State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number(assigned by recorder) 345 Fulton St.

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North, Calif. Date: 1956 (rev. 1973)

*c. Address: 345 Fulton St. City: San Francisco Zip: 94102

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 0792-007A

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

345 Fulton Street is located on a 39' x 138' lot on the south side of Fulton Street between Franklin and Gough Streets. Built in 1926, 345 Fulton Street is a 5-story, steel and reinforced concrete apartment building designed in the Renaissance Revival style. The rectangular-plan building, clad in scored stucco, is capped by a flat roof. The foundation is not visible from the street. The primary façade faces north and is 3 bays wide. The left bay of the first floor features a gated secondary entrance and a recessed window with security bars. The center bay features an arched, gated, recessed porch framed with vertical bands of foliated relief. The porch shelters a single entrance with a wood door with sidelights. The right bay features a garage. A band of foliated reliefs separates the first and second floors. The left and right bays of the upper 4 floors feature continuous, shallow, semi-hexagonal bay windows composed of metal sliding windows. The spandrel panels have applied square ornament. The center bay features two window openings at each story with multi-light, wood-sash, casement windows and metal sliding sash opening onto a fire escape. The primary façade terminates in an band of egg molding, dentils, and a flared cornice with rosette ornament.

The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3: Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5b. Photo: (view and date)
View from north
11/6/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1926
SF Assessors Office

*P7. Owner and Address:
Trophy Properties De LLC
2101 Market Street
San Francisco, CA

*P8. Recorded by:
Page & Turnbull, Inc.
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
11/6/2006

*P10. Survey Type:
Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments: ☒ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (list)

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 345 Fulton Street

B1. Historic Name Opera Apartments

B2. Common Name 345 Fulton Street

B3. Original Use Multiple Family Residence

B4. Present Use: Multiple Family Residence

* B5. Architectural Style Renaissance Revival

*B6. Construction History

345 Fulton Street was constructed in 1925. Alterations include aluminum slider windows in semi-hexagonal bay windows, security grilles at first story and garage door at an unknown date.

*B7. Moved? ☒ No ☐ Yes Date: _____ Original Location: _____

*B8. Related Features none

B9a. Architect John C. Hladik . Builder _____

*B10. Significance: Theme 1906 Earthquake and Fire Reconstruction Area: Western Addition

Period of Significance 1906-1929 Property Type Residential Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

In regard to California Register Criterion 1 (History/Events) this property is considered under the 1906 Earthquake and Fire Reconstruction context of the Historic Context Statement, Market & Octavia Neighborhood Plan Area, since it is both an identified building type (Residential) and dates from the Period of Significance (1906-1929) of that context. Based on its appearance, the building is also considered under California Register Criterion 3 (Design/Construction). There is no indication the property is eligible for listing in the California Register under Criterion 2 (Important Persons) or Criterion 4 (Information Potential).

Criterion 1:

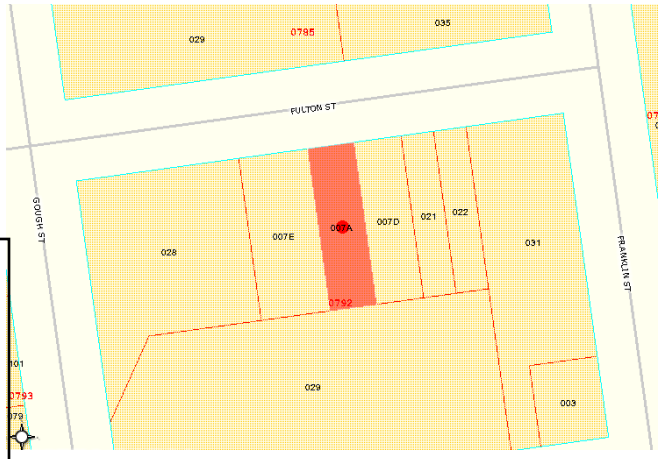
345 Fulton Street was designed in 1925 by architect John C. Hladik for E.V. Lacey. According to the 1906 and 1909 Block books the parcel was owned by the San Francisco Breweries. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP3: Multi-family Property

*B12. References: Edwards Abtracts, October 30, 1925
Historic Context Statement, Market & Octavia Neighborhood Plan Area, Page & Turnbull, Inc. July 20, 2007

(Sketch Map with north arrow required.)

B13. Remarks



*B14. Evaluator Kelley & VerPlanck

*Date of Evaluation 5/1/2010

(This space reserved for official comments)

* Required Information

B10: Significance (continued)

The 1899 Sanborn map shows the parcel and adjacent parcels were occupied by the San Francisco Breweries factory with two-story flats and single-family dwellings in the surrounding neighborhood. The 1913 Sanborn map shows that the parcel was vacant, as the building is located in the area that was destroyed by the 1906 Earthquake and Fire. Adjacent parcels were occupied by a French laundry, flats, a picture framing factory, wagon repair, and a large apartment building. 345 Fulton Street was constructed at a time when infill construction was becoming more prevalent in Hayes Valley at the tail end of the 1920s-era building boom.

Criterion 3:

Edward V. Lacey was a building contractor who was responsible for constructing several adjacent apartment buildings during the same time period. John Carl Hladik was born in Prague and came to San Francisco as a young man where he worked as an architect specializing in apartment design. Among his best-known buildings are the 16-story Crown Tower Apartments (1926) and a Spanish Revival high-rise apartment building (1925), both located near Union Square. During his career, Hladik kept offices in the Monadnock Building. He died while on vacation in Guerneville, Sonoma County in 1928.

The Renaissance Revival style is an eclectic design style that was first introduced in the United States around the turn of the 19th Century, and came into prominence in the early twentieth century, continuing into the 1920s. Multi-family apartment buildings designed in the style are typically multi-story and based on a rectangular floor plan, and feature massive, symmetrical façades, often with scored stucco facades meant to resemble stone construction. Based on Italian Renaissance villa prototypes, the facades are usually divided into three sections: a base, shaft, and capital, with ornate intermediate cornices dividing the sections. Applied ornamentation in the form of cartouches, swags, crests, et cetera, is often attached to spandrel panels, friezes, and parapets.

345 Fulton exhibits some characteristics of the Renaissance Revival style, such as multi-story height, rectangular massing, scored stucco cladding and some simple applied decoration, however, it does not rise to the level of adjacent Mediterranean/Renaissance Revival buildings, such as 337 Fulton Avenue, also constructed for E.V. Lacey.

Integrity:

345 Fulton Street appears to have undergone several alterations, including replacement aluminum slider windows in the semi-hexagonal bays, altered first story windows and garage door at an unknown date. It retains some character-defining features, including its five-story height and rectangular massing, semi-hexagonal bays, scored plaster cladding with simple applied plaster ornamentation, cornice, and flat roof. The property retains integrity of location and setting, as it has not been moved and it is part of a grouping of building of similar type, style, and construction date. It only partially retains integrity of materials due to the replacement of original windows with aluminum sliders. It partially retains integrity of design due to the altered first story windows. It retains integrity of workmanship, feeling, and association because of its height and massing, plaster cladding with simple applied plaster ornamentation, and cornice.

Conclusion:

345 Fulton Street does not appear to be eligible for the National Register of Historic Places, California Register of Historical Resources or local designation under any criterion. Although it is a reasonably intact Renaissance Revival-style apartment building designed by Carl Hladik and constructed during the Period of Significance (1906-1929) of the 1906 Earthquake and Fire Reconstruction context of the Historic Context Statement, Market & Octavia Neighborhood Plan Area, the building does not does not rise to the level of the adjacent apartment building at 337 Fulton Street also constructed for E.V. Lacey.