



# SAN FRANCISCO PLANNING DEPARTMENT

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## Certificate of Appropriateness Case Report

HEARING DATE: APRIL 20, 2011

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*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.  
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### PROPERTY DESCRIPTION

**201 BUCHANAN STREET**, west side between Laussat and Waller Streets. Assessor's Block 0858, Lot 002. It is located in a RTO (Residential Transit-Oriented) Zoning District and a 40-X Height and Bulk District. The property was designated as Landmark No. 47 in 1972. It is also listed on the California Register, the Here Today survey, and the Planning Department 1976 Architectural Survey.

The one-story-over-basement-with-attic, two-family, Eastlake-style residence was built in 1882 by John Nightingale, Sr. The architect of the building is unknown. According to the designation report, Nightingale was one of the chief builders of the neighborhood and this house represents all that remains of his extensive holdings in the area. Nightingale was a real estate dealer and manager of property, a Forty-Niner, and President of the Society of California Pioneers, an early San Francisco Alderman and one of the Trustees of the James Lick Estate. The house is designated as a masterpiece of the Eastlake Style which also incorporates elements of the Carpenter Gothic, Second Empire and late Italian Villa Styles. The basic architectural elements are the oblong ground plan, prominent carved gables, strongly projecting eaves, a square Mansarded central tower, a steeply-pitched roof, and projecting bays, both square and slanting. See attached photographs for details.

### PROJECT DESCRIPTION

The proposed project involves restoration of the exterior of the Nightingale House, including repairs, in-kind replacement of historic elements, and limited recreation of missing historic details. No changes to the use or configuration of the building are proposed. Please refer to the attached Rehabilitation Program for a full description of the proposed work. In summary, the work includes:

- 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 (see attached);\*
- Recreation of the jib doors that opened from the parlors to the missing balconies based upon building evidence;\*
- Recreation of the missing gable tip finials and ridge crest, closely matching the forms shown in the historic photographs (see attached);\* and,
- Replacement of the T1-11 siding at the non-historic addition with either fiber cement board or wood lap siding.

\*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.

#### **OTHER ACTIONS REQUIRED**

None.

#### **COMPLIANCE WITH THE PLANNING CODE PROVISIONS**

The proposed project is in compliance with all other provisions of the Planning Code.

#### **APPLICABLE PRESERVATION STANDARDS**

##### **ARTICLE 10**

A Certificate of Appropriateness is required for any construction, alteration, removal, or demolition of a designated landmark or building within a historic district for which a City permit is required. In appraising a proposal for a Certificate of Appropriateness, the Historic Preservation Commission should consider the factors of architectural style, design, arrangement, texture, materials, color, and other pertinent factors. Section 1006.7 of the Planning Code provides in relevant part as follows:

The proposed work shall be appropriate for and consistent with the effectuation of the purposes of Article 10.

The proposed work shall be compatible with the historic structure in terms of design, materials, form, scale, and location. The proposed project will not detract from the site's architectural character as described in the designating ordinance. For all of the exterior and interior work proposed, reasonable efforts have been made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which contribute to its significance.

**THE SECRETARY OF THE INTERIOR'S STANDARDS**

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

***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.*

**PUBLIC/NEIGHBORHOOD INPUT**

The Department has received no public input on the project at the date of this report.

**ISSUES & OTHER CONSIDERATIONS**

None.

**STAFF ANALYSIS**

Based on the requirements of Article 10 and the Secretary of Interior's Standards, staff has determined that the proposed work is compatible with the character-defining features of the landmark building.

Staff finds 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.

Staff finds 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.

Staff finds 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.

Staff finds 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.

Staff finds that the project proposes to restore and/or recreate all distinctive materials, features, finishes, construction techniques and examples of craftsmanship of the Nightingale House.

Staff finds 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.

Staff finds 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.

Staff finds 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.

Staff finds that the proposed new cladding and the entire 1970s addition could be removed in the future without harming the integrity of the landmark site.

## **ENVIRONMENTAL REVIEW STATUS**

The Planning Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class 1).

## **PLANNING DEPARTMENT RECOMMENDATION**

Planning Department staff recommends APPROVAL WITH CONDITIONS of the proposed project as it

appears to meet the Secretary of the Interior Standards for Rehabilitation. Staff supports the project with the following conditions:

- 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.
- Specifications for the paint removal will be submitted to the Planning Department for final review prior to issuance of a building permit.
- If cement fiber board is chosen as a replacement cladding material for the non-historic addition, then it must have a smooth finish.

## **ATTACHMENTS**

Draft Motion  
Rehabilitation Program  
Annotated Plans and Photographs

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# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Preservation Commission Draft Motion No. #####

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**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.
- Specifications for the paint removal will be submitted to the Planning Department for final review prior to issuance of a building permit.
- 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.*

*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.*

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*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:

NAYS:

ABSENT:

ADOPTED: April 20, 2011

## 201 Buchanan St. Certificate of Appropriateness Application

Rehabilitation Program (Application Pages 6a, 6b, 6c)

