



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion No. 0117

HEARING DATE: APRIL 20, 2011

Filing Date: April 4, 2011
Case No.: **2011.0310A**
Project Address: **201 Buchanan Street**
Landmark: No. 47 - Nightingale House
Zoning: RTO (Residential Transit-Oriented)
40-X Height and Bulk District
Block/Lot: 0858 / 002
Applicant: Christopher Yerke, Restoration Workshop, Ltd.
630 Treat Avenue
San Francisco, CA 94110
Staff Contact Shelley Caltagirone - (415) 558-6625
shelley.caltagirone@sfgov.org
Reviewed By Tim Frye - (415) 575-6822
tim.frye@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 002 IN ASSESSOR'S BLOCK 0858, WITHIN AN RTO (RESIDENTIAL TRANSIT-ORIENTED) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on April 4, 2011, Christopher Yerke of Restoration Workshop, Ltd, (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to restore the exterior of the Nightingale House, including: replacement of the non-historic asphalt shingle roofing; in-kind replacement of two chimneys and removal of one deteriorated, non-functional chimney at the rear of the building; selective repair and in-kind replacement of deteriorated window sashes with African mahogany sashes; in-kind replacement of all redwood gutters and copper downspouts; installation of a surface membrane and flashing above the non-historic porch decking; selective repair and in-kind replacement of exterior millwork; off-site restoration of the period steel and iron fencing and reinstallation above the concrete retaining wall; recreation of missing balconies closely matching the forms shown in the historic photographs; recreation of the jib doors that opened from the parlors to the missing balconies based up building evidence; recreation of the missing gable tip finials and ridge crest, closely matching the forms shown in the historic photographs; and, replacement of the T1-11 siding at the non-historic addition with either fiber cement board or wood lap siding. The subject property is located on lot 002 in Assessor's Block 0858.

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

WHEREAS, on April 20, 2011, the Commission conducted a duly noticed public hearing on the current project, Case No. 2011.0310A ("Project") for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the specifications, plans, and annotated photographs labeled Exhibit A on file in the docket for Case No. 2011.0310A based on the following conditions of approval and findings:

CONDITIONS OF APPROVAL

- Scaled drawings of the proposed reconstructed elements (including elevation, plan, and section drawings) will be submitted to the Planning Department for final review prior to issuance of a building permit related to the reconstruction work.
- Specifications for the paint removal will be submitted to the Planning Department for final review prior to issuance of a building permit related to the millwork restoration work.
- If cement fiber board is chosen as a replacement cladding material for the non-historic addition, then it must have a smooth finish.

FINDINGS

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 10:

The Historical Preservation Commission has determined that the proposed work is compatible with the character of Landmark No. 47 – Nightingale House.

- That the project would preserve the existing two-family residential use of the building and would cause no change to its distinctive materials, features, spaces, and spatial relationships.
- That all aspects of the historic character of the building would be retained and preserved. The project would retain and repair or replace in-kind most historic elements of the façade, including the wood cladding, brick chimneys, wood gutters, soffits, moldings and ornaments, windows, and fencing. Furthermore, no distinctive materials, architectural

