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 3 *Resource name(s) or number (assigned by recorder) 210-250 Fell 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 210-250 Fell St. City: San Francisco Zip: 94102

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

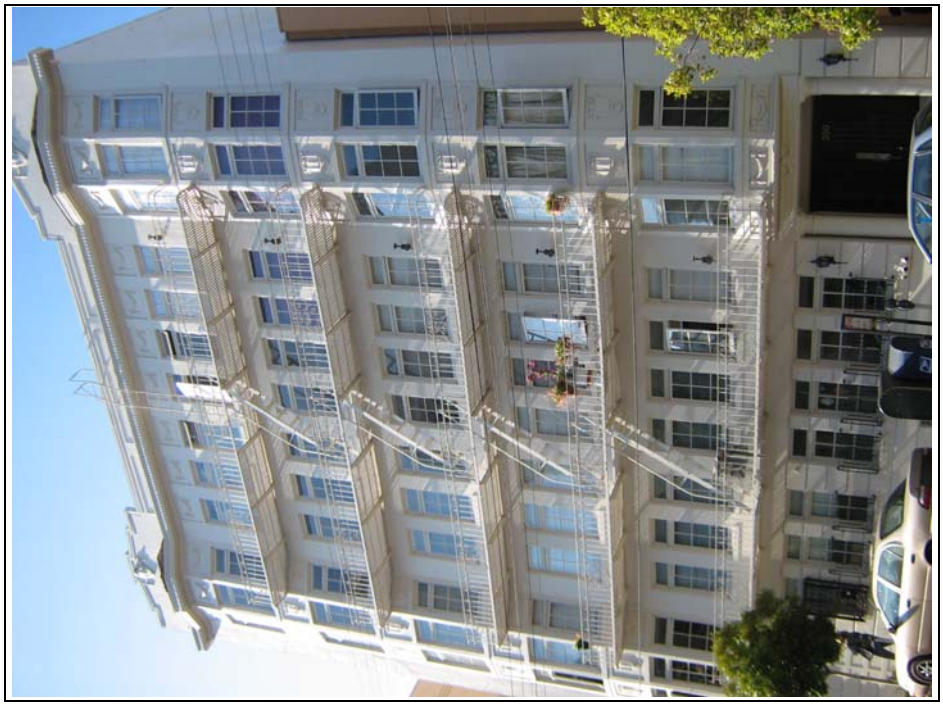
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 0816-006

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

210-250 Fell Street is located on a 55' x 120' lot on the north side of Fell Street that runs the width of the block and continues to Linden Street. Built in 1926, 210-250 Fell Street is a 6-story, reinforced concrete, 46-unit, apartment building designed in the Classical Revival style. The U-plan building, clad in scored stucco, sits on a reinforced concrete, slab foundation and is capped by a flat roof. The primary façade faces north toward Fell Street and is 9 bays wide. A secondary elevation is exposed on Hickory Street and is also 9 bays wide. The first story of the primary façade is clad in rusticated stucco. The left end bay features an integral garage with a blind arch and a flared lintel, while the right end bay features terrazzo steps to a recessed porch framed by Tuscan columns in antis and a lintel with garland ornament. The porch shelters a glazed, wooden door with sidelights and an entablature. The center bays of the first story feature 6-light wood casement windows with transoms in each bay. The left- and right-end bays of the upper five floors feature continuous semi-hexagonal bay windows topped by low-pitch hip roofs. The bay windows are composed of six-light, wood casement sash with transoms and spandrel panels with shield and garland ornament. (Continued)

*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 south
9/6/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1926
SF Assessors Office

*P7. Owner and Address:
John Williams
2249 Broadway St
San Francisco, CA

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

*P9. Date Recorded:
9/6/2006

*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)

***P3a. Description: (Continued)**

The center bays the same window types as the first story in each bay. The sixth-story windows have transom panels with swag ornament. Fire escapes with metal railings run between the bay windows on the second through sixth stories. The primary façade terminates in an egg-and-dart cornice and a parapet with panels above the center bays and stepped arches above the end bays with cartouche and garland ornament. The Hickory St. elevation is 9 bays wide. The first story features 4 garages set asymmetrically across the elevation. The left and right end garages have adjacent pedestrian entrances. The upper stories have shallow semi-hexagonal bay windows in the end bays with identical sash to those on the façade. The center bays have single, flush window openings with identical sash to those on the façade. The elevation has no architectural detailing and ends in a plain roof line. The building appears to be in good condition.

Main entrance of 210-250 Fell Street

Linden St. (north) elevation

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Primary #
HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3CS

Page 1 of 3 *Resource Name or # (Assigned by recorder) 250 Fell Street

B1. Historic Name St. Benedict Apartments

B2. Common Name 250 Fell Street

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

* B5. Architectural Style Classical Revival

*B6. Construction History
250 Fell Street was constructed in 1926.

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

*B8. Related Features None

B9a. Architect C O Clausen . Builder unknown

*B10. Significance: Theme 1906 Earthquake and Fire Reconstruction Area: Hayes Valley

Period of Significance 1906-1929 Property Type Residential/apartment building 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 (1906-1929) 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).

