

**Mills Act Application 59 Potomac St  
Exhibit A - Rehabilitation & Restoration Plan**

Dated April 17, 2020

**Rehabilitation & Restoration Plan**

**Supporting Documents:** Contractor's Bid + Change Order Estimates

**Scope #1 Replace roof and shingles in full**

**Rehab/Restoration: Yes**

**Completed: No**

**Proposed: Yes**

**Contract Year Completion: 2021**

**Total Cost: \$32,000**

**Description of work:** The current roof is in poor shape. We have engaged a licensed roofing contractor to replace the current roof with new asphalt shingles, ensuring a watertight finish. New gutters and down sprouts will be installed to direct water away from the building and the space where the neighboring homes abut will be water secured. Installation of the new roof and gutters will avoid changing the roof configuration, or altering, removing or obscuring character-defining features of the building, including decorative elements in the gable ends, as well as eave trim and moldings. New gutters and down sprouts will be installed to direct water away from the building and the space where the neighboring homes connect will be water secured.

**Scope #2 Exterior Siding and Trim**

**Rehab/Restoration: Yes**

**Completed: No**

**Proposed: Yes**

**Contract Year Completion: 2021**

**Total Cost: \$45,000**

**Description of work:** We will repair all exterior sides, windows and trim of the house as necessary and repaint the house in its entirety. There is some damage and deterioration of trim in the front of the house. The wood horizontal siding at the rear of the house has dry rot. Deteriorated wood trim and siding will be replaced in kind. Any repairs or replacements will avoid altering, removing or obscuring character-defining features of the building and all materials that are used will be made in kind.

**Scope #3 Exterior Windows & Doors**

**Rehab/Restoration: Yes**

**Completed: No**

**Proposed: Yes**

**Contract Year Completion: 2021**

**Total Cost:** \$65,000

**Description of work:** We will replace all exterior windows and doors. There are three sets of bay windows on the front facade of the house in poor condition. They will be replaced in-kind to match existing wooden materials, ornaments, and operation. There are two exterior doors in the front of the house, and a single-car garage door that will also be replaced with compatible wood doors. While replacing the windows and doors we will avoid altering, removing, or obscuring any character defining features to the exterior.

#### **Scope #4 Exterior Stairs**

**Rehab/Restoration:** Yes

**Completed:** No

**Proposed:** Yes

**Contract Year Completion:** 2021

**Total Cost:** \$25,000

**Description of work:** We will demo and replace the existing stained and damaged terrazzo stairs and concrete siding. We will replace this non-historic detail with wooden stairs and handrails that are compatible with the design and materials of the district.

#### **Scope #5 Foundation reinforcement and stabilization**

**Rehab/Restoration:** Yes

**Completed:** Partially

**Proposed:** Yes

**Contract Year Completion:** 2021

**Total Cost:** \$96,500

**Description of work:** We are completing structural upgrades to the foundation of the house. While converting the basement to livable space we will reinforce the existing foundation and pour a new concrete foundation for the addition. During the scope of work we completed an A-B-C pour to ensure stability of both 59 Potomac and 57 Potomac to help reinforce the foundation of the neighboring house to the south.

#### **Scope #6 New driveway, sidewalk, entryway**

**Rehab/Restoration:** Yes

**Completed:** No

**Proposed:** Yes

**Contract Year Completion:** 2021

**Total Cost:** \$25,000

**Description of work:** We will replace the current driveway and ground floor entry with a new level, permeable driveway and walkway when the remainder of construction is completed. We will also replace the sidewalk.

**Scope #7 Planters**

**Rehab/Restoration:** Yes

**Completed:** No

**Proposed:** Yes

**Contract Year Completion:** 2022

**Total Cost:** \$8,000

**Description of work:** We will remove the current concrete poured planters throughout the property. We will replace the planters on the north and south sides of the front yard with new planters in a style and material compatible with the house and district.

