire Line, and that retains basic aspects of design (such as form, massing, and layout) can convey its significance. This is particularly true in the context of a known or potential historic district. Gilded Age structures that retain historic materials and workmanship in addition to design should be considered individually significant resources.

Commercial and Mixed Use

Gilded Age commercial buildings in the residential neighborhoods of the Mission were generally of two types: single-story utilitarian structures dedicated entirely to commercial use (though attached dwellings at the rear occurred), and multi-story mixed use structures that contained commercial space at the ground floor and one or more residential units above. A third class, multi-story commercial buildings, occurred much less frequently. Most single-story commercial buildings followed a simple Western false-front building plan, with centralized entrance located below a parapet that also served as a sign band. Many mixed use buildings were multi-story boarding houses, residential hotels, or corner properties with apartments above the ubiquitous corner stores and saloons. Others were smaller, two-story buildings that allowed merchants to live in the units directly above their shops. Multi-story commercial buildings, constructed close to the turn of the century, utilized styles also associated with civic and institutional architecture, such as Classical Revival, Italian Renaissance Revival, and Chicago Commercial style.

While the upper stories of mixed use buildings followed the architectures of similar residential buildings, the commercial ground floors began to develop their own styles. American retailers were becoming savvy to designing storefronts that could entice pedestrians into their shops, whereas merchants of earlier eras had treated their shops more as private spaces. By the turn of the century, many commercial spaces featured a steel beam at the front of the ground floor that supported the upper stories, from which sheets of plate glass were hung to create storefront windows displays. The plate glass windows rested on bulkheads pierced by decorative vents, allowing air to the interior of the display to prevent fogging. Storefront entrances were recessed within squared vestibules that increased the display area and drew window-shoppers inward. Above, wide transom bands provided interior illumination while awnings shaded the sidewalks.

The major commercial corridors of the Mission District developed substantially during the Gilded Age. However, the 1906 disaster entirely destroyed some of these corridors, and surviving commercial properties, and ground floors of mixed use properties, were particularly susceptible to alterations in the Twentieth Century as businesses and tenants changed. The oldest established commercial corridors, Sixteenth Street and the upper segments of Mission and Valencia Streets (approximately north of Twentieth Street), were within the 1906 fire area and contain no Gilded Age commercial or mixed use properties except those few that were relocated afterward.

During the intensification of commercial development on Mission and Valencia Streets after the 1906 disaster, many of the surviving Gilded Age commercial and mixed use properties located along their southern segments (approximately south of Twentieth Street) were altered or replaced over time. The neighborhood retail strip of Twenty-Fourth Street, located entirely beyond the 1906 fire area, contains the greatest concentration of Gilded Age commercial and mixed use properties. Individual commercial and mixed use properties from the Gilded Age may be found scattered throughout the Mission's neighborhoods, particularly on corner lots. Gilded Age commercial and mixed use properties are largely undocumented, except those that lie within the afore-mentioned 1906 Fire Line historic districts.

Significance: Extant Gilded Age commercial and mixed use properties are significant under CRHR Criterion 1 for their associations with the historic events of streetcar suburb development in the Mission District. Their rarity citywide following the 1906 disaster underscores their significance. In addition, properties whose location and setting conveys a physical record of the 1906 disaster such as those located on or near the 1906 Fire Line attain additional significance for their close association to the event. An extant commercial or mixed use structure that can be documented as the business or property of any known important individual from the Gilded Age, such as a prominent civic leader, top-level professional, major real estate developer, successful merchant, or cultural figure in the Mission District, would also be significant under CRHR Criterion 2 for its association with the life of a person important in history. A Gilded Age commercial or mixed use resource with high levels of integrity of design, materials, and workmanship, or that is the representative work of a master would also convey significance under CRHR Criterion 3 for displaying distinctive characteristics of a type, period, region, or method of construction. Any archeological artifact of the Gilded Age found *in situ* on a Mission District commercial or mixed use property has the potential to yield knowledge of history and is therefore presumed to be significant under CRHR Criterion 4.

Integrity: In evaluating the integrity of Gilded Age commercial and mixed use properties, general importance is placed on design, materials, and workmanship through retention of historic architectural features. However, other aspects of integrity can elevate a Gilded Age property to status of resource even if design, materials, and workmanship are diminished. Consideration should be given to the relative rarity of period properties citywide following the 1906 disaster, as well as the physical relationship of specific Gilded Age properties to the actual events of the disaster. A property whose physical existence is a record of the actual 1906 disaster through retention of setting, location and association, such as one located on or near the 1906 Fire Line, and that retains basic aspects of design (such as form, massing, and layout) can convey its significance. This is particularly true in the context of a known or potential historic district. Gilded Age structures that retain historic materials and workmanship in addition to design should be considered individually significant resources. For mixed use and multi-story commercial properties, consideration should also be given to the likelihood of alterations at the ground floor storefronts, which should be considered subordinate to the overall integrity of Gilded Age mixed use and multi-story commercial buildings.

Institutional/Public Assembly

A large number of institutional and public assembly properties were constructed in the Mission during the long period of neighborhood-building that occurred during the Gilded Age. Institutional buildings included police and fire stations, libraries, schools, youth directories, orphanages, and hospitals. Many institutional buildings were privately developed, while others were civic. Public assembly buildings in the Mission included numerous religious buildings and fraternal halls that served different ethnic and religious groups. In addition, some commercial buildings such as theaters and dance halls served public assembly purposes. Though many of these properties differed from each other in terms of design and construction, they were all important in place-making and neighborhood-building.

The architectures of Gilded Age institutional and public assembly properties varied widely, though they were predominantly revival styles. Properties were typically multi-story structures rendered in grand styles that included Gothic Revival, Exotic Revival, Classical Revival, and Italian Renaissance Revival. The more moderately sized institutional and public assembly structures, such as theaters and fraternal halls, were located either on the commercial corridors or within the residential neighborhoods. The larger of the institutional and public assembly structures, such as colleges and hospitals, were located at the edges of the large Mission District, where large plots of open land could still be had. Two institutional and public assembly properties from the Gilded Age are designated resources: the Saint Charles School (City Landmark) and the Trinity Presbyterian Church (NRHP-listed and City Landmark). Also, the Trinity Evangelical Lutheran Church is documented as a contributor to the locally significant 1906 Fire Line: Capp-South Van Ness-Shotwell-Folsom-Nineteenth Streets historic district.

Significance: Extant Gilded Age institutional and public assembly properties are significant under CRHR Criterion 1 for their associations with the historic events of streetcar suburb development in the Mission District. Their rarity as a property type citywide following the 1906 disaster underscores their significance. They may also be significant within contexts specific to the properties, such as cultural identities, medicine, or education. In addition, properties whose location and setting conveys a physical record of the 1906 disaster such as those located on or near the 1906 Fire Line attain additional significance for their close association to the event. An extant institutional or public assembly structure that can be documented as the organization any known important individual from the Gilded Age, such as a prominent civic leader, religious figure, or physician in the Mission District, would also be significant under CRHR Criterion 2 for its association with the life of a person important in history. A Gilded Age institutional or public assembly resource with high levels of integrity of design, materials, and workmanship, or that is the representative work of a master would also convey significance under CRHR Criterion 3 for displaying distinctive characteristics of a type, period, region, or method of construction. Any archeological artifact of the Gilded Age found *in situ* on a Mission District institutional or public assembly property has the potential to yield knowledge of history and is therefore presumed to be significant under CRHR Criterion 4.

Integrity: In evaluating the integrity of Gilded Age institutional and public assembly properties, general importance is placed on design, materials, and workmanship through retention of historic architectural features. However, other aspects of integrity can elevate a Gilded Age property to status of resource even if design, materials, and workmanship are diminished. Consideration should be given to the relative rarity of period properties citywide following the 1906 disaster, as well as the physical relationship of specific Gilded Age properties to the actual events of the disaster. A property whose physical existence is a record of the actual 1906

disaster through retention of setting, location and association, such as one located on or near the 1906 Fire Line, and that retains basic aspects of design (such as form, massing, and layout) can convey its significance. This is particularly true in the context of a known or potential historic district. Gilded Age structures that retain historic materials and workmanship in addition to design should be considered individually significant resources. For institutional and public assembly properties, consideration should also be given to the importance of their historic uses and the interior designs and layouts that allowed those uses, which may extend to aspects of materials and workmanship at the interior.

Disaster and Reconstruction: 1906-1915

As the Twentieth Century broke, San Francisco was the largest U.S. city west of St. Louis, and by far the largest on the West Coast. Its development into a top tier city was fueled by maritime trade, industrial might, and concentrated wealth. San Francisco remained the capital of the Pacific, despite competition from other growing cities on the West Coast. The momentum of San Francisco's early growth, the development of extensive port facilities, and the political will of the City allowed it to overcome factors that weighed against it development, such as geographic isolation on the Peninsula, difficult terrain, and limited supplies of local building materials and water. The City marched across the face of the Peninsula, as improvements in transit and building technology made hilly areas and the western "sand wastes" more accessible for residential development.

Early in its history, it was discovered that San Francisco was located in "earthquake country". The City experienced quakes of varying magnitudes during its development. The worst, an 1868 temblor, resulted in a number of fatalities and injuries, and it damaged or destroyed a number of buildings, mostly clustered around the "made land" of filled Yerba Buena Cove. However, the source of these quakes, the shifting of geologic plates along faults, or fractures in the earth's crust, was not understood. Nor were the lessons heeded regarding the dangers of building on fill.

Earthquake and Fire

San Francisco was woefully unprepared for the great quake of 1906. In the pre-dawn darkness of April 18th, miles below the San Francisco Peninsula, two geologic plates along the San Andreas Fault suddenly slipped and lurched past each other by thirteen feet. The massive shock waves propagated through the earth's crust and reached the surface within seconds. The earthquake, estimated at 7.8 on the Richter scale, arrived with violent undulations at 5:12 a.m. and lasted for close to a minute.

The people of San Francisco were awoken that early morning by unimaginable chaos and calamity. The shock waves buckled streets and rails, snapped water and gas pipes, knocked houses off their foundations, collapsed numerous masonry buildings, and wreaked havoc within those structures that withstood the onslaught. Many of the severely damaged and destroyed buildings were located on the poorly compacted "made land" of sand and debris that had been used to fill the bays, marshes, and creeks; these soft lands liquefied, intensifying the shock waves.

Earthquake damage on Howard Street between Seventeenth and Eighteenth Streets, 1906. Photograph source: San Francisco History Center, San Francisco Main Library.

The northern portion of the Mission District was hit hard by the quake. Along an entire filled creek alignment from Valencia to Folsom, between Seventeenth and Eighteenth Streets, the ground liquefied and shook, damaging or destroying two-thirds of the buildings. On the site of the former twenty-foot deep Laguna de los Dolores, the quake caused the un-compacted fill

to suddenly drop four to five feet, and to shift laterally seven feet. This violent torque-ing of the earth caused numerous buildings in and around the district area to be cast from their foundations and into the street or into neighboring properties. Some of the worst quake-related destruction occurred in this part of the Mission District. Despite the unfolding tragedy, the grand, wrecked houses of Howard Street proved to be a popular attraction to sight-seers right after the quake.

When the shock waves subsided, despite the damage, much of San Francisco had survived. But no sooner had the stunned and terrified populace begun to attend to the urgencies of the injured and trapped, than an even greater calamity unfolded. Approximately 52 separate fires erupted throughout the South of Market, a dense landscape of industry, manufacturing, warehouses, and cheap housing built on unstable sands and marshes. The ruptured gas lines, overturned furnaces, and damaged industrial plants of the badly shaken area set blazes that spread with ferocious intensity. The primarily wooden building stock went up like kindling. Despite half a dozen major fires in San Francisco that had occurred during the Gold Rush era, widespread use of wood construction had continued, in part because masonry materials were neither readily available nor safe in earthquakes.

Though enough water remained in undamaged reservoirs to fight the initial fires, thousands of localized breaks in water lines throughout the City made firefighting largely futile, despite the valiant efforts of the Fire Department. The fires spread and merged unchecked throughout the day, consuming the entire urban core, and then continuing west and north into residential neighborhoods. Attempts to use explosives to create firebreaks often compounded the critical situation; the explosives, where improperly set, caused new blazes, and they also ruptured additional water lines.

After a full day and night, the raging firestorm had destroyed the entire South of Market district and most of downtown. Another firestorm started in Hayes Valley and threatened the Mission District. Dubbed the "ham-and-eggs" fire, the Hayes Valley blaze started in the damaged chimney of a family that ignorantly cooked a meal a few hours after the quake. With no water available, that small fire grew in magnitude until a maelstrom raged. On the morning of April 19th, as flames north of Market devoured Nob and Russian Hills, the firestorm advanced southward past Twelfth Street and into the Mission District, despite the dynamiting of buildings there in a futile attempt to create a firebreak.

View north on Valencia Street toward Eighteenth as the fires approach, 1906. Not all of the trapped people in the ruins of the Valencia Hotel at left could be rescued before the fires swept through. Photograph source: San Francisco History Center, San Francisco Main Library.

<u>The Mission Firefights</u>

The northern part of the Mission District was ravaged by the firestorm. A wall of flames four blocks wide swept down the valley floor, engulfing block after block while the wooden building stock went up like kindling. As the Mission fire advanced like a tongue of destruction into the

residential district, firefighters fought desperately to contain it, hoping to spare the remaining neighborhoods where many refugees had already gathered. Fradkin's historical account, *The Great Earthquake and Firestorms of 1906* (2005), claims that the Mission fire was extinguished late in the second day of April 19th. However, Smith's blow-by-blow historical narrative of the firefights, *San Francisco is Burning* (2005), indicates that fires in the Mission burned through to the morning of April 21st, and were in fact the last to be extinguished in the city. In any case, the defense of the Mission District is compelling, both for what is known and what is conjectured.

View east as the firestorm rages through the Mission District, 1906. Sixteenth Street is at center. The edge of the fire appears to be Dolores Street. Photograph source: Bronson, 1959.

