

Von Schroeder-Welsh Block



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

Boundaries: Block bounded by South Van Ness Avenue, Capp, 22nd and 23rd Streets

Period of Significance: 1889-1895

Eligibility: California Register of Historical Resources

Thematic Summary: This block in the central Mission District was almost uniformly developed by prominent local architect Thomas John Welsh with Stick/Eastlake-style and Queen Anne-style row-houses, for real estate developer Baroness Mary E. Von Schroeder. The block contains the largest collection of Welsh buildings known to exist; most of his early work was destroyed in the earthquake and fires of 1906.

This historic district, comprised of 25 contributors and 29 total properties, contains one of the most cohesively developed, late 19th-century blocks extant in the Mission District. The long sides of the block feature nearly identical rows of Stick/Eastlake-style flats on both Capp Street and South Van Ness Avenue. The district also includes small groupings of mirrored Queen Anne-style flats on

South Van Ness Avenue, as well as Victorian-era mixed-use properties with commercial ground floors along 22nd Street.

During the period of U.S. pioneer settlement, the district area lay at the eastern boundary of the Broderick Estate, a tract of land that likely belonged to the estate of Senator David Broderick, who was famously killed in a pistol duel at Lake Merced in 1859. During the 1870s and 1880s, as the surrounding central Mission District developed into a densely populated streetcar suburb, the block that comprises the district area remained conspicuously undeveloped. Even by the late 1880s, only three dwellings were located on the entire block, the largest of which was located at the northeast corner of 22nd and Capp streets. This large house is still extant, though it was raised and moved forward on its lot to accommodate the addition of a commercial ground floor.

The Stick/Eastlake-style flats that give this district its distinctive character were completed in 1889 for Baroness Mary E. Von Schroeder, a real estate developer. The architect was Thomas John Welsh (1845-1918), a prominent Bay Area architect whose works included the Sacred Heart Church at Fillmore and Fell Streets, and St. Mary's Cathedral which stood at Van Ness Avenue and O'Farrell Street. In 1890, architect T.J. Welsh was listed in the City Directory as working out of 302 Montgomery Street. Welsh is also known to have designed numerous buildings within the Mission District. Notable design elements of his Stick/Eastlake-style flats on the subject block include entry porticos with Classical columns and spindlework, art glass in the upper sash of the windows, and facades that terminate in applied vertical wood strips beneath paneled friezes. Notably, a few of the flats, such as 723 Capp Street, departed from the boxed bay window design and instead featured angled bay windows and elaborate applied cast swags above the entrance to an enclosed entry porch.

The Queen Anne-style flats on South Van Ness Avenue, constructed in 1894, are exuberant examples of the form, featuring copious use of applied garlands and floriated ornament, dentils, floriated brackets, and paneled entry porches with columns. Two other mirrored Queen Anne flats located along the 22nd Street portion of the district were raised on their foundations to add new commercial ground floors during the first half of the 20th century.

Apparent physical integrity varies widely across this district, ranging from near pristine buildings to a few altered non-contributors. All of the Stick/Eastlake-style flats originally included a false pedimented gable end, finial, and metal

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

cresting at the roofline above their bay windows. Today, only two flats within the district, 715-717 and 719-721 Capp Street, retain this feature.

Despite this and other alterations, the overall historic cohesion of the district remains intact. There are very few intrusions on the block.





West side of South Van Ness Avenue between 22nd and 23rd Streets, circa 1890. (San Francisco Public Library Historical Photograph Collection Photo ID AAB-4166).



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

VON SCHROEDER-WELSH BLOCK HISTORIC DISTRICT
 Eligible for Listing in the California Register