**Mills Act Application 59 Potomac St**  
**Exhibit B - Maintenance Plan**

Dated April 29, 2020

**Maintenance Plan**

**Supporting Documents:** Contractor's Estimates

**Scope #1 Overall Maintenance - Exterior (Roof, siding, paint and trim)**

**Maintenance: Yes**

**Completed: No**

**Proposed: Yes**

**Contract Year Completion:** 2021-ongoing

**Total Cost:** Annually; estimated \$1000 per year

**Description of work:** We will perform routine inspection and maintenance on our roof. We will keep gutters and downspouts clear from debris. Any roof coverings that have been injured will be replaced. We will broom sweep branches or leaf debris from shingles.

We will inspect the exterior doors and windows annually. We will look for signs of water damage and dry rot and confirm functionality. If any repair or replacement is found necessary this will be done in line with the house historic character and any materials used will be in kind.

When the house has been repainted we will inspect the wooden elements of the exterior of the house annually and repaint as necessary. If any damage or deterioration is found, the extent and the nature of the damage will be assessed and addressed. Any repairs or replacements will avoid altering, removing or obscuring character-defining features of the building and all materials that are used will be made in kind e.g. wood for wood.

This maintenance routine will be informed by the guidance outlined in the National Park Service's Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings.

**Scope #2 Professional roof inspections and repair**

**Maintenance: Yes**

**Completed: No**

**Proposed: Yes**

**Contract Year Completion:** 2021-ongoing

**Total Cost:** Periodic \$5,000 over 10 years (estimated \$2500/inspection + repair)

**Description of work:** We will have a licensed roofing contractor conduct periodic inspections

approximately every 5 years to ensure that it remains in good condition. Any repairs or replacements needed as a consequence of these inspections will be performed. Both these routines will be informed by the guidance outlined in the National Park Service's Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings.

### **Scope #3 Exterior Siding + Trim**

**Maintenance: Yes**

**Completed: No**

**Proposed: Yes**

**Contract Year Completion: 2021-ongoing**

**Total Cost: Periodic; \$25,000 within 6 years**

**Description of work:** Approximately 5 years from the completion of work; estimated 2026, we will fully replace the exposed wooden siding on the north top floor (planned for repair as part of Phase 1) replacing the siding in kind, and repainting to ensure a watertight seal.

Any repairs or replacements will avoid altering, removing or obscuring character-defining features of the building and all materials that are used will be made in kind e.g. wood for wood. This maintenance routine will be informed by the guidance outlined in the National Park Service's Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings.

### **Scope #4 Exterior Paint**

**Maintenance: Yes**

**Completed: No**

**Proposed: Yes**

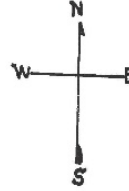
**Contract Year Completion: 2021-ongoing**

**Total Cost: Periodic; estimated \$30,000+ within 10 years**

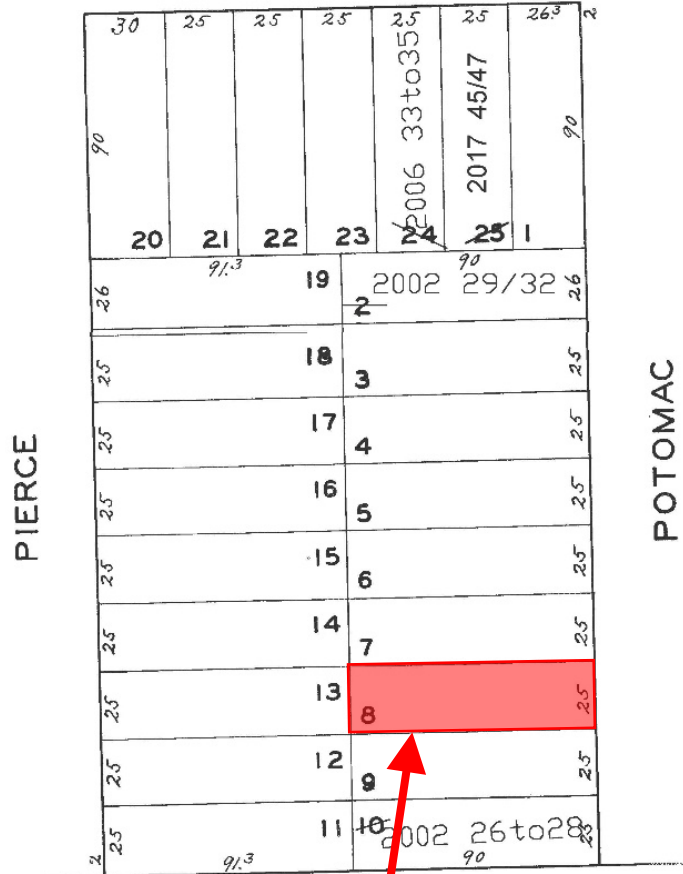
**Description of work:** We will inspect the exterior paint on all siding and trim annually. We will look for signs of water permeating, cracking or dry rot. If any repair or replacement is found necessary this will be done in line with the house historic character and any materials used will be in kind. This maintenance routine will be informed by the guidance outlined in the National Park Service's Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings.

