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) 45 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 45 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): 3537-078

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

45 Belcher Street is located on a 30' x 125' lot on the east side of Belcher Street, between Duboce Avenue and 14th Street. Built in 1924, 45 Belcher Street is a 3-story, wood frame, 2-flat, multiple family building designed in the Mediterranean Revival style. The rectangular-plan building, clad in stucco and wood channel siding, is capped by a flat roof. The primary façade faces west and is 3 bays wide. The ground floor features garage bays in the right and center bay and a set of steps to the main entrance in the left bay. The first floor features a recessed entrance in the left bay with a shouldered arch opening, and the right two bays contains a wide, shallow bow window with five window openings. The second story has a single window in the left bay and an identical bow window across the two right bays. The windows have wood, vertically-divided, four-over-one casement sash. Cartouche and garland ornaments are set below the single window and bow bay on the second story. The elevation terminates in a wide, coved cornice above the bow window and a stepped parapet wall with pointed arch above the bow window.

The building appears to be in fair 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 west
8/18/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1924
SF Assessors Office

*P7. Owner and Address:
Janis Medina 1991 Revoc Int
Janis Medina Trustee
4629 18th St
San Francisco CA

*P8. Recorded by:
Page & Turnbull, Inc., EBS
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 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) 45 Belcher Street

B1. Historic Name 45 Belcher Street

B2. Common Name 45 Belcher Street

B3. Original Use multi-unit residential B4. Present Use: multi-unit residential

* B5. Architectural Style Mediterranean Revival

*B6. Construction History
45 Belcher Street was constructed in 1924. The garage doors have been replaced with contemporary garage doors, and the first story facade has been built-out to accommodate a pedestrian door at far right.

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

*B8. Related Features none

B9a. Architect John C Hladik . Builder unknown

*B10. Significance: Theme 1906 Earthquake and Fire Reconstruction Area: Duboce Triangle

Period of Significance 1906-1929 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 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/flats) 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:
45 Belcher Street was constructed on formerly vacant land in the early months of 1924 by the architect John C. Hladik for Anders O. Anderson and William A. Rowe, who owned and operated Anderson & Rowe Plumbing. (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
Edwards Abstracts, 02/21/1924
Sanborn Maps

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)

Both the Anderson family and the Rowe family resided at 45 Belcher Street through the 1940s. In 1953, the City Directory lists George Zervas, a waiter at U.S. Coffee Shop, at this address. The building was constructed as two-story flats, and continues to operate as such.

The Duboce Triangle area survived the Earthquake largely intact, and escaped the ravages of the resultant fire completely. In the aftermath of the disaster the neighborhood became crowded with refugees. As refugees began seeking permanent housing, the neighborhood saw a transformation from largely single-family dwellings to more dense residential housing, including flats and apartment buildings.

Although 45 Belcher Street's location and building typology reflect a general association with the 1906 Earthquake and Fire and Reconstruction period of significance, the 1924 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:

Alterations include the slight build-out of the first story facade surrounding the garage entrances to include a contemporary pedestrian entrance at far right. Otherwise, the facade appears unchanged and retains character defining features including three-story height, rectangular massing, stucco cladding, recessed Terrazzo stair within a shouldered arched entry porch, glazed wood entry doors, wide shallow five faceted bays with four-over-one vertically divided wood sash casement windows, stucco cartouche and garland ornaments, cove cornice, and stepped parapet. The building retains the following aspects of integrity: association, feeling, workmanship, materials, location and setting, and partially retains the aspect of design.

Conclusion:

45 Belcher 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 1924 construction date places the building outside of the primary scope of this broad pattern of San Francisco's history. Additionally, although the building is largely intact, it does not rise to the level of a building that embodies the "distinctive characteristics of a type, period or method of construction." Nor is it the work of a master, nor does it possess high artistic values.