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) 65 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 65 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): 0872-013 Lots 13-24

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

65 Hermann St. is located on an irregularly shaped 50' x 120' lot on the south side of Hermann Street, between Laguna and Buchanan Streets. Built in 1959, 65 Hermann St. is a 4-story, concrete frame apartment building designed in the International style. The rectangular-plan building, clad in stucco, sits on a reinforced concrete, perimeter foundation and is capped by a flat roof. The primary façade faces north and is 5 bays wide. The first floor features a recessed entrance under the first two bays at the left. The entrance is fitted with a glazed aluminum door. A large, fixed, aluminum-frame window is placed adjacent to and above the door. The second bay contains a recessed overhead garage door and louvered window. The right end of the first floor contains a secondary entrance with a glazed wood door. The left bay of the upper 3 floors is deeply recessed, with aluminum sliding windows on the second and third floors and an aluminum casement window on the fourth floor. The second and fifth bays feature aluminum sliding windows. The third and fourth bays have sliding glass doors that lead to steel balconies with fire escape stairs. The primary facade terminates in a plain roofline with a projecting section above the balconies. The building appears to be in good condition.

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

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

P5b. Photo: (view and date)
View from north
10/30/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1959
SF Assessors Office

*P7. Owner and Address:
Nelson Living Trust
65 Hermann St Apt 1
San Francisco, CA

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

*P9. Date Recorded:
10/30/2006

*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

Page 1 of 2 *Resource Name or # (Assigned by recorder) 65 Hermann Street

B1. Historic Name 65 Hermann Street

B2. Common Name 65 Hermann Street

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

* B5. Architectural Style International Style

*B6. Construction History

65 Hermann Street was constructed in 1959. Alterations include unspecified repairs for fire damage on March 23, 1970 and the replacement of 2 sliding glass door units on May 26, 2005.

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

*B8. Related Features

B9a. Architect Angus McSweeney . Builder n/a

*B10. Significance: Theme Depression, World War II and Postwar Aftermath Area: Hayes Valley

Period of Significance 1929-1961 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 Post-War Era context of the Historic Context Statement, Market & Octavia Neighborhood Plan Area, since it is both an identified building type (Residential/apartment building) and dates from the Period of Significance (1950-1961) of that context. Based on its ascription to a well known architect, it is also considered under Criterion 3 (Design/Construction). There is no indication the property is eligible for listing in the California Register under Criterion 1 (History/Events), Criterion 2 (Important Persons), or Criterion 4 (Information Potential).

Criterion 1:

65 Herman Street was designed by architect Angus McSweeney and constructed in 1959 for Zenith Inc. On March 28, 1961 the property transferred from Armand Bosc to RR Zellick, Executors. The building was owned by Charles Melhorn in the 1970s and acquired by Hermann Homeowners Association in 2005.

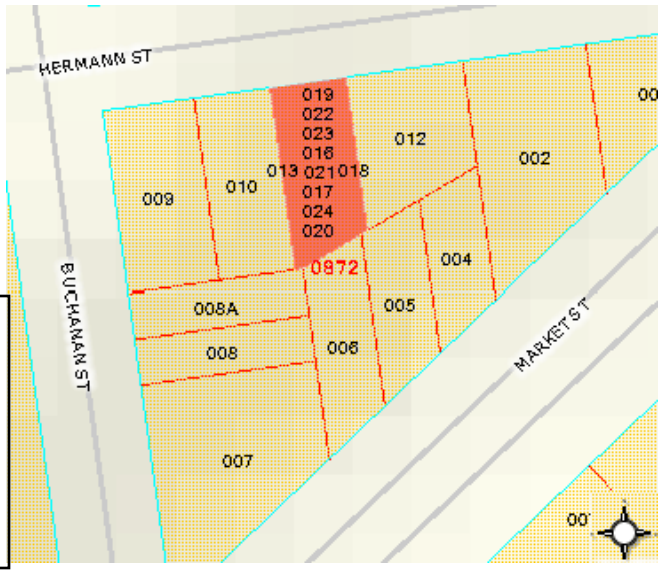
(continued)

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)

Architect Angus M. McSweeney (1901-1971) was born in Pennsylvania and studied the Beaux Arts movement at the University of Oregon. He was an associate at the renowned architecture firm of Willis Polk until its dissolution in 1934. His notable buildings include the Lloyd C. Simpson House in Hillsborough (1929) and Stonestown Mall (1952). McSweeney was also one of three local architects involved in the design of the Cathedral of St. Mary of the Assumption (1971).

This block of Hermann Street remained ungraded until the 1920s. When it was opened, new construction was characterized by large apartment buildings. By 1950, the Sanborn map shows that the hill has been graded and Buchanan Street extends to Market Street. In addition, several buildings had been constructed, including the two buildings on either side of this site. 65 Hermann Street, though smaller than the adjacent buildings, is associated with this broad pattern of San Francisco history.

Criterion 3:

Although the building was designed by a well regarded architect, Angus McSweeney, it is an unremarkable piece of work. It does not embody the distinctive characteristics of its type, period, or method of construction.

Integrity:

65 Hermann Street appears to have undergone few substantial alterations. These include unspecified repairs for fire damage on March 23, 1970 and the replacement of two sliding glass door units in May 26, 2005. The building retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Conclusion:

65 Hermann Street does not appear eligible for the National Register of Historic Places, California Register of Historical Resources or local designation under any criterion. Although the building retains integrity, it is an unremarkable design that does not appear to rise to the level of a significant example of its historic context or embody the distinctive characteristics of its type, period, or method of construction. Thus it does not appear to be eligible under any criterion for listing in the California Register.