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 3 *Resource name(s) or number(assigned by recorder) 1600 Mission 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 1600 Mission St. City: San Francisco Zip: 94103

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 3512-001

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

1600 Mission Street.is located on a 300' x 326' x 95' triangular lot at the intersection of Mission/Otis Streets and South Van Ness Avenue. The property is on the northwest side of Mission Street and has a secondary elevation on Otis Street, and includes a large parking area set northeast of the building. Built in 1930, 1600 Mission Street is a two-story, reinforced concrete frame commercial building designed in the Spanish Colonial Revival style. The irregular-plan building, clad in stucco, sits on a reinforced concrete, slab foundation. The building consists of a rectangular-plan, 2-story massing with hipped roof surrounded on the southwest and southeast elevations by an irregularly-shaped, roughly rectangular, single-story block with a flat roof. A single-story ell with gable roof projects from the façade (northeast elevation) of the two-story block. The Mission Street elevation of the property is L-shaped. The central, two-story block is three bays wide and contains a bay opening fitted with a metal and glass curtain wall in the left bay. A narrow arcaded cornice is set above the bay. The remaining bays are blocked by the single-story ell. The second story has two 6-over-6, double-hung wood sash windows in the left bay. The center bay extends above the roofline in a square tower with hipped roof. The bay has a tall, recessed arch with a shouldered arched, divided, fixed wood window and octagonal decorative tile set above the window. The spandrels of the arch have decorative tiling up to the roofline. A small vestibule with flush wood door and shed roof is set at the intersection of the (continued)

*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 story commercial building

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

P5b. Photo: (view and date)
View from northeast
8/31/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1930
SF Assessors Office

*P7. Owner and Address:
Chuck Art & Wanda Wong
2531 Anza Street
San Francisco, CA

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

*P9. Date Recorded:
8/31/2006

*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)

P3a. Description, continued.
two-story block and ell. The ell extending from the two-story block has a metal and glass curtain wall on the southeast elevation, fitted with an off-center pedestrian entrance. The main entrance is set on the gable end of the ell in a second curtain wall and has a centered pedestrian entrance. The single-story block has a bay opening on the northeast elevation and bay openings fitted with glass and metal curtain walls on the southeast elevation. The Otis Street elevation is 8 bays wide; the fourth and fifth bays are two stories high. The first bay has paired, recessed, windows with pilaster surrounds set below to lunette windows. The second and third bays have large pilaster surrounds and cornice and have large bay openings fitted with glass and metal curtain walls. A pedestrian entrance is set off-center in the third bay. The fourth bay is blank except for a small decorative cut screen. The remaining bays are divided by piers with beveled tops and have bay openings with glass and metal curtain walls or glass and metal overhead doors. A pedestrian entrance is set off-center in the seventh bay. The second story has two 6-over-6, double-hung wood sash windows in the fifth bay. The roofline of the single-story block has an arcaded brick cornice and red clay tile coping along the roofline. The pitched roofs are clad in red clay roof tiles. The building appears to be in good condition.

Northeast elevation (façade) showing main entrance

Otis Street (northwest) elevation

Detail, northeast end of Otis Street elevation

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 3512/1

P1. Other Identifier: _____

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

b. USGS 7.5' Quad San Francisco North Date 1980 T 02N ; R 05W; ___ 1/4 of NE 1/4 of Sec 9 ; MDM B.M.

c. Address 1600 Mission/1 Otis City San Francisco Zip 94103

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

Assessor's Parcel Number: 3512/1

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

The historic Granfield's Super Service is a one and a half story former gas and service station located at the gore formed by the south side of Otis Street and the north side of Mission Street at the west side of South Van Ness. Now vacant and boarded up, it is composed of several contrasting masses: a gently hip-roofed tower, flanked by two story hip-roofed bays, a flat-roofed one story bay to the east, and a gable-roofed forward section. Its style is a simplified form of Mission Revival, with tiled roofs, stucco walls, simple buttresses, polychrome tiles on the tower face, and cusped corners on some bays. The narrow gore portion of the lot once contained a small outbuilding, and a semi-octagonal bay has disappeared from the front of the forward section. Nevertheless, the building appears to retain integrity as to location, design, materials, workmanship, and association. It could be considered a contributor to a South Van Ness Historic District, but the district appears ineligible either for the National Register of Historic Places or for local designation because it lacks integrity. The building's individual eligibility is discussed on the next page.

