



# SAN FRANCISCO PLANNING DEPARTMENT

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May 10, 2013

Ms. Angela Calvillo, Clerk  
Board of Supervisors  
City and County of San Francisco  
City Hall, Room 244  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

**Re: Transmittal of Planning Department Case Number 2011.0310U:  
Mills Act Historical Property Contract Application  
201 Buchanan Street (a.k.a. Nightingale House), Landmark No. 47  
BOS File No: \_\_\_\_\_ (pending)  
Historic Preservation Commission Recommendation: Approval**

Dear Ms. Calvillo,

On January 16, 2013 the San Francisco Historic Preservation Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Mills Act Historical Property Contract Application;

**At the January 16, 2013 hearing, the Historic Preservation Commission voted to approve the proposed Resolution.**

The Resolution recommends that the Board of Supervisors approve the Mills Act Historical Property Contract, rehabilitation program and maintenance plan for the property at 201 Buchanan Street (a.k.a. Nightingale House), City Landmark No. 47.

Please note that the Project Sponsor submitted the Mills Act application in July 8, 2011. The application submittal coincided with City efforts to amend the Mills Act Program to make the application process quicker, cheaper, and more predictable. Therefore, the Department placed the application on hold so that the pending legislation could be finalized before the new contract was reviewed. The amended legislation, sponsored by Supervisor Scott Wiener, became effective in October 2012, and the Department resumed processing the application at that time. Meanwhile, the Project Sponsor secured a Certificate of Appropriateness (HPC Motion No. 0117) for the rehabilitation work and commenced work to forestall any further deterioration of the building. The following components of the rehabilitation program have been completed over the past two years:

- 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; (90% complete on main floor)
- In-kind replacement of all redwood gutters and copper downspouts; and,

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

- Recreation of missing balconies, closely matching the forms shown in the historic photographs; (50% complete)

The following qualifying Mills Act Contract components are scheduled for completion over the next ten years. Please see the schedule in Exhibit A for the expected timeframes for completion:

- Installation of a surface membrane and flashing above the non-historic porch decking;
- Selective repair and in-kind replacement of exterior millwork; (tower completed)
- Off-site restoration of the period steel and iron fencing and reinstallation above the concrete retaining wall;
- Recreation of the jib doors that opened from the parlors to the missing balconies based upon building evidence; and,
- Recreation of the missing gable tip finials and ridge crest, closely matching the forms shown in the historic photographs.

As detailed in the Mills Act application, the Project Sponsor has committed to a maintenance plan that will include both annual and cyclical 15-year inspections. Furthermore, the Planning Department will administer an inspection program to monitor the provisions of the contract. This program will involve a yearly affidavit issued by the property owner verifying compliance with the approved maintenance and rehabilitation plans as well as a cyclical 5-year site inspection.

Finally, please also note that San Francisco Architectural Heritage has held a preservation easement for the Nightingale since 1974. This was the first easement accepted into Heritage's program. Since that time, Heritage has received donations of over 60 permanent preservation easements, creating one of the largest preservation easement programs in the West. Heritage is the only local organization in San Francisco with a program to receive, administer, and enforce preservation easements.

Please find attached documents relating to the Commission's action. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,



AnMarie Rodgers

Manager of Legislative Affairs

cc: Supervisor London Breed

Attachments:

Historic Preservation Commission Resolution No. 0701  
Mills Act Contract Case Report, dated January 16, 2013, including the following:  
Draft Mills Act Historical Property Contract  
Contract Exhibit A: Approved Rehabilitation Program  
Contract Exhibit B: Proposed Maintenance Plan.  
Market Analysis and Income Approach provided by the Assessor's Office  
Mills Act Application



# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Preservation Commission Resolution No. 0701 HEARING DATE JANUARY 16, 2013

*Filing Date:* July 8, 2011  
*Case No.:* 2011.0310U  
*Project Address:* 201 Buchanan Street  
*Zoning:* RTO (Residential Transit-Oriented)  
40-X Height and Bulk District  
*Block/Lot:* 0858/002  
*Applicant:* Jason H. Stein  
201 Buchanan Street  
San Francisco, CA 94102  
*Staff Contact* Shelley Caltagirone – (415) 558-6625  
shelley.caltagirone@sfgov.org  
*Reviewed By* Tim Frye – (415) 575-6822  
[tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

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**ADOPTING FINDINGS RECOMMENDING TO THE BOARD OF SUPERVISORS APPROVAL OF THE MILLS ACT HISTORICAL PROPERTY CONTRACT, REHABILITATION PROGRAM, AND MAINTENANCE PLAN FOR 201 BUCHANAN STREET.**

**WHEREAS**, in accordance with Article 1.9 (commencing with Section 439) of Chapter 3 of Part 2 of Division 1 of the California Revenue and Taxation Code, the City and County of San Francisco may provide certain property tax reductions, such as the Mills Act; and

**WHEREAS**, the Mills Act authorizes local governments to enter into contracts with owners of private historical property who assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property; and

**WHEREAS**, Ordinance No. 191-96 amended the San Francisco Administrative Code by adding Chapter 71 to implement California Mills Act, California Government Code Sections 50280 *et seq.*; and

**WHEREAS**, the existing building located at 201 Buchanan Street, historically known as the Nightingale House, is City Landmark #47 pursuant to San Francisco Planning Code Article 10, and thus qualifies as a historic property; and

**WHEREAS**, the Planning Department has reviewed the Mills Act application, historical property contract, rehabilitation program, and maintenance plan for 201 Buchanan Street, which are located in Case Docket No. 2011.0310U. The Planning Department recommends approval of the Mills Act historical property contract, rehabilitation program, and maintenance plan; and

**WHEREAS**, the Historic Preservation Commission (HPC) recognizes the historic building at 201 Buchanan Street as an historical resource and believes the rehabilitation program and maintenance plan are appropriate for the property; and

**WHEREAS**, at a duly noticed public hearing held on January 16, 2013, the Historic Preservation Commission reviewed documents, correspondence and heard oral testimony on the Mills Act application, historical property contract, rehabilitation program, and maintenance plan for 201 Buchanan Street, which are located in Case Docket No. 2011.0310U. The Historic Preservation Commission recommends approval of the Mills Act historical property contract, rehabilitation program, and maintenance plan.

**THEREFORE BE IT RESOLVED** that the **Historic Preservation Commission hereby recommends** that the Board of Supervisors approve the Mills Act historical property contract, rehabilitation program, and maintenance plan for the historic building located at 201 Buchanan Street.

**BE IT FURTHER RESOLVED** that the **Historic Preservation Commission hereby directs** its Commission Secretary to transmit this Resolution, the Mills Act historical property contract, rehabilitation program, and maintenance plan for 201 Buchanan Street, and other pertinent materials in the case file 2011.0310U to the Board of Supervisors.

I hereby certify that the foregoing Resolution was **ADOPTED** by the Historic Preservation Commission on January 16, 2013.

Jonas P. Ionin  
Acting Commission Secretary

**AYES:** Damkroger, Johns, Hasz, Martinez, Matsuda, and Wolfram

**NOES:** None

**ABSENT:** None

**ADOPTED:** January 16, 2013



# SAN FRANCISCO PLANNING DEPARTMENT

## Mills Act Contract Case Report

*Hearing Date:* January 16, 2013  
*Filing Date:* July 8, 2011  
*Case No.:* 2011.0310U  
*Project Address:* 201 Buchanan Street  
*Zoning:* RTO (Residential Transit-Oriented)  
40-X Height and Bulk District  
*Block/Lot:* 0858/002  
*Applicant:* Jason H. Stein  
201 Buchanan Street  
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### PROPERTY DESCRIPTION

The subject property is located on the west side of Buchanan Street 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 was John Marquis. 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 Mansard-roofed central tower, a steeply-pitched roof, and projecting bays, both square and slanting.

### PROJECT DESCRIPTION

This project is a Mills Act Historical Property Contract application.

### MILLS ACT REVIEW PROCESS

Once a Mills Act application is received, the matter is referred to the Historic Preservation Commission (HPC) for review and recommendation on the historical property contract, proposed rehabilitation program, and proposed maintenance plan. The Historic Preservation Commission shall conduct a public hearing on the Mills Act application and contract and make a recommendation for approval or disapproval to the Board of Supervisors.

The Board of Supervisors will hold a public hearing to review and approve or disapprove the Mills Act application and contract. The Board of Supervisors shall conduct a public hearing to review the Historic Preservation Commission recommendation, information provided by the Assessor's Office, and any other information the Board requires in order to determine whether the City should execute a historical property contract for the subject property.

The Board of Supervisors shall have full discretion to determine whether it is in the public interest to enter into a Mills Act contract and may approve, disapprove, or modify and approve the terms of the contract. Upon approval, the Board of Supervisors shall authorize the Director of Planning and the Assessor's Office to execute the historical property contract.

### **MILLS ACT REVIEW PROCEDURES**

The Historic Preservation Commission is requested to review and make recommendation on the following:

- The draft Mills Act Historical Property Contract between the property owner and the City and County of San Francisco.
- The proposed rehabilitation program and maintenance plan.

The Historic Preservation Commission may also comment in making a determination as to whether the public benefit gained through restoration, continued maintenance, and preservation of the property is sufficient to outweigh the subsequent loss of property taxes to the City.

### **APPLICABLE PRESERVATION STANDARDS**

Ordinance No. 191-96 amended the San Francisco Administrative Code by adding Chapter 71 to implement the California Mills Act, California Government Code Sections 50280 *et seq.* The Mills Act authorizes local governments to enter into contracts with private property owners who will rehabilitate, restore, preserve, and maintain a "qualified historical property." In return, the property owner enjoys a reduction in property taxes for a given period. The property tax reductions must be made in accordance with Article 1.9 (commencing with Section 439) of Chapter 3 of Part 2 of Division 1 of the California Revenue and Taxation Code.

Mills Act contracts must be made for a minimum term of ten years. The ten-year period is automatically renewed by one year annually to create a rolling ten-year term. One year is added automatically to the initial term of the contract on the anniversary date of the contract, unless notice of nonrenewal is given or the contract is terminated. If the City issues a notice of nonrenewal, then one year will no longer be added to the term of the contract on its anniversary date and the contract will only remain in effect for the remainder of its term. The City must monitor the provisions of the contract until its expiration and may terminate the Mills Act contract at any time if it determines that the owner is not complying with the terms of the contract or the legislation. Termination due to default immediately ends the contract term. Mills Act contracts remain in force when a property is sold.

San Francisco Administrative Code Chapter 71, Section 71.2, defines a "qualified historic property" as one that is not exempt from property taxation and that is one of the following:

- (a) Individually listed in the National Register of Historic Places;
- (b) Listed as a contributor to an historic district included on the National Register of Historic Places;

- (c) Designated as a City landmark pursuant to San Francisco Planning Code Article 10;
- (d) Designated as contributory to an historic district designated pursuant to San Francisco Planning Code Article 10; or
- (e) Designated as significant (Categories I or II) or contributory (Categories III or IV) to a conservation district designated pursuant to San Francisco Planning Code Article 11.

All properties that are eligible under the criteria listed above must also meet a tax assessment value to be eligible for a Mills Act Contract. The tax assessment limits are listed below:

***Residential Buildings***

Eligibility is limited to a property tax assessment value of not more than \$3,000,000.

***Commercial, Industrial or Mixed Use Buildings***

Eligibility is limited to a property tax assessment value of not more than \$5,000,000.

Properties may be exempt from the tax assessment values if it meets any one of the following criteria:

- The qualified historic property is an exceptional example of architectural style or represents a work of a master architect or is associated with the lives of persons important to local or national history; or
- Granting the exemption will assist in the preservation and rehabilitation of a historic structure (including unusual and/or excessive maintenance requirements) that would otherwise be in danger of demolition, deterioration, or abandonment; and
- Granting the exemption will not cause the cumulative loss of property tax revenue to the City to exceed \$1,000,000 annually.

Properties applying for a valuation exemption must provide evidence that it meets the exemption criteria, including a historic structure report to substantiate the exceptional circumstances for granting the exemption. The Historic Preservation Commission shall make specific findings as whether to recommend to the Board of Supervisors if the valuation exemption shall be approved. Final approval of this exemption is under the purview of the Board of Supervisors.

## **PUBLIC/NEIGHBORHOOD INPUT**

The Department has not received any public comment regarding the Mills Act Historical Property Contract.

## **STAFF ANALYSIS**

As detailed in the Mills Act application, the Project Sponsor proposes to continue rehabilitation efforts approved under Certificate of Appropriateness in April 2011 (Motion No. 0117). Staff determined that the proposed work, detailed in the attached staff report, is consistent with Secretary of Interior's Standards for Rehabilitation and for Restoration.

The Project Sponsor, Planning Department Staff, and the Office of the City Attorney have negotiated the attached draft historical property contract, which includes a draft maintenance plan for the historic building. Department staff believes that the draft historical property contract and maintenance plan are adequate. The previously approved rehabilitation program 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.

The maintenance plan involves a cycle of annual inspections and maintenance and a longer-term maintenance cycle to be performed as necessary (estimated annual cost in current dollars, \$3,500). The maintenance plan addresses care of the wood sheathing, millwork and ornamentation; sheet metal; glazing; doors; roof; gutters, downspouts, and drainage; and, the exposed foundation. The attached draft historical property contract will help the Project Sponsor mitigate these expenditures and will induce the Project Sponsor to maintain the property in excellent condition in the future.

Finally, the subject property is currently valued by the Assessor's Office as under \$3,000,000 (see attached Market Analysis and Income Approach reports). Therefore, the 201 Buchanan Street Mill's Act application requires no exemption from the valuation rule for residential properties.

### **PLANNING DEPARTMENT RECOMMENDATION**

The Planning Department recommends that the Historic Preservation Commission adopt a resolution recommending approval of the Mills Act Historical Property Contract and maintenance plan for 201 Buchanan Street.

### **HISTORIC PRESERVATION COMMISSION ACTIONS**

Review and adopt a resolution:

1. Recommending to the Board of Supervisors the approval of the proposed Mills Act Historical Property Contract between the property owner and the City and County of San Francisco;
2. Approving the proposed Mills Act maintenance plan for 201 Buchanan Street, and delegating review of the work to the Planning Department preservation staff for administrative Certificate of Appropriateness approval as per HPC Motion No. 0181. The maintenance work delegated to staff for review and administrative approval includes; repairing or replacing millwork; repairing sheet metal features; glazing windows; repairing or replacing door hardware; repairing or replacing roof materials; repairing or replacing gutters, downspouts, and drainage; and, repairing the foundation.

#### **Attachments:**

Draft Resolution

Draft Mills Act Historical Property Contract

Contract Exhibit A: Approved Rehabilitation Program

Contract Exhibit B: Proposed Maintenance Plan.

