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) 525 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 525 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): 0830-027

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

525 Fell Street is located on a 25' x 100' lot on the south side of Fell Street between Laguna and Buchanan Streets. Built ca. 1885, 525 Fell Street is a 2-story, wood frame, multiple family property originally designed in the Italianate style. The rectangular-plan building, clad in scored stucco, is capped by a flat roof. The foundation is not visible from the street. The property is set back from the street and the frontage is lined with a concrete retaining wall topped with a low, iron fence. A set of terrazzo steps with concrete parapet wall lead to the house from street level. The primary façade faces north and is 2 bays wide. The first story features an arched, recessed entry with keystone in the right bay fitted with a wood, glazed door. A fleur-de-lis with swags is set above the entry door. The left bay contains a chamfered bay window with undivided, wood casement sash. The second story has a chamfered bay window in the left bay and a flush window in the right bay with identical sash. The primary facade terminates in a paneled frieze and bracketed cornice. The building appears to be in good condition, but has been substantially altered since construction.

*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
1900; rev. ca. 1885
SF Assessor; Sanborn Maps

*P7. Owner and Address:
Phan Thieu Tran Giang Revoc
525 Fell St
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 6L

 *Resource Name or # (Assigned by recorder) 525 Fell Street

B1. Historic Name 525 Fell Street

B2. Common Name 525 Fell Street

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

* B5. Architectural Style Italianate

*B6. Construction History
525 Fell Street was constructed in 1872. Alterations include stucco cladding, window sash, and entry at an unknown date.

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

*B8. Related Features none

B9a. Architect _____ . Builder _____

*B10. Significance: Theme Gilded Age of Merchant Builders Area: Hayes Valley

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:
525 Fell Street was constructed in 1872. Water tap records indicate a connection on July 8, 1872 by Patrick J. McNamee, a liquor merchant. By 1878, the property was owned by John F. McDonald, another liquor dealer. In the 1890s, the property was owned by Esther Casper. The 1899 Sanborn map shows the current building as a two-story, single-family dwelling surrounded by other similar buildings and a few three-story flats. (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 1906, the property was owned by Annie and Theresa Sullivan, who operated a millinery shop nearby on Hayes Street. The Sullivans owned this property through the 1930s, and in both 1940 and 1953, the City Directory records F. E. Bernard at this address. The 1913 and 1950 Sanborn maps show that many of the adjacent single-family dwellings had been converted to flats, while the subject property remains a single-family dwelling.

Beginning with the opening of Colonel Thomas Hayes' steam railroad in 1860, the development of the Western Addition was largely dependent on the provision of mass transit service. Following the popularization of the cable car by Andrew Halladie in 1873, new cable lines gradually replaced the steam and horse car lines that already served much of the city. New cable car lines were also built in newly developing parts of the city and by the mid-1880s, new cable car lines were in operation along Hayes and Haight streets, providing reliable scheduled car service between downtown and the heart of the Western Addition. Merchant builders began to erect rows of Italianate and Stick/Eastlake rowhouses on the narrow 25-foot wide lots throughout the undeveloped portions of the Survey Area and rapidly filled the east-west streets of the area with them. 525 Fell Street, with its 1872 construction date, Hayes Valley location, and building typology, is associated with this broad pattern of San Francisco history.

Integrity:

525 Fell Street has undergone significant alterations, including replacement of original wood cladding with stucco, removal of original double-hung wood sash windows and replacement with wood casement sash, replacement terrazzo steps, recessed entry with keystone, glazed door and applied plaster ornament above the entry door. 525 Fell Street retains some original features including its two-story height and rectangular massing, setback from street, chamfered bay window, paneled frieze and bracketed cornice. 525 Fell Street retains integrity of location and setting, as well as partial integrity of design. The property no longer retains integrity of materials, workmanship, feeling, and association due to the substantial alterations described above.

Conclusion:

525 Fell Street does not appear eligible for the National Register of Historic Places, California Register of Historical Resources or local designation under any criterion. However, if it retained integrity, 525 Fell Street would appear eligible for the California Register of Historical Resources under Criterion 1 (History/Events) as an example of a residential building constructed during the Period of Significance (1870-1906) of the Gilded Age of Merchant Builders context. Alterations render it currently ineligible for listing in the California Register of Historic Resources. Nevertheless, the building retains enough of its original character-defining features to aid in its restoration, especially if the wood cladding was restored and the patterns of the removed ornament used to replicate missing features. This factor, combined with its early date of construction, suggests that the property warrants special consideration in local planning.

Character Defining Features:

Character-defining features include its two-story height and rectangular massing, setback from street, chamfered bay window, paneled frieze and bracketed cornice.