

State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
DISTRICT RECORD

Primary# _____

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*NRHP Status Code 3CS – Appears eligible for California Register

*Resource Name or # (Assigned by recorder) Hayes Valley Residential Historic District *Update*

D1. Historic Name Hayes Valley D2. Common Name: Hayes Valley

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

The Hayes Valley Residential Historic District is located in the Hayes Valley neighborhood of San Francisco. The District was evaluated in 1997 as a 'National Register eligible district' and is listed in the California Register of Historical Resources. The Market & Octavia Survey, undertaken in 2006, documented and evaluated additional residential properties in the Hayes Valley neighborhood and proposes their inclusion as an update to the original district. While this District Record serves to update the original district documentation, it should be noted that no DPR 523 D form was submitted to the California Office of Historic Preservation for the original district. Instead, the original district was documented in the form of a memo and DPR 523 B forms prepared by William Kostura, based on a survey he performed in association with development of the Hayes Valley Housing Project. The memo and forms are the only previous documentation for the district. This update includes properties both within and outside the original district, necessitating a reconfiguration of the original boundaries. It should likewise be noted that the boundaries of the Market & Octavia Survey Area do not include properties located in the northwest portion of the original Hayes Valley Residential Historic District. Therefore, only those areas north of Waller Street and east of Webster or Buchanan streets, were evaluated for potential additions and expansions. Further survey and documentation is recommended to fully update the Hayes Valley Residential Historic District. (continued, pg. 2)

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The boundaries of the original Hayes Valley Residential Historic District are highly irregular. They begin near the intersection of Hermann and Fillmore streets and run north along Fillmore Street. The boundary line then jogs slightly east between Haight and Oak streets to exclude properties at the western ends of blocks 0842 and 0849. The boundary continues north on Fillmore Street and then turns east on Hayes Street for one block to Webster Street. The boundary then turns north and runs to Grove Street where it turns east for one block. It then turns south on Buchanan Street and runs for half a block before turning east and running along Ivy Street. (continued, pg. 7)

***D5. Boundary Justification:**

The boundaries for the Hayes Valley Residential Historic District and the enlarged updated district are defined by the extent of the significant and intact residential resources in the Hayes Valley neighborhood. For the most part, the boundaries of the district are determined by four factors: the boundaries of the original Hayes Valley Residential Historic District; the boundaries of the Market & Octavia Survey Area; generally-recognized neighborhood boundaries; and the presence of major non-contributing features. Although the district is bordered by historic residential development to the west, neighborhood boundaries and the presence of non-contributing intrusions helped shape the district. (continued, pg. 10)

D6. Significance: Theme Victorian and Edwardian Residential Architecture **Area** Hayes Valley, San Francisco
Period of Significance 1860 – 1920 **Applicable Criteria** C (NR criteria adopted by local jurisdiction)

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

National Register Criterion: C – A group of properties that embody the distinctive architectural characteristics of a period of construction. Note: The San Francisco Planning Code allows the San Francisco Landmarks Preservation Advisory Board to establish policies to implement the Code. In 2000, the Landmarks Board adopted the National Register Criteria for evaluating properties. San Francisco has various levels of recognition: Landmarks, Landmark Districts, Structures of Merit, Conservation Districts, Residential Character Districts, and adopted surveys. Properties evaluated for local significance, like the Hayes Valley Residential Historic District, are considered eligible for at least one category of recognition. (continued, pg. 10)

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):
 (See page 15)

*D8. Evaluator:	Caitlin Harvey, Jonathan Lammers	Date:	January 2008
Affiliation and Address	Page & Turnbull, Inc.		
	724 Pine Street, San Francisco, CA. 94108		

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D3. Detailed Description (continued)

The Hayes Valley neighborhood is located in the northeast quadrant of the city, immediately southwest of downtown. The topography in the area is gently rolling, with the primary slope running downward from west to east. There are no open bodies of water and vegetation in the area is restricted to street trees and small scale gardens on private properties—particularly older residential buildings having larger setbacks. The majority of Hayes Valley is located within the Market & Octavia Survey Area, being sited northeast of the Lower Haight, south of the Western Addition, and west of the Civic Center neighborhoods. Though its boundaries are somewhat amorphous, the core of the Hayes Valley neighborhood is generally recognized as being bounded by Franklin Street to the east, Fulton Street to the north, Buchanan Street to the west, and the diagonal line of Market Street—the city’s most prominent thoroughfare—to the south.

The boundaries of the original Hayes Valley Residential Historic District are located in the southwestern portion of the larger neighborhood and are irregularly shaped, containing approximately eighteen city blocks. This update expands the original district area to the north and east by approximately five blocks, as well as a number of partial blocks. The potential Hayes Valley Commercial Historic District, also evaluated by the Market & Octavia Survey, is located to the northeast of the original Hayes Valley Residential Historic District and overlaps the expanded boundaries of the Hayes Valley Residential Historic District proposed by this update.

The streets within the district conform to the city grid, resulting in regularly-shaped rectangular blocks with a long axis running east to west. Portions of the district update are also bisected by several large, diagonally-shaped vacant lots marking the former right of way of the Central Freeway (demolished circa 2002). The Central Freeway now terminates at Market Street, with traffic exiting onto a redesigned Octavia Boulevard which runs north-south to the immediate east of the original district. Most of this traffic is then funneled onto Oak and Fell Streets, which run east-west through the district. The expansion of the district to the east crosses Octavia Boulevard, and includes much of Patricia’s Green, a park created in 2005 and located between Fell and Hayes streets on the axis of Octavia Boulevard. Like the vacant lots described earlier, the park is a product of the Central Freeway demolition and the subsequent redesign of Octavia Boulevard. Whereas Octavia Boulevard south of Fell Street consists of lanes for both local and through traffic, only local segments of Octavia run north and south on either side of the park.

Hayes Valley was one of the first areas to develop in the Western Addition, a major tract platted and opened for development after the Van Ness Ordinance of 1855 cleared land titles in the outlying Pueblo Lands. Unlike much of the early Victorian city, the blocks of the southern half of the Western Addition—including the subject blocks in the district—are bisected into smaller half-blocks by narrow east-west streets with botanical names, such as Ivy, Linden, Rose, and Hickory. The narrow blocks resulting from this type of subdivision have influenced the pattern of development in a way that is not typical of the rest of the Market & Octavia survey area. Rather than the usual arrangement of narrow 25’ wide lots meeting each other at the rear, these so-called “through blocks” have frontage on two parallel streets. Most of the lots in Hayes Valley measure 25’ or 27 ½’ x 120’. Over time, lots have been subdivided or merged to suit individual building projects, with double lots measuring 55’ wide, but the overall through-block pattern persists. Generally, larger houses face the more major streets and alley frontage is either vacant or occupied by auxiliary buildings or smaller dwellings.

From its earliest days to the present, Hayes Valley has remained an area of mixed use, boasting a variety of residential and commercial properties, as well as a scattering of light industrial buildings. It also contains some of the oldest extant buildings in the city—at least west of Octavia Street—which marks the western boundary of the fires that swept the area in the wake of the 1906 Earthquake. Thus, the neighborhood may also be seen as representing two tightly woven eras: the pre-Earthquake Victorian city, and the post-Earthquake Edwardian era of reconstruction.

The original Hayes Valley Residential Historic District consisted of a total of 513 buildings, 372 of which were contributors to the district. This update to the Hayes Valley Residential Historic District includes 158 additional contributing properties located both within the original district area and in expanded areas to the northeast and east of the original district. Four major non-contributing features lie within the original boundaries of the Hayes Valley Residential Historic District: the north block of the Hayes Valley public housing project (less than 45 years old and considered non-historic); Koshland Park at Page and Buchanan streets; the John Muir School at 380 Webster Street; and the Hayes Valley Playground at Hayes and Buchanan. The latter three are excluded because they do not fit into the significant theme of residential development. Intrusions within the expanded boundaries mostly consist of the vacant lots resulting from the removal of the Central Freeway, as well as the previously-discussed Patricia’s Green.

