PAGE&TURNBULL

530 JACKSON STREET
FOCUSED HISTORIC STRUCTURE REPORT

SAN FRANCISCO, CALIFORNIA
[24394]

PREPARED FOR
Brick & Timber

May 1, 2025
(Revised September 17, 2025)

TABLE OF CONTENTS

San Francisco Planning

PLANNING APPLICATION RECORD NUMBER

MILLS ACT HISTORICAL PROPERTY CONTRACT

SUPPLEMENTAL APPLICATION

Note: Applications must be submitted in both hard copy and digital copy form to the Planning Department at 49 South Van Ness Avenue., Suite 1400 by May 1 in order to comply with the timelines established in the Application Guide. Please submit only the Application and required documents.

Property Information

Project Address: 530 Jackson Street, San Francisco CA 94113

Block/Lot(s): 0176/009

Is the entire property owner-occupied?
☑ Yes ☐ No

If **NO**, please provide an approximate square footage for owner-occupied areas vs. rental income (non-owner-occupied areas). Attach a separate sheet of paper if necessary.

4,216 square-feet (15,615 square-feet total)

Rental Income Information
Include information regarding any rental income on the property, including anticipated annual expenses, such as utilities, garage, insurance, building maintenance, etc.? Attach a separate sheet of paper if necessary.

$120,000/ year in rental income, rental insurance is $140,000/ year, estimated utilities/ building maintenance $177,000/ year.

Property Owner's Information

(If more than three owners attach additional sheets as necessary. Property owner names must be listed exactly as listed on the deed)

Name (Owner 1): Michael McDonald

Company/Organization: SFCA Real Estate Holdings, LLC

Address: 530 Jackson Street,
San Francisco CA 94113

Email Address: michael@jacksonsquarehospitality.com

Telephone: 510-867-2441

Name (Owner 2):

Company/Organization:

Address:

Email Address:

Telephone:

Name (Owner 3):

Company/Organization:

Address:

Email Address:

Telephone:

Do you own other property in the City and County of San Francisco?
☐ Yes ☐ No

If **YES**, please list the addresses and Block/Lot(s) for all other property owned within the City of San Francisco.

N/A

Applicant Information ☑ Same as above

Name:

Company/Organization:

Address: Email Address:

Telephone:

Please Select Billing Contact ☐ Owner ☑ Applicant

Name: Page & Turnbull - Elisa Skaggs

Email Address: skaggs@page-turnbull.com Telephone: 415-593-3224

Please Select Primary Project Contact: ☐ Owner ☐ Applicant Elisa Skaggs

Qualified Historic Property

☐ Individually Designated Pursuant to Article 10 of the Planning Code.
Landmark No.:____ Landmark Name: _____

☑ Contributing Building in a Landmark District Designated Pursuant to Article 10 of the Planning Code.
Landmark District Name: Jackson Square Historic District

☐ Significant (Category I or II) Pursuant to Article 11 of the Planning Code.

☐ Contributory (Category III) Pursuant to Article 11 of the Planning Code

☐ Contributory (Category IV) to a Conservation District Pursuant to Article 11 of the Planning Code.

☐ Individual Landmark under the California Register of Historical Resources

☑ Contributory Building in California Register of Historical Resources Historic Districts.

☐ Individual Landmark listed in the National Register of Historic Places.

☑ Contributory Building listed in the National Register of Historic Places as a Historic District.

☐ Submitted a complete application for listing or designation on or before December 31 of the year before the application is made.

Are there any outstanding violations on the property from the San Francisco Planning Department or the Department of Building Inspection? If **YES**, all outstanding violations must be abated and closed for eligibility for the Mills Act.
☑ Yes ☐ No Property has one outstanding violation related to the Facade Ordinance. The owner has engaged Page & Turnbull to conduct the assessment and report required.
Are taxes on all property owned within the City and County of San Francisco paid to date? If **NO**, all property taxes must be paid for eligibility for the Mills Act.
☑ Yes ☐ No

NOTE: *All property owners are required to include a copy of their most recent property tax bill.*

Tax Assessment Value

Most Recent Assessed Value: $ 2,363,106 (last assessed value was prior to the recent 2025 sale)

Choose one of the following options:

The property is a Residential Building valued at less than $3,000,000
☐ Yes ☑ No

The property is a Commercial/Industrial Building valued at less than $5,000,000
☑ Yes ☐ No

Exemption from Tax Assessment Value

If the property value exceeds the Tax Assessment Value, please explain below how the property meets the following two criteria and why it should be exempt from the Tax Assessment Value.

1. The site, building, or object, or structure is a particularly significant resource and represents an exceptional example of an architectural style, the work of a master, or is associated with the lives of significant persons or events important to local or natural history;

Constructed in 1907 and designed by the prolific local firm of Shea and Lofquist, 530 Jackson Street is a contributor to the local landmark and National Register-listed Jackson Square Historic District. With its brick masonry construction and Classical motifs, the building contributes to the character of the historic district which combines some of San Francisco's earliest commercial buildings with those dating to the post-1906 earthquake and fire recovery. The building has been occupied by various commercial businesses since its construction and appears to have undergone repairs and minor alterations, however it retains integrity as a contributing building and strong representative of the early years of the city's reconstruction.

2. Granting the exemption will assist in the preservation of a site, building, or object, or structure that would otherwise be in danger of demolition, substantial alteration, or disrepair.

Some historic components of the building may fall into disrepair without the exemption. The owner is planning substantial rehabilitation scope that will significantly extend the life of the building.

NOTE: A Historic Structures Report or Conditions Assessment, completed by a qualified historic preservation consultant, must be submitted in order to apply for an exemption from the tax assessment value.

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 ☐ No

Priority Consideration Criteria

Please check the appropriate criteria as they apply to your property and explain on a separate piece of paper how the property meets the stated Priority Consideration Criteria. A property must qualify in one of the six categories to be given priority consideration.

☐ **Office to Residential Conversion:** The project converts underutilized office buildings into housing (typically properties eligible for the Commercial to Residential Adaptive Reuse Program).

☐ **The property is located in a Priority Equity Geography:** Priority Equity Geographies are areas with a higher density of vulnerable populations as defined by the San Francisco Department of Health, including but not limited to people of color, seniors, youth, people with disabilities, linguistically isolated households, and people living in poverty or unemployed. Please check San Franicsco Property Information Map to determine if the property is located within a Priority Equity Geography.

☐ **Multi-Family Housing:** The project consists of, or promotes mutli-family housing.

☑ **Estimated cost of rehabilitation work:** The project has an estimated cost of rehabilitation work that exceeds $200,000 for single family dwellings and $500,000 for multi-unit residential,commercial, or industrial buildings.

See attached cost estimate included with proposed rehabilitation scopes of work.

☐ **Recently Designated City Landmarks:** properties that have been recently designated landmarks will be given priority consideration.

☐ **Legacy Business:** The project will preserve a property at which a business included in the Legacy Business Registry is located. This criterion will establish that the owner is committed to preserving the property, including physical features that define the existing Legacy Business.

Rehabilitation/Restoration Plan (Exhibit A)

Use this form to outline your Rehabilitation/Restoration Plan. Copy this page as necessary to include all rehabilitation and restoration scopes of work that you propose to complete within the next ten years. Arrange all scopes of work in order of priority.

Scope: # 1 Building Feature: Wrought Iron Fire Escape - South (Jackson Street)

☐ Maintenance ☑ Rehab/Restoration ☐ Completed ☑ Proposed

Contract year work completion: 2026

Total Cost: $ 20,584

Description of work:

Engage with a structural engineer to inspect the connections between the fire escape and the masonry, connections between wrought iron members, and for compliance with fire escape codes and standards as needed. With the guidance of a structural engineer, create a repair plan to tie the fire escape to the roof structure, where the connection has been removed. Secure anchorage points as needed and repair the masonry around connection points where there is material loss and deterioration. Spot treat surface corrosion and areas of anchorage. Repair, and properly prepare, prime, and paint using a rust-inhibitive paint where needed.

Rehabilitation/Restoration Plan (Exhibit A)

Use this form to outline your Rehabilitation/Restoration Plan. Copy this page as necessary to include all rehabilitation and restoration scopes of work that you propose to complete within the next ten years. Arrange all scopes of work in order of priority.

Scope: # 2 Building Feature: Mid-Band Cornice - South (Jackson Street)

☐ Maintenance ☑ Rehab/Restoration ☐ Completed ☑ Proposed

Contract year work completion: 2026

Total Cost: $ 4,650

Description of work:

Repair and paint historic mid-band cornice. Properly prepare, prime, and paint the cornice with an appropriate wood paint at wood elements and rust-inhibitive paint at metal elements, including flashings.

Rehabilitation/Restoration Plan (Exhibit A)

Use this form to outline your Rehabilitation/Restoration Plan. Copy this page as necessary to include all rehabilitation and restoration scopes of work that you propose to complete within the next ten years. Arrange all scopes of work in order of priority.

Scope: # 3 Building Feature: Interior - Basement

❑ Maintenance ☑ Rehab/Restoration ❑ Completed ☑ Proposed

Contract year work completion: 2026

Total Cost: $ 155,000

Description of work:

Create a waterproofing scheme that is sympathetic to the historic character of the building. Once the water intrusion issues have been addressed, clean the unpainted masonry walls with warm water, a mild detergent, and a soft bristle brush. Remove the failing paint layers from the masonry walls with a pH neutral paint stripper as needed. Repoint masonry walls where the mortar has deteriorated, as needed. Use an appropriate mortar mix compatible with historic masonry. Treat corrosion at the cast iron columns, and prepare, prime, and paint with a rust-inhibitive paint to protect from further deterioration.

Rehabilitation/Restoration Plan (Exhibit A)

Use this form to outline your Rehabilitation/Restoration Plan. Copy this page as necessary to include all rehabilitation and restoration scopes of work that you propose to complete within the next ten years. Arrange all scopes of work in order of priority.

Scope: # 4 Building Feature: Flashing at the Masonry/ Stucco - West and North

❑ Maintenance ☑ Rehab/Restoration ❑ Completed ☑ Proposed

Contract year work completion: 2026

Total Cost: $ 7,432

Description of work:

Replace the failing flashing at the transition between the former masonry parapet and the stucco addition. Replace with G90 heavy galvanized or non-corroding metal flashing and paint with a rust-inhibitive paint.

Rehabilitation/Restoration Plan (Exhibit A)

Use this form to outline your Rehabilitation/Restoration Plan. Copy this page as necessary to include all rehabilitation and restoration scopes of work that you propose to complete within the next ten years. Arrange all scopes of work in order of priority.

Scope: # 5 Building Feature: Roof - Fifth Floor Balcony

❑ Maintenance ☑ Rehab/Restoration ❑ Completed ☑ Proposed

Contract year work completion: 2027

Total Cost: $ 33,627

Description of work:

Inspect the balcony roofing and ensure there is no water intrusion into the interior. Recoat and patch the membrane roofing at the balcony. Remove the asphaltic coping at the south and west parapet walls and replace with G90 heavy galvanized or non-corroding metal coping and paint with a rust inhibitive paint. Install drain covers at the two roof drains at the north corners. Remove the corrosion from the seismic parapet bracing and metal parapet coping at the expansion joint cover (the expansion joint cover extends along the full east wall at the fifth floor balcony and the upper roof). Paint both with a rust-inhibitive paint to protect from future corrosion.

Rehabilitation/Restoration Plan (Exhibit A)

Use this form to outline your Rehabilitation/Restoration Plan. Copy this page as necessary to include all rehabilitation and restoration scopes of work that you propose to complete within the next ten years. Arrange all scopes of work in order of priority.

Scope: # 6 Building Feature: Windows - West Façade

☐ Maintenance ☑ Rehab/Restoration ☐ Completed ☑ Proposed

Contract year work completion: 2028

Total Cost: $ 120,358

Description of work:

Retain and repair historic wood window sashes and frames at the first floor. Inspect and repair as needed. Repair wood by patching wood checking and deterioration on the frame, sash, and window sills. Replace glazing putty as needed. Properly prepare, prime, and paint the frame, sash, and sill. Restore operability of the sash and latches. Paint exterior security grilles on the first floor with rust inhibitive paint. There is an approved permit for replacement of three exterior windows with new rated windows.

At the masonry portion, replace historically incompatible vinyl and aluminum windows at the first, second, and third floors; replace with historically compatible double-hung wood sash windows at the first and second floors and with window sash that match the original sash at the first floor. Replace non-historic wood windows inserted into original wood frames at the fourth floor with compatible double-hung wood sash windows. Retain and repair the existing historic wood frames and sills, where extant. Repair wood frames and sills by patching wood checking and deterioration with an appropriate wood patching compound. Prepare, prime, and paint. There is an approved permit for replacement of three exterior windows with new rated windows.

Rehabilitation/Restoration Plan (Exhibit A)

Use this form to outline your Rehabilitation/Restoration Plan. Copy this page as necessary to include all rehabilitation and restoration scopes of work that you propose to complete within the next ten years. Arrange all scopes of work in order of priority.

Scope: # 7 Building Feature: Windows - North Façade

❑ Maintenance ☑ Rehab/Restoration ❑ Completed ☑ Proposed

Contract year work completion: 2028

Total Cost: $ 27,900

Description of work:

Retain and repair historic wood window sashes and frames. Inspect and repair as needed. Repair wood by patching wood checking and deterioration on the frame, sash, and window sills. Replace glazing putty as needed. Properly prepare, prime, and paint the frame, sash, and sill. Restore operability of the sash and latches. Paint exterior security grilles on the first floor with rust inhibitive paint. There is an approved permit for replacement of three exterior windows with new rated windows.

At the masonry portion, replace historically incompatible vinyl and aluminum windows at the second and third floors, and replace with historically compatible double-hung wood sash windows. Retain and repair the existing historic wood frames and sills, where extant. Repair wood frames and sills by patching wood checking and deterioration with an appropriate wood patching compound. Prepare, prime, and paint. There is an approved permit for replacement of three exterior windows with new rated windows.

Rehabilitation/Restoration Plan (Exhibit A)

Use this form to outline your Rehabilitation/Restoration Plan. Copy this page as necessary to include all rehabilitation and restoration scopes of work that you propose to complete within the next ten years. Arrange all scopes of work in order of priority.

Scope: # 8 Building Feature: Brick Masonry - West and North Façades

☐ Maintenance ☑ Rehab/Restoration ☐ Completed ☑ Proposed

Contract year work completion: 2028

Total Cost: $ 242,963

Description of work:

Clean masonry of soiling, spills, and biological growth with a warm water wash and chemical cleaner. If determined feasible without causing damage, remove the parge skim coat at the base of the wall. Use mockups to test removal approaches. If the removal of the parge skim coat is deemed too damaging to the brick, cut joints, and repoint 100% of the parged area. Repainting of the parged area with a breathable paint may be needed if the parge cannot be removed. Remove paint from the masonry using a pH neutral masonry paint stripper. Mockups should be used to test strippers before full removal takes place. Repoint areas of deteriorated, missing, and inappropriate mortar at these façades. Repoint joints at the window sills as needed, and re-parge the horizontal sill surface. The mortar and parge should match the original visually. Patch cracked, eroded, and deteriorated bricks with an appropriate masonry patching compound to match the existing color and texture. Remove the corrosion from the metal tie rods and plates, and prepare, prime, and paint with rust inhibitive paint.

Rehabilitation/Restoration Plan (Exhibit A)

Use this form to outline your Rehabilitation/Restoration Plan. Copy this page as necessary to include all rehabilitation and restoration scopes of work that you propose to complete within the next ten years. Arrange all scopes of work in order of priority.