The firefight in the Mission was largely the work of the California National Guard and the citizens and refugees of that area, while the U.S. Army and the City's firefighters concentrated their efforts elsewhere. According to Smith (2005):

> The army itself had taken the choice areas of the city to guard, such as Nob Hill, the downtown and commercial districts, and the pleasant residential districts to the west. With the navy's small contingent of men…having assumed control of the waterfront, this left the working-class Potrero and Mission districts for the [national] guard… the national guard also helped in the dynamiting the buildings in those areas of the city. Here, too, the dynamiting caused many fires because the buildings were almost all made of wood, and toward the end of that struggle, probably on the third day [of the fire], [Brigadier General] Koster appears to have made the decision to allow his men to accept the help of local volunteers – reportedly, three thousand men. This quickly turned the situation around, and the conflagration in the Mission District was finally stopped on the twenty-first [of April].

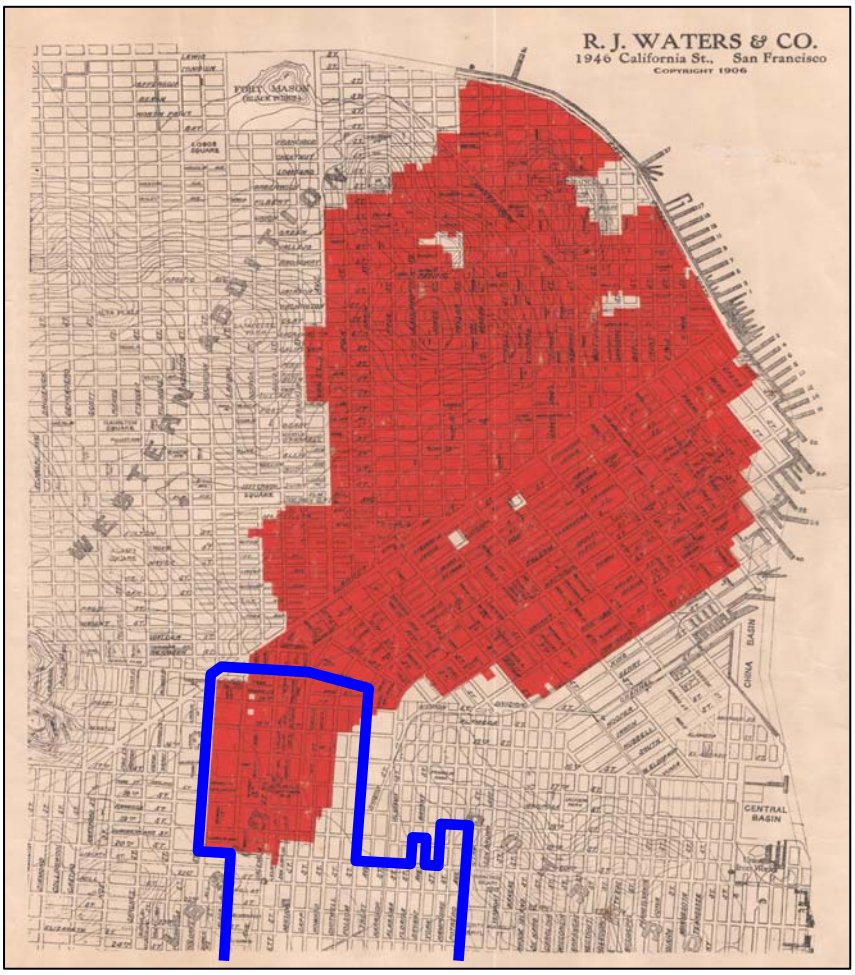
Awoken by the quake, former Mayor James Phelan emerged that morning from his Valencia Street estate, to see the four-story Valencia Hotel in the middle of the road, collapsed down to one story, its foundation yanked out from under it. Occupants of the top floor had walked straight out onto the street, but those of the lower floors were trapped or crushed in the debris. Phelan worked with a crew to free them, until he realized the magnitude of the citywide disaster, and left to attend to matters in his automobile, a new and very rare device at the time. The crew continued working in the rubble, hampered by water that flooded the street from the ruptured College Hill Reservoir.

On the second day, April 19th, Phelan returned to his estate to see its protective ring of cypress trees set ablaze by showering embers. Phelan again departed, and his estate burned

later that day. Two blocks to the south, many were still trapped in the Valencia Hotel ruins. As the fire advanced through the northern Mission District, rescuers worked frantically in the muddy street to free those still left alive in the boarding house rubble. Finally, the trapped souls had to be abandoned to their fates as the wall of flames overtook them. All told, more than a hundred lives were lost in the Valencia Hotel tragedy, on the site that was once known as the "Lake of Our Lady of Sorrows".

The conflagration swept down from the north, into the neighborhoods of the Mission valley. The Dolores settlement area, originally the old rancho village, was consumed. The Mission Dolores chapel's thick adobe walls and redwood beams rode out the earthquake, but it lay in the fire's path. Also in danger on the west side of Dolores Street, just to the south, was the Mission High School, which was serving as a relief center, and Mission Dolores Park, which had became a refugee camp.

Firefighters in the Mission made a westerly stand across the wide boulevard of Dolores Street, which provided a natural firebreak, and a southerly stand at Twentieth Street. Dynamiting in advance of the flames occurred along these firebreaks, where Phelan himself delivered explosives. The timely discovery of a working fire hydrant, the "Golden Fireplug" at Church and Twentieth Streets, solidified this defense; when horses proved too exhausted, refugees hauled the wagons and equipment up the hill. Bolstered by reinforcements arriving from the successful Van Ness Avenue firebreak campaign to the north, the firefighters rushed to cut off the southern progress of the blaze at Twentieth Street. Another opportune discovery, an undamaged cistern at Nineteenth and Shotwell Streets (near the subject district area), allowed firefighters to apply a pincer-like defense to stop the blaze at Twentieth and Mission Streets. The Mission District conflagration was turned back, but not before it had devoured approximately thirty square blocks.



The Fire Area of San Francisco and the northern Mission, 1906.

While the organized rallies of the military, city firefighters, and general populace, including refugees in Mission Dolores Park, were responsible for halting the conflagration to the west on Dolores Street and to the south on Twentieth Street, largely undocumented are those actions

that resulted in the easterly firebreak along Shotwell, Howard, and Capp Streets. This easterly firebreak protected a narrow swath of dense residential blocks in the north-central Mission District, while the maelstrom burned close by for at least a day and possibly two. Smith (2005) refers to National Guardsman protecting the "Potrero and Mission districts", which could include this part of the Mission located relatively close to Potrero Hill. However, this area was physically isolated from the rest of the city during the disaster by the ruins of South of Market and by the Mission conflagration itself as it rolled southward, and there is no known account of actual firefighting here. Yet, some historical facts provide clues as to how the eastern Mission firebreak may have been achieved.

It is known that George L. Center, a prominent developer and investor in the Mission District, was associated with saving the area. Center lived at Sixteenth and Shotwell Streets, a short block from the Mission's easterly firebreak. According to Center's obituary in *The San Francisco Examiner* (1923), "Credit for saving the Potrero and lower Mission districts during the fire of 1906 is given Center in official records. His knowledge of private water mains and his direction of firemen in that section of the city were said to have been of great service." The private water mains that are referenced are undoubtedly those of the John Center Water Works (named after George Center's uncle and business partner), a residential water supply system that is shown on historic Sanborn Co. maps. In 1889, Center's water works consisted of an artesian well and two 60' tall tanks that held a total of 100,000 gallons of water, located in the center of the block bounded by Shotwell, Folsom, Fifteenth, and Sixteenth Street. The operation piped water to nearby residences. By 1899, the operation had expanded to include three more 38'-tall tanks located on the block to the south, containing an additional 25,000 gallons. Center's water works, likely one of the first in the Mission, apparently engaged in successful local competition with the giant Spring Valley Water Co.

The handful of facts available suggests that George Center's directions, actions, and commercial water system were primary factors in the survival of at least a dozen residential blocks in the north-central Mission, and perhaps beyond. When the firestorm approached from the north on April 19th, it seems likely that George Center himself organized and led the civilian defense of his neighborhood, using the resources of his water works. This would explain how, as the firestorm entered the Mission District, it shifted westward so that it avoided the blocks immediately around Center's operation and home. As the conflagration burned its way south through the Mission, a firebreak was apparently maintained and pushed westward at Shotwell, Howard, and Capp Streets, suggesting further that Center's water works, located just to the east and north, maintained and advanced the firebreak. In addition, it may be that Center provided knowledge of the cistern at Nineteenth and Shotwell Streets, perhaps his own, that allowed the firefighters to mount their final charge.

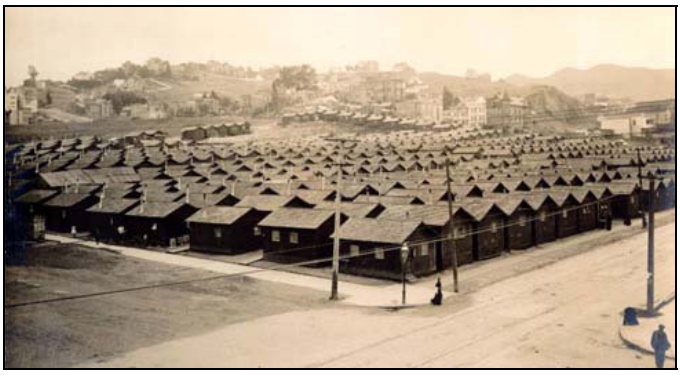
George L. Center led a distinguished life before and after the 1906 disaster. Center arrived from Scotland to the Mission as a young man in 1859, with his uncle John Center. The Centers quickly became influential real estate developers with extensive land holdings in the Mission District. George Center was the senior member of Center & Spader, one of the city's oldest real estate companies. His home at Sixteenth and Shotwell Streets was noted as one of the finest in the area, and Sixteenth was originally named Center Street in honor of the capitalist. After the 1906 disaster, Center briefly served as the first president of the Mission promotion association, before his appointment to the San Francisco Board of Supervisors on the heels of the graft scandals. He was also president of the John Center Company and California Cotton Mills, and was a director in two banks, Mission and Mission Savings. The wealthy Center was a candidate for mayor in 1910, after which time he moved to Belmont in San Mateo County.

Reconstruction

San Francisco was a wasted land on April 21st, 1906. The firestorm left behind apocalyptic ruins, within which virtually nothing remained standing. More than 3,000 lives were lost and more than half of the City's 410,000 residents were left as refugees without homes or many, if any, possessions. Four-fifths of the city's buildings totaling 28,000 had burned to the ground, including the entire urban core of nearly five square miles: the downtown commercial center, the vast industrial and working-class tableland of South of Market, and the first ring of outlying residential neighborhoods. Among the utterly destroyed areas was the northern Mission, except for the few surviving residential blocks that had been spared to both east and west of the burned area. The Mission neighborhoods south of Twentieth Street were saved.

The reconstruction of the vast area of San Francisco that was destroyed in April 1906 was not evenly distributed. While four-fifths of the city's building stock had uniformly burned to the ground in three days, the decade-long process of rebuilding occurred unevenly across the city. Enduring factors such as street patterns, property lines, infrastructure, geography, politics, and socio-economic history all contributed to several contexts for reconstruction in different neighborhoods and districts. Nonetheless, the reconstruction of each area occurred within the context of the overall citywide reconstruction, a theme that rallied and resonated among the populace of that era.

In *The Great Earthquake and Firestorms of 1906* (2005), P.L. Fradkin identified several overlapping stages of citywide reconstruction: emergency, relief, physical reconstruction, and economic/cultural recovery. The initial emergency stage lasted until July 1, 1906, at which time the army vacated the streets. The organized relief stage began immediately after the disaster, including mass construction of refugee housing and food distribution, and ended mid-year of 1908.



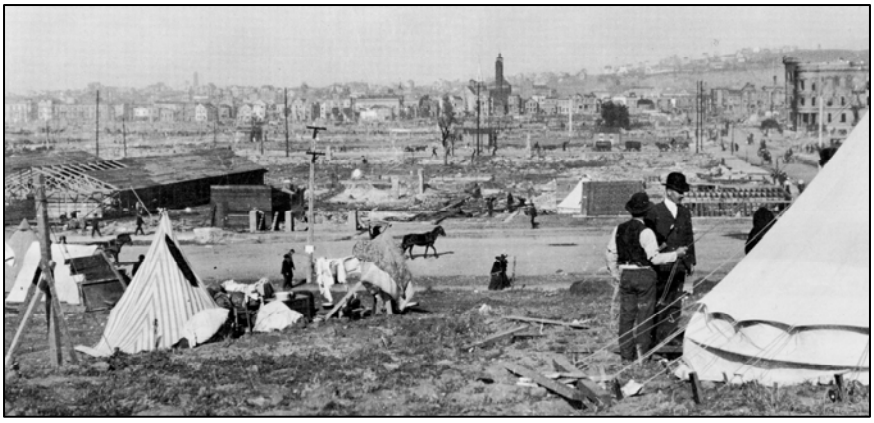
At left, view southwest of refugee shacks in Mission Dolores Park, 1906. At right, the headquarters of the Mission Relief Headquarters. Photograph source: San Francisco History Center, San Francisco Main Library.

For the immediate needs of the refugees, eleven relief camps were set up on public parks throughout the City, including at Mission Dolores Park. In Golden Gate Park, the Army constructed a virtual town, with large residential barracks, tented housing, latrines and bathhouses, laundries, and other services. This Army relief town was accessible for the North of Market refugees, but fewer of the Mission or South of Market refugees trekked out to the sandy wastes. Later, the relief agencies constructed and sold approximately 5,300 "earthquake

shacks" in the relief camps, designed as affordable interim housing for those with moderate incomes. Those of the poorest classes who could not afford them had to fend for themselves.

In the Mission and South of Market districts, public relief efforts were scarcer than in more affluent parts of the city, and citizen-led efforts were more vital. Many of the Mission District's immigrant and staunchly working-class residents refused public relief as a matter of pride. They instinctively returned to their own neighborhoods, seeking shelter in makeshift tents and shanties erected on vacant lands. In addition, they resisted "soup kitchen" relief efforts, objecting to the mass eating practices that were introduced in order to control repeat dining. The refugees in the Mission District were ultimately exempted from relief rationing patterned after construction camps, which continued to be enforced South of Market. Local banker and business owner James Rolph, Jr., who also organized the private Mission Relief Association in his barn at San Jose Avenue (Old Mission Road) and Twenty-Fifth Streets, was responsible for obtaining the exemption for the Mission.

