

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination FormSee instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For NPS use only

received AUG 20 1984
date entered SEP 20 1984

1. Name

historic The Chambord Apartmentsand/or common The Chambord Apartments

2. Location

street & number 1298 Sacramento Street

N/A not for publication

city, town San Francisco _____ vicinity of N/Astate California 94108 code 06 county San Francisco code 075

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Frederick Erckstreet & number P.O. Box 18100city, town San Antonio _____ vicinity of N/A state Texas 78286

5. Location of Legal Description

courthouse, registry of deeds, etc. San Francisco Recorder's Officestreet & number Room 167, San Francisco City Hallcity, town San Francisco _____ state California 94102

6. Representation in Existing Surveys

title Splendid Survivors (Tax Act Certification, Part 1 - 6/3/83)
has this property been determined eligible? ☒ yes ☐ nodate 1978 _____ federal _____ state _____ county ☒ localdepository for survey records Foundation for San Francisco's Architectural Heritagecity, town 2007 Franklin Street, San Francisco _____ state California 94109

7. Description

Condition

☒ excellent
☐ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date N/A

Describe the present and original (if known) physical appearance

The Chambord is a five-story apartment building located in the Nob Hill section of San Francisco, California. Often compared to a wedding cake, the tan-colored building features billowing poured concrete balconies and fanciful Beaux Arts ornamentation. Today the Chambord appears much as it did in its early days, although it has undergone a variety of exterior alterations over the years. In 1982-1983, restoration of the building was undertaken in compliance with the Secretary of the Interior's Standards for Rehabilitation. This effort included: 1) Cleaning, repair, and painting of the exterior plaster surface and underlying poured concrete; 2) re-creation of the original Beaux Arts ornamentation based on original drawings and other works by the architect, James Francis Dunn; 3) re-creation in cast stone of the balcony railings at the second floor and; 4) re-creation of the billowing soffits and columns of the fifth floor.

At the Chambord's ground floor level, a rusticated surface and a well-defined entry provide a strong base for the structure. At the main entrance on Sacramento Street, steps lead from the street level to the central recessed entry with its elaborate glass and wrought iron door. Above the entrance, the supporting brackets of the second floor balcony add a heavy but sculptural appearance to the front facade. Two small oval windows topped with ornamentation flank the entrance. Other windows at this level are round-headed with curved wooden sashes and wrought iron balconies.

At floors 2 through 5, the unusual billowing balconies reflect the interior floor plan with its bulging oval living rooms. Wooden frame French doors open onto each of the balconies, except at the center balcony of floor 5 where doors are of metal sash. As part of the original construction, the balcony rails at floors 3, 4, and 5 were embellished with richly ornamented plaster panels and the rails at floor 2 were filled with decorative stone work. This ornamentation was removed in the 1960s but was replaced during the most recent renovation.

Original plans and drawings of the exterior indicate a decorated cornice topped by urns but it is uncertain whether these details were actually part of the original appearance. A fire escape with ladders running between the center balconies on Sacramento Street also is shown on the drawings but it is not known whether it was ever installed.

The original cornice was removed from the Sacramento Street facade at an earlier date but was left intact at the east facade facing Jones Street. At the roof, a metal gas station structure was added in 1926; it is not visible from the street.

At the interior, the building houses nine apartments and a lobby. The lobby is a simple unadorned space with a tile floor and wooden molding. There are two apartment units on floors 1 through 4, each with an oval living room, bedroom with bay window, dining room, kitchen and bathroom. Although the units are small, their floorplans and architectural details add a touch of luxury. Wood molding and built-in book shelves provide decoration in the living rooms while the dining rooms feature wood-beamed ceilings.

The fifth floor was originally a single unit with rooms arranged around an open octagon-shaped garden room. In 1926 this room was walled in and the floor plan of the entire unit was altered. In the 1950s the construction of new partitions and bathrooms to accommodate two apartments further altered the original plans. Interior finishes from the 1920s that remain include two matching curved marble columns at the opening to the living room and finely detailed fireplaces and wood paneling. The 1982-1983 restoration included the removal of the c. 1950 additions and reinstatement of the original one-unit floor plan.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1921 **Builder/Architect** James Francis Dunn

Statement of Significance (in one paragraph)

The Chambord's extraordinary appearance distinguishes it as an architecturally significant building. Built in 1921 with features such as decorative balustrades, rich floral ornamentation, and classic columns, it clearly reflects the Beaux Arts influence of its period of construction. But it is the effect of overlaying these architectural details on a highly sculptural building form that creates the Chambord's unique image. As the San Francisco Landmarks Preservation Advisory Board Case Report notes, "The Chambord Apartment house is a first-rate architectural enigma which intrigues the casual passer-by and confounds the architectural historian." It is a building so unique in San Francisco that it has often been misattributed to Barcelona architect Antonio Gaudi. In fact, it was designed by San Francisco architect James Francis Dunn.