Chris Yerke, Restoration Workshop, Ltd. – March 15<sup>th</sup>, 2011

### Stabilization of Building Exterior

Building Feature	Description	Cost
Exterior Paint <b>(for context only, not included in scope of application)</b>	Completely strip large portions of the east and south facades in which the existing paint has lost its ability to bond to the substrate. These are typically projecting, unprotected areas which take the brunt of weather and ultraviolet light exposure. These portions will be stripped to approximately 95 percent bare condition. Necessary repairs or in-kind replacement will be performed before these area are prepped and repainted. Prep consists of sanding, and then treating with clear, penetrating epoxy. Two coats of acrylic primer and at least two coats of finish paint will then be subsequently applied. Areas where the old paint is deemed to maintain a sufficient bond to the substrate will be cleaned, sanded and repainted. These are typically sheltered areas, protected by the eaves, or otherwise sheltered from sunlight and weather. Two coats of acrylic primer will be applied, followed by a minimum of two coats of acrylic top coat. The west and south facades are sheltered and will require only careful prep and repainting. All paint waste removed from the building will be disposed of by professional waste handlers.	N/A
Roof	All existing roofing material, including the original wooden shingles is to be removed. The original sub sheathing will be decked over with ½" CDX plywood. Certaineed Landmark Premium composition shingles are to be used for the new roof. All step flashings, drip edges and roof to wall flashings to be copper.	\$35,320.00
Chimneys	All chimneys have highly weathered brick and substantial mortar loss. There are three existing Chimneys. Only two are visible from the street. These are the chimneys for the living room and dining room. These chimneys are both less than 2 feet tall. The living room chimney, which contains four flues, has a mortar cap and 4 terra cotta flue extensions. These chimneys will be disassembled to the roof deck, or slightly below and rebuilt to present configuration and height, using compatible new brick. They will be counter flashed using 20 oz. copper. The third chimney, which extends app. 6 feet above the roof, is not visible from and public thoroughfare. This chimney is now superfluous. Due to its deteriorated condition and lack of utility, it will be removed entirely and the opening roofed over. This chimney represents a hazard to the neighboring building in the event of an earthquake.	\$5645.00
Gutters	All remaining redwood gutters are in an advanced state of decay and no longer functioning properly. In certain areas, they have been replaced with aluminum gutters which bear no aesthetic relationship to the original gutters. The gutters function as a principal molding of the cornice and cope into the crown molding at the rakes. Thus, they are important to the appearance of the exterior. All gutters will be replaced with new redwood gutters made to match the existing profile. These redwood gutters will then be lined with 20 oz copper and new copper downspouts will be attached at existing downspout locations. (see attached schematics)	\$22917.00
Soffits	Do to failing roofing and leaking gutters there are areas of damage to wooden soffit planks. These will be repaired or replaced in-kind as is most appropriate. Repairs will be done with high quality, marine epoxies and rot-resistant CPES. Replacements will be done in old growth material which meets or exceeds the quality of the original wood used.	\$5400.00
Moldings/ornaments	Missing or highly damaged ornaments and moldings will be replaced with exact	\$11010.00

## 201 Buchanan St. Certificate of Appropriateness Application

Rehabilitation Program (Application Pages 6a, 6b, 6c)

Chris Yerke, Restoration Workshop, Ltd. – March 15<sup>th</sup>, 2011

	<p>replicas executed in high quality, old growth wood appropriate for exterior use. When feasible, damaged original ornament will be repaired with high quality, marine epoxies and rot-resistant CPES.</p>	
Porch deck	<p>The porch deck is not the original material. It is of modern plywood and leaks profusely. A surface membrane and proper flashing will be installed to provide a proper seal and arrest further deterioration.</p>	\$4400.00
Siding, Non-historic Addition	<p>The non-historic addition and rear fence (ca. 1970) was sided in T1-11 sheet siding, improperly hung sideways. This siding is now in an advanced state of decay and must be replaced. This siding is to be removed and replaced with fiber cement or wood lap siding.</p>	\$11360.00
Double Hung Window sashes	<p>The majority of the double hung windows on the east and south faces of the house are inoperable, either painted or nailed shut. They suffer from rot, failing joints, failing glazing and distortion of stiles and rails. Second floor windows in the dormers and gable ends are relatively protected and can possibly be restored. The bulk of windows on the basement and first floors are beyond their useful life and must be replaced. Cost to restore exceeds cost to replace in all cases. These windows are to be replaced with exact copies made in African mahogany for a longer life expectancy. Profiles and glass sizes will be preserved in all new windows. Single glazing will be used for greater life and to maintain the historic look of the house. All sashes will be thoroughly gasketed at sides, top, and bottom using replaceable, kerf-in brush weather stripping to limit air infiltration and increase heating efficiency. This work will be executed as budget allows, in groups over the 10 year period of the rehabilitation plan.</p>	\$38304.00
Fence	<p>The original steel fence is covered in failing paint, has suffered damage and improper repairs, and needs a thorough cleaning down to bare metal. In most cases, the underlying metal is sound, if rusty. The fence will be professionally removed and taken away for sandblasting with the gentlest feasible aggregate. In this way it will be possible to get into highly recessed areas and areas impossible to reach when the fence is installed. Repairs will then be executed. Once repairs are complete, the fence will be primed with two part epoxy metal primer and reinstalled at the site, taking care to slightly elevate the fence in areas where the lower rail is currently sitting directly on grade. It will then be repainted with an appropriate acrylic top coat. New gates will be fabricated to replace the long-missing main gates. If possible, missing cast-iron finials will be found to replace missing post finials.</p>	\$13223.00