James Phelan saw the burned-out urban core as an opportunity to implement the monumental urban designs of the recently completed Burnham Plan for San Francisco (1905), which he had championed. But the general populace, led by commercial interests, largely rejected the Plan and its expensive public works, numerous neighborhood plazas, and diagonal streets slicing through blocks. In addition to the massive takings of private properties, the Plan would have clearly delayed the reconstruction effort. San Franciscans couldn't wait; the general populace was eager to rebuild, and civic leaders were eager to reclaim San Francisco's status as an empire city. The survivors and refugees sought to turn the page on the terrible disaster, by reconstructing their City more or less as it had been.



At top, view east of the Mission fire area, 1906. Early refuge and reconstruction occur in the foreground. The Howard Street fire line stands in the background. Photograph source: Bronson, 1959. At bottom, view south of the Mission fire area, 1906. Early reconstruction occurs to the left, while fire survivors stand at right. Photograph source: San Francisco History Center, San Francisco Main Library.

However, the physical reconstruction of the city was initially hampered by a number of factors. It took months for the massive amounts of debris to be cleared, even with temporary railroads

installed to haul it, as occurred on Capp Street. Property lines had to be relocated, building materials had to be obtained, and labor had to be reorganized. In addition, insurance payments came slowly after the disaster, taking months and even years to be processed, though the pace picked up later in 1906 and 1907. Immigrants and those of modest means, including many Mission residents, were particularly disadvantaged at getting claims processed timely and fully. However, once the physical reconstruction was underway, it was staggering in pace and volume. Insurance payouts were augmented by public "grants-and-loans" programs that primarily assisted the middle and working class to construct new houses. According to Bronson (1959):

> …[S]omehow San Francisco got the job done. And the job was not only done, but it was done faster and better than anyone thought possible. In three years, almost all of the burned area was rebuilt… In 1909, more than half of America's steel and concrete buildings stood in San Francisco. In three years, the assessed valuation of the City was half again as much as it had been before the fire. Twenty thousand buildings – bigger, stronger, more modern than the 28,000 which went up in smoke – had been finished in that space and time.

At that time, the city and the media promoted the perception that San Francisco's "upbuilding" was completed within three years. This was apparently true of the downtown area but not everywhere within the burn area. Fradkin (2005) cites a visitor's observation in 1910 that neighborhoods outside of downtown still lay in ruins. Fradkin also notes that, despite the construction of a safer and more modern downtown, residential building codes were not improved after the disaster, and were even relaxed in order to spark building activity, resulting in new fire dangers and some shoddy construction.

Changes were inevitable during the reconstruction, as new commercial and residential opportunities arose, and differences in classes became apparent in the varying abilities of people to recover from the disaster. Fradkin (2005) states:

> San Francisco became more stratified – physically, socially, economically… as a study of the reconstruction process pointed out: "At one end of the spectrum, upper-class districts and individuals stabilized rapidly, whereas unskilled workers at the low end of the spectrum were still in motion five years after the disaster."
>
> Besides an overall loss of numbers at the lower income levels, there were now more adult males and fewer children, Latinos, Italians, and Asian-Americans. Persons of English, Irish, Jewish, German, and French descent remained stable. Middle-class sales, service, and clerical jobs increased. Working-class manufacturing jobs declined, factories having located elsewhere in the Bay Area.
>
> The major money institutions – the banks, the stock exchange, and the big insurance companies – located in what became known as the Financial District. The businesses that fed off them, such as the department stores and large hotels, clustered around this core area. Higher-income housing moved westward into the unburned district. Lower-income housing, when it eventually became available, was pushed further south. After the earthquake, the physical gap between the rich and the poor and the distance traveled for blue collar workers from home to job became greater.

In the South of Market, the origin of the firestorm, stricter fire and building codes were proposed, which would have made it more difficult and expensive to build. Many residential

property owners of the working-class South of Market opposed the new codes, as they often possessed limited funds with which to reconstruct. Commercial and industrial interests embraced the codes, which could facilitate expansions of their uses. Ultimately, the new codes were essentially scrapped, but not before long delays forced many South of Market property owners to relocate elsewhere. Consequently, the former mixed-use South of Market was reconstructed as primarily industrial and commercial; and many of the former South of Market residents sought new homes in the nearest residential neighborhood, the Mission.

The outlying residential neighborhoods that survived the disaster developed intensely, as many uprooted refugees abandoned their destroyed properties, either by choice or by circumstance. Most former South of Market residents were forced to relocate as stricter building codes for South of Market were debated at length (and eventually rejected) and that area was rebuilt as primarily commercial/industrial. Many of the displaced South of Market folks, typically working class immigrants, moved to the nearest intact area that suited their means and characters, the Mission. "In the undestroyed area of the Mission district a fever pitch of activity prevailed" (Scott 1959). New communities also sprang up on the urban fringe. Still, many chose to rebuild on their original properties.

The final stage of the reconstruction, the city's economic and cultural recovery, began in 1909 with the city's bid to host a world's fair. According to Fradkin (2005):

> The idea [of a world's fair] lay dormant until 1909 when, according to a history of world's fairs, it became 'part of a program of economic recovery, reflecting anxieties produced by earthquake, fire, and graft trials of the intervening years'… [A] public spectacle on a large scale could divert the attention of local citizens from the woeful events of the immediate past and promote San Francisco and California business enterprises to the world.

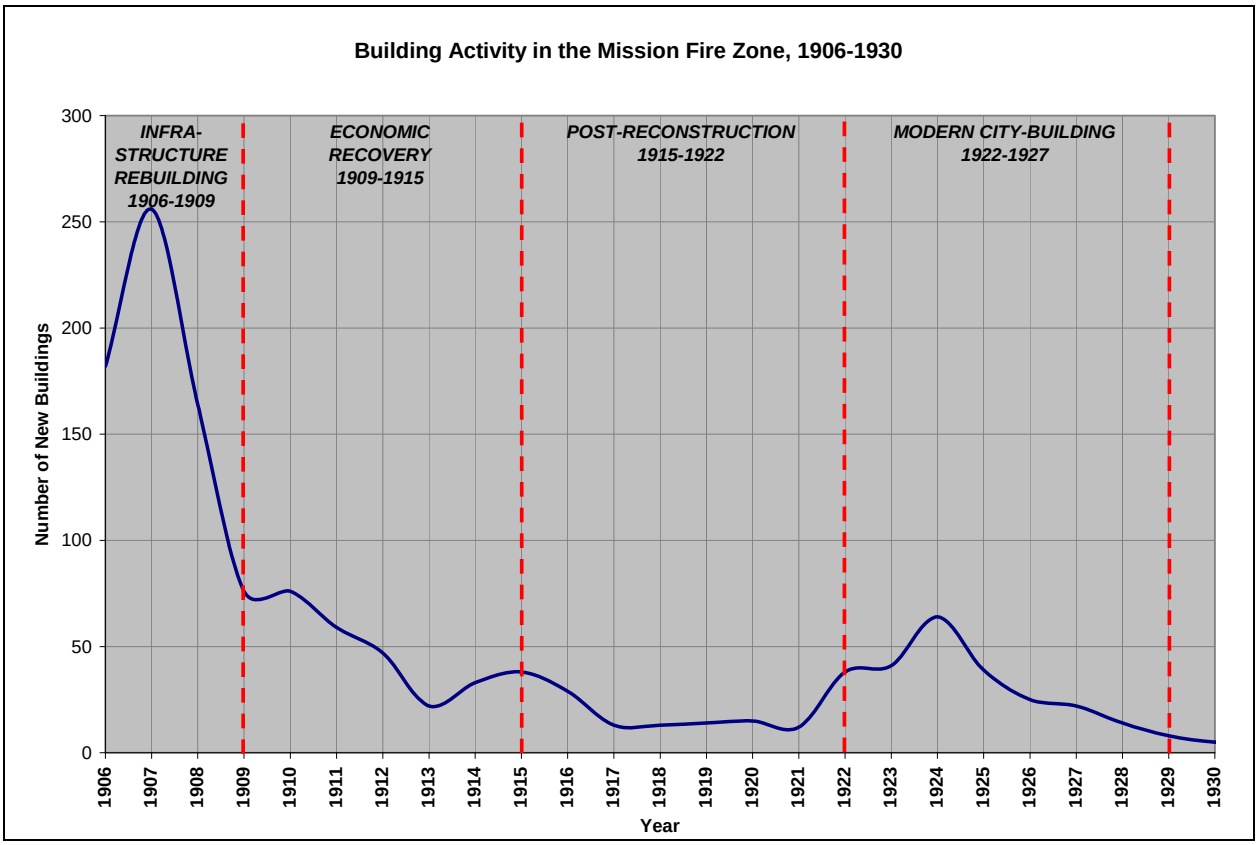
The pride of San Franciscans in their accomplishments was evident. Fradkin goes on to further quote a merchant's speech from a mass meeting in 1909:

> The greatest physical work of any nation is the cutting of the Panama Canal; but the greatest physical achievement of an City in History has been the rehabilitation of San Francisco. In three years we have swept away the vestiges of calamity greater than befell Rome under Nero, or London under Charles. Since Adam stood alone on the morning of the sixth day…there has been no grander spectacle than the San Franciscan the day after the great fire; and we now ask recognition for our services to American fame and name in rebuilding this City with our own hands.

San Francisco was granted the world's fair in 1911 and embarked on a citywide program of public works and improvements in preparation for the event, including construction of a civic center, a new Southern Pacific passenger terminal, and the planting of palm trees in the Dolores Street median. As the physical rebuilding of outlying burned areas was being completed, the city sent out "an invitation to the world to come and see the City for which it had wept a short nine years before… Officially, the fair was held to celebrate the building of the Panama Canal. San Franciscans, however, frankly took greater pride and pleasure in the City's rebuilding" (Bronson 1959). Fradkin (2005) identifies the Pan-Pacific Expo as the culmination of the citywide reconstruction context: "…the official return of San Francisco to normalcy was celebrated at the Panama-Pacific International Exposition of 1915" (Fradkin 2005).

Another aspect of the post-1906 economic and cultural recovery, "regeneration" as the purging of city hall was called, came to involve the Mission District. Following a series of graft inquiries and trials that began before the disaster and the subsequent rise of the Progressives, the Mission's native son and champion "Sunny Jim" Rolph was elected mayor in 1911, an office he held until 1930. Rolph was a founding member of the Mission Promotion Association, which formed in the aftermath of the disaster with the goal of improving services to the district, such as transit, schools, and clean streets. Rolph's ascendancy to mayoralty, based on a platform that advocated the Mission, marked a gain in political clout for the working-class district, which had absorbed thousands of former South of Market residents. Mission merchants also formed the Mission Merchants Association in 1909. The group lobbied the City to pave Mission Street and ushered in a commercial boom that lasted through the 1930s.

In 1915, a decade after the 1906 disaster, the city celebrated its recovery at the Panama Pacific Exposition, a world's fair that symbolically marked the end of the Reconstruction Era. By that time, building activity was finally subsiding after a decade of furious activity. Nearly all of the available land in the surviving parts of the Mission had been built upon, whereas the burned areas were finally reaching their former level of development again.



Post-1906 building activity in the Mission's fire zone, as determined by Assessors records of construction dates, correlated to the chronology of citywide reconstruction. The peak in new construction in the Mission occurred immediately after the disaster, in latter 1906 and 1907. Between that time and through 1909, approximately 70 percent of the Mission's reconstruction building stock was erected (678 buildings), a period in which destroyed properties citywide were replaced in almost exactly the same proportion. As efforts to host the Pan-Pacific Expo were mounted between 1909 and 1915, building activity in the Mission began a gradual tapering off,

as the remaining reconstruction stock (275 properties comprising nearly one-third of the total) was erected. Following the expo year of 1915, new construction declined and reached a prolonged plateau during which less than 20 new buildings were built in any year save 1916. This condition continued until the early 1920s, when transit improvements and a nationwide economic boom touched off a wave of modern city-building, resulting in a new building stock clearly distinguished from that of the reconstruction and with different associations.

Fradkin (2005) identifies common characteristics of historic post-disaster cities, such as London and Chicago after their great fires in 1666 and 1871 respectively: "One characteristic of post-disaster cities is that they tend to replicate their former selves… Other characteristics are that property rights remain sacrosanct, the tax base is restored as quickly as possible, and the speed of reconstruction becomes a mania." All of these characteristics were true of San Francisco's reconstruction. For the most part, the populace of San Francisco rebuilt what had previously existed. A notable exception was the South of Market, a formerly mixed-use district that was reconstructed as predominantly industrial/commercial, which in turn affected higher density residential reconstruction in the Mission District. A primary reason that reconstruction tended to follow earlier development patterns was that it was carried out by a multitude of individual property owners who roundly rejected the Burnham Plan, which would have reconfigured the city with new boulevards, neighborhood centers, and public works at the expense of private property.

San Francisco's rebuilding was exceptional in its scale and speed, as well as in the vast amounts of resources consumed to accomplish it. According to Fradkin (2005):

> What San Francisco achieved in terms of almost immediately easing the harshness of life for its citizens and rebuilding the city was staggering in its size, speed, and complexity. Americans deal with such events by moving past them as quickly as possible and then exorcising the harsh realities. San Francisco set records on both scores. The City had no significant history of relief work. No system of relief was in place, nor was there any general relief organization in early 1906… The 'upbuilding,' as the physical reconstruction of San Francisco was called, proceeded with great speed, without any plan, and with only slight regard for the congestion of shoddy building practices that magnified the scale of the natural disaster. Recovery was eventually gained, but at great cost to forests, horses, people, democracy, and future public safety.

