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) 20 Belcher 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 20 Belcher St. City: San Francisco Zip: 94114

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 3537-059

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

20 Belcher Street is one of two buildings located on a 125' x 25' lot on the west side of Belcher Street, between 14th Street and Duboce Avenue. The second building, a two-story dwelling constructed in 1906, is not visible from the street. Built in 1940, the visibile building at 20 Belcher Street is a 2-story, wood frame, multiple family dwelling designed in the Mediterranean Revival style. The rectangular- plan building, clad in stucco and brick, sits on a reinforced concrete, perimeter foundation and is capped by a flat, parapeted roof. The primary façade faces east and is 2 bays wide. The first story is clad in brick veneer and features a recessed entryway in the left bay, and a garage with overhead door in the right bay. The entry door is not visible from the street. The upper story is characterized by a centered, square bay window with divided wood casement and fixed sash. The bay has a hipped parapet roof with scalloped cresting ending in spindles. The primary facade terminates in a pent roof. Both roofs are clad in red asphalt shingles.

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

P5a. Photo

P5b. Photo: (view and date)
View of east façade.
8/18/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1906; ca. 1940
SF Assessor; Sanborn map

*P7. Owner and Address:
Jesse Richard J Trustee
20 Belcher St
San Francisco, CA

*P8. Recorded by:
Page & Turnbull, Inc.: RS, TS
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
8/18/2006

*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
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6L

Page 1 of 2 *Resource Name or # (Assigned by recorder) 20 Belcher Street

B1. Historic Name 20 Belcher Street

B2. Common Name 20 Belcher Street

B3. Original Use single famaily dwelling B4. Present Use: multi-unit residential

* B5. Architectural Style Mediterranean Revival

*B6. Construction History
There are two buildings at 20 Belcher Street. The building at the front of the lot was constructed ca. 1940, and the building at the rear of the lot was constructed between 1893 and 1913.

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

*B8. Related Features There is a two story building at the rear of the lot, not visible from the street.

B9a. Architect unknown . Builder J. C. Sloan

*B10. Significance: Theme Depression, World War II and Postwar Aftermath Area: Duboce Triange

Period of Significance 1929-1961 Property Type multi-unit 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 Depression, World War II and Postwar Aftermath context of the Historic Context Statement, Market & Octavia Neighborhood Plan Area, since it is both an identified building type (multi-unit residential) and dates from the Period of Significance (1929-1961) 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:

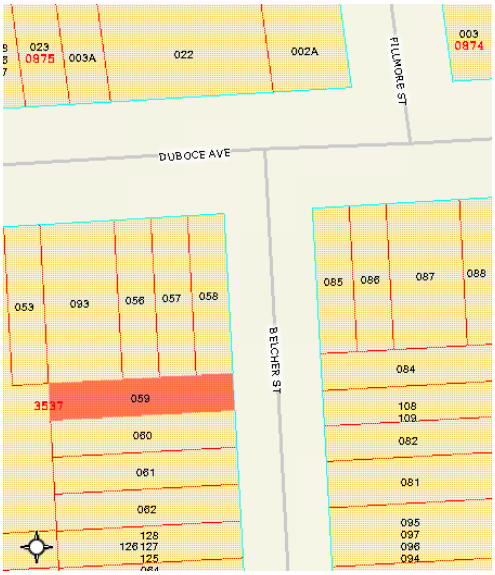
20 Belcher Street consists of two buildings on one lot. In 1892, the builder J. C. Sloan built a one-story over basement dwelling at the front of the lot and a one-story structure at the rear of the lot, for a blacksmith named Robert Lewin. In 1894, the lot was owned by Ellen Bird. Bird owned the lot through at least 1906. (continued)

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References: Historic Context Statement, Market & Octavia Neighborhood Plan Area, Page & Turnbull, Inc. July 20, 2007
Sanborn Maps, San Francisco Water Tap Records

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)

Between 1893 and 1913, the structure at the rear of the lot was demolished and replaced by a two-story dwelling, which aerial photographs reveal is still extant, though not visible from the street. At the front of the lot, the 1892 one-story dwelling was demolished sometime between 1913 and 1950 and replaced with the two-story dwelling extant today. The 1920 Census records Anton Kalanch, a cabinet maker, as the owner of the property, living at this address with his wife and children. The 1930 Census records a renter, auto salesman Herbert Markey, living at this address with his family. In 1940, the City Directory lists Manuel Ortiz at this address, and in 1953, the Directory lists the property as vacant. The building at the front of this lot was constructed as a single-family house, and today is used as a residential/flats building.

Duboce Triangle had been generally built out by 1929, due to successive waves of residential building associated with the opening of the Market & Castro Street Cable Car line in 1886 along Market Street to Castro Street, and the post-1906 trend of conversion from single family dwellings to multi-family apartments and flats. Residential construction is not generally associated with the Depression, World War II and Postwar Aftermath period of significance in Duboce Triangle.

Integrity:

In regard to integrity, only the building at the front of the lot at 20 Belcher Street can be assessed. This building has undergone little or no alteration and retains all of its character defining features, including its two story height and rectangular massing, stucco cladding, parapeted roof, recessed entryway, wood overhead garage door with portal windows, square bay with divided wood-sash fixed and casement windows, hipped parapet roof over the bay with scalloped cresting ending in spindles, and pent parapet clad in red asphalt shingles. The building retains the following aspects of integrity: association, feeling, workmanship, design, materials, location, and setting.

Conclusion:

20 Belcher Street does not appear to be eligible for the National Register of Historic Places, California Register of Historical Resources or local designation under any criterion under any criterion. Although the building is a well preserved example of a Mediterranean Revival single family dwelling constructed in Duboce Triangle during the Depression, World War II and Postwar Aftermath period of significance, its association with that pattern of events is not significant. Despite its high level of integrity, 20 Belcher Street is not an important example of its type, period or method of construction. Furthermore, it is not the work of a master, nor does it possess high artistic values. However, due to the extant 1892 dwelling at the rear of the lot, the property merits special consideration in local planning.