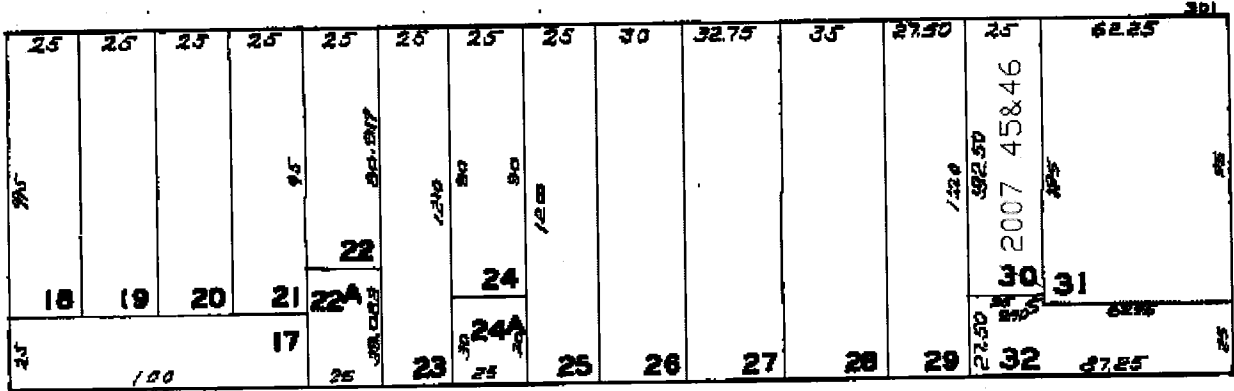
Market Analysis and Income Approach provided by the Assessor's Office

Mills Act Application

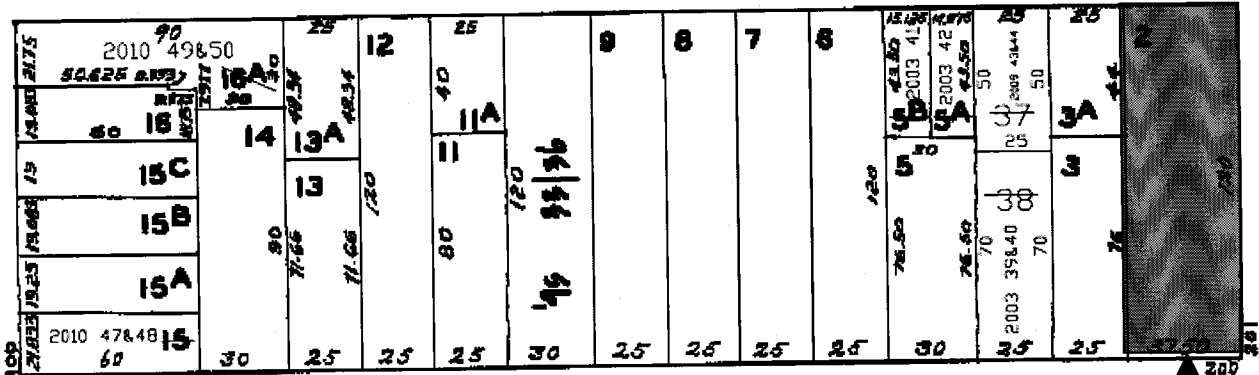


# Parcel Map

HAIGHT



LAUSSAT



WALLER

**SUBJECT PROPERTY**

WEBSTER

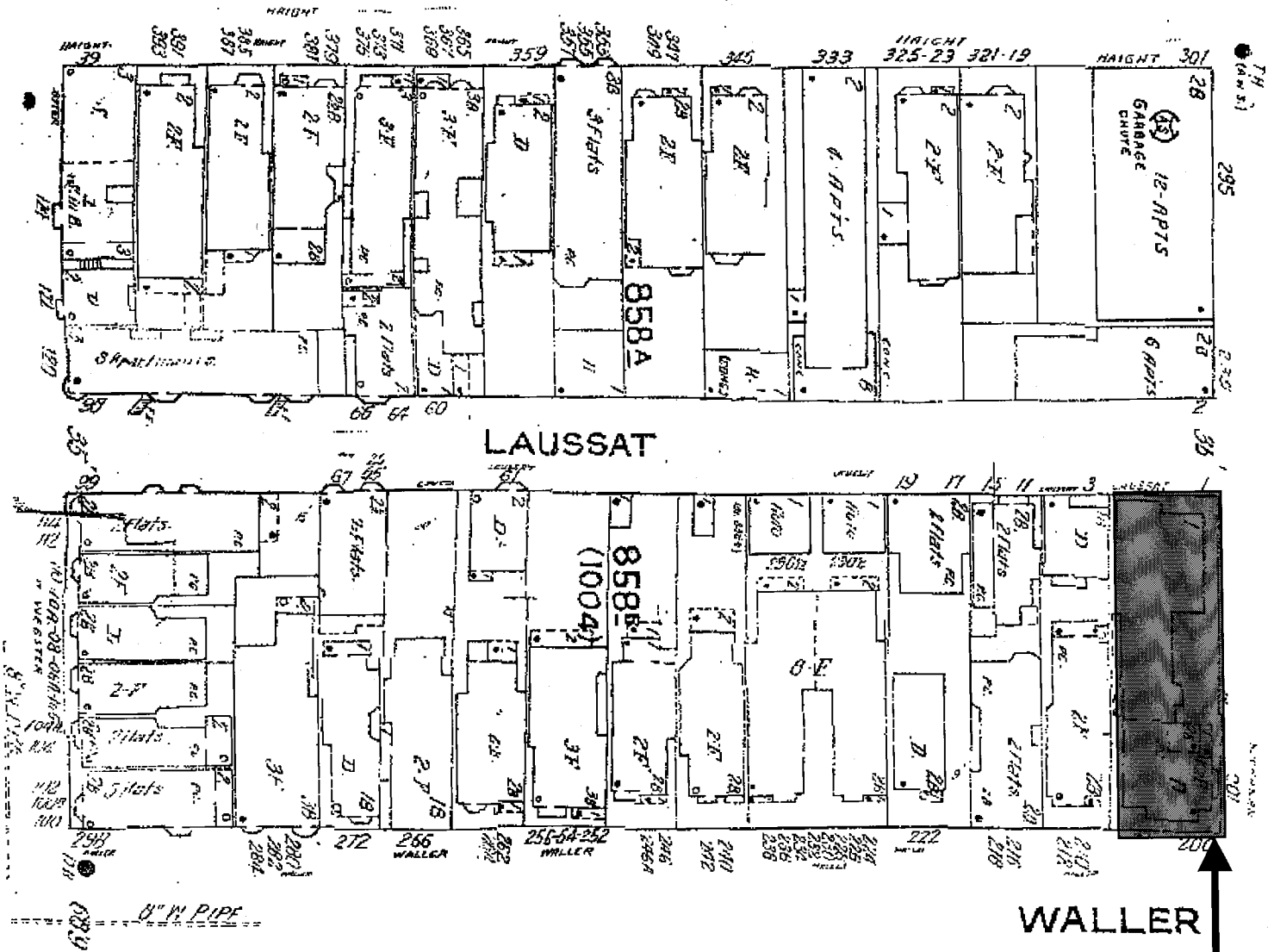
BUCHANAN



Mills Act Application  
 Case Number 2011.0310U  
 Nightingale House, Landmark #47  
 201 Buchanan Street



# Sanborn Map\*



\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

**SUBJECT PROPERTY**

Mills Act Application  
 Case Number 2011.0310U  
 Nightingale House, Landmark #47  
 201 Buchanan Street





# Aerial Photo



SUBJECT PROPERTY



Mills Act Application  
Case Number 2011.0310U  
Nightingale House, Landmark #47  
201 Buchanan Street



Recording Requested by, and  
when recorded, send notice to:  
Director of Planning  
1650 Mission Street  
San Francisco, California 94103-2414

**CALIFORNIA MILLS ACT  
HISTORIC PROPERTY AGREEMENT  
201 Buchanan Street  
("NIGHTINGALE HOUSE")  
SAN FRANCISCO, CALIFORNIA**

THIS AGREEMENT is entered into by and between the City and County of San Francisco, a California municipal corporation ("City") and Jason H. Stein and Howard Stein ("Owners").

**RECITALS**

Owners are the owners of the property located at 201 Buchanan Street, in San Francisco, California (Block 0858, Lot 002). The building located at 201 Buchanan Street is designated as a City Landmark pursuant to Article 10 of the Planning Code and is also known as the "Nightingale House" ("Historic Property").

Owners desire to execute a rehabilitation and ongoing maintenance project for the Historic Property. Owners' application calls for the rehabilitation and restoration of the Historic Property according to established preservation standards, which it estimates will cost approximately Six Hundred and Twelve Thousand Dollars (\$612,000). (See Rehabilitation Plan, Exhibit A.) Owners' application calls for the maintenance of the Historic Property according to established preservation standards, which is estimated will cost approximately Three Thousand and Five Hundred Dollars (\$3,500) annually (See Maintenance Plan, Exhibit B).

The State of California has adopted the "Mills Act" (California Government Code Sections 50280-50290, and California Revenue & Taxation Code, Article 1.9 [Section 439 et seq.]) authorizing local governments to enter into agreements with property Owners to reduce their property taxes, or to prevent increases in their property taxes, in return for improvement to and maintenance of historic properties. The City has adopted enabling legislation, San Francisco Administrative Code Chapter 71, authorizing it to participate in the Mills Act program.

Owners desire to enter into a Mills Act Agreement (also referred to as a "Historic Property Agreement") with the City to help mitigate its anticipated expenditures to restore and maintain the Historic Property. The City is willing to enter into such Agreement to mitigate these expenditures and to induce Owners to restore and maintain the Historic Property in excellent condition in the future.

NOW, THEREFORE, in consideration of the mutual obligations, covenants, and conditions contained herein, the parties hereto do agree as follows:

1. Application of Mills Act. The benefits, privileges, restrictions and obligations provided for in the Mills Act shall be applied to the Historic Property during the time that this Agreement is in effect commencing from the date of recordation of this Agreement.

nership, each of the persons  
covenant and warrant that such  
as and is qualified to do business  
r into this Agreement, and that  
authorized to do so.

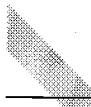
rmined to be invalid or  
fected thereby, and each other  
ne fullest extent permitted by law.

t to import, purchase, obtain or  
od product.

d subject to the provisions of the

n parts

is Agreement as follows:

  
\_\_\_\_\_

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\_\_\_\_\_

\_\_\_\_\_



# 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

# EXHIBIT A

APPLICATION No. \_\_\_\_\_

PLANS DATED: \_\_\_\_\_

DEPARTMENT OF CITY PLANNING

## 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. Certainteed 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

**ion**

<p>ropriate for exterior use. aired with high quality,</p>	
<p>ern plywood and leaks ill be installed to provide a</p>	\$4400.00
<p>is sided in T1-11 sheet siding, vanced state of decay and placed with fiber cement or</p>	\$11360.00
<p>and south faces of the house ffer from rot, failing joints, l floor windows in the dormers oly be restored. The bulk of their useful life and must be l cases. These windows are to any for a longer life in all new windows. Single e historic look of the house. nd bottom using replaceable, and increase heating rs, in groups over the 10 year</p>	\$38304.00
<p>suffered damage and vn to bare metal. In most nce will be professionally entlest feasible aggregate. In areas and areas impossible to e executed. Once repairs are oxy metal primer and he fence in areas where the then be repainted with an ated to replace the long- als will be found to replace</p>	\$13223.00

<p>earing from the atching the appearance of gineering and with modern materials ital review before issuance</p>	TBD
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## **201 Buchanan St. Mills Act Application**

Maintenance Plan (Application Page 6c and 6d)

Chris Yerke, Restoration Workshop, Ltd. - March, 10th 2011

**EXHIBIT B**

APPLICATION No \_\_\_\_\_

PLANS DATED: \_\_\_\_\_

PLANNING DEPARTMENT

The maintenance plan for 201 Buchanan St. involves both a cycle of readily performed annual inspections and maintenance and a longer major maintenance cycle to be performed at painting intervals of approximately 15 years when scaffolding is in place.

Annual inspection of all accessible features should be performed each year, following the winter rains in May or June. This inspection should encompass all readily accessible/visible areas of the exterior, with emphasis on the most vulnerable locations. The inspection should be followed by recommended maintenance to be completed before the following winter rainy season.

### **Exterior**

#### **Wood sheathing, millwork and ornaments**

Inspect: Annually, best done after end of rainy season.

Annual: Spot prime, paint and caulk as necessary to protect all readily accessible joinery and wood surfaces as necessary.

Long Term: Approximately every 15 years, replace or repair millwork, prep and repaint building.

#### **Sheet metal**

Inspect: Annually

Annual: Replace any loose nails, and repair any solder joints damaged by cycles of expansion and contraction, on all readily accessible sheet metal surfaces. Visually inspect gutters for blockage or damage. Inspect downspouts for proper function.

Long Term: Exhaustive inspection of all sheet metal surfaces, including gutter lining concurrent with major painting and maintenance intervals. Repair as necessary.

#### **Glazing**

Inspect: Annually

Annual: Maintain as necessary, checking for signs of moisture infiltration.

#### **Doors**

Inspect: Annually

Maintain: Inspect all exterior doors for proper seal and function. Replace/adjust hardware as necessary.

#### **Roof**

Inspect: Approximately every 15 years with major maintenance cycle.

Maintain: As required.



## **201 Buchanan St. Mills Act Application**

Maintenance Plan (Application Page 6c and 6d)

Chris Yerke, Restoration Workshop, Ltd. - March, 10th 2011

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### **Gutters, Downspouts and Drainage**

Inspect: Annually during rains.

Maintain: Repair if needed.

### **Exposed Foundation**

Inspect: Annually for cracks/settling

Maintain: No routine maintenance required.



**SINGLE FAMILY RESIDENCE MARKET ANALYSIS**

	Subject	Sale 1		Sale 2		Sale 3	
APN	858-2	632-14		980-18			
Address	201 Buchanan	2781 Clay		2240 Broderick			
Sales Price		\$2,865,000		\$2,655,000			
	Description	Description	Adjust.	Description	Adjust.	Description	Adjust.
Cash Equivalency							
Date of Valuation	01/01/12	03/18/11		03/03/11			
Location	Pacific Heights	Pacific Heights		Pacific Heights			
Proximity to Subject							
Lot Size	4,500	2,495	\$200,500	2,060	\$244,000		
View	none						
Year Blt/Year Renovated	1878	1900		1900			
Condition	Good	Good		Good			
Construction Quality	Good	Good		Good			
Functional Utility	Good	Good		Good			
Gross Living Area	3,224	3,409	(\$74,000)	3,370	(\$58,400)		
Main floor(s) Living Area	2,144	3,409		3,370			
Total Rooms	10	9		12			
Bedrooms	5						
Full Baths/Half Baths	2	3	-\$50,000	2			
Stories							
Garage							
Fin. Basement included in Gross Living Area	1080	0		0			
Other Amenities	6 Fireplaces	1 Fireplace		1 Fireplace			
Zoning	RH3	RH1		RH1			
Net Adjustments			(\$76,500)		\$185,600		
Indicated Value			\$2,941,500		\$2,840,600		
Adjust. \$ Per Sq. Ft.			\$863		\$843		

VALUE RANGE: \$2,840,600 to \$2,941,500 VALUE CONCLUSION: \$2,850,000 - F.M.V.

Lot size adjusted at \$100 per sq ft. Gross living area adjusted at \$400 per sq ft. Full bath adjustment \$50,000.00





**Income Approach**

**APN 0858-2  
201 Buchanan St  
Mills Act  
Lien Date 01/01/12**

**Potential Gross Income**

Rental Income	3,224 sq. ft.	@	\$5300	\$63,600
Less Vacancy & Collection Loss		@	5%	<u>-\$3,180</u>
<b>Effective Gross Income</b>				\$60,420
Less Operating Expenses		@	15%	<u>-\$9,063</u>
<b>Net Operating Income</b>				\$51,357

**Restricted Capitalization Rate**

Rate Components:

Interest Rate per SBE	@	5.000%
Risk	@	4.000%
Property Tax Rate	@	1.178%
Amortization (60-year	@	<u>5.000%</u>
Remaining economic		16.678%
Life; improvements)		

**Capitalization Rate Summation**

Land:	5.000%	Imps:	5.000%
	4.000%		4.000%
	<u>1.178%</u>		1.178%
	8.178%		<u>5.000%</u>
			15.178%

**Weighted Capitalization Rate:**

Land:	10.178%	x	0.6	=	6.11%
Imps:	15.178%	x	0.4	=	<u>6.07%</u>
					12.18%

**Restricted Value @ 12.18% \$1,469,963 Per NRA: \$261**

**Taxable Value – Three-Way Comparison**

1 Restricted Value	\$421,650
2 Factored Base Year Value	\$1,566,334

3 Market Value

\$2,850,000

p. 3

CASE NUMBER:  
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# APPLICATION FOR Mills Act Historical Property Contract

## 1. Owner/Applicant Information

PROPERTY OWNER 1 NAME: Jason H. Stein	TELEPHONE: (415 )517-4424
PROPERTY OWNER 1 ADDRESS: 201 Buchanan Street	EMAIL: j.h.stein@comcast.net

PROPERTY OWNER 2 NAME: Howard Stein	TELEPHONE: (714 )840-1229
PROPERTY OWNER 2 ADDRESS: <del>345</del> Sagamore Drive, Huntington Beach CA, 92649 3541	EMAIL: Hes1st@Earthlink.net

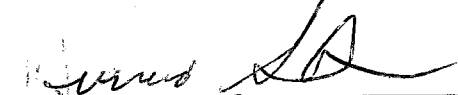
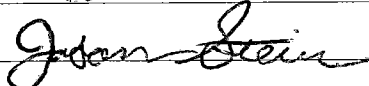
PROPERTY OWNER 2 NAME:	TELEPHONE: ( )
PROPERTY OWNER 2 ADDRESS:	EMAIL:

## 2. Subject Property Information

PROPERTY ADDRESS: 201 Buchanan Street	ZIP CODE: 94102
PROPERTY PURCHASE DATE: 07/02/10	ASSESSOR BLOCK/LOT(S): 0858,002
MOST RECENT ASSESSED VALUE: \$1,535,624.00	ZONING DISTRICT: RTO

Are taxes on all property owned within the City and County of San Francisco paid to date?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Do you own other property in the City and County of San Francisco? <i>If Yes, please list the addresses for all other property owned within the City of San Francisco on a separate sheet.</i>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Property is designated as a City Landmark under Article 10 of the Planning Code	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Are there any outstanding enforcement cases on the property from the San Francisco Planning Department or the Department of Building Inspection?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

I/we am/are the present owner(s) of the property described above and hereby apply for an historical property contract.

Owner Signature:   
 Owner Signature:   
 Owner Signature: \_\_\_\_\_

Date: 4/25/11  
 Date: 5/17/11  
 Date: \_\_\_\_\_



CASE NUMBER:  
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3. Program Priority Criteria

The following criteria are used to rank applications. Please check the appropriate categories as they apply to your building. Use a separate sheet to explain why your building should be considered a priority when awarding a Mills Act Historical Property Contract. Buildings that qualify in three of the five categories are given priority consideration.

