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 2 *Resource name(s) or number (assigned by recorder) 145 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 145 Fell St. City: San Francisco Zip: 94102

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

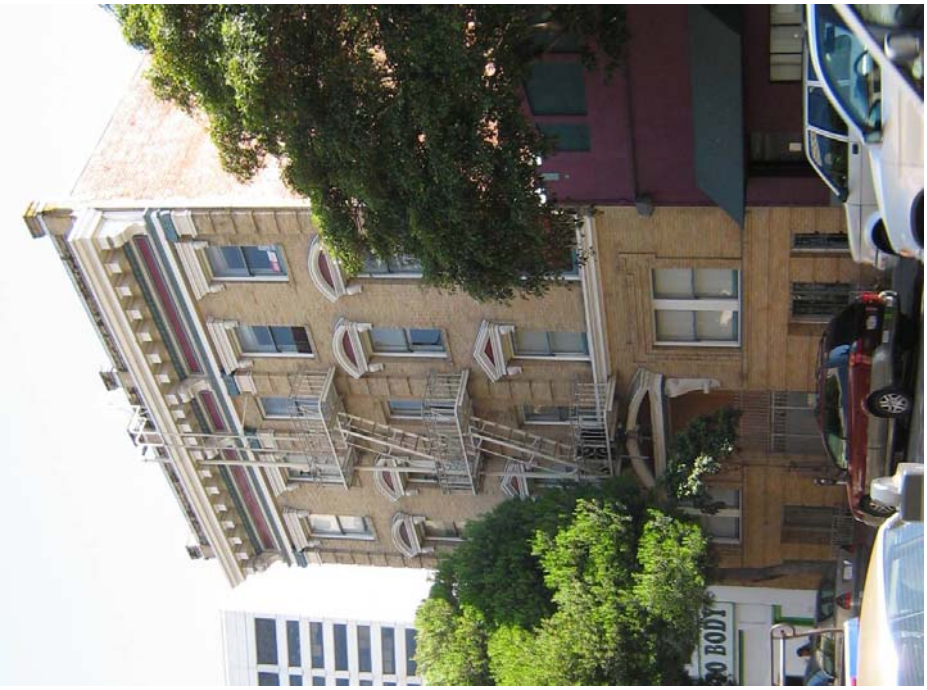
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 0834-018

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

145 Fell Street is located on a 120' x 41.25' through-block lot on the south side of Fell Street between Van Ness Avenue and Franklin Street. Built in 1907, 145 Fell Street is a 5-story, brick, 41-unit, apartment building designed in the Classical Revival style. The rectangular-plan building, clad in yellow brick on the façade and red brick 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 ground floor is rusticated and features deeply recessed, paired and single one-over-one, double-hung, wood-sash windows behind iron grilles left and right bays. The center bay features a gated, recessed set of steps leading to a paneled wood door on the first story level. The entry opening has a segmental arch door hood on scrolled brackets. The entry is flanked on the first story by paired double-hung, wood sash with brick crossette surrounds. The first story is separated from the upper stories with an intermediary cornice. The upper four floors are divided into bays with rusticated pilasters with Ionic capitals. The end bays feature two, one-over-one, double-hung, wood-sash windows and the center bay has a single window. The third floor windows have triangular pediment caps on scroll brackets; while the fourth floor (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 north
9/6/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1907
SF Assessors Office

*P7. Owner and Address:
Patterson Ronald J
2443 Fillmore St 313
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.
windows feature segmental pediments. The fifth floor windows have entablatures. The primary façade terminates in an entablature composed of a paneled frieze, modillion blocks, egg-and-dart molding, brackets at the bay divisions, and a projecting cornice. A false parapet with metal coping rises above the cornice. The Hickory Street elevation is three bays wide. The first story has a recessed entrance in the left bay and a series of arched window openings with double-hung wood sash in the remaining bays. The upper stories have similar windows in each bay. The right side of the elevation has small, square fixed windows. The building appears to be in good condition.