Rise of the Workers

Organized labor played an important role in the social history of the Mission District during the early 20th Century. As San Francisco's largest and most influential working-class neighborhood, the Mission became a hotbed of union activism after the 1906 earthquake. During the post-quake period, frustrations developed among the working class population in response to wage stagnation and deteriorating working and living conditions. Class tensions, long evident in San Francisco, found their outlet in the Streetcar Strike of 1907, America's bloodiest transportation strike. This event, which resulted in the death of several people and the destruction of hundreds of thousands of dollars worth of property, largely took place in the Mission District, as striking employees of the Carmen's Union and their families battled United Railroads and their force of scabs. Governor Gillett, elected in 1907 with heavy financial support from the Southern Pacific Railroad, was alarmed by the events of that year and immediately tried to find a way to better control future insurrections. His decision to build the State Armory and Arsenal (Mission Armory) on the site of the old Southern Pacific Hospital that

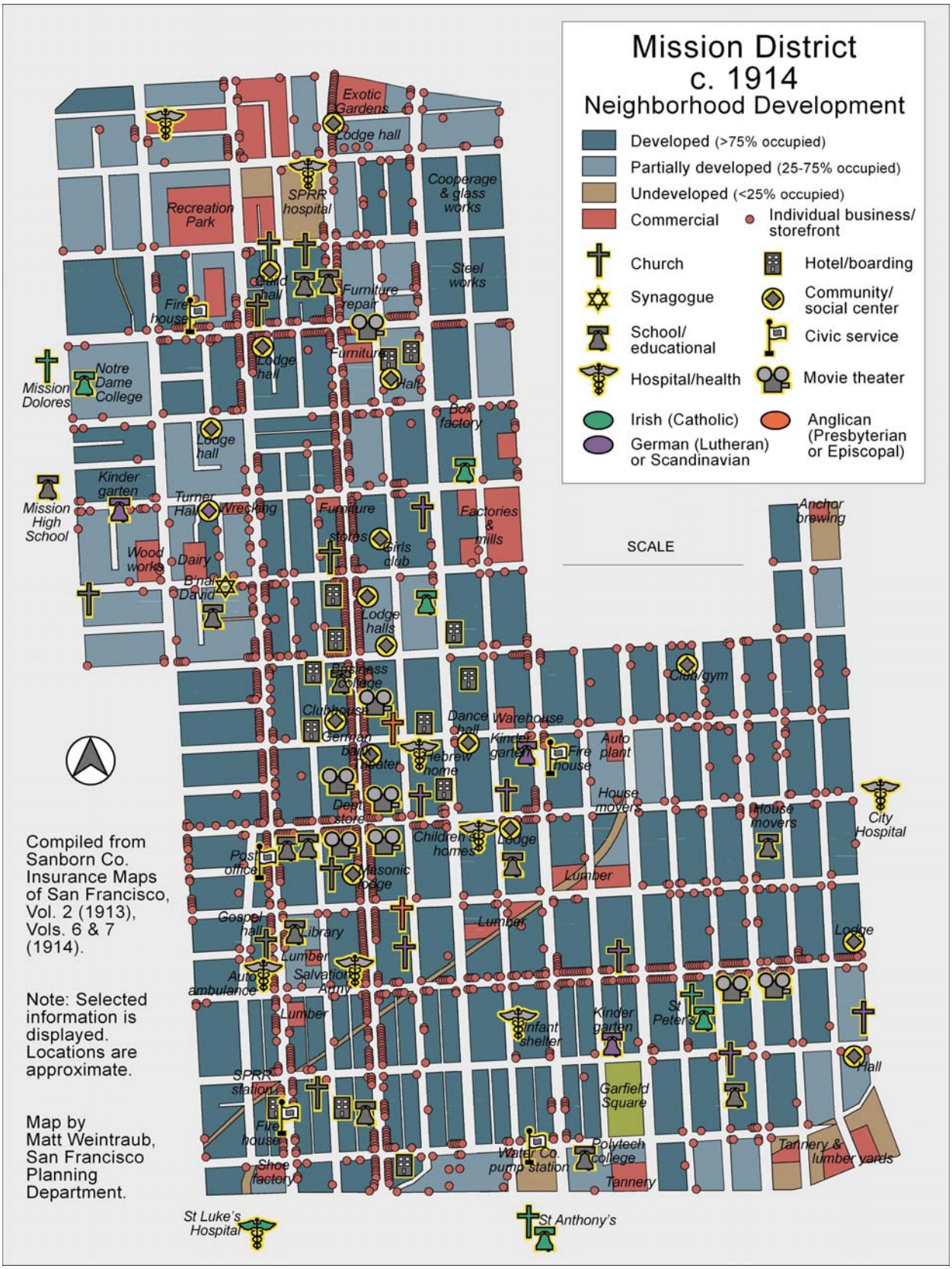
had occupied the northern portion of a block bounded by Fourteenth, Mission, and Fifteenth streets and Julian Avenue was largely based upon the perceived strategic nature of the site. The Mission Armory, which stands just outside the boundaries of the Market & Octavia Plan Area, sounds a decidedly aggressive note in the Mission District to this day.

The Mission gained a significant amount of political clout in the years after the 1906 Earthquake. Partially the result of its large Irish and Irish-American population and strong labor unions, the Mission dominated the politics of San Francisco for at least two generations until the neighborhood's older residents began moving to the suburbs in the 1950s. One of the most powerful organizations was the Mission Promotion Association. Formed in the aftermath of the earthquake, the Mission Promotion Association was led by prominent Mission politicos such as soon-to-be mayor James "Sunny Jim" Rolph, Eustace Cullinan, Mission Bank head C.L. McEnerney, Matt I. Sullivan, Frederick Meyer, and others. The avowed goals of the association, which claimed half the city's land area and two-thirds of its population were to: "…unite and keep united the residents and taxpayers of the Mission district for their material, social and moral advancement." In more concrete terms, the organization wished to obtain for the Mission adequate schools, substantial public buildings, good streets and boulevards, sewer systems, fire houses, police stations, parkland, public transit, and enforcement of municipal ordinances to keep the Mission safe, clean and prosperous. Running on a platform of advocate for the Mission District, native son James Rolph was elected mayor in 1911, keeping this position until elected governor of California in 1930.

A substantial portion of the newer residents of the Mission in the early 20th Century were either Irish-born immigrants or their children, although many other ethnic groups lived in the area, including Italians, Germans, and Scandinavians. Several churches in the survey area indicate the presence of several smaller groups, including Armenians and Greeks. Most residents appear to have been employed in working-class occupations, with many of the men working as teamsters, carpenters, or longshoremen and the women as domestic servants in the homes of the wealthy. Union activism and identity was paramount, with union halls and fraternal organizations prevalent throughout the neighborhood. There were several significant union halls in the survey area.

Religious, social and recreational facilities were not lacking. Roman Catholic churches such as Mission Dolores and other church-sponsored organizations like the Holy Family Day Home and the College of Notre Dame catered to the Mission District's large Irish and German Catholic populations. Perhaps the most famous priest in the history of the Archdiocese of San Francisco is Father Peter C. Yorke, a well-known Mission District resident and radical labor activist and crusader for immigrant and Catholic rights. Father Yorke presided over St. Peter's Church on Alabama Street until his death on Palm Sunday in 1925. Yorke's grave became the destination of an annual pilgrimage that originated at St. Peter's and ended at his burial at Holy Cross Cemetery in Colma. The day is a major Irish-American and labor celebration.

The neighborhood's growing German, Swedish, and Norwegian populations were served by several Lutheran churches along Dolores, Guerrero, and Sixteenth streets. Many of these congregations had appeared on the 1899-1900 Sanborn maps in the South of Market Area; their movement to the Mission is indicative of the relocation of South of Market residents to the Mission after 1906. Another South of Market institution that appears in the Mission on the 1913-14 Sanborn map is the Columbia Park Boys' Club, itself named after the only public park in the South of Market Area. The large number of union halls and trade-specific lodges indicated the powerful role of labor politics in the Mission District.



Compiled from Sanborn Co. Insurance Maps of San Francisco, Vol. 2 (1913), Vols. 6 & 7 (1914).

Note: Selected information is displayed. Locations are approximate.

Map by Matt Weintraub, San Francisco Planning Department.

Fraternal organizations were also important to workingmen in the Mission. Once widespread in the United States, fraternal organizations of many types provided a sense of community to its members, as well as providing important social benefits such as assistance with health care and burial costs and other financial benefits. Some fraternal groups were limited to particular ethnic groups (sometimes even to people from a certain community), religious societies, or to people from various regions of the United States. The Masons and the Odd Fellows are well-known examples. Lesser known are groups such as the Knights of Pythias or the Woodmen of the World—two fraternal lodges active in the survey area.

Portrait in Time: Sanborn Insurance Co. Maps, 1914

The Sanborn Insurance Co. maps of San Francisco from 1914 provide a comprehensive, highly detailed cartographic image of the Mission District during near the close of the Reconstruction Era. As these maps indicate, the Mission District was a rebuilt and restored, a fully functional city-within-a-city.

At the close of Reconstruction, while the burned-out and rebuilt northern Mission was finally achieving its pre-disaster level of development, albeit at greater density, the southern Mission was almost entirely occupied, having received so many of the refugees. The reconstruction activities had erased any remaining vestiges of the old rural lifestyle, such as gardens, off-grid lot lines, isolated dwellings on large plots, and Serpentine Street. Whereas a few open blocks at the district's fringe had still remained at the turn of the century, now every block in the district was developed or reserved for development, and neighborhoods at the district edges merged with those of surrounding districts. The commercial corridors were robust, denser and more active than ever before. The variety of commercial uses included newer ones such as bicycle repair, metal works, machine shops, and game halls, while fewer fuel depots and liveries were found.

Mission Bank at Mission & Sixteenth Streets, 1906. An anchor of reconstruction. Photograph source: San Francisco History Center, San Francisco Main Library.

Reconstruction and recovery at Mission & Eighteenth Streets, 1910. Photograph source: San Francisco History Center, San Francisco Main Library.

The entirety of Mission Street was reconstructed as solidly commercial at the street level, where it had previously included dwellings mixed with commercial and mixed-use. The vitality of the new shopping district was evident, as commercial buildings of all sizes crowded both sides of the street. Mission Street boasted seven theaters, billiards, bowling, five undertakers, and a "Japanese" store. The intersection of Mission and Twenty-Second Streets, a key streetcar transfer point, became the center of the intensified commercial corridor that became known as the Mission Miracle Mile, which extended the full length of Mission Street from north of Sixteenth down to

Army Street (now Cesar Chavez) . In addition to a pair of theaters and the Lippmann Bros. department store on Mission near that intersection, Twenty-Second developed its own strip of commerce. Furniture stores also proliferated, with nine of them located on one block alone between Eighteenth and Nineteenth Streets.

Similarly, Valencia Street, a very early automobile route designated in 1907, was almost continuously developed with storefronts and commercial uses of all sizes. Commerce on Valencia tended toward services, as it had prior to the 1906 disaster, though it received some entertainment and neighborhood spill-over from Mission and Sixteenth. Uses included six undertakers, upholstery, wrecking, sheet metal works, auto service garages, and a lumber yard. The old commercial and entertainment strip of Sixteenth Street, entirely destroyed in 1906, was rebuilt as a nearly solid corridor of small storefronts between Guerrero and Howard Streets. Uses included a dance hall, a pair of theaters, and banks (including the Mission Bank, one of the first businesses to open after the 1906 disaster), as well as a pair of dairies near Dolores Street. In the southern Mission, the neighborhood retail corridor of Twenty-Fourth Street, untouched by the 1906 disaster, had also filled in solidly commercial between Mission and Potrero and contained two theaters of its own.

View east on Sixteenth Street towards Valencia Street, 1918. Upbuilding is complete. Photograph source: San Francisco History Center, San Francisco Main Library.

North of Sixteenth Street, the Mission received the industrial-commercial overflow from South of Market, where debate over new building codes had delayed reconstruction. With uses such as lumber, wood planing, cement works, marble works, lithography, and the Levi Strauss clothing factory mixed in with multi-family flats and residential hotels, this part of the Mission resembled the mixed-use character of pre-1906 South of Market. In the northeast Mission, the filled Mission Creek area that had been so devastated by the earthquake was rebuilt with industrial and large commercial uses that included a Ford automobile factory, a box factory, laundries, cleaning and dyeing works, and a house-mover.

Two views of the south Mission District, 1915. At left, Twenty-Sixth Street and Treat Avenue. At right, Twenty-Second and Alabama Streets. The south Mission consisted of mostly pre-disaster construction with post-1906 infill. Photograph source: Hooper, 2006.

Property Types and Resource Registration

Reconstruction Era development in the Mission is second only to the Gilded Age construction that preceded it in terms of having produced the greatest amount of extant historic building stock. In the part of the Mission that was located within the 1906 burn area (approximately north of Twentieth Street between Dolores and South Van Ness), Reconstruction Era development was absolutely dominant, resulting in a dense concentration of post-disaster properties that form an identified historic district. In the remainder of the Mission, where Gilded Age properties that were untouched by the 1906 disaster, Reconstruction Era properties occurred individually and in small groupings as infill to the earlier historic fabric. These two Reconstruction contexts – the rebuilding of the northern Mission and the infill of the southern Mission – were the final phases of widespread major construction to occur in the Mission District. The distributions of Reconstruction Era property types district-wide tended to follow the patterns established during the earlier suburbanization of the Gilded Age. The majority of the Mission's extant Reconstruction Era properties are residential. Commercial and mixed use properties are located primarily along the major retail corridors and at corner lots within neighborhoods, while institutional/public assembly properties are scattered throughout the district. Property types and resource registration requirements are further described following:

Residential

The Reconstruction Era "upbuilding" of San Francisco was represented by the newer residential building stock of the Mission. The general trend toward larger and higher density residential structures, which began in the Mission near the turn of the century, intensified after the 1906 disaster. The Mission's burned area, once a diverse collection of residential property types that were predominantly detached or semi-attached single-family homes, was rebuilt almost entirely with stacked multi-family flats, with the "Romeo flats" arrangement proliferating. Yet since the Reconstruction was carried out by a multitude of private property owners, the resulting building stock was still individualistic and varied in appearance. Very few single-family dwellings were constructed, save for cottages usually located in back lots that were cheap and easy to erect in the immediate aftermath of 1906, each able to sustain a family until a larger structure was built to replace or join it. These relief cottages were typically simple and unadorned shelters, reflective of the practicality that was required immediately post-disaster.