### Recreation of missing original ornament from historic photos

<p>Balconies at southeast and southwest corners of sunroom, South Elevation. <b>Visible in 1921 DPW photograph. (separate building permit)</b></p>	<p>Recreate missing balconies by reverse engineering from the photograph. Emphasis will be on closely matching the appearance of the originals while greatly improving the engineering and waterproofing by marrying traditional craft with modern materials and techniques. Plans subject to departmental review before issuance of building permit.</p>	TBD
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<p>Jib doors opening from parlors to the balconies <b>(separate building permit)</b></p>	<p>Recreate the jib doors that opened from the parlors to the balconies. Both of the south facing parlor windows which opened upon the balconies where originally jib doors. They have false head jambs which allow the inner sash to recede upwards into the wall cavity. They both have the apron area below the sash completely rebuilt with incorrect later materials, and the historic photograph shows additional evidence that these were jib doors in which the apron portion below the sash was actually a part of the sash, and raised with it creating, in effect a hidden door. These were not uncommon in the period for use to access an exterior porch when, for reasons of symmetry, a window was preferred to that having an actual door.</p>	<p>TBD</p>
<p>Gable Finials and Metal Ridge Cap <b>Visible in 1921 DPW photograph.</b> <b>(separate building permit)</b></p>	<p>Recreate missing Gable tip finials, closely matching the form shown in the photos, but engineering for long term durability. This historic photo shows quite clearly the existence of 6 gable tip finials. It is logical to surmise that there were three more on the gables not visible in the photo. There would have been a finial on the tower as well, although the top of the tower is not included in the photo.</p> <p>Also visible in the photo is a metal ridge cap on all ridges of the roof. We would like to recreate this detail as it adds to the period charm of the house and fits with the finials.</p>	<p>TBD</p>



201 Buchanan: Waller Street facade and adjacent residence. Note the sheltered western facade.





201 Buchanan Street: Eastern facade



201 Buchanan Street: South elevation, non-historic addition and rear fence.



Missing gutter



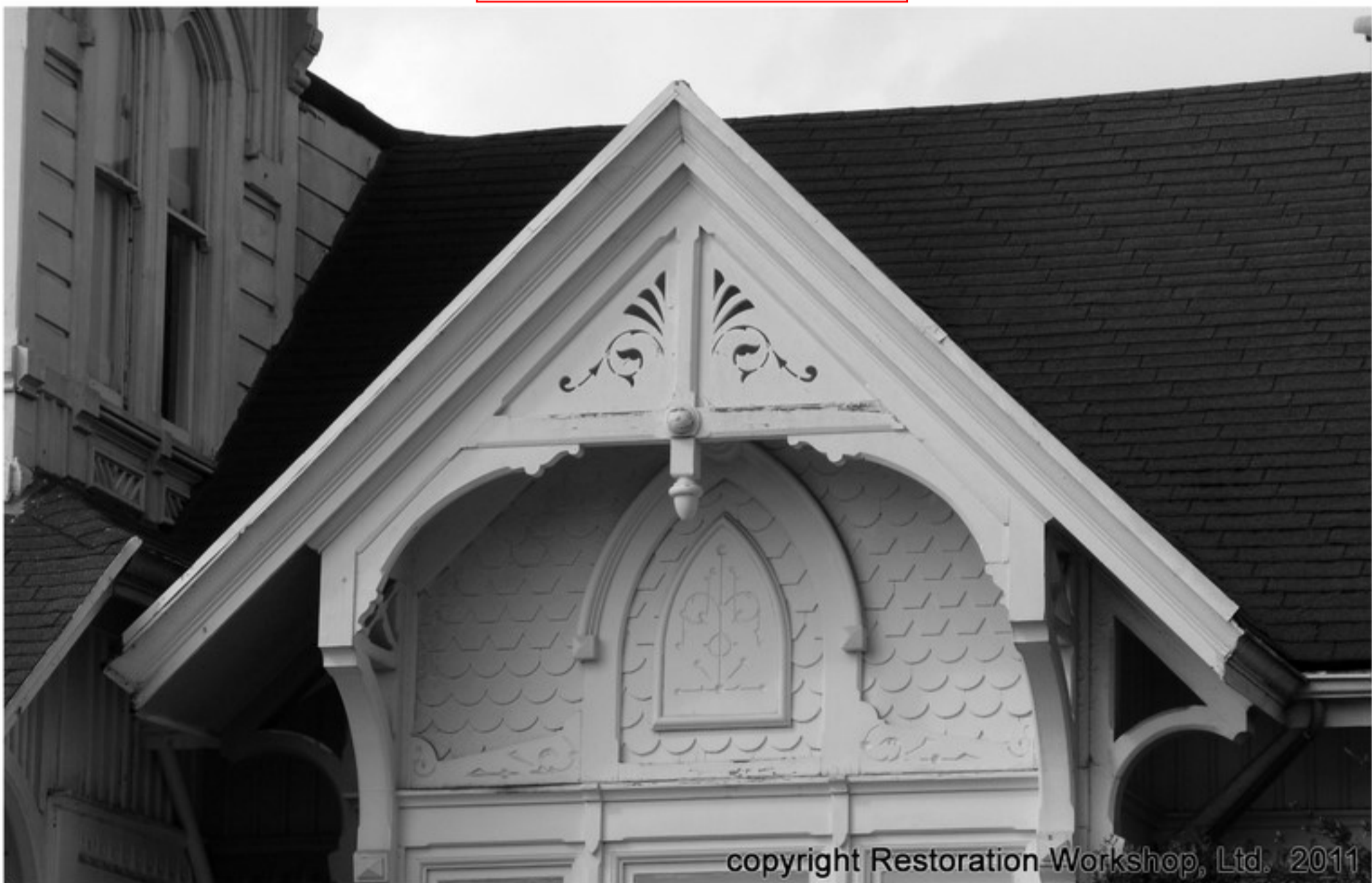
Redwood gutters in a highly deteriorated state

Close up: Proximity of eaves to adjacent property.