Scope: # 9 Building Feature: Brick Masonry - South (Jackson Street)

☐ Maintenance ☑ Rehab/Restoration ☐ Completed ☑ Proposed

Contract year work completion: 2030

Total Cost: $ 80,988

Description of work:

Inspect and repair masonry. Repoint mortar where missing, deteriorated, or loose. Use an appropriate mortar mix that is compatible with historic masonry and matches the texture, color, and visual characteristics of existing. Repoint and repair the parge coat on the masonry window sills. Patch bricks with material loss with an appropriate masonry patching compound that matches the color, texture, and visual characteristics of the original brick. Once the brick is repointed and patched, prepare, prime, and paint the masonry with a breathable masonry paint.

Rehabilitation/Restoration Plan (Exhibit A)

Use this form to outline your Rehabilitation/Restoration Plan. Copy this page as necessary to include all rehabilitation and restoration scopes of work that you propose to complete within the next ten years. Arrange all scopes of work in order of priority.

Scope: # 10 Building Feature: Windows - South (Jackson Street)

❑ Maintenance ☑ Rehab/Restoration ❑ Completed ☑ Proposed

Contract year work completion: 2030

Total Cost: $ 46,500

Description of work:

Replace historically incompatible vinyl and aluminum windows at the second and third floors, and replace non-historic wood windows inserted into original wood frames at the fourth floor with compatible double-hung wood sash windows. Retain and repair the existing historic wood frames and sills, where possible. Repair wood frames and sills by patching wood checking and deterioration with an appropriate wood patching compound. Prepare, prime, and paint.

Rehabilitation/Restoration Plan (Exhibit A)

Use this form to outline your Rehabilitation/Restoration Plan. Copy this page as necessary to include all rehabilitation and restoration scopes of work that you propose to complete within the next ten years. Arrange all scopes of work in order of priority.

Scope: # 11 Building Feature: Wrought Iron Fire Escape - South (Jackson Street)

❑ Maintenance ☑ Rehab/Restoration ❑ Completed ☑ Proposed

Contract year work completion: 2030

Total Cost: $ 4,650

Description of work:

Treat surface corrosion as needed at the fire escape and properly prepare, prime, and paint using a rust-inhibitive paint, as needed.

Rehabilitation/Restoration Plan (Exhibit A)

Use this form to outline your Rehabilitation/Restoration Plan. Copy this page as necessary to include all rehabilitation and restoration scopes of work that you propose to complete within the next ten years. Arrange all scopes of work in order of priority.

Scope: # 12 Building Feature: Jackson Street Storefront

❑ Maintenance ☑ Rehab/Restoration ❑ Completed ☑ Proposed

Contract year work completion: 2030

Total Cost: $ 17,050

Description of work:

Rehabilitate storefront. Repair deteriorated wood and glazing putty/ sealant, and replace perimeter sealants, as needed. Prepare, prime, and paint with appropriate paint. Clean, repair/replace, and lubricate door hardware as needed.

Rehabilitation/Restoration Plan (Exhibit A)

Use this form to outline your Rehabilitation/Restoration Plan. Copy this page as necessary to include all rehabilitation and restoration scopes of work that you propose to complete within the next ten years. Arrange all scopes of work in order of priority.

Scope: # 13 Building Feature: Roof - Fifth Floor Balcony

❑ Maintenance ☑ Rehab/Restoration ❑ Completed ☑ Proposed

Contract year work completion: 2035

Total Cost: $ 42,617

Description of work:

Replace roofing membrane at the balcony roof with new roofing that is appropriate for a low-slope roof. During roof work, ensure adjacent historic materials are protected in place and care is taken to minimize damage.

Maintenance Plan (Exhibit B)

Use this form to outline your Maintenance Plan. Copy this page as necessary to include all maintenance scopes of work that you propose to complete within the next ten years. Arrange all scopes of work in order of priority.

Scope: # 14 Building Feature: Roof - Fifth Floor Balcony

☑ Maintenance ☐ Rehab/Restoration ☐ Completed ☑ Proposed

Contract year work completion: Annually

Total Cost: $ 4,340

Description of work:

Inspect balcony membrane annually for deterioration, cracking and debris build up, and patch, repair, or recoat as needed. Clean drains on an annual basis to keep free of debris and blockage. Inspect flashing for signs of water intrusion and deterioration. Repair as needed. Inspect all vertical and horizontal sections of the seismic joint (the expansion joint cover extends along the full east wall at the fifth floor balcony and the upper roof), and repair as needed. Inspect immediately after an earthquake. Repair or replace as needed.

Inspect metal lateral bracing, metal guardrails at balcony and roof annually for signs of paint deterioration and metal corrosion. Prepare, prime and paint metal lateral bracing every 10 years, or as needed based on annual visual inspection.

Maintenance Plan (Exhibit B)

Use this form to outline your Maintenance Plan. Copy this page as necessary to include all maintenance scopes of work that you propose to complete within the next ten years. Arrange all scopes of work in order of priority.

Scope: # 15 Building Feature: Brick Masonry- West, North, and South Façades

☑ Maintenance ☐ Rehab/Restoration ☐ Completed ☑ Proposed

Contract year work completion: Annually

Total Cost: $ 4,340

Description of work:

Perform visual inspection annually for signs of moisture, efflorescence, deterioration, spalling, mortar and paint loss at masonry. Clean and repair as needed. Prepare, prime and paint south façade every 10 years. Perform annual visual inspection of tie rods and plates for signs of metal deterioration, rust jacking, mortar/ brick loss and loose members.

Maintenance Plan (Exhibit B)

Use this form to outline your Maintenance Plan. Copy this page as necessary to include all maintenance scopes of work that you propose to complete within the next ten years. Arrange all scopes of work in order of priority.

Scope: # 16 Building Feature: Mid-Band Cornice - South (Jackson Street)

☑ Maintenance ☐ Rehab/Restoration ☐ Completed ☑ Proposed

Contract year work completion: Annually

Total Cost: $ 1,085

Description of work:

Inspect wood mid-band cornice annually for signs of deterioration. Inspect metal flashing at cornice for paint deterioration, corrosion and water intrusion. Prepare, prime and paint every 10 years or as needed.

Maintenance Plan (Exhibit B)

Use this form to outline your Maintenance Plan. Copy this page as necessary to include all maintenance scopes of work that you propose to complete within the next ten years. Arrange all scopes of work in order of priority.

Scope: # 17 Building Feature: Wrought Iron Fire Escape - South (Jackson Street)

☑ Maintenance ☐ Rehab/Restoration ☐ Completed ☑ Proposed

Contract year work completion: Annually

Total Cost: $ 1,085

Description of work:

Perform visual inspection of the fire escape for metal corrosion and paint loss. Inspect attachment connections between metal anchors and masonry wall. Prepare, prime and paint every 10 years or as needed.

Maintenance Plan (Exhibit B)

Use this form to outline your Maintenance Plan. Copy this page as necessary to include all maintenance scopes of work that you propose to complete within the next ten years. Arrange all scopes of work in order of priority.

Scope: # 18 Building Feature: All Windows

☑ Maintenance ☐ Rehab/Restoration ☐ Completed ☑ Proposed

Contract year work completion: Annually

Total Cost: $ 4,340

Description of work:

Perform visual inspection of windows for paint, glazing putty/ sealant and perimeter sealant failure, corrosion, and other signs of deterioration. Repair as needed. Prepare, prime and paint windows and install new perimeter sealant every 10 years or as needed.

Maintenance Plan (Exhibit B)

Use this form to outline your Maintenance Plan. Copy this page as necessary to include all maintenance scopes of work that you propose to complete within the next ten years. Arrange all scopes of work in order of priority.

Scope: # 19 Building Feature: Jackson Street Storefront

☑ Maintenance ☐ Rehab/Restoration ☐ Completed ☑ Proposed

Contract year work completion: Annually

Total Cost: $ 2,170

Description of work:

Perform visual inspection of the south storefront system annually for paint, glazing putty/ sealant and perimeter sealant failure and other signs of damage or deterioration. Maintain hardware and repair as needed.

Maintenance Plan (Exhibit B)

Use this form to outline your Maintenance Plan. Copy this page as necessary to include all maintenance scopes of work that you propose to complete within the next ten years. Arrange all scopes of work in order of priority.

Scope: # 20 Building Feature: Interior - Basement

☑ Maintenance ☐ Rehab/Restoration ☐ Completed ☑ Proposed

Contract year work completion: Annually

Total Cost: $ 2,170

Description of work:

Perform visual inspection of the basement for signs of water intrusion and deterioration annually. Consult with a waterproofing specialist and repair as needed. Repoint and repaint the masonry walls and cast iron columns as needed.

Signature and Notary Acknowledgement Form

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. Attach notary acknowledgement.

Michael McDonald
Name (Print)

5/1/25
Date

Signature

Name (Print)

Date

Signature

Name (Print)

Date

Signature

Public Information Release

Please read the following statements and check each to indicate that you agree with the statement. Then sign below in the space provided.

I understand that submitted documents will become public records under the California Public Records Act, and that these documents will be made available upon request to members of the public for inspection and copying.

I acknowledge that all photographs and images submitted as part of the application may be used by the City without compensation.

Michael McDonald
Name (Print)

5/1/25
Date

Signature

Public Information Release

Please read the following statements and check each to indicate that you agree with the statement. Then sign below in the space provided.

☑ I understand that submitted documents will become public records under the California Public Records Act, and that these documents will be made available upon request to members of the public for inspection and copying.

☑ I acknowledge that all photographs and images submitted as part of the application may be used by the City without compensation.

Michael McDonald
Name (Print)

5/1/25
Date

Signature

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SAN FRANCISCO)

On MAY 1, 2025 before me, ELENA L. GIACOMAN, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose 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.

ELENA L. GIACOMAN
Notary Public - California
San Francisco County
Commission # 2409007
My Comm. Expires Jun 24, 2026

Signature Elena L Giacoman (Seal)

II. EXEMPTION STATEMENT & SIGNIFICANCE EVALUATION

The Mills Act Historical Property Contract requires all commercial properties that are assessed at a value of more than $5M to include a Historic Structure Report (HSR) as part of the application. Representatives of the San Francisco Planning Department have indicated that the HSR may be limited in scope and should include, at a minimum, a brief history of the building, a description of the building's historic condition, a summary of its existing condition, and an outline of short-term and long-term recommendations for rehabilitation. This limited Historic Structure Report, together with the Rehabilitation/Restoration & Maintenance Plan, serves to fulfill this requirement of the Mills Act and primarily focuses on conditions and treatment recommendations for the exterior of the building.

The Mills Act Historical Property Contract also requires that all commercial properties that are assessed at a value of more than $5M include justification for how the property meets the following criteria:

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 and rehabilitation of a historic structure (including unusual and/or excessive maintenance requirements) that would otherwise be in danger of demolition, deterioration, or abandonment.

The following addresses how the property meets both criteria:

Constructed in 1907 and designed by the prolific local firm of Shea and Lofquist, 530 Jackson Street is a contributor to the local landmark and National Register-listed Jackson Square Historic District. With its brick masonry construction and Classical motifs, the building contributes to the character of the historic district which combines some of San Francisco's earliest commercial buildings with those dating to the post-1906 earthquake and fire recovery. The building has been occupied by various commercial businesses since its construction and appears to have undergone repairs and minor alterations, however it retains integrity as a contributing building and strong representative of the early years of the city's reconstruction.

Granting the exemption will aid in financing repairs, rehabilitation/restoration, and maintenance of the building including, for example: the historic brick facades, the wood framed windows, as well as the roofing and parapet walls. The enclosed rehabilitation/restoration and maintenance plan further elaborates on proposed work intended to preserve the building.

III. FOCUSED HISTORIC STRUCTURE REPORT

INTRODUCTION

This Focused Historic Structure Report has been prepared to accompany a Mills Act Historical Property Contract Application for 530 Jackson Street (APN 0176/009) in San Francisco's Jackson Square neighborhood. The building is located on a rectangular, 3,225 square foot parcel zoned C-2 (Community Business) in a 65-A height and bulk district and is within the Jackson Square Historic District. 530 Jackson Street was designed by the prolific and prominent architecture firm, Shea and Lofquist, for L. V. Merle, the original owner.[1] The building was completed in 1907, and original commercial occupants included the Teddy Hotel and the New Sonoma Wine Company.

Figure 1: Aerial imagery of 530 Jackson Street/APN 0176/009, outlined in red.
Source: Google Earth, 2025. Edited by Page & Turnbull

[1] Building Permit No. 10195, May 21, 1907, on file at the San Francisco Department of Building Inspection.

HISTORY OF 530 JACKSON STREET

Brief History of 530 Jackson Street

530 Jackson Street was built in 1907 during the early stages of post-earthquake recovery in San Francisco in what is now the Jackson Square Historic District.[2] 530 Jackson Street was designed in the Early 20th Century Commercial style by the prominent San Francisco architectural firm of (Frank) Shea & (John) Lofquist, and was built by the Wright Construction Co.[3]

The building was originally designed with two ground-floor units for retail use, a basement, and three upper floors occupied by the "Teddy Hotel."[4] By 1940, the entire building was occupied by the Hing Lee Co., a garment manufacturer, and by 1980 the ground floor was once again occupied by commercial businesses while the upper floors were converted into offices. These uses have continued through 2025.

Figure 2: 530 Jackson Street, at the right, photographed during construction in 1907. Provided courtesy of the property owner

Figure 3: 530 Jackson Street, at the right, ca. 1910. Source: San Francisco Public Library

Brief History of Jackson Square Historic District

Dominated in the 1850s and 1860s by commercial and retail buildings, Jackson Square was later augmented by rooming houses, saloons, dance halls, and other uses.[5]

[2] "Reality Listings," *San Francisco Call*, May 28, 1907.
[3] Building Permit No. 10195.
[4] "Jackson Street and Columbus Avenue," photograph AAZ-6272, circa 1908-1911, San Francisco Public Library.
[5] San Francisco Department of City Planning, *Jackson Square* (Nomination Form), 1971, 2.

Jackson Square was originally developed as a waterfront extension of San Francisco's first urban commercial center at Portsmouth Square. During the 1850s and 1860s, Jackson Square prospered as mercantile establishments, offices, financial institutions, and stores moved into the area. The neighborhood also attracted producers and sellers of liquor, cigars, glassware, books, stoves, champagne, and chocolate, in addition to newspaper offices, ethnic organizations, and foreign consulates. After a string of disastrous fires during the 1850s and early 1860s, San Francisco authorities mandated that all new structures in the commercial core must be built of fireproof masonry construction. Because brick was less expensive and more readily available than stone, it became the material of choice in Jackson Square. By requiring businesses to build in more expensive materials, namely brick reinforced with iron ties, buildings in the Jackson Square area represented a substantial investment and were less likely to be razed and rebuilt as use or public taste changed, giving these structures' additional longevity.

