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) 168-172 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 168-172 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): 0869-018

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

168-172 Hermann Street. is located on a 25' x 137' lot on the north side of Hermann Street, between Webster and Buchanan Streets. Built in 1880, 168-172 Hermann Street is a three-story, wood frame, four-unit multiple family residential building, designed in extensively modified Stick/Eastlake style. The primary façade of the rectangular-plan building has been stripped of its original details and is clad in stucco, while its west side retains the more decorative features and wood siding of the Stick/Eastlake style. The building is capped by a flat roof. The primary façade faces south and is two bays wide. An addition at the ground level occupies the left bay, while a clay tile-clad staircase occupies the right bay. The ground floor addition features horizontal, vinyl-sash ribbon windows and a shed roof. The clay tile stair leads up to the entry porch on the right bay of the second floor, which is framed by a large arched opening and capped by an asphalt shingle pent roof. This entry porch contains single-panel glazed, wood double doors surmounted by a transom and molded surrounds. To the left of this porch, in the left bay of the second floor, is a two-story semi-hexagonal bay window, which features a small metal fire escape at the third floor and is capped by a pediment and hipped pent roof. The right bay of the third floor is penetrated by a single fenestration opening. All fenestration on the upper portions of the façade consists of either 1-over-1 double-hung or casement vinyl-sash windows with molded surrounds and transoms. The primary façade terminates in a parapet articulated with an asphalt shingle pent roof. The building appears to be in good condition. It is located in the Hayes Valley Residential Historic District but is non-contributing.

*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

5b. Photo: (view and date)
View from south
8/29/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1880
SF Assessors Office

*P7. Owner and Address:
James H. Soong
164 Hermann St
San Francisco CA 94102

*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 6Z

 *Resource Name or # (Assigned by recorder) 168-172 Hermann Street

B1. Historic Name 168-172 Hermann Street

B2. Common Name 168-172 Hermann Street

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

* B5. Architectural Style Stick/Eastlake

*B6. Construction History

168-172 Hermann Street was constructed in 1891. Alterations include stucco cladding, window sash, addition at ground level, and terra cotta tile clad entry stairs.

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

*B8. Related Features none

B9a. Architect Absolom J. Barnett . Builder A J Ahern

*B10. Significance: Theme Gilded Age of Merchant Builders Area: Lower Haight

Period of Significance 1870-1906 Property Type Residential 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 Gilded Age of Merchant Builders 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 (1870-1906) of that context. There is no indication the property is eligible for listing in the California Register under Criterion 1 (History/Events), Criterion 2 (Important Persons), Criterion 3 (Design/Construction), or Criterion 4 (Information Potential).

Criterion 1:

168-172 Hermann Street was designed by A. J. Barnett and constructed by A. J. Ahern in 1891 for John Cosgrove, who was in the hardware and house furnishing goods business. Absolom J. Barnett (1853-1918) was born in St. Louis, MO and moved to San Francisco around 1880. Notable buildings designed by Barnett include the Oriel block at Market and Franklin.

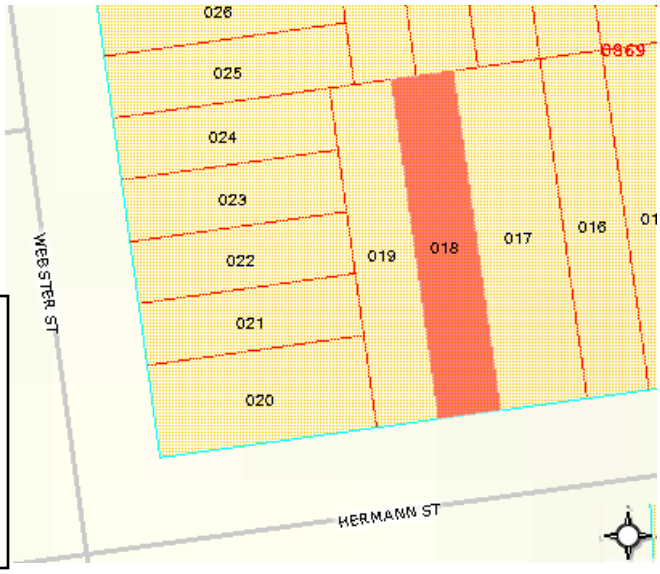
(continued)

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)

Laid out in 1856 as part of the Western Addition, the area known today as the Lower Haight began to develop during the early 1880s after cable car service opened along Haight Street. The section of the Lower Haight within the Survey Area was not built up until the late 1890s when the City ceded the northern half of Duboce Park to a plaintiff in a lawsuit, who then subsequently subdivided and developed the area.

The 1899 Sanborn map shows that the present building was a single family dwelling with a cottage in the rear in a neighborhood of mostly single-family dwellings and some flats. The 1913 Sanborn map shows that the building remains a single-family dwelling with a cottage in the rear. The surrounding neighborhood consists of mostly flats, this could be a mistake in the Sanborn map. By 1950 the Sanborn map shows that the building contains two flats with many flats and only a few single family dwellings occupying the adjacent parcels.

Integrity:

168-172 Hermann Street appears to have undergone significant alterations since its construction, including stucco cladding on the facade, replacement 1-over-1 double-hung or casement vinyl-sash windows with molded surrounds and transoms, garage addition on ground level, and terra cotta tile cladding on the entry stairs. The building retains integrity of location, as it has not been moved. Although adjacent buildings appear to have been constructed during the same time period, 168-172 Hermann Street does not retain integrity of setting because those adjacent buildings also have been heavily altered.

In addition, the building does not retain integrity of materials, design, workmanship, feeling, or association due to the significant alterations described above.

Conclusion:

168-172 Hermann 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. Although the construction date and building location demonstrate an association with the Gilded Age of Merchant Builders context, it no longer accurately expresses this association due to the alterations to the exterior. As the building no longer conveys its original appearance at the time of construction, it does not clearly express an association with any broad pattern of events in San Francisco history or the State of California or significant persons, nor does it represent the work of master architects. It no longer embodies the distinctive characteristics of a type, period, region, or method of construction, and it does not possesses high artistic values.

Additionally, 168-172 Hermann Street is located in the Hayes Valley Residential Historic District but is non-contributing.