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The "residential" moniker given to the district is indicative of the types of contributing resources that are prevalent throughout the area. The original Hayes Valley Historic District focused on Victorian and Edwardian houses built between 1860 and 1910. This update expands the period of significance slightly to more accurately reflect the range of architectural expressions within those periods and that conform to the district's themes. Therefore, new contributors are located both within the original district boundaries, where properties constructed between 1910 and 1920 may not have been previously considered, and in neighboring areas, where the update records additional properties built within the period of significance. The additional contributing buildings are primarily of wood frame construction, with masonry and concrete construction in the minority. The earliest contributor dates to circa 1868, while the latest dates to circa 1920.

The following list shows all 158 contributing resources proposed for addition to the Hayes Valley Residential Historic District:¹

	APN	From St. #	To St. #	Street Name
1.	0794005A	519	525	Birch St.
2.	0794036	527	529	Birch St.
3.	0794023	535	545	Birch St.
4.	0794008A	547	549	Birch St.
5.	0794010	561	567	Birch St.
6.	0794011	569	573	Birch St.
7.	0794034	577	583	Birch St.
8.	0817003	306	310	Fell St.
9.	0817034	332	338	Fell St.
10.	0830028	517	519	Fell St.
11.	0793-031	417	417	Fulton St.
12.	0793026	471	477	Fulton St.
13.	0793016	472	474	Grove St.
14.	0793025	479	485	Fulton St.
15.	0793023	495	497	Fulton St.
16.	0793018	486	490	Grove St.
17.	0793019	492	492	Grove St.
18.	0794026	500	502	Grove St.
19.	0807001A	501	505	Grove St.
20.	0794005	508	508	Grove St.
21.	0794037	524	528	Grove St.
22.	0794022	530	530	Grove St.
23.	0794008	542	546	Grove St.
24.	0794035	572	574	Grove St.
25.	0794013	582	582	Grove St.
26.	0851010	218	218	Haight St.
27.	0851011	220	224	Haight St.
28.	0851012	226	228	Haight St.
29.	0858030 (0858045-046)	319	319	Haight St.

¹ Note: This list is organized by street name and number.

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	APN	From St. #	To St. #	Street Name
30.	0858029	323	323	Haight St.
31.	0858027	345	345	Haight St.
32.	0858026	347	349	Haight St.
33.	0858025	353	357	Haight St.
34.	0858024	359	359	Haight St.
35.	0858022	371	375	Haight St.
36.	0858021	379	379	Haight St.
37.	0858020	383	387	Haight St.
38.	0858019	391	393	Haight St.
39.	0816014	347	351	Hayes St.
40.	0808007	412	422	Hayes St.
41.	0807005	522	522	Hayes St.
42.	0807006	538	538	Hayes St.
43.	0819030	619	619	Hayes St.
44.	0819029	623	623	Hayes St.
45.	0819028	627	629	Hayes St.
46.	0806008	640	642	Hayes St.
47.	0806042-43	668	670	Hayes St.
48.	0806018	692	698	Hayes St.
49.	0868-009A	234	234	Hermann St.
50.	0868-059, 060	256	256	Hermann St.
51.	0832009A	255	261	Hickory St.
52.	0830025A	434	434	Hickory St.
53.	0830012A	471	471	Hickory St.
54.	0830020A	476	476	Hickory St.
55.	0830019	482	482	Hickory St.
56.	0809003A	202	212	Ivy St.
57.	0809018A	240	246	Ivy St.
58.	0808032	367	367	Ivy St.
59.	0808016A	385	387	Ivy St.
60.	0807029	432	432	Ivy St.
61.	0807021	452	454	Ivy St.
62.	0807009A	469	475	Ivy St.
63.	0806053	521	521	Ivy St.
64.	0856015	148	150	Laguna St.
65.	0830041-42	419	419	Laguna St.
66.	0837015	72	72	Lily St.
67.	0837009	75	79	Lily St.
68.	0838026	154	158	Lily St.
69.	0839025	230	236	Lily St.
70.	0839063	240	242	Lily St.
71.	0839055	269	273	Lily St.
72.	0839019A	286	286	Lily St.
73.	0840001A	300	302	Lily St.

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	APN	From St. #	To St. #	Street Name
74.	0840026	304	304	Lily St.
75.	0840020	314	314	Lily St.
76.	0841024A	432	436	Lily St.
77.	0816025	228	230	Linden St.
78.	0816015A-15B	234	240	Linden St.
79.	0816021	261	267	Linden St.
80.	0816024	282	284	Linden St.
81.	0817006A	325	329	Linden St.
82.	0818030	412	414	Linden St.
83.	0818028-029	416	422	Linden St.
84.	0818027	424	426	Linden St.
85.	0818007	433	439	Linden St.
86.	0818026	434	438	Linden St.
87.	0818025	440	444	Linden St.
88.	0818043	447	453	Linden St.
89.	0818035	455	459	Linden St.
90.	0818037	462	466	Linden St.
91.	0818045	471	471	Linden St.
92.	0818039	482	484	Linden St.
93.	0818047	491	491	Linden St.
94.	0819032	516	522	Linden St.
95.	0819005A	521	527	Linden St.
96.	0819027	530	532	Linden St.
97.	0819006A	531	533	Linden St.
98.	0838031	235	235	Oak St.
99.	0832006	240	246	Oak St.
100.	0838028	243	249	Oak St.
101.	0838027	251	255	Oak St.
102.	0832009	254	260	Oak St.
103.	0838025	257	259	Oak St.
104.	0832074-76	262	262	Oak St.
105.	0839025	335	341	Oak St.
106.	0830006A	416	420	Oak St.
107.	0830037-40	426	426	Oak St.
108.	0840019	439	443	Oak St.
109.	0830012	466	466	Oak St.
110.	0841024	533	537	Oak St.
111.	0841023	543	543	Oak St.
112.	0807003	515	515	Octavia St.
113.	0807002 & 002B	523	527	Octavia St.
114.	0808018	534	536	Octavia St.

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	APN	From St. #	To St. #	Street Name
115.	0808019	550	560	Octavia St.
116.	0837007	52	52	Page St.
117.	0837010	74	78	Page St.
118.	0838008	124	134	Page St.
119.	0853018	147	151	Page St.
120.	0853017	153	155	Page St.
121.	0852021	235	239	Page St.
122.	0852019A	249	249	Page St.
123.	0852037	257	259	Page St.
124.	0852017	273	273	Page St.
125.	0839039-041	274	278	Page St.
126.	0852014	287	291	Page St.
127.	0852014	287	291	Page St.
128.	0852013	293	297	Page St.
129.	0851044-045	317	321	Page St.
130.	0840008	366	370	Page St.
131.	0840008	366	370	Page St.
132.	0841008	444	448	Page St.
133.	0841009	450	454	Page St.
134.	0853018A	120	126	Rose St.
135.	0853017A	146	146	Rose St.
136.	0856009-010	70	78	Waller St.
137.	0858008	240	240	Waller St.
138.	0869-034A	243	245	Waller St.
139.	0858009	246	246	Waller St.
140.	0869-034	251	251	Waller St.
141.	0869-040, 041 - 043	253	257	Waller St.
142.	0869-032	261	261	Waller St.
143.	0858011	262	264	Waller St.
144.	0858012	266	266	Waller St.
145.	0869-031	269	269	Waller St.
146.	0869-030	271	275	Waller St.
147.	0858014	280	284	Waller St.
148.	0868-035	329	331	Waller St.
149.	0868-034	335	337	Waller St.
150.	0868-033	339	343	Waller St.
151.	0868-030	345	349	Waller St.
152.	0868-029	351	353	Waller St.
153.	0858015A	104	104	Webster St.
154.	0858015B	106	106	Webster St.
155.	0858015C	108	108	Webster St.
156.	0858016	110	110	Webster St.
157.	0858016A	112	114	Webster St.