Close up: Front Porch and Fence.



Gable over front parlor Bay (eastern facade)

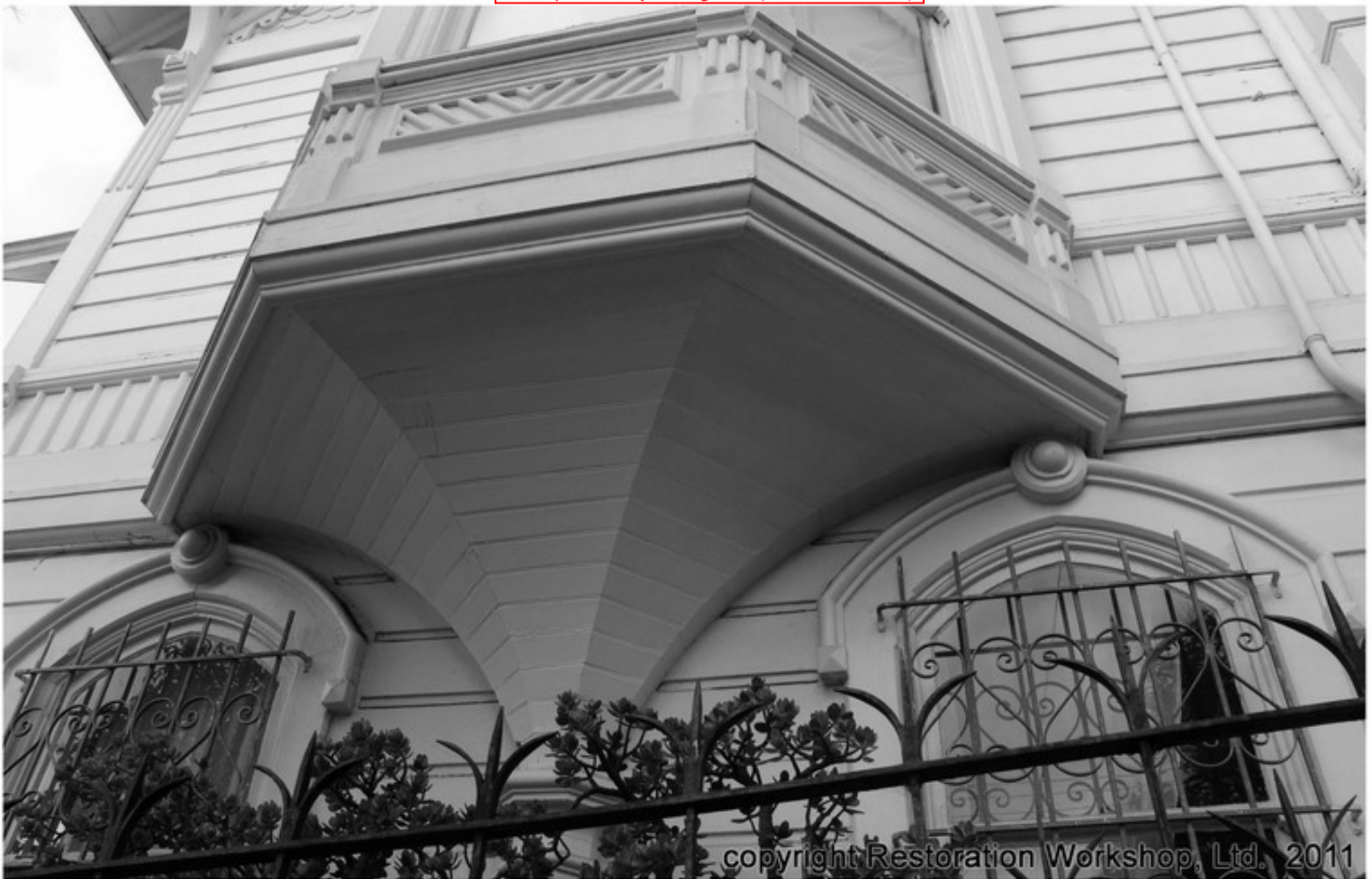


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Gable over dining room bay (eastern facade)



Front parlor bay and gable (eastern facade)



Underside of front parlor bay



Replace missing fretwork, stabilize deteriorated fretwork.

Replace missing ornament with exact copies.

South Gable



Mill work repairs as needed.

South Gable (detail)



All layers of roofing to be removed. New plywood decking to be installed.