In the southern part of the Mission, which was solidly detached single-family dwellings before Reconstruction, the character also changed. Lots that were empty before the 1906 disaster were developed with multi-family flats, and previously developed lots added back-lot cottages. Whereas earlier residential buildings employed setbacks, newer construction was usually built to the lot lines. Wider lots such as old mansion estates were subdivided for further development, as the last of the Howard Street elite fled the rebuilding to their newer enclaves on the Peninsula and elsewhere. Existing buildings were moved on lots, demolished, partitioned for multi-family, or expanded to create more developable area. Rural outbuildings such as barns, coops, wells, and windmills, still evident at the turn of the century, were gone. The Reconstruction put an end to the quasi-rural conditions that still existed in parts of the Mission at the turn of the century.

While San Francisco's established residential building pattern of narrow, boxy wood-frame structures continued in Reconstruction Era development, newer buildings were built deeper to contain more units, resulting in plans articulated with light wells and interior stairs. Newer buildings often included additional stories and above-grade basement levels that resulted in taller buildings. Gable roofs increasingly gave way to shallow hipped roofs, another method of

increasing useable living space. At the front façade, San Francisco's bay window tradition continued to develop; whereas earlier Victorian-styled residences generally employed a single projecting bay, the newer architectures called for symmetry and paired bays (which were repeated in wider structures), which again increased living area.

Changes in architectural styles also became evident during the Reconstruction Era. The Beaux Arts movement that had been introduced to the nation at Chicago's World's Columbian Exposition of 1893 had reached San Francisco by the turn of the century, as witnessed by the growing popularity of the Classical Revival and Edwardian styles. These related styles were widespread in Reconstruction Era residential properties, resulting in multi-family flats rendered with decorative classical entablatures, grand pilastered entrances, and cast plaster ornament. The basic building plans for flats – the double-bay model that resembled a single-family design, and the triple-bay "Romeo" flats - were adapted to other newer architectural styles in addition to Classical Revival and Edwardian. These included Mission Revival designs with shaped parapets and Spanish tiles, Craftsman examples with brick bases and wide squared window bays, and later versions of Queen Anne, which were less embellished and more classically influenced during that style's final decade. Some apartment buildings, differing from flats in that apartments utilized shared street entrances and were usually larger buildings, were also constructed.

Thousands of Reconstruction Era residential potential resources exist, and a significant portion of them have been documented. Of the Reconstruction Era residential properties located within the 1906 burn area, approximately three-quarters have been identified as individually significant resources, contributors or noncontributors within the Mission Reconstruction historic district, with the remaining quarter still to be documented. In the remainder of the greater Mission District, the Reconstruction Era residential properties are mostly not documented. No Reconstruction Era residential properties are officially designated resources at any level.

Significance: Extant Reconstruction Era residences are significant under CRHR Criterion 1 for their associations with the historic events of post-1906 rebuilding and recovery in the Mission District. Through their location and setting, Reconstruction Era residences are a physical record of the post-disaster activities that allowed San Francisco to function and eventually thrive again. An extant residential property that can be documented as the home of any known important individual from the Reconstruction Era, such as a prominent civic leader, top-level professional, major real estate developer, successful merchant, or cultural figure in the Mission District, would also be significant under CRHR Criterion 2 for its association with the life of a person important in history. A Reconstruction Era residential resource with high levels of integrity of design, materials, and workmanship, or that is the representative work of a master would also convey significance under CRHR Criterion 3 for displaying distinctive characteristics of a type, period, region, or method of construction. Any archeological artifact of the Reconstruction Era found *in situ* on a Mission District residential property has the potential to yield knowledge of history and may be significant under CRHR Criterion 4.

Integrity: In evaluating the integrity of Reconstruction Era residences, general importance is placed on design, materials, and workmanship through retention of historic architectural features. However, other aspects of integrity can elevate a Reconstruction Era residence to status of resource even if design, materials, and workmanship are diminished. A property whose physical existence is a record of the post-1906 rebuilding and recovery through retention of setting, location and association, such as one located within the 1906 fire area, and that retains basic aspects of design (such as form, massing, and layout) can convey its significance. This is particularly true in the context of the identified Mission Reconstruction historic district.

Reconstruction Era structures that retain historic materials and workmanship in addition to design should be considered individually significant resources. In particular, consideration should be given to the class of Reconstruction Era residential properties built during the relief phase in late 1906 and 1907, immediately following the 1906 disaster. These structures, typically cottages and small houses of exceedingly simple design, are likely to have experienced changes to materials and workmanship, yet still convey significance through retention of location, design, and setting, as well as overall feeling and association.

Commercial and Mixed Use

The commercial corridors that were destroyed in the 1906 disaster were rebuilt even more solidly commercial at the street level than they had been before. Businesses displaced by the disaster made their way to the Mission District, opening along Mission and Valencia streets, primarily between Sixteenth and Twenty-fourth streets. The intensified commercial corridor of Mission Street, which extended from north of Sixteenth down to Army Street (now Cesar Chavez), became known as the "Mission Miracle Mile." This major retail strip became a citywide business district and an alternative to the department stores of Market Street, replete with grand theaters, branches of downtown department stores, and social and union halls. The upper portions of Mission and Valencia Streets, as well as all of Sixteenth Street, were entirely rebuilt with post-disaster commercial and mixed use buildings, while the lower portions of Mission and Valencia, as well as Twenty-Fourth Street, experienced infill commercial construction that sometimes replaced earlier residential uses. The earlier pattern of individual commercial and mixed use properties scattered throughout the Mission's neighborhoods, particularly on corner lots, also continued. Minor retail corridors that had formed on the east-west numbered streets continued to develop, with some transitioning to residential while others intensified commercially.

Like Gilded Age commercial buildings that preceded them, the Reconstruction Era commercial buildings of the Mission were generally of two types: single-story utilitarian structures dedicated entirely to commercial use (though attached dwellings at the rear occurred), and multi-story mixed use structures that contained commercial space at the ground floor and one or more residential units above. A third class, multi-story commercial buildings, occurred more frequently as the Reconstruction Era unfolded. Most single-story commercial buildings followed a simple Western false-front building plan, with centralized entrance located below a parapet that also served as a sign band. Some displayed classical entablatures and other decoration, while others were essentially bereft of detail. These were typical of the utilitarian commercial buildings erected during the first few months and years following the 1906 disaster, which allowed the city's economy to function while reconstruction and upbuilding continued.

Many mixed use structures were multi-story boarding houses, residential hotels, or corner properties with apartments above the ubiquitous corner stores and saloons. Others were smaller, two-story buildings that allowed merchants to live in the units directly above their shops. While the upper stories of mixed use buildings followed the architectures of similar residential buildings, the commercial ground floors continued to develop their own styles. Storefront vestibules were deepened in order to facilitate more display area and pedestrian activity, and details such as decorative tile and trim were added to bulkheads. Multi-story commercial buildings, which became more common as the Reconstruction continued, utilized styles associated also with civic and institutional architecture, such as Classical Revival, Italian Renaissance Revival, and Chicago Commercial style.

The Reconstruction Era commercial and mixed use properties that are located on Sixteenth Street and those on the upper segments of Mission and Valencia Streets (north of Twentieth) have been evaluated as individually significant resources, contributors and noncontributors within the locally significant Inner Mission Commercial Corridor historic district. This historic district also includes various minor retail corridors along the east-west numbered streets. Not yet documented are the Reconstruction Era commercial and mixed use properties that are located on Twenty-Fourth Street and the lower segments of Mission and Valencia Streets (south of Twentieth), which are also located within the Inner Mission Commercial Corridor historic district. The only Reconstruction Era commercial property in the Mission that is an officially designated resource is the Victoria Theater (1908) on Sixteenth Street, a City Landmark.

Significance: Extant Reconstruction Era commercial and mixed use properties are significant under CRHR Criterion 1 for their associations with the historic events of post-1906 rebuilding and recovery in the Mission District. Through their location and setting, Reconstruction Era commercial and mixed use properties are a physical record of the post-disaster activities that allowed San Francisco to function and eventually thrive again. An extant commercial or mixed use structure that can be documented as the business or property of any known important individual from the Reconstruction Era, such as a prominent civic leader, top-level professional, major real estate developer, successful merchant, or cultural figure in the Mission District, would also be significant under CRHR Criterion 2 for its association with the life of a person important in history. A Reconstruction Era commercial or mixed use resource with high levels of integrity of design, materials, and workmanship, or that is the representative work of a master would also convey significance under CRHR Criterion 3 for displaying distinctive characteristics of a type, period, region, or method of construction. Any archeological artifact of the Reconstruction Era found *in situ* on a Mission District commercial or mixed use property has the potential to yield knowledge of history and may be significant under CRHR Criterion 4.

Integrity: In evaluating the integrity of Reconstruction Era commercial and mixed use properties, general importance is placed on design, materials, and workmanship through retention of historic architectural features. However, other aspects of integrity can elevate a Reconstruction Era property to status of resource even if design, materials, and workmanship are diminished. A property whose physical existence is a record of the post-1906 rebuilding and recovery through retention of setting, location and association, such as one located within the 1906 fire area, and that retains basic aspects of design (such as form, massing, and layout) can convey its significance. This is particularly true in the context of the identified Mission Reconstruction historic district. Reconstruction Era structures that retain historic materials and workmanship in addition to design should be considered individually significant resources. In particular, consideration should be given to the class of Reconstruction Era commercial properties built during the initial years of recovery immediately following the 1906 disaster. These structures, typically single-story structures of exceedingly simple design, are likely to have experienced changes to materials and workmanship, yet still convey significance through retention of location, design, and setting, as well as overall feeling and association. For mixed use and multi-story commercial properties, consideration should also be given to the likelihood of alterations at the ground floor storefronts, which should be considered subordinate to the overall integrity of Reconstruction Era mixed use and multi-story commercial buildings.

Institutional/Public Assembly

A large number of institutional and public assembly properties were constructed in the Mission during the Reconstruction Era. Many of them replaced earlier properties that were destroyed in the 1906 disaster, either on the same locations or in new locations closer to their

relocated communities. Institutional buildings included police and fire stations, libraries, schools, youth directories, orphanages, and hospitals. Some institutional buildings were privately developed, while others were civic. Public assembly buildings in the Mission included numerous religious buildings and fraternal halls that served different ethnic and religious groups. In addition, some commercial buildings such as theaters and dance halls served public assembly purposes. Though many of these properties differed from each other in terms of design and construction, they were all important in place-making and neighborhood-building.

Similar to similar properties of the Gilded Age, the architectures of Reconstruction Era institutional and public assembly properties varied widely, though they were predominantly revival styles. Properties were typically multi-story structures rendered in grand styles that included Gothic Revival, Exotic Revival, Classical Revival, and Italian Renaissance Revival. The sizes of Reconstruction Era institutional and public assembly properties were limited by the sizes of available lots in the Mission.

Most of the officially designated Reconstruction Era resources in the Mission District are institutional and public assembly buildings, indicative of the importance placed on community following the 1906 disaster. City Landmarks include the Notre Dame School (rebuilt on the site of the earlier destroyed institution in 1907), the B'nai David Temple (1908), the Mission Turnverein (relocated from the site of the earlier destroyed institution in 1910), the Girls' Club (1911, NRHP-listed), and the National Guard Armory (1914, NRHP-listed). Other Reconstruction Era institutional and public assembly properties are documented as contributors or noncontributors to the identified locally significant Mission Reconstruction historic district.

Significance: Extant Reconstruction Era institutional and public assembly properties are significant under CRHR Criterion 1 for their associations with the historic events of post-1906 rebuilding and recovery in the Mission District. They may also be significant within contexts specific to the properties, such as cultural identities, medicine, or education. Through their location and setting, Reconstruction Era institutional and public assembly properties are a physical record of the post-disaster activities that allowed San Francisco to function and eventually thrive again. An extant institutional or public assembly structure that can be documented as the organization any known important individual from the Reconstruction Era, such as a prominent civic leader, religious figure, or physician in the Mission District, would also be significant under CRHR Criterion 2 for its association with the life of a person important in history. A Reconstruction Era institutional or public assembly resource with high levels of integrity of design, materials, and workmanship, or that is the representative work of a master would also convey significance under CRHR Criterion 3 for displaying distinctive characteristics of a type, period, region, or method of construction. Any archeological artifact of the Reconstruction Era found *in situ* on a Mission District institutional or public assembly property has the potential to yield knowledge of history and may be significant under CRHR Criterion 4.

Integrity: In evaluating the integrity of Reconstruction Era institutional and public assembly properties, general importance is placed on design, materials, and workmanship through retention of historic architectural features. However, other aspects of integrity can elevate a Reconstruction Era institutional or public assembly property to status of resource even if design, materials, and workmanship are diminished. A property whose physical existence is a record of the post-1906 rebuilding and recovery through retention of setting, location and association, such as one located within the 1906 fire area, and that retains basic aspects of design (such as form, massing, and layout) can convey its significance. This is particularly true in the context of the identified Mission Reconstruction historic district. Reconstruction Era structures that retain historic materials and workmanship in addition to design should be considered individually

significant resources. For institutional and public assembly properties, consideration should also be given to the importance of their historic uses and the interior designs and layouts that allowed those uses, which may extend to aspects of materials and workmanship at the interior.

Modern City Building: 1915-1943

A decade after the disaster of 1906, San Francisco was rebuilt and modernizing. The waterfront remained vital to regional economies and trade. In the South of Market, the reconstruction of the area as almost entirely commercial/industrial accommodated larger enterprises. The population soared during and after the reconstruction, from 417,000 in 1910, to 507,000 in 1920, to 634,000 in 1930, before leveling off during the 1930s recession. Construction activity focused on outlying areas of the city, which were newly accessible to the rebuilt urban core. Facilitated by construction of the Twin Peaks (1918) and Duboce (1928) Tunnels, new streetcar lines accessed the sandy dunes west of the San Miguel hills, where tract homes were produced *en masse*. The rising popularity of auto-mobility in the 1920s and 1930s also contributed to tract home development.