After 1870, San Francisco's business district began to gravitate both south and west of Jackson Square, causing it to lose many of its prestigious commercial tenants. The area transitioned to manufacturing and wholesale uses, and eventually evolved into a diverse, mixed-use district with commercial manufacturing establishments, in addition to saloons, lodging houses, and dance halls; these latter businesses attracted sailors and prostitutes, so that in the second half of the nineteenth century, the Jackson Square area became known as the "Barbary Coast," as a reference to the North African coast from which pirates and slave traders launched raids.[6]

Many buildings in Jackson Square survived the 1906 earthquake and fires. Still, a significant portion of Jackson Square buildings were built after 1906. Those buildings constructed after 1906 were often designed for industrial uses and were less ornamented and less oriented to the pedestrian customer; however, many had the same scale, fine brickwork, and use of arched headers at windows and doors as the earlier buildings, retaining the continuity still seen in the district today. After 1906, the area maintained its reputation as the Barbary Coast through World War I, and industrial and wholesale uses continued to function into the 1930s but declined due to the effects of the Great Depression.[7]

Between the 1930s and the 1950s, buildings within Jackson Square were increasingly vacant. Prohibition, which brought frequent raids to this 'vice district,' and the financial hardships of the Great Depression significantly impacted the area's nightlife and commercial businesses. Perceived diminishing value of downtown real estate through disinvestment during World War II, and

[6] *Jackson Square*, 8. See also: Rand Richards, *Historic Walks in San Francisco: 18 Trails Through the City's Past*, (San Francisco: Heritage House Publishers, 2002), xiv.
[7] *Jackson Square*, 3.

continuing into the postwar period, further impacted the neighborhood. The neighborhood experienced a renaissance, however, when the wholesale furnishings and decorator industry began to settle in the area.[8] This industry was still flourishing in the 1970s, along with some newer uses, when the district was nominated for the National Register of Historic Places and recognized by the City of San Francisco as an Article 10 Historic District for its architectural character and its historic building stock.[9]

Despite the diversity of age and function, the design of buildings in Jackson Square is largely consistent in regard to scale, massing, materials, color, and fenestration. Over half of the buildings were constructed of brick masonry in an Italianate or Classical Revival style and reflect the trends of the late nineteenth and early twentieth centuries. While the district was recognized for the cohesion of its historic architecture, the role of compatible alterations and contextually designed new construction was considered a major benefit for the long-term legacy of the area. The 1971 Jackson Square Case Report and National Register nomination form specifically outlined the role of "imaginative remodeling and use[, where] private renewal and rebuilding have fused history with modern function and created a unique blending of old and new."[10]

Brief Overview of Shea and Lofquist, Architects

Frank Shea (1859-1929) was born in Illinois to Irish immigrants, and his family relocated to San Francisco while he was young.[11] Shea attended high school in San Francisco, and worked as a draftsman for several Bay Area architecture firms including Charles Bugbee, John Marquis, and Peter Schmidt. Shea attended the Ecole des Beaux Arts in Paris in 1886, and returned to San Francisco in 1888. From 1891 to 1905, he partnered with his brother William Shea, also an architect, as Shea & Shea.[12] Frank Shea was the last of the eight architects who worked on Augustus Laver's design for the San Francisco City Hall #4, which was finally completed just before the 1906 Earthquake.[13] After the 1906 Earthquake, Shea accepted a job as City Architect and designed several municipal buildings throughout San Francisco.

John Lofquist (1876-1941) was born in Sweden, and his family immigrated to New York by 1880.[14] Research did not uncover other information about Lofquist's education or career before 1906, when

[8] Richards, 164.
[9] San Francisco Ordinance 221-72, "Appendix B to Article 10—Jackson Square Historic District," San Francisco Planning Code, August 9, 1972.
[10] *Jackson Square,* 10.
[11] United States Census, San Francisco, 1900. Accessed through Ancestry.com.
[12] "Frank T. Shea," Pacific Coast Architecture Database. Accessed March 27, 2025. http://pcad.lib.washington.edu/person/1177
[13] San Francisco Department of City Planning, Historic Resource Survey Case Report Adoption of Civic Center Cultural Landscape Inventory, October 1, 2014.
[14] "John Oscar Lofquist," Pacific Coast Architecture Database, accessed April 10, 2025, https://pcad.lib.washington.edu/person/1176/

he moved from New York to San Francisco in the aftermath of the 1906 Earthquake to assist in the city's reconstruction.[15] He met Frank Shea soon after his relocation, and the two began practicing together in 1907 as Shea & Lofquist.

In 1908 Shea & Lofquist constructed their most well known commercial building, the Bank of Italy Building at 550 Montgomery Street (extant), in the Beaux Arts style **(Figure 4)**.[16] Shea and Lofquist were perhaps best known for their prolific work for the Catholic Church. In San Francisco they were responsible for the design of St. Brigid's, St. Vincent de Paul's, St. Paul's, St. James, Holy Cross, Star of the Sea, St. Monica's, St. Anne's, and the Church of Nuestra Senora de Guadalupe **(Figure 5)**. They were also frequently called upon to design club buildings, including a number of music halls, fraternal organization buildings and the Y.M.I. buildings.[17] Shea & Lofquist split in 1920. Frank Shea practiced with his brother, William Shea, from 1924 to 1928, when he retired. San Francisco city directories list Lofquist as a practicing architect into the 1930s, but research was unable to uncover which architecture firm he worked under for the rest of his career. Frank Shea is recognized as an architect of merit in the *San Francisco Architecture, Planning, and Preservation Professionals* historic context.[18]

Figure 4: Bank of Italy Building, designed by Shea and Lofquist and built in 1908. Listed on the National Register in 1977. Source: Google Street View.

Figure 5: Church of Nuestra Senora de Guadalupe at 906 Broadway, designed by Shea and Lofquist and built in 1912. Designated Landmark No. 204 in 1993. Source: Google Street View.

[15] "Recent Architectural Work of Frank T. Shea and John O. Lofquist," *The Architect and Engineer*, Vol 27, No 1. May 1909, 35-38.
[16] "Recent Architectural Work of Frank T. Shea and John O. Lofquist," May 1909.
[17] San Francisco Department of City Planning, *Architecture, Planning, and Preservation Professionals. A Collection of Biographies,* October 2023, 23-24.
[18] San Francisco Department of City Planning, *Architecture, Planning, and Preservation Professionals. A Collection of Biographies,* October 2023, 24.

CONSTRUCTION CHRONOLOGY

For the purposes of this Focused Historic Structure Report, a brief construction chronology is excerpted below. The following provides a summarized timeline of substantive construction activity at 530 Jackson Street, based on building permit applications available online through the San Francisco Property Information Map, from 1981 to 2025, and alterations compared to historic photographs and on-site observations.

The original first story featured a commercial storefront to the west (left), consisting of a wood door flanked by undivided plate glass storefront windows with wood panel bulkheads, and a wood-frame door at the east (right) end for access to the upper floors of the building. Original windows consisted of wood-frame double-hung windows with ogee lugs.

- Between 1910 and 1958, the bulkheads and clerestory windows at the first story storefront were replaced **(Figure 6 and Figure 7)**
- Between 1958 and 1971, storefront windows were replaced **(Figure 8)**
- In 1998, major alterations include:[19]
    - The first story storefront was completely rebuilt to its present condition, consisting of inoperable wood-frame French Doors and a pair of wood-frame glazed doors to the west (left), and a pair of wood-frame glazed doors to the east (right) for access to the upper floors of the building **(Figure 9 and Figure 10)**
    - A two-story addition was constructed on top of the building, set back from the south façade. The addition is clad in stucco and features a variety of metal and vinyl windows **(Figure 11)**
- Between 1998 and 2007, numerous original windows were replaced with wood-frame or vinyl double-hung windows on the south, west, and north façades

[19] Building Permit No. 9624578S, accessed through the San Francisco Property Information Map.

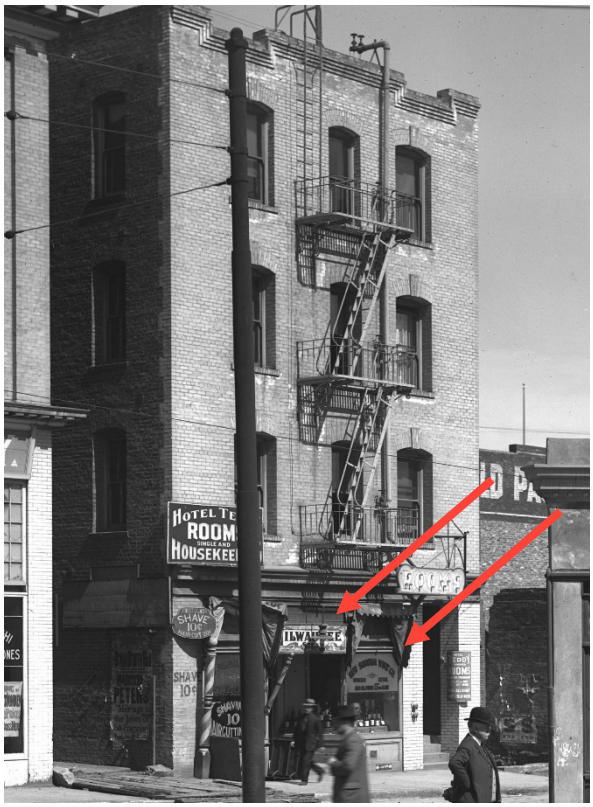

Figure 6: 530 Jackson Street, c. 1910. Note the original undivided storefront windows and multi-lite clerestory window, at the red arrows. Source: San Francisco Public Library. Edited by Page & Turnbull.

Figure 7: 530 Jackson Street, 1958. Note the bottom left corner of the photograph is torn off. Note the altered storefront bulkheads and clerestory, at the red arrows. Source: San Francisco Public Library, Assessors Office Photograph Collection. Edited by Page & Turnbull.

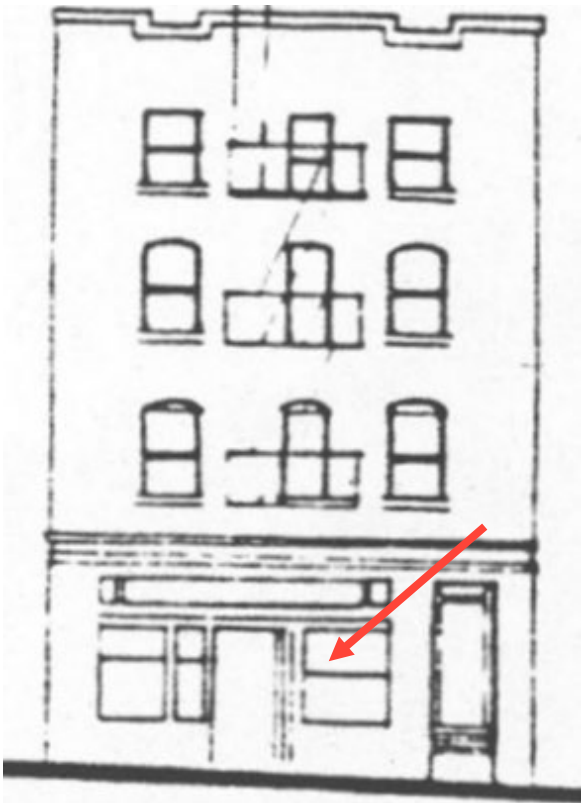

Figure 8: Elevation sketch of 530 Jackson Street in the 1971 Jackson Square National Register Nomination Form. Note the divided storefront windows, at the red arrow. Source: San Francisco Property Information Map. Edited by Page & Turnbull.

Figure 9: 530 Jackson Street, 1998. The storefront has been demolished and is being reconstructed. Note the original windows at the upper floors are still extant, at the red arrow. Source: San Francisco Public Library, Assessors Office Photograph Collection. Edited by Page & Turnbull.

Figure 10: 530 Jackson Street, 2007. Note the altered storefront configuration and entrance, and the replacement windows at the upper stories, at the red arrows. Source: San Francisco Public Library. Edited by Page & Turnbull.

Figure 11: Rear of 530 Jackson Street, 2025. Note the two-story addition, visible with stucco exterior above the original brick exterior. Source: Page & Turnbull.

HISTORIC SIGNIFICANCE

530 Jackson Street has been assigned a Planning Department Historic Resource Status Category of "A- Historic Resource Present." It is a contributor to the Jackson Square Historic District as defined in Article 10, Appendix B of the San Francisco Municipal Code.[20] As a contributing building to the Historic District, 530 Jackson embodies the architectural features shared with other early 20th century commercial buildings within the district. In 530 Jackson Street's case, the building provides a good example of a steel-frame masonry commercial building with some Classical Revival style details. The building's massing, scale, and details are reflective of the architectural characteristics of the Jackson Square Historic District's architectural characteristics.

Jackson Square Historic District

530 Jackson Street has not previously been designated as an individual historic resource, but is a contributor to the Article 10 Designated and National Register of Historic Places-listed Jackson Square Historic District.

Buildings in the district are generally continuous with the property line, are two or three stories in height, are built of brick with cast-iron detailing, and have high ground floors delineated by a storefront cornice. Red brick and earth tones are typical. Verticality is emphasized with narrow and high door openings and narrow and vertical windows. The ground floors often feature arched headers at windows and doors and multiple bays with deep-set openings separated by vertical elements or pillars, and the ground floors are open, often with show windows. Fenestration on the upper stories is usually deeply recessed and occupies less than fifty percent of the surface. Detailed features include Classical elements such as pediments, columns, and pilasters.

530 Jackson Street is representative of the characteristic massing and composition, scale, and architectural details of contributing buildings within the Jackson Square Historic District. The building's rectangular massing and plan, masonry construction and exterior cladding, and Classical Revival style detailing are indicative of the early 20th century commercial buildings constructed within the district. The character defining features of the building are those that align with the architectural features of the district as a whole, listed below.

[20] San Francisco Planning Department, *City and County of San Francisco Municipal Code*, Article 10, Appendix B: Jackson Square Historic District.

CHARACTER-DEFINING FEATURES[21]

- Two or three stories high;
- Façades built continuously to each side of the lot;
- Earth tone brick masonry;
- Iron detailing;
- High ground floors delineated by a storefront cornice;
- Narrow and high door openings and narrow and vertical windows;
- A ground floor featuring multiple bays with openings separated by vertical elements or pillars;
- Fenestration on the upper stories is recessed and occupies less than fifty percent of the surface;
- Includes Classical elements such as pediments, columns, and pilasters.

[21] Page & Turnbull has compiled these character-defining features from discussion of the district's "Features" as discussed in Features of Article 10, Appendix B.

ARCHITECTURAL DESCRIPTION

530 Jackson Street is a rectangular five-story over basement, steel reinforced brick masonry and timber frame commercial building built in 1907 **(Figure 12).** The south façade facing Jackson Street is fronted by a wide concrete sidewalk, the east façade of the building is mostly concealed by a modern five-story building, while the west and north façades are bordered by a pedestrian alleyway at the south end of the west façade and a rear courtyard at the north end of the west façade and north facade. All exterior walls of the building consist of brick masonry on the first through third stories and at the south end of the fourth story, while an addition at the north portion of the fourth and all of the fifth story are clad in stucco. Typical windows consist of replacement wood and vinyl double-hung windows inserted into the original wood frames at the historic masonry elevations, while the newer stucco portions of the fourth floor and all of the fifth floor feature a varity of steel and vinyl windows of varying sizes, styles, and operability. A few original wood sash remain in their wood frames at the first floor of the west façade and second floor of the north façade. The fifth story stucco addition is set back from the lower Jackson Street historic brick facade, creating a fourth story balcony (roof deck) with canted metal railings to preserve sight lines. The building has a flat roof with a parapet and is covered in composition roofing material, with several skylights on both the fourth story balcony and the fifth story roof. The fourth-story features a brick cornice with a simple projecting stepped coursing that has two shallow crenellations.

Figure 12. Oblique view 530 Jackson Street. Looking northeast.

