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) 235 Buchanan 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 235 Buchanan St. City: San Francisco Zip: 94102

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 0858-032

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

235 Buchanan St. is located on a 28' x 87' corner lot on the west side of Buchanan St., between Laussat and Haight Streets. Built in 1961, 235 Buchanan St is a 3-story, wood-frame multiple family building designed in the International style. The rectangular-plan building, clad in stucco and concrete, is capped by a flat roof. The foundation is not visible from the street. The primary façade faces east and is 2 bays wide. The first story is clad in concrete veneer molded to look like brick and contains a paneled wood garage door in the left bay. The right bay contains a gated, recessed entry porch with a vinyl awning sheltering a glazed aluminum door with transom. The upper 2 stories are clad in smooth stucco surrounding a central area clad in plywood siding outlined in a thin wood band. The left bay contains two pair of sliding metal windows on the second story and a three-part picture window with sliding side sash on the third story. The right bay contains a central fixed plate glass window flanked by a pair of sliding sashes on both stories. The façade terminates in plain roofline. The secondary façade faces south along Laussat St. and is 7 bays wide. The first story is clad in smooth stucco and features 4 garages at the left end of the elevation. The fifth bay contains a wood pedestrian door. Two pairs of painted sliding sash are set right of the door. The center five bays on the upper two stories are recessed and have a continuous balcony with plywood parapet. The bays have sliding glass doors and metal sliding windows. The end bays have three-part picture windows or paired sliding sash windows. The elevation terminates in a plain roofline. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP 3: Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5b. Photo: (view and date)
View from east
10/24/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1961
SF Assessors Office

*P7. Owner and Address:
Biggs Buchanan Properties L
Homewood Gourmet Inc - Fran
1919 28th Ave South
Homewood Al

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

*P9. Date Recorded:
10/24/2006

*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) 235 Buchanan Street

B1. Historic Name Two Three Five Apartments

B2. Common Name 235 Buchanan Street

B3. Original Use Multiple Family Residence B4. Present Use: residential/apartment building

* B5. Architectural Style International Style

*B6. Construction History
235 Buchanan Street was constructed in 1961.

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

*B8. Related Features none

B9a. Architect unknown . Builder Russell A Cullen (owner)

*B10. Significance: Theme The Post-War Era Area: Hayes Valley

Period of Significance 1950-1961 Property Type residential/apartment building 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 Post-War Era context of the Historic Context Statement, Market & Octavia Neighborhood Plan Area, since it is both an identified building type (Residential/apartment building) and dates from the Period of Significance (1950-1961) 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/Construciton), or Criterion 4 (Information Potential).

Criterion 1:

235 Buchanan Street was constructed in 1961 by Russell A. Cullen. Prior to construction, the lot had long stood vacant, one of the few vacant lots on the block. Cullen, who resided at 2450 Santiago Street, was listed in the 1962 City Directory as the owner of the Two-Three_Five Apartments. In 1965, Cullen sold the building to Harriman Thatcher and Stewart Gross. The building was constructed as an apartment building, a use that continues today.(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)

During the Post-War Era, building trends in Hayes Valley were largely shaped by municipal inverventions, in both housing and freeway development. Concerned about the deteriorating physical and social conditions in Hayes Valley and the Western Addition, the San Francisco Housing Authority sought to replace slum housing with modern social housing for the area's residents. To that end, in 1960, the SFHA used eminent domain to condemn and demolish two square blocks of Victorian-era housing; one bounded by Haight, Page, Buchanan, and Webster streets, and the other by Fell, Hayes, Buchanan, and Webster streets. These blocks were redeveloped in 1961-63 with groupings of utilitarian wood-frame, stucco-clad, three-story apartment buildings. Freeway construction landed a second blow to the area: extensions of the Central Freeway cut through the dense neighborhood, requiring the destruction of hundreds of buildings and permanently altering historic streetscapes.

235 Buchanan Street, as a small privately funded infill building in this area, is not significantly associated with this, or any other historic pattern.

Integrity:

235 Buchanan Street has not undergone any visible alterations since it was constructed. The building retains integrity of association, feeling, workmanship, design, materials, location and setting.

Conclusion:

235 Buchanan Street does not appear to be eligible for the National Register of Historic Places, California Register of Historical Resources or local designation under any criterionDespite its high level of integrity, the building does not express an association with a broad pattern of San Francisco history, nor does it embody the distinctive characteristics of a type. period or method of construction. It is not the work of a master, and does not possess high artistic values.