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158.	0858017	120	120	Webster St.
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In addition to the 158 parcels identified above, 372 resources were previously identified in the 1997 Caltrans Survey as contributors to the Hayes Valley Residential Historic District by historian William Kostura. According to the survey report compiled by Kostura (see Appendix), these 372 resources were located in three potential districts:

- West District (Bounded by Hayes, Hermann, Webster and Fillmore streets, with a portion in the south end bounded by Hermann, Haight, Buchanan, and Webster streets): (229) Total Buildings with (166) Contributors and (63) Non-Contributors;
- East District (Bounded by Octavia, Market, Hickey, and Webster streets): (230) Total Buildings with (159) Contributors and (71) Non-Contributors; and
- North District (Bounded by Linden, Laguna, Grove and Webster streets): (54) Total Buildings with (47) Contributors and (7) Non-Contributors

Therefore, (513) Total Number of Buildings in the original District Boundaries, with (372) Contributors and (141) Non-Contributors (see Map 1). Page & Turnbull did not uncover a list of all 372 resources in the District.

D4. Boundary Description (continued)

The boundary excludes properties at the east end of block 0806, then runs south along Laguna Street. At Oak Street, the boundary turns east and runs for almost one block, then turns south and excludes the properties at the east end of block 0839. At Page Street, the boundary jogs eastward to Octavia and then runs south to Market Street. At Market Street, the boundary turns southwest and follows the diagonal line of Market Street to include one corner parcel of block 0871. The boundary then returns north to Waller Street and generally runs west to Laguna Street. At the intersection of Waller and Laguna streets, the boundary turns north and runs a block and a half to Rose Street, where it jogs west and north to include properties at the northeast corner of block 0851. At Page Street, the boundary turns west and runs to the intersection of Page and Webster streets, where it turns south and runs to the intersection of Haight and Webster streets. The boundary then turns east again and runs to the intersection of Haight and Buchanan streets, excluding properties at the northeast corner of block 0858. The boundary then runs south along Buchanan Street to Hermann Street, where it turns west and takes a jogging line to the point of beginning, excluding a few properties around the intersection of Hermann and Webster streets.

The expanded areas of the district are located on the east and northeast sides of the original district. The northeastern expansion of the boundaries branches from the original boundaries near the intersection of Ivy and Laguna Streets. At this intersection, the boundary runs north to Birch Street, where it turns east and runs to Octavia Street. There, it turns north and runs to Fulton Street, where it turns east and runs to a point near the intersection of Fulton and Gough Streets. The boundary turns southward, excluding a number of properties at the southeast corner of block 0793 and the northeast corner of block 0808. At Ivy Street, the boundary turns east and runs to a point near Franklin Street, jogging north to capture a few properties on the north side of block 0809. It then turns south, excluding properties at the eastern end of blocks 0809 and 0816. The boundary turns west at Fell Street and runs to Laguna Street, excluding some properties fronting on Fell Street between Octavia and Laguna. The boundary then turns north and rejoins the original boundary at the intersection of Laguna and Hayes Streets.

The eastern expansion of the district branches from the original boundary near the intersection of Oak and Octavia Streets. From there it runs east, jogging north to capture a few properties on the north side of Oak Street between Octavia and Gough Streets. It then continues east and crosses Gough before turning south to include properties on the western half of block 0837. At Page Street, the boundary turns west again and runs to a point mid-block between Octavia and Gough Streets. Here it turns south and then west on Rose Street to include properties at the northwestern corner of block 0853. The boundary rejoins the original district boundary at the intersection of Octavia and Rose streets.

The original district boundary is also expanded slightly near the intersection of Haight and Laguna Streets, where it jogs west, north, and east to capture five properties on the southern side of block 0851.

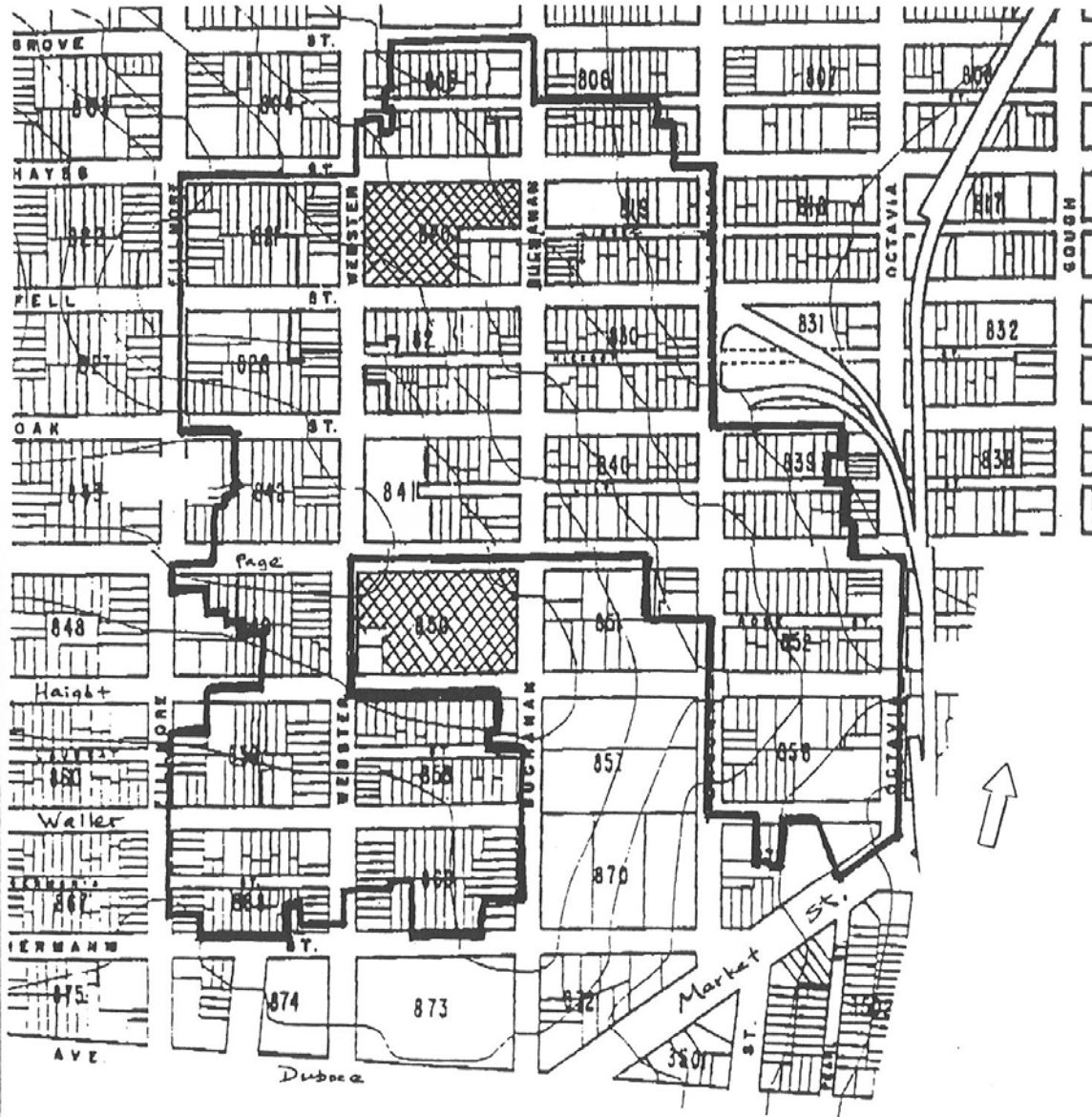
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Hayes Valley Historic District
Theme: Victorian and Edwardian-era architecture
Period of Significance: 1870s-1910s
Map by William Kostura January, 1997

