

FILE NO. 90-72-3

ORDINANCE NO. 256-72

1 DESIGNATING 201 BUCHANAN STREET AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY
2 PLANNING CODE.

3 Be it ordained by the people of the City and County of San Francisco:

4 Section 1. The Board of Supervisors hereby finds that the house located at
5 201 Buchanan Street, being Lot 2 in Assessor's Block 858, has a special character
6 and special historical, architectural and aesthetic interest and value, and that
7 its designation as a Landmark will be in furtherance of and in conformance with the
8 purposes of Article 10 of the City Planning Code and the standards set forth there-
9 in.

10 (a) Designation. Pursuant to Section 1004 of the City Planning Code,
11 Chapter II, Part II of the San Francisco Municipal Code, 201 Buchanan Street is
12 hereby designated as a Landmark, this designation having been duly approved by
13 Resolution 6855 of the City Planning Commission, which Resolution is on file with
14 the Clerk of the Board of Supervisors under File No.

15 (b) Required Data. The location and boundaries of the landmark site, the
16 characteristics of the landmark which justify its designation, and the particular
17 features that should be preserved, described and included in the said Resolution,
18 are hereby incorporated herein and made a part hereof as though fully set forth.

19
20 APPROVED AS TO FORM:

21 THOMAS M. O'CONNOR
22 CITY ATTORNEY

RECOMMENDED:

CITY PLANNING COMMISSION

23
24 By Robert A. Kennedy
25 Deputy City Attorney

24 By Allan B. Jacobs
25 Allan B. Jacobs
26 Director of Planning

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LM # 47

Passed for Second Reading
Board of Supervisors, San Francisco

AUG 21 1972

Ayes: Supervisors Barbagelata, Boas, ~~Feinstein~~,
Francois, Gonzales, Kopp, Mendelsohn, ~~Molinari~~,
Pelosi, Tamaras, von Beroldingen.

~~Noes: Supervisors~~

Absent: Supervisors FEINSTEIN MOLINARI


Clerk

90:72-3
File No.

AUG 31 1972
Approved

Read Second Time and Finally Passed
Board of Supervisors, San Francisco

AUG 28 1972

Ayes: Supervisors Barbagelata, Boas, ~~Feinstein~~,
Francois, Gonzales, Kopp, Mendelsohn, Molinari,
Pelosi, Tamaras, von Beroldingen.

~~Noes: Supervisors~~

Absent: Supervisors BOAS FEINSTEIN

*I hereby certify that the foregoing ordinance was
finally passed by the Board of Supervisors of the
City and County of San Francisco.*


Clerk


Mayor

CITY PLANNING COMMISSION
RESOLUTION NO. 6855

WHEREAS, A proposal to designate 201 Buchanan Street as a Landmark pursuant to the provisions of Article 10 of the City Planning Code was initiated by the Landmarks Preservation Advisory Board on April 19, 1972, and said Advisory Board, after due consideration, has recommended approval of this proposal;

WHEREAS, The City Planning Commission, after due notice given, held a public hearing on June 8, 1972 to consider the proposed designation and the report of said Advisory Board; and

WHEREAS, The Commission believes that the proposed Landmark has a special character and special historical, architectural and aesthetic interest and value; and that the proposed designation would be in furtherance of and in conformance with the purposes and standards of the said Article 10;

NOW THEREFORE BE IT RESOLVED, First, That the proposal to designate 201 Buchanan Street as a Landmark pursuant to Article 10 of the City Planning Code is hereby APPROVED, the location and boundaries of the landmark site being as follows:

BEGINNING at the point of intersection of the westerly line of Buchanan Street and the northerly line of Waller Street; running thence westerly 37.5 feet along the northerly line of Waller Street; thence at a right 120 feet northerly; thence at a right angle easterly 37.5 feet along the southerly line of Laussat Street; thence at a right angle southerly 120 feet along the easterly line of Buchanan Street to the point of beginning.
BEING Lot No. 2 in Assessor's Block No. 858; which property is known as and located at 201 Buchanan Street.

Second, That the special character and special historical, architectural and aesthetic interest and value of the said Landmark justifying its designation are as follows:

This house was built during 1882 by John Nightingale, Senior; records of the Water Department show that service was first applied for on January 22, 1883. Nightingale was one of the chief builders of the neighborhood, but this "cottage" is all that remains of the extensive holdings of the family in the vicinity.

A well-known San Franciscan, 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. He is said to have been the selector of the site of the "New" City Hall, erected after 1870 on the site of the Yerba Buena Cemetery (bounded by McAllister, Larkin, Grove & Hyde Streets) and destroyed dramatically in 1906. He was also the prime mover in settling the titles of private landholders in the famed Outside Lands controversy of the 1860's, securing through Senator Felton passage of the Congressional Act on the subject. Nightingale died in 1912.