When required, estimated 8-10 years after original painting, the full exterior will be repainted and resealed including all siding, windows, trim and moldings.

# Parcel Map



WALLER

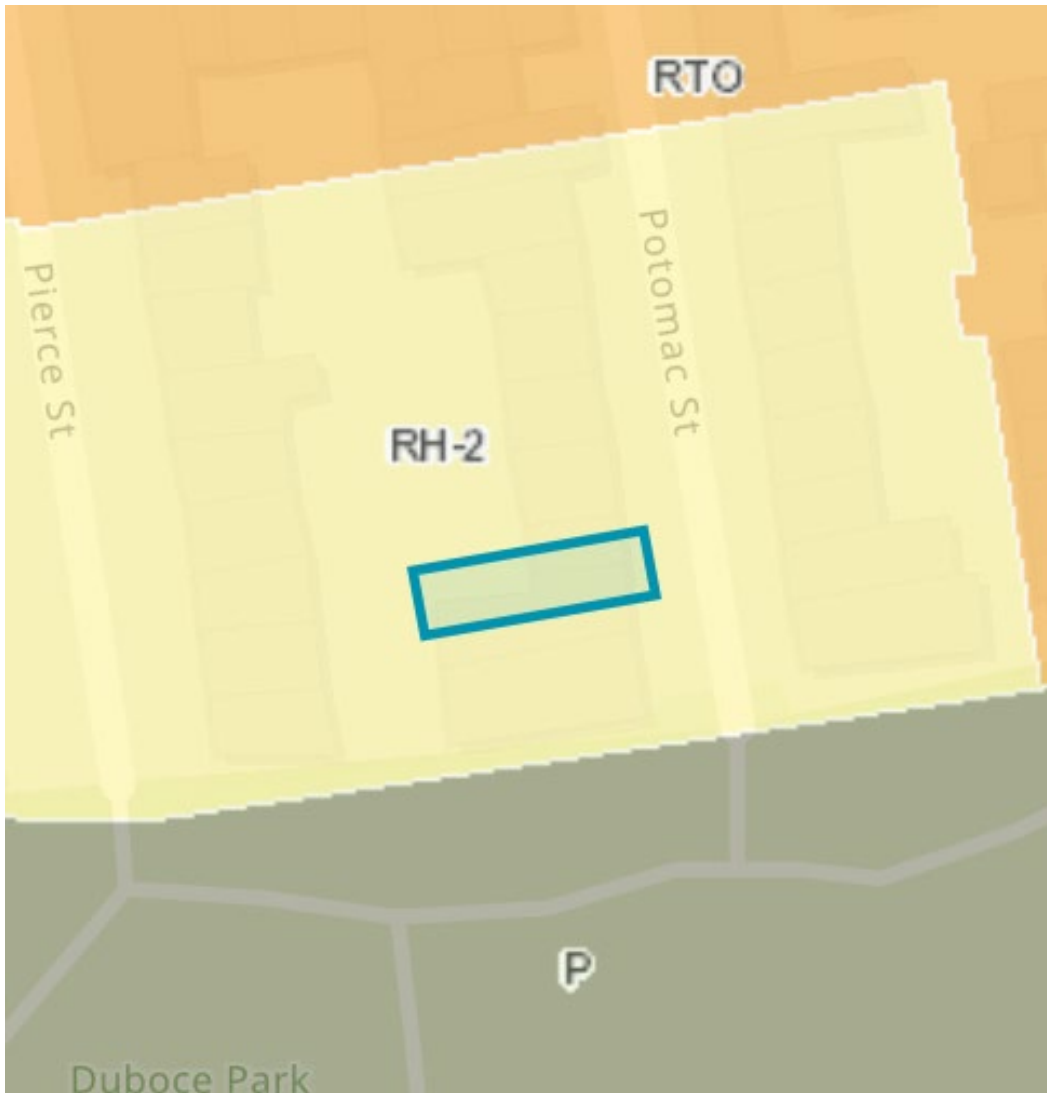