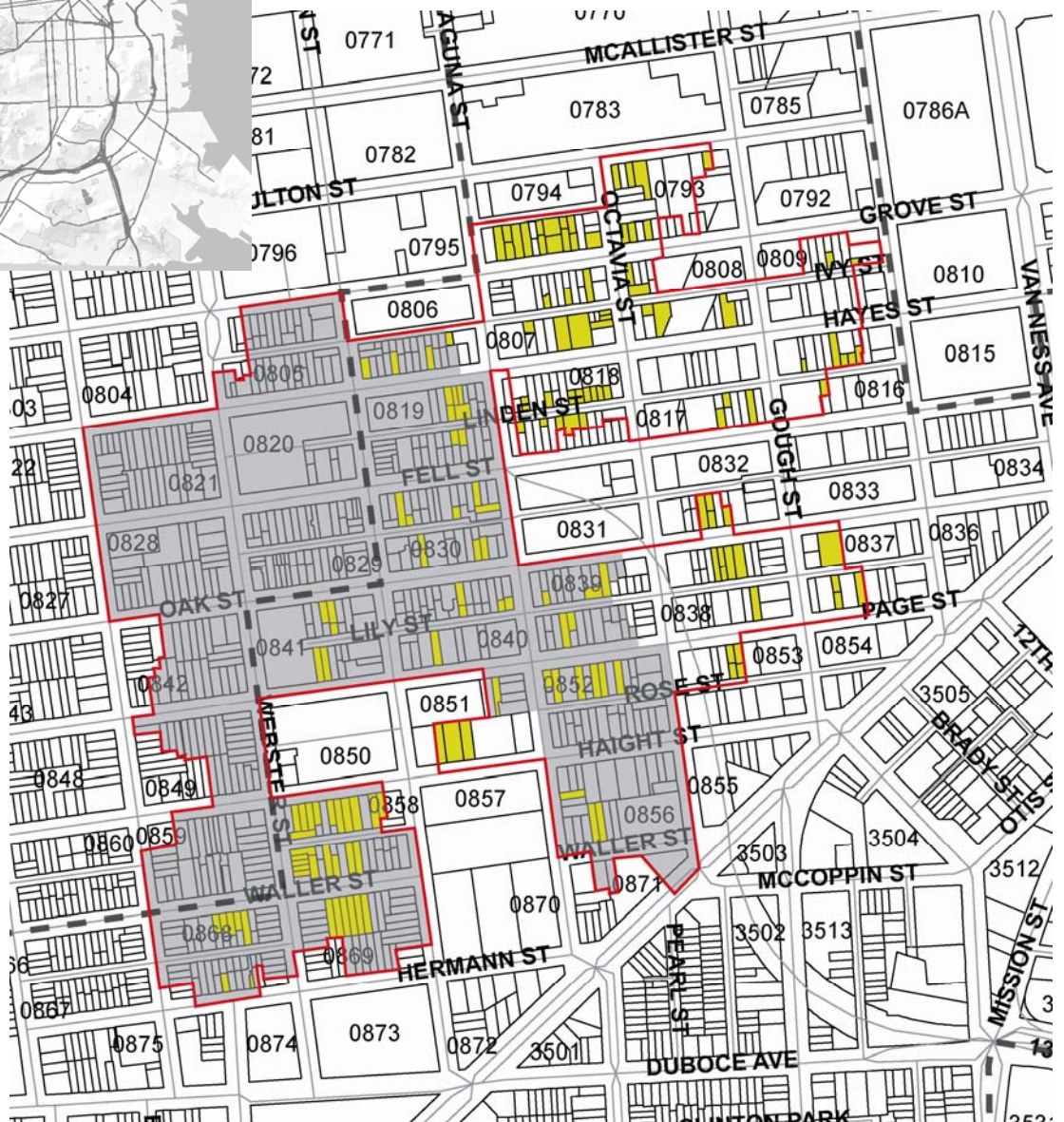
NOTE: Include bar scale and north arrow.

Map 1: Original Boundaries of Hayes Valley Residential Historic District by William Kostura, January 1997.



Map 2 (left): City of San Francisco map with location of Hayes Valley Residential Historic District indicated by star.

Map 3 (below): Map of Updated Hayes Valley Residential Historic District



- Market & Octavia Field Survey Boundaries
- Updated Hayes Valley Residential Historic District boundaries (2007)
- Former Boundaries of Hayes Valley Residential Historic District (1995)
- New Contributing Parcels to the Hayes Valley Residential Historic District

5. Boundary Justification (continued)

It should be noted, however, that further research and documentation could reveal additional contributing properties and an expanded district area, particularly on the west side of the original district, which was outside the boundaries of the Market & Octavia Survey.

The northern boundary of the expanded district was established at Fulton Street owing to the presence of large (full block or multi-block) areas of non-historic development beyond this point. These buildings are the result of large urban renewal projects that radically transformed the Western Addition in the latter half of the 20th century. Because of these non-historic blocks, this line now serves as the generally-recognized transition between the Hayes Valley and Western Addition neighborhoods. Moving east, the boundary expansions do not extend beyond Franklin Street as those blocks are dominated by large scale civic structures more closely associated with the Civic Center neighborhood to the east. The entire block bounded by Laguna, Fell, Octavia, and Oak streets was excluded as it is currently vacant, having been the former site of the Central Freeway off-ramps. Similarly, the two blocks east of the Central Freeway remnants are dominated by large-scale, non-historic development, which effectively creates a block-wide intrusion between the northeastern and eastern expansion areas. Similar intrusions occur on the south side of the district, resulting in the exclusion of properties such as the Hayes Valley public housing development (south block) bordered by Page, Buchanan, Haight and Webster streets; Koshland Park at the southeast corner of Buchanan and Page streets; and the University of California Berkeley Laguna Extension campus (formerly the San Francisco State Teacher's College—and before that—the San Francisco State Normal School campus) on the two blocks bounded by Haight, Laguna, Hermann and Buchanan streets. The irregularity of the boundaries is further explained by the need to exclude individual and groups of non-contributing properties that do not meet age, thematic, or integrity requirements, and which are located on the fringes of the district expansion areas.

D6. Significance (continued)

The architectural themes of the Hayes Valley Residential Historic District are based in late 19th and early 20th century aesthetics and design trends. The period of historic significance for the Hayes Valley Residential Historic District is established as 1860-1920. The 1860 date is based on the initial plat surveys conducted by Colonel Thomas Hayes in 1859, 1860 and 1861, and further supported by evidence from the 1869 Coast Survey and Geodetic Map, which indicates the core of Hayes Valley was moderately built up by that time. The period of significance continues to 1920, which generally coincides with the end of the Edwardian era in San Francisco architecture. After that time, other very strong architectural and construction trends emerge that do not relate to the Victorian and Edwardian periods. These new trends include increased emphasis on Revival styles and the emergence of Modernistic buildings, as well as the increased popularity of multi-unit residential buildings of a much larger scale. The period of significance includes the span of time when all of the subject district's contributing properties were constructed.

As stated earlier, the district focuses on the architectural themes of Victorian and Edwardian-era architecture, as they are set out in San Francisco Preservation Bulletin No. 18: *Residential and Commercial Architectural Periods and Styles in San Francisco*.² In accordance with the methodology of the original Hayes Valley Residential Historic District documentation, the period of significance and architectural themes exclude buildings constructed after 1920, as these are primarily "different in scale and in architectural treatment, so as to be fundamentally different from those of earlier decades."³

Hayes Valley History

Hayes Valley is named for Colonel Thomas Hayes, an Irish-born immigrant who arrived in San Francisco during the Gold Rush. Born in 1823, Hayes had previously been an active politician in New York where he'd gained notoriety fighting for Irish independence.⁴ The lure of California gold proved more compelling, however, and Hayes and his two brothers set sail for the West Coast in January 1849. Later that year or in early 1850, Hayes acquired a 160-acre tract through the use of a preemption deed.