The Chambord, located near the crest of San Francisco's Nob Hill, is one of a number of luxury apartment houses built in that area in the decades following the 1906 Earthquake and Fire. Many of the buildings which date from the same period complement each other in style as well as size and scale. Within the 1200 block of Sacramento Street there is a distinctive cluster of Beaux Arts influenced buildings including the Chambord and the apartments at 1230 and 1242 Sacramento Street.

James Francis Dunn, architect of the Chambord, practised in San Francisco for fifteen years and at one time was a member of the firm of Dunn and Kearns, known for its design of luxury apartment houses. Dunn's designs favored the Beaux Arts style popular at that time. Other works in San Francisco attributed to him include:

1679-81 Haight Street
 625 Hyde Street
 1250 Pine Street
 798 Post Street
 Alhambra Apartments, 860 Geary (with Kearns)

James Witt Dougherty, developer of the Chambord, was the grandson of wealthy Alameda County pioneer and land-holder James W. Dougherty. After the building's completion, Dougherty and his parents occupied the top floor unit while other family members occupied several other units. In 1926 the Chambord was sold to Herbert E. Law. As in the case of Dougherty, Law had an active interest in local architecture. He owned the Lauriston Investment Co. Building and the Fairmont Hotel; he also commissioned the Monadnock Office Building at 681 Market Street and the residence at 1021 California Street, both architecturally significant San Francisco structures.

9. Major Bibliographical References

Architect and Engineer, November 1920.

Michael, Ed. San Francisco City Planning Department, Interview-February 1983.

San Francisco Landmarks Preservation Advisory Board Final Case Report, 10/5/77.

10. Geographical Data

Acreage of nominated property 0.11 acre

Quadrangle name San Francisco North

Quadrangle scale 1:24,000

UTM References

A

1	1	0
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5	5	1	7	1	0	1	0
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4	1	1	8	1	2	7	1	6	1	0
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Zone Easting Northing

B

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Zone Easting Northing

C

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H

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Verbal boundary description and justification

Building occupies southernmost third of City Lot 89, Block 221, at the northeast corner of Sacramento Street in San Francisco. Boundaries encompass the historic building on its original site.

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	N/A	code
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state	N/A	code	county	N/A	code
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11. Form Prepared By