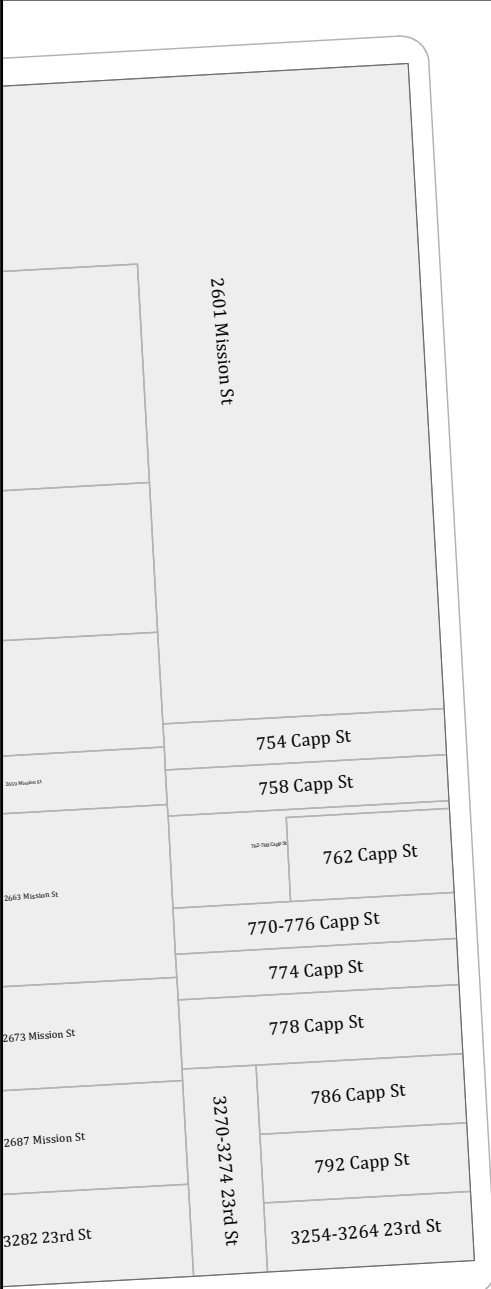
-  Historic District Boundary
-  Historic District Contributor



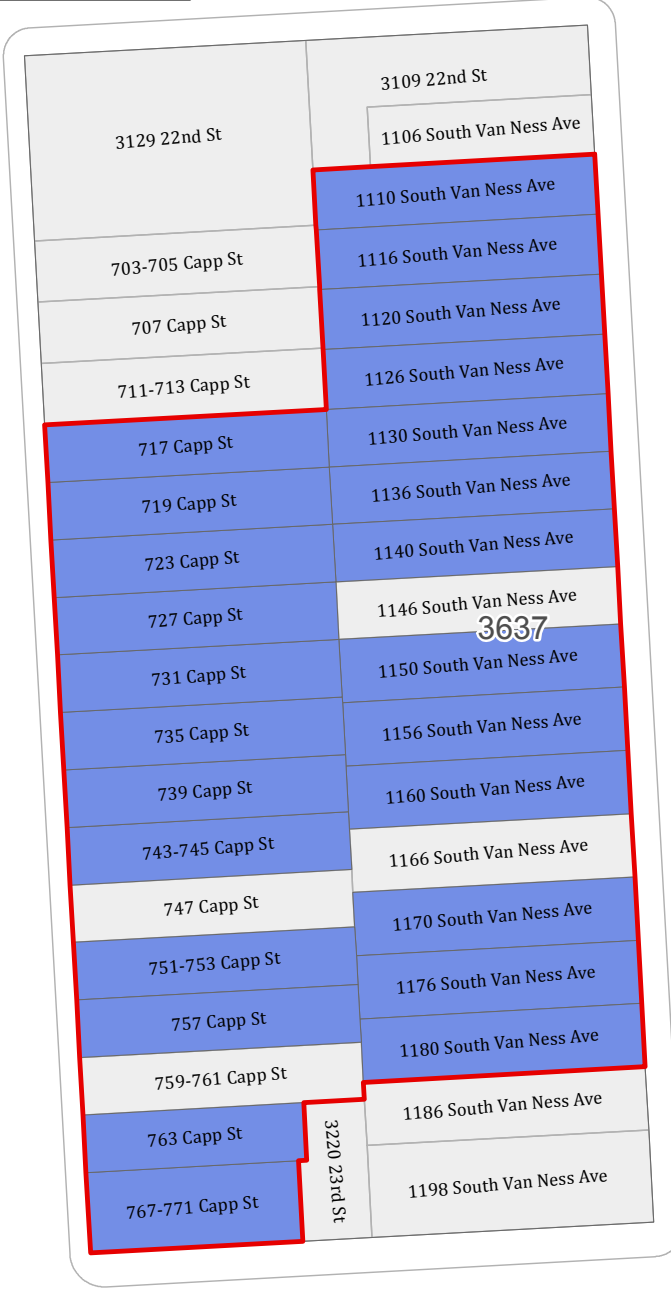
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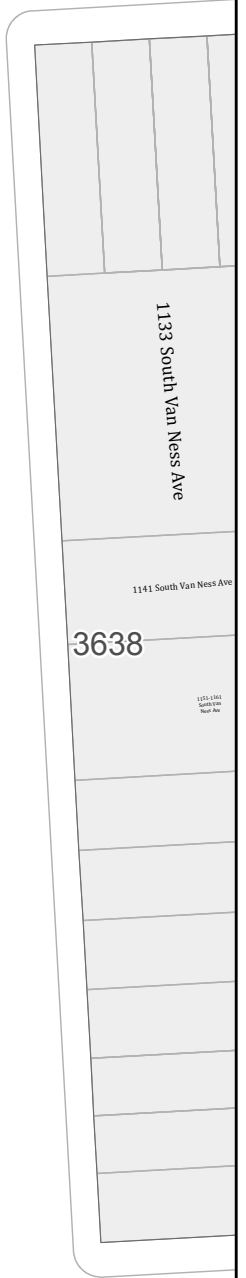
22nd St