Trim to be removed for installation of new roof to wall flashings

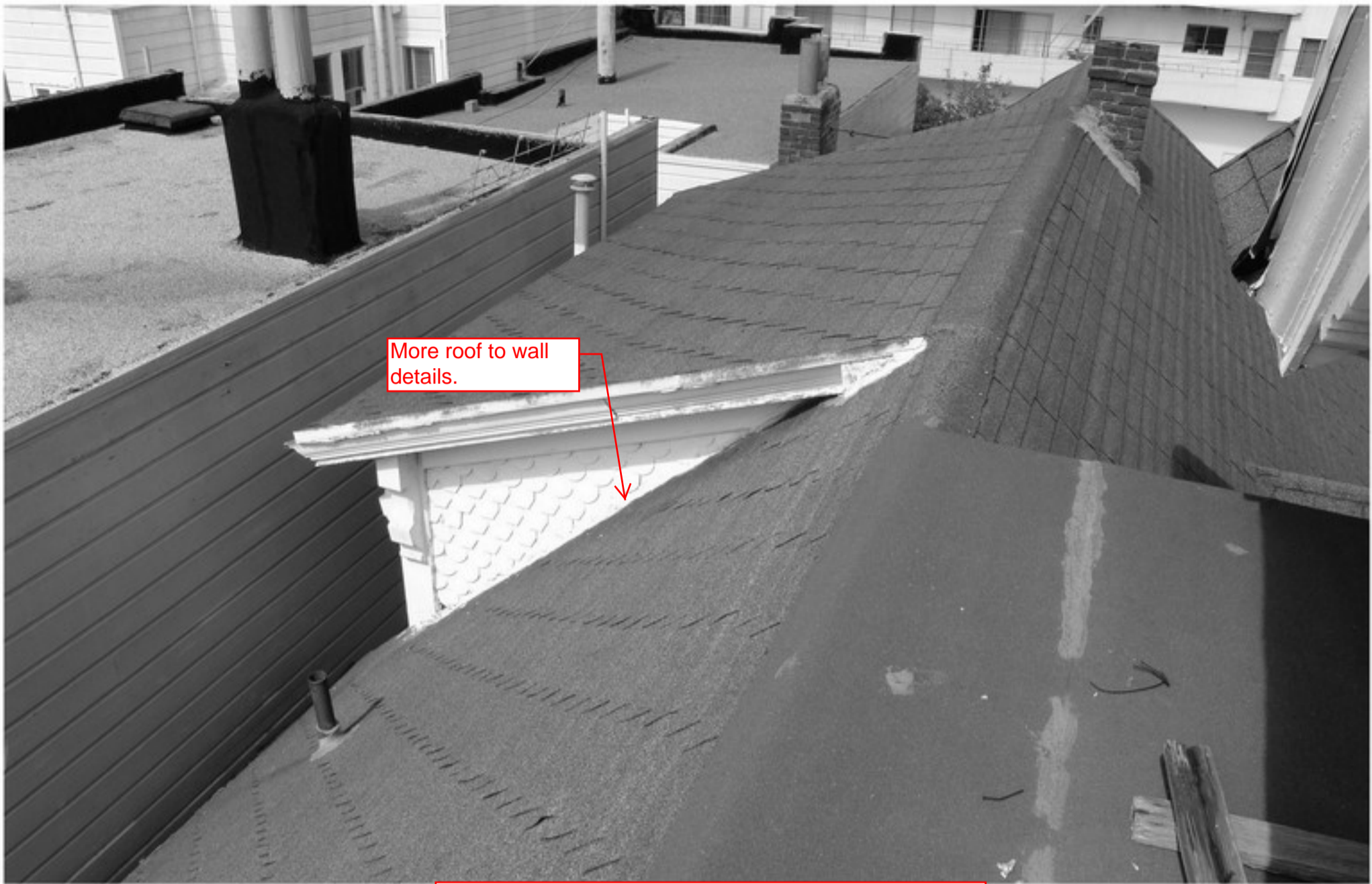
Tower Base (east face)



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Porch and Main Entrance





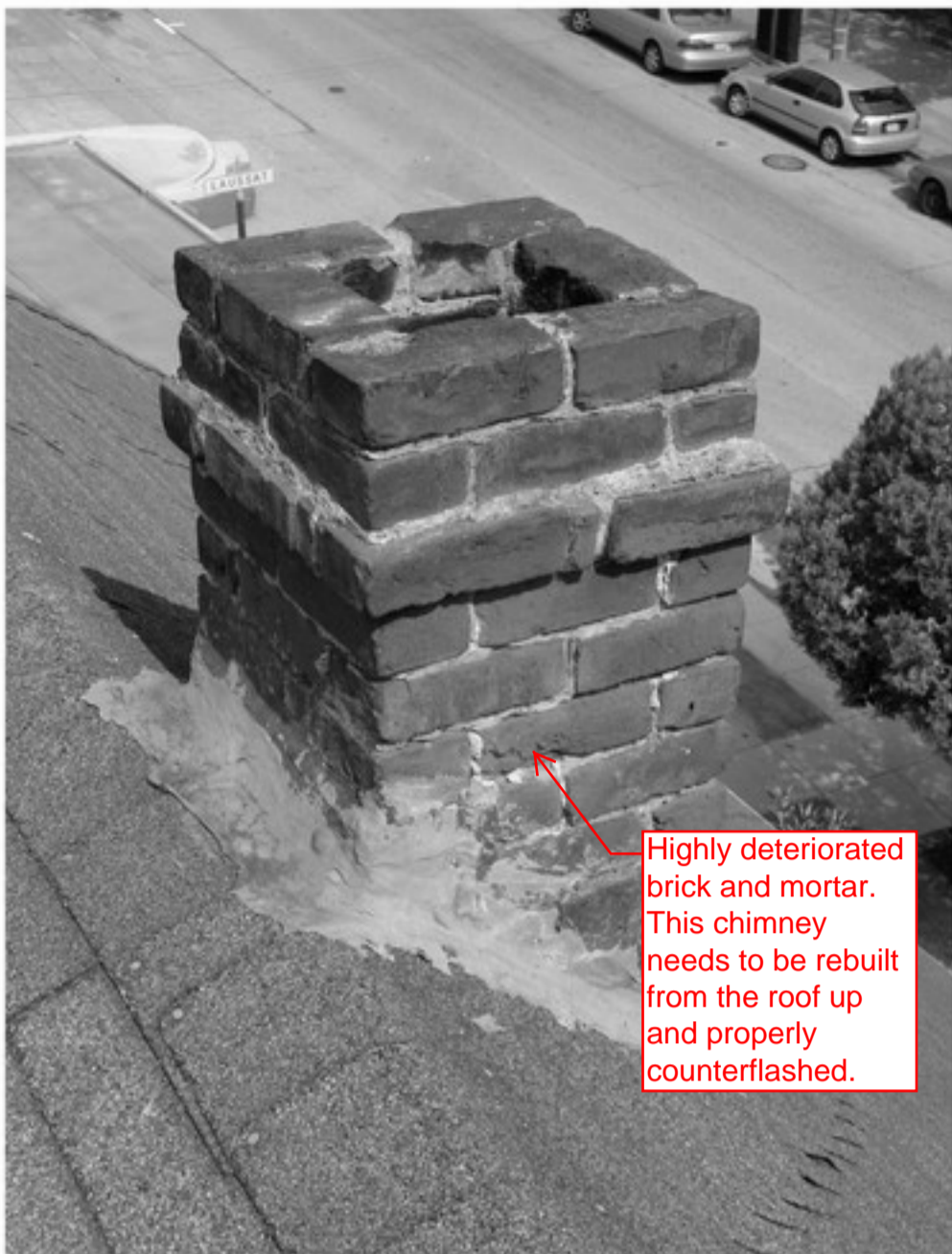
More roof to wall details.