**1. Property meets one of the six criteria for a qualified historic property:**

Property is individually listed in the National Register of Historic Places	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Property is listed as a contributor to an historic district included on the National Register of Historic Places	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Property is designated as a City Landmark under Article 10 of the Planning Code	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Property is designated as a contributory building to an historic district designated under Article 10 of the Planning Code	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Property is designated as a Category I or II (significant) to a conservation district under Article 11 of the Planning Code	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Property is designated as a Category III or IV (contributory) to a conservation district under Article 11 of the Planning Code	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>

**2. Property falls under the following Property Tax Value Assessments:**

Residential Buildings: \$3,000,000	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Commercial, Industrial or Mixed Use Buildings: \$5,000,000	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>

*\*If property value exceeds these values please complete Part 3: Application of Exemption*

**3. Maintenance and Preservation Plan:**

A 10 Year Preservation and Maintenance Plan will be submitted detailing work to be performed on the subject property	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
--	---	-----------------------------

**4. Required Standards:**

Proposed work will meet the <i>Secretary of the Interior's Standards for the Treatment of Historic Properties</i> and/or the California Historic Building Code.	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
---	---	-----------------------------

*\*If 'Yes', please detail how the proposed work meets the Secretary of Interior Standards on a separate sheet.*

**5. Mills Act Tax Savings:**

Property owner will ensure that a portion of the Mills Act tax savings will be used to finance the preservation, rehabilitation, and maintenance of the property	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
--	---	-----------------------------



CASE NUMBER:  
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4. Application for Exemption from Property Tax Valuation

On a separate sheet please explain how your building meets the following criteria and should be exempt from the property tax valuations. Also attach a copy of the most recent tax bill.

1. The qualified historic property is an exceptional example of architectural style or represents a work of a master architect or is associated with the lives of persons important to local or national history; or
2. Granting the exemption will assist in the preservation of a structure (including unusual and/or excessive maintenance requirements) that would otherwise be in danger of demolition, substantial alteration or relocation. A Historic Structure Report prepared for the property is attached; and
3. Granting the exemption will not cause the cumulative loss of property tax revenue to the City to exceed \$1,000,000 annually.

NAMES:
Jason Stein
Howard Stein
TAX ASSESSED VALUE:
\$1,535,624.00
PROPERTY ADDRESS:
201 Buchanan, San Francisco, CA 94102

By signing below, I/we acknowledge that I/we am/are the owner(s) of the structure referenced above and by applying for exemption from the limitations certify under the penalty of perjury, that the information attached and provided is accurate.

X

Owner Signature: *Howard Stein* Date: 9/18/11  
 Owner Signature: *Jason Stein* Date: 5/17/11  
 Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Planning Department Staff Evaluation

**THIS SECTION TO BE COMPLETED EXCLUSIVELY BY PLANNING DEPARTMENT STAFF**

Cumulative loss of more than \$1,000,000? YES  NO   
 Exceptional Structure? YES  NO   
 Specific threat to resource? YES  NO   
 Complete HSR submitted? YES  NO

Percent above limit: \_\_\_\_\_  
 No. of criteria satisfied: \_\_\_\_\_  
 Planner's Initial: \_\_\_\_\_





## 5. Rehabilitation/Restoration/Maintenance Plan

Use this form to outline your rehabilitation, restoration, and maintenance plan. Copy this page as necessary to include all items that apply to your property. Begin by listing recently completed work (if applicable) and continue with work you propose to complete within the next ten years arranging in order of priority.

Please note that *all applicable Codes and Guidelines apply to all work, including the Planning Code and Building Code. If components of the proposed Plan requires approvals by the Historic Preservation Commission, Planning Commission, Zoning Administrator, or any other government body, these approvals must be secured prior to applying for a Mills Act Historical Property Contract.*

### Rehabilitation/Restoration/Maintenance Scope

PROPERTY ADDRESS: 201 Buchanan Street, San Francisco, CA 94102

BUILDING FEATURE:
Rehab/Restoration <input checked="" type="checkbox"/> Maintenance <input type="checkbox"/> Completed <input type="checkbox"/> Proposed <input checked="" type="checkbox"/>
CONTRACT YEAR WORK COMPLETION:
TOTAL COST (rounded to nearest dollar):
DESCRIPTION OF WORK:  <p style="text-align: center;">(See Attached)</p>

BUILDING FEATURE:
Rehab/Restoration <input type="checkbox"/> Maintenance <input checked="" type="checkbox"/> Completed <input type="checkbox"/> Proposed <input checked="" type="checkbox"/>
CONTRACT YEAR WORK COMPLETION:
TOTAL COST (rounded to nearest dollar):
DESCRIPTION OF WORK:  <p style="text-align: center;">(See Attached)</p>



CASE NUMBER:  
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6. Notary Acknowledgment Form

The notarized signature of the majority representative owner or owners, as established by deed or contract, of the subject property or properties is required for the filing of this application. (Additional sheets may be attached.)

State of California

County of: ORANGE

On: 4-18-2011 before me, MARY M. GIACCHINO  
DATE INSERT NAME OF THE OFFICER


NOTARY PUBLIC personally appeared: Howard Stein  
NAME(S) OF SIGNER(S)

who proved to me on the basis of satisfactory evidence to be the person(s) who name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Mary M. Giacchino  
SIGNATURE



(PLACE NOTARY SEAL)



CASE NUMBER:  
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## 7. Historical Property Tax Adjustment Worksheet Calculation

The following is an example showing the possible tax benefits to the historical property owner of an owner-occupied single-family dwelling. This form is a guideline only. Your reduced property tax under a Mills Act contract is not guaranteed to match this calculation.

**EXAMPLE:**

Single-family Dwelling  
Current Assessed Value = \$100,000  
Estimated Monthly Rent = \$800

### Determine Annual Income and Annual Operating Expenses

An \$800 monthly income less \$100 monthly expenses for maintenance, repairs, insurance, utilities yields a net monthly income of \$700. Multiply the net monthly income by 12 months for an annual net income of \$8,400. (Mortgage payments and property taxes are not considered expenses.)

### Determine Capitalization Rate

Add the following together to determine the Capitalization Rate:

- The Interest Component is determined by the Federal Housing Finance Board and is based on conventional mortgages. While this component will vary from year to year, the State Board of Equalization has set this at 6.50% for 2009.
- The Historical Property Risk Component of 4% (as prescribed in Sec. 439.2 of the State Revenue and Tax Code) applies to owner-occupied single-family dwellings. A 2% risk component applies to all other properties.
- The Property Tax Component (Post-Prop. 13) of .01 times the assessment ratio of 100% (1%).
- The Amortization Component is a percentage equal to the reciprocal of the remaining life of the structure and is set at the discretion of the County Assessor for each individual property. In this example the remaining life of a wood frame building is typically 20 years. The amortization component is calculated thus:  $100\% \times 1/20 = 5\%$ . Use 5% for your calculation.

To arrive at the Capitalization Rate add the components as such:

Interest Component	6.5%
Historical Property Risk Component	4.0%
Property Tax Component	1.0%
Amortization Component	5.0%
<b>CAPITALIZATION RATE</b>	<b>16.5%</b>

### Calculate New Assessed Value and Estimated Tax Reduction

The new assessed value is determined by dividing the annual net income (\$8,400) by the capitalization rate .1650 (16.50%) to arrive at the new assessed value of \$50,909.

Lastly, determine the amount of taxes to be paid by taking .01 (1%) of the assessed value \$50,909. Compare this with the current property tax rate for land and improvements only (be sure not to include voter indebtedness, direct assessments, tax rate areas and special districts items on your tax bill).

In this example, the annual property taxes have been reduced by \$491 (\$1,000 - \$509), an approximately 50% property tax reduction.

**Current general levy property tax:**

Original Assessed Valuation	\$100,000
Tax Rate	1%
<b>CURRENT PROPERTY TAXES</b>	<b>\$1,000</b>

**Mills Act property tax:**

New Assessed Value	\$50,909
Tax Rate	1%
<b>MILLS ACT PROPERTY TAXES</b>	<b>\$509</b>



CASE NUMBER:  
For Staff Use Only

Historical Property Tax Adjustment Worksheet Guide

PROPERTY ADDRESS:

**STEP 1: Determine Annual Income of Property**

ANNUAL PROPERTY INCOME	CURRENT	EXPLANATION
1. Monthly Rental Income	\$ 5300.00	For owner-occupied properties estimate a monthly rental income. Include all potential sources of income (filming, advertising, photo shoots, billboard rentals, etc.)
2. Annual Rental Income	\$ 63600.00	Multiply Line 1 by 12

**STEP 2: Calculate Annual Operating Expenses**

ANNUAL OPERATING EXPENSES	CURRENT	EXPLANATION
3. Insurance	\$ 2561.00	Fire, Liability, etc.
4. Utilities	\$ 6637.00	Water, Gas, Electric, etc
5. Maintenance*	\$ 3500.00	Maintenance includes: Painting, plumbing, electrical, gardening, cleaning, mechanical, heating repairs, and structural repairs.
6. Management*	\$	
7. Other Operating Expenses	\$	Security, services, etc. Provide breakdown on separate sheet.
8. Total Expenses†	\$ 12698.00	Add Lines 3 through 7

\* If calculating for commercial property, provide the following back-up documentation where applicable:

- Rent Roll (include rent for on-site manager's unit as income if applicable)
- Maintenance Records (provide detailed break-down; all costs should be recurring annually)
- Management Expenses (include expense of on-site manager's unit and 5% off-site management fee; and describe other management costs. Provide breakdown on separate sheet.)

† Annual operating expenses do not include mortgage payments, property taxes, depletion charges, corporate income taxes or interest on funds invested in the property.

**STEP 3: Determine Annual Net Income**

NET OPERATING INCOME	CURRENT	EXPLANATION
9. Net Operating Income	\$ 50902.00	Line 2 minus Line 8





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**STEP 4: Determine Capitalization Rate**

CAPITALIZATION RATE	CURRENT	EXPLANATION
10. Interest Component	<del>6.50%</del> 5.0%	As determined by the State Board of Equalization for 2009/2010
11. Historic Property Risk Component	2%	Single-family home = 4% All other property = 2%
12. Property Tax Component	1%	.01 times the assessment ratio of 100%
13. Amortization Component (Reciprocal of life of property)	5%	If the life of the improvements is 20 years Use $100\% \times 1/20 = 5\%$
14. Capitalization Rate	13%	Add Lines 10 through 13

**STEP 5: Calculate New Assessed Value**

NEW ASSESSED VALUE	CURRENT	EXPLANATION
15. Mills Act Assessed Value	\$ 391553.85	Line 9 divided by Line 14

**STEP 6: Determine Estimated Tax Reduction**

NEW TAX ASSESSMENT	CURRENT	EXPLANATION
16. Current Tax (Exclude voter indebtedness, direct assessments, tax rate areas and special districts)	\$ 17,874.66	General tax levy only – do not include voted indebtedness or other direct assessments
17. Tax under Mills Act	\$ 3945.54	Line 15 x .01
18. Estimated Tax Reduction	\$ 13929.12	Line 16 minus Line 17



CASE NUMBER:  
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Application Checklist to be Submitted with all Materials

Utilize this list to ensure a complete application package is submitted.

<b>1</b>	<b>Historical Property Contract Application</b> Have all owners signed and dated the application?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
<b>2</b>	<b>Priority Consideration Criteria Worksheet</b> Have three priorities been checked and adequately justified?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
<b>3</b>	<b>Exemption Form &amp; Historic Structure Report</b> Required for Residential properties with an assessed value over \$3,000,000 and Commercial/Industrial properties with an assessed value over \$5,000,000	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
<b>4</b>	<b>Notary Acknowledgement Form</b> Is the Acknowledgement Form complete? Do the signatures match the names and capacities of signers?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
<b>5</b>	<b>Rehabilitation/Restoration/Maintenance Plan</b> Use this form to identify the Rehabilitation, Restoration and Maintenance scopes of work that are needed by the property. Identify the contract year in which each item is to be completed (e.g. Year 1, Year 2). All work should be completed by Year 10. To qualify for allowable work under the Contract, only work completed within the last year should be identified as Completed.	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
<b>6</b>	<b>Historical Property Tax Adjustment Worksheet</b> Did you provide back-up documentation ( <i>for commercial property only</i> )?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
<b>7</b>	<b>Photographic Documentation</b> Have you provided both interior and exterior images? Are the images properly labeled?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
<b>8</b>	<b>Site Plan</b> Does your site plan show all buildings on the property including lot boundary lines, street name(s), north arrow and dimensions?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
<b>9</b>	<b>Tax Bill</b> Did you include a copy of your most recent tax bill?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
<b>10</b>	<b>Payment</b> Did you include a check payable to the San Francisco Planning Department?	YES <input type="checkbox"/> NO <input type="checkbox"/>



## **201 Buchanan Mills Act Application**

Statement of Eligibility for Exemption from Property Tax Valuation, page 5A

Chris Yerke, Restoration Workshop, Ltd.

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201 Buchanan was built in 1882 at the behest of John Nightingale Sr. as a wedding present for his eldest daughter, Florence, and her husband G. Hamilton Page. John Nightingale Sr. was 49'er, who made his fortune in real estate. He was a president of the Society of California Pioneers and a city supervisor. He was instrumental in the choice of site for the 1870 city hall, and played a part in the development of the residential area on the north side of Golden Gate Park.

He chose John Marquis, a prominent San Francisco architect to design the house. Marquis obliged, designing a house in the Stick/Eastlake style. Aesthetic movement influence is present in the fretwork panels and incised carvings present on the house. Adding this to the mansarded tower and the freestanding, horizontal aspect of the building, the "Nightingale" house is unique in the city of San Francisco. Large, decorative timber brackets support generous, overhanging eaves. Barge rafters are supported by elaborate timber truss work decorated with fretwork panels, and turnings. Marquis added a gothic revival touch by using 12, gothic headed windows with prominent head casings topped by a turning. There is a great deal of high-quality, period ornament on the structure and as such it is an excellent surviving collection of period craft.

201 Buchanan is now 129 years old. It has been subject to benign neglect and deferred maintenance for many decades. It is now at a critical point. The redwood gutters no longer function, old paint has failed on the weather faces of the house, and moisture has loosened much of the trim. The roof is at the end of its life, and the majority of the double hung sashes are not operational and structurally unsound. If the exterior of the building is not stabilized and restored, it will not be long before large portions of the original exterior will be beyond saving. Stripping, sealing, re-painting, re-roofing, new gutters and sash replacement are among the many, high-cost restoration tasks required to preserve this San Francisco landmark.

201 Buchanan is San Francisco city landmark number 47. It is an important, iconic house and as such meets the criteria for Mills Act status exemption from property tax valuation. This tax exemption is necessary to aid the owners in restoration and ongoing preservation of the property. A Mills Act property tax exemption would not result in anything close to a loss of \$1,000,000.00 in annual tax revenue to the city.



## **201 Buchanan St. Mills Act Application**

Maintenance Plan (Application Page 6c and 6d)

Chris Yerke, Restoration Workshop, Ltd. - March, 10th 2011

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The maintenance plan for 201 Buchanan St. involves both a cycle of readily performed annual inspections and maintenance and a longer major maintenance cycle to be performed at painting intervals of approximately 15 years when scaffolding is in place.

Annual inspection of all accessible features should be performed each year, following the winter rains in May or June. This inspection should encompass all readily accessible/visible areas of the exterior, with emphasis on the most vulnerable locations. The inspection should be followed by recommended maintenance to be completed before the following winter rainy season.

### **Exterior**

#### **Wood sheathing, millwork and ornaments**

Inspect: Annually, best done after end of rainy season.

Annual: Spot prime, paint and caulk as necessary to protect all readily accessible joinery and wood surfaces as necessary.

Long Term: Approximately every 15 years, replace or repair millwork, prep and repaint building.

#### **Sheet metal**

Inspect: Annually

Annual: Replace any loose nails, and repair any solder joints damaged by cycles of expansion and contraction, on all readily accessible sheet metal surfaces. Visually inspect gutters for blockage or damage. Inspect downspouts for proper function.

Long Term: Exhaustive inspection of all sheet metal surfaces, including gutter lining concurrent with major painting and maintenance intervals. Repair as necessary.

#### **Glazing**

Inspect: Annually

Annual: Maintain as necessary, checking for signs of moisture infiltration.

#### **Doors**

Inspect: Annually

Maintain: Inspect all exterior doors for proper seal and function. Replace/adjust hardware as necessary.

#### **Roof**

Inspect: Approximately every 15 years with major maintenance cycle.

Maintain: As required.





## **201 Buchanan St. Mills Act Application**

Maintenance Plan (Application Page 6c and 6d)

Chris Yerke, Restoration Workshop, Ltd. - March, 10th 2011

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### **Gutters, Downspouts and Drainage**

Inspect: Annually during rains.