name/title Anne B. Frej, Consultant

organization Sugaya & Frej, Planners

date March 1984

street & number 55 Sutter Street

telephone (415)658-2817

city or town San Francisco

state California 94104

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Marian Mitchell Wilson

title Deputy State Historic Preservation Officer

date 8-13-84

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the
National Register

for Melores Byers
Keeper of the National Register

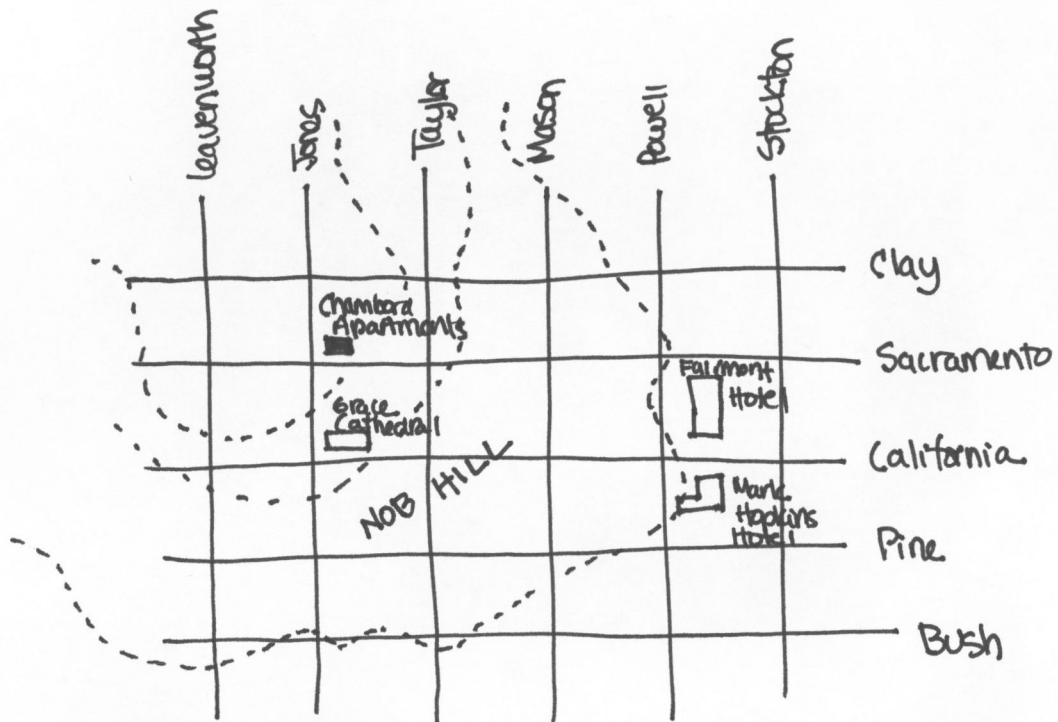
date 9-20-84

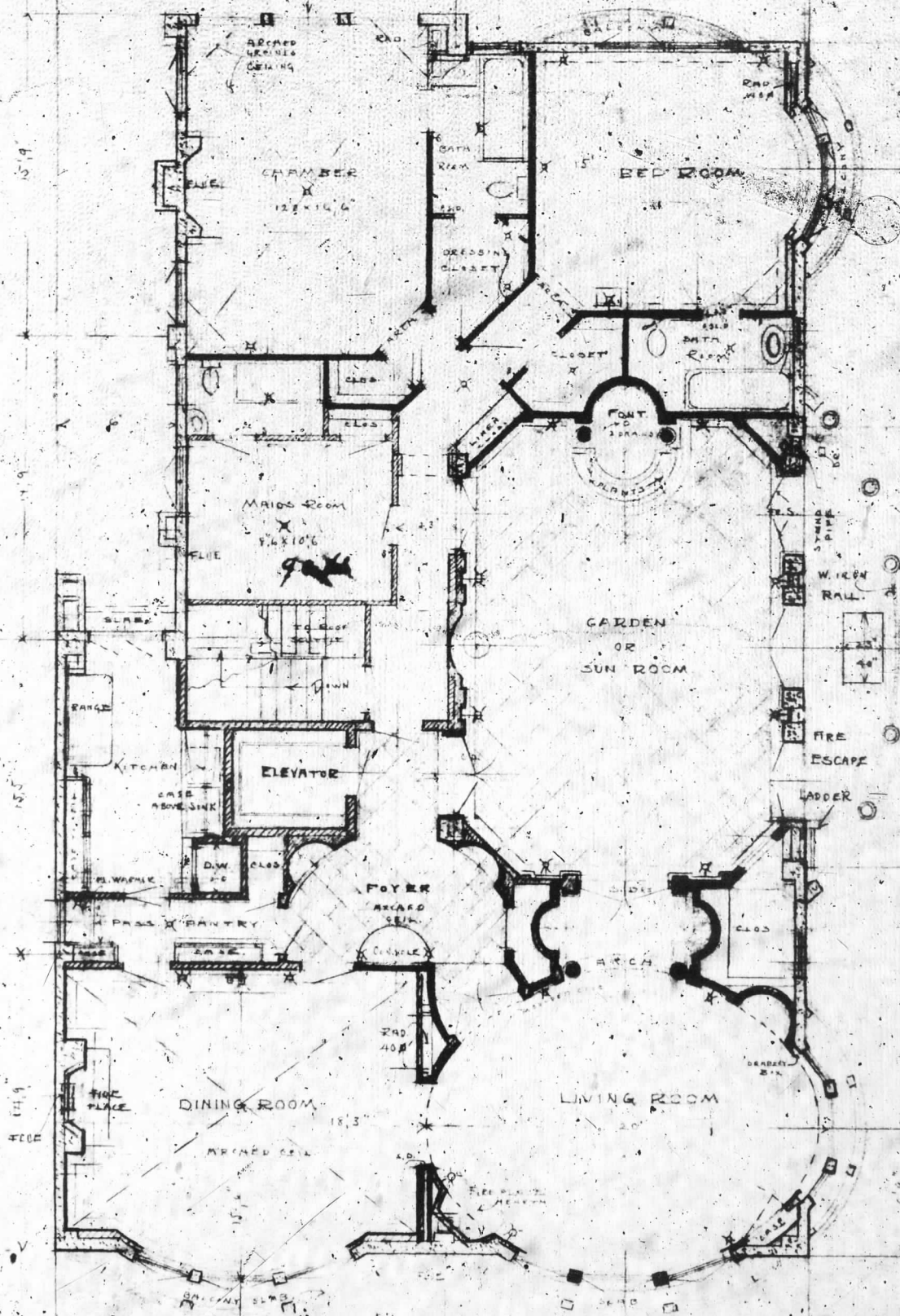
Attest:

date

Chief of Registration

Chambord Apartments
1298 Sacramento Street
San Francisco, CA 94108





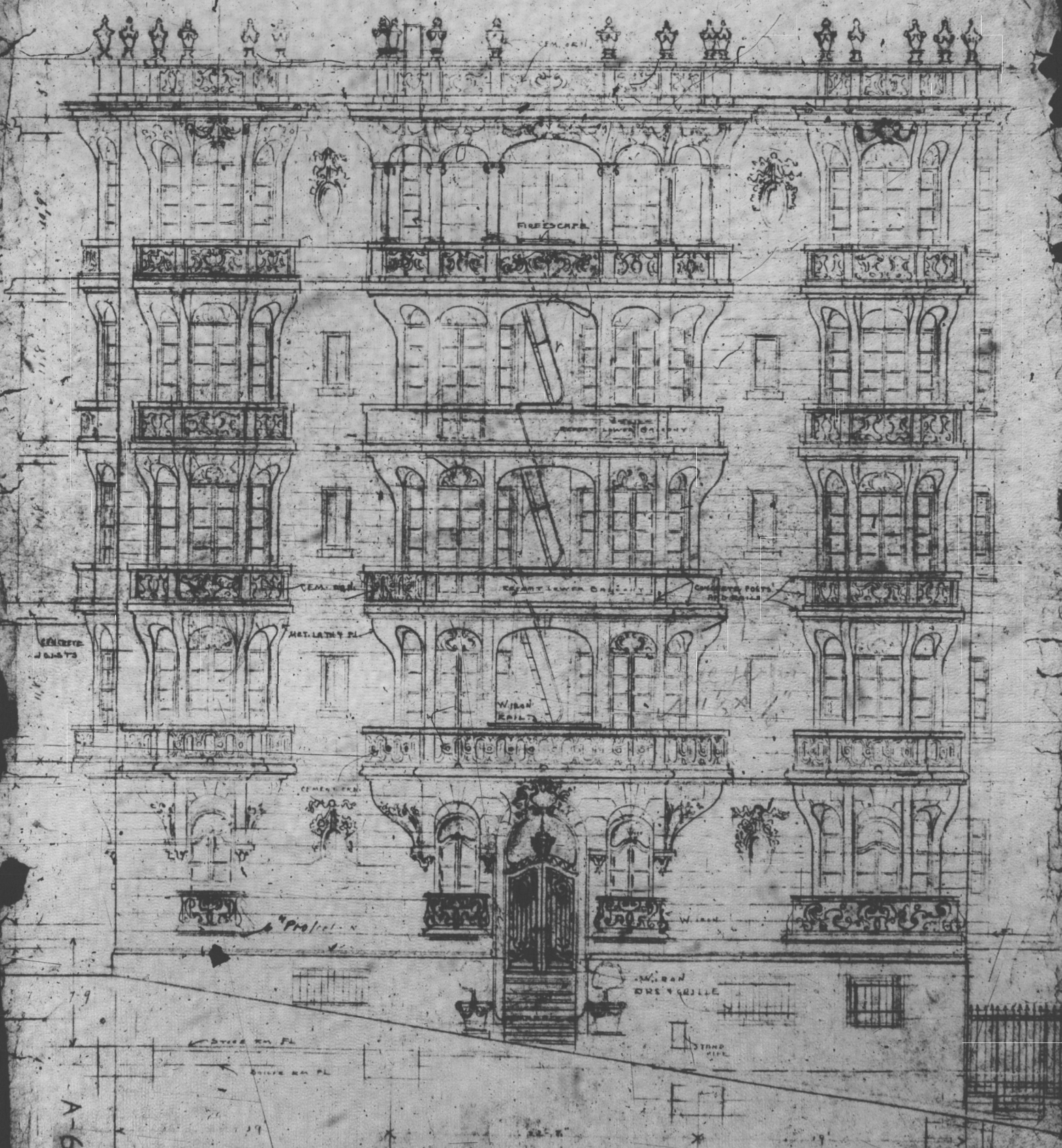
FIFTH FLOOR

Chambord Apartments
1298 Sacramento Street
San Francisco, CA

Copy of the original
drawings, fifth floor
penthouse

Chambord Apartments
1298 Sacramento Street
San Francisco, CA

Copy of the original
drawings, typical
apartment plans



SACRAMENTO ST. ELEVATION

W. B. VAN DYKE
N.Y.

A-6

Chambord Apartments
1298 Sacramento Street
San Francisco, CA

Copy of the original
drawings, Sacramento
Street elevation

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Chambord Apartments
San Francisco County
CALIFORNIA

Working No. AUG 20 1984
Fed. Reg. Date: 2/5/85
Date Due: 9/20/84 - 10/4/84
Action: ☒ ACCEPT 9-20-84
☐ RETURN
☐ REJECT
Federal Agency: _____

Entered in the
National Register

- ☐ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership Public Acquisition	Status Accessible	Present Use
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4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition

- | | |
|------------------------------------|---------------------------------------|
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated |
| <input type="checkbox"/> good | <input type="checkbox"/> ruins |
| <input type="checkbox"/> fair | <input type="checkbox"/> unexposed |

Check one

- ☐ unaltered
☐ altered

Check one

- ☐ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

- ☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder/Architect

Statement of Significance (*in one paragraph*)

- ☐ summary paragraph
- ☐ completeness
- ☐ clarity
- ☐ applicable criteria
- ☐ justification of areas checked
- ☐ relating significance to the resource
- ☐ context
- ☐ relationship of integrity to significance
- ☐ justification of exception
- ☐ other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title

date

13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

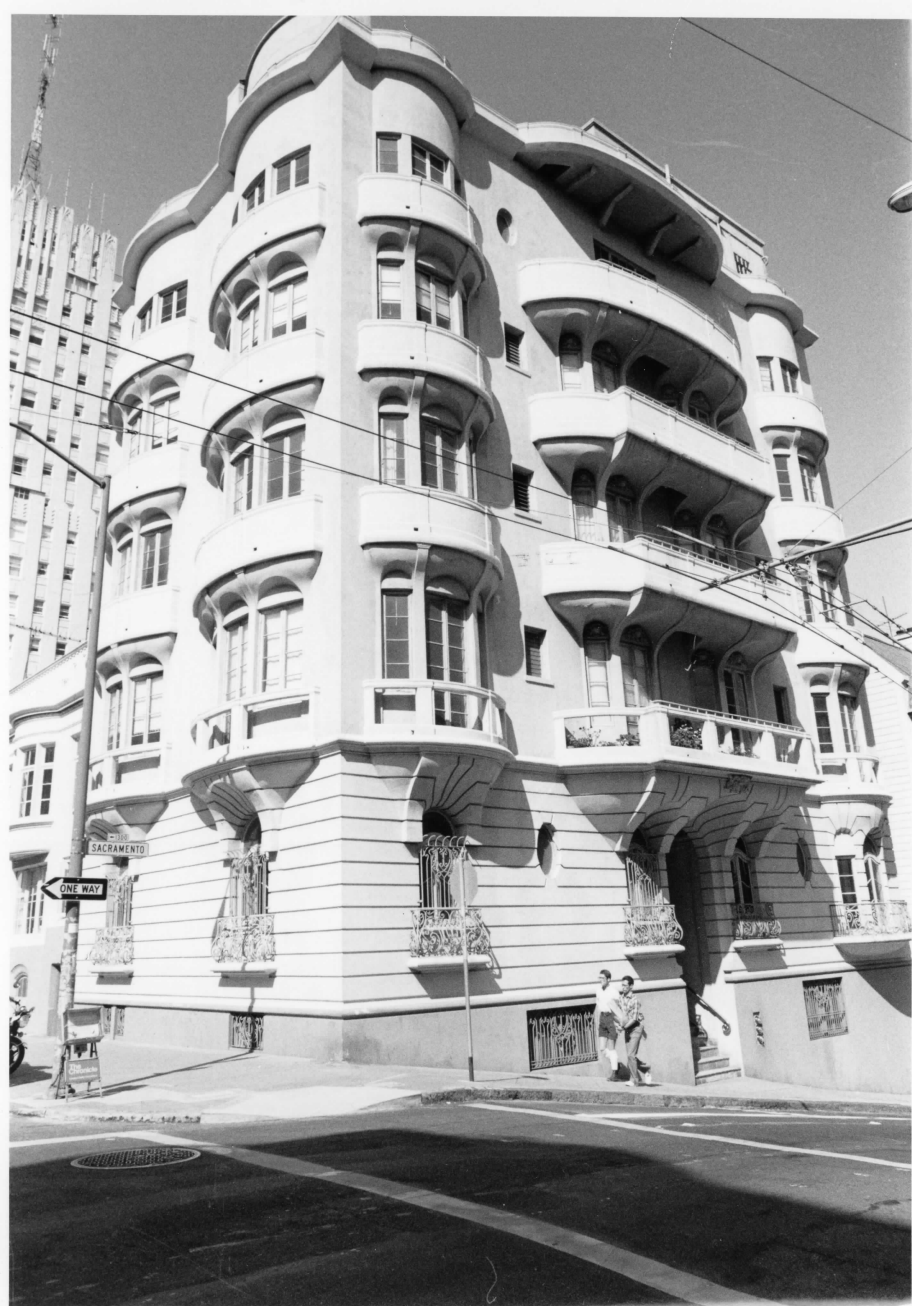
Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

