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) 37-43 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 37-43 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): 3537-094 through 097

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

37-43 Belcher Street is located on a 40' x 125' lot on the east side of Belcher Street, between Duboce Avenue and 14th Street. Built in 1908, 37-43 Belcher Street is a 2.5-story, wood frame, 4-unit apartment building designed in the Classical Revival style. The rectangular-plan building, clad in flush board and wood channel siding, sits on a concrete perimeter foundation and is capped by a gable roof. The building is divided into two living units in a front block and two living units in a rear block. Light and air well recesses are centered on the side elevations. The primary façade faces west and is 3 bays wide. The first floor features a central, recessed, entryway flanked by pairs of windows in the outer bays. The entry has composite columns supporting massive, sculpted brackets. The entryway features wood steps accessing two entry doors to the units in the front portion of the building. A central wood staircase appears to provide access to the living units in the rear block. The entries have glazed, wood doors with transoms. An intermediary cornice divides the first and second stories. The second story has semi-hexagonal bay windows in the outer bays and a single window in the center bay. A cartouche ornament is set below the central window. All windows on the lower stories have undivided, wood, double-hung sash. The second story ends in a modillion cornice. The half story has decorative wood shingle siding and a pair of windows centered in the gable. The roofline has a modest molded 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 from west
8/18/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1908
SF Assessors Office

*P7. Owner and Address:
Hsu William
43 Belcher St
San Francisco CA

*P8. Recorded by:
Page & Turnbull, Inc.; EBS, 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)

Detail, main entrance.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3CS

Page 1 of 2 *Resource Name or # (Assigned by recorder) 37-43 Belcher Street

B1. Historic Name 37-43 Belcher Street

B2. Common Name 37-43 Belcher Street

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

* B5. Architectural Style Classical Revival

*B6. Construction History
37-43 Belcher Street was constructed in 1905.

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

*B8. Related Features none

B9a. Architect unknown . Builder Aitchison & Canfield

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

Period of Significance 1870-1906 Property Type residential/flats Applicable Criteria 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:

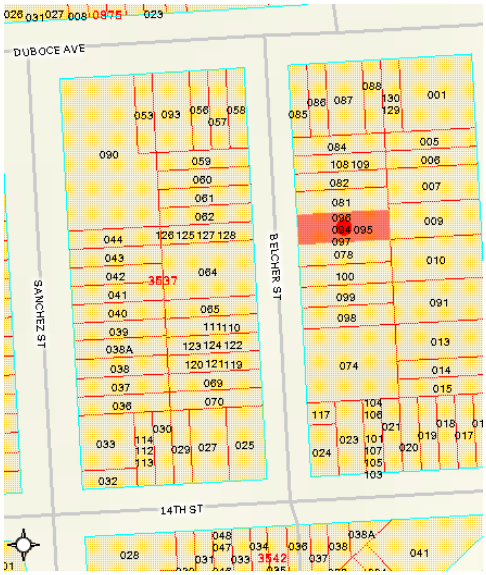
37-43 Belcher Street was constructed in 1905 on previously vacant land by the building firm Aitchison & Canfield for Marguerite Wolf. By 1920, the building was owned by Richard Prigioni, a cook and owner of Bat City Grill. Prigioni lived at this address with his wife and children, renting one of the units to a machinist named William Hamlee. (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)

B10: Significance (continued)

In 1940, Prigioni was still at this address, while renters included Fred Rough and C. P. Konton. In 1953, Konton and the widow of Rauch still lived at this address, as well as a waiter named Roland Lincoln and a man named Robert Stewart. The building was constructed as four flats, a use which it maintains today.

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. 37-43 Belcher Street, with its 1905 construction date, does not reflect a close association with this historical trend of development.

Criterion 3:

Research has not revealed much information on Aitchison & Canfield. The firm appears not to be very active or well known in San Francisco. However, the relatively sophisticated design of 37-43 Belcher Street suggests a high level of skill and building experience.

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 characteristics of the free-standing Classical Revival dwelling typically consist of a rectangular volume with the long side facing the street and a gabled or hipped roof. The facades are often three or five bays in width and openings are placed in a symmetrical arrangement with the entrance located in the center bay. 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. 37-43 Belcher Street incorporates both elements of the free-standing and the rowhouse typologies in the service of creating a residential four-flat building. The building retains sufficient character defining features which accurately convey the aesthetic and historic sense of the Classical Revival style and of its method of construction.

Integrity:

37-43 Belcher Street has not undergone any visible alterations and retains all aspects of integrity, including location, design, setting, materials, workmanship, feeling and association.

Conclusion:

37-43 Belcher Street appears eligible for listing in the California Register of Historic Resources under Criterion 3 (Design/Construction), as a well preserved example of the Classical Revival style applied to a residential/flats building. The building embodies the distinctive characteristics of its type, period and method of construction.

Character Defining Features:

Character defining features include three and a half story height and rectangular massing, horizontal flush wood siding, paneled recessed entryway with composite columns supporting massive sculpted brackets, glazed wood doors with transoms, intermediary cornice, canted bays, cartouche ornaments, double-hung wood sash windows, prominent modillioned cornice below the gable, paired windows and decorative wood shingle siding at the gable front, and molded raking cornice at the roofline.