

Broadway Walking Tour

San Francisco Heritage sponsors this tour to encourage the understanding and appreciation of San Francisco's architectural heritage and the need to conserve it. In addition to preserving the best of San Francisco's historic architecture, we'd like to see the sensitive integration of new development within the existing historic fabric.

This walk will cover approximately 15 blocks of the neighborhood of Pacific Heights centered on Broadway. You will see evidence of the neighborhood's evolution over the years and several outstanding examples of SF's finest residential architecture of numerous styles, including Victorians, classical revival, and art deco. One of the Silver Kings, James C. Flood had a particularly profound and visible effect on Broadway, but his family mansions aren't the only ones to see. The walk will showcase the changing architectural panorama that went through many styles as grand single-family homes gave way over time to multiple-family, multi-story dwellings, and apartment houses.

With the help of census records, the diversity of San Francisco's population can also be seen through the people who worked and lived in these houses throughout the decades.



1. 1790 Jackson Street: Apartment Building: 1940. Herman C. Baumann, Art Deco

This site is representative of the changes to this neighborhood in the 1920-40s. The neighborhood used to be composed entirely of grand family homes with gardens, in the high Victorian style. As times changed and families moved and sold their homes and land they occupied to developers, who immediately tore them down to build apartment houses. This took place in the Art Deco era 1920-1940 (or "Art Moderne" as it was called at the time). Art Deco buildings have a sleek, linear appearance with stylized, often geometric ornamentation.

Cross Jackson and continue North on Franklin to Pacific (to the NE corner)



2. 1782 Pacific: Talbot-Dutton House, 1869 Architect/builder unknown, Italianate/Slanted Bay. SFHL #57.

Built for William Talbot, in lumber & shipping as a wedding present for his daughter Mary when she married Henry Dutton a successful grain and hay dealer in 1869. They would go onto raise two sons in the home, Henry and Harold. Mary and Henry had a fair number of household help while in residence, including two Irish women, Kate Quade and Mary Gramh. A German woman, Teresa Hepburn and a young man from Canada, John Cranston. A matching wing was added in 1905, creating the unusual double-bay on the façade. Notice the classical details and the heavily bracketed overhangs typical of the Italianate style that dominated in the 1860s-70s. This house was purchased in the 1950s by a banker to preserve it and was one of the first Victorian restorations in the City. It was designated a California Landmark in 1973

Cross Franklin & continue north to Broadway. Turn left to walk west on Broadway



3. 1700 Broadway: Apartment Building , 1927 W.A. Stone/Charles M. Rousseau, Spanish/Moroccan

This multi-unit apartment building was given an elegant and rich character through elaborate ornamentation around the entrance, reminiscent of the Spanish/Moroccan style. Also note the flat parapet with no overhang and the ornate wrought iron gate and the Aztec tile was used in the entry.



4. 1804 Broadway: House, 1886 Bernhardt E. Henriksen, Stick/Italianate

Built for Captain R.E. Raimond. He was a shipping merchant, shipping goods from San Francisco to San Diego. The House is most notable for its *oeil de boeuf* gable. Oeil de boeuf or *ox-eye window* is a relatively small elliptical or circular window, typically designed for an upper story or above a door to let in natural light.

Notice the 2 great Queen Anne houses across the street at 1805 (built 1891) & 1807 Broadway.

Cross Gough and continue on Broadway



5. 1855-57&-59 Broadway: “Fleishhacker Manor”, 1915 Architect/builder unknown, English Tudor

Once the home of Leon Sloss Jr. and his wife, Eleanor Fleischhacker Sloss. Leon Sloss Jr. was the son of Leon Sloss, a California financier pioneer and grandson of Louis Sloss, co-founder of Alaska Commercial Company. Eleanor was the daughter of Mortimer Fleishhacker and Bella Gerstle. Mr. Sloss’s wedding to Eleanor Fleishhacker in 1925 was one of the biggest social events of the year uniting two prominent San Franciscan families. By 1930, Leon and Eleanor had two children, Leon III, and Nancy. While in residence they also employed a large number of household help. Bessie Manchester, a recent Irish immigrant was hired as a nurse for the children. A Swedish maid, a German cook, and a Chinese laundryman were also part of the household staff.