Western shed dormer, dining room and kitchen chimneys



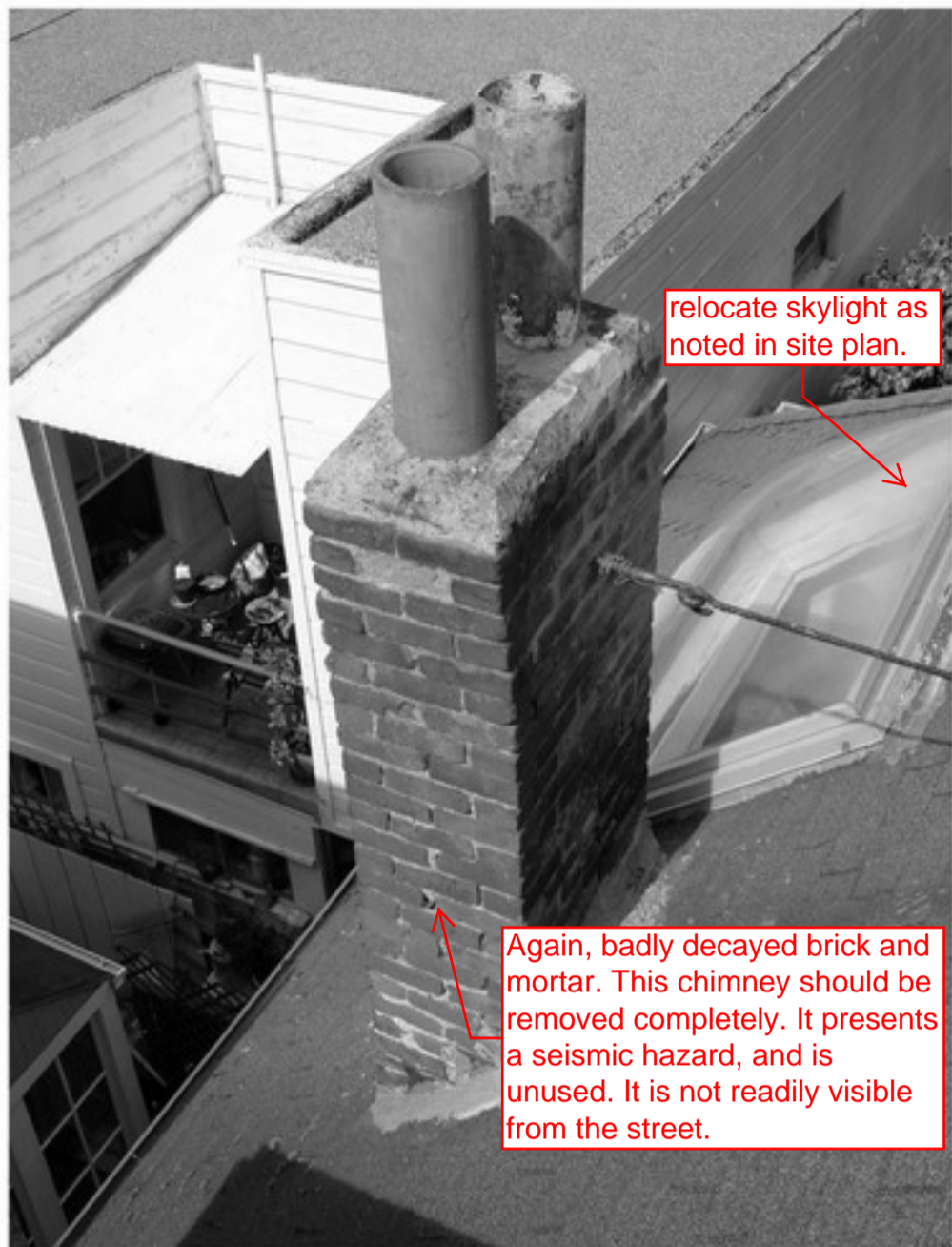
Cut siding up approximately 3" along this line to allow for the installation of a removable copper counter flashing (reglet). This will avoid removing the siding for flashing the next time the house is re-roofed.

South Face of tower



Highly deteriorated brick and mortar. This chimney needs to be rebuilt from the roof up and properly counterflashed.