*P3b. Resource Attributes: (List attributes and codes) HP6. Commercial Building, 1-3 Stories; HP39. Other: Vacant

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

Date of Photo: 05/24/1997

Photo Number: AB316/8

DPR 523 forms
individual properties
[illegible] 3

P5b. Description of Photo: (View, date, etc.)
Elevations toward Mission (left)
and South Van Ness Avenue

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1930
per Heritage files

*P7. Owner and Address:
Peter S. & Shari A. Fazio
% Brian O'Flynn, Box 470156
San Francisco, CA 94147
P--Private

*P8. Recorded by: (Name, affiliation, address)
Anne Bloomfield
Bloomfield Architectural History
2229 Webster Street
San Francisco, CA 94115

*P9. Date Recorded: 07/17/1997

*P10. Survey Type: (Describe)
Intensive
Mid-Market Redevelopment Project

*P11. Report Citation: (Cite survey report/other sources or "none") Bloomfield, Anne, Historic Architectural Survey Report for the Mid-Market Redevelopment Project, San Francisco, 1997.

*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 # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3S

*Resource Name or #: 3512/1

B1. Historic Name: Granfield's Super Service

B2. Common Name: _____

B3. Original Use: Gas station B4. Present Use: V--Vacant

*B5. Architectural Style: Mission Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

Built 1930.

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

*B8. Related Features:

None

B9a. Architect: Blaine & Olsen (designers?) b. Builder: _____

*B10. Significance: Theme Development of Mid-Market area Area San Francisco

Period of Significance 1870-1947 Property Type Small com'l & ind'l bldgs Applicable Criteria C

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

Granfield's Super Service building appears eligible for the National Register of Historic Places at the local level of significance under Criterion C, architecture, as an especially fine and unusually intact example of the individually designed, interwar gas station building type. The automobile created a new building type, the gas dispensing station. Planners and prominent citizens became concerned about the appearance of these tiny buildings with large lots and cluttered signs. In response, stations began to imitate City Beautiful or house ideas, some used imagery of local colonial precedents (Georgian in the east, Missions in the west), others were simply prefabricated metal. In the mid-1920s trade publications suggested combining gas station with tire shop, battery station, mechanical shop, greasing rack, and car wash (Liebs, 102). About 1930 this combination became a series of service bays with the station house, a plan dominant for the next half-century. While the chains had architects design their brand-identifying service stations, individual designs characterized the independent stations, some of them novelty shapes like castles or windmills. The subject building was created for an independent, Granfield, that previously had specialized in selling tires. It employs the regional colonial imagery, Mission Revival, in its plain stuccoed walls, tile roofs, and grouping of individual masses for different functions. By 1933 the station was Union Oil, followed by McKale's Service. It is a rare survivor; a windshield survey of gas stations, conducted by S.F. Heritage in 1989, identified only eight significant ones in the whole city, including this one.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

Liebs, MAIN STREET TO MIRACLE MILE, Boston, Little Brown, 1985.

Jakle & Sculle, THE GAS STATION, John Hopkins U. Press, 1994.

S.F. Heritage files: 1600 Mission and gas stations

B13. Remarks:

Threats: Property is vacant.

*B14. Evaluator: Anne Bloomfield

Date of Evaluation: 11/04/1997

(This space reserved for official comments.)

(Sketch Map with north arrow required)

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 1600 Mission Street

B1. Historic Name Granfields Service Station

B2. Common Name 1600 Mission Street

B3. Original Use auto service station

B4. Present Use: commercial/car rental

* B5. Architectural Style Spanish Colonial Revival

*B6. Construction History

1600 Mission Street was constructed in 1930. Original windows and doors have been replaced by aluminum sash windows and doors within the last 25 years.

