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) 100 Hermann 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 100 Hermann St. City: San Francisco Zip: 94102

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 0869-010

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

100 Hermann St. is located on a 90' x 35' lot on the north side of Hermann Street, between Webster and Buchanan Streets. Built in 1922, 100 Hermann St. is a 3-story, wood frame, multiple family residential building with 3 units, designed in the Mediterranean Revival style. The rectangular-plan building, clad in stucco and brick veneer, is capped by a flat roof. The primary façade faces south and is 9 bays wide. The secondary façade faces east, is two bays wide. The first floor features a Flemish bond brick veneer base, three single windows in the left bays, and two single windows in the right bays. The central bay contains an arched entrance outlined in brick with a cartouche enclosed within a tympanum, decorative brackets and rope molding. The upper two floors have asymmetrical fenestration consisting of 6-over-1 and 2-over-1, double-hung, wood windows of various sizes and configureations. The second floor windows in the center bays have arched pediments with cartouches.The centermost bay of the second story includes a casement window with arched transom. The third floor includes paired arched casement windows with a balconette in the left bay. The primary façade terminates in a cornice with modillion blocks and a false parapet with coping. The secondary elevation has three garage entrances on the first story and three-part windows with double-hung, wood sash in both bays of the upper stories. The second-story windows have arched, recessed pediments over the center windows with wreath and garland ornament. The elevation has the same roofline details as the façade. The building appears to be in good condition. It is located within the Hayes Valley Residential Historic District but is a non-contributor.

*P3b. Resource Attributes: (list attributes and codes) HP3: Multiple family property

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

P5a. Photo

P5b. Photo: (view and date)
View from south
8/29/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1922
SF Assessors Office

*P7. Owner and Address:
Barbara J. Granieri
1515 N Marta Dr
Pleasant Hill, CA

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

*P9. Date Recorded:
8/29/2006

*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 3CS

 *Resource Name or # (Assigned by recorder) 100 Hermann Street

B1. Historic Name 100 Hermann Street

B2. Common Name 100 Hermann Street

B3. Original Use Multiple Family Residence B4. Present Use: Multiple Family Residence

* B5. Architectural Style Mediterranean Revival

*B6. Construction History
100 Hermann Street was constructed in 1922.

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

*B8. Related Features

B9a. Architect Meyer & Johnson . Builder n/a

*B10. Significance: Theme 1906 Earthquake and Fire Reconstruction Area: Lower Haight

Period of Significance 1906-1926 Property Type Residential Applicable Criteria 3

(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 (Residential) and dates from the Period of Significance (1906-1926) of that context. Based on its appearance, the building is also considered under 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).

Criterion 1:

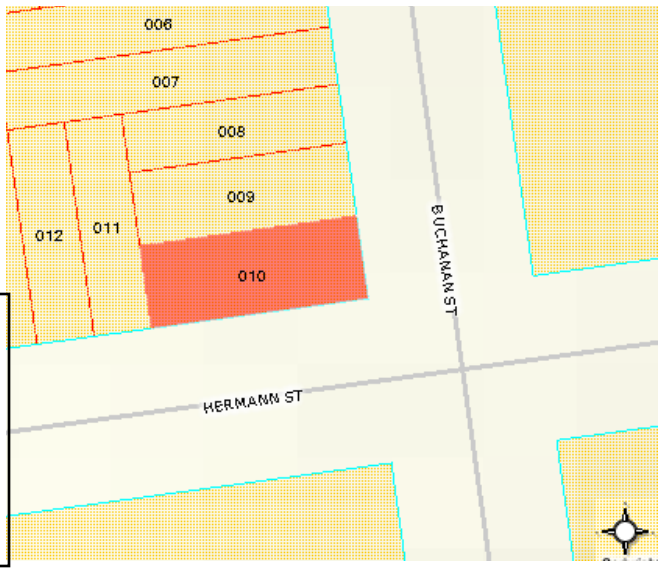
100 Hermann Street was designed by San Francisco architects Meyer and Johnson and constructed by an unidentified builder in 1922 for William F. McLeod, vice-president of Emmons D & S Moving Co. This lot had stood vacant since before 1899, according to the Sanborn Maps, one of few vacant lots on the block, which was largely characterized by single family dwellings. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP3: Multiple family property

*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)

B10: Significance (continued)

In 1913 the lot was still vacant, though the neighborhood had shifted to mainly flats and single family dwellings converted to flats. The 1950 Sanborn map shows the present building, as well as flats, some larger apartment buildings and a few single-family dwellings occupying the adjacent lots. The building was constructed as an apartment building, a use pattern which it retains today. Through the 1930s, 1940 and 1950s, city directories describe a mix of male and female renters.