Dining room Chimney



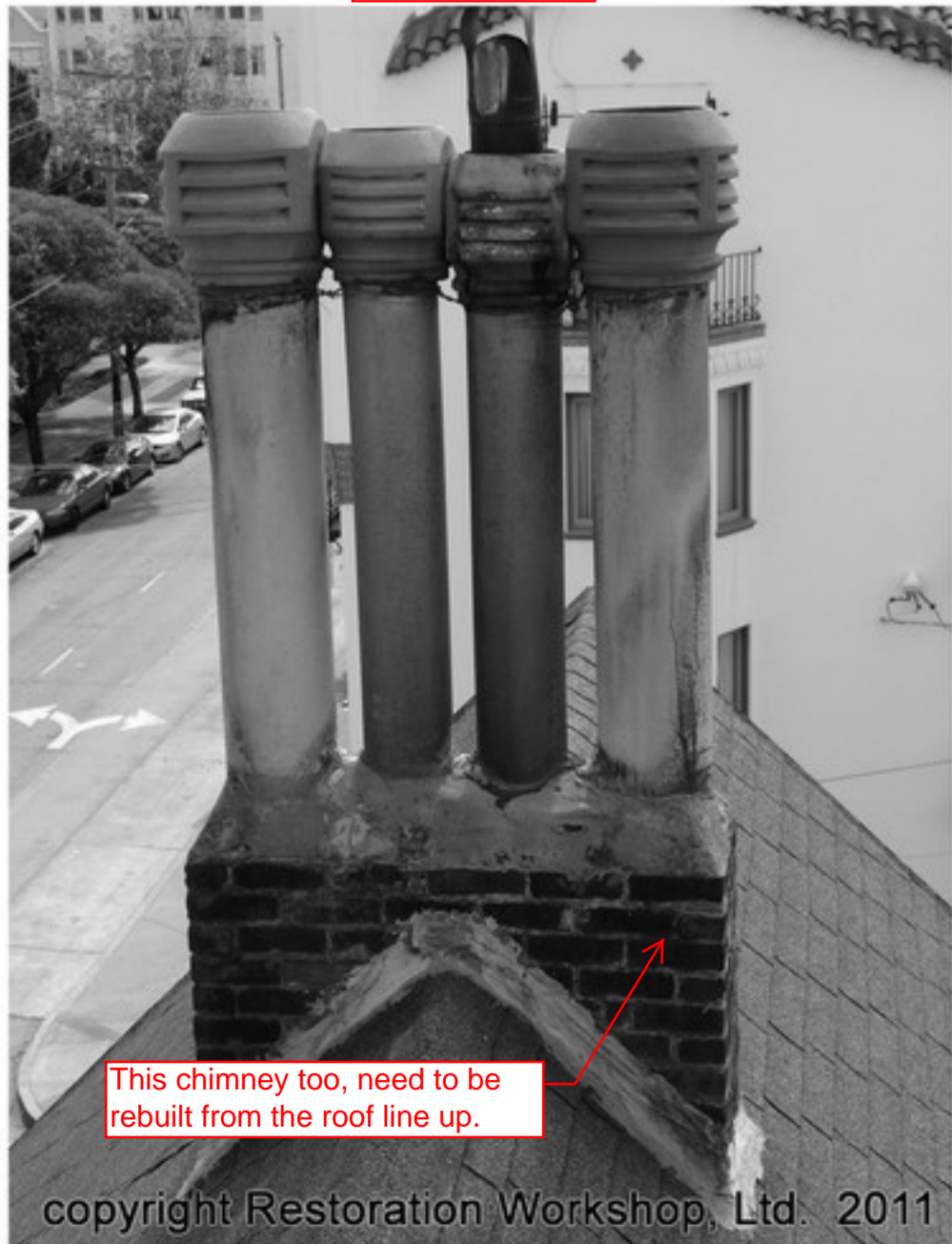
relocate skylight as noted in site plan.

Again, badly decayed brick and mortar. This chimney should be removed completely. It presents a seismic hazard, and is unused. It is not readily visible from the street.

Kitchen Chimney



Base of Kitchen Chimney



This chimney too, need to be rebuilt from the roof line up.

Parlor chimneys



Restore proper trim to this area.

Former Balcony location at eastern end of sun room.



Window sashes in generally very bad condition.

Restore proper trim to this area.

Former balcony location at west side of sun room.



