

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

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
CHR Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 Resource name(s) or number(assigned by recorder) **1875 Mission Street**

**P1. Other Identifier:**

**Form Number 321**

**P2. Location:**  Not for Publication  Unrestricted

**\*a. County** San Francisco

**\*b. USGS 7.5' Quad** San Francisco North **Date:** 1995

**c. Address** 1875 Mission ST

**City** San Francisco **Zip** 94103

**e. Other Locational Data:** Assessor's Block and Lot 3548 032

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

This is a two-story plus mezzanine, four-bay, stucco-clad, reinforced concrete industrial building. The ground story features a series of modern aluminum frame plate glass storefronts. The mezzanine level retains three of four industrial steel sash windows, the first bay being modern aluminum frame. The second and third stories feature an industrial steel sash window in each building bay. Concrete pilasters divide the bays with simple, geometric forms.

The façade is divided by a beltcourse between the mezzanine and second floors. There is a simple, banded cornice and a plain parapet. The roof is flat.

**\*P3b. Resources Attributes:** HP8. Industrial Building

**Style or Period** Commercial Style

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



**P5b. Photo:** (view and date)  
View From Mission Street  
looking east  
3/4/2002

**\*P6. Date Constructed/Age and Sources**

1925  Historic

Assessor's Parcel Info

**\*P7. Owner and Address:**

DIAMOND BRIDGE PTNRS LLC

1350 Manzanita Drive  
Millbrae CA 94030

**\*P8. Recorded by:**

Planning Department  
City & County of San Francisco  
1660 Mission, 5th Floor  
San Francisco, CA 94103

**\*P9. Date Recorded** 8/29/2002

**\*P10. Survey Type** Intensive

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "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)

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 \*Resource name(s) or number **1875 Mission Street**

CHR Status Code **6L**

**B1. Historic Name:**

**B2. Common Name:**

**B3. Original Use:** Industrial

**B4. Present Use:** Industrial

**\*B6 Construction History:**

**\*B5 Architectural Style:** Commercial Style

BPA 1925 - erect a three story and basement reinforced concrete factory on a concrete foundation 70x160, with a galvanized iron cornice, and ten skylights, for \$51,000. 1993- parapet reinforcement. Manufacturing (2000); garment shops (1994); office (1983)

**\*B7. Moved?**  No

**Date:** \_\_\_\_\_ **Original Location** \_\_\_\_\_

**\*B8. Related Features:**

**B9a. Architect:** John Henry Powers

**B9b. Builder:** Cahil Brothers (Sharon Building)

**\*B10. Significance:** Theme Early Infill Development

Area: San Francisco 1906 fire-zone

Period of Significance 1914-1930 Property Type Commercial

Applicable Criteria (NR): \_\_\_\_\_

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

**HISTORY:** In 1886, the site of this building was occupied by a junk store, with a large two and three-story building, and several open sheds, open areas. In 1894, it was owned by Julia Green. By 1899, the lot was cleared and vacant. In 1901, the lot was owned by Leo P. and Michael S. Alexander. It is not known if there was construction on the site before the earthquake and fire of 1906, at which time it was owned by the Levi Strauss Realty Co. In 1909, the vacant lot was owned by Elise Hoelscher. The current building erected in 1925, replaced a 1916 frame factory building on the lot of the same size, built for the William Hoelscher & Co. From at least 1935 to 1946, the property was owned by Charles B. Trull.