Valley in the Sun

The Mission District was mostly built out and stable following the post-1906 reconstruction. Little physical change occurred in the Mission's residential neighborhoods between the First and Second World Wars save for a mini-boom of building in the 1920s, coinciding with a nationwide economic boom. The Mission District's commercial corridors remained dynamic through the first half of the Twentieth Century. While all of the district's commercial corridors benefited from new construction, renovations, and improvements during this period, none was more emblematic of economic success than Mission Street. The "Mission Miracle Mile" shopping district was home to new theaters and vaudeville houses such as the El Capitan, Tower, Grand, New Lyceum, Rialto, and the colossal 3,000-seat New Mission Theater, department stores such as Sherman Clay and Hale Brothers, and furniture stores such as Redlick-Newman.

The Mission Miracle Mile shopping district. At top, the retail and theater hub at Mission Street near Twenty-Second, 1936. At center, the intersection of Mission Street and Twenty-Fourth, the south Mission neighborhood retail strip, 1926. At bottom, furniture manufacturing and retailing at Mission Street near Army, 1931. Photograph source: San Francisco History Center, San Francisco Main Library.

Limited new construction of industrial, printing, and automotive uses, spill-over from the South of Market, occurred in the northern and northeastern Mission, where they steadily encroached on post-1906 frame residential construction. New uses included automotive

services, a trailer manufacturer, bakery plants, Blum's Candy, and expansion of the Enterprise Foundry. Industrialization encroached as far southwest as Seventeenth and Valencia Streets, where Pepsi-Cola built a bottling plant.

The secondary commercial corridor of Valencia Street near Twentieth, infilled with corner apartment buildings, 1927. Photograph source: San Francisco History Center, San Francisco Main Library.

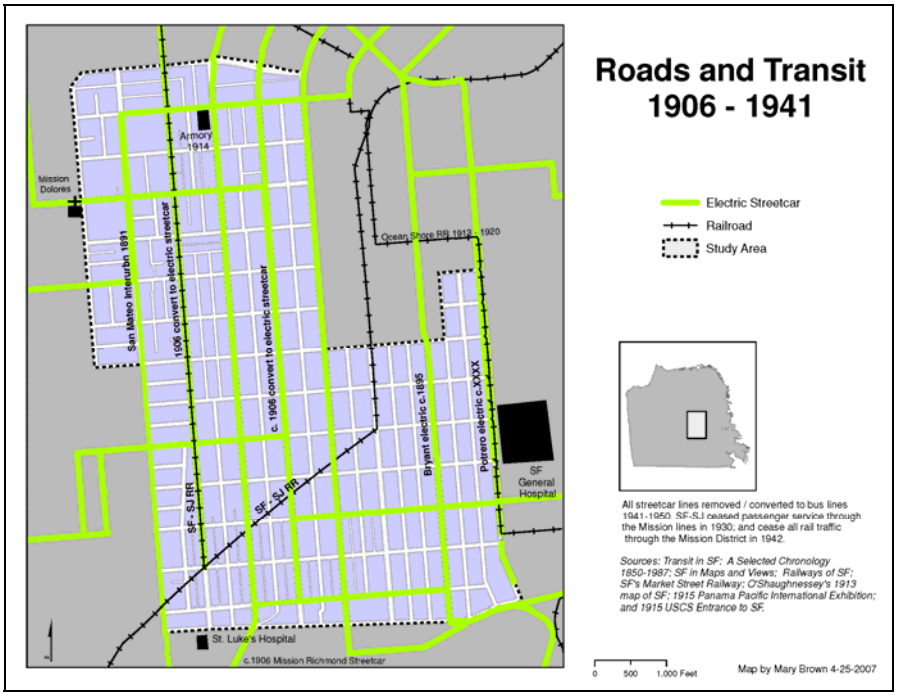
Sports were immensely popular for the working class people of the Mission. Residents watched boxing matches at the Mission Armory or at National Hall, at Sixteenth and Mission streets. The latter was known as a "bucket of blood" arena, because spectators allegedly did not expect to see a clean fight. Baseball teams (the San Francisco Seals and the Mission Reds) played at Recreation Park, a stadium located at Fifteenth and Valencia streets, the former Woodward's Gardens site. At Recreation Park, a noisy, hard-drinking crowd of working-class folk inhabited the "booze cage," where profanity and fists flew regularly. "Old Rec" was used by the Seals until 1931 when they moved to the newly constructed Seals Stadium at Sixteenth and Bryant Streets. The Reds continued to play at Recreation Park until the team moved to Hollywood in 1937.

Decorative arches and towers on Mission Street, 1939. Photograph source: San Francisco History Center, San Francisco Main Library.

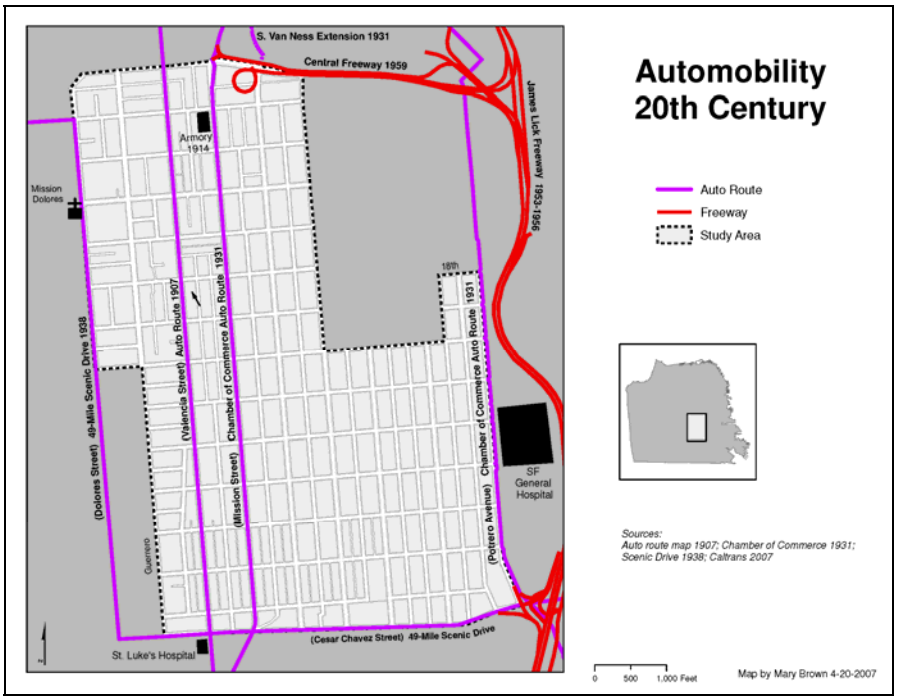
One characteristic of the Mission's city-building period was the increasing popularity and use of automobiles, a new transportation technology that profoundly affected the architecture and urban design of San Francisco. Auto-mobility became dominant during the period, though the area remained well-served by streetcar lines. Over time, several north-south routes in the Mission were designated, re-designated, and redeveloped as major automobile routes, beginning with Valencia Street in 1907. Valencia Street was designated as a segment of the Victory Highway that linked Los Angeles to Sacramento. When the coast-to-coast Lincoln Highway was established and supplanted the Victory Highway, Valencia remained a designated highway feeder. Later, Mission and Potrero were designated as auto routes in 1931, the same year that Van Ness Avenue and Howard Street were connected to create South Van Ness as a route to the new Golden Gate Bridge. Valencia and Potrero were similarly designated in 1933. In 1939, Dolores and Army Streets became segments of the city's historic tourist attraction, the 49-Mile Scenic Drive.

Auto-mobility on Mission Street near Twenty-Second, c.1930s. San Francisco History Center, San Francisco Main Library.

Another consequence of San Francisco's city-building period was the reconfiguration of major infrastructure such as railroads. In 1930, the Southern Pacific rail line, formerly the San Francisco-San Jose Railroad, ceased passenger service through San Bruno Gap and the Mission. Shortly thereafter, freight service was discontinued as well and the line cutting across the Mission valley through former race courses was abandoned in 1942.



Mission District circulation during the Twentieth Century, the advent of auto-mobility..



Property Types and Resource Registration

Compared to the long period of Gilded Age suburbanization and the shorter but more intensive Reconstruction Era, the period of modern city-building was minor in its overall significance to Mission District development. It resulted in only a fraction of the extant potential historic building stock through infill construction. The northern Mission, which had been completely cleared of older structures by the disaster of 1906, provided more infill opportunities than the southern Mission, rebuilding efforts notwithstanding. The older core of the southern Mission, untouched by the 1906 disaster, was built out during the Reconstruction Era and it afforded fewer infill opportunities except at the southeastern edges. Despite the relatively low number of period properties, and their lack of association with events as important as the 1906 disaster (either as survivors or as Reconstruction Era properties), some period properties may be considered resources within their contexts. The modern city-building period resulted in new architectures and patterns of development that were clearly distinguished from earlier ones. Property types and resource registration requirements are further described following:

Residential

Much of the period's infill residential construction occurred when large commercial and industrial properties that had thrived during the dynamic Reconstruction Era, such as lumber yards, wrecking yard, dairy delivery, livery, tannery, and marble works, were reclaimed for residential uses. Many of these large commercial and industrial properties had been established in the northern Mission's burned-out area in support of the local and citywide reconstruction efforts. With rebuilding completed, the properties had become more valuable as housing in the ever-crowded city.

Infill housing construction typically took the form of large urban apartment buildings or rows of suburban single-family tract homes and flats that were shoe-horned into the redeveloped parcels. Construction of individual homes also occurred occasionally. The previously ubiquitous property type of "Romeo" flats, native to San Francisco, ceased to be constructed after about 1920. The rapidly increasing popularity and affordability of automobiles led to the integration of garages at the ground floor of residential buildings of all types. Increased auto-mobility also mandated insertion of garages into older buildings, which often involved lifting them. As the 1920s economic boom faded, the quality of architecture and materials declined. During the economic lean times of the 1930s, many property owners improved or expanded their buildings to increase energy efficiency and rent potential.

The period of city-building witnessed new architectural styles come to the fore. San Diego's Panama-Pacific Exposition of 1915, held the same year as San Francisco's Expo, popularized Mediterranean Revival styles such as Spanish Colonial, Moorish Revival, and Churrigueresque. Mediterranean Revivals became the new regional architectural vocabulary of California and the American Southwest, and an alternative to the East Coast-based Colonial Revival. Mediterranean Revivals evoked the adobes of the long-gone Californios with stucco cladding, clay tile roofing, and atriums and arcades suited to the mild climate and the Californian indoor/outdoor lifestyle. The newer styles were exuberant and colorful, and unfettered response to the classical formalism that had preceded it. Mediterranean Revivals continued in the vein of their earlier restrained progenitor, Mission Revival style, which had debuted at the 1893 Chicago Exposition along with Beaux Arts. Mediterranean Revival styles were commonly used in new construction as well as in alterations to older structures. Other exotic period revival styles and newer innovative styles such as Craftsman, Marina Bungalow, and Art Deco and Moderne were also employed.

A number of period residential properties in the northern Mission have been evaluated as potential resources, including the NRHP-eligible Ramona Street historic district and the CRHR-eligible Hidalgo Terrace historic district. A greater number of period properties, including potential individually significant resources and small district groupings, remain to be evaluated. No period residential properties are officially designated resources at any level.

Significance: Extant period residences may be significant under CRHR Criterion 1 for their associations with specific historic events or patterns of period development such as auto-mobility or early tract home development. An extant residential property that can be documented as the home of any known important individual from the period, such as a prominent civic leader, top-level professional, major real estate developer, successful merchant, or cultural figure in the Mission District, could be significant under CRHR Criterion 2 for its association with the life of a person important in history. A period residential resource with very high levels of integrity of design, materials, and workmanship, or that is the representative work of a master could also convey significance under CRHR Criterion 3 for displaying distinctive characteristics of a type, period, region, or method of construction. Any archeological artifact of the period is not likely to yield knowledge of history and would not be significant under CRHR Criterion 4.

Integrity: In evaluating the integrity of residences from the modern city-building period, high importance is placed on design, materials, and workmanship through retention of historic architectural features. The overall integrity of a potential historic district also places high importance on location, setting, and association between properties, which contribute to overall feeling. In particular, primary consideration should be given to potential districts whose overall designs were innovative and provided variety, rather those that followed standardized designs. For instance, the collection of 1930s and 1940s residences around the intersection of Nineteenth and Linda Streets, which include single-family dwellings, flats, and apartments in an interesting configuration and combination of styles, appears to qualify as a historic district of the same caliber as the documented Hidalgo Terrace historic district. Conversely, the row of 1920s apartment buildings on Eighteenth Street west of Valencia, though varied, do not collectively present innovative or interesting aspects of design, workmanship, or materials, and therefore do not appear to qualify as a significant historic district.

Commercial and Mixed Use

The cohesion and vitality of the Mission District's commercial corridors increased during the modern city-building period through infill construction as well as renovations and improvements to older properties. The major commercial spines of Mission and Valencia, which had been first truncated by the 1906 disaster and then re-grown during the Reconstruction Era, were each comprised of two distinctive physical halves – pre-disaster and post-disaster – before modern city-building. The period's infill and improvements provided some architectural unity to the Mission and Valencia corridors, as well as bolstered the character and activity of the Sixteenth and Twenty-Fourth Street neighborhood retail strips. During this period, commercial spaces were frequently divided into multiple storefronts for the convenience of the shopkeepers as well as for the owner's financial security.

The Mission Miracle Mile in particular became the hotbed for innovative storefront architecture. These innovations were attributed to ongoing changes in the ways merchants and consumers interacted on the public main streets of America, and they reflected the importance of the Mission retail district to the city's shoppers. Storefront vestibules were extended into

arcades, often ten to twenty feet deep, that funneled pedestrians and increased window shopping. In the 1920s, during the heyday of Art Deco style, arcades were articulated into zigzag or multiple diagonal shapes. In the 1930s, the arcade style shifted to streamlined, curvy Art Moderne. In addition, bulkhead spandrels were dressed in decorative tile or faux marble, and terrazzo and tile paving patterns were installed, sometimes extending into the public sidewalk. Another branch of period commercial architecture favored the "fantasy framing" of such styles such as Tudor, Moorish, Tuscan, and Mediterranean Revivals. Neon signage also became common, as did marquees. These storefront innovations, while concentrated on Mission Street, also occurred in the other commercial corridors of the district, on new buildings as well as in renovations of older ones.

