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) 28 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 28 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): 3537-061

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

28 Belcher Street is located on a 25' x 125' lot on the west side of Belcher Street, between 14th Street and Duboce Avenue. Built between 1899 and 1913, 28 Belcher Street is a 3.5-story, wood frame, multiple family building designed in the Classical Revival style. The rectangular-plan building, clad in wood clapboard siding, rests on a concrete perimeter foundation molded to look like rusticated ashlar masonry. The building is capped by a gable roof. The primary façade faces east and is 2 bays wide. The ground floor features a garage door in the left bay and a terrazzo staircase with concrete parapet walls in the right bay. The second story features the recessed, main entrance in the right bay, sheltered by a simple classical portico with Corinthian columns and an entablature. The left bay has a semi-hexagonal bay window that continues on the third story. The base of the windows is clad in flush board siding. A simple intermediary cornice divides the second and third stories. The third story has a single window set above the entrance in the right bay. All windows on the lower stories have undivided, wood double-hung sash. The pedimented half story is separated from the lower stories by a frieze with swags and garlands, egg-and-dart molding and a cornice. A pair of windows with sliding sash is centered on the story. The façade terminated with decorated frieze boards and a cornice. 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
Ca. 1905
Sanborn maps

*P7. Owner and Address:
Est.Of Koenen Kathie L
% Keri Lynn Tucker,Administ
3733 Sleepy Hollow Drive
Santa Rosa 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 3CS

*Resource Name or # (Assigned by recorder) 28 Belcher Street

B1. Historic Name 28 Belcher Street

B2. Common Name 28 Belcher Street

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

* B5. Architectural Style Classical Revival

*B6. Construction History

28 Belcher Street was constructed in 1902. A garage has been inserted at the first story. The gable window has been replaced with a sliding sash aluminum frame window within the past 50 years. A portal wall with a pedestrian entrance has been added to the left of the facade.

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

*B8. Related Features none

B9a. Architect Mathew O'Brien . Builder unknown

*B10. Significance: Theme Gilded Age Merchant Builders Area: Duboce Triangle

Period of Significance 1870-1906 Property Type multi-unit 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 Gilded Age Merchant Builders 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 (1870-1906) 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:

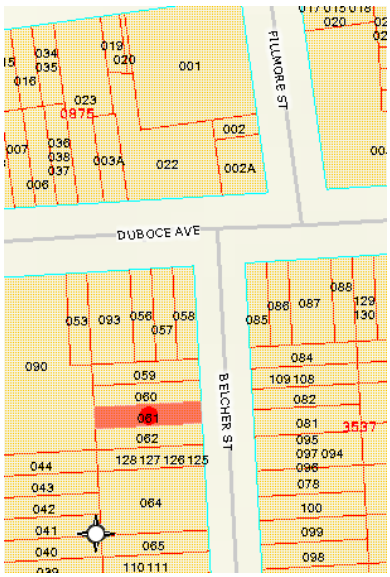
28 Belcher Street was constructed on formerly vacant land in February 1902 by the architect Matthew O'Brien for the first owner, the plasterer Charles Burt. At the time the building was constructed, Burt lived nearby at 148 Dolores Street, with three other Burt men also described as plasterers. (continued)

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, 02/12/1902
San Francisco City Directories

B13. Remarks

(Sketch Map with north arrow required.)



*B14. Evaluator Kelley & VerPlanck
*Date of Evaluation 5/1/2010

(This space reserved for official comments)

* Required Information

B10: Significance (continued)

Burt occupied 28 Belcher Street shortly after construction and lived there through at least 1906. By 1920, Mary Cooper owned the building and occupied one of the flats with two of her brothers, a factory worker and a blacksmith. In 1930, the owner was George Pope, a grocery clerk, who occupied one flat with his family, and the renters were the Cooper brothers and a salesman named Walter Smith. George Pope owned the building through the mid-1950s. The building was constructed as two-story flats, a use which it continues.

The development of Duboce Triangle as a residential district begin in earnest after Upper Market Street was graded west of Dolores Street in the 1870s and the Market Street Cable Railway was extended from Market and Valencia streets to Castro Street in 1886. The provision of mass transit to the Upper Market area ushered in successive waves of residential building in Duboce Triangle.

28 Belcher Street, with its 1902 construction date, building typology (residential/flats) and location proximate to Market Street, clearly reflects an association with this broad historical trend of residential development.

Criterion 3:

Matthew O'Brien (1871-1920) was a member of the architectural firm O'Brien and Werner. A native San Franciscan, he planned and superintended many buildings after the 1906 earthquake and fire. Notable buildings include the Scottish Rite Temples in Oakland and San Francisco and the old Lowell High School.

The Classical Revival style began to emerge in the United States during the last quarter of the nineteenth century, and became especially popular in San Francisco and the rest of California after the turn of the 20th century. The Classical Revival rowhouse typically encountered in urban districts of San Francisco does not depart significantly from the standard San Francisco rowhouse prototype in overall form and façade articulation. Typical examples are two or three stories in height; two bays in width, with one bay containing a chamfered bay window. Characteristics of the Classical Revival style include ornamental plaster in the form of neoclassical motifs, such as a cartouche and garlands in the upper portion of gables or on the spandrels panels of bay windows, neoclassical pilasters at the corners or on the bay windows, bold neoclassical porticos supported by fluted Corinthian columns, and large classically detailed cornices visually supported by modillions.

28 Belcher Street retains sufficient character defining features, including wood clapboard siding, a concrete perimeter foundation molded to imitate rusticated ashlar masonry, terrazzo staircase, paneled glazed entry doors with transom windows, recessed entry porch with a simple classical portico with Corinthian columns and an entablature, two-story canted bay with undivided double hung wood sash windows, a frieze with elaborate swag and garland ornamentation, egg-and-dart molding, central gable window, and decorated raking frieze boards and cornice. to accurately convey the Classical Revival style, period and method of construction.

Integrity:

Alterations include the addition to the left of the facade a low portal wall with a pedestrian entrance, the insertion at the first story of a one car garage, and the replacement of the original gable window with a sliding sash aluminum frame window. Additionally, the building is abutted on both sides by larger contemporary buildings. Otherwise, the facade appears unchanged. The building retains the following aspects of integrity: association, feeling, workmanship, materials, and location, and partially retains the aspects of setting and design.

(continued)

B10: Significance (continued)

Conclusion:

28 Belcher Street appears eligible for listing in the California Register under Criterion 1 (Event) and Criterion 3 (Design/Construction) as a well preserved example of the Classical Revival style residential/flats building in the Duboce Triangle neighborhood constructed during the Gilded Age Merchant Builders period of significance. The building clearly expresses its association with a broad pattern of San Francisco history, and embodies the distinctive characteristics of its type, period and method of construction.

Character Defining Features:

Character defining features include three-story height, rectangular massing, wood clapboard siding, concrete perimeter foundation molded to imitate rusticated ashlar masonry, terrazzo staircase, paneled glazed entry doors with transom windows, recessed entry porch with a simple classical portico with Corinthian columns and an entablature, two-story canted bay with undivided double hung wood sash windows, a frieze with elaborate swag and garland ornamentation, egg-and-dart molding, central gable window, and decorated raking frieze boards and cornice.