Maintain: Repair if needed.

### **Exposed Foundation**

Inspect: Annually for cracks/settling

Maintain: No routine maintenance required.



## 201 Buchanan St. Mills Act Application

Rehabilitation Program (Application Pages 6a, 6b)

Chris Yerke, Restoration Workshop Ltd. – March 11<sup>th</sup>, 2011

### Stabilization of Building Exterior

Building Feature	Description	Cost	Contract Yr.
Exterior Paint	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 areas 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.		1
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.		1
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.		1
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)		1
Soffits	Do to failing roofing and leaking gutters there are areas of damage to		1



## 201 Buchanan St. Mills Act Application

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

Chris Yerke, Restoration Workshop Ltd. – March 11<sup>th</sup>, 2011

	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.		
Moldings/ornaments	Missing or highly damaged ornaments and moldings will be replaced with exact 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.		1
Porch deck	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.		1
Siding, Non-historic Addition	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 lap siding.		1
Double Hung Window sashes	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.		2 through 10
Fence	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.		3



**Stabilization of Building Exterior**

Cost Estimate

Building Feature	Description	Cost
<p>Exterior Paint (for context only, not included in scope of application)</p>	<p>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.</p>	<p>175,000</p>
<p>Roof</p>	<p>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.</p>	<p>60,000</p>
<p>Chimneys</p>	<p>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.</p>	<p>15,000</p>
<p>Gutters/Downspouts/Drainage</p>	<p>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)</p>	<p>40,000</p>
<p>Soffits</p>	<p>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.</p>	<p>18,000</p>
<p>Moldings/ornaments</p>	<p>Missing or highly damaged ornaments and moldings will be replaced with exact 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>	<p>85,000</p>
<p>Porch deck</p>	<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>	<p>5,000</p>
<p>Siding, Non-historic Addition</p>	<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>	<p>15,000</p>

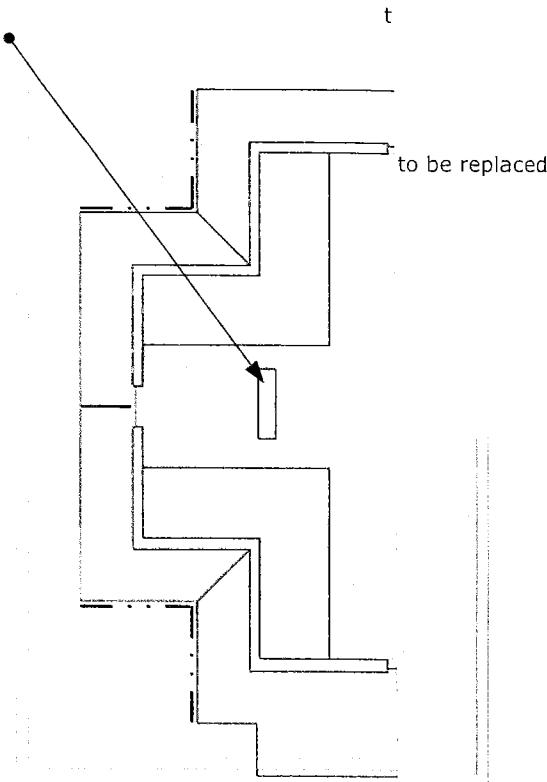




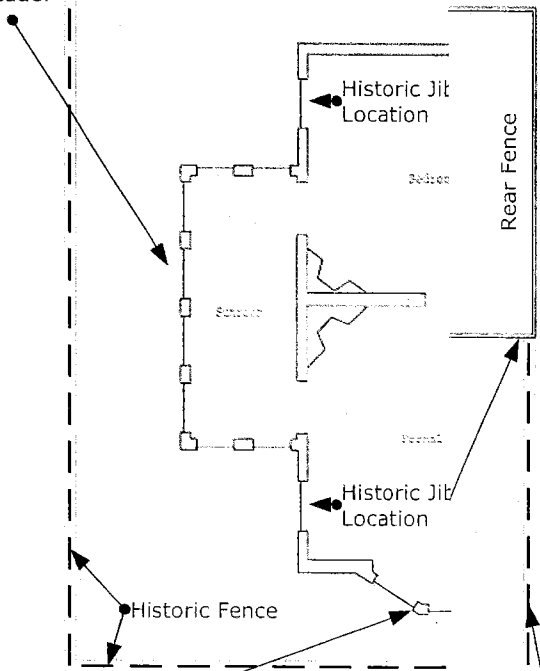
Double Hung Window sashes	The majority of the double hung windows on the east and south faces of the house are inoperable, either painted or nailed shut. They suffer from rot, failing joints, failing glazing and distortion of stiles and rails. Second floor windows in the dormers and gable ends are relatively 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.	90,000
Fence	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.	14,000
Balconies at southeast & southwest corners of sunroom, South Elevation (Visible in 1921 DPW photograph. Separate building permit)	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	45,000
Jib doors opening from parlors to the balconies (separate building permit)	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.	TBD
Gable Finials and Metal Ridge Cap Visible in 1921 DPW photograph. (separate building permit)	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. 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.	TBD
Foundation Repairs	Replace damaged and unsafe unreinforced masonry foundation with engineered cast in place concrete sections as necessary	35,000
Landscaping	Replace existing landscaping with growth appropriate to the residence. Includes removal/relocation of rooting plants contributing to foundation damage and new irrigation systems.	15,000



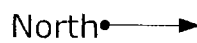
Living room chimney to be dismantled to roofline and rebuilt with compatible new brick. Original terra cotta extensions and spark arrestors to be retained.



The south facade is badly weathered and in danger of serious deterioration if not addressed. 80 to 90 percent of this facade must be stripped and sealed with CEPS prior to repainting. The majority of repairs to trim will take place on this facade.



The eastern parlor facade, with its projecting bay shows a similar level of deterioration to the south facade. 80 to 90 percent of this must be stripped, and repairs made before repainting. More sheltered portions of the facade such as the frieze areas and porch siding can be less intensively prepped from a functional standpoint. However, these areas are highly textured from very thick paint buildup and it would be desirable to strip them for aesthetic reasons.



BETH BROOKHIRE DESIGN CONSULTING  
 363 CALIFORNIA MAN FRANCISCO CA 94118  
 PHONE: 415.773.0875 FAX: 415.881.1413  
 WWW: BETHBROOKHIRE.COM

SHEET NO.

A1

THE NIGHTINGALE HOUSE, 201 BUCHANAN, SAN FRANCISCO, CA



Mills Act Site Plan





201 Buchanan ST: Waller Street (South) elevation and adjacent residence. Notice sheltered western facade



201 Buchanan: South Facade





201 Buchanan: Eastern Facade



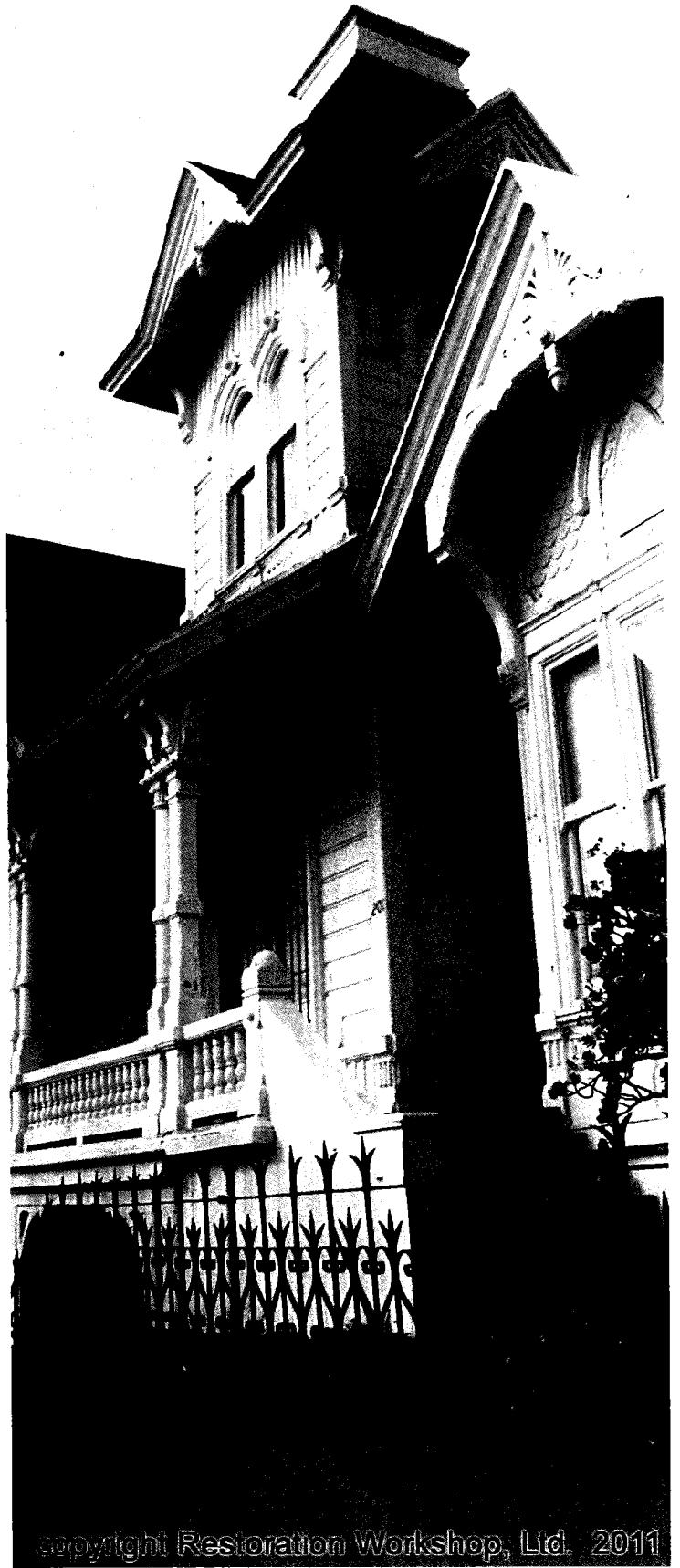
201 Buchanan: South Elevation, Non-historic addition and rear fence.







Close-up: Proximity of eaves to adjacent property.



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Close-up: fence and entry.





Gable over front parlor bay window (eastern facade).



Gable over dining room bay (eastern facade)





Front parlor bay and gable (eastern facade)



Underside of front parlor bay.





South Gable



South Gable (detail)





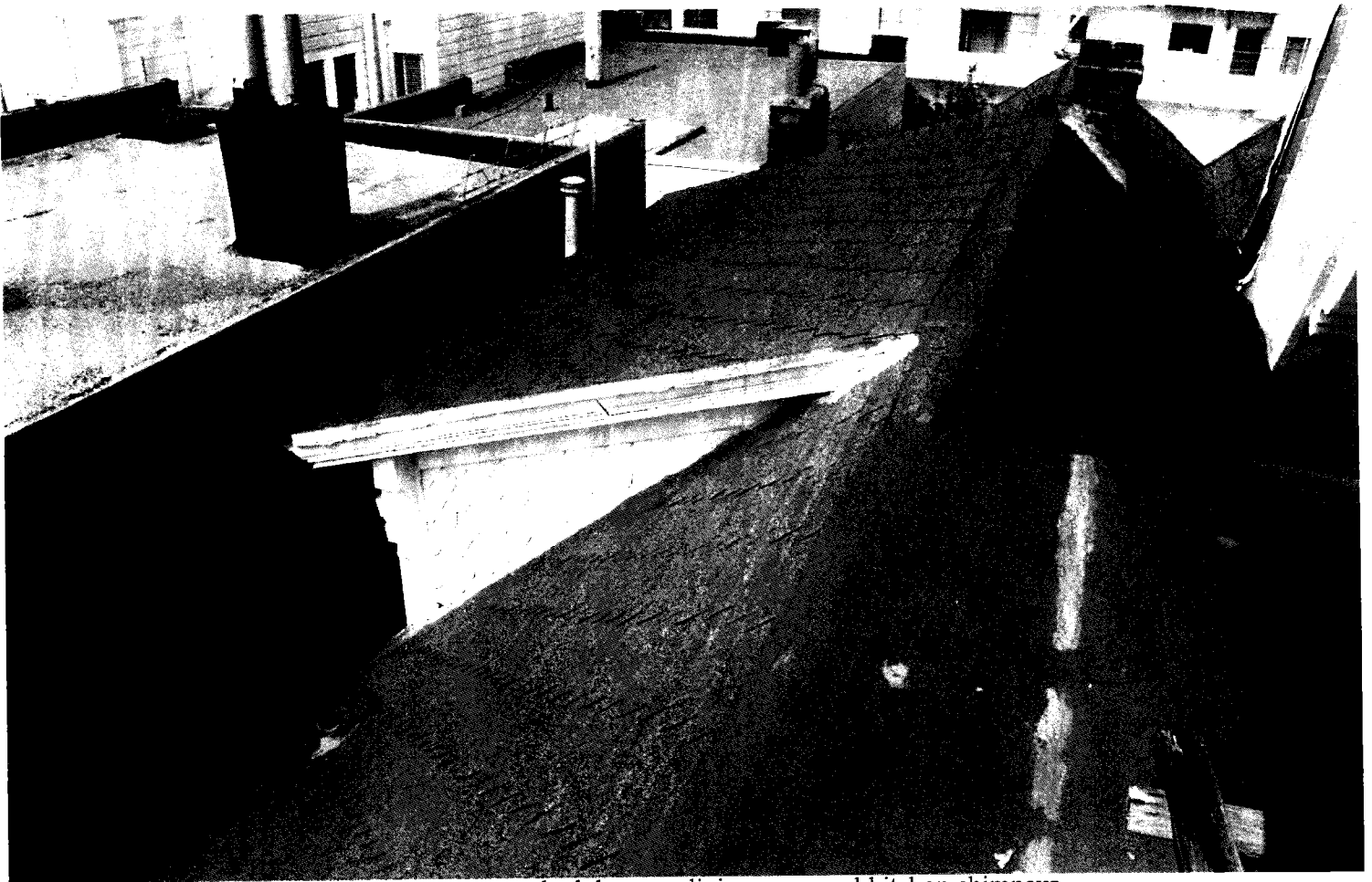


East face of tower (detail)



Eastern facade: Porch and main entrance.





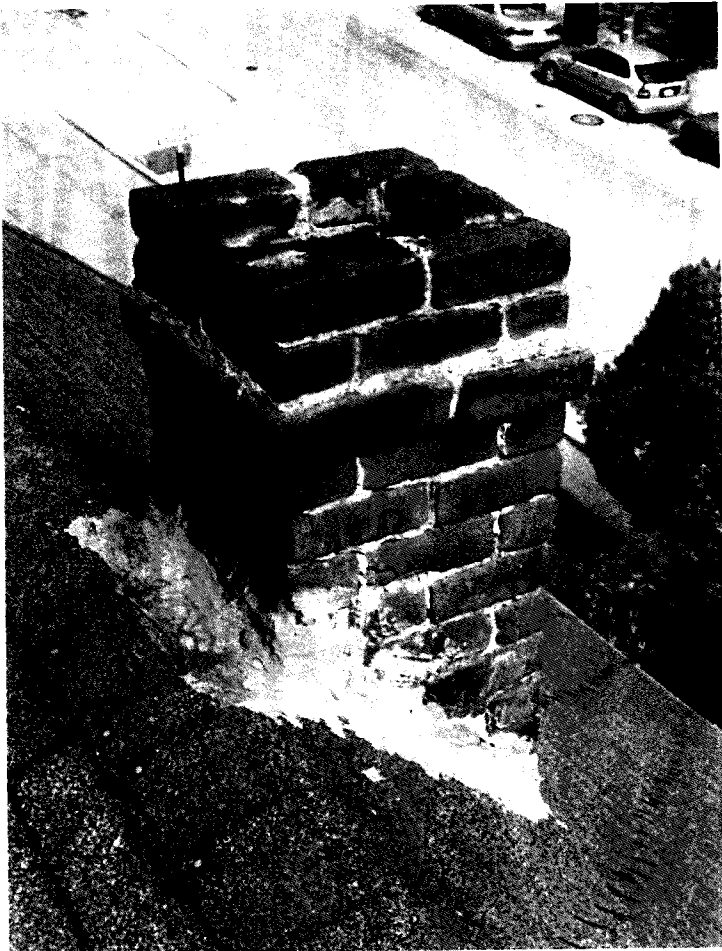
Western shed dormer, dining room and kitchen chimneys.