Prior to Hayes' arrival the area comprising what is now Hayes Valley was a hollow containing groves of coast live oaks and several

² San Francisco Planning Department, San Francisco Preservation Bulletin No. 18: Residential and Commercial Architectural Periods and Styles in San Francisco. January 2003.

³ William Kostura, Hayes Valley Potential Historic Districts memo, 1995.

⁴ Jean Kortum, *Hayes Valley* (1992) 4.

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natural springs. These conditions contrasted with the dunes and chaparral that characterized most of the northern peninsula and contributed to the valley's attractiveness for settlement. Before development could occur, however, the city first had to resolve conflicting claims on the outlying Pueblo lands. This was done through the Van Ness Ordinance of 1855, which opened up the Western Addition—including Hayes Valley and much of the Market and Octavia Survey Area—to development. Hayes' property as confirmed by the Ordinance had the following boundaries: "This tract began near the intersection of Fulton and Polk streets, ran northwest to Turk and Laguna, thence southwest to Oak and Webster, thence south east to a point just south of Market Street, and finally northeast to the point of commencement."⁵

Hayes, who reinvigorated his political career in San Francisco by working variously as County Clerk, Deputy Sheriff, and as a member of the Common Council, initially tried farming his tract, but found the fog, wind, and shifting sands were not conducive to agriculture. Thus, he refocused on marketing his property to potential homeowners. His first move was to establish a "come-on" attraction called Hayes Park in order to lure potential property owners out to the area. The park, located near what is today the intersection of Hayes and Laguna streets, included a small picnic ground, restaurant, and bar.

Hayes surveyed and subdivided his tract in three separate surveys that took place in 1859, 1860, and 1861. At first, Hayes sold entire blocks to speculators who held onto the property until the demand for residential lots increased to the point where development became worthwhile. One of his first buyers was "Big John" Sullivan, president of the Hibernia Loan and Savings Society, who snapped up a number of the 25-foot wide lots for \$16 a piece. Mayor James Van Ness also built a villa for himself in Hayes Valley.⁶ Although streets had been laid out, most remained ungraded and unpaved. An early lithograph of Hayes Valley made in the 1860s makes this evident.

To improve access to his tract, Hayes acquired a franchise from the State Legislature in 1857 to build a steam railroad line on Market Street, with a spur line running six blocks out Hayes Street to Hayes Park.⁷ Completed in 1860 (and later acquired by the Market Street Railway Co.), the railroad linked the Hayes Tract, as it was known, to downtown San Francisco.⁸ Initially, Hayes had a difficult time keeping the tracks clear of sand, which made it difficult and expensive to maintain the steam engines—enough that he later replaced the engines with horse cars. Despite the difficulties, the investment paid off and residential development began to take off in Hayes Valley during the 1860s.⁹ Builders reacted to the peculiar through-lot subdivision in several ways. Some subdivided these long lots into two smaller lots in order to squeeze two single-family houses (or a commercial building on one side and a residence on the other) onto the site. Others simply constructed a large multi-family building that spanned the length of the lot, but with entrances on both street frontages. Stables or outbuildings were also commonly located on the backs of lots.

The 1869 Coast Survey and Geodetic Map indicates that the core of Hayes Valley, most of which is located in the Market and Octavia Survey Area, was moderately built up by that time. In addition to a fair number of dwellings, there were also several substantial public and private institutional buildings and sites, most notably the Protestant Orphan Asylum. Built between 1853 and 1854, the masonry orphanage building stood on the site of what would later become the San Francisco State Teacher's College (now the UC-Laguna Extension campus).¹⁰ It was heavily damaged in the 1906 Earthquake, although some of its buildings were converted into classrooms for the State Normal School that replaced it. None of the orphanage buildings remain today.¹¹

Although individual speculative construction was underway by the late 1860s, it would not be until the mid-1870s that row house development by firms such as The Real Estate Associates (TREA) became widespread in the Western Addition. As compared to the contemporary South of Market Area, which was developing as a working-class district of mixed-use residential and industrial buildings, the Western Addition and Hayes Valley were developing more as a middle-to-upper middle class district, with pockets of working-class residents clustered in areas near Market Street and Van Ness Avenue. Research of the 1880 Census conducted by historian William Kostura indicates that eighty percent of the residents of a selected study area of Hayes Valley (the Area of Potential Effect for the Central Freeway demolition) held white collar occupations, including lawyers, commission merchants, dry

⁵ William Kostura, *Hayes Valley Housing Historic Context Statement* (Unpublished manuscript on file at the San Francisco Public Library, 1995), 2.

⁶ E. G. Fitzhamon, "Hayes Valley No. 1," San Francisco Chronicle (Undated newspaper clipping on file at the San Francisco History Room), 1.

⁷ *Ibid.*

⁸ William Kostura, *Hayes Valley Housing Historic Context Statement* (Unpublished manuscript on file at the San Francisco Public Library, 1995), 2.

⁹ Rich Sucre and Christopher VerPlanck, *Historic Resource Evaluation Report for UCB Laguna Campus* (Unpublished report, December 2005), 21.

¹⁰ Roland-Nawi Associates. *San Francisco State Teacher's College (1921 – 1935)*. National Register Nomination. 2006.

¹¹ William Kostura, *Hayes Valley Housing Historic Context Statement* (Unpublished manuscript on file at the San Francisco Public Library, 1995), 2.

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goods dealers, furniture dealers, a liquor merchant, a stock broker, three ship captains, a saloon keeper, and a junk dealer. The remaining residents with blue-collar occupations tended to have skilled occupations, including a fresco painter, a tailor, and a drayman. Within the study area examined by Kostura, approximately one-third of the residents had live-in servants. In regard to ethnicity, a much higher proportion of Hayes Valley residents were American-born, although there were sizable minorities of Irish and German-born residents.¹²

By the mid-1880s, Hayes Valley and the rest of the southern Western Addition was moderately developed, although empty lots were still common and a few blocks continued to be occupied by sand hills. In addition to residential development, a commercial district had also taken shape. According to the 1886 Sanborn Fire Insurance maps, Hayes Street between Franklin and Laguna streets was by far the most commercially developed area in Hayes Valley, boasting a near solid line of storefronts. (This area now forms the core of the Hayes Valley Commercial Historic District, which is a subset of the larger Hayes Valley Residential Historic District.) Most shops were 2-story, although 1-story and occasionally 3-story buildings are also shown. In many cases, flats or apartments are located above the stores.

Both commercial and residential density increased dramatically in the years leading up to the turn of the century, propelled by the increasing availability of mass transit. By 1890, cable car lines operated on Market, Hayes, Oak and Haight Streets.¹³ Most of these routes were operated by the Market Street Cable Railway, which was formed in 1883 from the previously horse-drawn Market Street Railway Company. The Market & Haight streets line opened in late 1883 and ran west out Haight Street to Golden Gate Park. The Market & Hayes line opened for service in 1886, with a capacity of 33 cars running west from Market Street on Hayes to Golden Gate park.¹⁴ The Oak Street line, opened in 1889, was operated by the Omnibus Railroad & Cable Company and ran out 10th Street from Howard, jogging on Fell, Franklin, and finally Oak Street before running west to Golden Gate Park.¹⁵ The introduction of mass transit lines ushered in waves of new construction, and is a key factor in understanding the development of much of the Market and Octavia Survey area.

The Earthquake and Fire of 1906 destroyed the eastern half of the Market and Octavia Survey Area, with nearly everything north of Market Street and east of Octavia Street leveled by the infamous "Ham and Eggs Fire." In the vicinity of the Hayes Valley Residential District, the fire line ran north from Market Street on Gough Street, jumped a half block west at Page Street, and moved farther west to Octavia Boulevard at Fell Street. It held at Octavia until Fulton Street, where it jumped one block west again.¹⁶ Though most of Hayes Valley remained relatively unscathed, areas occupied by the expanded portions of the Hayes Valley Residential Historic District—or across the fire line at Octavia—were reduced to ashes. The fire line is clearly illustrated by the construction dates of the contributing resources within the expanded district areas. For the most part, properties east of Octavia Boulevard on Fulton, Grove, Hayes, and Fell Streets—as well as those at the east ends of the 200 block of Oak Street and the 100 block of Page Street—were all constructed in 1906 or later. It should likewise be noted that there was a noticeable up tick in post-fire construction just west of Octavia Boulevard, which may indicate that buildings there suffered damage from their proximity to the fire zone.

