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) 261-265 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 261-265 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): 0833-018

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

261-265 Fell Street is located on a 50' x 120' lot on the south side of Fell Street that runs the width of the block and continues to Hickory Street. Built in 1927, 261-265 Fell Street is a 7-story, concrete-frame, 48-unit apartment building designed in the Classical Revival style. The U-plan building, clad in smooth stucco, is capped by a flat roof. The foundation is not visible from the street. The primary façade faces north toward Fell Street and is 6 bays wide. The west elevation is exposed by an adjacent parking lot, and the rear (south) elevation fronts on Hickory Street. The first story of the Fell Street elevation is clad in scored stucco simulating ashlar masonry and stonework surrounds. The right end bay features an arched, recessed garage with radiating stone surround. The left end bay features concrete steps leading to a paneled, recessed porch sheltering a wood door with sidelights. The middle bays feature one-over-one, double-hung, wood-sash windows behind iron grilles. The right and left end bays of the six upper stories feature continuous semi-hexagonal bay windows with double-hung, wood sash. The center bays have flush double-hung, wood windows. The seventh story has applied stucco lattice decoration and rope molding extending from the bottom of the bay window to the cornice line. The primary façade terminates in an entablature composed of a frieze with reeding (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
1927
SF Assessors Office

*P7. Owner and Address:
Chan Family Trust
Chan Shu Woon & Bianne B
58 Condon Court
San Mateo, 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.
topped with gorgon's heads and fleur-de-lis ornament, a modest cornice, and parapet with garland and rosette ornament. A fire escape is set in the left center bays on the upper six floors. The exposed west elevation has a deep light well in the center of the elevation lined with double-hung wood sash. The Hickory Street elevation has a garage and two secondary entrances on the first story. The upper stories have shallow semi-hexagonal bay windows in the end bays and flush windows in the center bays with double-hung, wood sash. The elevation has no architectural ornament or detailing. The building appears to be in good condition

Roofline detail

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 3CS

Page 1 of 3 *Resource Name or # (Assigned by recorder) 261-265 Fell Street

B1. Historic Name 261-265 Fell Street

B2. Common Name 261-265 Fell Street

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

* B5. Architectural Style Classical Revival

*B6. Construction History
265 Fell Street was constructed in 1927.

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

*B8. Related Features none

B9a. Architect none known . Builder William Van Herick

*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/apartment building) 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).

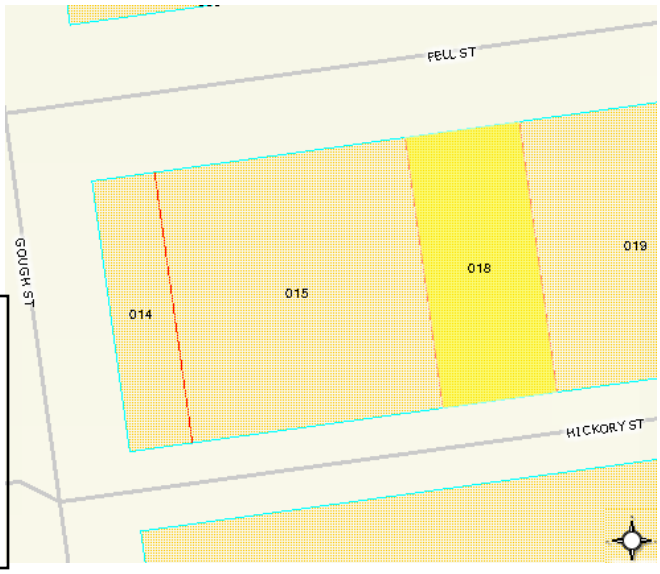
Criterion 1:
261-265 Fell Street was constructed in 1926 by the identified first owner, William Van Herick, who resided at 50 Laguna Street. The 1906 and 1909 Block Books show that the parcel was owned by Oscar T. Luning. The 1920 Block Book shows that it was owned by Marie Luning. It is unknown when William Van Herick acquired the property.(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
Edwards Abstracts, March 1, 1927

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 1899 Sanborn map shows that the area was occupied by two-story flats and cottages. The 1913 Sanborn map shows that the parcel was vacant and the adjacent properties occupied by carpenters, sheet metal works, and auto painting with a few larger apartment buildings. By 1950, the Sanborn map shows the parcel occupied by the present building, which contains parking on the first floor and 48 apartments above.

