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) 40 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 40 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): 0872-008A

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

40 Buchanan St. is located on a 30 x 115' lot on the east side of Buchanan Street, between Market and Hermann Streets. Built in 1927, 40 Buchanan St is a 4-story, wood frame apartment building designed in the Mediterranean Revival style. The rectangular-plan building, clad in brick, scored stucco, and drop wood siding is capped by a flat roof. The primary elevation faces west and is 3 bays wide. The first story is clad in brick and features a recessed, arched entry porch in the right bay with a brick surround with radiating voussoirs and keystone. The building has a single entrance fitted with a glazed wood door with sidelights. The left bay contains a garage and recessed, secondary entrance with a paneled wood door. The upper stories are clad in stucco scored to look like masonry. The end bays have semi-hexagonal bay windows with central vinyl sliding sash with divided wood transom and double-hung, vinyl side windows. The center bay has narrow, rectangular windows with double-hung, vinyl sash. The elevation terminates in a blind arcade with shield ornament in each arch and a projecting cornice. The rear elevation is clad in drop wood siding and features double-hung, vinyl windows. The building appears to be in good condition, and is identical to the adjacent building at 34 Buchanan Street.

*P3b. Resource Attributes: (list attributes and codes) HP3: Multiple family building

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

P5b. Photo: (view and date)
View from west
11/27/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1927
SF Assessors Office

*P7. Owner and Address:
Manfred & Shiela C Angstenb
1407 5th Ave
San Francisco, CA

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

*P9. Date Recorded:
11/27/2006

*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)

Rear (east) elevation

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) 40 Buchanan Street

B1. Historic Name 40 Buchanan Street

B2. Common Name 40 Buchanan Street

B3. Original Use Multiple Family Property B4. Present Use: Multiple Family Property

* B5. Architectural Style Mediterranean Revival

*B6. Construction History

40 Buchanan Street was constructed in 1927. Alterations include replacement vinyl sliding sash and double-hung, vinyl sash windows.

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

*B8. Related Features None

B9a. Architect Edward E Young . Builder unknown

*B10. Significance: Theme 1906 Earthquake and Fire Reconstruction Area: Hayes Valley

Period of Significance 1906-1926 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 1906 Earthquake and Fire Reconstruction 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 (1906-1926) 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:

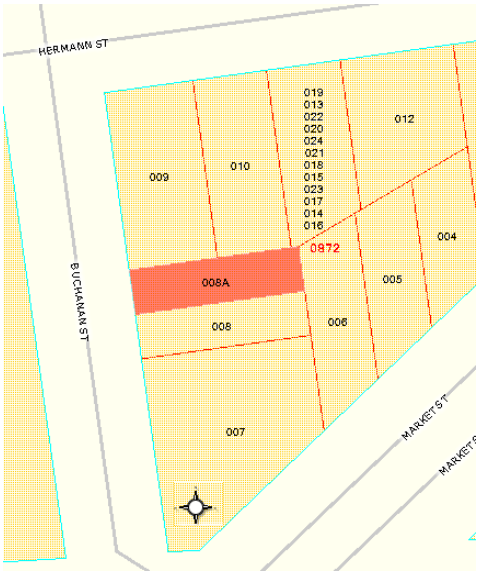
40 Buchanan Street was designed by Edward E. Young and constructed in 1927 by the identified first owners, local builders John Little & Son. Prior to construction of the extent building, (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP3: 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 Sanborn Map of 1913 described the lot as vacant and located on an ungraded "high hill." Both the 1906 and 1909 Block Books show the parcel owned by Alex Weil. By 1920, the Block Books show the lot owned by Andre Lazard. The 1950 Sanborn Map describes the extant building, containing twelve apartments. The building was constructed as an apartment building, a use pattern which it continues.

The majority of Hayes Valley within the survey area escaped heavy damage during and after the 1906 Earthquake. Earthquake refugees flooded the neighborhood not long after the fires were extinguished and set up camp, such as the temporary camp erected on vacant ground at Market and Laguna streets. As conditions became more settled, many of the refugees began renting apartments and building new permanent housing in Hayes Valley. Every available space seems to have acquired infill construction. In addition to the conversion of single-family dwellings into multi-family housing, the 1913-15 Sanborn map indicates that larger lots were subdivided and flats built alongside older houses.

Although 40 Buchanan Street's location and building typology express an association with the 1906 Earthquake and Fire and Reconstruction period of significance, the 1927 construction date places the building outside of the primary scope of the period of significance and renders it unable to accurately embody this broad pattern of San Francisco's history.

Criterion 3:

Edward E. Young (1870-1934) was born in Carthage, Missouri and moved to San Francisco in 1902. In 1906, he married Julia Tharp, with whom he had five children. During his 30 year career, Young designed nearly 600 residential buildings, with a particular emphasis on apartment buildings, beginning in 1906 with brown-shingled Edwardians and progressing to multi-story Mediterranean Revival buildings with flat front brick exteriors and elevators, many now converted to condominiums. Significant buildings include the Francisca Club at 595 Sutter (1919) and the 16-story Hotel Californian at 403 Taylor (1925). Young’s son, John Davis Young, continued his practice after his father’s death.

40 Buchanan Street is a four-story apartment building built in the Mediterranean Revival style.

The Mediterranean Revival style (sometimes referred to as Mediterranean/Italian Renaissance Revival Architecture) is an eclectic design style that was first introduced in the United States around the turn of the 19th Century and came into prominence in the 1920s and 1930s. The style reflects the architectural influences of the Mediterranean coast: Italian, Byzantine, and Moorish themes from southern Spain, as well as southern French styles. Structures are typically multi-story, based on a rectangular floor plan, and feature massive, symmetrical primary façades. In San Francisco, the Mediterranean Revival style is generally characterized by stuccoed wall surfaces - often scored to resemble masonry - flat or low-pitched terra cotta and tile roofs, arched first floor entrance porches, scrolled or tile-capped parapet walls, articulated door and window surrounds, and applied stucco crests, moldings and other with applied decoration.

Although 40 Buchanan Street is a modest example of the Mediterranean Revival style, and this, in combination with the alteration of original windows, prohibits the building from rising to the level of a building that embodies the distinctive characteristics of a type, period or method of construction.

Integrity:

40 Buchanan has had the original windows removed and replacement vinyl sliding sash and double-hung, vinyl sash windows installed. It retains character-defining features including: height and massing; brick cladding as the base and scored stucco on the upper stories of the facade; recessed, arched entry porch with a brick surround with radiating voussoirs and keystone; single entrance fitted with a glazed wood door with sidelights; semi-hexagonal bay windows at the end bays; blind arcade with shield ornament in each arch and a projecting cornice; and flat roof. The property retains the following aspects of integrity: location, design, setting, workmanship, feeling, and association. It has partially lost integrity of materials due to the described window alterations.

Conclusion:

40 Buchanan Street does not appear eligible for listing in the National Register of Historic Places, the California Register of Historical Resources or local designation under any criterion. (continued)

B10: Significance (continued)

Although the building location and typology reflect an association with the 1906 Earthquake and Fire and Reconstruction period of significance, the 1927 construction date places the building outside of the primary scope of this broad pattern of San Francisco's history. Nor does the building embody the distinctive characteristics of a type, period or method of construction. It is not the work of a master, nor does it possess particularly high artistic values.