The first story of the south (primary) façade features a commercial storefront to the west (left), and a pair of wood-frame glazed doors to the east (right) divided by a painted brick pillar with square vent holes **(Figure 13 and Figure 14)**. The storefront consists of wood-frame French Doors at the west (left) end and a pair of wood-frame glazed doors to the east (right) side of the storefront. Both sets of doors feature arched canvas awnings. The second through fourth stories each feature three replacement double-hung windows inserted into original wood frames, with brick sills and arched brick openings with brick keystones **(Figure 15).** The central column of windows is narrower than the outer columns, and features a wrought-iron fire escape with embellished braces **(Figure 16).**

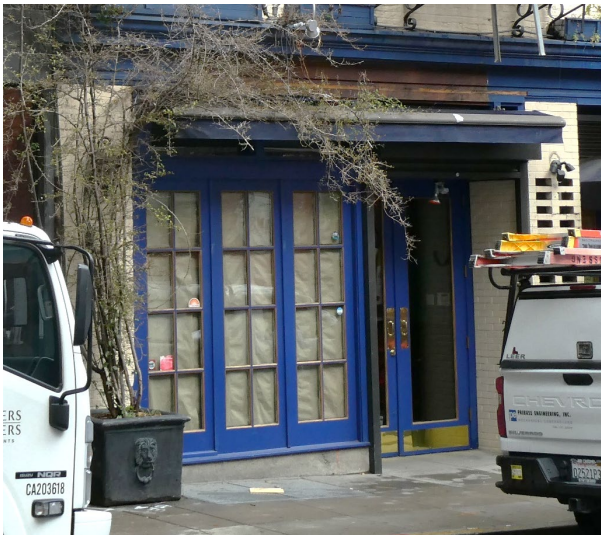

Figure 13: Oblique view of storefront at first story of 530 Jackson Street. Looking northeast.

Figure 14: Oblique view of east end of the first story of 530 Jackson Street. Looking northeast.

Figure 15: View of the second through forth stories at 530 Jackson Street. Looking north.

Figure 16: Detail view of fourth story fire escape. Looking northeast.

The west façade faces a pedestrian alleyway. At the first story are four arched brick windows covered in metal bars or screens; the three to the south (right) appear to be original wood-frame windows with their original sash, while the north (left) window appears to be and original wood-frame window with a replacement metal sliding window inserted into the original frame **(Figure 17 and Figure 18).** The second, third, and part of the fourth story feature original wood window frames with replacement metal, wood, and vinyl double-hung windows inserted into the original wood frames. The windows are set in original arched brick openings, and the openings at the far north

(left) on the second and third stories have been infilled with brick. Part of the fourth story and all of the fifth story (stucco addition) feature a variety of metal and vinyl fixed and sliding windows.

Figure 17: West façade of 530 Jackson Street. Looking east.

Figure 18: Oblique view of the west façade of 530 Jackson Street. Looking southeast..

The north façade faces a pedestrian courtyard. It features no openings at the first story **(Figure 19).** The second story features an original wood double-hung window flanked by replacement aluminum and vinyl double-hung windows inserted into original wood frames. The third story features a small vinyl double-hung window inserted into original wood frames, flanked by vinyl double-hung windows inserted into original wood frames. The fourth story features a two-lite metal fixed window flanked by metal windows with fixed upper sash and sliding lower sash. The fifth story features three two-lite metal fixed windows.

Figure 19: North façade of 530 Jackson Street. Looking south.

INTEGRITY CONSIDERATIONS

530 Jackson Street has good integrity and continues to contribute to the *Jackson Square Historic District's* significance. Its original use as a commercial building, with retail storefronts at the ground floor, is clearly legible thereby retaining integrity of association with the district's historic use and character. The building has not been moved, maintaining its presence among Jackson Square's many brick masonry buildings and retaining its integrity of location and setting. The integrity of materials, design and workmanship have also been retained. Few alterations have been made to the exterior of the building. It retains its original massing, brick masonry details, and the fenestration pattern of the upper stories. Changes to the building, including the replacement of the storefront in response to changing tenant needs, and the two-story addition, which is not visible from the public right-of-way, have not diminished the building's ability to convey its original design and period of construction. The building's overall feeling as a post-earthquake early 20th Century Commercial style brick masonry building remains.

EXISTING CONDITIONS ASSESSMENT

Figure 20: Overall view of the Jackson Street (south) façade, facing north.

Primary (South) Façade

The brick masonry on the primary façade is painted and appears to be in good overall condition. Generally, there are some locations with mortar loss, and there are areas of mortar loss and brick erosion/spalling at the parapet below the stepped, crenellated cornice that have been painted over (**Figure 21**). The erosion and rough texture through the paint may indicate that the wall had been previously sandblasted. Similar areas of erosion occur at various locations across the façade, but are less concentrated than at the parapet. The paint is in good condition. There are two climbing vines flanking the facade at the southwest and southeast corners, which appear to be bougainvillea and jasmine. The plant at the southeast corner appears to be supported by and climbing up a cable rather than the brick itself, and the vines do not appear to be causing damage to the masonry at this time. It is unknown if they hold any moisture in the masonry during the rainy season. The wood mid-band cornice across the top of the storefront between the first and second floors is in good condition. There is an area of missing paint, exposing bare wood where a former tenant sign once was located (**Figure 22**). The metal flashing on the mid-band cornice is in fair condition. The metal fire escape, which is original to construction, also appears to be in good condition. Minor surface corrosion and paint loss at the fire escape was noted. The connection points between the fire escape and the masonry appear to be in generally good condition except at the third floor, where one connection point exhibits some mortar, and paint loss (**Figure 23**). Behind the parapet, the fire escape is no longer anchored to the roof (**Figure 24**).

The non-original first floor storefront system is in good condition and has no visible signs of water intrusion or deterioration. The windows on this façade have original wood frames with various types of replacement windows inserted into the original frames, such as vinyl at the second floor, aluminum at the third floor, and wood at the fourth floor. The vinyl and aluminum windows appear to be in fair condition but are incompatible with the historic character of the building, which originally had double-hung wood sash in the existing original wood window frames (**Figure 25**). The wood windows on the fourth floor are in fair condition, exhibiting paint loss as well as some weathered and checked/split wood. The original wood sills exhibit paint loss, UV damage, weathered wood, and moderate wood checking/splitting (**Figure 26**). Some of the wood windows also have operability issues and are difficult to open and close.

Figure 21: Brick and mortar deterioration at the parapet, Jackson Street (south) façade.

Figure 22: Unpainted area of wood at the mid-band cornice, south façade.

Figure 23: Loose anchor and masonry loss at the connection point between the masonry and the fire escape, above the second floor, south façade.

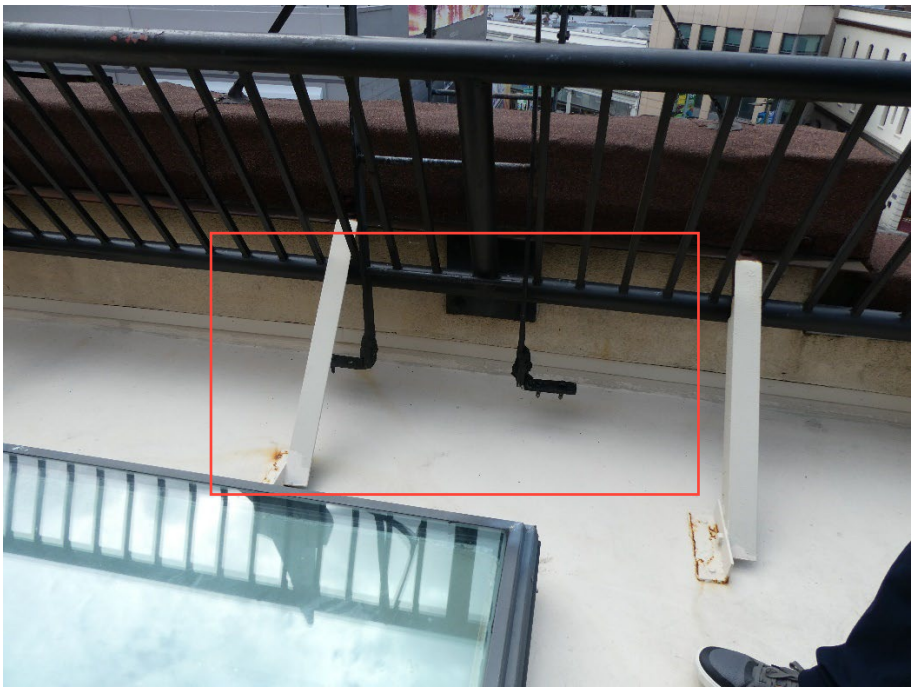

Figure 24: Fire escape is no longer anchored to the roof, fifth floor balcony.

Figure 25: Second floor window with historically incompatible vinyl windows inserted into the historic wood frame, south façade.

Figure 26: Paint loss exposing weathered wood with checking, UV damage, and raised grain at historic wood window sill, fourth floor, south façade.

South (Vertical Addition) Façade

The stucco on the south façade of the set-back vertical addition is in good condition. There is one diagonal crack in the stucco originating from the corner of the east door (**Figure 28**). There is atmospheric staining around the two doors where awnings were once extant. The glazed doors exhibit paint loss and wood checking at the bottom rail, and the hinges and hardware have surface corrosion. (**Figure 29**). An open gap between the perimeter of the door frame and the adjacent stucco could allow water intrusion (**Figure 30**).

Figure 27: Overall view of south (vertical addition façade).

Figure 28: Diagonal crack originating from the corner of the door, south façade.

Figure 29: Deterioration of the bottom rail of the glazed doors, south façade.

Figure 30: Open gap between the door frame and stucco, south façade.

West Façade

The west façade consists of the lower original brick masonry portion and the stuccoed vertical addition at the rear portion of the fourth floor and all of the fifth floor. The brick masonry is in fair overall condition. Generally, there is approximately 20-30% mortar deterioration across the façade (**Figure 32**). On the north and south ends, windows have been infilled with brick. Above the first, second, and third floors there are rows of tie rods and pattress plates that align with the interior floor structure. The tie rods and pattress plates have some surface corrosion. No visible rust jacking or spalling of the masonry is occurring, although there is some mortar loss around the tie rods (**Figure 33**). The window sills have a thin tapered cementitious parge coat which has mostly eroded away. Some of the exposed mortar joints at the sills are also eroded or deteriorated, and biological growth was also noted at the sills. The masonry is painted at the first floor (approximately 9 feet above the ground. The paint is failing in some areas and may be trapping moisture in the masonry. The brick in this area (first floor at the south end of the west wall) appears to have been sandblasted previously. There is a thin cementitious slurry or parge coat at the lower 2 feet of brick masonry along the length of the wall, which is also painted (**Figure 34**). The reason for installation of the parge coat is unknown, but it is assumed that it may have been an improper attempt at addressing some moisture infiltration seen at the interior or may be covering some damaged masonry and mortar loss along the ground. A couple areas of graffiti were noted, including graffiti that is covered with paint. The stucco at the addition is in fair condition with some atmospheric staining, but the expansion/sealant joints appear to have failed in some locations and have reached the end of their useful life. The coping at the transition between the original masonry parapet and the stucco addition above has several areas of sealant smeared at the top face where it connects to the windows and adjacent stucco. It, in conjunction with the windows along the top of the coping, may be contributing to leaks noted inside the building.

There are several types of windows at the west façade including wood, aluminum, vinyl, and steel. At the first floor, some original windows appear to be intact, including their wood frames and wood sash. These windows are obstructed by steel security grilles at the exterior, and a couple are covered at the interior. The windows at the second and third floors appear to have original wood frames with replacement vinyl and aluminum windows inserted into the original frames. The wood frames are in fair condition with some paint loss and wood checking at the sills. The non-historic insert windows are generally in fair condition but are incompatible with the historic character of the building (**Figure 36**). The fourth floor windows on the southern original portion have non-historic wood windows inserted into the original wood frames and are in good to fair condition. The windows have some operability issues and are difficult to open and close. They also exhibit some paint loss and wood checking at the sills. All the windows at the fifth floor are fixed steel sash windows with wire glass; some exhibit cracked glass at the steel frame and/or due to the embedded wire. The windows at the stuccoed (rear) portion of the fourth floor are similar to those at the fifth

floor, except they have been modified with the insertion of a vinyl slider window that replaces the fixed lower pane of the steel window. These windows are in poor condition. The slider windows were installed poorly and have a large build-up of sealant, including where they meet the exterior metal coping flashing (see coping description above). Perimeter sealants and waterproofing between the windows and the stucco have also failed, and water intrusion was noted around the interiors at several of these windows (**Figure 35**).

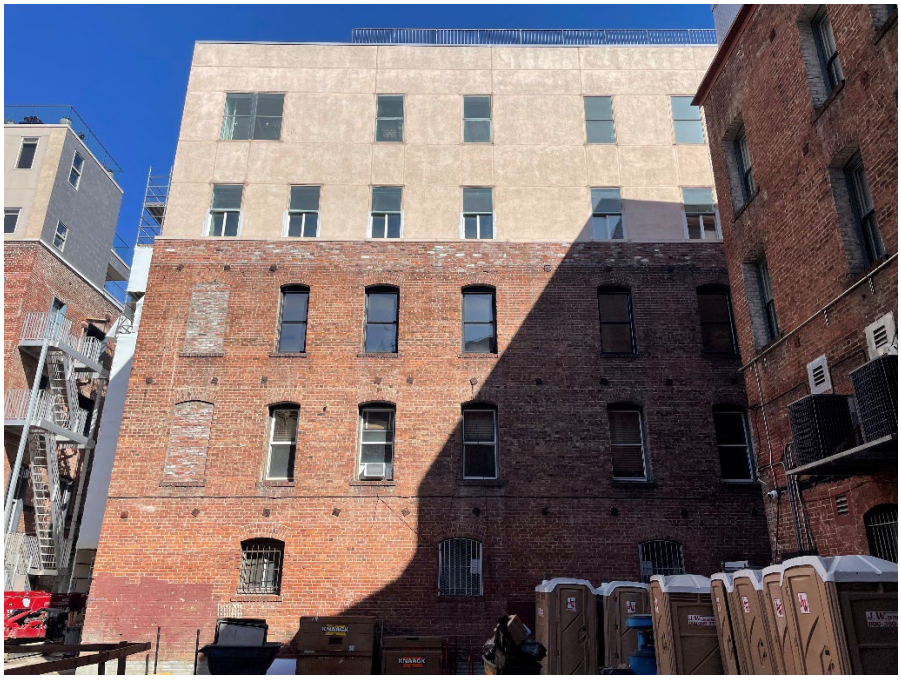

Figure 31: Overall view of west façade.

Figure 32: Mortar deterioration and loss at segmental arch, third floor, west façade.

Figure 33: Tie rods with surface corrosion, west façade.

Figure 34: Parge coat and paint layer at the base of the masonry wall, west façade.

Figure 35: Deteriorated metal coping and large build-up of sealant around windows, fourth floor, west façade.

Figure 36: Third floor windows with historically incompatible aluminum frames and historic wood frames, west façade.

