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) 174-178 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 174-178 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): 0869-019

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

174-178 Hermann Street is located on a 25' x 137' lot on the north side of Hermann Street, between Webster and Buchanan Streets. 174-178 Hermann Street is a three-story, wood frame, three-unit multiple family residential building. The rectangular-plan building, clad in stucco, has been stripped of its original details, some of which remain intact on the west façade. The building is capped by a hip roof with asphalt shingles. The site features concrete retaining walls and a centralized concrete stair, which provides access to the main entrances. The primary façade faces south and is two bays wide. The left bay of the ground floor features a wide, three-story semi-hexagonal bay window that contains one of the building's main entrances. The right bay of the ground floor features a clay tile-and-concrete stair, which leads up to the second floor porch that is marked by an arched doorway and two wood doors surmounted by transoms. Above the main entrance in the right bay of the third floor is a single window that features molded surrounds and a wood sill. All of the fenestration on this façade is composed of aluminum-sash casement windows with molded surrounds, transoms and thin wood sills. The only exception is the front-facing plate glass window on the second floor of the bay window. The primary façade terminates in a hip roof articulated with a simple cornice, shallow eave, and pyramidal hip roof projection (over bay window). The building appears to be in fair 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

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

*P6. Date Constructed/Age and Sources: ☒ Historic
Ca. 1895
Sanborn maps

*P7. Owner and Address:
Chang So & Lok Sin
548 Vallejo St
San Francisco CA 94133

*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

Page 1 of 2 *Resource Name or # (Assigned by recorder) 174-178 Hermann Street

B1. Historic Name 174-178 Hermann Street

B2. Common Name 174-178 Hermann Street

B3. Original Use Single Family Residence B4. Present Use: residential/flats

* B5. Architectural Style Italianate

*B6. Construction History

174-178 Hermann Street was constructed in 1898. Alterations include stucco cladding, windows and concrete retaining walls and stair.

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

*B8. Related Features

B9a. Architect unknown . Builder Wilson & Long

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

Period of Significance 1870-1906 Property Type residential/flats 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 2 (Important Persons), Criterion 3 (Design/Construction), or Criterion 4 (Information Potential).

Criterion 1:

174-178 Hermann Street was designed by an unidentified architect and constructed in 1898 by builders Wilson & Long for Lena Becshorman. The Beschormans likely used this building as rental income, as they are never listed at this address. By 1906 ownership of the building had passed to Herman Iburg, listed as a ball player in city directories. By 1936 the City Directory lists Helen Trumur at this address, and in 1940 Trumer was joined by Mrs. Charles Bracken and Edwin Aitkin. (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 1953, renters included Felix Matson, Josephine Nevala and Lewis Nelson. The building was constructed as residential flats, a usage which it retains today.

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. 174-178 Hermann Street, with its 1898 construction date, Lower Haight location, and building typology, clearly reflects an association with a broad pattern of San Francisco history.

Integrity:

174-178 Hermann Street has undergone significant alterations since its construction, including the removal of all original decorative details and re-cladding in stucco; replacement of windows sash and surrounds now composed of aluminum-sash casement windows with molded surrounds, transoms and thin wood sills; and reconfiguration and reconstruction of the entrance 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, 174-178 Hermann Street does not retain integrity of setting because those adjacent buildings have also been heavily altered. In addition, the building does not retain integrity of materials, design, association, workmanship, feeling, or association due to the significant alterations described above.

Conclusion:

174-178 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 establish an association with the Gilded Age of Merchant Builders context, it no longer accurately expresses that association due to the alterations to the exterior.

Additionally, 174-178 Hermann Street is located in the Hayes Valley Residential Historic District but is non-contributing to that district.