After the disaster, Hayes Valley saw a large influx of displaced citizens—many from the devastated South of Market area—who took up residence both in larger houses that had been converted into apartments, as well as new housing constructed in damaged portions of the neighborhood. The result was a demographic shift. Once a predominantly middle-class area, the earthquake hastened the transformation of Hayes Valley and other inner portions of the Western Addition into less affluent residential areas characterized by higher population densities, a higher proportion of immigrants and blue collar workers, and other important markers.

¹² William Kostura, *Hayes Valley Housing Historic Context Statement* (Unpublished manuscript on file at the S. F. Public Library, 1995), 3.

¹³ Rand McNally & Company. *Map of San Francisco, 1897*.

¹⁴ Cable Car Museum. "The Market Street Cable Railway – 1883" Website information accessed on 12/3/07 from: <http://www.cablecarmuseum.org/co-market-st.html>

¹⁵ Thompson, Joe. "Omnibus Railroad & Cable Company." Website information accessed on 12/4/07 from: <http://www.cable-car-guy.com/html/ccsfomni.html>

¹⁶ U.S. Geological Survey Report on the San Francisco Earthquake of April 18, 1906, map of total area burned, 1907.

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On both sides of the fire line, the post-Earthquake period can be viewed as a highly influential time in the development of the Hayes Valley Residential Historic District. In burned-out areas, the influx of displaced residents necessitated the construction of new and frequently larger flats and apartment buildings, most of which were designed in the Edwardian style. The pace of reconstruction was rapid, with many buildings completed in the first few years after the disaster. Indeed, comparisons of the 1913 and 1950 Sanborn Fire Insurance maps in portions of the expanded district do not reveal any dramatic increases in density. In areas not touched by the fire, a careful reading of the 1913 Sanborn Fire Insurance maps reveals that many single-family dwellings were converted after the Earthquake and Fire into multi-family properties.

Although residential and commercial construction slowed during the First World War—with infill projects comprising the majority of new construction—the city as a whole was finally emerging from the reconstruction period. By 1920, most residential areas in Hayes Valley had been reconstructed, with that year marking the end of the Hayes Valley Residential Historic District's period of significance. Though the 1920s saw some additional residential construction in Hayes Valley, it was primarily of a larger scale than it had been previously, consisting of larger flats and apartment buildings—particularly on highly visible corner locations.

The ensuing decades witnessed several significant events that contributed to the preservation of the district's resources. First was the near halt in private development during the Great Depression through to World War II. Despite the lack of physical changes, however, ethnic demographics began to shift during the war years. Although detailed studies of the Western Addition's population have not been completed for this era, anecdotal evidence suggests an influx of large numbers of African-American war workers during the 1940s. Throughout the war, thousands of African-Americans crowded into apartment houses and Victorians in the Western Addition—many of which had been vacated by Japanese-Americans forced into internment camps. After 1950, the racial transformation of Hayes Valley and much of the Western Addition hastened as white war workers and longtime residents moved away and were replaced by African-American residents. Because African Americans were largely restricted to the Western Addition by racial covenants and prejudice, the neighborhood became overcrowded. Absentee landlords neglected the aging housing stock and banks redlined the area, preventing owners from borrowing money to fix up their properties. Though this led to a drastic decline in the Hayes Valley neighborhood, it also effectively preserved much of the early housing stock, as property owners could not afford new construction or major remodeling projects. More importantly, though the city established the Redevelopment Agency in 1948 to combat "urban blight," nearly all of Hayes Valley Residential District was largely spared the drastic urban renewal schemes that radically transformed areas to the north.

In the late 1950s, freeway construction landed a heavy blow on Hayes Valley. Even before the passage of the Interstate Highway Act of 1956, the Board of Supervisors adopted the San Francisco Trafficways Plan on July 17, 1951. The plan called for the construction of a tangled web of multi-lane, limited access freeways across the City, linking Peninsula commuters to Downtown, the Bay Bridge, and the Golden Gate Bridge. With thoughts mainly devoted to the competitiveness of local businesses and the convenience of suburbanites, little attention was given to the impacts of freeway construction on the tightly woven neighborhoods of San Francisco. Construction by the State Division of Highways (now Caltrans) got underway in the early 1950s, and by 1953, a large chunk of the Bayshore Freeway—from Alemany Boulevard to Seventh and Bryant streets—was completed.¹⁷

Next came the Embarcadero and Central Freeways, both offshoots of the Bayshore Freeway. The Central Freeway was to branch off the Bayshore Freeway at Thirteenth and South Van Ness, and continue northward through the Western Addition roughly parallel to Van Ness Avenue. Construction began in 1956, but by 1958—with both freeways partially completed—a Freeway Revolt began in earnest. Even San Franciscans who had previously been noncommittal about the issue were shocked by the destruction of hundreds of buildings along the rights-of-way of the Embarcadero and the Central Freeway. In 1959, the Board of Supervisors cancelled seven out of ten of the planned new freeways which effectively stopped the further extension of the Central Freeway in its tracks.¹⁸

Nevertheless, a great deal of demolition had already taken place within the Hayes Valley Residential Historic District. The elevated double-decked viaduct of the Central Freeway crossed Market just west of Valencia Street and passed over Octavia Street, with additional blocks cleared for on- and off-ramps at Oak, Fell, and Turk streets, and Golden Gate Avenue. Construction of the freeway devastated the neighborhood, and until the 1990s, properties located next to the freeway viaduct had to endure the noise, pollution, and shadows created by the bulky structure. Even today, the remnants of the former freeway right-of-way are evident in

¹⁷ Chris Carlsson, "The Freeway Revolt," Shaping San Francisco www.shapingsf.org (accessed February 28, 2007).

¹⁸ *Ibid.*

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the form of large, diagonally-shaped vacant lots running through a portion of the expanded district on the blocks bounded by Octavia, Fell, Gough and Grove streets. Ironically, though, it appears the presence of the freeway helped prevent investment and redevelopment that might have resulted in the demolition of the remaining Victorian residences.

Damage caused by the Loma Prieta Earthquake in 1989 saw the upper deck of the freeway removed for safety reasons. In time, plans emerged to tear down the remainder of the freeway within Hayes Valley, replacing portions of it with a redesigned Octavia Boulevard. Today, the Central Freeway viaduct has been removed and the Highway 101 off ramp ends at Market Street. In 2005, reconstruction of Octavia Street as a wide boulevard enhanced the aesthetics of the area, while also continuing to bring heavy vehicular traffic. Though it diverts the majority of freeway-exiting traffic to the east and west on Fell Street, the boulevard essentially delivers people to the neighborhood. Meanwhile, the new Patricia's Green park that stretches down Octavia between Fell and Hayes streets—and which lies partially within the subject district—provides inviting access for both pedestrians and local traffic. In the wake of these changes, Hayes Valley has experienced a resurgence of commercial prosperity and increasingly upper middle class demographics.

Victorian-era Architecture

The San Francisco Planning Department's *San Francisco Preservation Bulletin No. 18 - Residential and Commercial Architectural Periods in San Francisco*, establishes the Victorian period as ranging from 1860 to 1900. Though "Victorian" was a term referencing the British monarchy, it was used widely in the United States, especially in relation to architectural styles. A number of related styles are grouped under the broad heading of Victorian, most of which were loosely influenced by Medieval architecture. They included such sub-styles as Italianate, Stick and Eastlake, Queen Anne, Second Empire, Shingle, and Folk Victorian. Though Victorian architecture displayed a remarkable variety of ornament, unifying features include asymmetrical and articulated facades, steep roof pitches, and the use of multiple textures, materials and colors on a single building. In large part these styles can be viewed as products of the Industrial Revolution, which allowed for the mass production of building materials such as windows, doors, shingles, and complex decorative elements.

