

Alabama Street Pioneers



West side of Alabama Street between 22nd and 23rd Streets.

Boundaries: Alabama Street between 22nd and 23rd Streets, as well as properties on Florida Street

Period of Significance: 1865-1884

Eligibility: California Register of Historical Resources

Thematic Summary: This area in the eastern-central Mission District contains a grouping of pioneer-era cottages and houses located on a block that appears to have been settled according to an informal “frontier” (pre-suburban) development pattern: a mixture of early rural properties and small dwellings in non-standardized lot layouts. This clustering of extant buildings from the earliest period of U.S. settlement is rare and unusual.

This historic district, comprised of 15 contributors and 20 total properties, contains many properties that appear to date to the 1860s, based upon review of the 1869 U.S. Coastal Survey map and verification by visual observation. Most of the pioneer dwellings are flat-front Italianate in style, while others are vernacular gable-front cottages, and a single house displays Gothic Revival-style barge-boards and finial. Water tap records for these buildings indicate later dates; however, private wells and post-construction water service were common in the Mission District. In addition to buildings constructed in the 1860s, the district contains several constructed in the 1870s and early 1880s that are compatible with the pioneer architecture and settlement patterns of the earlier buildings.

*San Francisco Planning Department – South Mission Historic Resources Survey
Historic District Description*

In the 1850s and early 1860s, the district area was part of a tract that contained the Union Race Course. The half-mile racetrack was renovated in 1862 and renamed the Willows Trotting Park, but the increasing value of land in the Mission District proved more valuable than spectator ticket fees, and the final race was run on July 18, 1863. By 1864, the San Francisco-San Jose Railroad ran through the former racetrack on Harrison Street. The area's development as one of the Mission's earliest residential suburbs followed soon thereafter, spurred on by the extension of horse-drawn streetcar lines on Folsom and Howard Streets.



East side of Alabama Street between 22nd and 23rd Streets.

However, the properties within this historic district indicate a “pre-Victorian” pattern of development for the block: dwellings built at different scales (but generally small), in different styles (if any), and with varying setbacks on their lots. This resulted in a streetscape that was more “organic” than most middle-class and working-class streetcar suburbs. This may be due to the “out-of-the-way” nature of the area's location in the early 1860s: outside of the uncontested City limits (the 1851 charter established the City's boundary a block to the north), and sandwiched between the San Francisco-San Jose Railroad and George Treat's *Potrero Nuevo* tract. The out-of-the way location appears to have been settled by pioneers of relatively modest means, the City's working lower and middle classes.

Highlights of the historic district include the row of buildings dating to the 1860s on the west side of Alabama Street, which are relatively cohesive and well-

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Historic District Description*

preserved; and the trio of mostly intact cottages on Florida Street. On the east side of Alabama Street, pioneer residences are in varying conditions and the block-face has experienced some intrusions. Nonetheless, the area retains its overall cohesion and character as a very early U.S.-era residential settlement in the Mission District.





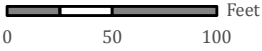
West side of Florida Street between 22nd and 23rd Streets.



City & County of San Francisco Planning Department
 Eastern Neighborhoods Mission Area Plan
 South Mission Historic Resources Survey

ALABAMA STREET PIONEERS HISTORIC DISTRICT
 Eligible for Listing in the California Register

-  Historic District Boundary
-  Historic District Contributor



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3613

4147

4146

951 Alabama St	950 Florida St
957 Alabama St	954 Florida St
963 Alabama St	960 Florida St
965 Alabama St	964 Florida St
971 Alabama St	970 Florida St
979 Alabama St	974 Florida St
2846 22nd St	2836 22nd St
2830 22nd St	2824 22nd St
2818-2822 22nd St	2810-2816 22nd St
980-990 Florida St	992-998 Florida St

4145

919 Florida St
923 Florida St
963-969 Florida St
971 Florida St
979 Florida St
981 Florida St
2770 22nd St
2774-2784 22nd St

22nd St

Harrison St

Alabama St

Florida St

4148

2601 Harrison St	2851 22nd St
2871 22nd St	2857 22nd St
2867-2869 22nd St	2859 22nd St
2615-2619 Harrison St	1008 Alabama St
2621 Harrison St	1010 Alabama St
2625-2629 Harrison St	1012 Alabama St
2633 Harrison St	1014 Alabama St
2635-2645 Harrison St	1018 Alabama St
2647 Harrison St	1020 Alabama St
2651 Harrison St	1022 Alabama St
2655 Harrison St	1024 Alabama St
2661 Harrison St	1026 Alabama St
2663 Harrison St	1062 Alabama St
2665 Harrison St	1032 Alabama St
2671 Harrison St	1072 Alabama St
2681 Harrison St	1080 Alabama St
2685 Harrison St	1086 Alabama St
2976-2984 23rd St	2950 23rd St
2968 23rd St	2954 23rd St
2964 23rd St	2962 23rd St

4149

1001 Alabama St	2801 22nd St
2835 22nd St	2807 22nd St
2825 Rhode Island St	2815 22nd St
2817 22nd St	2811 22nd St
1017 Alabama St	1014-1018 Florida St
1021 Alabama St	1020 Florida St
1027 Alabama St	1024-1026 Florida St
1031 Alabama St	1030 Florida St
1035 Alabama St	1036 Florida St
1041 Alabama St	1040 Florida St
1045 Alabama St	1044 Florida St
1051 Alabama St	1050 Florida St
1055 Alabama St	1056-1060 Florida St
1059-1063 Alabama St	1062-1066 Florida St
1065 Alabama St	1068 Florida St
1071 Alabama St	1074 Florida St
1077-1081 Alabama St	1076 Florida St
1083 Alabama St	2902 23rd St
2944 23rd St	2932 23rd St
2938 23rd St	2924 23rd St
2918-2922 23rd St	2908 23rd St
2904 23rd St	2900 23rd St