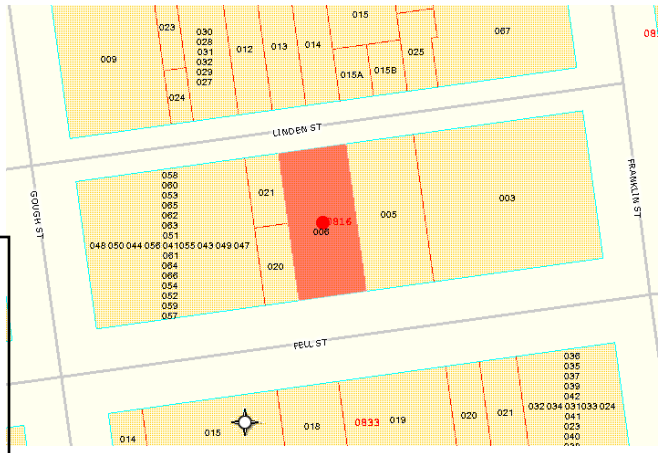
Criterion 1:
210-250 Fell Street was designed by architect Charles Clausen in 1926 and constructed for Leo Kaufman, a real estate agent. The parcel was originally owned by Eliza Lillis, who sold it to Margaret Butler on January 28, 1924. (continued)

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)

On March 16, 1926, Lillis and Butler sold the land to Vincenzo Fassio, an employee at Mission Concrete. On October 9, 1926, Vincenzo Fassio sold the property to Leo Kaufman. Kaufman owned the building until his death. On November 17, 1939, the Kaufman estate sold the property to Lililan Cuenin.

According to the 1899 Sanborn map, the east portion of the parcel was vacant while the west portion was occupied by two-story flats with two-story cottages in the rear. By 1913, the surrounding neighborhood had few vacant lots and was filled with similar property types. By 1950, the site is occupied by the current building and the surrounding area is filled with a jumble of residential, industrial, and commercial buildings. Adjacent to 250 Fell Street was an auto repair shop and a church.

250 Fell Street is an example of the post-earthquake relocation and reconstruction trends in Hayes Valley when vacant land was sold by speculating owners and smaller one- and two-story shops and single family homes were demolished to make way for large multi-story flats and apartments that could house multiple families.

Although 250 Fell Street's location and building typology express a general assocication with the 1906 Earthquake and Fire and Reconstruction period of significance, the 1926 construction date places the building outside of the primary scope of this period of significance and renders it unable to accurately embody this broad pattern of San Francisco's history.

Criterion 3:

Charles Oliver Clausen (1886-1973) was born and raised in California. He began his career as a draftsman with the architectural firm Meyer & O'Brien. Early in his career, he primarily designed apartment buildings, flats, and single-family homes in the Mission Revival style. Examples of his work include 2853 -57 Clay in Pacific Heights (1910), 3600 Jackson in Presidio Heights (1918), and 1457 Jones on Russian Hill (1913). He partnered with F. Frederick Amandes from 1927-1933. In 1933, he reestablished his own practice, designing single-family homes, including 50 San Rafael Way in St. Francis Woods (1935).

The Classical Revival style became popular in the United States following the 1893 Columbian Exposition in Chicago in 1893. . The Classical Revival became especially popular in San Francisco and the rest of California between 1900 and 1910, where the Victorian-era styles had perhaps been carried to their extreme. Many of the ornate Italianate, Eastlake and Queen Anne residences destroyed in the 1906 Earthquake and Fire were rebuilt in the more chaste and simplified Classical Revival style, as well many of the new speculative apartment buildings and flats that went up during the building boom of the 1920s. Not dissimilar from the Renaissance Revival style, especially when applied to larger apartment and public buildings, the Classical Revival is distinguished by its incorporation of extensive historical ornament, including including garlands, shields and cartouches, as well as rusticated brick or stone construction, pilasters, window and doors hoods and casings, and prominent cornices supported by modillions and brackets. 250 Fell Street exhibits characteristics of the Classical Revival style in its porch framed by Tuscan columns in antis and a lintel with garland ornament, spandrel panels with shield and garland ornament, sixth-story windows with transom panels with swag ornament, egg-and-dart cornice and a parapet with panels above the center bays and stepped arches above the end bays with cartouche and garland ornament. The building retains sufficient character defining features and integrity to accurately embody the Classical Revival type, period and method of construction.

Integrity:

250 Fell Street appears to have undergone few changes since its construction. It retains its character-defining features including: its six-story height and rectangular massing; rusticated stucco cladding; integral garage with a blind arch and a flared lintel; terrazzo steps leading to a recessed porch framed by Tuscan columns in antis and a lintel with garland ornament; glazed, wooden entry door with sidelights and an entablature; fenestration pattern with continuous semi-hexagonal bay windows topped by low-pitch hip roofs and composed of six-light, wood casement sash with transoms and spandrel panels with shield and garland ornament; sixth-story windows with transom panels with swag ornament; (continued)

B10: Significance (continued)

egg-and-dart cornice and a parapet with panels above the center bays and stepped arches above the end bays with cartouche and garland ornament; and a flat roof. The property retains the following aspects of integrity: location, design, setting, materials, workmanship, feeling and association.

Conclusion:

250 Fell Street appears to be eligible for listing in the California Register of Historical Resources under Criterion 3 (Design/Construction) as an intact and well preserved example of a Classical Revival apartment building. The building retains sufficient character defining features and integrity that allow it to embody the distinctive characteristics of its type, period and method of construction.

Character Defining Features:

Character defining features include: six-story height and rectangular massing; rusticated stucco cladding; integral garage with a blind arch and a flared lintel; terrazzo steps leading to a recessed porch framed by Tuscan columns in antis and a lintel with garland ornament; glazed, wooden entry door with sidelights and an entablature; fenestration pattern with continuous semi-hexagonal bay windows topped by low-pitch hip roofs and composed of six-light, wood casement sash with transoms and spandrel panels with shield and garland ornament; sixth-story windows with transom panels with swag ornament; egg-and-dart cornice and a parapet with panels above the center bays and stepped arches above the end bays with cartouche and garland ornament; and flat roof.