Though many houses of the Victorian era were constructed by individual contractors, the intricacy of the Victorian styles tended to encourage the involvement of trained architects working with merchant builders. In the Hayes Valley neighborhood, the Hinkle Brothers were known to be prolific builders, working from the 1870s to the turn of the 20th century. Likewise, architects John Marquis and Absolom J. Barnett enhanced their reputations through work in the neighborhood—especially during the 1880s. Marquis was best known for his Italianate and Stick-Eastlake houses, many of which are located within the Hayes Valley Residential Historic District, and which are said to "constitute one of the finest collections of Victorian-era designs by a single San Francisco architect."¹⁹ Barnett, noted for a tendency toward excess decoration, also designed many houses in the Hayes Valley Residential Historic District, including thirteen common-wall row houses known as "oriel row" (now demolished).

As Victorian residential construction in Hayes Valley reached its zenith with the introduction of mass transit lines in the 1880s, the majority of intact Victorian buildings in the neighborhood tend to be either Italianate (most popular during the 1870s), or more commonly Stick/Eastlake (popular during the 1880s and 1890s).

It should also be noted that Preservation Bulletin No. 18 includes the Greek Revival Style with Victorian architecture, although it is typically much simpler in form and decoration. The Greek Revival style was widely used in San Francisco during the 1850s and 1860s, and a few examples of this particularly early style are known to exist in the Hayes Valley Residential District.

Edwardian-era Architecture

The Edwardian period in San Francisco is generally accepted as spanning from 1901 to around 1910, directly succeeding the Victorian era. Again, the term Edwardian refers to a period of the British Monarchy, though it was often used architecturally to describe a more vernacular interpretation of the Classical Revival style. In San Francisco, this style was widely used in the design inexpensive flats. Like the Victorian category of architecture, a number of sub-styles contributed to the Edwardian/Classical Revival fashion, including Arts and Crafts, Beaux-Arts, Neo-Georgian, and some Revival styles.

Indeed, the majority of the Edwardian residences within the Hayes Valley Residential Historic District are best described as Classical Revival, exhibiting a particular use of small scale decorative elements with classical overtones, such as garlands,

¹⁹ William Kostura, *Hayes Valley Housing Historic Context Statement* (Unpublished manuscript on file at the San Francisco Public Library, 1995), 6.

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spandrel panels and decorative friezes. For the most part, this decoration is decidedly more restrained than the exuberant Victorian detailing that preceded it. Nevertheless, elaborate examples of this style also existed, as seen in both remodeling and new construction designed by architect Albert Sutton in Hayes Valley.

In the Hayes Valley Residential Historic District, Victorian-era houses were commonly set back on their lots to allow for entry steps and small gardens, while Edwardian-era dwellings tended to have a more urban focus and were built at the front of the lot with direct access to the street. Likewise, the Victorians exhibit a much greater tendency toward "gingerbread" decoration. Nevertheless, the two styles share much in common, such as such as wood construction, row house organization, elaborately bracketed or modillion cornices, and the ubiquitous bay window. Together, these styles form a recognizable continuum and were the dominant architectural theme in the development of Hayes Valley.

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Appendix: William Kostura, Hayes Valley (1997) [Provided by City and County of San Francisco]

Hayes Valley

Potential Historic Districts

During May, 1996 I surveyed the general Hayes Valley neighborhood to determine whether potential historic districts existed there. The purpose of this exercise was to discover whether any such historic districts were located adjacent to the Hayes Valley Housing project area -- that is, to see whether the APE of this project was also a part of any historic district. The area which I surveyed was bounded by the following: the Central Freeway (and the former freeway) on the east; Market Street, Duboce Street, and the U. S. Mint on the south; a stretch of housing projects and other modern buildings on the north; and Fillmore Street on the west. Within this area I found three potential historic districts. Regarding their proximity to the Hayes Valley Housing project, I found:

a) The south block of the new Hayes Valley Housing project is surrounded on three sides (the north, south, and west) by two of the potential districts.

b) The north block of the new Hayes Valley Housing project touches corners, or is briefly coterminus, with potential districts at three places. One might argue that "touching corners" with a historic district is less significant than sharing sides for an entire block. In the case of the north block, the findings of my earlier survey (which was restricted to the immediate APE of the project) may be more significant, namely, that the north block of Hayes Valley Housing faces eight individual buildings which appear to be eligible for the National Register. Those eight buildings are: 700 Hayes, 710-714 Hayes, 760-762 Hayes, 766-768 Hayes, 792 Hayes, 517-519 Webster, 609-613 Fell, and 602-626 Buchanan.

All three of the potential historic districts share common themes and periods of significance. Those are:

Theme: Victorian-era and Edwardian-era architecture in San Francisco

Period of significance: 1870s-1910s

Methodology

First, I should mention that this was a "windshield survey;" that is, I walked through the survey area once, looking at every building, and making a judgement as to the date of each building based on architectural style. Of the over eight hundred buildings thus surveyed, the history of about ninety is known. Seventy-seven of these buildings are within the APE of the new Hayes Valley Housing project and thus were researched by me last year, and another dozen or so had been previously researched by myself or others. As a result, my judgements regarding the great majority of the buildings in the greater Hayes Halley neighborhood are based upon visual observation rather than by archival research. I thus relied more upon observable architectural patterns than on neighborhood history as a basis for creating boundaries for potential districts in Hayes Valley. Hence the theme of "Victorian-era and Edwardian-era architecture."

The question arose as to whether the period of significance and there should be extended to include buildings from the 1920s. I concluded that most of the buildings in Hayes Valley from the 1920s were so different in scale and in architectural treatment as to be fundamentally different in character from those of earlier decades, and so I counted these buildings as "non-contributors." Several classically ornamented, brick-clad apartment buildings of three or four stories, which appear to date from the 1920s, did seem compatible; but I chose to be conservative and leave these off the list of contributory buildings. Julia Morgan's brick-clad Zen Center at the northwest corner of Page and Laguna (1921) is architecturally outstanding, but for the sake of consistency I left it off the list as well. The latter, at any rate, is clearly individually eligible for the National Register.

In a survey of this size, every possible gradation of integrity is bound to be found. Several buildings seemed to be roughly 50% intact and 50% altered. According to National Register guidelines, buildings should retain at least 50% of their important, character-defining architectural features in order to contribute to a district. I chose to be conservative, and left borderline cases off of the list of contributory buildings.

Many Victorian buildings (and a few later buildings) were built as common-wall duplexes, triplexes, etc., and some of these have the

appearance of two or more buildings. I chose to count these as one structure rather than two or more.

Finally, I should mention that the choice of Fillmore Street as the western boundary of my survey was arbitrary, in order to make the survey manageable. Had I taken the area west of Fillmore into consideration, one of the potential districts I discovered would certainly have extended west of that street.