North Façade

Like the west façade, the north façade consists of the lower original brick masonry portion and the stuccoed vertical addition at the fourth and fifth floors. The brick masonry is in fair overall condition. Generally, there is approximately 15-20% mortar deterioration across the façade. At the first floor, one window has been infilled with brick. The tie rods and pattress plates at this façade are of a similar condition to the tie rods on the west façade, with surface corrosion and some mortar loss around the tie rods. The window sills have a thin tapered cementitious parge coat which has mostly eroded away. Some of the exposed mortar joints at the sills are also eroded or deteriorated, and biological growth was also noted at the sills. There are several areas where the brick has been painted or is soiled. This paint is failing and may be trapping moisture in the masonry. There is poor drainage at this façade, evidenced by standing water abutting the base of the walls. Water is saturating the lower courses of brick. The lower 2 feet of the brick is coated in a painted thin cementitious slurry or parge coat. As with the west façade, the reason for installation of the parge coat is unknown, but it is assumed that it may have been an improper attempt at addressing some moisture infiltration seen at the interior or may be covering some damaged masonry and mortar loss along the ground. At the first few courses above the parge coat, 100% of the joints exhibit mortar loss (**Figure 38**). The stucco at the addition is in fair condition with some atmospheric staining, but the expansion/sealant joints appear to have failed in some locations and have reached the end of their useful life. The coping at the transition between the original masonry parapet and the stucco addition above has several areas of sealant smeared at the top face where it connects to the windows and adjacent stucco.

The windows at this façade include vinyl, wood, and steel. One window at the second floor of the lower brick masonry portion has an original wood frame with its original wood double hung sash. This window appears to be in fair condition with some paint loss, minor wood checking at the bottom rail of the sash, and glazing putty loss (**Figure 39**). The remaining windows at the second and third floors appear to have original wood frames with replacement vinyl and aluminum windows inserted into the original frames. The wood frames are in fair condition with some paint loss and wood checking. The non-historic insert windows are generally in fair condition but are incompatible with the historic character of the building. All the windows at the fifth floor are fixed steel sash windows with wire glass; some exhibit cracked glass at the steel frame and/or due to the embedded wire. The windows at the fourth floor are similar to those at the fifth floor, except they have been modified with the insertion of a vinyl slider window that replaces the fixed lower pane of the steel window. These windows are in poor condition. The slider windows were installed poorly and have a large build-up of sealant, including where they meet the exterior metal coping flashing (see coping description above). Perimeter sealants and waterproofing between the windows and the stucco have also failed, and water intrusion was noted around the interiors at some of these windows (**Figure 40**).

Figure 37: Overall view of the north façade.

Figure 38: Water pooling at the base of the wall, mortar loss and extraneous paint and soiling on the masonry, north façade.

Figure 39: Deteriorated and poorly installed windows at the fourth and fifth floors, north façade. Note failed joints at the stucco.

Figure 40: Original double-hung wood sash window at the second floor, north façade.

East Façade

The east façade is a blind wall, as it abuts the adjacent building and is not accessible to survey. Minimally exposed areas include a portion of the east face of the roof penthouse and a small portion of the rear (south) end at the courtyard where the adjacent building is 1 to 2 feet away.

Fifth Floor Balcony

The fifth floor balcony on the south end of the building is in fair overall condition. At the south and west parapet walls, the asphalt sheet flashing exhibits puckered areas at a couple lap seams and may begin to allow water intrusion through to the masonry below (**Figure 42**). At the east parapet wall, the seismic expansion joint cover and associated metal flashing has surface corrosion and some denting (**Figure 43**). No issues were visually noted at the flexible rubber bumper. The steel parapet bracing and railing have minor surface corrosion and paint loss. The roof membrane on the balcony is in fair condition, as it exhibits a few cracks in the membrane (**Figure 44**). Build-up and debris were noted at the roof drains, and no drain covers were noted. There is no guard rail surrounding the skylight, which is a falling hazard (**Figure 45**).

Figure 41: Overall view of the fifth floor balcony.

Figure 42: Some deterioration of the seams at the asphaltic coping at the south parapet wall, fifth floor balcony.

Figure 43: Surface corrosion at the metal coping/seismic expansion joint, fifth floor balcony.

Figure 44: Cracking at the roof membrane, fifth floor balcony.

Figure 45: Skylight with no guard rail, fifth floor balcony.

Main Roof

No major deficiencies were noted at the rolled asphalt sheet roofing at the main roof. From the interior of the fifth floor below, there is no visible evidence of water intrusion. The low-slope roof has several areas of negative slope, causing an uneven surface and water ponding after rainfall. Ponding was observed in several different areas (**Figure 47**). The mechanical equipment and penetrations on the roof have some surface corrosion, but these areas do not appear to be causing water infiltration. The drains on the roof have minor surface corrosion but were observed to be in relatively good condition. However, one drain on the main roof section is missing a drain cover (**Figure 48**). The guardrails and metal coping at the west, north, and south parapets are in good condition but exhibit minor surface corrosion and paint loss. At the east parapet expansion joint cover, standing water was noted to be causing some corrosion. At the south end of the joint cover, miscellaneous rusted metal pipes are sitting on the expansion joint and are contributing to corrosion staining (**Figure 49**). No signs of deterioration of the flexible rubber bumper were observed.

The skylights are generally in good condition. The flashing around the skylights appears to be fairly recent or well-maintained. The skylights have very little slope, causing ponding on the glass. Although there were no indications of active water intrusion, the ponding should be closely monitored. Mold or mildew growth on the interior of the glass was noted at one skylight. Further observation should seek to understand if there is moisture infiltration at this location or if it may stem from a condensation, ventilation, and/or humidity issue at the interior (**Figure 50**).

Penthouse & Penthouse Roof

The penthouse stucco is in good condition. The stucco has been painted grey at one end, exhibiting two different paint campaigns. The hollow metal frame and door into the exhibits some surface corrosion but is in fair condition. The rubber threshold should be replaced. The ladder to the penthouse roof has paint loss and moderate superficial corrosion. Rusted fasteners were noted at the connection point between the ladder and the metal coping (**Figure 51**). The penthouse roof is covered with liquid applied asphaltic roofing and gravel that appears to be in fair condition. The exposed asphalt at upturns is cracking and alligatoring (**Figure 52**). No water intrusion was noted at the interior of the penthouse. The metal coping at the perimeter of the penthouse parapet appears to be in fair condition with minor corrosion and separation at some of the soldered seams (**Figure 53**).

Figure 46: Overall view of main roof, penthouse to center left.

Figure 47: Active ponding on the main roof.

Figure 48: Missing drain cover, main roof.

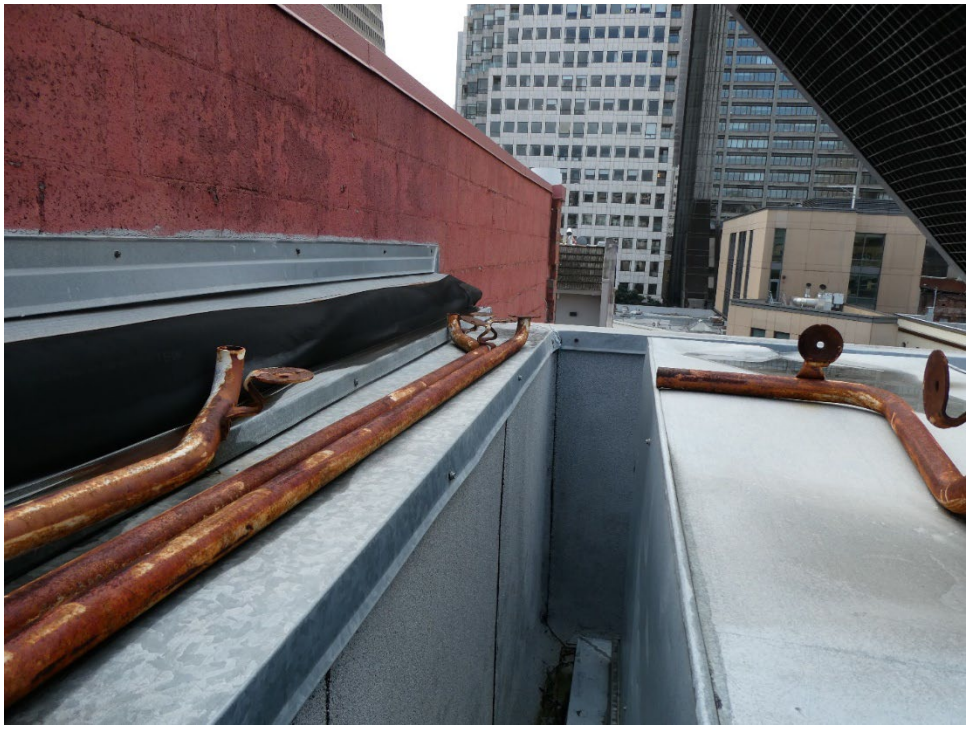

Figure 49: Miscellaneous rusting pipes on the expansion joint, main roof.

Figure 50: Ponding on top of the skylight and potential mold or mildew growth on the interior, main roof.

Figure 51: Rusted fasteners at the connection point between the ladder and parapet coping, penthouse roof.

Figure 52: Alligatoring of the asphaltic roof coating, penthouse roof.

Figure 53: Deterioration of the joints at the roof coping, penthouse roof.

Interior- Basement

Active water intrusion was noted at various areas of the basement but was primarily noted at the west masonry wall. The water appears to be entering the basement at several locations near the base of the wall, where a concrete curb has been poured, and was observed to be seeping and pooling. The cast iron columns and base plates also have moderate to heavy surface corrosion and soiling (**Figure 60**). The presence of some trough drains along the west wall indicate that this is not a new issue. Active efflorescence build up, soiling, paint loss, and mortar loss throughout the west wall was noted (**Figure 55, Figure 56, Figure 57**). Generally, there is mortar loss, paint failure, and heavy soiling build-up on the masonry walls of the basement. An approximately 8 foot long diagonal crack was observed in the south masonry wall located at the sidewalk access hatch **(Figure 58, Figure 59**).

Interior- First Floor

The wood flooring is not original and dates to a 1997 renovation. The flooring is generally in fair condition with some gouges, splitting, gaps, and dirt build up. A few areas appear to have patches or replacement wood. The original columns on the first floor are concealed by various types of cladding depending on the location, and the condition of the concealed columns was not accessible for observation (**Figure 61**). The windows appear to retain their original wood trim and frames (**Figure 62**).

Figure 54: Overall view of the north end of the basement, looking north.

Figure 55: Paint loss at efflorescence, north wall, basement.

Figure 56: Efflorescence and paint loss on masonry west wall, basement.

Figure 57: Active water infiltration and efflorescence, west wall, basement.

Figure 58: Diagonal crack in the south basement wall under the sidewalk hatch.

Figure 59: Detail view of the diagonal crack, south basement wall.

Figure 60: Corroded iron column base, basement.

Figure 61: Damaged flooring at the south ramped (main entrance), first floor.

Figure 62: Historic window frame and trim with inserted non-historic window, first floor, west wall.

TREATMENT RECOMMENDATIONS

Primary (South) Façade

In areas with brick deterioration and erosion, patch bricks with an appropriate masonry patching compound that matches the color, texture, and visual characteristics of the original brick. Selective replacement with matching brick may be considered or necessary, but the repair method should be informed by more thorough understanding of the brick condition and cause once exposed. Repoint mortar where missing, deteriorated, or loose. Use an appropriate mortar mix that is compatible with historic masonry and matches the texture, color, and visual characteristics of existing. At the window sills, repoint and repair the parge coat. Selective paint will likely be needed at areas of repair and should be undertaken with gentle means (likely a pH neutral paint stripper, soft bristle brushes, and cold water). Full scale paint removal may also be considered at the masonry. Once the brick is repointed, and patched, the brick may be prepared, primed, and painted with a breathable masonry paint.

To ensure the safety and structural integrity of the fire escape, engage with a structural engineer to inspect the connections between the fire escape and the masonry, connections between wrought iron members, and for compliance with fire escape codes and standards as needed. With the guidance of a structural engineer, create a repair plan to tie the fire escape to the roof structure, where it is no longer connected. Secure anchorage points as needed and repair the masonry around connection points where there is material loss and deterioration. Treat surface corrosion and areas of anchorage as recommended by the structural engineer. The fire escape should then be properly prepared, primed, and painted using a rust-inhibitive paint.

The mid-band cornice located between the first and second floor has some paint loss and an area which is unpainted. Properly prepare, prime, and paint with an appropriate wood paint. At the flashing and other metal elements, prepare, prime, and paint with a rust-inhibitive metal paint.

The windows at the south façade consist of various types of non-historic windows inserted into historic wood frames. Retain and repair the original wood frames by patching wood checking and deterioration with an appropriate wood patching compound. Then prepare, prime, and paint the frames. The historically incompatible windows should be replaced with compatible double-hung wood sash windows. The non-historic wood sashes on the fourth floor should also be replaced at the same time for a cohesive appearance and installation.

South (Balcony Addition) Façade

At the balcony wall, clean the atmospheric staining from the stucco as needed for painting. Then prepare, prime, and repaint the stucco. The diagonal crack located at the upper corner of the door

should be routed and patched with appropriate stucco material. The two non-historic glazed doors are in fair condition. Repair or replacement are both acceptable, as replacement may be more cost effective than repair. To repair, patch the wood checking at the deteriorated bottom rail. Then prepare, prime, and paint with appropriate wood paint. Fill the gaps between the door frame and the stucco transition with a proper sealant joint to prevent water intrusion.

West and North Façades

At the masonry portion of the west and north façades, clean the masonry of soiling, spills, and biological growth with a warm water wash and mild chemical cleaner. At the base of the north wall, water ponding was observed. Determine the source of the drainage problem and correct the drainage issues. At the base of both masonry walls, determine, in conjunction with a qualified historic preservation consultant and historic masonry restoration contractor, if it feasible to remove the parge skim coat from the masonry. If the removal of the parge skim coat is deemed too damaging to the masonry, cut the joints and repoint 100% of the parged area. Then repaint the parge coat with a breathable paint. If the parge can be safely removed, remove it and repoint the joints 100% in the parged area. In non-parged areas, remove paint from the masonry using a pH neutral masonry paint stripper, soft bristle brushes, and cold water. Mockups should be used to test paint removal process before a full removal campaign takes place. Care should be taken, particularly at the south end of the west wall ground floor, as this area may have been sandblasted in the past. Repoint areas having missing, deteriorated, and inappropriate mortar, including at window sills prior to re-parging with an appropriate repair parge matching the color, texture, and appearance of the original. The mortar should match the visual characteristics, texture, and color of the existing joints and should be an appropriate mortar for the historic masonry. Where bricks are cracked, eroded, or deteriorated, patch with an appropriate masonry patching compound. The patches should match the characteristics of the original bricks and be virtually indistinguishable from the original material. Selective replacement with matching brick may be considered or necessary, but the repair method should be informed by a case by case understanding of the brick condition and causes of deterioration. Remove the corrosion from the metal tie rods and plates, and prepare, prime, and paint with rust inhibitive paint.

At the lower masonry portion, retain and repair the original wood windows located at the first floor of the west wall and at the second floor of the north wall, including the original wood frames and the original sash, where extant. Repair minor wood deterioration, such as checking, by patching with an appropriate wood patching compound, and reglaze as needed. Properly prepare, prime, and paint the windows. If the metal security grilles at the first floor are to be retained, prepare, prime, and paint with a rust-inhibitive paint. Rehabilitate the other windows at the second and third floors and at the masonry portion of the west wall's fourth floor by retaining and repairing the original wood frames and replacing the non-historic inserted windows with compatible wood double-hung

replacements Patch wood deterioration, and prepare, prime, and paint with appropriate exterior wood paint.

At the masonry to stucco transition at the vertical addition, remove and replace the flashing with a G90 heavy galvanized or non-corroding metal flashing. Prepare, prime, and paint the flashing with a rust-inhibitive paint. The windows in the stucco addition at the fourth and fifth floors are in poor condition and should be replaced with new operable windows. Replace all sealants at the stucco joints and between the new windows and existing stucco. Repair the stucco as needed, and prepare, prime, and paint the stucco portion of the façade.