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

*B8. Related Features none

B9a. Architect Blaine & Olsen . Builder W C Cone

*B10. Significance: Theme Depression, World War II and Postwar Aftermath Area: South of Market

Period of Significance 1929-1950 Property Type commercial/utility building Applicable Criteria A and C

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

In regard to National Register Criterion A and California Register Criterion 1 (History/Events) this property is considered under the Depression, World War II and Postwar Aftermath context of the Historic Context Statement, Market & Octavia Neighborhood Plan Area, since it is both an identified building type (commercial/utility building) and dates from the Period of Significance (1929-1950) of that context. Based on its appearance, the building is also considered under National Register Criterion C and 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).

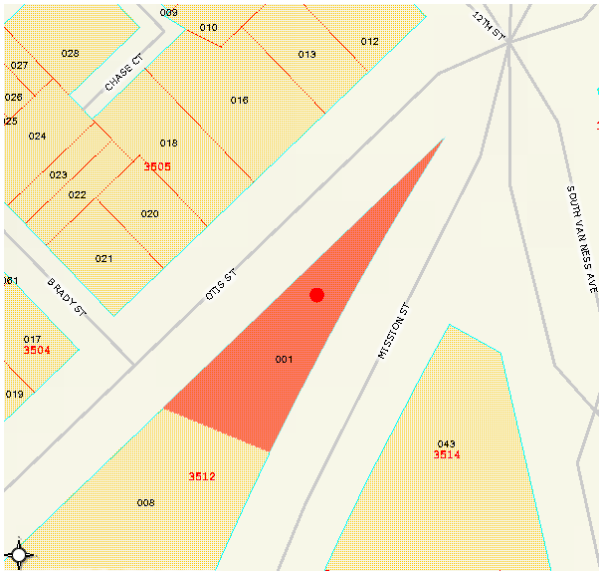
(continued)

B11. Additional Resource Attributes: (List attributes and codes) _____

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

B13. Remarks

(Sketch Map with north arrow required.)



*B14. Evaluator Kelley & VerPlanck

*Date of Evaluation 5/1/2010

(This space reserved for official comments)

* Required Information

B10: Significance (continued)

Criterion A/1:

1600 Mission Street was designed by the architectural firm Blaine & Olsen and constructed in 1930 by the builder W. C. Cone. Located on a formerly vacant flatiron parcel owned by the Martin Investment Co., the building was constructed to serve as a service station for the Granfield's Tire and Supply Company, which had previously been located one block away on Howard Street.

As constructed, the building contained an area to wash autos, a showroom, a tire supply area, a restaurant, and a small detached structure at the northeast portion of the lot which dispensed gas and oil. By 1933, it had become a Union Oil Station. By 1936, a lunch counter called Fulton's Lunch had been added. In 1950, the service station was called Buto's, and in 1953, it was known as McKale's Corp. Gas Station, and the lunch counter was called King's Lunch. The building sat vacant in the 1990s, and now operates as a car rental office.

By 1929, most of the South of Market area within the Market and Octavia Survey Area had been built out as a mixed-use district of masonry light industrial loft structures, garages, and concentrations of housing. One of the most important events in the Survey Area during the 1930s was the completion of South Van Ness Avenue in 1935. Vehicular traffic had long been impeded by the lack of direct access from the Mission, across Market Street, to Van Ness Avenue. The increased dominance of automobile traffic, in addition to the new routing of U.S. 101 along Van Ness Avenue in 1933, demanded a solution, and by 1935 Van Ness Avenue has been extended south to Howard Street (renamed South Van Ness Avenue in 1933). In the wake of this rerouting, several businesses acquired the residual irregularly sized lots and began constructing new buildings along South Van Ness and nearby streets. Although 1600 Mission Street was constructed at the very beginning of the rerouting project, its construction date, location and original building typology demonstrate an association with this event in San Francisco's history. The building is also associated with the context of automobile-related businesses along Van Ness Avenue. Beginning after the 1906 Earthquake, San Francisco's retail and commercial automobile sales, service, and parts industry congregated along Van Ness Avenue. After the construction of South Van Ness Avenue, Van Ness Automobile Row extended south of Mission Street.

