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) 29-35 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 29-29 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): 3537-081

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

29-35 Belcher Street is located on a 32' x 125' lot on the east side of Belcher Street, between Duboce Avenue and 14th Street. Built ca. 1890, 29-35 Belcher Street is a 2-story, wood frame, 4-unit, multiple family building. The rectangular-plan building, clad in wood channel siding, is capped by a flat roof. The primary façade faces west and is 4 bays wide. The elevation consists of a main block set back from the street and a central, 2-bay wide addition set flush with the lot line. The main block appears to have originally had two square bay windows in the outer bays. The bays now have narrow, vertical ribbons of windows with fixed and casement sash. The projecting addition has a gable roofline and a set of metal frame, sliding sash windows in each bay on both stories. The first floor features vinyl double-hung and sliding windows in the left bay, the right bay also features vinyl sliding windows and an entryway. The main block and front addition have plain, parapet rooflines.

The building appears to be in good condition, but has been heavily altered.

*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 west façade.
8/18/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
Ca. 1890
Sanborn maps

*P7. Owner and Address:
Chin Family Trust
David J & Carrie A Chin, Tr
2520 16th Ave
San Francisco Ca

*P8. Recorded by:
Page & Turnbull, Inc.; AH, 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 6Z

*Resource Name or # (Assigned by recorder) 29-35 Belcher Street

B1. Historic Name 29-35 Belcher Street

B2. Common Name 29-35 Belcher Street

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

* B5. Architectural Style Italianate (modified)

*B6. Construction History
29-35 Belcher Street was constructed in 1887. The facade has been completely reconfigured and reclad in wood channel siding. The window openings have been reconfigured and the windows have been replaced with aluminum sash sliding windows within the past 50 years.

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

*B8. Related Features none

B9a. Architect G. W. Wright . Builder unknown

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

Period of Significance 1870-1906 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 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. 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:

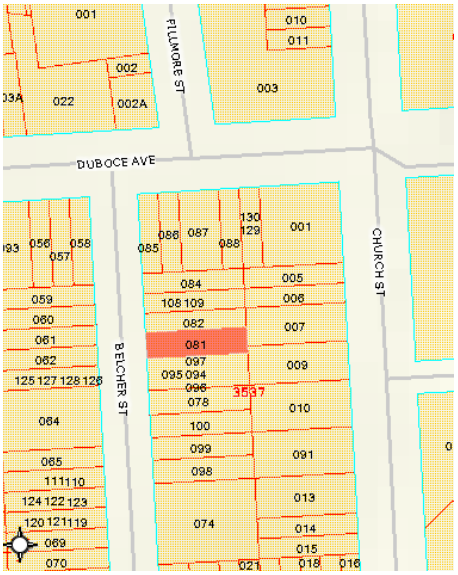
29-35 Belcher Street was constructed in the summer of 1887 on formerly vacant land. The architect G. W. Wright was hired by the capitalist George W. Moore, who also built two other properties on this block during the summer of 1887. In November of 1887, Moore sold 29-35 Belcher Street to John C. Steiner and his wife for $7150. (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

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)

Steiner, whose occupation was not listed in City Directories, lived here until the mid 1890s. The 1900 Census records four families renting at this address. In 1901, the Block Book lists Matilda Bercowitz as the owner, and by 1906 ownership had passed to Aaron Bercowitz and Dora Brady. The 1920 Census lists three families renting. Both the 1936 and the 1940 City Directories list Mrs. D. Pressman and Frank Summers as renters. In 1953, the building was rented by Kermit Powse and a cabdriver named Glen Weaver. The building was constructed as two story flats, and continues to operate as a residential/flats building.

The development of Duboce Triangle as a residential district began 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. 29-35 Belcher Street, with its 1887 construction date, building typology (residential/flats) and location proximate to Market Street, reflect its association with this broad historical trend of residential development.

Integrity:

29-35 Belcher Street has undergone substantial alterations and retains very few of its few character defining features. Alterations include the complete reconfiguration of the facade, recladding in contemporary wood channel siding, the removal of any original fenestration ornament or cornice, and the reconfiguration of original window openings and replacement with aluminum frame windows. The building retains integrity of location and setting only, and does not retain integrity of association, feeling, workmanship, design or materials.

Conclusion:

29-35 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's 1885 construction date, building typology and Duboce Triangle location imply an association with the Gilded Age Merchant Builders period of significance, substantial alterations to the facade have rendered this building unable to accurately convey that association.