

From: [George](#)
To: [Peskin, Aaron \(BOS\)](#); [ChanStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Preston, Dean \(BOS\)](#)
Subject: Support of Mills Act Application for 714 Steiner Street Government Audit & Oversight Committee on Thursday, April 21, 2022.
Date: Thursday, April 21, 2022 2:56:52 PM

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I'm writing in support of the Mills Act application for 714 Steiner that will be heard by the Government Audit & Oversight Committee on Thursday, April 21, 2022. I was not able to attend the meeting or the online portion- so I am asking that this letter be heard instead.

My name is George Horsfall. I am the next door neighbor of Leah Culver, in the blue "painted lady" at 712 Steiner. 712 was my mother's home for 21 years and now it is my home. I am also the owner, (and 28 year resident), of a pristine 1914 Edwardian at 547 Lombard Street. The preservation and restoration of unique, intact, period homes is an important priority to me. I have no desire to live in a museum, but see it as essential that we do not sacrifice what is unique, excellent and singular to decorative fashions and fads that come and go. Our period architecture is part of what makes San Francisco so noteworthy and loved throughout the world. This is especially true when speaking of the "painted ladies" on Alamo Square.

I am a Realtor, a member of the Victorian Alliance of San Francisco and a San Francisco native with family roots here back to the Gold Rush. My family has always shared our homes with the community for house tours- with the goal of education about preservation and usually for the purpose of helping various causes, individuals and charities. In the short 2 years I have come to know Leah Culver I am thrilled to see how much she also wants to use her own home in the same way- to give back to her neighbors and to the City of San Francisco. Her home is easily in the worst condition of any in the "postcard row". She is setting out to do what very few people would dare take on- financially and emotionally. She is seeking to honor the past and to give this iconic home at least another 128 years of life. Her designs for the façade of 714 will restore the original garden and make this house, (along with 722 Steiner), the most authentic representation of the architect's original design.

Ms Culver will be preserving 714 at tremendous personal expense and risk. The Mills Act will be an excellent means to defray some of the costs of maintaining the exterior of this historic home- with a long term tax break. The proposal Leah Culver and her architect have put forth for the restoration is historically appropriate and all her neighbors are enthusiastically behind her plans. We had a gathering at our home just after Ms Culver bought 714 Steiner. It gave us a chance to introduce Leah to her neighbors but also to the many resources available to help her with her project. The Mills Act will be the device that will aid her in achieving these excellent plans she has set forth.

Leah Culver will lead a new generation in saving San Francisco's Victorians. I can't think of a person and historic home more deserving of our every assistance. Please vote to give Leah Culver every possible benefit the Mills Act currently offers for the restoration of 714 Steiner.

Thank you,

George

712 Steiner Street
San Francisco, CA 94117

George Horsfall
ghorsfall@aol.com 415-377-8559
547 Lombard, San Francisco, 94133

From: [Megan G. Smith](#)
To: [Peskin, Aaron \(BOS\)](#); [ChanStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Preston, Dean \(BOS\)](#)
Cc: [Carroll, John \(BOS\)](#); [Haney, Matt \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Leah Culver](#); vapresident@victorianalliance.org
Subject: Mills Act Application for 714 Steiner - Government Audit & Oversight Committee on Thursday, April 21, 2022
Date: Wednesday, April 20, 2022 3:53:31 PM

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Dear Supervisor Peskin, Government Audit and Oversight Committee Members Supervisors Chan, Mandleman and Preston,
and Supervisors Haney, Mar, Melgar, Ronen, Safai, Stefani, and Walton.

I'm writing in support of the Mills Act application for 714 Steiner that will be heard by the Government Audit & Oversight Committee on Thursday, April 21, 2022.

I've been a member of the Victorian Alliance of San Francisco for twenty-five years. We are a non-profit dedicated to preserving and restoring Victorian homes. You may have been on or heard of our very popular annual Victorian House tours (the funds we raise are donated in the form of grants to public preservation projects). We believe the City should support homeowners who restore the exteriors of their Victorians for residents and visitors alike to enjoy.