Fifth Floor Balcony
Inspect the balcony roof for deterioration and for water intrusion into the interior. The roofing membrane exhibits some cracking. Recoat and patch the membrane as needed. Within the next 10 years, replace the roofing with a compatible roofing material suitable for a low-slope occupiable roof deck. Remove asphaltic coping at the south and west parapets and install a new G90 heavy galvanized or non-corroding metal flashing. Install a guardrail around the skylight. Remove the corrosion from the seismic parapet bracing and metal parapet coping at the expansion joint cover. Prepare, prime, and paint metal, including the parapet coping, guardrail, seismic joint cover, and parapet bracing with a rust-inhibitive paint to protect from future corrosion. Install drain covers at the floor drains in the north corners. Regularly inspect and clean roof drains of debris.

Main Roof
Inspect asphaltic sheet roofing and skylights for deterioration and to ensure there is no water intrusion into the interior of the building. Install new roof drain covers where missing. Remove corrosion from the metal parapet coping at the expansion joint cover. Paint the metal with a rust-inhibitive paint to prevent future corrosion. Remove the miscellaneous rusting metal objects place on top of the coping. Inspect skylights for deterioration and for water intrusion and ensure sealants and seals are in good condition. Paint skylights as needed. Regularly inspect and clean roof drains of debris.

Penthouse & Penthouse Roof
Prepare, prime, and paint the stucco on the penthouse. Treat the corrosion on the hollow metal door to the penthouse, and prepare, prime, and paint the door with a rust-inhibitive paint. Replace the rubber threshold at the frame. Ensure that the connection between the parapet, metal coping, and ladder to the penthouse roof is solid. Replace and re-solder or re-seal the joints on the metal parapet coping. Treat the corrosion on the ladder and copings, and prepare, prime, and paint with a rust-inhibitive paint. Regularly inspect the roof for signs of deterioration and to ensure there is no water intrusion into the penthouse. Regularly inspect and clean roof drains, scuppers, and

downspouts of debris. The liquid applied asphaltic roofing may be nearing the end of its useful life. It is assumed that replacement will be needed within the next 10 years.

Interior- Basement

Engage a waterproofing consultant to create a waterproofing scheme that is appropriate for the historic materials and sympathetic to the historic character of the building. Remove efflorescence regularly and as needed by dry brushing and/or vacuuming. Once the water intrusion issues have been addressed, areas of masonry requiring repair will likely need the paint removed. Unsound and flaky paint at the walls should also be carefully removed. If desired or recommended, full removal of the paint can occur, or the walls can be repainted following repair work. Remove the failing paint from the masonry walls with a pH neutral paint stripper as needed. Clean the unpainted masonry walls with warm water, a mild cleaner, and a soft bristle brush. Repoint masonry walls where the mortar has deteriorated, as needed. Use an appropriate mortar mix compatible with historic masonry. Treat corrosion at the cast iron columns, and prepare, prime, and paint with a rust-inhibitive paint to protect from further deterioration. If repainting the masonry walls, prepare, prime, and paint with an appropriate breathable masonry paint.

Interior- First Floor

Original columns are thought to be concealed, but if exposed, treatments to retain or preserve them should be undertaken when possible. Codes should be considered, including fire code requirements, occupancies, and the California Historic Building Code. Retain and refinish/repaint original wood window trim and casing. Repair or replace the non-original wood flooring at the first floor. Rehabilitation or replacement shall consider codes, including the ADA accessibility and the California Historic Building Code at the entrance.

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IV. PRIORITY CONSIDERATION CRITERIA

Please check the appropriate criteria as they apply to your property and explain on a separate piece of paper how the property meets the stated Priority Consideration Criteria. A property must qualify in one of the six categories to be given priority consideration.

- Estimated cost of rehabilitation work: The project has an estimated cost of rehabilitation work that exceeds $200,000 for single family dwellings and $500,000 for multi-unit residential, commercial, or industrial buildings.

    - See attached cost estimate included with proposed rehabilitation scopes of work.

530 JACKSON STREET – SUPPLEMENTAL PHOTOGRAPHY

Image 1: Overall view of 530 Jackson Street primary façade. Wood and glass storefront system on first floor with masonry façade and double hung windows in openings on floors two through four. (Photo taken by P&T 03/14/2025)

Image 2: Overall view of 530 Jackson Street primary façade. Metal fire escape at center. (Photo taken by P&T 03/14/2025)

Image 3: View of 530 Jackson Street, north façade looking south. Historic masonry structure visible at floors one through three with stucco-clad metal stud structure at the fourth and fifth floors. (Photo taken by P&T 03/14/2025)

Image 4: View of 530 Jackson Street, west façade looking east. Historic masonry structure visible at floors one through three with stucco-clad metal stud structure at the fourth and fifth floors. (Photo taken by P&T 03/14/2025)

Image 5: View of 530 Jackson Street, west façade looking southeast. (Photo taken by P&T 03/14/2025)

Image 6: View of 530 Jackson Street, west façade looking northeast. (Photo taken by P&T 03/14/2025)

Image 7: View of 530 Jackson Street, primary façade storefront. (Photo taken by P&T 03/14/2025)

Image 8: Primary façade storefront. (Photo taken by P&T 03/14/2025)

Image 9: Primary façade, first floor entrance. (Photo taken by P&T 03/14/2025)

Image 10: Primary façade, wood and metal mid-band cornice above storefront. (Photo taken by P&T 03/14/2025)

Image 11: Primary façade, painted masonry lintel and decorative parapet. (Photo taken by P&T 03/14/2025)

Image 12: Primary façade, typical vinyl replacement window in original masonry opening. (Photo taken by P&T 03/14/2025)

Image 13: Northwest exterior corner, looking east. Typical brick infill at historic masonry opening, third floor. (Photo taken by P&T 03/14/2025)

Image 14: North facade, looking down from roof. Flashing at horizontal junction between metal framed addition and historic masonry structure. (Photo taken by P&T 03/14/2025)

Image 15: View of fifth floor balcony, looking west. (Photo taken by P&T 03/14/2025)

Image 16: View of fifth floor balcony, looking east. (Photo taken by P&T 03/14/2025)

Image 17: View of fifth floor balcony, looking southwest. Diagonal parapet bracing and metal railing at forefront, fire escape ladder at center. (Photo taken by P&T 03/14/2025)

Image 18: Asphaltic roof flashing at masonry parapet, fifth floor balcony, looking down, east. (Photo taken by P&T 03/14/2025)

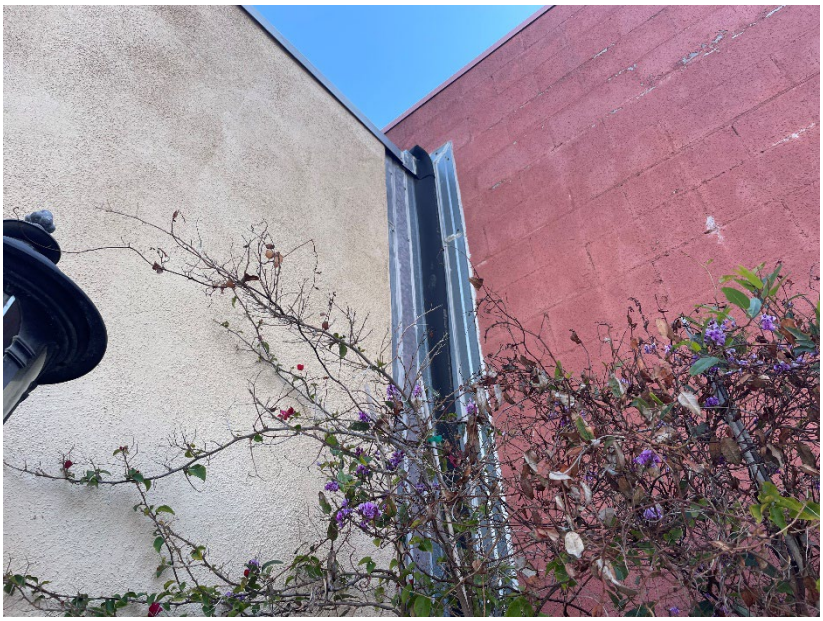


Image 19: Vertical seismic joint at east side of building, viewed from fifth floor balcony. Looking northeast. (Photo taken by P&T 03/14/2025)

Image 20: Horizontal seismic joint at east side of building, viewed from fifth floor balcony. Looking south. (Photo taken by P&T 03/14/2025)

Image 21: Roof, looking south. Skylight and protective railing at foreground, mechanical penthouse at background, left. (Photo taken by P&T 03/14/2025)

Image 22: Mechanical penthouse, roof level, looking northeast. (Photo taken by P&T 03/14/2025)

Image 23: View of basement floor, looking north along west foundation wall. (Photo taken by P&T 03/14/2025)

Image 24: View of basement floor, looking north along center corridor. (Photo taken by P&T 03/14/2025)

Image 25: View of elevator lobby, basement floor. Looking east at the eastern foundation wall. (Photo taken by P&T 03/14/2025)

Image 26: View of stairs leading to first floor from basement. (Photo taken by P&T 03/14/2025)

Image 27: View of typical area of water intrusion at west foundation wall, basement floor. (Photo taken by P&T 03/14/2025)

Image 28: View of typical area of water intrusion at west foundation wall, basement floor. (Photo taken by P&T 03/14/2025)

Image 29: View of basement extension under Jackson Street sidewalk, looking south. (Photo taken by P&T 03/14/2025)

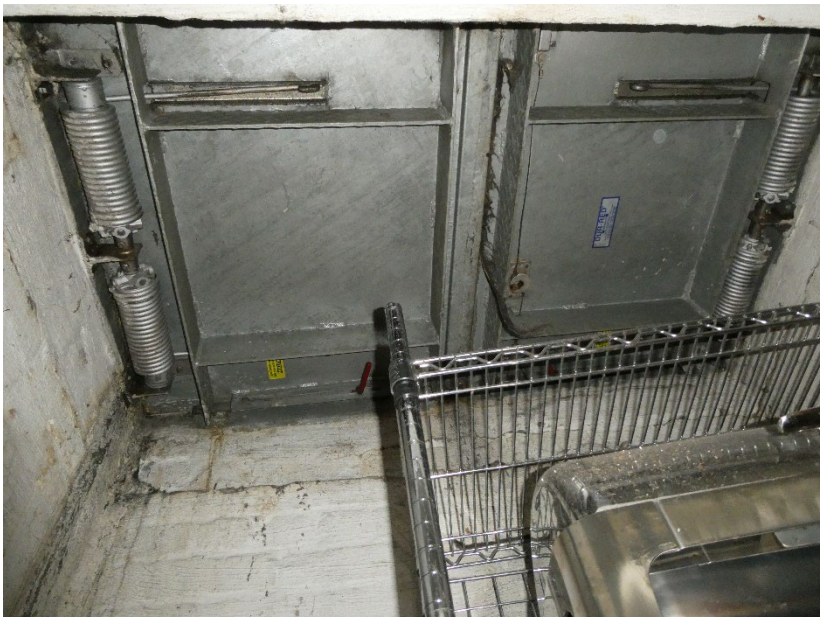


Image 30: View of basement extension under Jackson Street sidewalk, looking up at metal trap doors. (Photo taken by P&T 03/14/2025)

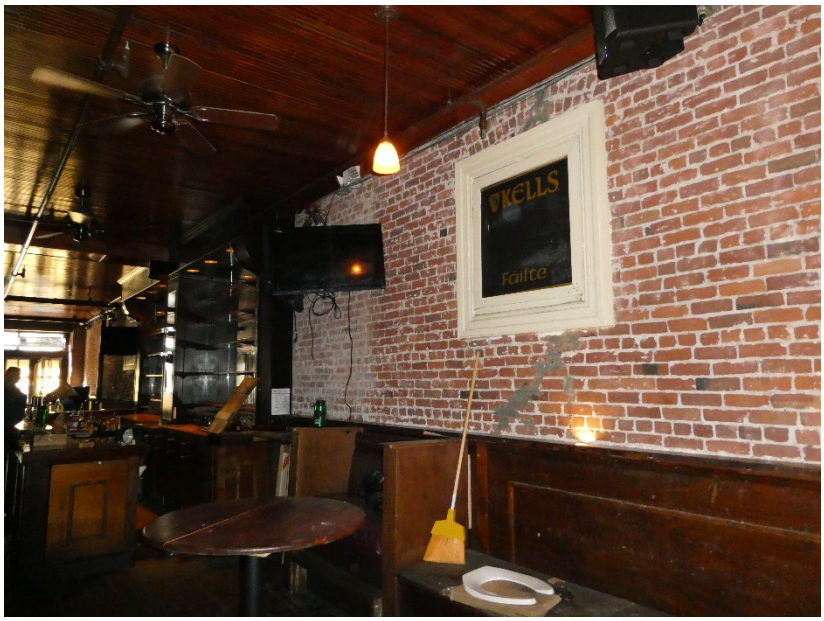


Image 31: View of first floor, looking southwest along west wall. (Photo taken by P&T 03/14/2025)

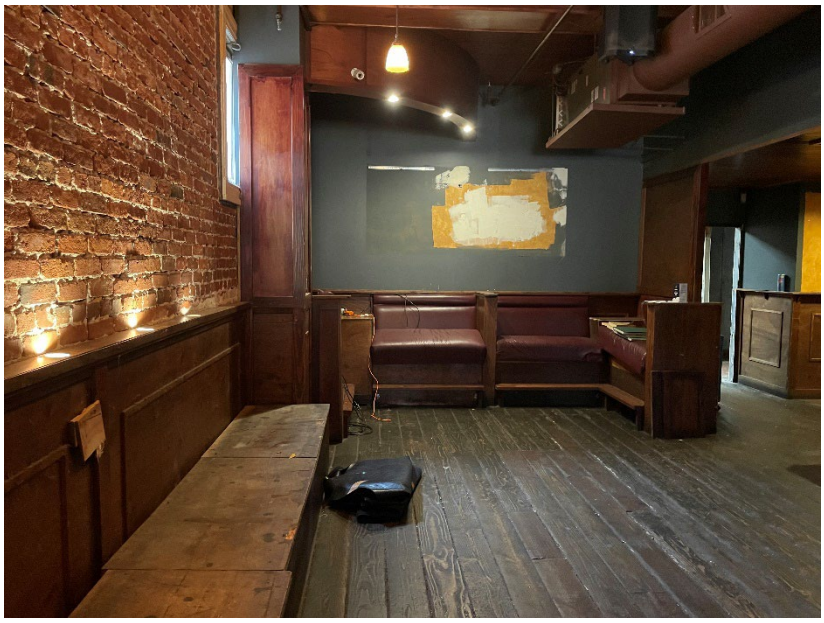


Image 32: View of first floor, looking north along west wall. (Photo taken by P&T 03/14/2025)

Image 33: View of typical wood casement window at first floor, west wall. (Photo taken by P&T 03/14/2025)

Image 34: View of wood frame deterioration at first floor, west wall. (Photo taken by P&T 03/14/2025)

Image 35: Historic wood floors at first floor. (Photo taken by P&T 03/14/2025)