The Three Potential Historic Districts

As might be expected, the three potential historic districts which I identified have much in common, since they are close geographically and were subject to similar patterns of development during the same time period. Victorian-era buildings strongly predominate, with buildings from the Edwardian-era accounting for most of the balance. Buildings from the 1920s to the present account for about ten to fifteen percent of all the buildings in the three districts. The three historic districts are closely grouped and are only prevented from merging as one by six intrusions which occupy rather large areas. Those six intrusions are:

1. The French-American School/U. C. Extension, which occupies the two square blocks bounded by Hermann, Haight, Laguna and Buchanan (1920s).
2. Koshland Park, at the southeast corner of Page and Laguna.
3. Hayes Valley Housing, south block (1961-1963).
4. John Muir School, which occupies almost half a block at 380 Webster (1927)
5. Hayes Valley Playground, at the southeast corner of Hayes and Buchanan
6. Hayes Valley Housing, north block (1961-1963)

The three potential historic districts are:

The West District

This district occupies most of eight blocks, including those bounded by Hermann, Hayes, Webster and Fillmore streets, with an ell at the south end bounded by Hermann, Haight, Buchanan and Webster. Seventy-two percent of the buildings in this district are contributors from the Victorian and Edwardian eras. Another seven percent date from the 1920s. The balance are altered buildings and buildings from the 1930s-1990s. The tally:

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No. of buildings: 229
 Contributors: 166 (72%)
 Victorians: 100
 Edwardians: 66
 Noncontributors: 63 (28%)
 1920s: 15

Outstanding blocks include:

the 200 block of Hermann (north side)
 the 300 block of Haight (south side; faces Hayes Valley
 Housing)
 the 600 block of Oak (south side)

Outstanding individual buildings include the Nightingale House at 200 Waller, an official City Landmark (1882), and Sacred Heart Catholic Church at the southeast corner of Fell and Fillmore (1887). Additionally, four fine Victorians on the west side of the 200 block of Webster face the Hayes Valley Housing project.

The East District

This potential historic district occupies most of seven blocks and parts of three others. The district stretches from Octavia and Market streets in the southeast to Hickory and Webster in the northwest. Sixty-nine percent of the buildings in this district are contributors from the Victorian and Edwardian eras. Another seven percent date from the 1920s. The balance are altered buildings and buildings from the 1930s-1990s. The tally:

No. of buildings: 230
 Contributors: 159
 Victorians: 104
 Edwardians: 55
 Noncontributors: 71 (31%)
 1920s: 15

Outstanding blocks include the north and south sides of the 200 block of Page. Outstanding individual buildings include 602-626 Buchanan, 609-613 Fell, and 390 Page, all of which face Hayes Valley Housing; 361 Oak (1869); 185 Haight (1873); 198 Haight (1883, and a City Landmark), 1800 Market; and the First Baptist Church at Octavia

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and Waller (1909). A fine non-contributing building is the Emmanuel Sisterhood Residence (now the Zen Center) at the northwest corner of Page and Laguna (Julia Morgan, 1921).

The North District

The North District consists of parts of three blocks stretching from Linden and Laguna in the east to Grove and Webster in the west. It is rather elongated in shape, and thus may not qualify as a historic district. Eighty-seven percent of the buildings in this district are contributory. The tally:

No. of buildings: 54
 Contributory: 47 (87%)
 Victorians: 37
 Edwardians: 10
 Noncontributory: 7 (13%)
 1920s: 1

Outstanding buildings include 700 Hayes and 710-714 Hayes, both of which face Hayes Valley Housing.

Design Features of the Three Potential Historic Districts

Overwhelmingly, these three districts consist of Victorian-era and Edwardian-era houses and flats built upon narrow lots in rowhouse fashion. Of the contributing buildings, sixty-five percent were designed in one of the Victorian-era styles (Italianate, stick-Eastlake, Queen Anne, and Romanesque), while thirty-five percent were designed in one of the Edwardian-era styles. Of the "Edwardians," virtually all were designed in the classical revival style. There are only a few examples of craftsman and Mission Revival styles in Hayes Valley.

As a general rule, Victorian houses were set back on their lots, allowing ten feet or so in front for stairways and very small gardens. The few exceptions to this rule are located at street corners and in alleys. Design patterns during the Edwardian era, by contrast, were more urban in character, and houses and flats after the turn of the century were built at the front of the lot, with little or no setback.

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In other respects, the contributing houses and flats from the Victorian and Edwardian eras share many design characteristics. These may be summarized as follows:

1) Buildings look like rowhouses. The typical lot width is about twenty-five feet, and so buildings of two or three stories have a vertical rather than horizontal emphasis. Even when Victorian developments occurred on wide lots, they were built as duplexes, triplexes, etc., to create a rowhouse appearance.

2) All residential buildings in Hayes Valley from the Victorian era and nearly all from the Edwardian era were built with horizontal wood siding, usually channel rustic. The Edwardian era exceptions include the use of stucco and/or brick in a few buildings. There are a few large institutional buildings in the potential historic districts as well, most notably Sacred Heart Church and the First Baptist Church, and these are made out of brick.

3) The great majority of residential buildings were built with bay windows. Whether five-sided (half-octagonal), rectangular, slanted, or round, depending on the style and the period, all bay windows were very carefully proportioned and became part of a careful composition of architectural elements and masses. Bay windows would generally overhang the basement and rise the full height of the building to the cornice, which would wrap around the bay. "Bay windows" were always only one "bay" in width -- they never stretched across the entire width of a house.

Hayes Valley is nearly devoid of flat front Italianates, which are common elsewhere in San Francisco. Most such examples in Hayes Valley have been heavily altered. The best flat front houses in Hayes Valley are 361 Oak Street (1869) and 185 Haight (1873), both in the East District. There are also several examples (some rather fine) in the alleys, where bay windows were less common in Victorian times and prohibited afterward.

4) There was an emphasis on fine detailing throughout the Victorian and Edwardian era. All windows and doors had frames, and these frames nearly always had moldings of several layers. Cornices were also molded and had brackets (Victorian styles) or modillions (classical revival). Entrances frequently had elegant porticos with classical columns, and there were often balustraded stairways leading up to these porticos.

5.) Virtually all buildings had ornament in addition to the detailing described above. Ornament was usually restrained in the early Victorian period, limited to elaborations of the window frames (e. g. 361 Oak, 1869, and 185 Haight, 1873). Later Victorians and classical revival buildings of the early Edwardian era were lush and more exuberant in their ornamental schemes, whereas later "Edwardians" became more restrained again. In general, classical ornament was used for the Italianate and classical revival styles, and abstract "Eastlake" ornament was used for the stick-Eastlake and Queen Anne styles. Numerous examples of the Italianate, Eastlake, and classical revival styles can be found in the three potential historic districts, whereas the Queen Anne style has fewer representatives.

6) The majority of houses are two stories plus a basement in height. Many are one story in height, while a few rise to three stories. A few noncontributing apartment buildings of four to six stories, all built in the 1920s, can also be found in the three districts. None of these is more than about fifty feet in width.

Comparisons Between the Hayes Valley Potential Historic Districts and Other Victorian-Edwardian Era Neighborhoods in San Francisco

How does Hayes Valley stack up against similar neighborhoods in the city? I did not have time to make an actual count of contributing buildings in several other historic districts in San Francisco in order to make an objective comparison based on integrity and architectural quality. In general, it is clear that Hayes Valley was a "solidly middle class" neighborhood during the Victorian and Edwardian eras, and this is reflected in its buildings. Hayes Valley is less impressive than much of Pacific Heights, an elite neighborhood, and is architecturally more impressive than the Victorian working class neighborhoods of Eureka Valley, Noe Valley, and most of the Mission district. The level of integrity in Hayes Valley seems higher than in the latter three neighborhoods, too.

I was able to do a demographic comparison with one comparable Western Addition neighborhood close to Hayes Valley. This is the Alamo Square City Historic District, which touches corners with Hayes Valley. I made a count of the first 150 buildings in that district's case report, and using the same criteria as I did for Hayes

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*Recorded by: C. Harvey, J. Lammers; Page & Turnbull *Date January, 2008 Continuation Update

Valley (i. e., limiting contributors to intact buildings built before 1920), found that 99 of the buildings, or 67%, were contributors. This compares with a contributing level of 72% for the three potential districts (combined) in Hayes Valley. By contrast, the buildings in Hayes Valley are not as well maintained.

I found that the Victorian-era houses facing main streets in Hayes Valley were generally outstanding, while the less-expensively built houses on the alley were of lesser architectural quality. The majority of the Edwardian-era, classical revival style houses were also very good, although there was a drop off in quality from the Victorian era.