Criterion C/3:

The firm of Blaine and Olsen was led by Roger Blaine and David Olsen, who worked through the 1920s with another architect, Wilson W. Wythe of Oakland. Notable projects completed by the firm of Wythe, Blaine & Olsen include the First Methodist Church (1925) in Reno, Crocker Highland Elementary School (1925) in Oakland, and the Ellsworth Building (1925) in Niles, CA. Working later without Wythe, Blaine & Olsen designed the first steel framed concrete commercial block in Carmel, known as the La Giralda Building, in 1927. Blaine also collaborated with Timothy Pflueger on a series of Spanish Colonial Revival homes in the Montclair district of Oakland.

1600 Mission Street is a very well-preserved example of an individually designed, inter-war period service station. The rising popularity of the automobile during the first quarter of the twentieth century created a demand for several new building types, in particular the service station, where customers could buy gas, have their vehicles repaired, and buy parts. Planners became concerned about the appearance of these new buildings, which were often tiny buildings located on large lots cluttered with signs. In response, many stations began to imitate City Beautiful ideas and commission architect-designed facilities in a variety of styles. Many adopted the local vernacular, such as Georgian Revival in the Southeast or Spanish Colonial Revival or Mission Revival in the Southwest. In the mid-1920s trade publications suggested combining gas station with tire shop, battery station, mechanical shop, greasing rack, and car washes (Liebs, 102). Around 1930, this combination manifested itself architecturally as a series of service bays with a freestanding or adjoining office - a plan dominant for the next half-century. While the chains had architects design their service stations in a consistent style, individual proprietors often times favored novelty designs such as castles or windmills.

(continued)

B10 Significance (continued)

1600 Mission Street was designed and constructed for an independent business that previously had specialized in selling tires. It employs regional Spanish Colonial imagery with its plain stuccoed walls, tiled roofs, and grouping of individual masses for different functions. 1600 Mission Street is a rare example of an intact individually designed inter-war period gas station in San Francisco. A reconnaissance survey conducted by San Francisco Heritage in 1989 identified only eight significant service stations in the whole city, including 1600 Mission Street. Despite several recent modifications, 1600 Mission Street retains enough character defining features to accurately convey its type, period and method of construction.

Integrity:

Alterations to the footprint of 1600 Mission Street include the removal of the freestanding oil and gas dispensary, and the removal of the non-original lunch counter at the north side of the property. Alterations at the facade of the building include the installation of compatible contemporary aluminum roll-up doors, commercial doors, and fixed aluminum frame windows. The building retains character-defining features including its irregular plan expressing varying functional sections inside the building, stucco cladding, shallow-pitched hip roof clad in red Spanish tiles, areas of flat roof with red Spanish tile coping, six-over-six double-hung wood sash windows at the second story, a centrally located square tower with pyramidal roof, shoulder-arched openings, areas of decorative glazed tile cladding at the tower, large engaged pilasters, piers with beveled tops, and an arcaded brick cornice. The building retains the association, location, setting, materials and workmanship aspects of integrity and partially retains the design and feeling aspects of integrity.

Conclusion:

1600 Mission Street appears eligible for listing in the National Register of Historic Places under Criterion A and the California Register of Historical Resources under Criterion 1 (Event) as a property associated with events that have made a significant contribution to the broad patterns of local and regional history, particular the extension of Van Ness Avenue south of Market Street, and the subsequent extension of Van Ness Auto Row to this part of the South of Market area. 1600 Mission also appears eligible under Criterion C and Criterion 3 (Design/Construction) as a well-preserved example of an individually designed, inter-war period gas station building built in the South of Market area during the Depression, World War II and Postwar Aftermath period of significance. The building is a rare example of a type and retains character-defining features that embody the distinctive characteristics of its type, period and method of construction.

Character Defining Features:

Character defining features include its irregular plan expressing varying functional sections inside the building, stucco cladding, shallow-pitched hip roof clad in red Spanish tiles, areas of flat roof with red Spanish tile coping, six-over-six double-hung wood sash windows at the second story, a centrally located square tower with pyramidal roof, shoulder-arched openings, areas of decorative glazed tile cladding at the tower, large engaged pilasters, piers with beveled tops, and an arcaded brick cornice.