Capp St



23rd St



South Van
Ness Ave

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
3637-080	0715	0715	CAPP ST	HP3. Multiple Family Property		1889	SFPUC water tap	Yes	Stick/Eastlake		Von Schroeder-Welsh Block	3CB	Individual & Contributor	California Register	
3637-058	719	719	CAPP ST	HP3. Multiple Family Property		1889	SFPUC water tap	Yes	Stick/Eastlake		Von Schroeder-Welsh Block	3CB	Individual & Contributor	California Register	
3637-057	723	723	CAPP ST	HP3. Multiple Family Property		1889	SFPUC water tap	Yes	Stick/Eastlake		Von Schroeder-Welsh Block	3CB	Individual & Contributor	California Register	
3637-056	727	727	CAPP ST	HP3. Multiple Family Property		1889	SFPUC water tap	Yes	Stick/Eastlake		Von Schroeder-Welsh Block	3CD	Contributor	California Register	
3637-055	731	731	CAPP ST	HP3. Multiple Family Property		1889	SFPUC water tap	Yes	Stick/Eastlake		Von Schroeder-Welsh Block	3CD	Contributor	California Register	
3637-054	735	735	CAPP ST	HP3. Multiple Family Property		1889	SFPUC water tap	Yes	Stick/Eastlake		Von Schroeder-Welsh Block	3CB	Individual & Contributor	California Register	
3637-053	739	739	CAPP ST	HP3. Multiple Family Property		1889	SFPUC water tap	Yes	Stick/Eastlake		Von Schroeder-Welsh Block	3CB	Individual & Contributor	California Register	
3637-052	743	745	CAPP ST	HP3. Multiple Family Property		1889	SFPUC water tap	Yes	Stick/Eastlake		Von Schroeder-Welsh Block	3CB	Individual & Contributor	California Register	
3637-051	747	747	CAPP ST	HP3. Multiple Family Property		1889	SFPUC water tap	Yes	None/Altered		Von Schroeder-Welsh Block	6L	none	determined not eligible for listing	
3637-050	751	753	CAPP ST	HP3. Multiple Family Property		1889	SFPUC water tap	Yes	Stick/Eastlake		Von Schroeder-Welsh Block	3CB	Individual & Contributor	California Register	
3637-082	755	757	CAPP ST	HP3. Multiple Family Property		1889	SFPUC water tap	Yes	Stick/Eastlake		Von Schroeder-Welsh Block	3CB	Individual & Contributor	California Register	
3637-048	759	761	CAPP ST	HP3. Multiple Family Property		1889	SFPUC water tap	Yes	Spanish Colonial Revival		Von Schroeder-Welsh Block	6L	none	determined not eligible for listing	
3637-018A	763	763	CAPP ST	HP3. Multiple Family Property		1889	SFPUC water tap	Yes	Stick/Eastlake		Von Schroeder-Welsh Block	3CD	Contributor	California Register	
3637-018	767	771	CAPP ST	HP3. Multiple Family Property	HP6. 1-3 Story Commercial Building	1889	SFPUC water tap	Yes	Stick/Eastlake		Von Schroeder-Welsh Block	3CB	Individual & Contributor	California Register	See SFPL Historical Photo AAB-3218
3637-003	1110	1110	SOUTH VAN NESS AV	HP2. Single Family Property		1889	SFPUC water tap	Yes	Stick/Eastlake		Von Schroeder-Welsh Block	3CB	Individual & Contributor	California Register	See SFPL Historical Photo AAB-4166 upper portion