- elements, or spaces that characterize the property would be removed. The historic wood roof shingles proposed for removal are currently deteriorated beyond repair and are covered by modern asphalt shingles; therefore, their integrity has been diminished to the point that they no longer contribute to the building's historic character. The shingles would be replaced with modern composite shingles that closely resemble the pattern and texture of the original wood shingles. The chimney to be removed is not visible from the street and is not a character-defining feature of the landmark building. The two visible chimneys would be retained and repaired. The cladding and fencing associated with the non-historic 1970 addition are also proposed for removal but, as the addition and the materials are not contributing elements of the resource, the removal would not harm the integrity of the resource. The cladding and fencing would be replaced with either fiber-cement or wood lap horizontal siding, which would be compatible with the character of the landmark building without mimicking the pattern and appearance of the historic wood siding.
- That the changes proposed to the building would restore its historic appearance as depicted in the Department of Public Works photograph dated 1921. All of the proposed new elements, including the balconies, jib doors, gable finials, ridge crests, and metal gates, would be designed to match the elements as shown in historic photographs and as inferred by evidence found on the building. Although only six gable finials are visible in the historic photograph, it is reasonable to surmise that there were additional finials at the gables and on the tower not shown in the photograph. No conjectural elements would be added to the building.
 - That changes that have occurred at the property over time are the replacement of the wood shingle roof with asphalt singles, the replacement of the porch floor, the addition of an entry stair railing, the removal of two balconies and ornamentation at the roof, and the construction of a one-story addition at the rear of the building. None of these changes appear to have acquired historic significance in their own right as they are not exceptional examples of craftsmanship or design or do not represent an important event in the history of the building.
 - That the project proposes to restore and/or recreate all distinctive materials, features, finishes, construction techniques and examples of craftsmanship of the Nightingale House.
 - That the project proposes to repair rather than replace deteriorated historic features, including the wood cladding, two brick chimneys, wood gutters, soffits, moldings and ornaments, windows, and fencing. Elements would only be replaced when the cost of repair exceeds the cost of in-kind replacement. In-kind replacement elements would match the historic in design, color, texture, and, where possible, materials. All wood replacement elements would be composed of either old-growth redwood or African mahogany to match the quality of the original materials. Replacement of missing features will be substantiated by documentary and physical evidence, including the 1921 photograph and evidence found at the window locations that historically accessed the missing balconies.
 - That the chemical and physical treatments to remove old and failing paint layers from the historic cladding and millwork or from the historic steel and iron fence would be undertaken using the gentlest means possible. Paint removal on the building would be limited to areas

where the historic paint layers have delaminated or are otherwise failing. The paint would be stripped using non-caustic chemical paint removers and sanding to approximately 95 percent bare wood condition. Paint and rust removal from the historic fencing would be completed by removing the fencing to an off-site location for sandblasting with the softest aggregate feasible. The fence will then be reinstalled after being repaired and coated with primer. It would be repainted on-site after being welded back into its historic position. Treatments that cause damage to historic materials will not be used.

- That the proposed new cladding at the non-historic addition and fence would be fiber-cement or wood lap horizontal siding and that these materials would be compatible with the historic character of the Nightingale House without directly copying the historic wood-cladding found on the landmark. This replacement material would preserve the integrity of the landmark site.
- That the proposed new cladding and the entire 1970s addition could be removed in the future without harming the integrity of the landmark site.
- That the proposed project meets the following Secretary of the Interior's Standards for Rehabilitation:

Standard 1

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

Standard 2

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 3

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Standard 4

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Standard 5

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Standard 6

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Standard 7

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Standard 9

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard 10

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

3. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the landmark for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project is for the restoration of a residential property and will not have any impact on neighborhood serving retail uses.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will strengthen neighborhood character by respecting the character-defining features of the landmark in conformance with the Secretary of the Interior's Standards. The project will also add three single-family houses to the City's building stock.

- C) The City's supply of affordable housing will be preserved and enhanced:

The project will not reduce the affordable housing supply.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed will not have any impact on industrial and service sector jobs.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

Preparedness against injury and loss of life in an earthquake is improved by the proposed work. The work will eliminate unsafe conditions at the site and all construction will be executed in compliance with all applicable construction and safety measures.

- G) That landmark and historic buildings will be preserved:

The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not impact the access to sunlight or vistas for the parks and open space.

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the Secretary of Interior's Standards for Rehabilitation, General Plan and Prop M findings of the Planning Code.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Certificate of Appropriateness** for the property located at Lot 0002 in Assessor's Block 0858 for proposed work in conformance with the specifications, plans, and annotated photographs labeled Exhibit A on file in the docket for Case No. 2011.0310A.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on April 20, 2011.

Linda D. Avery
Commission Secretary

AYES: Commissioners Chase, Damkroger, Hasz, Johns, Martinez, and Wolfram

NAYS: 0

ABSENT: Matsuda

ADOPTED: April 20, 2011