2783 22nd St
2777 22nd St
1015 Florida St

23rd St

4207

San Francisco Planning Department - South Mission Historic Resource Survey
Property Information Catalog (sorted by Street Address)

Assessor Block-Lot	Address (Low #)	Address (High #)	Street	Attribute Code/Description 1	Attribute Code/Description 2	Year Built	Year Built Source	Primary Record (DPR 532A)	Architectural Style 1	Architectural Style 2	Historic District	CHRSC	Listing Type	Resource Eligibility	Notes
4148-002	1008	1008	ALABAMA ST	HP2. Single Family Property		1868	1869 USCS map (est.)	Yes	Italianate		Alabama Street Pioneers	3CD	Contributor	California Register	
4148-003	1010	1010	ALABAMA ST	HP3. Multiple Family Property		1868	1869 USCS map (est.)	Yes	Italianate		Alabama Street Pioneers	3CB	Individual & Contributor	California Register	
4148-003A	1012	1012	ALABAMA ST	HP2. Single Family Property		1868	1869 USCS map (est.)	Yes	None/Altered		Alabama Street Pioneers	6L	none	determined not eligible for listing	
4148-004	1014	1014	ALABAMA ST	HP2. Single Family Property	HP6. 1-3 Story Commercial Building	1868	1869 USCS map (est.)	No	Greek Revival		Alabama Street Pioneers	3CD	Contributor	California Register	Front addition post-1889
4148-005	1018	1018	ALABAMA ST	HP2. Single Family Property	HP6. 1-3 Story Commercial Building	1884	SFPUC water tap	Yes	Italianate		Alabama Street Pioneers	3CD	Contributor	California Register	
4148-006	1020	1020	ALABAMA ST	HP3. Multiple Family Property		1868	1869 USCS map (est.)	Yes	Italianate		Alabama Street Pioneers	3CD	Contributor	California Register	
4148-007	1022	1022	ALABAMA ST	HP2. Single Family Property		1870	Sanborn Co. maps (est.)	Yes	Italianate		Alabama Street Pioneers	3CB	Individual & Contributor	California Register	Additional dwelling (pre-1889) located at rear of lot.
4149-030	1027	1027	ALABAMA ST	HP3. Multiple Family Property		1875	Architectural est.	Yes	Italianate		Alabama Street Pioneers	3CD	Contributor	California Register	
4149-029	1031	1031	ALABAMA ST	HP3. Multiple Family Property		1875	Sanborn Co. maps (est.)	Yes	Italianate		Alabama Street Pioneers	3CD	Contributor	California Register	Additional dwelling (circa 1895) located at rear of lot.
4149-028	1035	1035	ALABAMA ST	HP3. Multiple Family Property		1905	Sanborn Co. maps (est.)	Yes	Edwardian		Alabama Street Pioneers	3CS	Individual	California Register	Additional dwelling (circa 1880) located at rear of lot; moved from front of lot.
4149-027	1041	1041	ALABAMA ST	HP3. Multiple Family Property		1890	Sanborn Co. maps (est.)	No	Stick/Eastlake		Alabama Street Pioneers	6L	none	determined not eligible for listing	
4149-026	1045	1045	ALABAMA ST	HP3. Multiple Family Property		1875	Sanborn Co. maps (est.)	No	Italianate		Alabama Street Pioneers	3CD	Contributor	California Register	
4149-025	1051	1051	ALABAMA ST	HP2. Single Family Property		1870	Sanborn Co. maps (est.)	No	None/Altered		Alabama Street Pioneers	6L	none	determined not eligible for listing	
4149-024	1055	1055	ALABAMA ST	HP2. Single Family Property		1868	1869 USCS map (est.)	Yes	Greek Revival		Alabama Street Pioneers	3CD	Contributor	California Register	
4149-038	1059	1063	ALABAMA ST	HP3. Multiple Family Property		1890	Sanborn Co. maps (est.)	Yes	Stick/Eastlake		Alabama Street Pioneers	6L	none	determined not eligible for listing	
4149-022	1065	1065	ALABAMA ST	HP2. Single Family Property		1870	1869 USCS map (est.)	No	Greek Revival		Alabama Street Pioneers	3CD	Contributor	California Register	
4149-021	1071	1071	ALABAMA ST	HP2. Single Family Property		1868	1869 USCS map (est.)	Yes	Greek Revival		Alabama Street Pioneers	3CD	Contributor	California Register	
4149-006	1040	1040	FLORIDA ST	HP3. Multiple Family Property		1885	SFPUC water tap	Yes	Italianate		Alabama Street Pioneers	3CB	Individual & Contributor	California Register	
4149-007	1044	1044	FLORIDA ST	HP3. Multiple Family Property		1885	SFPUC water tap	Yes	Italianate		Alabama Street Pioneers	3CD	Contributor	California Register	
4149-008	1050	1050	FLORIDA ST	HP2. Single Family Property		1870	Sanborn Co. maps (est.)	Yes	Greek Revival		Alabama Street Pioneers	3CB	Individual & Contributor	California Register	Additional building (post-1914) located at rear of lot.