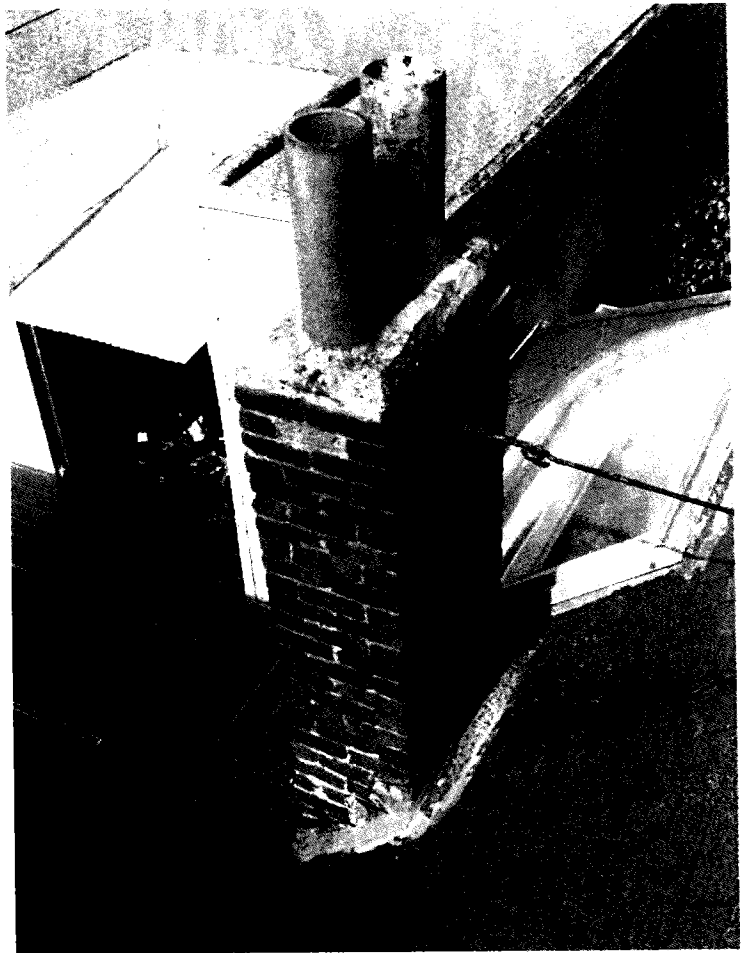
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South face of tower





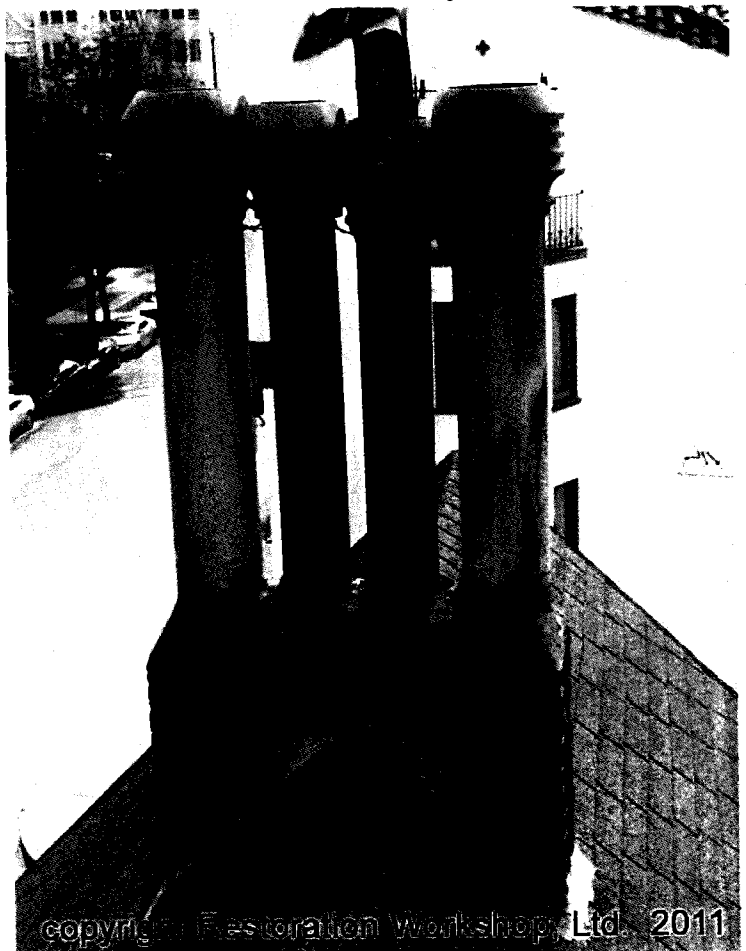
Dining room chimney



Kitchen chimney



Kitchen chimney base



Parlor chimneys





Former location of balcony east of sun room



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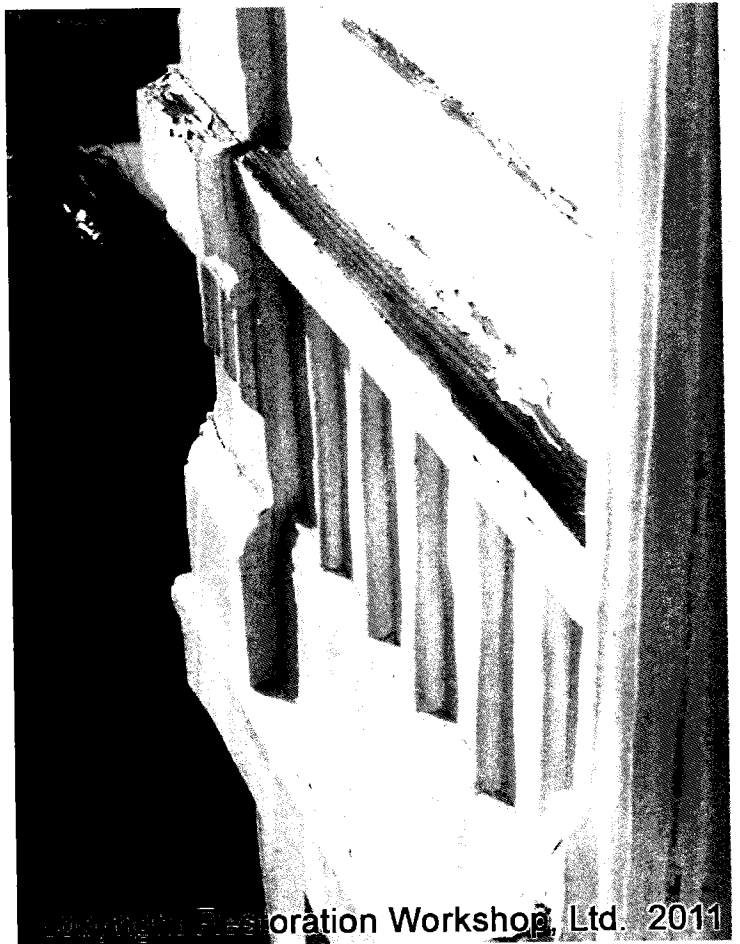
Former location of balcony west of sun room.

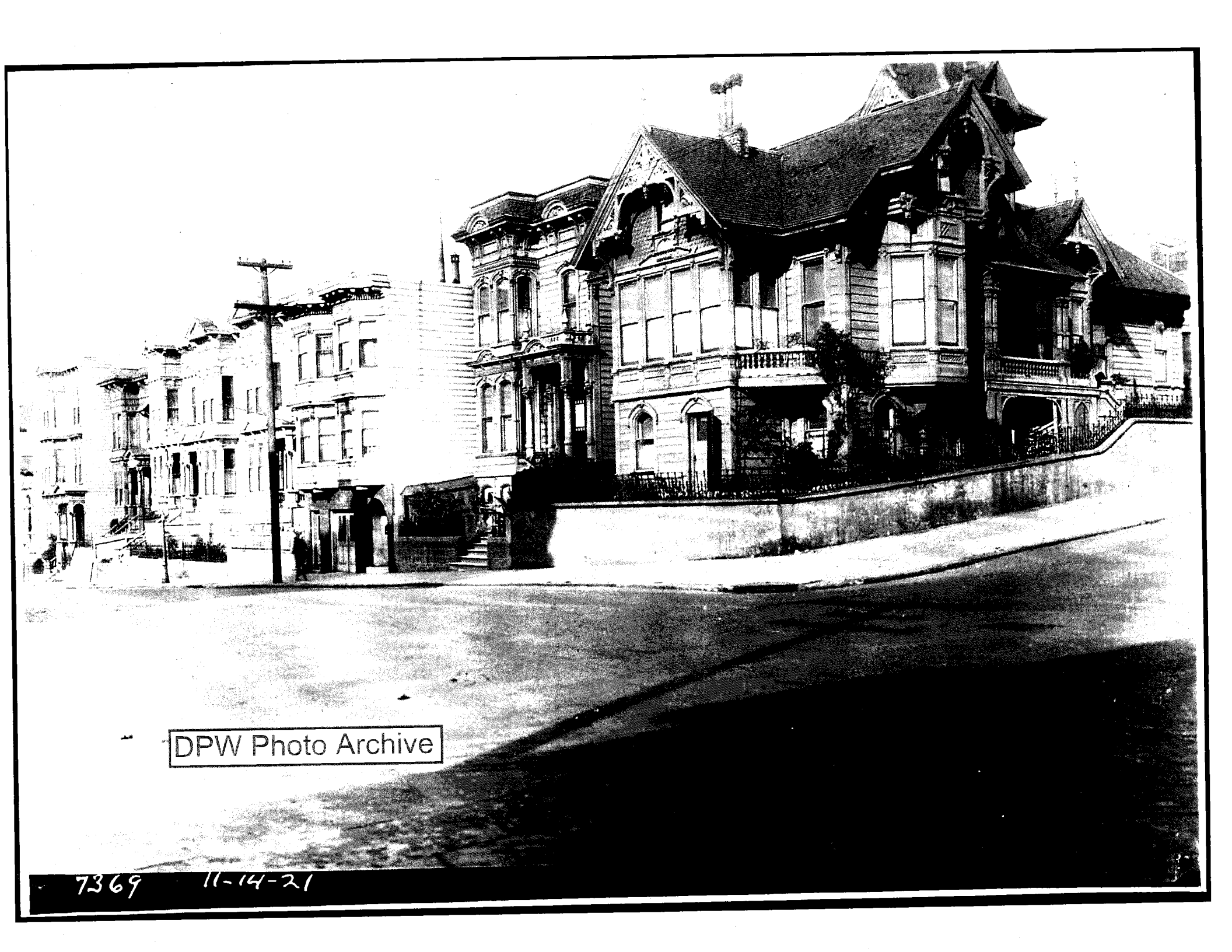






Exterior paint condition.





DPW Photo Archive

7369 11-14-21

Aug 24th, 1964



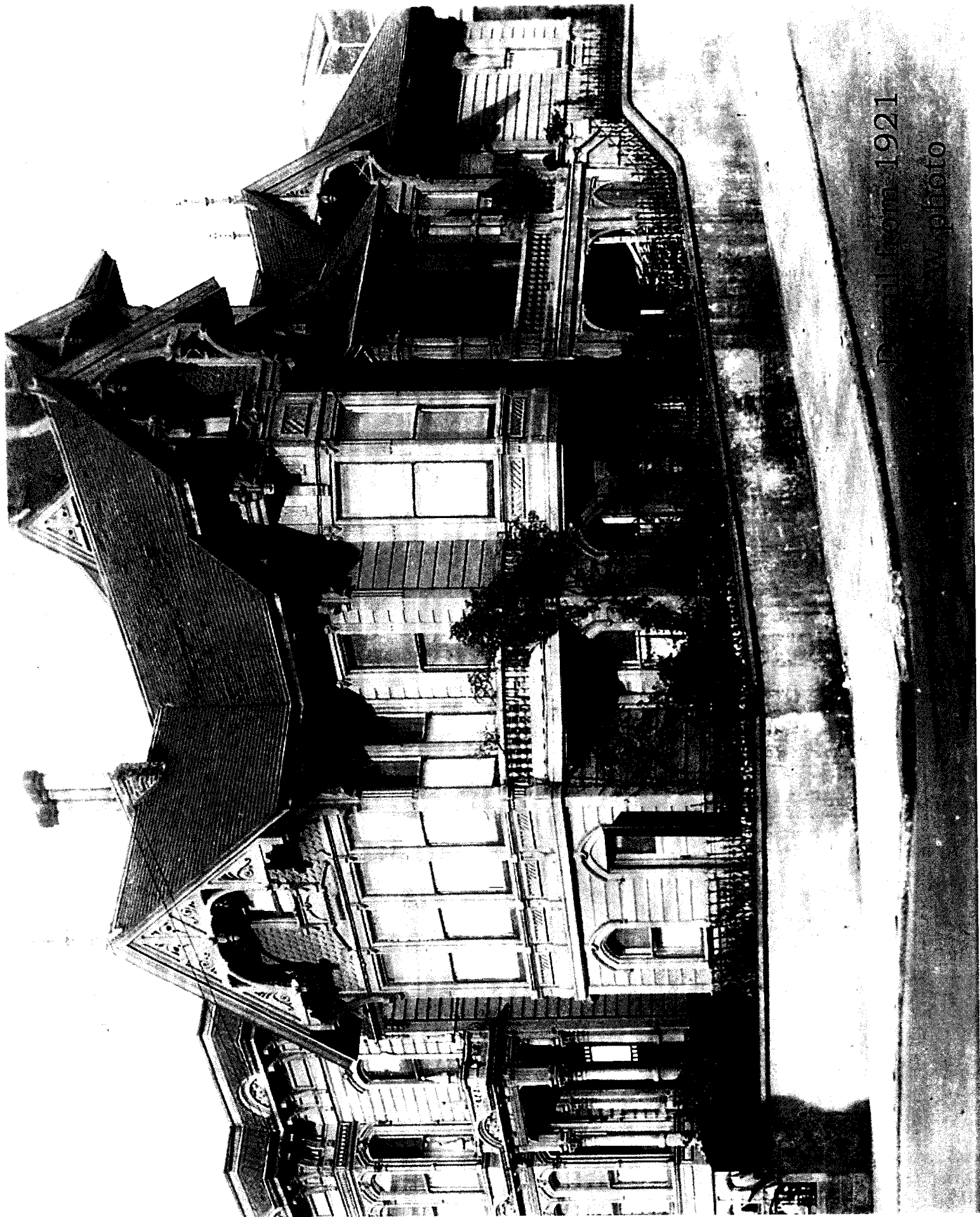
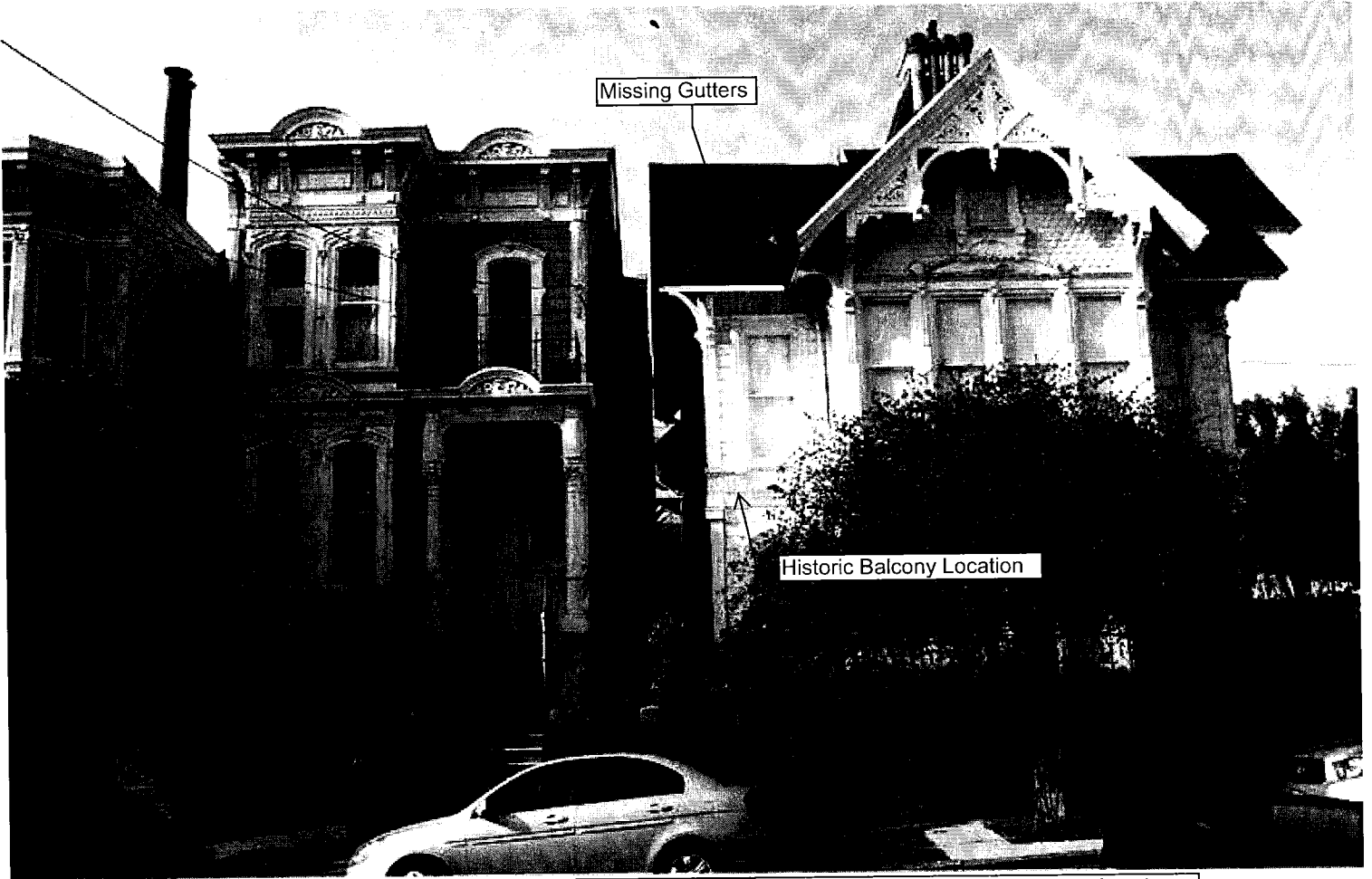