DUBOCE PARK

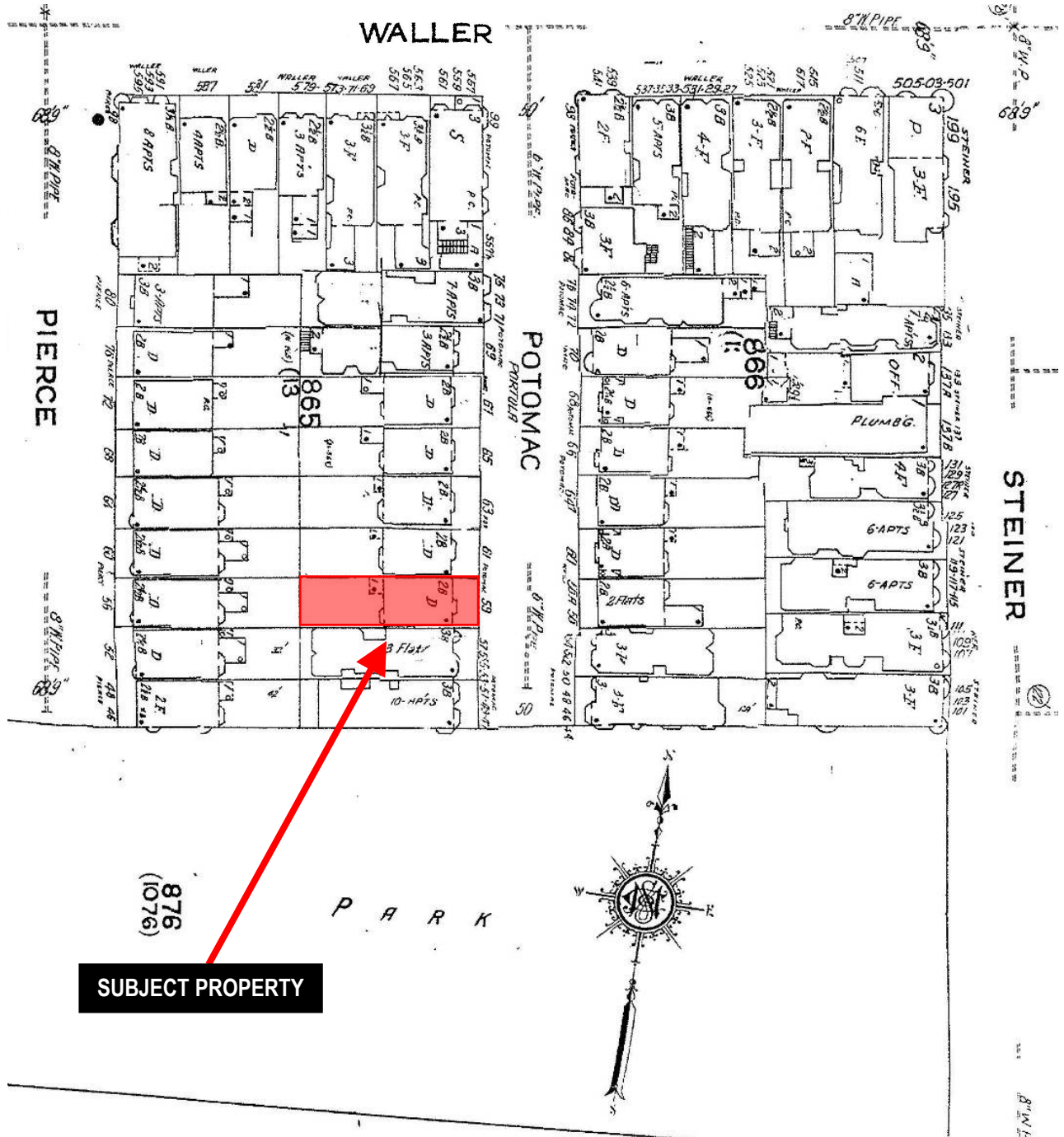
**SUBJECT PROPERTY**

**Record Number: 2020-004685MLS**  
 59 Potomac Street  
 Mills Act Historical Property Contract