Third, That the said Landmark should be preserved generally in all of its particular exterior features as existing on the date hereof and as described and depicted in the photographs, case report and other material on file in the Department of City Planning in Docket No. LM72.2; the summary description being as follows:

By an unknown architect, this house is a masterpiece of the Eastlake Style which also incorporates elements of the Carpenter Gothic, Second Empire and late Italian Villa Styles. Specifically, its low-high-low rhythm is accentuated by strongly-marked vertical elements which provide striking contrast against the generally horizontal appearance of the building.

The basic architectural elements are an oblong ground plan, prominent carved gables, strongly projecting eaves, a square Mansarded central tower, a steeply-pitched roof, and projecting bays, both square and slanting. Decorative elements are primarily attached to the striking projections from the house, rather than being applied to the walls.

The gables, over the bays and central tower, have heavy eaves and ornately carved bargeboards with dependent finials. Brackets support the bargeboards and eaves. The slanted bay south of the entry porch is supported by a pedestal resembling fan-vaulting in wood. The porch itself is inset below the central tower, covered by the projecting pitched roof, protected by a rail with spindle balusters and flanked by two columns on either side, one round and one square. Along the street frontage of the property runs a wrought-iron lacy rail, topped by arrow-like spiked heads.

Fenestration of the stories varies: the main floor windows are rectangular, while those of basement, attic and tower suggest the Gothic style, being arched and slightly pointed, with faint eyebrow moldings and vertical Stick-style strips alongside. The walls are primarily of shiplap timber, but board and batten also appears, and under the gables fish-scale shingles take over.

AND BE IT FURTHER RESOLVED, That the Commission hereby directs its Secretary to transmit the proposal for designation, with a copy of this Resolution, to the Board of Supervisors for appropriate action.

I hereby certify that the foregoing Resolution was adopted by the City Planning Commission at its regular meeting of June 8, 1972.

Lynn E. Pio
Secretary

AYES: Commissioners Finn, Fleishhacker, Mellon, Porter, Ritchie, Rueda

NOES: None

ABSENT: Commissioner Newman

PASSED: June 8, 1972

File Copy

LANDMARKS PRESERVATION ADVISORY BOARD
Revised Case Report -- April 19, 1972

Nightingale House
201 Buchanan Street

OWNER: Jo H. Schlesinger

LOCATION: 201 Buchanan Street, west side of Buchanan Street between Laussat Street and Waller Street. Lot has 37.5 feet of frontage on Laussat Street, 120 feet on Buchanan Street, and 37.5 feet on Waller Street; being Lot 2 in Assessor's Block 858.

HISTORY: This house was built during 1882 by John Nightingale, Senior; records of the Water Department show that service was first applied for on January 22, 1883. Nightingale was one of the chief builders of the neighborhood, but this "cottage" is all that remains of the extensive holdings of the family in the vicinity.

A well-known San Franciscan, 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. He is said to have been the selector of the site of the "New" City Hall, erected after 1870 on the site of the Yerba Buena Cemetery (bounded by McAllister, Larkin, Grove & Hyde Streets) and destroyed dramatically in 1906. He was also the prime mover in settling the titles of private landholders in the famed Outside Lands controversy of the 1860's, securing through Senator Felton passage of the Congressional Act on the subject. Nightingale died in 1912.

ARCHITECTURE: By an unknown architect, this house is a masterpiece of the Eastlake Style which also incorporates elements of the Carpenter Gothic, Second Empire and late Italian Villa Styles. Specifically, its low-high-low rhythm is accentuated by strongly-marked vertical elements which provide striking contrast against the generally horizontal appearance of the building.

The basic architectural elements are an oblong ground plan, prominent carved gables, strongly projecting eaves, a square Mansarded central tower, a steeply-pitched roof, and projecting bays, both square and slanting. Decorative elements are primarily attached to the striking projections from the house, rather than being applied to the walls.

The gables, over the bays and central tower, have heavy eaves and ornately carved bargeboards with dependent finials. Brackets support the bargeboards and eaves. The slanted bay south of the entry porch is supported by a pedestal resembling fan-vaulting in wood. The porch itself is inset below the central tower, covered by the projecting pitched roof, protected by a rail with spindle balusters and flanked by two columns on either side, one round and one square. Along the street frontage of the property runs a wrought-iron lacy rail, topped by arrow-like spiked heads.

Fenestration of the stories varies: the main floor windows are rectangular, while those of basement, attic and tower suggest the Gothic style, being arched and slightly pointed, with faint eyebrow moldings and vertical Stick-style strips alongside. The walls are primarily of shiplap timber, but board and batten also appears, and under the gables fish-scale shingles take over.

LAND USE: Residential uses are found to the north, west and south. To the east is the U.C. Extension. Except for the latter P-zoned institutional use, zoning of this house and surroundings is R-4.