Photo from 1921

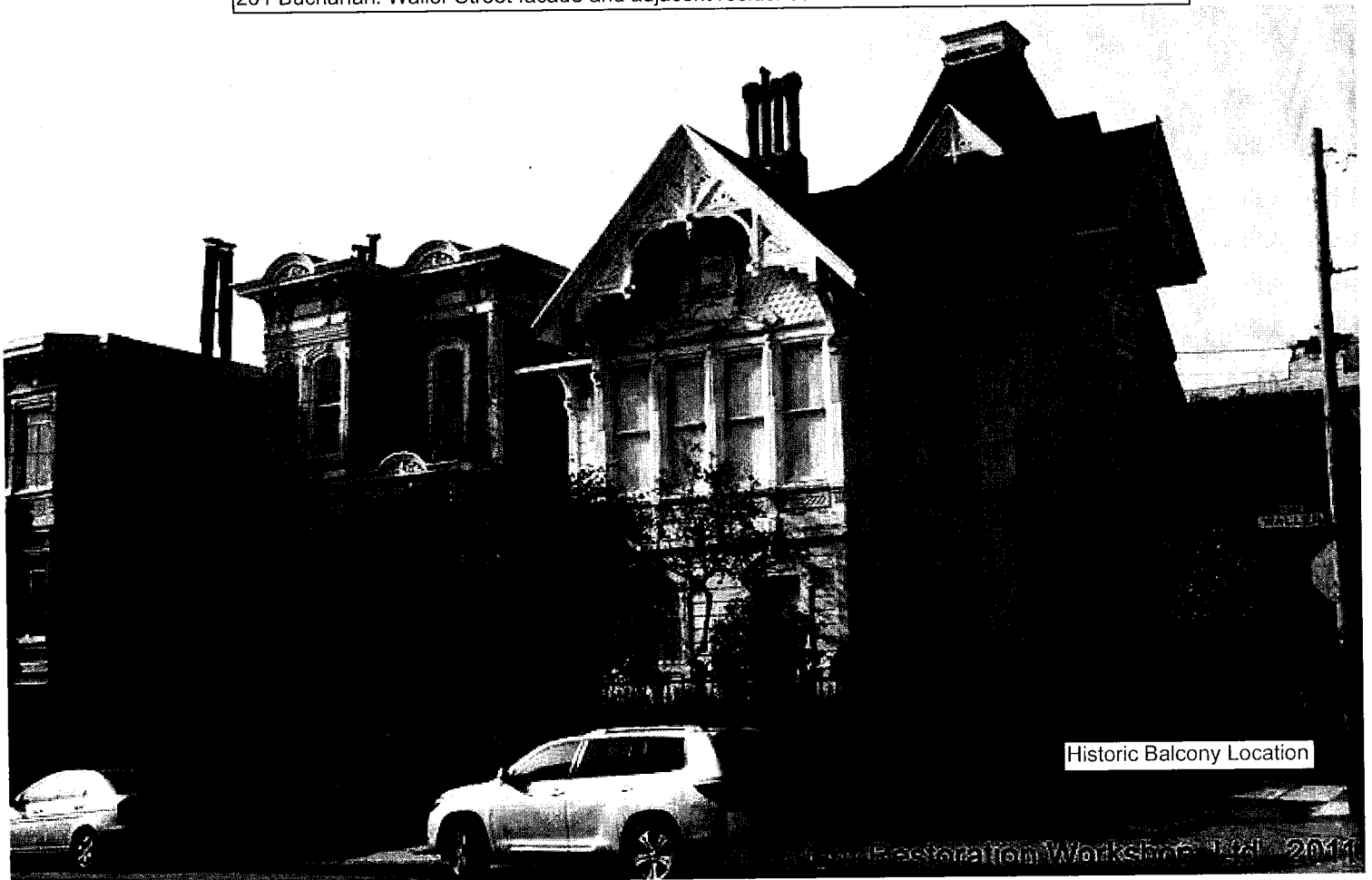
photo



Missing Gutters

Historic Balcony Location

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



Historic Balcony Location



Recreate in 20 oz copper  
for better longevity and  
reduced maintenance.

201 Buchanan Street: Eastern facade

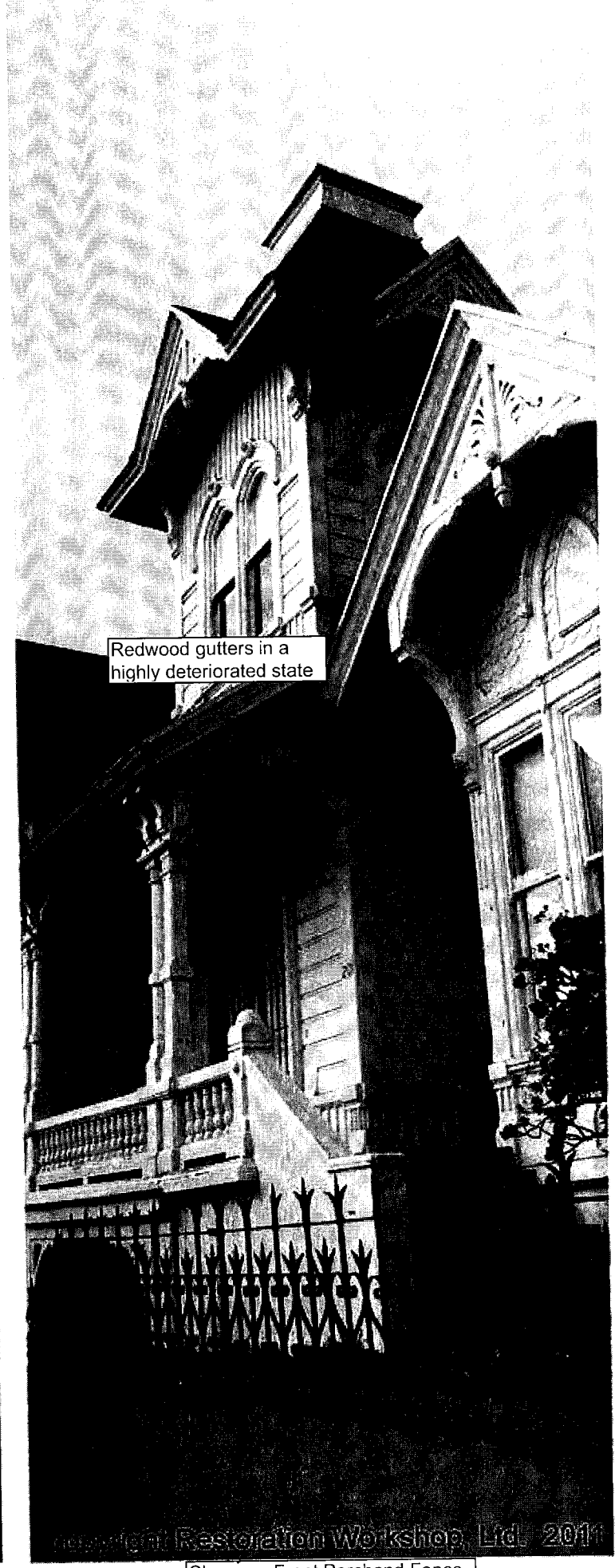


Considerable rot in  
T1-11 Siding

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



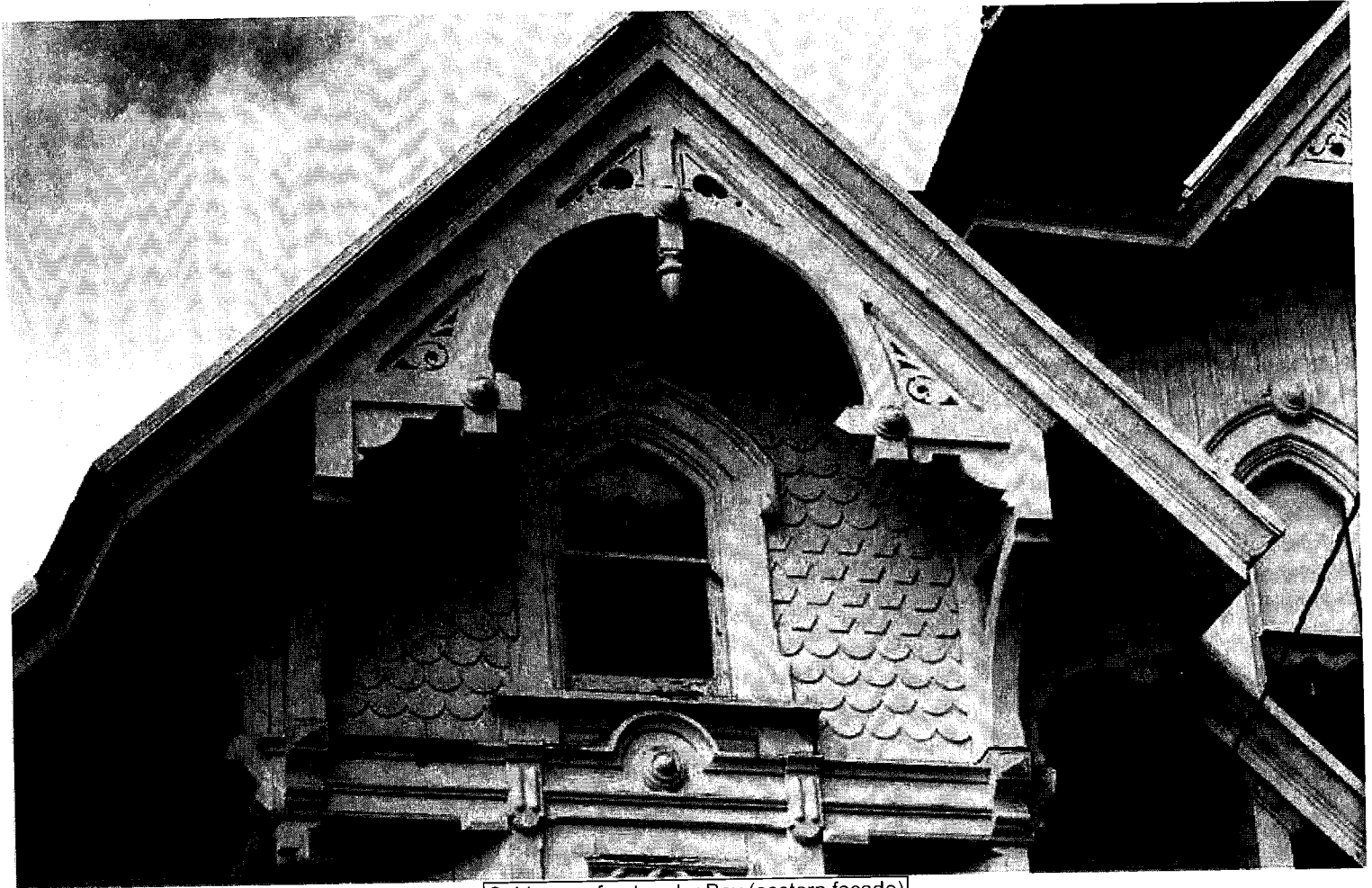
Missing gutter



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)



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.

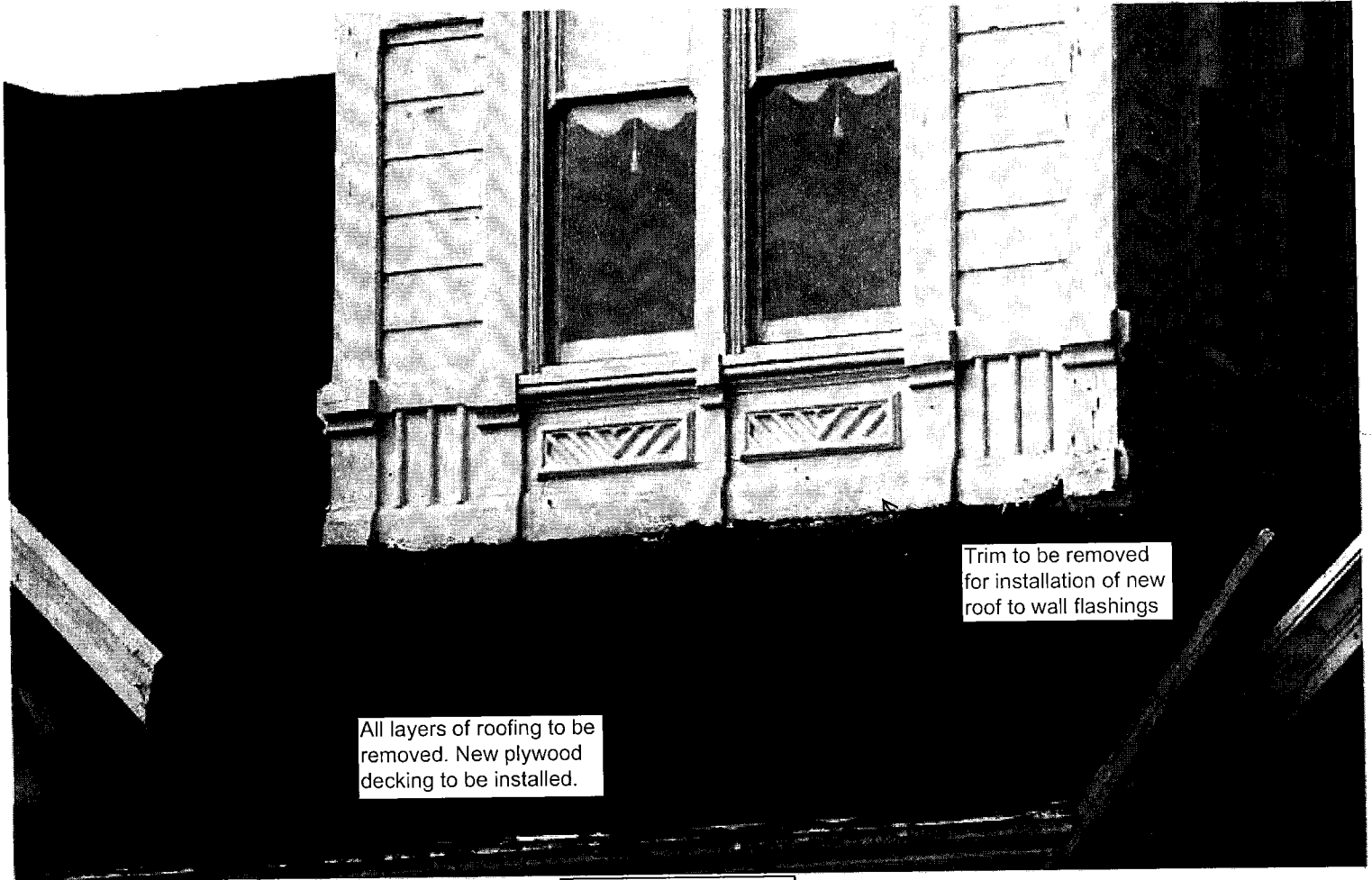
South Gable



Mill work repairs as needed.