The Mills Act is an excellent way to help with the costs of maintaining the exteriors of historic homes by giving owners a long term tax break. Victorian Alliance members had the opportunity to see the benefits of the Mills Act when we got a tour of renowned preservation architect Alice Carey's restored firehouse at 460 Bush Street (City Landmark No. 143).

The Victorian Alliance has been around since 1973. We are just thrilled to have members like Leah Culver joining our group. I was able to see 714 Steiner before Ms. Culver bought it. While there were plenty of original features still present, it was obvious there had been years of neglect for the new owner to take care of. We were afraid someone would come in and gut it/remodel it out of existence like what happens to so many Victorians in San Francisco these days. Instead, she is spending considerable resources to restore the home.

And it's not just any Victorian - it's one of the iconic Painted Ladies of Alamo Square - world famous as a symbol of San Francisco. Every day, hundreds of tourists flock to Alamo Square to take photos of the famous Painted Ladies. Even better, she has a huge following on Instagram (18.9 K followers) for her restoration efforts and is serving as a role model for other young home buyers to restore their classic historic homes instead of destroying them.

The proposal Leah Culver and her architect have put forth for the restoration is historically appropriate and will be done with care.

I truly believe Leah Culver is a leader in saving San Francisco's Victorians for future generations. I can't think of a person and historic home more deserving of our City's assistance. Please vote to give Leah Culver every possible benefit the Mills Act currently offers to help her accomplish the restoration of 714 Steiner.

Thank you,

Megan

Megan Smith
Member of the Victorian Alliance of San Francisco

4274 25th Street
San Francisco, CA 94114

Megan G. Smith
smith_megan@att.net
415 285-2881

This message may contain confidential information. Please notify me if you receive it in error and delete it.

From: [Jason Stein](#)
To: [ChanStaff \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Carroll, John \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Ronen, Hillary](#); [Mar, Gordon \(BOS\)](#); [Haney, Matt \(BOS\)](#); [Safal, Ahsha \(BOS\)](#); [MelgarStaff \(BOS\)](#)
Cc: vapresident@victorianalliance.org; kmonteil@sfheritage.org
Subject: Letter in Support of Approval for a Mills Act Contract for 714 Steiner; File #211088
Date: Wednesday, April 20, 2022 3:12:16 PM
Attachments: [Letter of Support for a Mills Act Contract for 714 Steiner, File# 211088.pdf](#)

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Dear Members of the Board of Supervisors and the Government Audit and Oversight Committee,

We hope this email finds you well

We are writing in support of awarding a Mills Act Contract for the restoration and preservation of 714 Steiner Street.

We respectfully ask that you please kindly consider this letter and include it in the meeting materials for tomorrow's Government Audit and Oversight Committee meeting.

Kind regards,
Jason Stein and Portia Peeples

To: San Francisco Board of Supervisors, Government Audit and Oversight Committee
RE: Mills Act Historical Property Contract - 714 Steiner Street; File# 211088

Dear Honorable Members of the Board,

San Francisco is graced with some of the most iconic, beautiful, and important historic homes in the country. These homes perpetuate our unique cultural and architectural heritage. They anchor the distinct features of our neighborhoods. They educate and inspire us. They attract tourists and generate income. Unfortunately, many of these homes are under the threat of deterioration or destruction.

Many historic homes have been restored and maintained by private owners. The California State Parks Office of Historic Preservation states that the Mills Act is the single most important economic incentive program in California for the restoration and preservation of qualified historic buildings by private property owners.

We respectfully urge the City to award 714 Steiner a contract since it is a prominent historic home on arguably the most instantly recognizable block in our city and enjoys iconic status on an international level of cosmopolitan architectural landmarks. It well deserves protection under the Mills Act for its proposed restoration and for the considerable time and expense it takes to preserve and maintain the home in the years to come to ensure the benefits of the restoration are not lost again to the ravages of time.

For the above reasons, we respectfully urge the City to award 714 Steiner a Mills Act contract for the restoration and continued maintenance of the home.

Sincerely,

Jason Stein and Portia Peebles
San Francisco, California