Most new buildings in the Mission's commercial corridors were multi-story, often of masonry construction, including mixed use apartment buildings. They were designed in a variety of architectural styles that included Classical Revival, Beaux Arts, Mediterranean and Exotic Revivals, Art Deco and Art Moderne, and Tudor. A few single-story commercial buildings, sparsely decorated, appeared off of the main corridors on the east-west numbered streets.

Automobile service garages of masonry construction were built in the South of Market transition zone north of Sixteenth Street, and on the major automobile route of Valencia Street, beginning in the earlier Reconstruction Era and proliferating in the city-building period. Over time, corner sites on the heavily traveled routes were cleared and gasoline service stations were installed, particularly on the former Howard Street following the South Van Ness Avenue extension.

The period commercial and mixed use properties that are located on Sixteenth Street, and those on the upper segments of Mission and Valencia Streets (north of Twentieth) have been evaluated as individually significant resources, contributors and noncontributors within the locally significant Inner Mission Commercial Corridor historic district. This historic district also includes various minor retail corridors along the east-west numbered streets. Not yet documented are the period commercial and mixed use properties that are located on Twenty-Fourth Street and the lower segments of Mission and Valencia Streets (south of Twentieth), which are also located within the Inner Mission Commercial Corridor historic district. The only period commercial and mixed use properties in the Mission that are designated historic resources are a pair of theaters, the NRHP-listed New Mission (1916) and the El Capitan (1928), a City Landmark.

Significance: Extant period commercial and mixed use properties may be significant under CRHR Criterion 1 for their associations with the historic events of American retail economic development in the first half of the Twentieth Century. Period commercial and mixed use properties that housed important businesses, provided characteristic goods, or innovated retail practices could be significant. An extant period commercial or mixed use structure that can be documented as the business or property of any known important individual from the period, such as a prominent civic leader, top-level professional, major real estate developer, successful merchant, or cultural figure in the Mission District, could be significant under CRHR Criterion 2 for its association with the life of a person important in history. A period commercial or mixed use resource with high levels of integrity of design, materials, and workmanship, or that is the representative work of a master could also convey significance under CRHR Criterion 3 for displaying distinctive characteristics of a type, period, region, or method of construction. Any archeological artifact of the period is not likely to yield knowledge of history and would not be significant under CRHR Criterion 4.

Integrity: In evaluating the integrity of period commercial and mixed use properties, high importance is placed on design, materials, and workmanship through retention of historic architectural features. However, other aspects of integrity can elevate a period commercial or mixed use property to status of resource even if design, materials, and workmanship are diminished. A property that conveys the continuum of Twentieth Century retail storefront innovations within the setting of the identified Inner Mission Commercial Corridor historic district, and that retains basic aspects of design (such as form, massing, and layout) can convey its significance. Period structures that retain historic materials and workmanship in addition to design may be considered individually significant resources. For mixed use and multi-story commercial properties, consideration should also be given to the likelihood of alterations at the ground floor storefronts, which should be considered subordinate to the overall integrity of period mixed use and multi-story commercial buildings.

Institutional/Public Assembly

While the residential neighborhoods of the Mission were mostly built out by the end of the Reconstruction Era, the supporting institutions and community-oriented facilities continued to develop throughout the modern city-building period. Commercial theaters proliferated and served as entertainment and social centers. Construction of public institutions increased during the WPA era. The architectural styles of institutional and public assembly properties reflected those popular at the time: Mediterranean Revival styles, Art Deco and Art Moderne, and Exotic and Period Revivals.

The period of modern city-building also encapsulated San Francisco's "golden age" of public school construction, which lasted from 1920 to 1930. During this span, when the City experienced a 45% increase in public school enrollment, 49 new public schools were built and a fiftieth was planned. These new schools implemented progressive changes in education through architecture and design that utilized natural lighting, ventilation, semi-open spaces, and a variety of innovative styles that included Mediterranean Revival and Art Deco. Beaux Arts-trained City Architect John J. Reid, Jr. presided over the golden age of school construction and designed a number of schools himself, including Mission High School (1923-1927) located just west of the project study area. Other Mission District schools from the golden age include Horace Mann (1924), Hawthorne (1926), and Sunshine (1935). These public schools were indicative of the Mission District's booming family population during the period, despite wide scale suburban growth at the city's periphery. Despite this, only two resources are officially designated City Landmarks: Mission High School (CRHR-eligible) and Fire Department Engine Co. #37 (1918).

Most of the officially designated Reconstruction Era resources in the Mission District are institutional and public assembly buildings, indicative of the importance placed on community following the 1906 disaster. City Landmarks include the Notre Dame School (rebuilt on the site of the earlier destroyed institution in 1907), the B'nai David Temple (1908), the Mission Turnverein (relocated from the site of the earlier destroyed institution in 1910), the Girls' Club (1911, NRHP-listed), and the National Guard Armory (1914, NRHP-listed). Other Reconstruction Era institutional and public assembly properties are documented as contributors or noncontributors to the identified locally significant Mission Reconstruction historic district

Significance: Extant period institutional and public assembly properties may significant under CRHR Criterion 1 if they have associations to important historic events that relate to their specific contexts, such as cultural identities, medicine, or education. An extant institutional or public assembly structure that can be documented as the organization of any known important individual from the period, such as a prominent civic leader, religious figure, or physician in the

Mission District, could also be significant under CRHR Criterion 2 for its association with the life of a person important in history. A period institutional or public assembly resource with high levels of integrity of design, materials, and workmanship, or that is the representative work of a master could also convey significance under CRHR Criterion 3 for displaying distinctive characteristics of a type, period, region, or method of construction. Any archeological artifact of the period is not likely to yield knowledge of history and would not be significant under CRHR Criterion 4.

Integrity: In evaluating the integrity of period institutional and public assembly properties, high importance is placed on design, materials, and workmanship through retention of historic architectural features. A period institutional or public assembly property that retains the overall aspect of feeling through retention of location, setting, and association, and that retains basic design (such as form, massing, and layout) may convey significance even if design, materials, and workmanship are diminished. For institutional and public assembly properties, consideration should also be given to the importance of their historic uses and the interior designs and layouts that allowed those uses, which may extend to aspects of materials and workmanship at the interior.

Repopulation and Renewal: 1943-1972

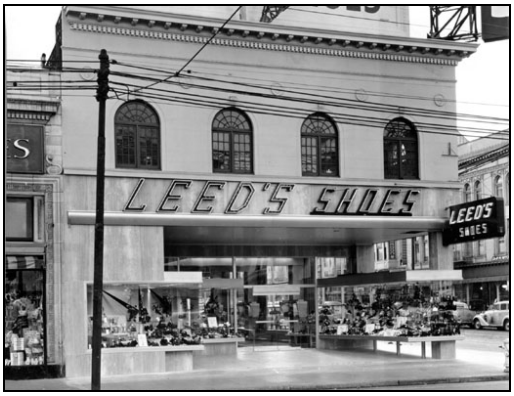
By mid-Twentieth Century, San Francisco was comprised of an older urban core at the center of a new and growing metropolis. Fueled by increased auto-mobility and the post-war economic prosperity of the 1950s, suburban development proliferated in the Bay Area. New suburbs became the new home for the burgeoning middle class, who also found mini-centers of commerce and industry outside of the city. Like many U.S. cities, San Francisco's urban core became characterized by vacancies and economic decline in older residential districts, though vitality of the downtown financial and retail center was maintained by the suburban commuters. The slow decline of San Francisco's maritime industry culminated with the modernization of the Oakland's rival port in the 1960s. From a population of 635,000 in 1940, San Francisco's residents peaked in 1950 at 775,000, before declining to 740,000 in 1960 and 716,000 in 1970.

San Francisco's inner city experienced an exodus of middle-class residents, primarily of white ancestry, to the suburbs, including the far western neighborhoods of the city, the Richmond and Sunset. Following the return of younger Mission residents from overseas after the war, many took advantage of the benefits conferred by the GI Bill, such as educational grants and low-interest home loans, and moved out of the cramped and aging flats of the Mission to the newly developed housing tracts of the Sunset/Parkside, Marin County and the Peninsula.

Images of the post-war Mission. Clockwise from upper left: Mission Street at Twenty-Second Street, 1944; strikers on Army Street near Mission, 1947; the Miracle Mile Parade on Mission Street, 1952; Mission Street on "Mission Dollar Day," 1956. Photograph source: San Francisco History Center, San Francisco Main Library.

These inner city conditions created opportunities for newcomers, leading to further socio-economic changes in the Mission. During World War II, in-migration of African-Americans from the southeastern U.S. occurred, followed by Hispanic immigration in the 1950s and Asian immigration in the 1960s. The 1960s and 1970s also saw an influx of artisans, bohemians, students, and other counter-culture types to the Mission. They re-inhabited the older building stock of the Mission and breathed new life into its inner city neighborhoods. As the renter population increased and more owners were either low-income or absentee, maintenance and upgrades were often deferred on older structures.

"Open-front" storefront innovations on Mission Street, part of the last period of major investments in American downtown retail architecture, c.1945-1955, until recent times. At left, a new outlet opening at Mission Street & Twenty-Second Streets demonstrates post-war economic prosperity, 1948. At center (1954) and right (1955), neighborhood-serving businesses on Mission Street near Twenty-Second advertise the same modern wares to differing socio-economic classes. At center, a conglomeration of storefront designs from different periods indicate piecemeal improvements; at left, a modern and fashionable new façade bespeaks upscale. Photograph source: San Francisco History Center, San Francisco Main Library.



One response to the socio-economic changes in inner city districts like the Mission was urban renewal, a heavy-handed civic response to perceived blight and decline. The renewal strategy consisted of scraping sites clear of older structures and building monolithic complexes to suit new uses. To these ends, the San Francisco Housing Authority, the first of its kind in California, was established in 1938 to develop high density, low-income housing projects. A decade later, the San Francisco Redevelopment Agency was established in 1948 and wrought large-scale disruption in established neighborhoods such as the Western Addition in order to accomplish new projects. Redevelopment Agency plans for Mission Street were halted by community activism in the 1950s. During this period, private development followed similar practices of scrape-and-rebuild.

Downtown-style development at Mission & Twenty-Second Streets, the Bay View Federal Savings, 1963. Photograph source: San Francisco History Center, San Francisco Main Library.

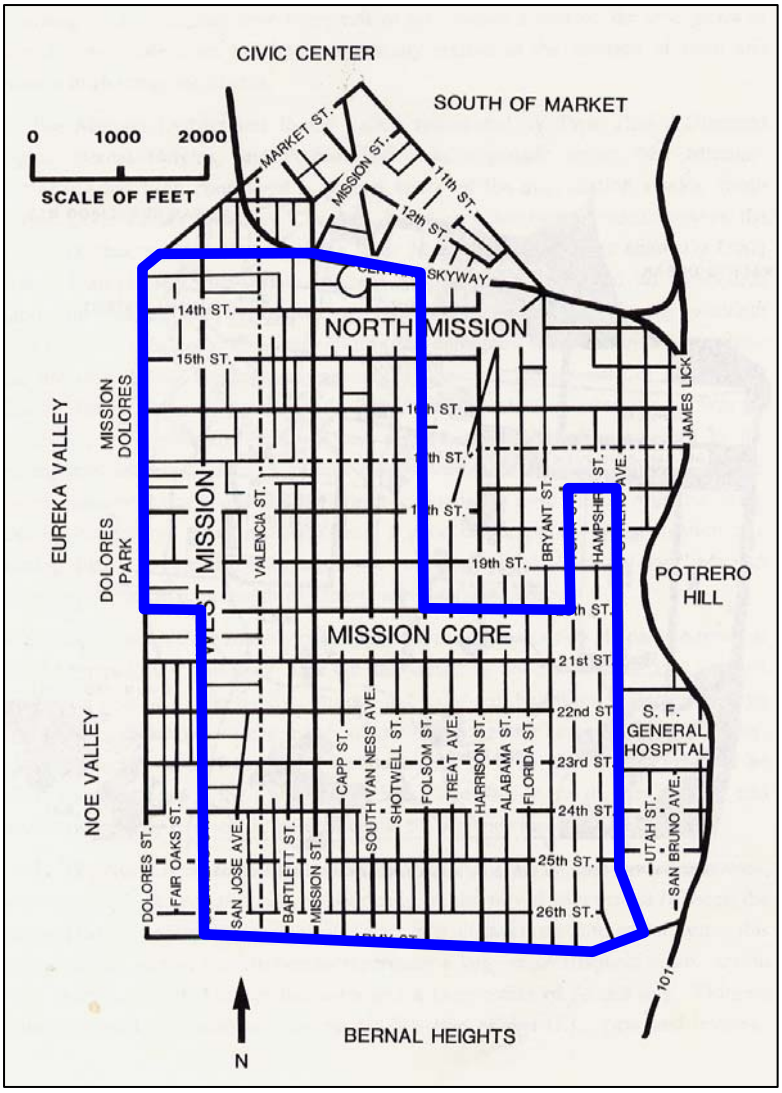
Christening a trackless trolley (bus) with "Mish" style at Mission and Twentieth Streets, 1950. Photograph source: San Francisco History Center, San Francisco Main Library.

Auto-mobility in the Mission District achieved dominance over mass transit by mid-century. From 1941 to 1950, every one of the Mission's streetcar lines was removed, to be replaced by bus routes. Freeway and arterial development occurred around the edges of the Mission District in the late 1950s. The Bayshore (James

Lick) Freeway was built in 1955 east of Potrero St, along the boundary of the Mission and Potrero districts. The Central Freeway was constructed in 1959 above Division/Duboce Streets on the boundary of the Mission and South of Market districts. Also in the 1950s, Army Street was widened, and Army and Potrero became freeway feeders. However, the citywide "freeway revolt" of 1959 cancelled construction of seven of ten planned freeway segments, including one that was planned for Mission Street and that would have bisected the district.

The Mission-Bartlett Parking Plaza in the heart of the shopping district, 1957. Photograph source: San Francisco History Center, San Francisco Main Library.