3637-004	1116	1116	SOUTH VAN NESS AV	HP2. Single Family Property		1889	SFPUC water tap	Yes	Stick/Eastlake		Von Schroeder-Welsh Block	3CB	Individual & Contributor	California Register	See SFPL Historical Photo AAB-4166 upper portion
3637-005	1120	1120	SOUTH VAN NESS AV	HP2. Single Family Property		1889	SFPUC water tap	Yes	Stick/Eastlake		Von Schroeder-Welsh Block	3CB	Individual & Contributor	California Register	See SFPL Historical Photo AAB-4166 upper portion
3637-006	1126	1126	SOUTH VAN NESS AV	HP2. Single Family Property		1889	SFPUC water tap	Yes	Stick/Eastlake		Von Schroeder-Welsh Block	3CD	Contributor	California Register	
3637-007	1130	1130	SOUTH VAN NESS AV	HP3. Multiple Family Property		1895	SFPUC water tap	Yes	Edwardian		Von Schroeder-Welsh Block	3CD	Contributor	California Register	
3637-008	1136	1136	SOUTH VAN NESS AV	HP3. Multiple Family Property		1894	SFPUC water tap	Yes	Queen Anne		Von Schroeder-Welsh Block	3CB	Individual & Contributor	California Register	
3637-008A	1140	1140	SOUTH VAN NESS AV	HP3. Multiple Family Property		1894	SFPUC water tap	Yes	Queen Anne		Von Schroeder-Welsh Block	3CB	Individual & Contributor	California Register	
3637-009	1146	1146	SOUTH VAN NESS AV	HP3. Multiple Family Property		1894	SFPUC water tap	Yes	Stick/Eastlake	Stick/Eastlake	Von Schroeder-Welsh Block	6L	none	determined not eligible for listing	
3637-010	1150	1150	SOUTH VAN NESS AV	HP3. Multiple Family Property		1889	SFPUC water tap	Yes	Stick/Eastlake		Von Schroeder-Welsh Block	3CD	Contributor	California Register	
3637-011	1156	1156	SOUTH VAN NESS AV	HP2. Single Family Property		1889	SFPUC water tap	Yes	Stick/Eastlake		Von Schroeder-Welsh Block	3CB	Individual & Contributor	California Register	
3637-012	1160	1160	SOUTH VAN NESS AV	HP2. Single Family Property		1889	SFPUC water tap	Yes	Stick/Eastlake		Von Schroeder-Welsh Block	3CD	Contributor	California Register	
3637-012A	1166	1166	SOUTH VAN NESS AV	HP3. Multiple Family Property		1922	SF Assessor	Yes	Edwardian		Von Schroeder-Welsh Block	6L	none	determined not eligible for listing	
3637-013	1170	1170	SOUTH VAN NESS AV	HP3. Multiple Family Property		1889	SFPUC water tap	Yes	Stick/Eastlake		Von Schroeder-Welsh Block	3CB	Individual & Contributor	California Register	
3637-014	1176	1176	SOUTH VAN NESS AV	HP3. Multiple Family Property		1889	SFPUC water tap	Yes	Stick/Eastlake		Von Schroeder-Welsh Block	3S, 3CD	Individual & Contributor	National Register & California Register	
3637-015	1180	1180	SOUTH VAN NESS AV	HP2. Single Family Property		1889	SFPUC water tap	Yes	Stick/Eastlake		Von Schroeder-Welsh Block	3CD	Contributor	California Register	