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) 171 Fell St.

P1. Other Identifier: Oak Hotel

*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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 171 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): 0834-013

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

171 Fell Street is located on a 32.5' x 120' through-block lot on the south side of Fell Street between Van Ness Avenue and Franklin Street. Built in 1907, 171 Fell Street is a 2-story, masonry brick residential hotel designed in the Mediterranean Revival style. The rectangular-plan building, clad in scored stucco on the primary elevation and brick on the 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 left and right bays of the first floor feature paired, recessed, one-over-one, double-hung, wood-sash windows with blind arch transoms, while the center bay features a paneled, recessed entry porch with tiled steps and fabric awning. The porch shelters a wood door with transom. The second floor has windows in the end bays identical to those on the first floor and a single window in the center bay. A continuous sill connects the second-story windows and extends to the ends of the elevation. The primary façade terminates in a parapet with stucco corbelled cornice and end piers. The Hickory Street elevation has a centered, recessed main entrance with an arched opening on the first story, flanked by paired double-hung wood sash in arched openings. The second story has a double-hung wood window with arched opening in the center bay and identical paired windows and openings in the end bays. The elevation ends in a shallow corbelled cornice. A fire escape is located on both facades. The building appears to be in good condition.

*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:
Gulabben D Patel
405 Parker Avenue
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)

Hickory Street (south) elevation

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Primary #
HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3CS

Page 1 of 2 *Resource Name or # (Assigned by recorder) 171 Fell Street

B1. Historic Name Hotel Oak

B2. Common Name 171 Fell Street

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

* B5. Architectural Style Mediterranean Revival

*B6. Construction History
171 Fell Street was constructed in 1906. The primary facade has been reclad in stucco at an unknown date.

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

*B8. Related Features None

B9a. Architect Banks & Copeland . Builder unknown

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

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) 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).

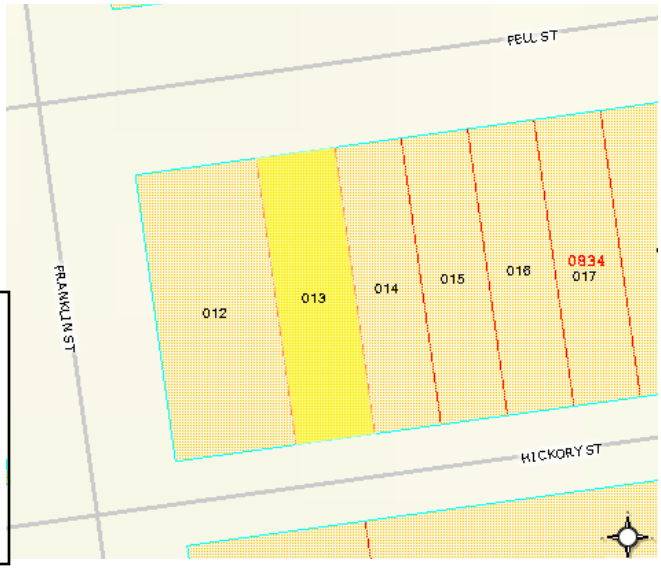
Criterion 1:
171 Fell Street was designed by architects Banks & Copeland and constructed six months after the 1906 Earthquake, in October 1906 for Carrie B. Wirtz, a widow who resided at 725 Geary Street. The building was constructed as a rooming house to house the many refugees that poured into the area after the earthquake. (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, October 8, 1906.

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)

171 Fell Street is located in an area that burned in the fire after the 1906 Earthquake. Earthquake refugees set up camp in the area not long after the fires were extinguished. The 1913 Sanborn map shows that the present building was known as the Hotel Oak, with adjacent buildings containing shops, hotels, and apartment buildings. The 1950 Sanborn map indicates that the building was being used as a rooming house. Adjacent properties contained a painting warehouse, auto repair facilities, and other hotels and apartment buildings.

171 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.

171 Fell Street, with its location, construction date and building typology, expresses an association with the 1906 Earthquake and Fire and Reconstruction period of significance.

Integrity:

171 Fell Street has had the primary facade reclad in stucco. Otherwise the building retains character-defining features including two-story height and rectangular massing, fenestration pattern consisting of double-hung wood sash in arched openings and a shallow corbelled cornice. 171 Fell Street retains the following aspects of integrity: location, design, setting, workmanship, and association, and partially retains integrity of materials and feeling due to the facade alteration discussed above.

Conclusion:

171 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's construction date, location and typology reflect an association with the 1906 Earthquake and Fire and Reconstruction period of significance, recladding of the facade has rendered the building no longer able to accurately express that association. The recladding has also rendered the building unable to embody the distinctive characteristics of a type, period or method of construction. Nor is the building the work of a master, nor does it posses high artistic value.