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) 1349 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 1349 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): 3509-018

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

1349 Mission Street is located on a 25' x 90' lot on the southeast side of Mission Street, between Washburn and Grace Streets. Built in 1906, 1349 Mission Street is a single-story, wood frame commercial building that has been heavily altered. The rectangular-plan building, clad in stucco and drop wood siding, is capped by a parapeted gable roof. The foundation is not visible from the street. The primary façade faces northwest and is a single bay wide; a secondary elevation faces southwest on Grace Street and is three bays wide. The facade features a centered, recessed entrance with a modern aluminum glazed door and sidelight. The primary facade terminates in a stepped parapet wall. The southwest elevation on Grace Street has single, recessed aluminum windows in the first two bays and paired aluminum windows and a secondary entrance in the third bay. The roofline steps down from the north end of the elevation and has a gable peak set perpendicular to the primary roofline at the south end of the building. 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
1906
SF Assessors Office

*P7. Owner and Address:
The Gianaras Revocable Trust
445 Darien Wy
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 Primary #
DEPARTMENT OF PARKS AND RECREATION HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

 *Resource Name or # (Assigned by recorder) 1349 Mission Street

B1. Historic Name 1349 Mission Street

B2. Common Name 1349 Mission Street

B3. Original Use industrial B4. Present Use: commercial

* B5. Architectural Style utilitarian

*B6. Construction History

1349 Mission Street was constructed between 1906 and 1913. The building has been reclad in stucco. Original entry doors have been removed and replaced with contemporary aluminum frame glazed doors. Any original ornament has been removed from the facade.

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

*B8. Related Features none

B9a. Architect unknown . Builder C. L. Parent

*B10. Significance: Theme Industrial Employment Area: South of Market

Period of Significance 1890-1956 Property Type light industrial 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 both the Industrial Employment context and 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/light industrial) and dates from the Period of Significance (1890-1956 and 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:

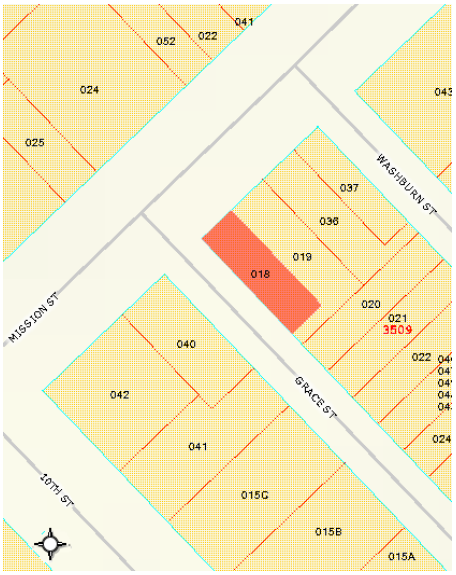
1349 Mission Street was constructed between 1906 and 1913 on land that was formerly occupied by a two-and-a-half-story, wood-frame dwelling which sat back from the street on a large lot. The lot and the dwelling were owned and occupied by the Parent family. The Parents owned this lot as early as 1894, and continued ownership through at least 1909. (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, San Francisco Block Books

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)

The 1906 Earthquake and resultant fire leveled this block, and C. L. Parent, a contractor, chose to rebuild the lot for industrial rather than residential use. In 1913, the Sanborn Map describes a one-story plating works at 1349 Mission Street, occupied by Edward Denniston's S.F. Plating Works. Denniston's Plating Works continued to occupy this building through 1936, after which point the company name switched to simply S.F. Plating Works. Recently, the building has been occupied by the Bay View Medical Clinic, though the building is currently vacant.

The 1906 Earthquake and resultant fire leveled the entire South of Market area. Rebuilding proceeded at varying rates throughout the area, often with residential, smaller commercial, and light industrial rebuilding preceding large-scale industrial rebuilding due to necessity, relative ease of construction, and less difficulty settling insurance claims. 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. Many industrial buildings also featured secondary entrances and loading docks on secondary elevations, in particular those that back on to alleys or driveways. 1349 Mission Street, with its circa 1906 construction date, South of Market location and building typology (commercial/light industrial), clearly demonstrates an association with this broad pattern of San Francisco history.

From the beginning of the Gold Rush through at least the 1950s, San Francisco was a regional center for industrial employment employment, and large numbers of San Franciscans made their livings in these fields. One early San Francisco industry was metalworking, including the production of machinery for mining, railroad, and regional agricultural needs. As a busy mercantile center, warehousing and distribution were all important. Food processing, clothing manufacturing, furniture making, and many other industries were developed to supply the rapidly growing populations of California and other western states, for which San Francisco was the metropolis well into the twentieth century. 1349 Mission Street, with its circa 1906 construction date, building typology and known history as a site of industrial production, clearly demonstrates an association with this broad pattern of San Francisco history.

Integrity:

1349 Mission Street has undergone extensive alterations including the recladding of the primary and secondary facades in stucco, the build-out of the primary facade so as to obscure the original fenestration pattern, and the removal of the original door and replacement with contemporary aluminum sash glazed door and sidelight. The building no longer operates as an industrial building. The building retains scant character-defining features, including its one-story height and rectangular massing, as well as association with similar buildings on the same block. 1349 Mission Street retains the following aspects of integrity: location and setting, and partially retains the aspects of association. The building does not retain integrity of design, feeling, materials or workmanship.

Conclusion:

1349 Mission 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 under any criterion. Although its construction date, building typology and history of industrial use clearly identify the building with the 1906 Earthquake and Fire and Reconstruction period of significance and the Industrial Employment period of significance, extensive alterations to the facade as well as the conversion of the building from industrial to commercial use render the building to longer able to clearly express its association with the period. Additionally, alterations prevent the building from embodying the characteristics of any architectural type or method of construction. Furthermore, the building does not represent the work of a master, nor does it possess high artistic value.