Comments for any item may be continued on an attached sheet

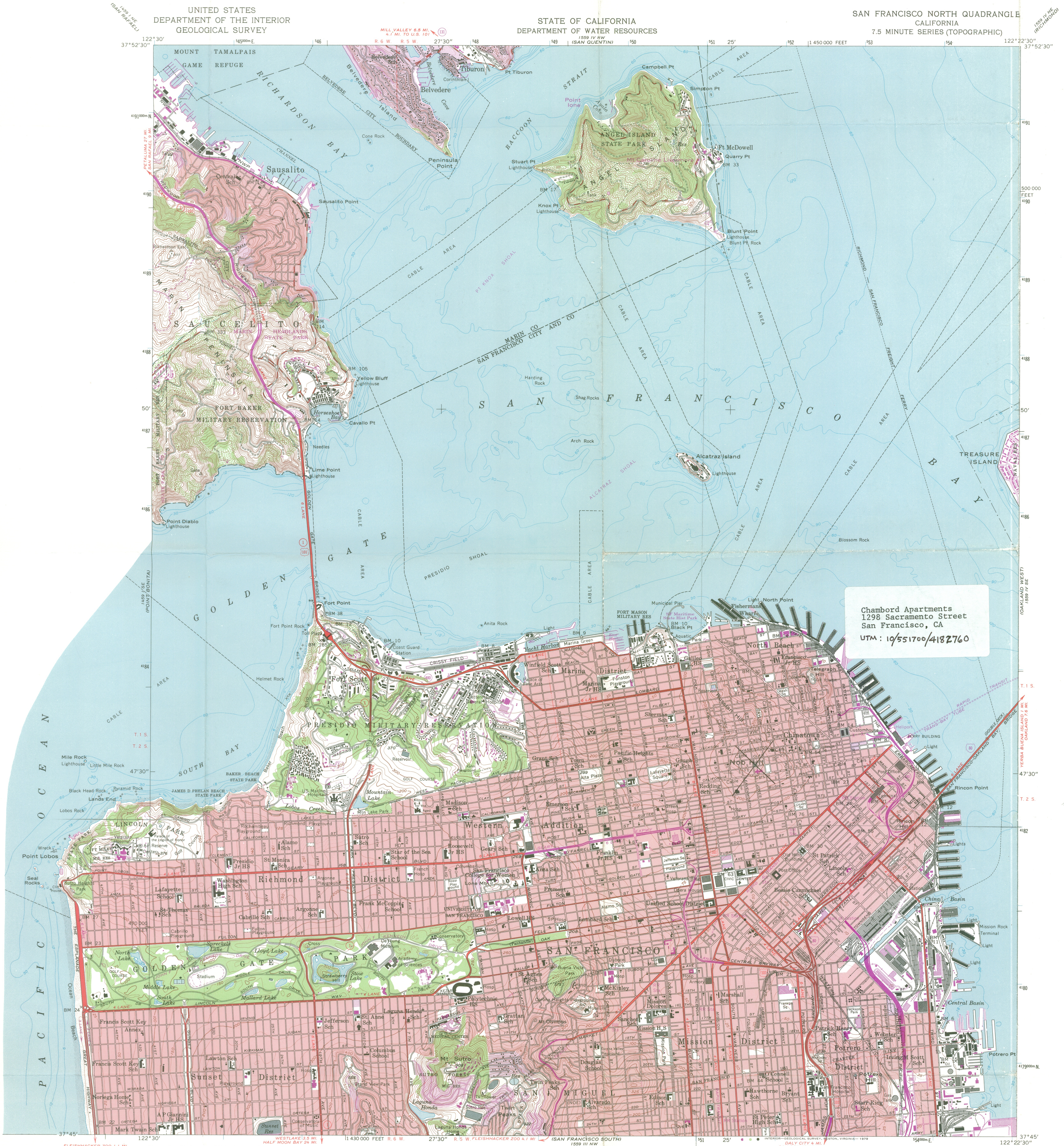




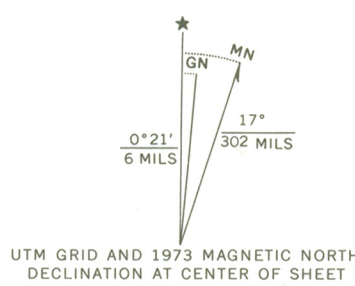








Maped, edited, and published by the Geological Survey
Control by USGS, USC&GS, USCE, and California Lands Commission
Topography by multiplex methods from aerial photographs
taken 1946. Culture and partial contour revision from
aerial photographs taken 1956. Field checked 1956
Hydrography compiled from USC&GS charts 5532 and 5535 (1956)
Polyconic projection. 1927 North American datum
10,000-foot grid based on California coordinate system, zone 3
1000-meter Universal Transverse Mercator Grid ticks,
zone 10, shown in blue