Hickory Street (south) elevation

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3CS

Page 1 of 2 *Resource Name or # (Assigned by recorder) 145 Fell Street

B1. Historic Name St. Cecile Hotel

B2. Common Name 145 Fell Street

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

* B5. Architectural Style Classical Revival

*B6. Construction History
145 Fell was constructed in 1907.

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

*B8. Related Features None

B9a. Architect William Koenig . Builder _____

*B10. Significance: Theme 1906 Earthquake and Fire Reconstruction Area: Civic Center

Period of Significance 1906-1929 Property Type Residential Applicable Criteria 1 and 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. The building is also evaluated for eligibility under 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:

145 Fell was designed by William Koenig and constructed for Mohun & Brooke in 1907. William Koenig started out as a contractor with his brother, Charles Koenig, leaving that business in 1894 to practice architecture. (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
San Francisco Examiner, January 13, 1907

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)

He was active in San Francisco from approximately 1893 through the early 1930s. There is little biographical information available about Koenig; however, he designed numerous residences in the Richmond District between the 1906 Earthquake period and the early 1920s. Charles Mohun was a physician with offices and residence on Eddy Street. Little is known of J. F. Brooke, other than he lived in San Jose.

The building was known as the St. Cecile Hotel. In 1936, it was renamed the Commerce Hotel, and in 1940, it became the Hotel Opera. The building is four stories plus basement and had an elevator.

In 1913, the adjacent lot to the east was vacant and the surrounding neighborhood filled with a jumble of multiple-story apartment hotels and one- to two-story shops and light industrial buildings. By 1950, several formerly vacant corner lots had been converted to auto uses.

145 Fell Street is an example of the post-earthquake relocation and reconstruction trends in Hayes Valley when multiple family buildings were constructed to house the many refugees that poured into the area. Because there were no citywide zoning regulations, residential, industrial and commercial buildings could be built wherever the property owner desired, resulting in the jumbled mix-use character of this block of Hayes Valley.

Criterion 3:

145 Fell Street is a very good example of the Classical Revival style as applied to an apartment building in San Francisco. The Classical Revival style became popular in the United States following the 1893 Columbian Exposition in Chicago. In San Francisco, the style became popular for both important public buildings as well as speculative apartment buildings and flats. Not dissimilar from the Renaissance Revival style, the Classical Revival is distinguished by its incorporation of rusticated brick or stone construction, applied ornamentation, including pilasters, window and doors hoods and casings, and prominent cornices supported by modillions and brackets. 145 Fell Street displays all of these features and stands out from its neighbors by virtue of its ornament.

Integrity:

A 1907 rendering of the building reveals that 145 Fell Street has undergone no substantial alterations. It retains the majority of its character-defining features, including its five-story height, rectangular massing, grid-like fenestration pattern comprising double-hung wood-sash windows, yellow-brick cladding, Classical Revival decorative elements including segmental arch door hood on scrolled brackets, brick crossette surrounds, intermediary cornice, rusticated pilasters with Ionic capitals, triangular pediment caps on scroll brackets, entablatures and an entablature composed of a paneled frieze, modillion blocks, egg-and-dart molding, brackets at the bay divisions, and a projecting cornice and false parapet.

Conclusion:

145 Fell Street appears to be eligible for listing in the California Register of Historical Resources under Criterion 1 (Event) and Criterion 3 (Design/Construction) as an intact and well preserved example of a Classical Revival apartment building constructed during the Period of Significance (1906-1929) of the 1906 Earthquake and Fire Reconstruction context. The building clearly expresses its association with a broad pattern of San Francisco's history and embodies the distinctive characteristics of its type, period and method of construction.

Character Defining Features:

Character-defining features include its five-story height, rectangular massing, fenestration pattern including double-hung wood-sash windows, yellow-brick cladding, Classical Revival decorative elements including segmental arch door hood on scrolled brackets, brick crossette surrounds, intermediary cornice, rusticated pilasters with Ionic capitals, triangular pediment caps on scroll brackets, entablatures and an entablature composed of a paneled frieze, modillion blocks, egg-and-dart molding, brackets at the bay divisions, and a projecting cornice and false parapet.