This Tudor style was technically a revival of English domestic architecture, specifically Medieval and post-Medieval styles from 1600-1700. These types of houses have a steeply pitched roof, often with multiple overlapping, front-facing gables. The home has been remodeled into condominiums.

Cross Laguna and continue on Broadway



6. 2000 Broadway: Apartment Building, 1973 Backen Arrigoni & Ross, “Concrete Brutalism.”

12-story grey concrete around a brick courtyard, large windows face the west and the Golden Gate. This is the kind of design that gave modern architecture a bad name and led to architectural preservation in the 1970s and the postmodern reaction of the 1980s.

Continue to the corner of Broadway and Buchannon.



7. 2090 Broadway: Apartment Building, 1935 Herman C. Baumann, Art Deco

This building exhibits the Art Deco style of many Baumann apartments with a zig-zag cornice and a floral decorative motif on the exterior. The light fixture in the lobby was salvaged from the 19th-century building that formerly stood on this site.

Cross Buchanan Continue on Broadway



8. 2120 Broadway: Cora Jane (“Jennie”) Flood Mansion”, 1900/1901 Julius Krafft, Classical Revival/Italian Baroque

James Clair Flood was one of the “Silver Kings” who made his fortune in the Silver Rush of 1859, He also built a grand mansion across from the Fairmont Hotel, atop Nob Hill, that survived the earthquake and fire of 1906. That mansion is now the Pacific Union Club. Flood also built a grand country residence for himself and his family down the peninsula in Menlo Park. He and his wife Mary Emma Leary had 2 surviving children, James Leary Flood and Cora Jane Flood (nicknamed “Jennie”).

Jennie lived an interesting life, was engaged several times but never married. While living in a large home, Cora maintained a small resident staff. Petra Michelson, a Norwegian immigrant was employed as the lady's maid. Henry Pissens, was the butler and his wife Florence was the cook, both immigrated to United States from Belgium. Irishmen, Brian Higgins was employed for general household help.

Upon her death at age 67, Jennie donated this *palazzo* to the University of California (UC). Not able to maintain the house, the UC sold the property in 1927 to Cornelia M. Stanwood. It eventually became the Sara Dix Hamlin School for Girls in 1928. In 1967-1970, 7 additional buildings were built behind the house to expand the school.

The house has three stories, Ionic portico, bronze fence, mostly wood built to look like a stone palazzo. Note the faux finished wood columns w/ bases of actual stone. The Interior was organized around a 2-story oak & walnut-paneled hall with a skylight. It has 24 rooms, and 13 fireplaces.



9. 2151 Broadway: Henry Hill House, 1920 (Italian Consulate, 1952)

Architect/builder unknown, French Renaissance

Built for Harry Hill, a lumber & shipping businessman, who also made a fortune in coffee. He and his wife Ruth lived here with their two daughters, Caroline and Juanita and Ruth's son Jackson Baird. They also employed a large number of staff that included two women employed as nurses for their children. One was a young woman from Illinois, Maud Motley and a divorced German woman, Antiona Ladde. Their staff also included a

Japanese couple, Maorisiega and Josy Tanetoro, who worked as a cook and a waitress. The house was eventually passed onto one of his daughters then to a granddaughter. It was sold in 1952 and became the Italian consulate at that time.

The neoclassical building wraps around the corner and has 2 different addresses, one on Broadway and one on Webster. The Italian tri-color flag is always flying over the door. Inside the business offices surround a walled courtyard and the buildings and courtyard are often used for entertaining.

Cross Webster, turn right and walk South to the mid-block of Webster,



10. 2550 Webster: Bourn Mansion, 1895-1896, Willis Polk, Georgian Revival

SFHL: #38

Built for William Bowers Bourn, President of Spring Valley Water Co., and the head of PG&E & Empire (gold) Mining Company. He was also known for financing the 1915 Panama Pacific International Exposition. Bourn also had Polk design Filoli in Woodside for him in 1916. Bourn was one of Polk's biggest patrons and delivered the eulogy at Polk's funeral.

While in residence, the Bourne family employed an English couple who immigrated to the United States in 1897, as caretakers. They also had a Swedish woman employed as a laundress. The Georgian Revival often has the Classic Colonial shape. Typically, two or three stories tall, these designs are symmetrical with hipped, gable, or gambrel roofs. Elaborate doorways are usual, with pilasters, sidelights, and even porticos. Also, chimneys and brick facades became prominent features. A formidable house containing 28 rooms and 14 fireplaces must have been extra impressive, having been one of the few houses on the entire block when it was first built.