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South Gable (detail)



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

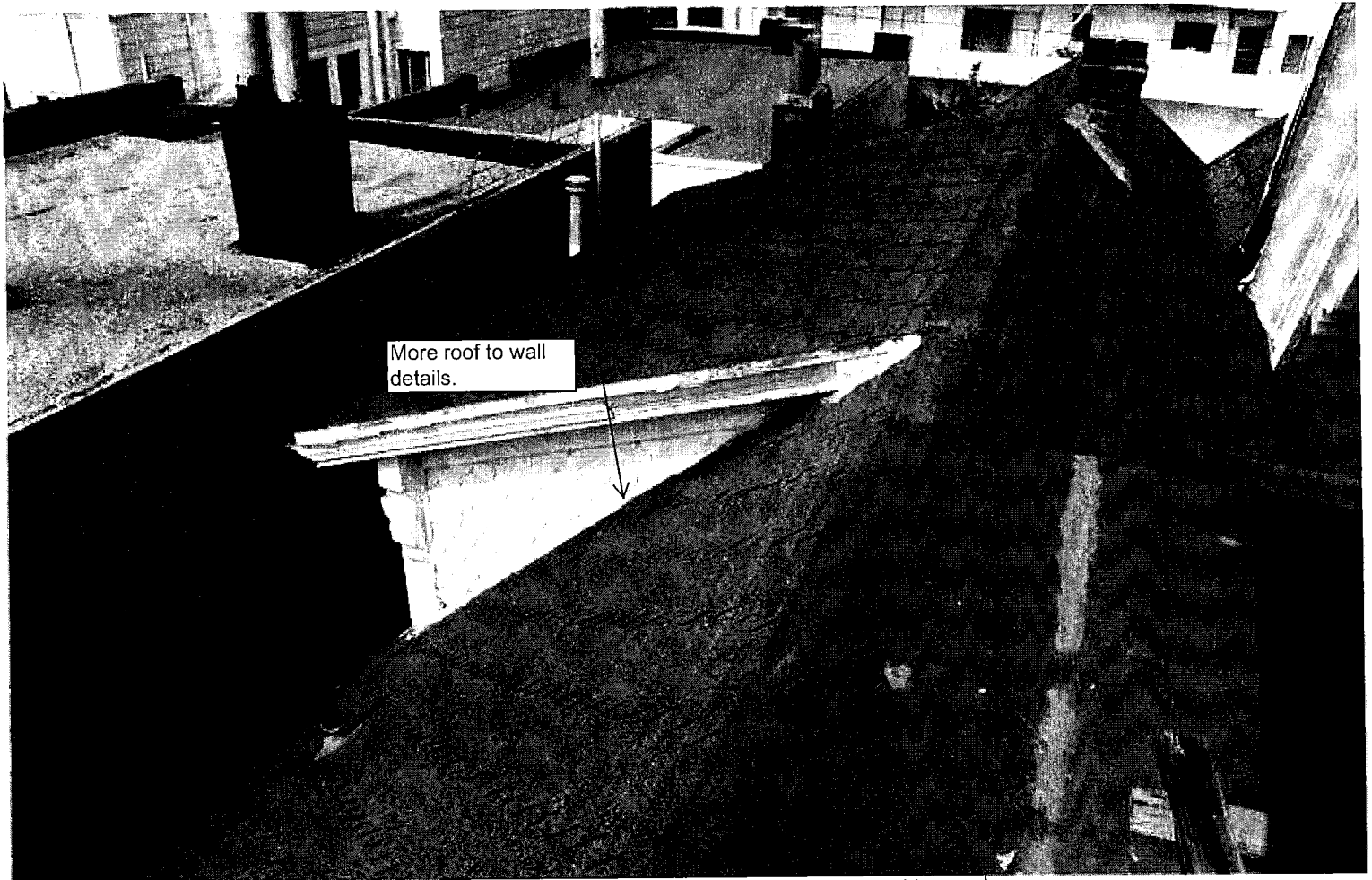
All layers of roofing to be  
removed. New plywood  
decking to be installed.

Tower Base (east face)



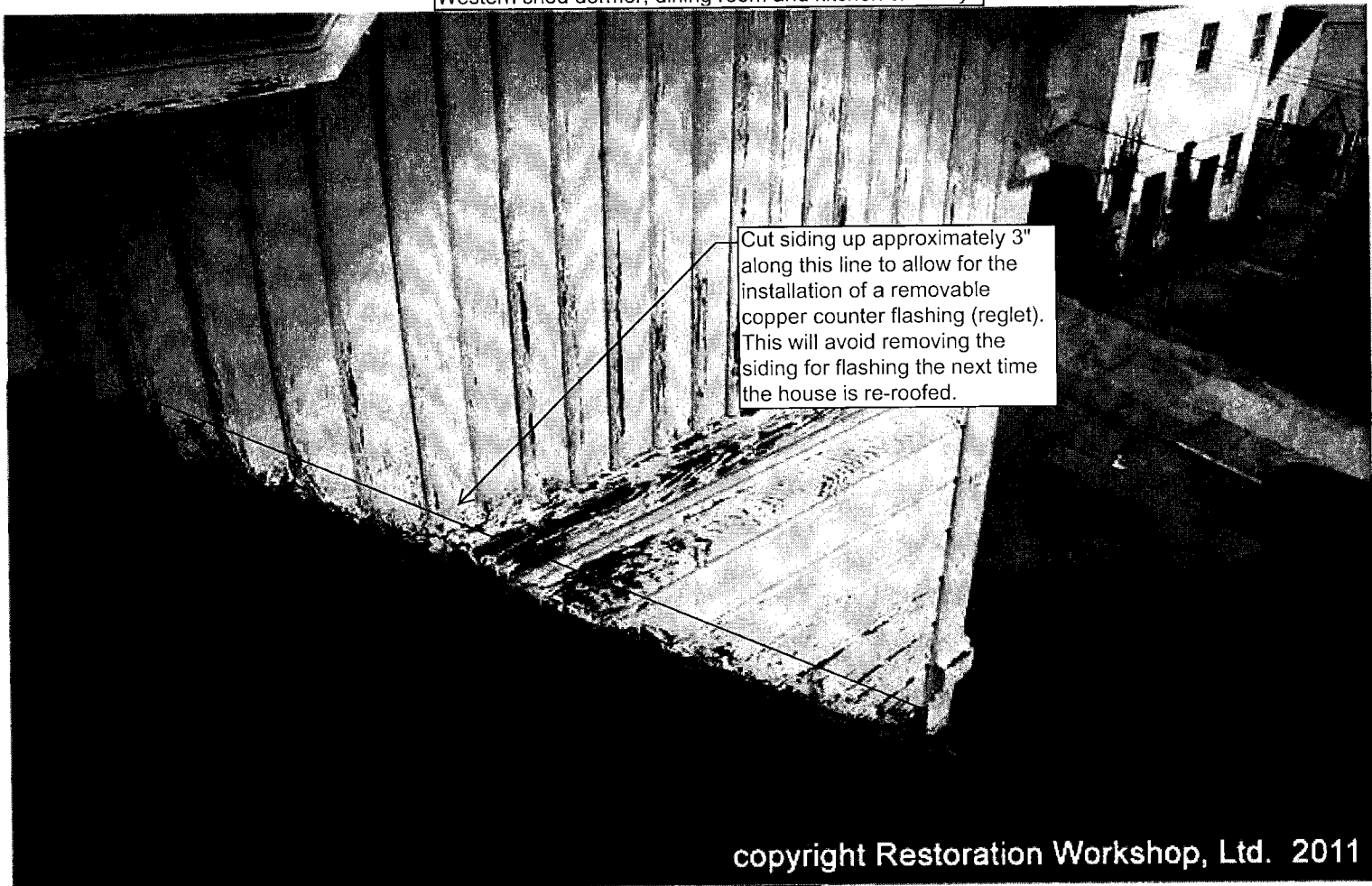
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Porch and Main Entrance



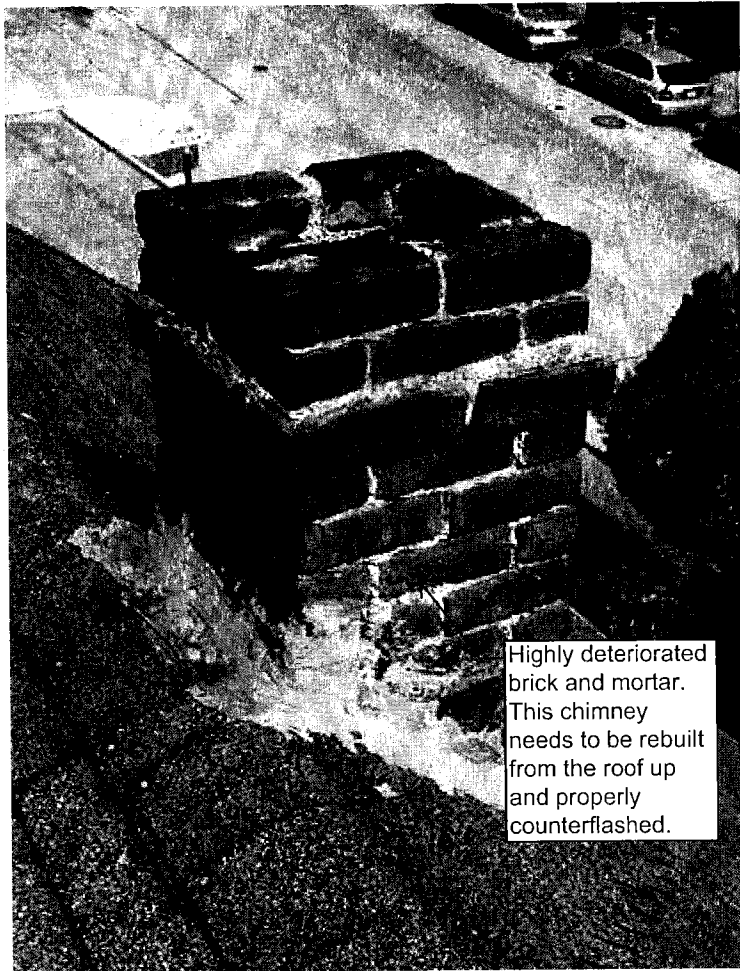
More roof to wall details.

Western shed dormer, dining room and kitchen chimneys



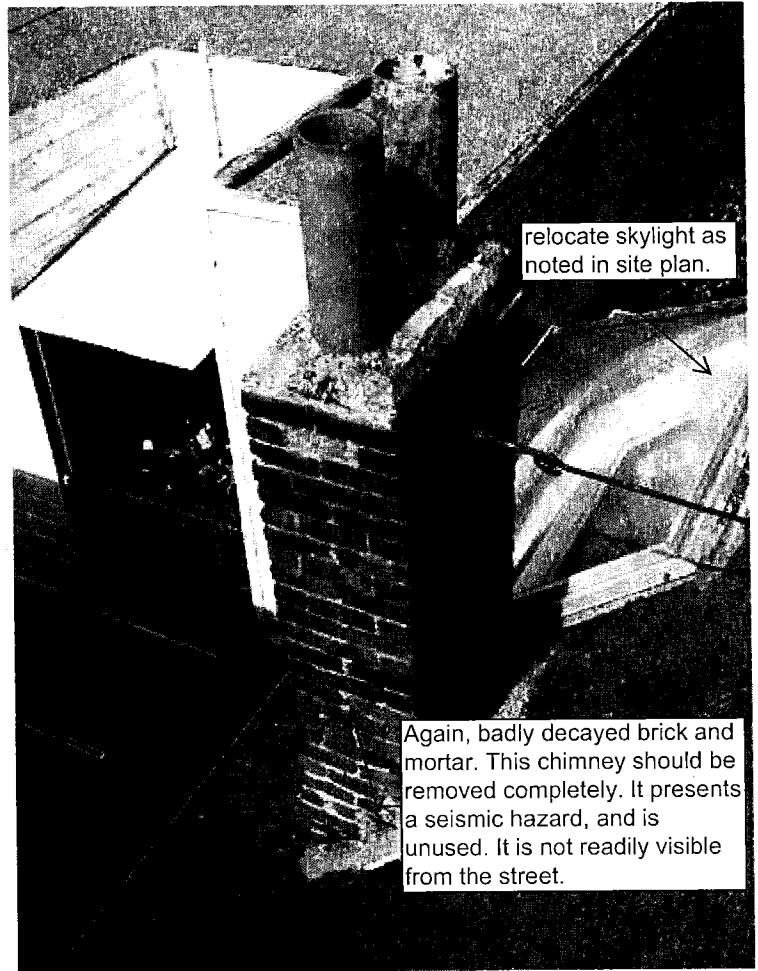
Cut siding up approximately 3" along this line to allow for the installation of a removable copper counter flashing (reglet). This will avoid removing the siding for flashing the next time the house is re-roofed.

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



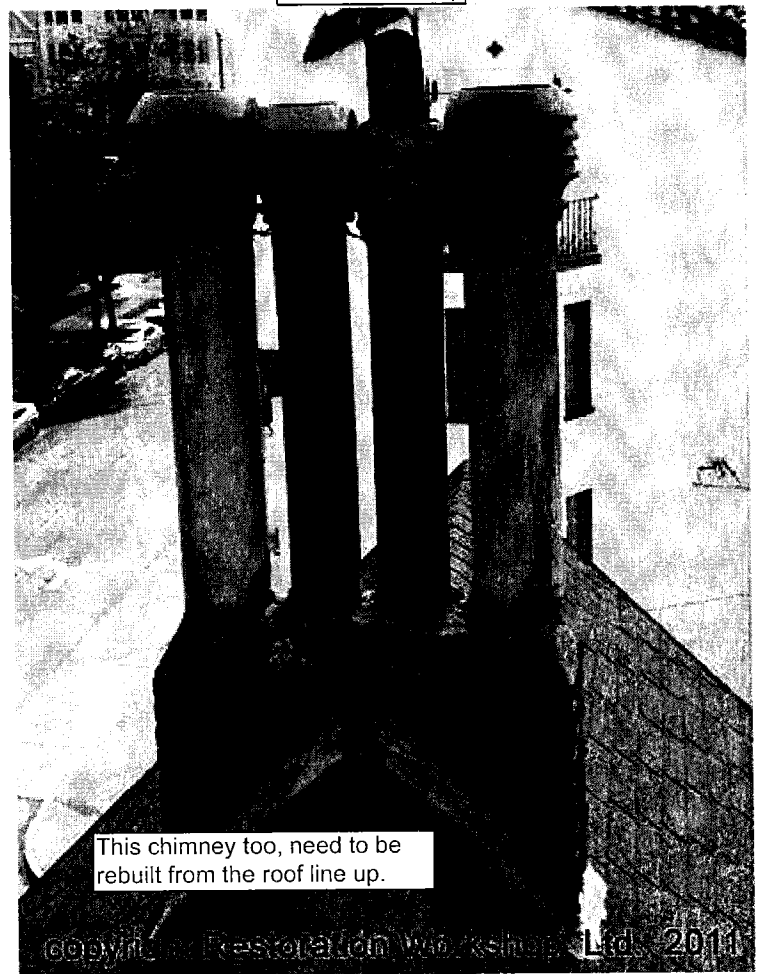
relocate skylight as noted in site plan.