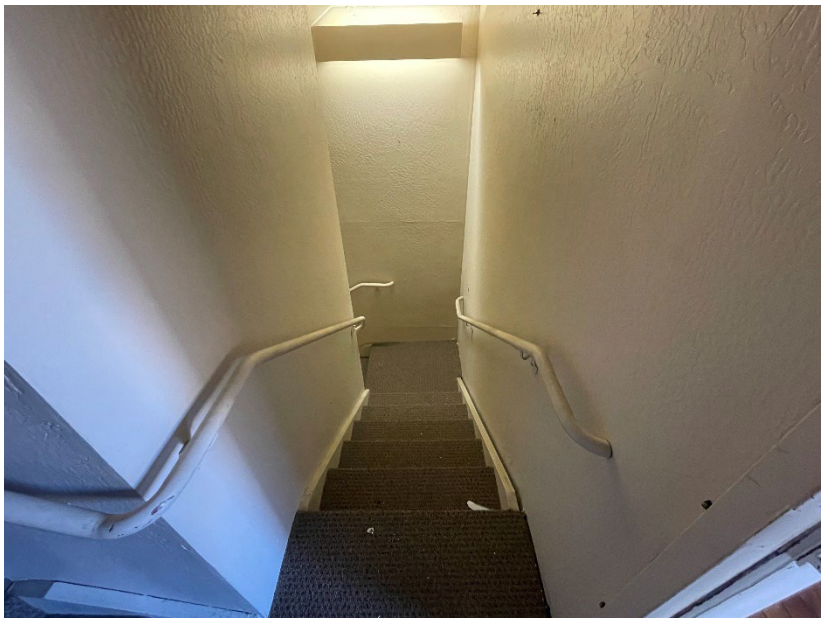


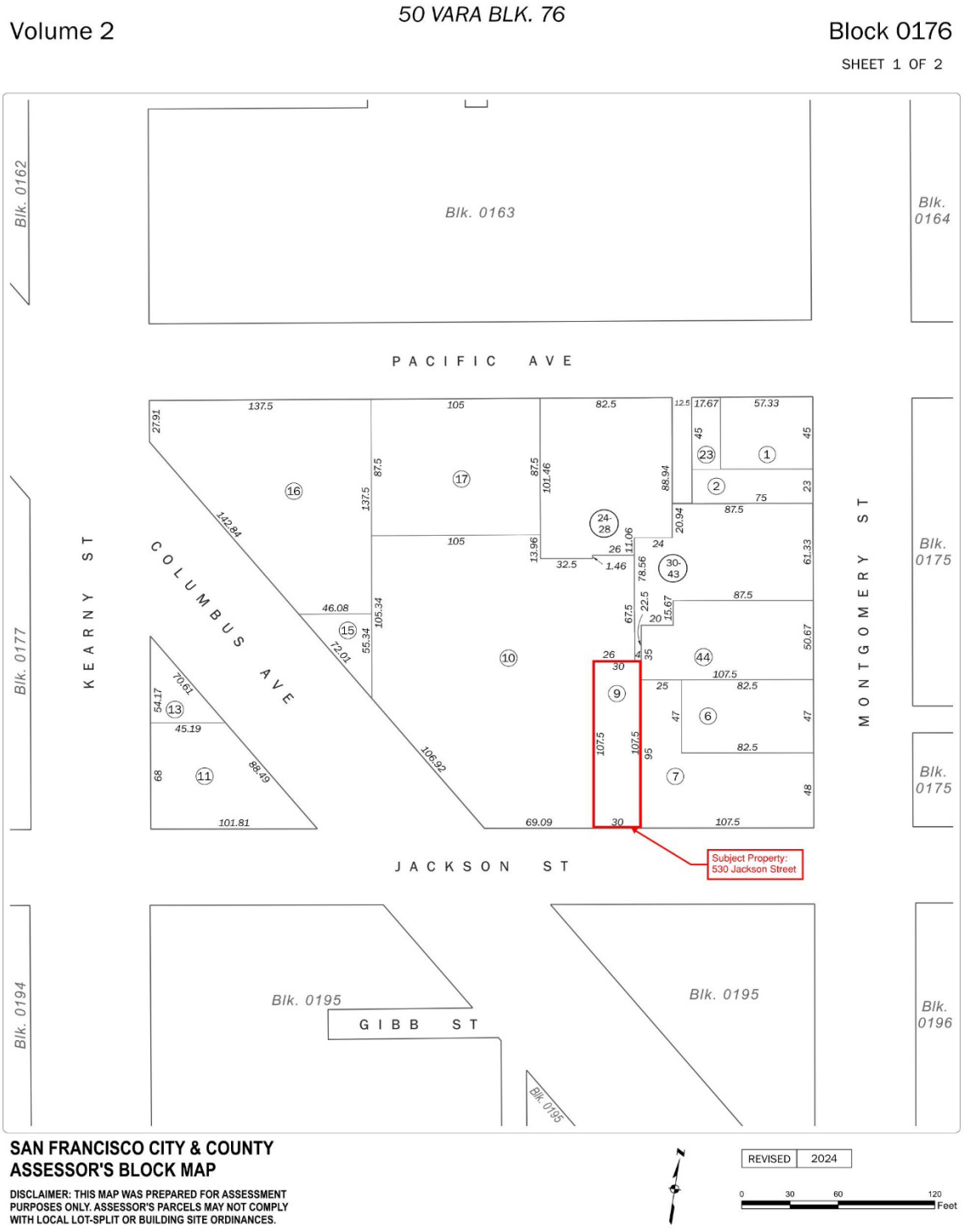
Image 36: Typical non-historic stair well, floors one through roof. (Photo taken by P&T 03/14/2025)

Image 37: Representative wall and window condition at third floor. (Photo taken by P&T 03/14/2025)

Image 38: Representative wall and window condition at fourth floor, historic area of building. (Photo taken by P&T 03/14/2025)

VI. SITE PLAN

Site Plan: Source: Google Earth, Edited by Page & Turnbull.



Source: San Francisco Assessor-Recorder, 2025.

Volume 2

50 VARA BLK. 76

Block 0176

SHEET 2 OF 2

Revision History

From Lot	Change	To Lot	Year
12	into	11	1943
22	into	21	1943
21	into	3A, 3B	1945
14	into	13	1951
8	into	7	1951
3B	into	4	1956
3, 3A	into	29	2004
100	into	24-28	2005
29	into	30-43	2008
4, 5	into	44	2024

SAN FRANCISCO CITY & COUNTY
ASSESSOR'S BLOCK MAP

DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

Source: San Francisco Assessor-Recorder, 2025.

VII. TAX BILL

Account 0176-009 — 530-532 JACKSON ST

Address: Parcel details
530-532 JACKSON ST

2024 Secured Annual Bill #20240263617

Assessee: Current Owner
Print bill (PDF)

1st Installment		**PAID**
Delinquent After	$15,139.56	
12/10/2024		12/09/2024
2nd Installment		**PAID**
Delinquent After	$15,139.56	
04/10/2025		02/28/2025

Details: 2024 Secured Annual Bill #20240263617

Ad Valorem Taxes

TAXING AUTHORITY	RATE	ASSESSED	EXEMPTION	TAXABLE	TAX
Countywide Tax (Secured)	1.00000000%	$2,363,106.00	$0.00	$2,363,106.00	$23,631.06
S.F. Bay Area Rapid Transit District Debt Service	0.01480000%	$2,363,106.00	$0.00	$2,363,106.00	$349.72
S.F. Community College District Debt Service	0.01718123%	$2,363,106.00	$0.00	$2,363,106.00	$406.00

S.F. Community College District Debt Service	0.01718123%	$2,363,106.00	$0.00	$2,363,106.00	$406.00
City And County Of S.F. Debt Service	0.10600267%	$2,363,106.00	$0.00	$2,363,106.00	$2,504.94
S.F. Unified School District Debt Service	0.03345173%	$2,363,106.00	$0.00	$2,363,106.00	$790.48
Total Ad Valorem Taxes	**1.17143563%**				**$27,682.20**

Direct Charges And Special Assessments

LEVYING AUTHORITY	CODE	PHONE NUMBER	AMOUNT
46 - San Francisco Bay Restoration Authority	46	(888) 508-8157	$12.00
54 - Downtown Community Benefit District	54	(415) 634-2251	$1,807.62
89 - SFUSD Facilities District	89	(415) 355-2203	$42.16
91 - SFCCD Parcel Tax	91	(415) 487-2400	$99.00
98 - SFUSD - Teacher Support	98	(415) 355-2203	$310.76
101 - School Parcel Tax Of 2020	101	(415) 355-2203	$325.38
Total Direct Charges And Special Assessments			**$2,596.92**

Totals

	AMOUNT
Total	$30,279.12
Total Payments Made	$30,279.12
Balance Due	**$0.00**

Parcel Details

GENERAL	
Account Number:	0176-009
Tax Rate Area:	001-000
Tax Rate:	1.17143563%
Tax Rate Year:	2024

ASSESSED VALUES	
Land:	$718,537
Improvements:	$1,644,569
Exemptions:	$0
Total Taxable Value:	$2,363,106

BILL INFORMATION	
Bill #:	20240263617
Assessment Year:	2024
Total Tax:	$30,279.12

VIII. COST ESTIMATE

Rehabilitation/ Restoration Plan

Scope: #1
Building Feature: Wrought Iron Fire Escape - South (Jackson Street) Façade

Rehab/Restoration X	Maintenance	Completed	Proposed X

Contract Year for Work Completion: 2026

Total Cost (rounded to nearest dollar): $20,584

Description of Work:

Engage with a structural engineer to inspect the connections between the fire escape and the masonry, connections between wrought iron members, and for compliance with fire escape codes and standards as needed. With the guidance of a structural engineer, create a repair plan to tie the fire escape to the roof structure, where the connection has been removed. Secure anchorage points as needed and repair the masonry around connection points where there is material loss and deterioration. Spot treat surface corrosion and areas of anchorage. Repair, and properly prepare, prime, and paint using a rust-inhibitive paint.

Notes

Description	Quantity	Unit	Rate	Sub	Markup	Total Cost (Current)	Sub Total Before Escalation =>	Total Cost Per Item
Engineering inspection/ report	8	HR	$ 160.00	$ 1,280	$ 704	$ 1,984		
Wrought iron work/ fabrication	16	HR	$ 125.00	$ 2,000	$ 1,100	$ 3,100		
Masonry repair	16	HR	$ 125.00	$ 2,000	$ 1,100	$ 3,100		
Repair, prime, paint	32	HR	$ 125.00	$ 4,000	$ 2,200	$ 6,200		
Boom lift	1	LS	$ 4,000.00	$ 4,000	$ 2,200	$ 6,200	$ 20,584	
Escalate to 2026	1	LS	$ 1,029.20	$ 1,029	$ 566	$ 1,595		
					Total with Escalation =>			**$22,179.26**

Scope: #2
Building Feature: Mid-Band Cornice - South (Jackson Street) Façade

Rehab/Restoration X	Maintenance	Completed	Proposed X

Contract Year for Work Completion: 2026

Total Cost (rounded to nearest dollar): $4,650

Description of Work:

Repair and paint historic mid-band cornice. Properly prepare, prime, and paint the cornice with an appropriate wood paint at wood elements and rust-inhibitive paint at metal elements, including flashings.

Description	Quantity	Unit	Rate	Sub	Markup	Total Cost (Current)	Sub Total Before Escalation =>	Total Cost Per Item
Carpenter	4	HR	$ 125.00	$ 500	$ 275	$ 775		
Metal flashing	4	HR	$ 125.00	$ 500	$ 275	$ 775		
Prime and paint	16	HR	$ 125.00	$ 2,000	$ 1,100	$ 3,100		
		SF	$ -	$ -	$ -	$ -		
		LS	$ -	$ -	$ -	$ -	$ 4,650	
Escalate to 2026	1	LS	$ 232.50	$ 233	$ 128	$ 360		
					Total with Escalation =>			**$5,010.38**

Scope: #3
Building Feature: Interior- Basement

Rehab/Restoration X	Maintenance	Completed	Proposed X

Contract Year for Work Completion: 2026

Total Cost (rounded to nearest dollar): $155,000

Description of Work:

Create a waterproofing scheme that is sympathetic to the historic character of the building. Once the water intrusion issues have been addressed, clean the unpainted masonry walls with warm water, a mild detergent, and a soft bristle brush. Remove the failing paint layers from the masonry walls with a pH neutral paint stripper as needed. Repoint masonry walls where the mortar has deteriorated, as needed. Use an appropriate mortar mix compatible with historic masonry. Treat corrosion at the cast iron columns, and prepare, prime, and paint with a rust-inhibitive paint to protect from further deterioration.

Description	Quantity	Unit	Rate	Sub	Markup	Total Cost (Current)	Sub Total Before Escalation =>	Total Cost Per Item
Waterproof consultant, report	32	HR	$ 250.00	$ 8,000	$ 4,400	$ 12,400		
			$ -	$ -	$ -	$ -		
Clean out all drains, trench, replumb as necessary, new de-watering pump	1	LS	$ 50,000.00	$ 50,000	$ 27,500	$ 77,500		
Masonry wall cleaning, paint removal, repoint	320	HR	$ 125.00	$ 40,000	$ 22,000	$ 62,000		
Prime and paint cast iron	16	HR	$ 125.00	$ 2,000	$ 1,100	$ 3,100	$ 155,000	
Escalate to 2026	1	LS	$ 7,750.00	$ 7,750	$ 4,263	$ 12,013		
					Total with Escalation =>			**$167,012.50**

Scope: #4
Building Feature: Flashing at the Masonry/ Stucco Transition - West and North Facades

Rehab/Restoration X	Maintenance	Completed	Proposed X

Contract Year for Work Completion: 2027

Total Cost (rounded to nearest dollar): $7,432

Description of Work:

Replace the failing flashing at the transition between the former masonry parapet and the stucco addition. Replace with G90 heavy galvanized or non-corroding metal flashing and paint with a rust-inhibitive paint.

Description	Quantity	Unit	Rate	Sub	Markup	Total Cost (Current)	Sub Total Before Escalation =>	Total Cost Per Item
Remove and replace S/W coping, repaint	137	LF	$ 35.00	$ 4,795	$ 2,637	$ 7,432		
		HR	$ -	$ -	$ -	$ -		
		SF	$ -	$ -	$ -	$ -		
		SF	$ -	$ -	$ -	$ -		
		LS	$ -	$ -	$ -	$ -	$ 7,432	
Escalate to 2027	1	LS	$ 743.23	$ 743	$ 409	$ 1,152		
					Total with Escalation =>			**$8,584.25**

Scope: #5
Building Feature: Roof - Fifth Floor Balcony

Rehab/Restoration X	Maintenance	Completed	Proposed X

Contract Year for Work Completion: 2027

Total Cost (rounded to nearest dollar): $33,627

Description of Work:

Inspect the balcony roofing and ensure there is no water intrusion into the interior. Recoat and patch the membrane roofing at the balcony. Remove the asphaltic coping at the south and west parapet walls and replace with G90 heavy galvanized or non-corroding metal coping and paint with a rust inhibitive paint. Install drain covers at the two roof drains at the north corners. Remove the corrosion from the seismic parapet bracing and metal parapet coping at the expansion joint cover (the expansion joint cover extends along the full east wall at the fifth floor balcony and the upper roof). Paint both with a rust-inhibitive paint to protect from future corrosion.