**CONTEXT:** Commercial buildings in the Inner Mission North survey area cover a broad range of building sizes and uses, but as a rule, do not involve a residential component. In the Inner Mission North survey area: 53% of the commercial buildings were erected in the reconstruction period, 1906-1913; 34% were constructed in the early infill period of development, 1914-1930; and 13% in the late infill period, 1931-1957. Often three or more stories tall, commercial structures from this period were typically executed with straight fronts, flat roofs and level skylines. Windows often served as the building's ornamentation, with tripartite "Chicago" windows, or slightly projecting bays commonplace. Other ornament, such as a cartouche, festoon, or garland can also be found. From a steel skeleton construction with non-bearing masonry veneer, the buildings often feature a moderately projecting cornice. This style represents 4% of the building stock in the Inner Mission North survey area 1850-1957. This building represents the later infill development within the area destroyed by the 1906 earthquake and fire in San Francisco, when 26% of the properties in the Inner Mission North survey were erected. This period was slower, larger, and more studied. Development occurred on larger vacant parcels, or replaced temporary buildings, which were hastily erected after the disaster. Apartment buildings were the dominant building type erected in this period.

(See Continuation Sheet)

**B11. Additional Resources Attributes:** \_\_\_\_\_

**\*B12. References:**

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

**B13. Remarks:**

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

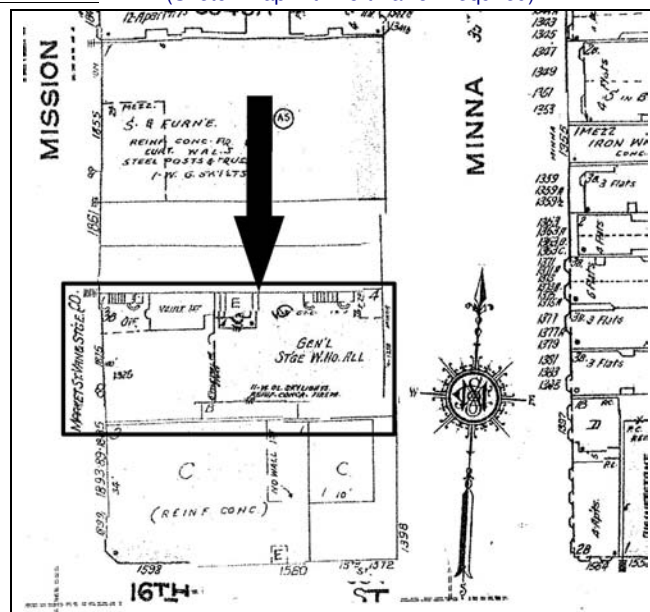
**\*B14 Evaluator:**

N. Moses Corrette, SF Planning Department  
1660 Mission Street, 5th Floor San Francisco, CA, 94103

**\* Date of Evaluation:** 9/10/2003

(This space reserved for official comments)

(Sketch Map with north arrow required)



**B10. Continued**

**ASSESSMENT:** This building appears to be ineligible for individual listing in either the National Register, the California Register, or local listing as it lacks the historical or architectural significance for such listing. It also appears not to contribute to any potential districts in the area, as it falls outside the significant period of development identified within the Inner Mission North survey area. John Henry Powers (1874-1941) operated his architectural firm at 460 Monolgin when he designed this building. According to City Directories, Powers practiced architecture in San Francisco from 1907-10, 1912-25, 1927-34. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area, and the San Francisco 1906 fire zone, however, the Early Infill Development period (1914-1930) and Late Infill Development period (1931-1957) are not significant, per National Register Criterion C. The building does retain sufficient integrity from its period to warrant special consideration in local planning. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

**INTEGRITY:** The building appears to be in good structural and material condition. Materially unchanged from the time it was erected in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association dating back to its date of construction.

**FEATURES:** This building retains architectural integrity to its date of construction; however, this falls outside an identified period of significance. The building does contribute the character of the neighborhood, and is consistent in use, massing, style and detailing to the surrounding contributory properties. Additionally, as the building retains integrity, it may, at a future date be reexamined under a different context, and be found significant. In that light, features of this building include, but may not be limited to: siting and relationship of the building to the street; the size and location of the (infilled) automobile garage entry; masonry exterior; roof configuration; building plan; entry approach; windows and doors including transoms, surrounds and glazing; and architectural elements such as pilasters and parapet.