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) 1345 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 1345 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): 3509-019

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

1345 Mission Street is located on an L-shaped lot measuring roughly 30' x 58' on the southeast side of Mission Street, between Washburn and Grace Streets. Built in 1925, 1345 Mission Street is a single-story, concrete frame commercial building that has been stripped of any period detailing. The rectangular-plan building is clad in stucco and marble veneer and capped by a flat roof. The foundation is not visible from the street. The primary façade faces northwest and is three bays wide. The building features a modern storefront with marble veneer water table; aluminum plate glass windows in the left and right bays; a recessed entrance with double-leaf, aluminum glazed door and transom in the central bay; and a cloth awning. The primary facade terminates in a plain roofline. The lot has a small return providing access to a rear service entrance from Grace Street.

The building appears to be in good condition.

*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 northwest
9/5/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1925
SF Assessors Office

*P7. Owner and Address:
Constantinos Courcoumelis &
Irene Gianaras
445 Darien Way
San Francisco, CA

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

*P9. Date Recorded:
9/5/2006

*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

Page 1 of 2 *Resource Name or # (Assigned by recorder) 1345 Mission Street

B1. Historic Name 1345 Mission Street

B2. Common Name 1345 Mission Street

B3. Original Use commercial B4. Present Use: commercial

* B5. Architectural Style utilitarian

*B6. Construction History

1345 Mission Street was constructed in 1925. Any original period detail has been removed from the facade. The original windows and commercial entrance have been removed and replaced by contemporary aluminum frame plate glass windows and glazed entry doors. The lower portion of the facade has been

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

*B8. Related Features none

B9a. Architect James Stewart . Builder unknown

*B10. Significance: Theme 1906 Earthquake and Fire Reconstruction Area: South of Market

Period of Significance 1906-1929 Property Type commercial 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 (commercial/single story commercial) and dates from the Period of Significance (1906-1929) of that context. There is no indication the property is eligible for listing in the California Register under Criterion 2 (Important Persons), Criterion 3 (Design/Construction), or Criterion 4 (Information Potential).

Criterion 1:

1345 Mission Street was constructed in 1925 on land that was formerly occupied by a two-story furniture factory. It is unclear what became of the fixture factory building, which post-dates the 1906 Earthquake and fire, but in 1925, property owner David DeVoto hired the architect James Stewart to design the one-story building which now stands at 1345 Mission Street. Research has not revealed James Stewart to be a particularly active or well-known San Francisco architect. (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
Sanborn Maps, San Francisco City Directories, Edwards Abstracts, 05/04/1925

B13. Remarks

(Sketch Map with north arrow required.)

*B14. Evaluator Kelley & VerPlanck
*Date of Evaluation 5/1/2010

(This space reserved for official comments)

B10: Significance (continued)

By 1936, the building was operated by L. Levin Standard Distributing Co., which was a paint and roofing supply company. The building now operates as a printshop.

The South of Market Area was hit especially hard by both the earthquake, which liquefied the expanses of filled or "made" ground in the area, and by the fire which followed. In general terms, industrial areas like the South of Market Area recovered more slowly than residential sections, both because the need for shelter was more direct and because the complexities of settling insurance claims and constructing masonry industrial buildings required more time. Reconstruction of the South of Market Area proceeded in several distinct periods, beginning with an initial flurry of activity between 1906 and 1913, a later wave occurring after the First World War between 1918 and 1920, and then a large boom in the mid-to-late 1920s. Although there are significant concentrations of residential, commercial, religious, and civic buildings throughout the South of Market Area, the predominant character of the district after the earthquake remained overwhelmingly industrial. In addition, close to 80 percent of the rebuilding took place between 1907 and 1925, giving much of the South of Market Area its cohesive character. Although functional utilitarian structures, many of the industrial buildings constructed during this period display spare Renaissance Revival, Classical Revival, or Art Deco detailing applied to their otherwise functional exteriors. Insurance underwriting policies ensured that the vast majority of post-quake industrial buildings were built of brick "mill construction" or concrete as security against fire, theft, or earthquake. Industrial buildings, mostly used for warehousing, light manufacturing, or auto repair, were typically built along major arterial streets with storefronts and vehicular and pedestrian entrances facing the street. 1345 Mission Street, with its 1925 construction date, South of Market location, and building typology (commercial/single story commercial) clearly demonstrates an association with this broad pattern of San Francisco history.

Integrity:

1345 Mission Street has undergone alterations include the removal of the original windows and door and replacement with contemporary aluminum frame windows and doors, the removal of any original period detail from the primary facade, and the addition of marble veneer cladding at the lower perimeter of the primary facade. The building does retain scant certain character-defining features, including its one-story height and rectangular massing, as well as basic continuity of use. 1345 Mission Street retains the following aspects of integrity: location and setting, and partially retains the aspects of association, and feeling. The building does not retain integrity of design, materials or workmanship.

Conclusion:

1345 Mission Street does not appear eligible for the National Register of Historic Places, California Register of Historical Resources or local designation under any criterion. Although the building's typology, 1925 construction date, and South of Market location all clearly reflect an association with the 1906 Earthquake and Fire and Reconstruction period of significance, the building has been significantly altered and no longer clearly expresses its association with the period. Additionally, alterations prevent the building from embodying the characteristics of any architectural type or the method of construction. Furthermore, the building does not represent the work of a master, nor does it possess high artistic value.