La Raza



As American-born residents abandoned the Mission in the 1950s, they were gradually replaced by Mexican, Salvadoran, and Nicaraguan immigrants. The continued immigration of working class Latinos to the Mission District was facilitated by the support network of the existing Hispanic community that had formed there in the 1930s and 1940s, by the established presence of Catholic parishes in the area, and by the availability of relatively affordable, higher density housing centrally located along transit lines near the employment centers of Downtown and South of Market. From the 1950s to the present, the continued influx of immigrants from these countries has transformed the Mission into San Francisco's largest predominantly Latino neighborhood. The proportion of Hispanics in the overall Mission population grew from 11% in 1950, to 23% in 1960, to 45% in 1970.

Socio-economic subareas of the Mission District, Post-WWII. Illustration source: Godfrey, 1988.

Department stores and theaters along the Mission's commercial corridors which once catered to older Irish, German, Scandinavian, and Italian-American residents were converted into shops and community institutions serving the Latino community. In particular, Twenty-Fourth Street came to represent the commercial, cultural, and social identity of the Hispanic population. Meanwhile, a few old businesses and institutions such as J.J. O'Connor Flowers (recently closed), Lucca Delicatessen, and the Dovre Club remained to cater to older community members who did not move to the suburbs.

The post-war Mission District came to be separated into three socio-economic zones. The northern Mission, traditionally an area of predominantly multi-family housing with a fair number of cheap flats, apartments, and residential hotels, was an entry point for newcomers. The northern Mission was the location of the original Latin settlement in the 1930s and 1940s. The area also contained the first Spanish-speaking congregation at Sixteenth and Guerrero in 1940, and the earliest strip of Latin American commerce was Sixteenth Street in the 1940s. The northern Mission continued to be a gateway for newcomers, including Hispanics and Asians.

Over time, the southern Mission became the center of the Hispanic ethnic population. As Latino newcomers established themselves, they moved from the northern Mission gateway area to the larger dwellings and flats of the more suburban southern Mission. The population of the south Mission was more than half Latino by 1970. Twenty-Fourth Street became the banner corridor for Latino culture, with many small family-run businesses establishing themselves there. The proportion of Hispanic businesses among the greater commerce of Twenty-Fourth Street soared from 7% in 1953, to 32% in 1963, to 60% in 1973. The nearby church of St. Peter's Cathedral became an important Hispanic parish.

In contrast, the western Mission, an area of well-maintained dwellings and flats on hillier terrain, saw minimal in-roads made by the Latino population. This part of the Mission west of Valencia Street became a transitional area for affluent white neighborhoods to the west, such as Dolores Heights and Eureka and Noe Valleys. Nonetheless, the Latino character of the Mission was reflected in the neighborhood of the western Mission itself. In 1962 a statue was erected in Mission Dolores Park to honor Mexican revolutionary Miguel Guadalupe Hidalgo. It was soon followed by a memorial replica of the "Mexican liberty bell" in the same park. Murals commemorating Latino history and culture have transformed walls and fences into vivid public art.

Installation of Miguel Guadalupe Hidalgo statue in Mission Dolores Park, 1962. San Francisco History Center, San Francisco Main Library.

Property Types and Resource Registration

The contributions of the renewal period to the historic building stock of the Mission District were minimal. It resulted in only a fraction of the extant potential historic building stock, including infill and redevelopment construction. Despite the very low number of period properties, and their general lack of association with important historic events, some period properties may be considered resources within their contexts. The post-war renewal period resulted in modernistic

architectures and patterns of development that were clearly distinguished from all those that came before. Property types and resource registration requirements are further described following:

Residential

During the renewal period, a major development in the Mission District was public housing. At opposite ends of the urbanized Mission valley, two Housing Authority projects were constructed. The first was Valencia Gardens, designed by famed modernist architect William Wilson Wurster and built in 1943 at Valencia and Fifteenth Streets, the former site of Woodward's Gardens and Recreation Park. The 246 units of Valencia Gardens helped support the city's influx of service people, military workers, and their families during World War II. The second public housing site was the Bernal Dwellings in 1953. The Bernal Dwellings consisted of 160 units located at Folsom and Twenty-Sixth Streets on the former site of a college, a tannery, and a few homes. These public housing projects introduced the first sizable populations of African-Americans to the Mission in the area's history.

Similar renewal-style construction met the needs of the increasingly elderly population of the Mission. Dolores Terrace, 96 units of high-rise senior housing at Seventeenth and Dolores, was built on the former site of a lumberyard and dairy in 1966. A similar senior housing high-rise at Capp and Twenty-First replaced a church and houses. Smaller rest homes at South Van Ness and Twenty-Third, and Hampshire and Twenty-Sixth, replaced earlier dwellings and commercial buildings. The renewal pattern of development was repeated throughout the Mission by private landowners. Replacement of older dwellings with higher density apartment buildings was common. On South Van Ness, the remaining Howard Street mansions proved difficult to maintain as well as inefficient, and many were demolished, including at the site of the San Francisco Fire Department training complex at Shotwell and Nineteenth. A few flats and single-family dwellings were also built. Typical modernistic architectural styles of the period included International, Minimalist, Neoeclectic, and later Period Revivals.

No renewal period residential properties are officially designated resources at any level, though the Valencia Gardens were determined to be NRHP-eligible before they were demolished.

Significance: Extant period residences may be significant under CRHR Criterion 1 for their associations with important historic events or patterns of the period such as public housing or Latino cultural development. An extant residential property that can be documented as the home of any known important individual from the period, such as a prominent civic leader, top-level professional, major real estate developer, successful merchant, or cultural figure in the Mission District, could be significant under CRHR Criterion 2 for its association with the life of a person important in history. A period residential resource with very high levels of integrity of design, materials, and workmanship, or that is the representative work of a master could also convey significance under CRHR Criterion 3 for displaying distinctive characteristics of a type, period, region, or method of construction. Any archeological artifact of the period is not likely to yield knowledge of history and would not be significant under CRHR Criterion 4.

Integrity: In evaluating the integrity of residences from the renewal period, very high importance is placed on all aspects of integrity. Period housing must exemplify its context and property type in every aspect to qualify as a resource.

Commercial

In the face of auto-mobility and growing competition from new suburban retail centers, the Mission Miracle Mile maintained its vitality early in the renewal period. In the post-war decade, the "open-front" storefront became popular. Pioneered by grocery stores, in the open-front design entire storefronts were transparent walls of large plate glass windows that allowed through-visibility and served as display cases for pedestrians. Vestibules were replaced by diagonal setbacks that "scooped" pedestrians towards entrances at the corners, turning public sidewalks into lobbies. Where multiple smaller storefronts were built in earlier decades, the post-war pattern was consolidation into larger storefronts to suit the mixed-merchandise trend, also a pattern pioneered by grocery stores. Aluminum awnings and windows became ubiquitous in the 1950s and 1960s. These changes, facilitated by the post-war retail surge in spending, represented the last major investments in American downtown retail fabric to occur until modern times.

Despite the efforts of merchants to maintain vitality, retail activity faded in the Mission District, a consequence of the socio-economic upheavals of the post-war era. Limited new commercial development occurred in the form of one- to three-story buildings that housed professional offices and services. The mixed use residential-over-commercial model, a staple of the commercial corridors, fell into disuse. Typical modernistic architectural styles of the period included International, Minimalist, Neoeclectic, and later Period Revivals.

No renewal period commercial properties are officially designated resources at any level, though the Valencia Gardens were determined to be NRHP-eligible before they were demolished.

Significance: Extant period commercial properties may be significant under CRHR Criterion 1 for their associations with important historic events or patterns of the period such as Latino cultural development. In addition, pre-period commercial properties may have gained significance within the period for their associations to the Latino cultural context. An extant period commercial structure that can be documented as the business or property of any known important individual from the period, such as a prominent civic leader, top-level professional, major real estate developer, successful merchant, or cultural figure in the Mission District, could be significant under CRHR Criterion 2 for its association with the life of a person important in history. A period commercial resource with very high levels of integrity of design, materials, and workmanship, or that is the representative work of a master could also convey significance under CRHR Criterion 3 for displaying distinctive characteristics of a type, period, region, or method of construction. Any archeological artifact of the period is not likely to yield knowledge of history and would not be significant under CRHR Criterion 4.

Integrity: In evaluating the integrity of commercial properties from the renewal period, very high importance is placed on all aspects of integrity. A period commercial property must exemplify its context and property type in every aspect to qualify as a resource. However, a property whose significance is derived from strong cultural association under CRHR Criterion 1 may qualify as a resource with lesser retention of historic design, materials, and workmanship, provided overall aspects of association and feeling are retained.

Institutional/Public Assembly

Few institutional or public assembly buildings were constructed in the Mission District during this period of socio-economic changes. Most new institutional structures were related to government services or administration. The few examples of these property types that were

constructed tended to follow commercial architectural styles of the period. Many of the district's existing public assembly structures, such as religious buildings and fraternal halls, were re-inhabited by the new populations of the Mission after being mostly vacated by the older residents.

Significance: Extant period institutional and public assembly properties may be significant under CRHR Criterion 1 for their associations with important historic events or patterns of the period such as Latino cultural development. In addition, pre-period institutional and public assembly properties may have gained significance within the period for their associations to the Latino cultural context. An extant period institutional or public assembly structure that can be documented as the organization of any known important individual from the period, such as a prominent civic leader, top-level professional, major real estate developer, successful merchant, or cultural figure in the Mission District, could be significant under CRHR Criterion 2 for its association with the life of a person important in history. A period institutional or public assembly resource with very high levels of integrity of design, materials, and workmanship, or that is the representative work of a master could also convey significance under CRHR Criterion 3 for displaying distinctive characteristics of a type, period, region, or method of construction. Any archeological artifact of the period is not likely to yield knowledge of history and would not be significant under CRHR Criterion 4.

Integrity: In evaluating the integrity of commercial properties from the renewal period, very high importance is placed on all aspects of integrity. A period commercial property must exemplify its context and property type in every aspect to qualify as a resource. However, a property whose significance is derived from strong cultural association under CRHR Criterion 1 may qualify as a resource with lesser retention of historic design, materials, and workmanship, provided overall aspects of association and feeling are retained.

Metropolitan Crossroads: 1972-Present

In the most recent period of development, which leads up to the present, major cities of the U.S. like San Francisco have put forth programmatic efforts to stem the endless tide of suburbanization and regain some of the vitality and luster that was lost in the previous period. Strategic public and private reinvestments that focused newer development into older urban fabric were intended to create a buzz in central cities in order to draw back residents and merchants. Many efforts have focused on reclamation of "post-industrial" landscapes that are perceived as underutilized. While not all cities have succeeded, San Francisco's strategies to retain its status as a top-tier metropolitan capital have mostly worked, despite a static population.

Accordingly, the Mission experienced public and private reinvestment in its building stock, infrastructure, and services, as well as a continuation of earlier socio-economic trends. The Mission's affordable and available housing stock, its central location, and its fine weather have led flocks of young professionals and empty-nesters to relocate as renters and owners. Many have inhabited existing homes, while others have constructed high density loft-style flats and apartments. Through community activism, the newer and more affluent population has been instrumental in refocusing civic efforts on quality of life in urban neighborhoods such as the Mission. One plank of the overall platform of retaining and enhancing neighborhood character in the Mission is preservation of its historic and cultural resources. Major public reinvestments in the Mission were made by the San Francisco Housing Authority, who demolished the old and ultimately unsuccessful public housing complexes of Bernal Dwellings and Valencia Gardens and replaced them with newer complexes (2001 and 2006 respectively) whose designs have proven to be far more contextual.

The new Bernal Dwelings completed 2001. Planning Department image, 2007.

The Mission, historically a district of important crossroads, is even more so in the recent period of development. The completion of the Bay Area Rapid Transit (BART) underneath Mission Street in 1972, with stations at the historically important intersections of Sixteenth and Twenty-Fourth Streets, ushered in the new metropolitan era for the district. The high-speed commuter rail linked the Mission directly to San Francisco's downtown office and shopping district, as well as cities of the East Bay and the Peninsula. While this major regional transit development has affected the old Mission Miracle Mile, community activism halted plans for widespread intensification of development on Mission Street in the 1970s.

The post-war Mission's socio-economic zones retained a fragile stability during the recent development period. The northern Mission still served as the gateway to newcomers and province of less affluent residents, who could still find cheap flats and residential hotels there. The southern Mission remained the stronghold of Latino population and culture in San Francisco, though the growth of the Hispanic population leveled off around 1970. In the western Mission, the Latino population actually began to decline around 1970, as many affluent young gays moved in from the adjoining Castro/Eureka Valley neighborhoods. Meanwhile, Sixteenth Street and upper Valencia Street developed a bohemian flavor, with cafes, art houses, independent theaters, and bookstores, as well as several of the earliest lesbian and woman's culture institutions in San Francisco. In addition, the Mission tradition of public murals has expanded from individual oases of political art in the urban landscape, predominantly identified with Latino culture, to rivers of vibrant and powerful expressions of all kinds that fill alleys and cover complexes for the people of the Mission to appreciate.

Mural on the Women's Building (formerly the Mission Turnverein and Dovre Hall). http://www.womensbuilding.org/public/about/mural.html.

Property Types and Resource Registration

The revitalization of the Mission District through private and public reinvestment has generated significant new construction. Consistent with CRHR guidelines for resource evaluation, properties that are not yet more than fifty years old may still be evaluated as resources provided that their contexts are fully developed and well understood. However, properties that developed in the recent past are difficult to evaluate, since little time has passed with which to gain proper perspective of the period and its property types. This document does not provide for detailed evaluation of properties that developed within the recent time period. The specific contexts associated with recent properties warrant separate and focused development before registration requirements for recent properties can be established.

Nonetheless, it may be suggested that a recent cultural theme of significance in the Mission is that of woman's culture, linked to both Latino and lesbian roots. During the recent period of development, a number of commercial establishments and institutions along the upper Valencia Street corridor developed under that context and may be found to have significance. Also, the public mural phenomenon of political and artistic expressions layered upon the built environment has generated a vast array of visual spaces and vistas that merit evaluation for cultural significance.

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