Although the Lower Haight was largely undamaged by the 1906 Earthquake and resultant fire, the neighborhood was transformed from a middle-class neighborhood of single-family homes before the quake into a more densely populated area of multi-family apartments and flats. Based on information from the 1913-15 Sanborn map, it appears that many single-family residences that appeared on the 1899 Sanborn map were torn down and replaced with larger flats and apartment buildings. Additionally, empty lots were developed and formerly generous single-family lots subdivided.

100 Herman Street is an example of an apartment building, a building type that became common in the area during the 1906 Earthquake and Fire Reconstruction period of significance. Apartment buildings are generally located on a large lot with an arrangement of multiple living units on each floor, all accessed through a common lobby. The majority of apartment buildings constructed at this time were designed in Revival styles, including Classical, Mission, Mediterranean, and Spanish Colonial Revival, as well as the Craftsman style.

100 Hermann Street, with its 1922 construction date, Lower Haight locations, and apartment building typology, clearly expresses an association with a broad pattern of San Francisco history.

Criterion 3:

Frederick H. Meyer and Albin R. Johnson worked together from 1920-1926. Fredrick H. Meyer (1876-1961) was a San Francisco native who had no formal architectural training, instead learning his trade through apprenticeships. In 1911, Meyer was appointed, along with John Galen Howard and John Reid, Jr. to lay out the plan for building a new Civic Center. They conducted the competition that lead to the design of the current City Hall and, in 1915, designed the Exposition Auditorium (now the Bill Graham Civic Auditorium) on the south side of the Civic Center. Among his most notable buildings are the Humboldt Bank and the Monadnock Buildings, tall buildings for their time, recognized for their innovative use of large glass areas and incorporation of fire-safety designs and equipment. He also designed numerous projects for San Francisco General Hospital and Pacific Gas & Electric Company. During World War II, Meyer was appointed San Francisco's Administrator of Defense Transportation. He was a Regional Director of the American Institute of Architects, and was the president of the State Board of Architectural Examiners from 1928 -1930 and 1936-1937. Albin R. Johnson (1879-1926) was a native of Oakland. Seemingly not as prominent as Frederick Meyer, little biographical information is available for Johnson.

Part of a general return to traditionalism that occurred in housing between the two world wars, Mediterranean Revival is an eclectic design style that was first introduced in the United States around the turn of the 19th Century, and came into prominence in the 1920s and 1930s. The style reflects the architectural influences of the Mediterranean coast, including Italian, Byzantine, French, and Moorish themes from southern Spain. In San Francisco, the Mediterranean Revival was often adapted to fit the urban rowhome typology in a simplified manner, with a garage opening at street level, a row of windows that nearly spans the width of the façade at the first floor, and an entrance set to the side of the main elevation. Facades are sometimes spare in detailing, or ornamentation can incorporate historicist details. Mediterranean Revival is generally characterized by stuccoed wall surfaces, flat or low-pitched roofs with terra cotta or red tile roo elements, arched openings and fenestration, scrolled or tile-capped parapet walls and articulated door and window surrounds with applied decoration. Balconies and other elements made of cast iron are also typical.

100 Hermann Street lacks important characteristics of the Mediterranean Revival style such as red roof tiles, articulated surrounds, and shaped parapets. (continued)

B10: Significance (continued)

Integrity:

100 Hermann Street appears to have undergone no substantial alterations since its construction. Character defining features include: height and massing; asymmetrical fenestration pattern consisting of 6-over-1 and 2-over-1, double-hung, wood windows of various sizes and configurations; Flemish bond brick veneer base and stucco cladding above; ornamentation consisting of entrance outlined in brick with a cartouche enclosed within a tympanum, decorative brackets and rope molding; second floor windows in the center bays have arched pediments with cartouches; a cornice with modillion blocks and a false parapet with coping; and flat roof. The building retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Conclusion:

100 Hermann Street appears to be eligible for the California Register of Historical Resources under Criterion 1 (Events/History) as an intact and well preserved example of Mediterranean Revival apartment building constructed during the 1906 Earthquake and Fire Reconstruction period of significance. The building clearly expresses its association with a broad pattern of San Francisco's history. It does not appear eligible for listing under Criterion 3 (Design/Construction), because it does not embody the distinctive characteristics of its type, period or method of construction. Though it is the work of important San Francisco architects Frederick H. Meyer and Albin R. Johnson, it is not among their most important or characteristic works.

Character Defining Features:

Character defining features include: height and massing; asymmetrical fenestration pattern consisting of 6-over-1 and 2-over-1, double-hung, wood windows of various sizes and configurations; Flemish bod brick veneer base and stucco cladding above; ornamentation consisting of entrance outlined in brick with a cartouche enclosed within a tympanum, decorative brackets and rope molding; second floor windows in the center bays have arched pediments with cartouches; a cornice with modillion blocks and a false parapet with coping; and flat roof.