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) 62-64 Webster 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 62-62 Webster St. City: San Francisco Zip: 94117

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 0869/022

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

62-64 Webster St. is located on a 2,189 square-foot lot on the east side of Webster Street between Waller and Hermann Streets. Built circa 1900, 62-64 Webster St. is a three-and-a-half-story, wood-frame, multiple-family building designed in the Queen Anne style. The L-plan building, clad in textured stucco is capped by a compound hip and gable roof. The primary façade faces west and is two bays wide. The ground-level story features an integrated garage with a modern, paneled door in the left bay, and the right bay contains a straight flight of terrazzo steps. In between is a pedestrian entrance containing a wood paneled door and concrete steps. The second story is characterized by a chamfered bay window in the left bay and an integrated porch in the right bay. The porch features an arched entryway containing a recessed wood paneled door. The upper story features a chamfered bay window in the left bay and a single window in the right bay which overhangs the porch. The right bay of the façade terminates in a simple entablature below a hip roof clad in asphalt shingles. The gable features a central window framed by a fascia and raking cornice that defines the gable. At the apex of the gable is a triangulated sunburst relief panel. All windows feature wood, one-over-one double-hung sashes with molded surrounds. The building appears to be in good condition but has been stripped of most of its ornamentation.

*P3b. Resource Attributes: (list attributes and codes) HP 3: 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
8/29/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1900
SF Assessors Office

*P7. Owner and Address:
Duchscherer, Kenneth J. Trust
% Kenneth Duchscherer
64 Webster St.
San Francisco, CA

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

*P9. Date Recorded:
8/29/2006

*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

 *Resource Name or # (Assigned by recorder) 62-64 Webster Street

B1. Historic Name 62-64 Webster Street

B2. Common Name 62-64 Webster Street

B3. Original Use Single Family Residential B4. Present Use: Multiple Family Residential

* B5. Architectural Style Queen Anne

*B6. Construction History
62-64 Webster Street was constructed in 1902. Alterations include textured stucco cladding, added garage, concrete entry steps.

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

*B8. Related Features none

B9a. Architect n/a . Builder n/a

*B10. Significance: Theme Gilded Age of Merchant Builders Area: Lower Haight

Period of Significance 1870-1906 Property Type 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 of Merchant Builders context of the Historic Context Statement, Market & Octavia Neighborhood Plan Area, since it is both an identified building type (Residential) 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).

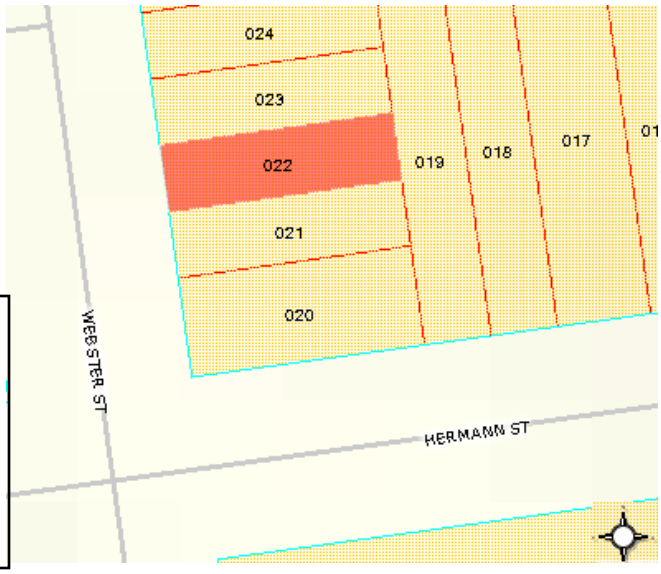
Criterion 1:
62-64 Webster Street was constructed in 1902 by an unidentified builder for the identified first owner, an artist named Gavin W. Gibb. Gibb resided at this address with his wife Janet until at least 1920. The 1936 reverse city directory lists David Daniels, a bookkeeper, in #62 and Otto Brader, a heating & ventilation foreman, in #64. In 1940, Brader was still in residence. By 1953, occupants were listed as George Campbell and Willard Burns, a sheet metal worker. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP 3: Multiple family property

*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)

The building was constructed as residential flats, a use pattern which it retains today.

Laid out in 1856 as part of the Western Addition, the area known today as the Lower Haight began to develop during the early 1880s after cable car service opened along Haight Street. 62-64 Webster Street, with its 1902 constrction date, Lower Haight location, and residential/flats building typology, clearly reflects an association with this broad pattern of San Francisco history.

Integrity:

The building appears to have undergone substantial alterations since its construction, including the removal of all architectural ornament and replacement of the original wood siding with stucco cladding, added garage and pedestrian entrance at ground level, and concrete entry steps. The building retains integrity of location, as it has not been moved. Although adjacent buildings appear to have been constructed during the same time period, 62-64 Webster Street does not retain integrity of setting because those adjacent buildings have also been heavily altered. In addition, the building does not retain integrity of materials, design, workmanship, feeling, or association due to the significant alterations described above.

Conclusion:

62-64 Webster 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. Although the construction date and building location demonstrate an association with the Gilded Age of Merchant Builders context, it no longer accurately expresses this association due to the alterations to the exterior. The building does not represent the work of a master architects. It does not embody the distinctive characteristics of a type, period, region, or method of construction and it does not possess high artistic values.