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) 225 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 225 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): 0833-021

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

225 Fell Street is located on a 57' x 27.5' block lot on the south side of Fell Street that runs the width of the block and continues to Hickory Street. Constructed in 1915, 225 Fell Street is a 4-story, wood-frame, 21-unit, residential-over-commercial building designed in the Classical Revival style. The rectangular-plan building, clad in brick on the front elevation and wood shiplap siding on secondary elevations, is capped by a flat roof. The foundation is not visible from the street. The primary façade faces north and is 3 bays wide. The right bay of the first story features a multi-light, wooden door with multi-light sidelights divided by Corinthian colonnettes and an arched pediment. This door accesses a commercial unit. The left bay features the main entrance to the residential units, sheltered inside a gated, recessed porch with identical surround. The right and left bays of the upper three floors feature continuous semi-hexagonal bay windows capped by low-pitch hip roofs. The bay windows have ten-over-one, double-hung, wood-sash windows on the center face framed by Corinthian colonnettes and multi-light, wood-sash, casement windows on the side faces. Each level of the bay windows have spandrel panels and a reeded cornice. The center flush bay features twelve-over-one, double-hung, wood-sash windows with flat lintels and a fire escape. The primary façade terminates in a lotus leaf cornice and a parapet. The west elevation is exposed by an adjoining parking area and is 8 bays

(continued)

*P3b. Resource Attributes: (list attributes and codes) HP3: Multiple family property; HP6: 1-3 story commercial building

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

P5b. Photo: (view and date)
View from north
9/6/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1915
SF Assessors Office

*P7. Owner and Address:
Johnson David H
2508 Leavenworth 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.
wide. The first story has two secondary entrances in the second and third bays and small, double-hung, wood sash windows in the remaining bays. The upper stories have semi-hexagonal bay windows with undivided, double-hung, wood sash in the first, third, fourth, and fifth bays. The remaining bays have paired or single double-hung, wood sash windows. The south elevation on Hickory Street is 2 bays wide. The elevation has an entrance in the left bay of the first story with double-leaf, divided, glazed wood doors. The upper stories have rectilinear bay windows with double-hung wood sash. The elevation ends in a plain roofline. The building appears to be in good condition.

West elevation

Hickory St. (south) elevation

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) 225 Fell Street

B1. Historic Name 225 Fell Street

B2. Common Name 225 Fell Street

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

* B5. Architectural Style Classical Revival

*B6. Construction History
225 Fell Street was constructed in 1915.

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

*B8. Related Features none

B9a. Architect James H. Hjul . Builder _____

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

Period of Significance 1906-1929 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 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/apartment building) and dates from the Period of Significance (1906-1929) 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:

225 Fell Street was both designed by and constructed for James H. Hjul, a construction engineer and property owner, in 1915. The 1886 Sanborn map shows that the parcel was occupied by a two-and-one-half-story dwelling with similar dwellings adjacent. The property is located on a block that was largely destroyed by the 1906 Earthquake and Fire. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple Family Property; HP6: 1-3 story

*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 1913 Sanborn map shows the parcel standing vacant, with one- and two-story shops facing Franklin Street and a church and parish hall on the other side of the parcel. The 1950 Sanborn map shows the present building with 14 apartments. The adjacent parcel facing Franklin Street is occupied by one-story auto related businesses.

Much of Hayes Valley escaped the ravages of the 1906 earthquake and fire, and the neighborhood quickly became crowded with refugees from other less fortunate neighborhoods. As conditions became more settled, many of the refugees began renting apartments or building new permanent housing in Hayes Valley. During the post-earthquake era, many large single-family dwellings in the area were converted to apartments. Historically a middle-class area, Hayes Valley became increasingly working-class in character as the housing began to accommodate more earthquake refugees and those with means departed for newer neighborhoods. 225 Fell Street is an example of the post-earthquake relocation and reconstruction trends in Hayes Valley, when vacant lots were 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 seeking permanent residences after the earthquake.

225 Fell Street is an example of an apartment building, a building type that became common in this area during reconstruction. Apartment buildings are generally located on a large lot with an arrangement of multiple living units on each floor, all accessed through a common lobby. The majority of apartment buildings constructed at this time were designed in Revival styles, including Classical, Mission, and Spanish Colonial Revival, as well as Craftsman style.

Although 225 Fell Street's location and building typology reflect a general association with the 1906 Earthquake and Fire and Reconstruction period of significance, the 1915 construction date places the building outside of the primary scope of the period of significance and renders it unable to accurately embody this broad pattern of San Francisco's history.

Integrity:

In regard to integrity, 225 Fell Street appears to have undergone some alterations confined to the first story, including the insertion of a multi-light, wooden door with multi-light sidelights at right. The building retains integrity of location, materials, workmanship, feeling, and association. It retains partial integrity of design, due to the addition of an additional entrance at the first story. It does not retain integrity of setting, as the property is bordered by a surface parking lot and several modern buildings.

Conclusion:

225 Fell Street does not appear eligible for listing in the National Register of Historic Places, the California Register of Historical Resources or local designation under any criterion. Although the building location and typology reflect a general association with the 1906 Earthquake and Fire and Reconstruction period of significance, the 1915 construction date places the building outside of the primary scope of this broad pattern of San Francisco's history. Nor does the building embody the distinctive characteristics of a type, period or method of construction. It is not the work of a master, nor does it possess high artistic values.