Red tint indicates areas in which only landmark buildings are shown
Revisions shown in purple compiled from aerial photographs
taken 1968 and 1973. This information not field checked
Purple tint indicates extension of urban areas



SCALE 1:24000
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 KILOMETER
CONTOUR INTERVAL 25 FEET
DASHED LINES REPRESENT 5-FOOT CONTOURS
NATIONAL GEODETIC VERTICAL DATUM OF 1929
DEPTH CURVES IN FEET—DATUM IS MEAN LOWER LOW WATER
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 4 FEET
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
Interstate Route U.S. Route State Route



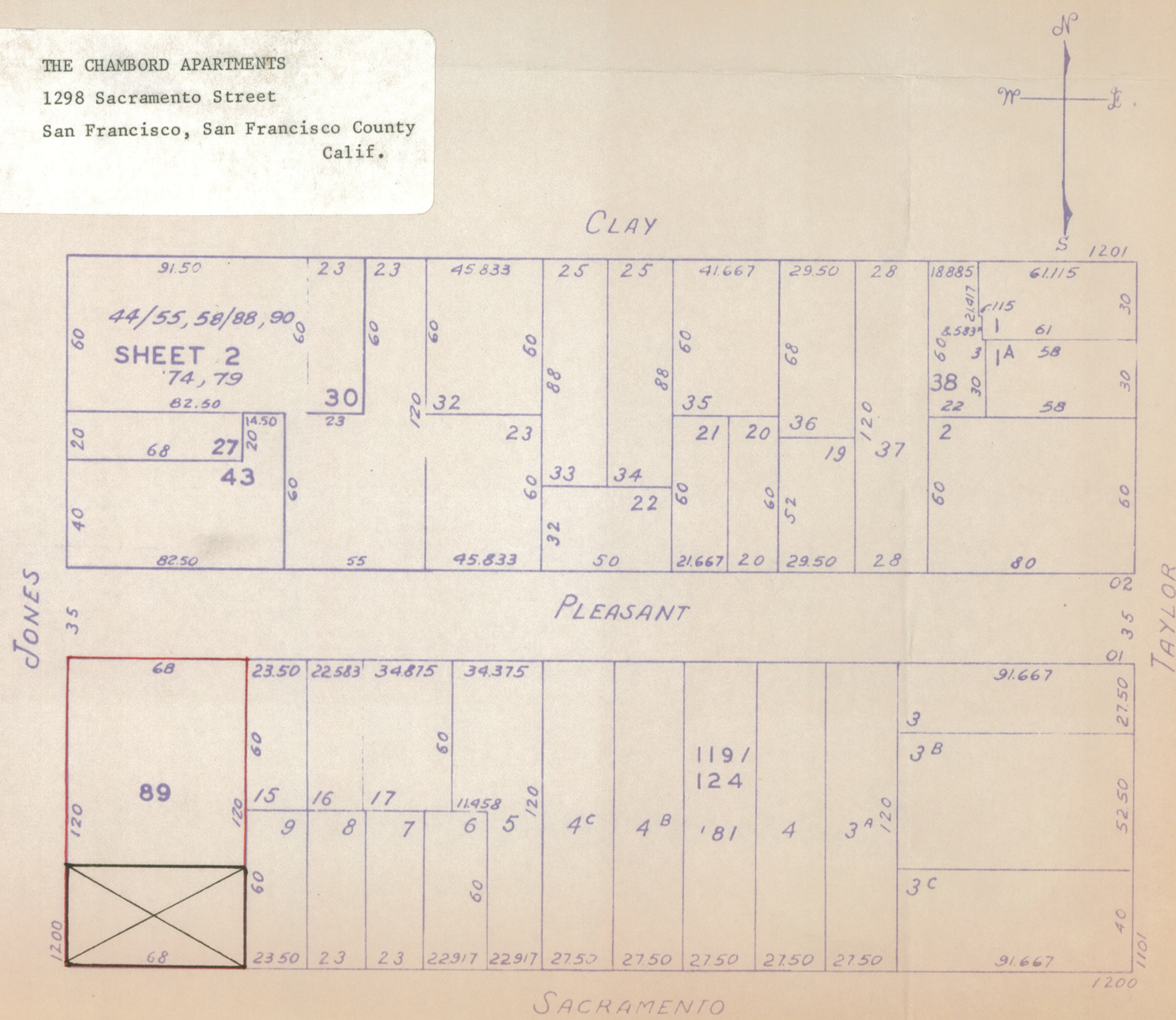
SAN FRANCISCO NORTH, CALIF.
N3745—W12222.5/7.5