# Zoning Map



# Sanborn Map\*

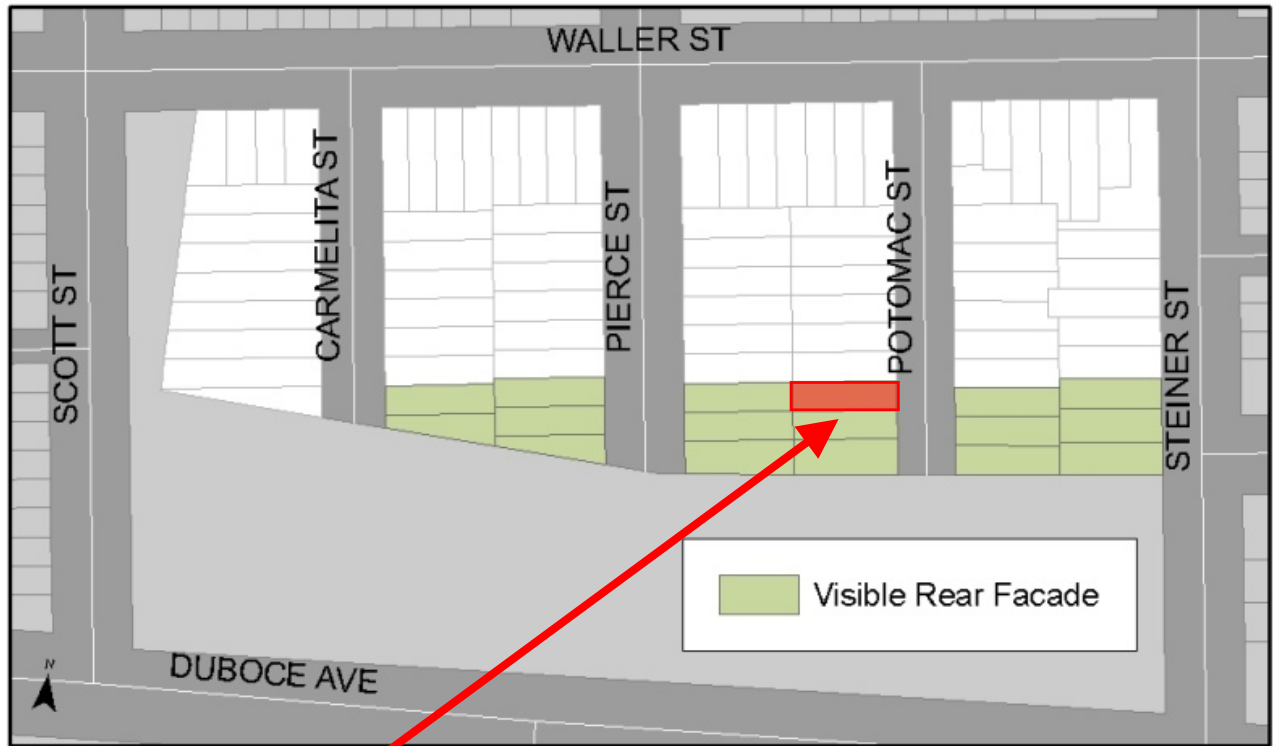


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

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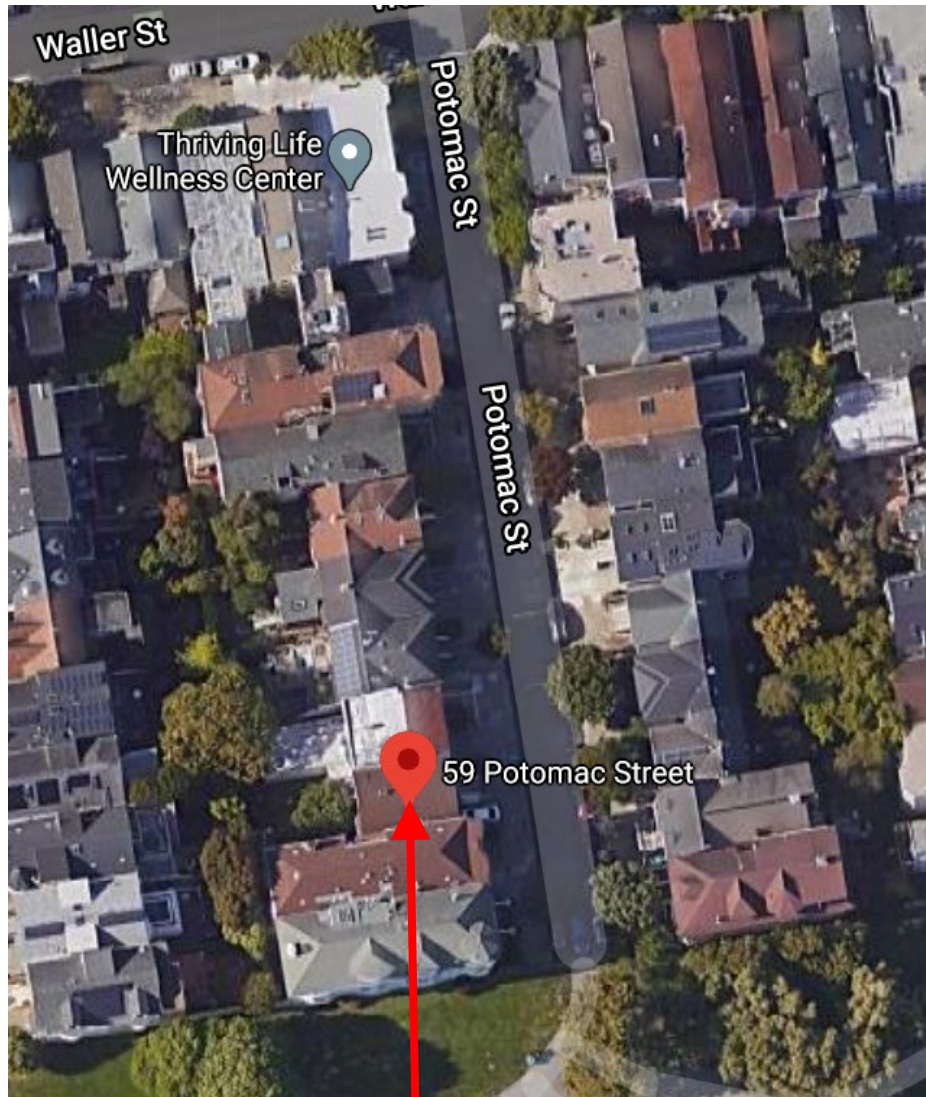
# Duboce Park Landmark District



**SUBJECT PROPERTY**



# Aerial Photo



**SUBJECT PROPERTY**



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# Site Photo



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