Although 261-265 Fell Street's apartment building typology and Hayes Valley location reflect a general association with the 1906 Earthquake and Fire and reconstruction period of significance, the 1926 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.

Criterion 3:

The builder and owner of 261-265 Fell Street, William Van Herick, had been working as a carpenter, contractor and builder in San Francisco as early as 1912. Research has not revealed further information about his body of work.

261-265 Fell Street is designed in the Classical Revival style. The Classical Revival style began to emerge in the United States during the last quarter of the nineteenth century, particularly in the wake of the World's Columbian Exposition in Chicago in 1893. The Classical Revival style 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 flats and residences destroyed in the 1906 Earthquake and Fire were rebuilt in the more chaste and simplified Classical/Colonial Revival style. Characteristics of the Classical Revival style include symmetrical massing and façade arrangement, masonry cladding or stucco scored to resemble masonry, and the incorporation of classically inspired elements derived from both Classical Roman and Italian Renaissance architecture, including segmental arched openings, full-height piers and pilasters rendered in one of the classical orders, quoins, prominent door and window hoods, classical entablatures and stringcourses, modillioned cornices, and applied stucco details such as cartouches or garlands on the spandrels panels and friezes.

261-265 Fell Street exhibits characteristics of the Classical Revival style, including scored stucco simulating ashlar masonry, applied stucco lattice decoration and rope molding extending from the bottom of the bay window of the seventh story to the cornice line, an entablature composed of a frieze with reeding topped with gorgon's heads and fleur-de-lis ornament, a modest cornice, and parapet with garland and rosette ornament. 261-265 Fell Street retains sufficient character defining features to embody the distinctive characteristics of the Classical Revival type, period and method of construction.

Integrity:

261-265 Fell Street appears to have undergone no substantial alterations since its construction. It retains character defining features including seven-story height and U-shaped massing; first story of clad in scored stucco simulating ashlar masonry and stonework surrounds and smooth stucco cladding on upper stories; arched, recessed garage with radiating stone surround; a paneled, recessed porch sheltering a wood door with sidelights; fenestration pattern with one-over-one, double-hung, wood-sash windows behind iron grilles at the first story, continuous semi-hexagonal bay windows with double-hung, wood sash in right and left end bays of the six upper stories, and flush double-hung, wood windows in the center bays of the six upper stories; applied stucco lattice decoration and rope molding extending from the bottom of the bay window of the seventh story to the cornice line; an entablature composed of a frieze with reeding topped with gorgon's heads and fleur-de-lis ornament, a modest cornice, and parapet with garland and rosette ornament; and flat roof. The building retains all aspects of integrity, including location, setting, association, design, workmanship, materials, and feeling.

Conclusion:

261-265 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 clearly embodies the distinctive characteristics of its type, period and method of construction.

(continued)

B10: Significance (continued)

Character Defining Features:

Character-defining features include: seven-story height and U-shaped massing; first story of clad in scored stucco simulating ashlar masonry and stonework surrounds and smooth stucco cladding on upper stories; arched, recessed garage with radiating stone surround; a paneled, recessed porch sheltering a wood door with sidelights; fenestration pattern with one-over-one, double-hung, wood-sash windows behind iron grilles at the first story, continuous semi-hexagonal bay windows with double-hung, wood sash in right and left end bays of the six upper stories, and flush double-hung, wood windows in the center bays of the six upper stories; applied stucco lattice decoration and rope molding extending from the bottom of the bay window of the seventh story to the cornice line; an entablature composed of a frieze with reeding topped with gorgon's heads and fleur-de-lis ornament, a modest cornice, and parapet with garland and rosette ornament; and flat roof.