



SAN FRANCISCO PLANNING DEPARTMENT

October 8, 2014

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 2014.0720U
563-567 Waller Street (Contributor to the Duboce Park Landmark District)
BOS File Nos: _____ (pending)**

Historic Preservation Commission Recommendation: Approval

Dear Ms. Calvillo,

On October 1, 2014 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 October 1, 2014 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 located at 563-567 Waller Street, a contributor to the Duboce Park Landmark District.

Please note that the Project Sponsor submitted the Mills Act application on May 1, 2014.

The Project Sponsors completed substantial rehabilitation work prior to submitting their Mills Act application. Their Mills Act contract involves a rehabilitation plan that includes:

- Relocating the property's gas meters or enclosing the meters in a painted wood cabinet finished to match the building's existing wood cladding

The contract involves a cycle of annual inspections and maintenance and a longer-term maintenance cycle to be performed as necessary. It addresses the following components:

- Wood siding
- Roof, gutters, downspouts and drainage
- Millwork and ornamentation
- Paint

The attached draft historical property contracts will help the Project Sponsors mitigate these expenditures and will enable the Project Sponsors to maintain the properties in excellent condition in the future.

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As detailed in the Mills Act application, the Project Sponsors have committed to a maintenance plan that will include both annual and cyclical 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.

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
Senior Policy Advisor

Attachments:

Historic Preservation Commission Resolution No. 0738

Mills Act Contract Case Report, dated October 1, 2014, including the following:

Exhibit A: Mills Act Historical Property Contract

Exhibit B: Rehabilitation & Maintenance Plan

Exhibit C: Market Analysis and Income Approach provided by the Assessor-Recorder's Office

Exhibit D: Mills Act Application