Turn back and continue on Broadway



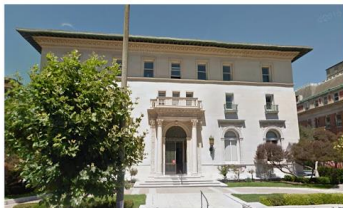
11. 2200 Broadway: Joseph Donohoe Grant House, 1897, Hiss & Weekes NY Co., Neoclassical / Baroque

This mansion was the city/winter home of Joseph and Edith Donohoe Grant. Grant was the son of the founder of the Murphy, Grant Co. a Dry Goods Mercantile. Joseph and Edith raised three children. Douglas, the oldest, and two daughters, Josephine, and Edith. They employed a husband and wife, Henry and Ada Kohme, as their caretakers when not in residence. The home is built of red brick & limestone by the Mahoney brothers, who were also the contractors for the St Francis Hotel. It has 5 levels in the back and 3 in the front, high ceilings, marble floors, and paneled walls. The Baroque style is characterized by exaggerated motion and clear detail used to produce drama, exuberance, and grandeur. Bought by the Hamlin School for Girls after Grant's widow died in 1948. It is now the girl's elementary school.



12. 2201 Broadway: Maurice & Herman Herbst House, 1914 G. Albert Landsburgh, Beaux-Arts

Herman and Maurice Herbst arrived in San Francisco along with their parents and siblings at the beginning of the 20th century. Their father had formerly owned a grocery store in Ventura County. Along with a partner, he opened the Herbst Manufacturing Company which was a sheet metal and copper works business. In the following years, the Herbst family extended their business activity into real estate, acquiring commercial and office properties in San Francisco. Eventually, Herman and Maurice organized The Herbst Brothers Partnership and devoted their full attention to the real estate business. The Beaux-Arts style is often characterized by order, symmetry, formal design, grandiosity, and elaborate ornamentation. The building is now being used for art classes for the Schools of the Sacred Heart.



13. 2222 Broadway: James Leary & Maud Flood Mansion, 1912 Bliss & Faville, Italian Renaissance

Built by James Leary Flood (son of Comstock Lode tycoon James Clair Flood) for his wife Maud. James Leary Flood fell in love with a dancer named Rose Fritz and was forbidden by his father to marry her, under threat of cutting off his allowance and inheritance. He eventually married her anyway, and they moved into the Palace Hotel, along with the bride's 11-year-old sister, Maud. When James Flood Senior passed away in 1889, he left a sizable estate for his son to manage. By the time James (Sr.) wife passed away (8 years later), their 2 children were worth thirty million dollars. James (Jr.) and Rose never had any children; Rose fell ill and passed away in 1898. Another year later, James Leary Flood married her younger sister Maud, who bore him 3 children. After the 1906 earthquake, Maud refused to live in the City and the family moved down to their Menlo Park property. As SF rebuilt post-quake, Flood felt the need to return to the City, or at least have a place to stay during the workweek. He persuaded his wife that it would be safe to return, as he promised to build her a "house of marble on a granite hill" which, with the help of engineers and geologists, he essentially did in 1912. Eight years after they moved in, the Flood family maintained a large and diverse staff, which included two English butlers, a caretaker from Corsica, a Hungarian cook, a Japanese laundryman, and two maids, one from Finland and the from Belgium. After her husband died in 1926, Maud Flood gave the home to the Religious of the Sacred Heart. The house features, pink Tennessee marble-clad, steel-frame, and a granite-base. There is a partial view from the street of 2-story bay window off courtyard. The main house is 3-stories, with a 140-foot-long entrance hall which culminates in spectacular views of the Golden Gate thru a bay window. The ferns in the courtyard were taken from the Australian Pavilion of the 1915 Exposition.



