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 2 *Resource name(s) or number(assigned by recorder) 1517 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 1517 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): 3511-074

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

1517 Mission Street is located on a 6,067 square-foot, L-shaped through-block lot on the southeast side of Mission Street, between 11th and Lafayette Streets. Built in 1927, 1517 Mission Street is a two-story, steel frame, two-part commercial building. The building has an L-shaped plan consisting of a three-bay wide north block fronting on Mission Street and a narrow, one-bay wide ell extending to Minna Street. The building is clad in common bond brick and stucco and is capped by a flat roof. The foundation is not visible from the street. The primary façade faces northwest and is three bays wide. The first floor features a commercial unit in the left bay that opens to an addition on the adjacent parcel. The bay has a metal plate glass window. The central and right bays contain a wide bay opening with steel overhead door, and a recessed pedestrian entrance with metal and glazed door, transom, and awning. The second floor is characterized by industrial fixed steel sash windows with center awning sash. Inset concrete diamond ornament is set above the second-story windows. The primary facade terminates in a projecting metal cornice and plain parapet wall. The Minna Street elevation is two asymmetrical bays wide. The first story has a bay entrance with metal overhead door in each bay. The second story has glass block windows in each bay. The elevation ends in a plain roofline. 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
1927
SF Assessors Office

*P7. Owner and Address:
Vilo Properties Inc
1038 Howard St
San Francisco, CA 94103

*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)

Minna Street elevation

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) 1517 Mission Street

B1. Historic Name 1517 Mission Street

B2. Common Name 1517 Mission Street

B3. Original Use light industrial B4. Present Use: heavy commercial

* B5. Architectural Style 20th Century Commercial

*B6. Construction History

1517 Mission Street was constructed in 1927. An addition was added to the north facade of the building between 1927 and 1950. A vehicular entrance has been added to the primary facade. Original windows at the first story have been replaced by aluminum sash plate windows. Areas of the first

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

*B8. Related Features An addition to the north side of the building is located in the adjacent parcel (3511 001).

B9a. Architect H. Peterson, Des. . Builder F. R. Siegrist & Co.

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

Period of Significance 1906-1929 Property Type commercial/industrial loft 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/industrial loft) 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:

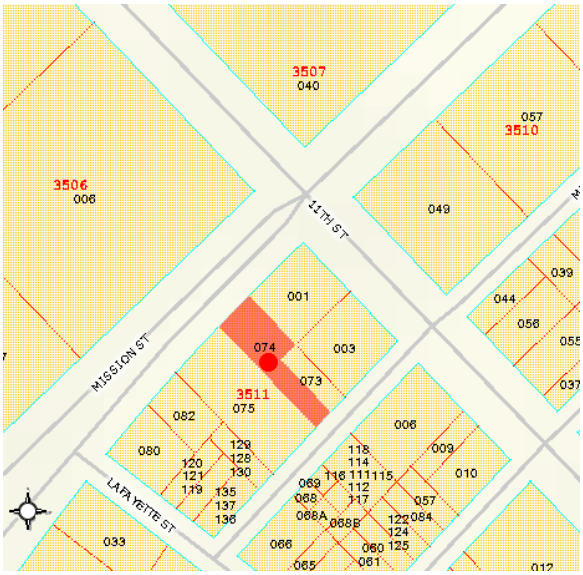
1517-25 Mission Street was constructed in April 1927 on land formerly occupied by a one-story office building. Prior to the 1906 Earthquake, this lot was occupied in part by the Eagle Cracker Co., a two-story factory complex. The block at this time consisted of mostly two-story residential-over-commercial buildings with a few factories and carriage houses interspersed. (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 04/23/1927

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)

1517 Mission Street was designed by H. Peterson and constructed by the building firm of F. R. Siegrist & Co. for the client the Herbst Brothers. The Herbst Brothers, M. H., H. H. and J. H. Herbst, operated a wholesale hardware business at the time the building was constructed. Since the early 1900s, the Herbst Brothers had been engaged in similar enterprises; in 1906, M. H. Herbst Sr. was president of Roth Herbst Co., sheetmetal distributors. In 1913, they sold peanut warmers, roasters, and steam tables at 1943 Mission Street. By 1928, following the completion of their new building, the Herbsts had moved into the storefront at 1525 Mission Street. They leased the rest of the storefronts to other commercial tenants and used the upper stories for warehousing their merchandise. By 1945, the Herbst Brothers operated a tinsmithing business at 1525 Mission Street. In 1950, 1517 Mission Street had acquired an addition at the north side and was operating as a tire and vulcanizing shop with tire storage at the second story. In 1953, the building was occupied by Gurley-Lord Tire Company. Today the building is occupied by Firestone and operates as a tire salesroom and repair shop.

Reconstruction in San Francisco after the 1906 Earthquake and Fire proceeded at various rates, with progress in the largely industrial South of Market Area lagging behind other more residential areas. 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. The predominant character of the district after the quake became overwhelmingly industrial. 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 back streets. 1517-25 Mission Street, with its 1927 construction date, South of Market location, and building typology (commercial/industrial loft), clearly express an association with these broad patterns of San Francisco history.

Integrity:

Alterations include the construction of a one-story, Art Deco garage addition on the adjoining parcel to the north side of the subject property. This addition resulted in the remodeling of the subject building's first story to match the addition, as well as the insertion of a large vehicular entrance in the center bay, the removal of the original storefronts, the insertion of a contemporary entrance door at the right side of the facade, the addition of a sheet metal soffit with signage between the first and second stories, and the recladding of parts of the primary facade in stucco to match the adjoining addition. The building retains some character-defining features, including its two-story height, steel sash industrial windows on the second floor, inset concrete diamond ornament, attached sheet metal cornice and brick parapet wall. The building retains the following aspects of integrity: location and setting, and partially retains the aspects of association, feeling, workmanship, design, and materials.

Conclusion:

1517 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 the building typology, 1927 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.