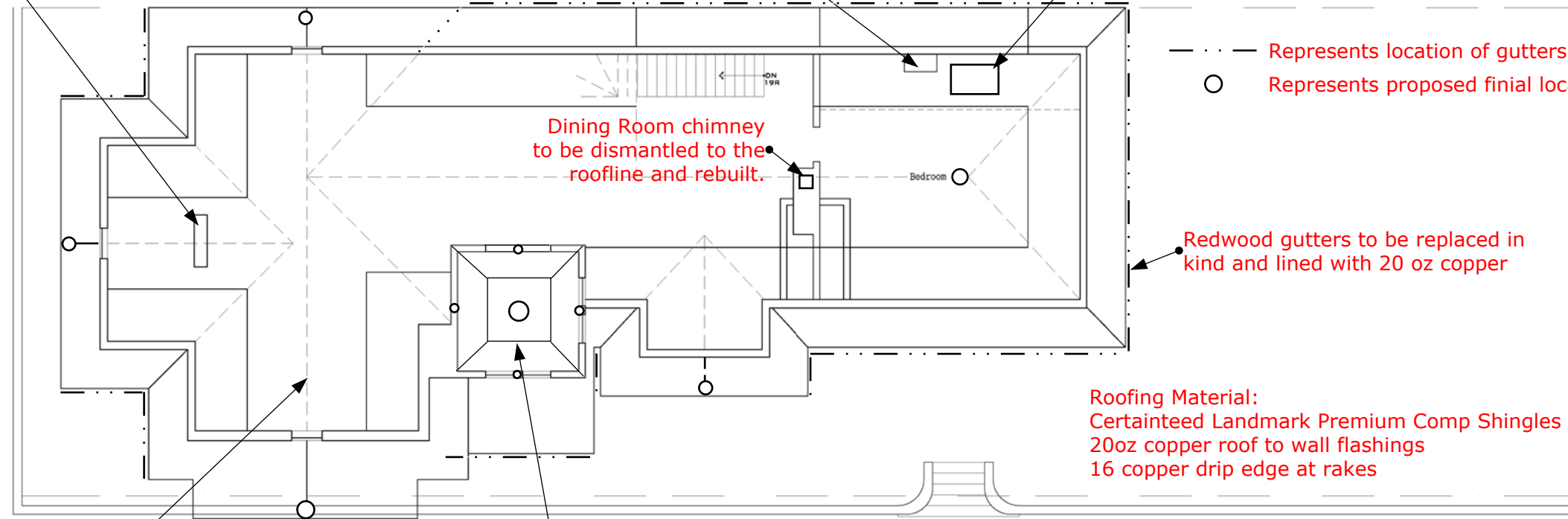
Exterior Paint Condition



Living room chimney to be dismantled to roofline and rebuilt with compatible new brick. Original terra cotta extensions and spark arrestors to be retained.

Proposed change: Remove superfluous existing brick chimney all the way to the base. It is a flue only with no fireplace attached. It is in unsound condition and thus presents a danger in the event of an earthquake.

Reposition existing skylight approximately 4 feet to the south, and farther from the property line. (up roof slope).



Dining Room chimney to be dismantled to the roofline and rebuilt.

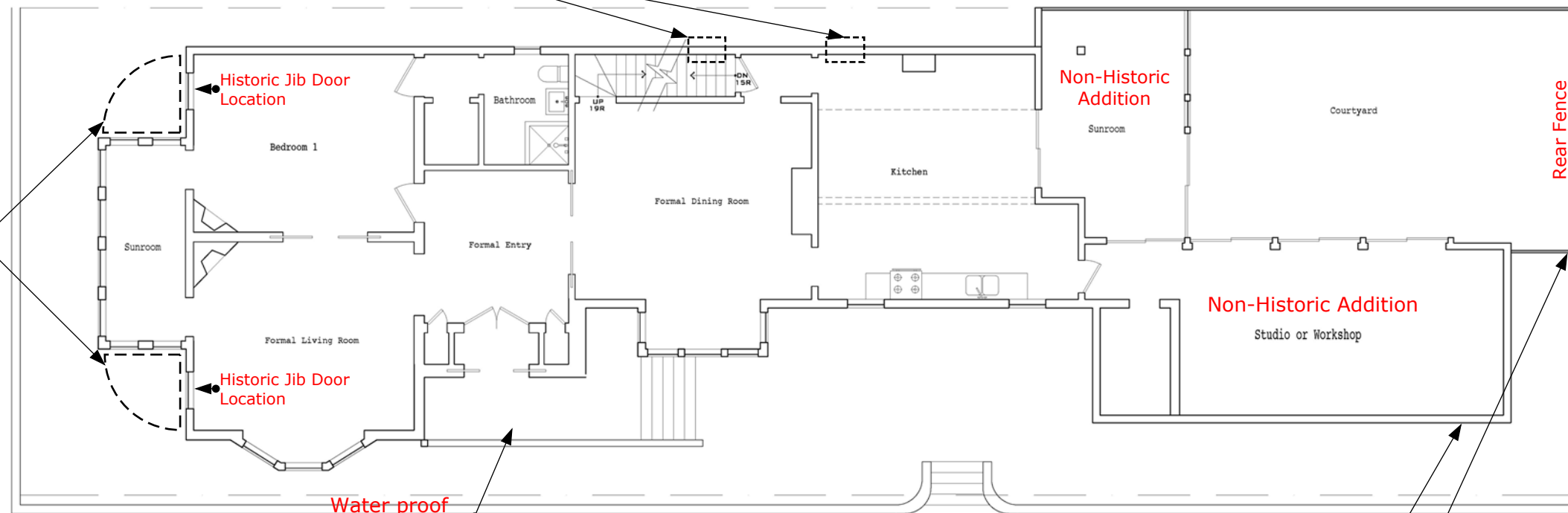
Redwood gutters to be replaced in kind and lined with 20 oz copper

Roofing Material:  
Certaineed Landmark Premium Comp Shingles  
20oz copper roof to wall flashings  
16 copper drip edge at rakes

Recreate metal ridge cap at all ridges

Existing wood cupola cap sides to be sheathed in 20oz. copper. Existing profiles will be maintained. A 20oz copper roof will replace the existing galvanized roof.

Boarded up windows to be reopened and glazed



Historic Balcony Locations (per 1921 DPW photo)

Waller Street

Water proof porch deck (e)

Remove and replace deteriorating T1-11 siding with lap siding on non-historic addition and rear fence.

Buchanan Street

North

Laussat Street

THE NIGHTINGALE HOUSE, 201 BUCHANAN, SAN FRANCISCO, CA

EXISTING FLOOR PLANS



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SHEET NO. A1