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) 109 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 109 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): 0869-009

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

109 Buchanan St. is located on a 31' x 90' lot on the west side of Buchanan Street, between Hermann and Waller Streets. Built in 1925, 109 Buchanan St is a 3-story, wood frame, 6-unit, multiple family dwelling designed in the Mediterranean Revival style. The rectangular-plan building, clad in yellow and red Flemish bond brick, 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 floor features a recessed, arched entry porch in the left bay. The entrance has a molded stucco surround with radiating voussoirs and a keystone. The interior has a tiled floor, paneled stucco walls, and dentil molding around the wall and roof join. The building has a single entrance with a glazed wood door flanked by sidelight. The remainder of the first story features a centered garage with flared lintel and keystone and a secondary entrance at the right end of the elevation with an arched surround with keystone and wood door with spindle screen. The upper two stories are characterized by semi-hexagonal bay windows in each bay. The wood windows have a center pivot sash with divided transom and casement side sash with divided top lights. The third-story bay windows have swag ornament on the spandrel panels. The bays end in a frieze with round plaque and acanthus leaf motifs, a molded cornice, and cartouche cresting. The primary facade terminates in a paneled frieze with acanthus leaf ornament and bracketed cornice with pine cone drop finials. A small penthouse story is set back from the roofline. 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

P5b. Photo: (view and date)
View from east
8/29/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1925
SF Assessors Office

*P7. Owner and Address:
Qutteineh, Siham
9 Portola Ave
So.San Francisco, CA

*P8. Recorded by:
Page & Turnbull, Inc.
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 6L

*Resource Name or # (Assigned by recorder) 109 Buchanan Street

B1. Historic Name 109 Buchanan Street

B2. Common Name 109 Buchanan Street

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

* B5. Architectural Style Mediterranean Revival

*B6. Construction History
109 Buchanan Street was constructed in 1924. Alterations include a penthouse story set back from the roof line.

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

*B8. Related Features none

B9a. Architect Oscar R Thayer . Builder Joel Johnson & Son

*B10. Significance: Theme 1906 Earthquake and Fire Reconstruction Area: Lower Haight

Period of Significance 1906-1929 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/flats) and dates from the Period of Significance (1906-1929) 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).

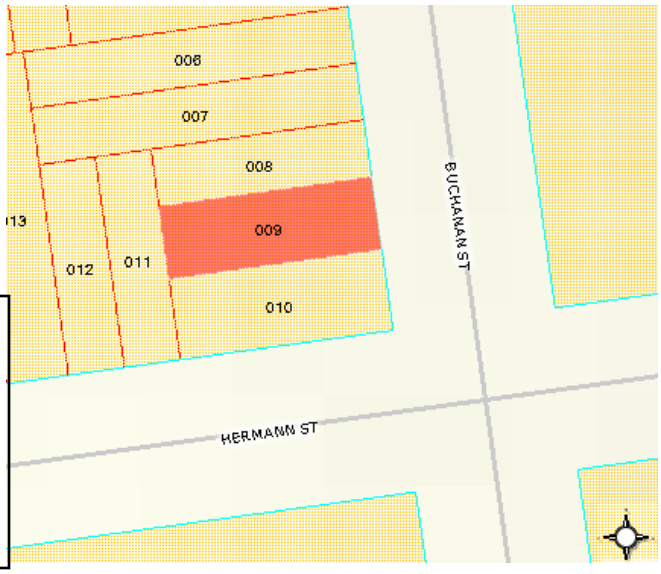
Criterion 1:
109 Buchanan Street was designed by Oscar R. Thayer and constructed in 1924 by builder Joel Johnson & Son for the identified first owner, a salesman named Peter M. Paulson. Prior to construction of this building, the 1899 and 1913 Sanborn maps show a 1-1/2 story single-family dwelling on the lot, a building type that characterized the block. (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)

The city directories through the 1930s, 1940s, and 1950s show a mix of renters, employed in occupations including (in 1953) tailor, beauty salon employee, manufacturing clerk, and engineer. The building was constructed as an apartment building, a use which it continues today.

Although the Lower Haight was largely undamaged by the 1906 Earthquake and resultant fire, the neighborhood was transformed from a middle-class neighborhood of single-family homes before the disaster into a more densely populated area of multi-family apartments and flats. Based on information from the 1913-15 Sanborn map, it appears that many single-family residences that appeared on the 1899 Sanborn map were torn down and replaced with larger flats and apartment buildings. Additionally, empty lots were developed and large single-family lots subdivided.

109 Buchanan Street is an example of an apartment building, a building type that became widespread in San Francisco during the 1906 Earthquake and Fire and redevelopment period of significance. Apartment buildings are generally located on a large lot with an arrangement of multiple living units on each floor with access to all units provided through a common lobby. The majority of apartment buildings constructed at this time were designed in Revival styles, including Classical, Mission, and Spanish Colonial Revival, as well as Craftsman style.

Although 109 Buchanan Street's Lower Haight location and apartment building typology express a general association with the 1906 Earthquake and Fire and Reconstruction period of significance, the building's 1924 construction date places it outside of the primary scope of this broad pattern of San Francisco's history.

Criterion 3:

Oscar R. Thayer (b. 1883) was born and educated in California, and early in his career, worked with notable San Francisco architects Reid Brothers. He designed and built primarily apartment buildings, specializing in Gothic and French Renaissance designs. Notable buildings include the J.H. Bohlig apartments at the corner of Pine and Powell streets and the First National Bank of Suisun.

As part of a general return to traditionalism that occurred in housing between the two world wars, Mediterranean Revival 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, including Italian, Byzantine, French, and Moorish themes from southern Spain. In San Francisco, the Mediterranean Revival was often adapted to fit the urban rowhouse in a simplified manner, with a garage opening at street level, a row of windows that nearly spans the width of the façade at the first floor, and an entrance set to the side of the main elevation. Mediterranean Revival is generally characterized by stuccoed wall surfaces, flat or low-pitched roofs with terra cotta or red tile rood elements, arched openings and fenestration, scrolled or tile-capped parapet walls and articulated door and window surrounds with applied decoration. Balconies and other elements made of cast iron are also typical.

109 Buchanan Street exhibits characteristics of a number of historicist style influences, including Mediterranean Revival, Gothic Revival, and Classical Revival. As a result, it does not clearly express any of these.

Integrity:

109 Buchanan Street appears to have undergone no substantial alterations since its construction. The building retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Conclusion:

109 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. Although the building location and typology reflect a general association with the 1906 Earthquake and Fire and Reconstruction period of significance, the 1924 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 singular type, period or method of construction.

(continued)

B10: Significance (continued)

However, as a well-preserved and highly artistic example of a 1924 apartment building designed in the Mediterranean Revival style, the the building retains sufficient character defining features to merit special consideration in local planning.

Character Defining Features:

Character defining features include: three-story height and rectangular massing; Flemish bond brick cladding; fenestration pattern with upper stories featuring semi-hexagonal bay windows containing wood windows with center pivot sash, divided transom and casement side sash; recessed, arched entry porch with molded stucco surround, radiating voussoirs and a keystone; tiled porch floor; paneled frieze with acanthus leaf ornament and bracketed cornice with pine cone drop finials; and flat roof.