

HISTORY OF THE HOUSE

2830 Buchanan was built in 1904 in a very attractive Edwardian shingle-style by Henry Beers Pinney as a personal residence. He was born in Morrison, Illinois at the end of December 1851, and his wife Laura (Young) was born in Iowa in 1849. They married in 1876 and had a daughter, Grace, born in 1882. In the 1880 census they were living in Colorado and Henry was listed as a physician and druggist. [His Connecticut-born father, Elbert, was also a physician.] They subsequently moved to the Bay Area and the 1900 census shows them living in Oakland. They moved into San Francisco in 1902, living first at 2929 Broderick, with Henry no longer practicing as a physician (although he is listed with a Dr. prefix in places), but as the treasurer of the Equitable Home Investment Company. He soon became known as a designer/builder.

Pinney bought the southeast corner of Buchanan and Green (a 75' x 137' 6" parcel) from William H. and Annie D. Talbot on April 26, 1904, as reported in the San Francisco Call newspaper. It had a house on it where 2840-42 Buchanan is now. Pinney subdivided it and signed the water connection applications for 2830 and 2834-38 Buchanan and 1999 Green on August 16, 1904. Along with the house he built for himself at 2830 Buchanan, the triplex at 2834-38 and the 6-unit building at 1999 Green are part of Pinney's contribution to the variety of architecture in Pacific Heights. 2840-42 Buchanan was remodeled by architect Charles Whittlesey in 1915 and is similar in appearance to his design at 2010 Vallejo close by.

Henry and Laura Pinney at various times rented 2830 Buchanan. One famous occupant was the architect Edward E. Young (1870-1934) who rented it 1906-07 while his new house at 22 Presidio Terrace was being built.

Pinney died at the age of 63 in August 1915 and Laura continued to reside at 2830 Buchanan into the late 1930's. She was active socially in San Francisco and lived to be 94 years old.

Subsequent owners maintained the exterior of the house in its original condition. The present owner bought the house in 1994 and completely rebuilt it between 2004 and 2008. It can now be considered an entirely new house within the exterior walls of the original. The approved plans and more details are available, along with inspection reports.

2830 Buchanan