14. 2252 Broadway: Andrew B. Hammond Mansion, 1905

Architect Unknown, Edwardian (Converted to boys' school, Stuart Hall in 1956) Built for Andrew Hammond and his wife Florence and their three children. Andrew Hammond was a lumber & railroad magnate, and President of the Hammond Lumber Company. He had extensive lumber interests in the northwest and Canada. The Hammond family maintained a busy household. Mr. and Mrs. Hammond raised their three daughters in this home, Edwina, Daisy and Florence. Florence, the oldest, married soon after the house was built. They also

employed an extensive and diverse staff which included, two English maids and two chauffeurs. A Japanese steward and laundryman, as well as, a Chinese cook, and a young Chinese dishwasher. Bought from the family in 1956 to become a boys' elementary school. The classrooms are former bedrooms, dressing or sitting rooms, many still have fireplaces and beautiful view windows.



15. 2307 Broadway: George Volkmann House, 1892 Kenitzer & Kollofrath, Queen Anne Victorian (Modifications by Julia Morgan).

Built for George F. Volkmann, a German immigrant and one of the founders of A. Schilling & Co. A. Schilling & Company was an American foodstuffs company established in San Francisco in 1881. The company engaged in the processing of coffee, tea, baking powder, spices, extracts, and some other products which they supplied to the grocery trade. Acquired by McCormick Company in 1947.

George lived in the house with his wife, Louisa, his daughter Johanna, and son Daniel. In 1910, the Volkmann family employed a number of household workers including, an English cook, and a

laundryman who was a recent Japanese immigrant.

The house was bought by movie director Francis Ford Coppola in 1980. Currently painted all white, and now owned by clothing designer Jessica McClintock. The single-family home has seven bedrooms and six baths.

Cross Fillmore and turn left (South) and go to the far (SE) corner of Steiner & Broadway.



16. 2640 Steiner: "Mrs. Doubtfire House", 1893 Joachim B. Mathison, Queen Anne/Classical Revival

This lovely building is famous these days for being the house featured in the 1993 movie, Mrs. Doubtfire starring Robin Williams. It has a widow's walk, a round tower, and a green roof. Formal symmetrical design with classical columns. The single-family home has 4 bedrooms and 3.5 baths. The House next door to the south was used as the not-so-nice neighbor's house in the movie as well. According to the 1920 census, this

was once the home of Louise Harvey, a young widow, who employed a couple from Japan. Shura Marmura acted as a Louise's maid and her husband Soichi Marmura took care of the yard.

Continue South on Steiner and turn left onto Pacific



17. 2475 Pacific: Leale House, 1860 (possible as early as 1850) SFHL: #45

Built for Capt. John Leale and his wife Fanny. Capt. John Leale was a well-established San Francisco Bay ferry Boat captain from 1886-1914. He also wrote a book “Recollections of a Tule Sailor” This house was originally part of a 25-acre dairy farm that ran down to the water. Built circa 1860, it still stands in its original location and is believed to be the oldest house in Pacific Heights. It was sold to Captain and Mrs. John Leale for \$4,000. The Lealess added the false front and porch and transformed the 3- 4 room farmhouse into a more modern home. The original playhouse built for their two daughters, Edith and Marion, which was later a cabin, still stands in the back yard because there is no way to remove it without destruction of buildings or trees. The cabin was used for memorabilia and parties after they grew up. The daughters, who never married, lived out the rest of their lives there.

Continue walking on Pacific to Fillmore. Turn right (south) onto Fillmore and walk to the corner of Fillmore & Jackson



18. 2515 Fillmore: Calvary Presbyterian Church, 1854-1901 McKay, J.H., McDougall Brothers, Renaissance Revival SFHL: #103

Calvary has served SF and the Bay Area since the church’s founding on Bush Street near Montgomery in 1854. The church moved to Union Square in 1868, occupying the present site of the St. Francis Hotel until 1900. Classical Revival details are prominent. Calvary retains many exterior and interior architectural elements from the 1868 church building as much of the material from that church building (over one million bricks, the pews, iron balcony supports, and stained-glass window frames) was used in the Sanctuary at Calvary’s current site. The church buildings survived the 1906 earthquake and fire with no significant damage and became the temporary home of several churches, a synagogue, and the Superior Court of San Francisco. The impressive art glass windows were installed around 1902. Each window portrays a Biblical story. The largest windows depict events from the life of Christ. The maker of the windows is unknown. Calvary’s sanctuary has ornately gilded and painted ceiling rosettes and cornice moldings in the narthex (lobby) which date from the 1920s. In 2002 the church completed a structural retrofit that included adding meeting rooms to better serve the community and the growing congregation. An Atrium was also created, exposing the original brick and stained-glass window frames from the church at Union Square.