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

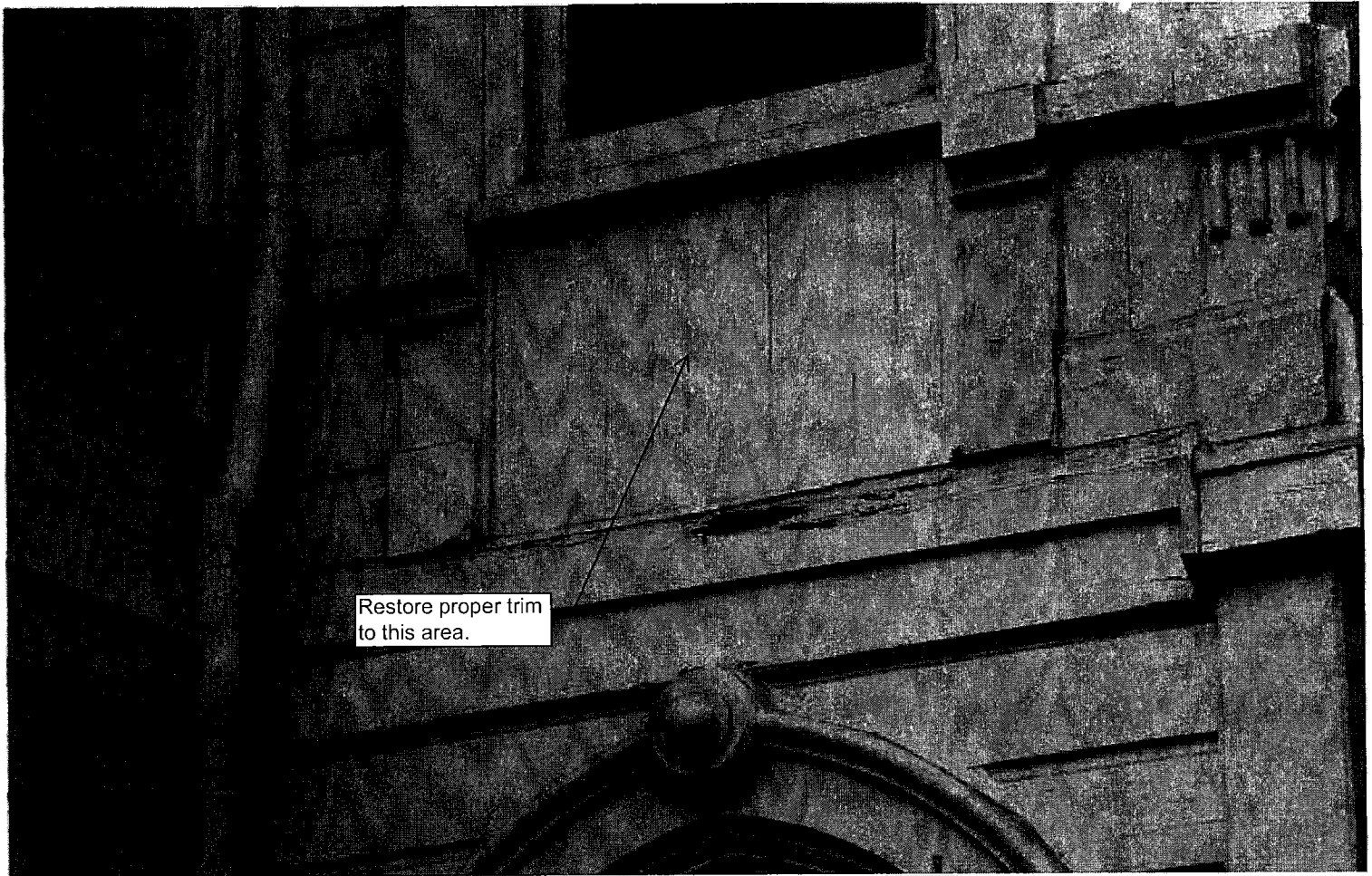


Base of Kitchen Chimney



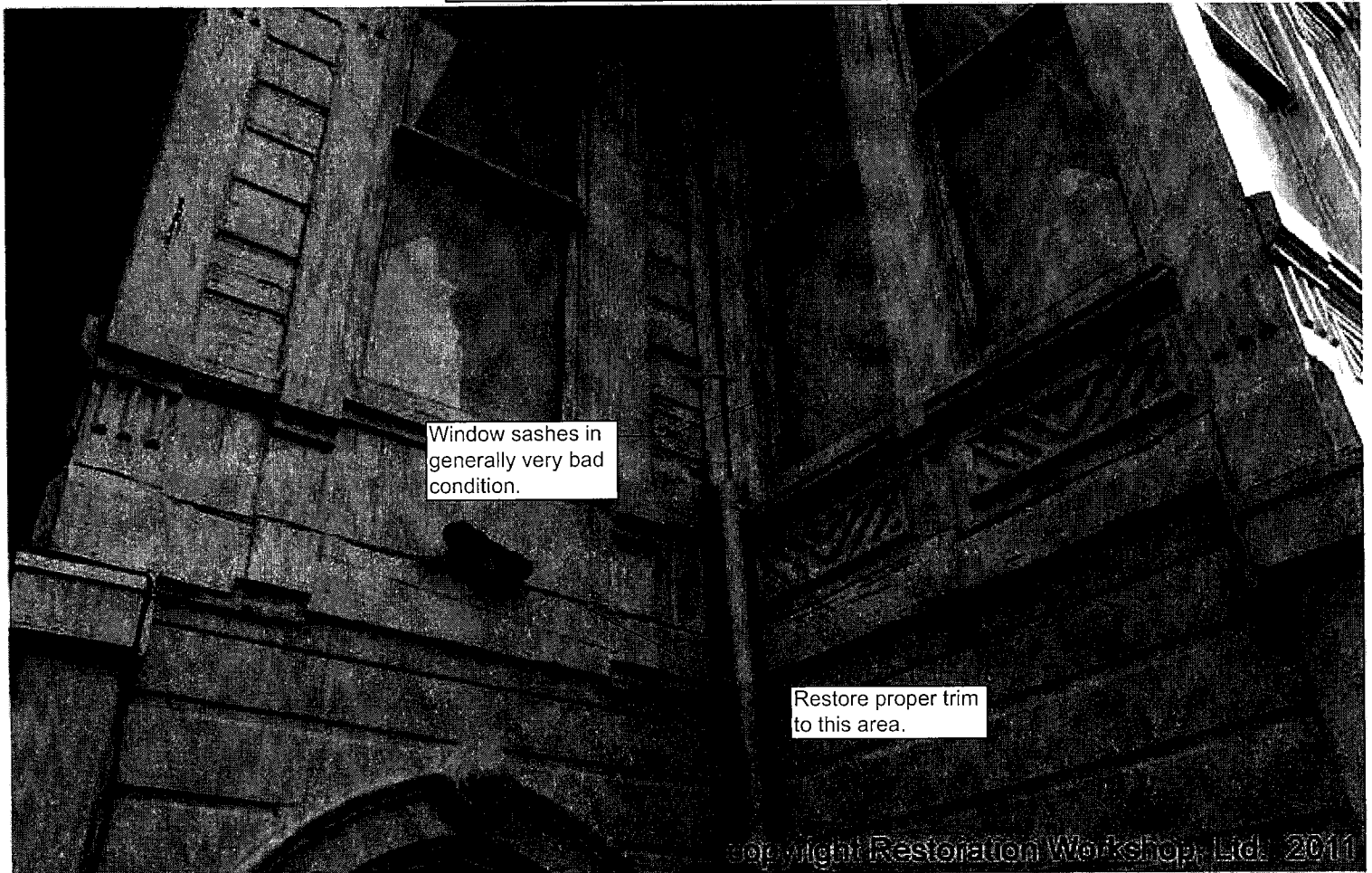
This chimney too, need to be rebuilt from the roof line up.

Parlor chimneys



Restore proper trim  
to this area.

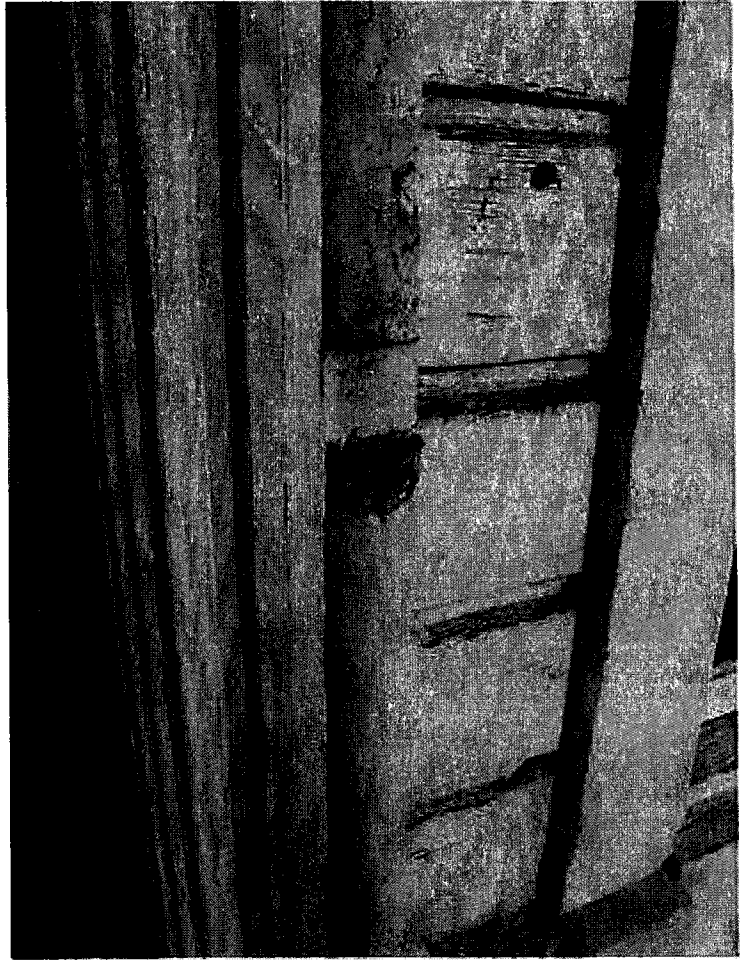
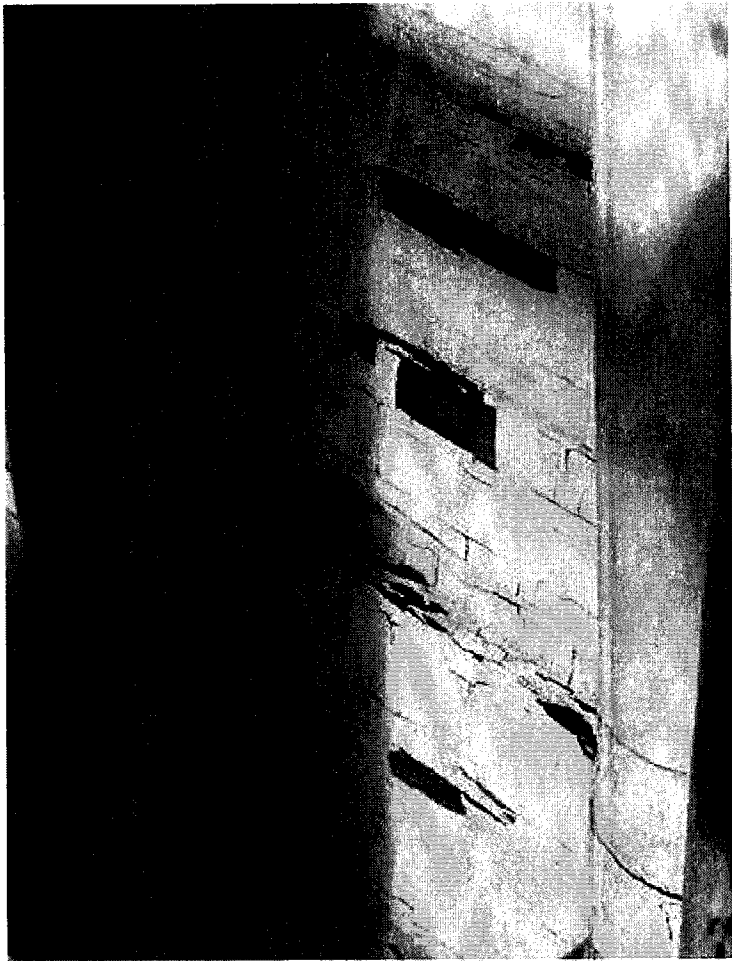
[Former Balcony location at eastern end of sun room.]



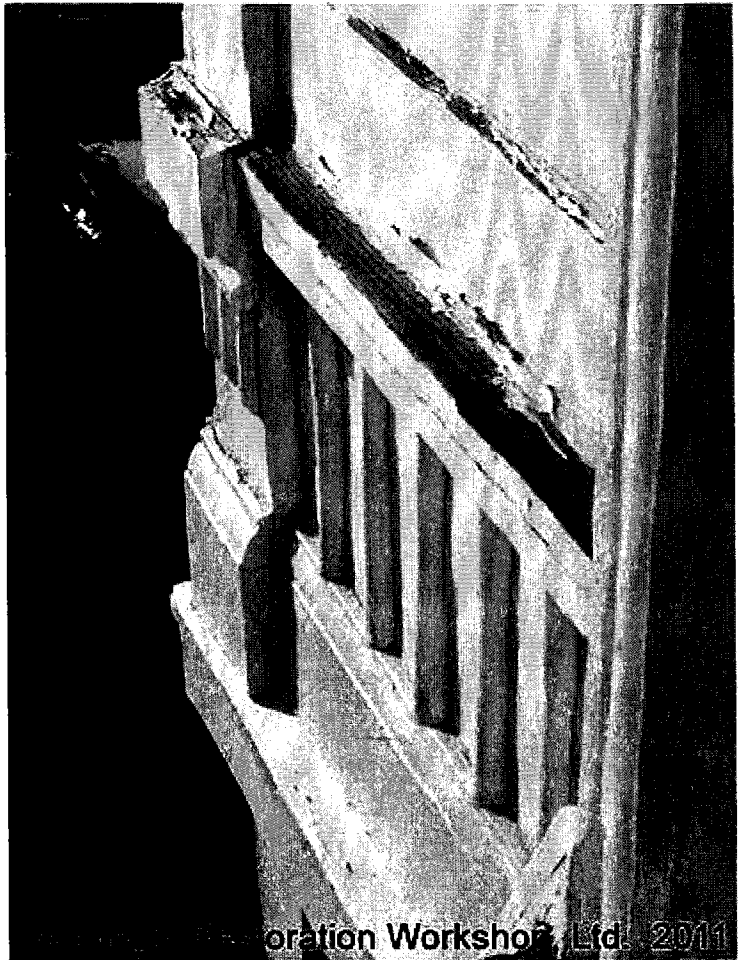
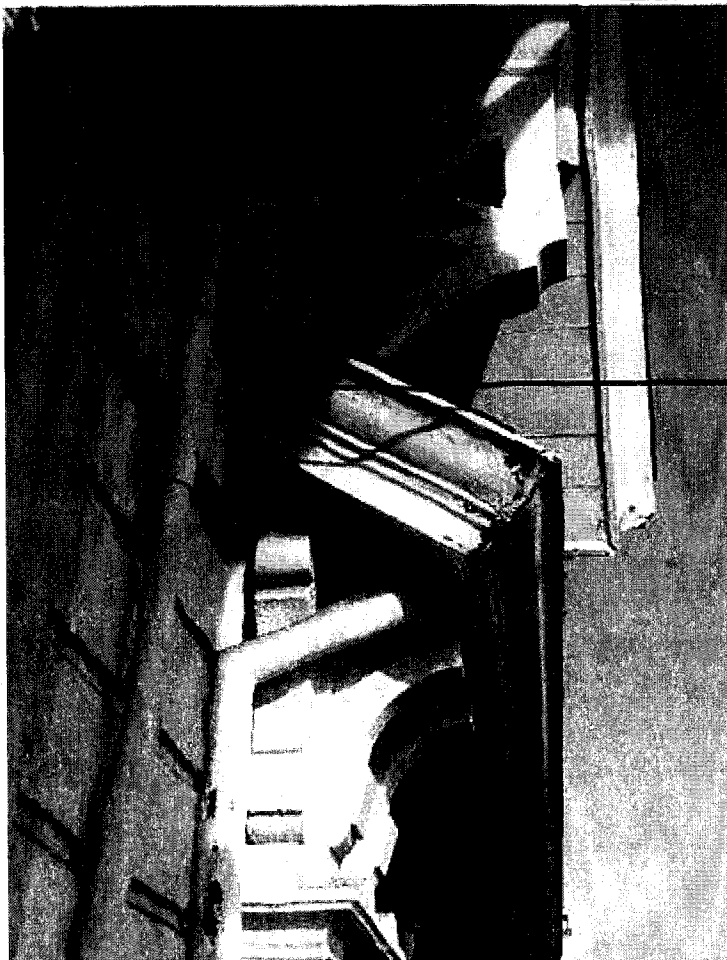
Window sashes in  
generally very bad  
condition.

Restore proper trim  
to this area.

[Former balcony location at west side of sun room.]



Exterior Paint Condition



Act ID	Phase	Description	Early Start	Early Finish	Budgeted Cost	Actual Cost to Date	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
1000	Phase 1	Roof, gutters, drainage, chimneys, restore tower	01MAR11 A	30NOV11 A	250,000	354,113	■ Phase 1											
1002	Certificate of Appropriateness	Inclusive of Planning Department Phase 1 review	04APR11 A		0	9,315	◆ Certificate of Appropriateness											
1004	Certificate of Appropriateness Hearing		20APR11 A		0	0	◆ Certificate of Appropriateness Hearing											
1006	Mills Act Submission		17MAY11 A		0	9,159	◆ Mills Act Submission											
1008	Mills Act Case Report		08JUL11 A		0	0	◆ Mills Act Case Report											
1010	Phase 2	Sun decks, lighting, windows, foundation rpr	01MAY12 A	31DEC12 A	24,586	85,945	■ Phase 2											
1015	Historic Preservation Commission Hearing		16JAN13 A		0	0	◆ Historic Preservation Commission Hearing											
1020	Phase 3	Restore East elevation and windows	02MAY13 A	30DEC13	200,000	0	■ Phase 3											
1030	Phase 4	Restore South elevation and windows	29APR14 *	26NOV14	175,000	0	■ Phase 4											
1040	Phase 5	Restore West elevation and windows	29APR15 *	25NOV15	100,000	0	■ Phase 5											
1050	Phase 6	Restore North elevation and windows	02MAY16 *	29NOV16	100,000	0	■ Phase 6											
1060	Phase 7	Restore studio addition	28APR17 *	27NOV17	200,000	0	■ Phase 7											
1070	Phase 8	Fencing, decorative accents, grounds, landscaping	01MAY18 *	27NOV18	100,000	0	■ Phase 8											
1080	Phase 9	Commence ongoing maintenance	03MAY19 *	06SEP19	15,000	0	■ Phase 9											
1090	Phase 10	Ongoing maintenance	29APR20 *	02SEP20	15,000	0	■ Phase 10											
1100	Phase 11	Ongoing maintenance	30APR21 *	03SEP21	15,000	0	■ Phase 11											
1110	Phase 12	Ongoing maintenance	28APR22 *	01SEP22	15,000	0	■ Phase 12											

Start date	01JAN11
Finish date	01SEP22
Data date	01MAY13
Run date	29APR13
Page number	1A
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**APS Professional Consulting  
Nightingale Residence**

■	Early bar
■	Progress bar
■	Critical bar
■	Summary bar
◆	Start milestone point
◆	Finish milestone point