1956
PHOTOREVISED 1968 AND 1973
AMS 1559 IV SW—SERIES V895

REVISED	1964
3	'66
"	'74
"	'81

LOTS MERGED
Lot 18 INTO 5 & 17 - '30
Lot 29 into lot 28 & 43

THE CHAMBORD APARTMENTS
1298 Sacramento Street
San Francisco, San Francisco County
Calif.



1242 SACRAMENTO ST.
A CONDOMINIUM

LOT NO.	UNIT NO.	% COMMON AREA
119	1	25
120	2	9
121	3	16.5
122	4	16.5
123	5	16.5
124	6	16.5

ASSESSED 99,000
BLK TOTAL 99,000 SQ. FT.



RECEIVED

LANDMARKS PRESERVATION ADVISORY BOARD
450 McALLISTER STREET ■ SAN FRANCISCO, CA 94102 ■ TEL 398-2816

June 28, 1984

Ms. Marion Mitchell-Wilson
Deputy State Historic Preservation Officer
P. O. Box 2390
Sacramento, CA 95811

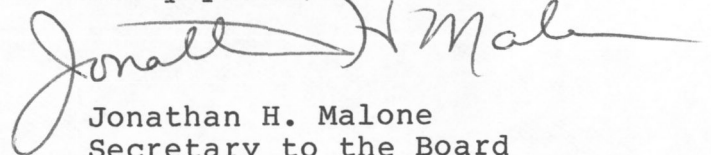
Re: Chambord Apartments
1298 Sacramento Street
San Francisco, CA

Dear Ms. Marion Mitchell-Wilson:

At its meeting of June 20, 1984, the Landmarks Preservation Advisory Board, sitting as a Committee of the Whole, recommended the above referenced building for listing on the National Register of Historic Places under criterion C.

Thank you for soliciting the opinion of the Board.

Truly yours,


Jonathan H. Malone
Secretary to the Board

cc: Anne B. Frej, Consultant

JHM:vr
0424B

OFFICE OF HISTORIC PRESERVATION

DEPARTMENT OF PARKS AND RECREATION

POST OFFICE BOX 2390

SACRAMENTO, CALIFORNIA 95811



(916) 445-8006

August 13, 1984

Mr. Jerry Rogers; Keeper
National Register of Historic Places
National Park Service
U. S. Department of the Interior
1100 L Street, N. W.
Washington, D.C. 20240

Dear Mr. Rogers:

We are submitting the Chambord Apartments for nomination to the National Register of Historic Places.

The property is located in San Francisco, San Francisco County, California.

The property was determined eligible for listing in the National Register on June 3, 1983 under the Tax Certification Program.

Sincerely,

A handwritten signature in dark ink, appearing to read "MMW".

Marion Mitchell-Wilson
Deputy State Historic Preservation Officer

Enclosures