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) 220 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 220 Hermann St. City: San Francisco Zip: 94117

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 0868-008

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

220 Hermann Street. is located on a narrow, 1,392-square-foot, rectangular lot on the north side of Hermann Street, between Fillmore and Webster Streets. 220 Hermann is a 2.5-story, wood frame, single family residence designed in a modified Stick/Eastlake style. The rectangular-plan building, clad in cement board siding, sits on a reinforced concrete foundation and is capped by a flat roof. The primary façade faces south and is two bays wide. In the left bay of the basement level is a secondary entrance, marked by a contemporary wood door. Above, on the left bay of the first floor, is a two-story rectilinear bay window capped by a hipped pent roof and pediment. In the right bay of the first floor is a recessed entryway, demarcated by a short flight of terrazzo stairs and a narrow, asphalt shingle pent roof. The entryway contains a single wood-panel door with molded surrounds, entablature, and transom. Above, the façade has been left unadorned. All fenestration on this façade consists of arched, vinyl-sash casement windows. The primary façade terminates in a parapet wall, articulated with a pent roof clad in wood shingles. The building resembles 222 Hermann St. to the left, but it has been stripped of all ornament. The building appears to be in fair condition, with visible deterioration of roof slates and cladding on the porch roof. The building is located in the Hayes Valley Residential Historic District but is non-contributing.

*P3b. Resource Attributes: (list attributes and codes) HP2: Single family property

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

P5a.Photo

P5b. Photo: (view and date)
View from south
8/28/2006

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

*P7. Owner and Address:
Mitchell A. & Su Francis
701 43rd Ave
San Francisco CA 94121

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

*P9. Date Recorded:
8/28/2006

*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) 220 Hermann Street

B1. Historic Name 220 Hermann Street

B2. Common Name 220 Hermann Street

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

* B5. Architectural Style Stick/Eastlake

*B6. Construction History

220 Hermann Street was constructed in 1878. Alterations include altered basement story, infill of second-story window above entrance, cement board cladding, and aluminum sash casement windows.

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

*B8. Related Features none

B9a. Architect n/a . Builder John Simpson

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

Period of Significance 1870-1906 Property Type Residence 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 (Residence) 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:

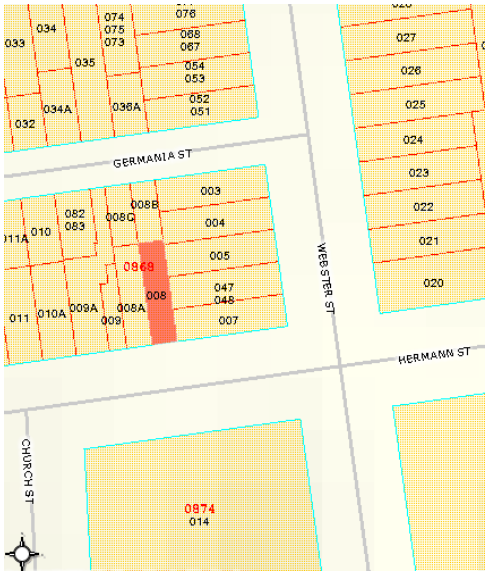
220 Hermann Street was constructed in 1878 along with its twin at 222 Hermann Street. The builder and first owner was John Simpson. According to the 1893 Sanborn map, 220 Hermann Street contained flats as did the adjacent building to the north. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP2: Single 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)

The surrounding neighborhood consisted of flats and single-family dwellings, as well as the National Bottling Company. The 1913 Sanborn map shows that 220 Hermann Street was converted back to a single-family dwelling with adjacent buildings consisting of mostly flats, a few single-family dwellings, and a vacant lot where the bottling company once stood. The 1950 Sanborn maps is similar to the 1913 map.

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.

Integrity:

220 Hermann Street has undergone significant alterations, including an altered basement story with contemporary wood pedestrian door, removal of all ornament and trim, recladding in cement board cladding, the installation of vinyl-sash replacement windows, and the removal of the second-story window above entrance. The building likely originally resembled 222 Hermann St. next door. The building retains integrity of location and setting, as it has not been moved and adjacent buildings were constructed at a similar date and retain integrity. The building no longer retains integrity of design, materials, workmanship, feeling, and association because of the alterations described above.

Conclusion:

220 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, the building is located in the Hayes Valley Residential Historic District and is non-contributing resource.