Description	Quantity	Unit	Rate	Sub	Markup	Total Cost (Current)	Sub Total Before Escalation =>	Total Cost Per Item
Roof inspection, report	8	HR	$ 175.00	$ 1,400	$ 770	$ 2,170		
Recoat, patch membrane roofing	450	SF	$ 20.00	$ 9,000	$ 4,950	$ 13,950		
Remove and replace S/W coping, repaint	137	LF	$ 35.00	$ 4,795	$ 2,637	$ 7,432		
Guardrail at skylight, (2) roof drain covers	1	EA	$ 3,500.00	$ 3,500	$ 1,925	$ 5,425		
Remove rust at , prime, paint	24	HR	$ 125.00	$ 3,000	$ 1,650	$ 4,650	$ 33,627	
Escalate to 2027	1	LS	$ 3,362.73	$ 3,363	$ 1,849	$ 5,212		
					Total with Escalation =>			**$38,839.47**

Scope: #6
Building Feature: Windows - West Façade

Rehab/Restoration X	Maintenance	Completed	Proposed X

Contract Year for Work Completion: 2028

Total Cost (rounded to nearest dollar): $120,358

Description of Work:

Retain and repair historic wood window sashes and frames. Inspect and repair as needed. Repair wood by patching wood checking and deterioration on the frame, sash, and window sills. Replace glazing putty as needed. Properly prepare, prime, and paint the frame, sash, and sill. Restore operability of the sash and latches. Paint exterior security grilles on the first floor with rust inhibitive paint. There is an approved permit for replacement of three exterior windows with new rated windows. At the masonry portion, replace historically incompatible vinyl and aluminum windows at the first, second, and third floors; replace with historically compatible double-hung wood sash windows at the first and second floors and with window sash that match the original sash at the first floor. Replace non-historic wood windows inserted into original wood frames at the fourth floor with compatible double-hung wood sash windows. Retain and repair the existing historic wood frames and sills, where extant. Repair wood frames and sills by patching wood checking and deterioration with an appropriate wood patching compound. Prepare, prime, and paint. There is an approved permit for replacement of three exterior windows with new rated windows.

Description	Quantity	Unit	Rate	Sub	Markup	Total Cost (Current)	Sub Total Before Escalation =>	Total Cost Per Item
Replace (21) with wood sash windows	21	EA	$ 3,000.00	$ 63,000	$ 34,650	$ 97,650		
Prepare wood frame, prime, paint	42	HR	$ 125.00	$ 5,250	$ 2,888	$ 8,138		
Repair (3) historic wood sash windows	3	EA	$ 1,800.00	$ 5,400	$ 2,970	$ 8,370		
Repair (2) non-historic wood sash windows	2	EA	$ 1,500.00	$ 3,000	$ 1,650	$ 4,650		
Paint (4) security grilles	8	HR	$ 125.00	$ 1,000	$ 550	$ 1,550	$ 120,358	
Escalate to 2028	1	LS	$ 18,053.63	$ 18,054	$ 9,929	$ 27,983		
					Total with Escalation =>			**$148,340.62**

Rehabilitation/ Restoration Plan

Scope: #7			
Building Feature: Windows - North Façade			
Rehab/Restoration X	Maintenance	Completed	Proposed X
Contract Year for Work Completion: 2028			
Total Cost (rounded to nearest dollar): $27,900			

Description of Work:

Retain and repair historic wood window sashes and frames. Inspect and repair as needed. Repair wood by patching wood checking and deterioration on the frame, sash, and window sills. Replace glazing putty as needed. Properly prepare, prime, and paint the frame, sash, and sill. Restore operability of the sash and latches. Paint exterior security grilles on the first floor with rust inhibitive paint. There is an approved permit for replacement of three exterior windows with new rated windows. At the masonry portion, replace historically incompatible vinyl and aluminum windows at the second and third floors, and replace with historically compatible double-hung wood sash windows. Retain and repair the existing historic wood frames and sills, where extant. Repair wood frames and sills by patching wood checking and deterioration with an appropriate wood patching compound. Prepare, prime, and paint. There is an approved permit for replacement of three exterior windows with new rated windows.

Description	Quantity	Unit	Rate	Sub	Markup	Total Cost (Current)	Total Cost Per Item
Repair historic windows	1	EA	$ 1,500.00	$ 1,500	$ 825	$ 2,325	Sub Total Before Escalation =>
Paint security grilles?	2	HR	$ 125.00	$ 250	$ 138	$ 388	
Replace historic windows	5	EA	$ 3,000.00	$ 15,000	$ 8,250	$ 23,250	
Prepare wood frame, prime, paint	10	HR	$ 125.00	$ 1,250	$ 688	$ 1,938	
		LS	$ -	$ -	$ -	$ -	$ 27,900
Escalate to 2028	1	LS	$ 4,185.00	$ 4,185	$ 2,302	$ 6,487	
					Total with Escalation =>		$34,386.75

Scope: #8			
Building Feature: Brick Masonry - West and North Facades			
Rehab/Restoration X	Maintenance	Completed	Proposed X
Contract Year for Work Completion: 2028			
Total Cost (rounded to nearest dollar): $242,963			

Description of Work:

Clean masonry of soiling, spills, and biological growth with a warm water wash and chemical cleaner. If determined feasible without causing damage, remove the parge skim coat at the base of the wall. Use mockups to test removal approaches. If the removal of the parge skim coat is deemed too damaging to the brick, cut joints, and repoint 100% of the parged area. Repainting of the parged area with a breathable paint may be needed if the parge cannot be removed. Remove paint from the masonry using a pH neutral masonry paint stripper. Mockups should be used to test strippers before full removal takes place. Repoint areas of deteriorated, missing, and inappropriate mortar at these façades. Repoint joints at the window sills as needed, and re-parge the horizontal sill surface. The mortar and parge should match the original visually. Patch cracked, eroded, and deteriorated bricks with an appropriate masonry patching compound to match the existing color and texture. Remove the corrosion from the metal tie rods and plates, and prepare, prime, and paint with rust inhibitive paint.

Allowance for mason quote @ 75%	1	LS	$ 156,750.00	$ 156,750	$ 86,213	$ 242,963	Sub Total Before Escalation =>
		HR	$ -	$ -	$ -	$ -	
		SF	$ -	$ -	$ -	$ -	
		SF	$ -	$ -	$ -	$ -	
		LS	$ -	$ -	$ -	$ -	$ 242,963
Escalate to 2028	1	LS	$ 36,444.38	$ 36,444	$ 20,044	$ 56,489	
					Total with Escalation =>		$299,451.28

Scope: #9			
Building Feature: Brick Masonry - South (Jackson Street) Façade			
Rehab/Restoration X	Maintenance	Completed	Proposed X
Contract Year for Work Completion: 2030			
Total Cost (rounded to nearest dollar): $80,988			

Description of Work:

Inspect and repair masonry. Repoint mortar where missing, deteriorated, or loose. Use an appropriate mortar mix that is compatible with historic masonry and matches the texture, color, and visual characteristics of existing. Repoint and repair the parge coat on the masonry window sills. Patch bricks with material loss with an appropriate masonry patching compound that matches the color, texture, and visual characteristics of the original brick. Once the brick is repointed and patched, prepare, prime, and paint the masonry with a breathable

Allowance for mason quote @ 25%	1	LS	$ 52,250.00	$ 52,250	$ 28,738	$ 80,988	Sub Total Before Escalation =>
		HR	$ -	$ -	$ -	$ -	
		SF	$ -	$ -	$ -	$ -	
		SF	$ -	$ -	$ -	$ -	
		LS	$ -	$ -	$ -	$ -	$ 80,988
Escalate to 2030	1	LS	$ 20,246.88	$ 20,247	$ 11,136	$ 31,383	
					Total with Escalation =>		$112,370.16

Scope: #10			
Building Feature: Windows - South (Jackson Street) Façade			
Rehab/Restoration X	Maintenance	Completed	Proposed X
Contract Year for Work Completion: 2030			
Total Cost (rounded to nearest dollar): $46,500			

Description of Work:

Replace historically incompatible vinyl and aluminum windows at the second and third floors, and replace non-historic wood windows inserted into original wood frames at the fourth floor with compatible double-hung wood sash windows. Retain and repair the existing historic wood frames and sills, where possible. Repair wood frames and sills by patching wood checking and deterioration with an appropriate wood patching compound. Prepare, prime, and paint.

Replace historic windows	9	EA	$ 3,000.00	$ 27,000	$ 14,850	$ 41,850	Sub Total Before Escalation =>
Prepare wood frame, prime, paint	24	HR	$ 125.00	$ 3,000	$ 1,650	$ 4,650	
		SF	$ -	$ -	$ -	$ -	
		SF	$ -	$ -	$ -	$ -	
		LS	$ -	$ -	$ -	$ -	$ 46,500
Escalate to 2030	1	LS	$ 11,625.00	$ 11,625	$ 6,394	$ 18,019	
					Total with Escalation =>		$64,518.75

Scope: #11			
Building Feature: Wrought Iron Fire Escape - South (Jackson Street) Façade			
Rehab/Restoration X	Maintenance	Completed	Proposed X
Contract Year for Work Completion: 2030			
Total Cost (rounded to nearest dollar): $4,650			

Description of Work:

Treat surface corrosion at the fire escape and properly prepare, prime, and paint using a rust-inhibitive paint, as needed.

Treat, prime, paint, fire escape.	24	HR	$ 125.00	$ 3,000	$ 1,650	$ 4,650	Sub Total Before Escalation =>
		HR	$ -	$ -	$ -	$ -	
		SF	$ -	$ -	$ -	$ -	
		SF	$ -	$ -	$ -	$ -	
		LS	$ -	$ -	$ -	$ -	$ 4,650
Escalate to 2030	1	LS	$ 1,162.50	$ 1,163	$ 639	$ 1,802	
					Total with Escalation =>		$6,451.88

Scope: #12			
Building Feature: Jackson Street Storefront			
Rehab/Restoration X	Maintenance	Completed	Proposed X
Contract Year for Work Completion: 2030			
Total Cost (rounded to nearest dollar): $17,050			

Description of Work:

Rehabilitate storefront. Repair deteriorated wood and glazing putty/ sealant, and replace perimeter sealants, as needed. Prepare, prime, and paint with appropriate paint. Clean, repair/replace, and lubricate door hardware as needed.

Repair wood, new glazing, sealants.	32	HR	$ 125.00	$ 4,000	$ 2,200	$ 6,200	Sub Total Before Escalation =>
Prepare, prime, paint wood.	24	HR	$ 125.00	$ 3,000	$ 1,650	$ 4,650	
Door allowance, repair, allowance	1	LS	$ 4,000.00	$ 4,000	$ 2,200	$ 6,200	
		SF	$ -	$ -	$ -	$ -	
		LS	$ -	$ -	$ -	$ -	$ 17,050
Escalate to 2030	1	LS	$ 4,262.50	$ 4,263	$ 2,344	$ 6,607	
					Total with Escalation =>		$23,656.88

Rehabilitation/ Restoration Plan

Scope: #13			
Building Feature: Balcony Roof			
Rehab/Restoration X	**Maintenance**	**Completed**	**Proposed X**
Contract Year for Work Completion: 2035			
Total Cost (rounded to nearest dollar): $42,617			
Description of Work:			
Replace or repair roofing membrane at the balcony roof with new roofing that is appropriate for a low-slope roof.			

Description	Quantity	Unit		Rate		Sub		Markup		Total Cost (Current)	Total Cost Per Item
Roof inspection, report	4	HR	$	175.00	$	700	$	385	$	1,085	Sub Total Before Escalation =>
New membrane roofing	450	SF	$	40.00	$	18,000	$	9,900	$	27,900	
Remove and replace S/W coping, repaint	137	LF	$	35.00	$	4,795	$	2,637	$	7,432	
Guardrail at skylight	1	EA	$	3,000.00	$	3,000	$	1,650	$	4,650	
Remove rust, prime, paint	8	HR	$	125.00	$	1,000	$	550	$	1,550	$ 42,617
Escalate to 2035	1	LS	$	21,308.63	$	21,309	$	11,720	$	33,028	
								Total with Escalation =>			**$75,645.62**

Maintenance Plan

Description	Quantity	Unit	Rate	Sub	Markup	Total Cost (Current)	Total Cost Per Item

Scopes: #14

Building Feature: Roof- Fifth Floor Balcony

Rehab/Restoration	Maintenance X	Completed	Proposed X

Contract Year for Work Completion: 2026, then annually thereafter

Total Cost (rounded to nearest dollar): $4,340

Description of Work:

Inspect balcony membrane annually for deterioration, cracking and debris build up, and patch, repair, or recoat as needed. Clean drains on an annual basis to keep free of debris and blockage. Inspect flashing for signs of water intrusion and deterioration. Repair as needed. Inspect all vertical and horizontal sections of the seismic joint and repair as needed. Inspect immediately after an earthquake. Repair or replace as needed. Inspect metal lateral bracing, metal guardrails at balcony and roof annually for signs of paint deterioration and metal corrosion. Prepare, prime and paint metal lateral bracing every 10 years, or as needed based on annual visual inspection.

Allowance for inspection and maintenance	16	HR	$ 175.00	$ 2,800	$ 1,540	$ 4,340	Sub Total Before Escalation =>	
		HR	$ -	$ -	$ -	$ -		
		SF	$ -	$ -	$ -	$ -		
		SF	$ -	$ -	$ -	$ -		
		LS	$ -	$ -	$ -	$ -		$ 4,340
Escalate to 2026	1	LS	$ 217.00	$ 217	$ 119	$ 336		
						Total with Escalation =>		$4,676.35

Scope: #15

Building Feature: Brick Masonry- West, North, and South Facades

Rehab/Restoration	Maintenance X	Completed	Proposed X

Contract Year for Work Completion: 2026, then annually thereafter

Total Cost (rounded to nearest dollar): $4,340

Description of Work:

Perform visual inspection annually for signs of moisture, efflorescence, deterioration, spalling, mortar and paint loss at masonry. Clean and repair as needed. Prepare, prime and paint south façade every 10 years. Perform annual visual inspection of tie rods and plates for signs of metal deterioration, rust jacking, mortar/ brick loss and loose members.

Allowance for inspection and maintenance	16	HR	$ 175.00	$ 2,800	$ 1,540	$ 4,340	Sub Total Before Escalation =>	
		HR	$ -	$ -	$ -	$ -		
		SF	$ -	$ -	$ -	$ -		
		SF	$ -	$ -	$ -	$ -		
		LS	$ -	$ -	$ -	$ -		$ 4,340
Escalate to 2026	1	LS	$ 217.00	$ 217	$ 119	$ 336		
						Total with Escalation =>		$4,676.35

Scope: #16

Building Feature: Mid-Band Cornice (South Façade)

Rehab/Restoration	Maintenance X	Completed	Proposed X

Contract Year for Work Completion: 2026, then annually thereafter

Total Cost (rounded to nearest dollar): $1,085

Description of Work:

Inspect wood mid-band cornice annually for signs of deterioration. Inspect metal flashing at cornice for paint deterioration, corrosion and water intrusion. Prepare, prime and paint every 10 years or as needed.

Allowance for inspection and maintenance	4	HR	$ 175.00	$ 700	$ 385	$ 1,085	Sub Total Before Escalation =>	
		HR	$ -	$ -	$ -	$ -		
		SF	$ -	$ -	$ -	$ -		
		SF	$ -	$ -	$ -	$ -		
		LS	$ -	$ -	$ -	$ -		$ 1,085
Escalate to 2026	1	LS	$ 54.25	$ 54	$ 30	$ 84		
						Total with Escalation =>		$1,169.09

Scope: #17

Building Feature: Wrought Iron Fire Escape - South (Jackson Street)

Rehab/Restoration	Maintenance X	Completed	Proposed X

Contract Year for Work Completion: 2026, then annually thereafter

Total Cost (rounded to nearest dollar): $1,085

Description of Work:

Perform visual inspection of the fire escape for metal corrosion and paint loss. Inspect attachment connections between metal anchors and masonry wall. Prepare, prime and paint every 10 years or as needed.

Allowance for inspection and maintenance	4	HR	$ 175.00	$ 700	$ 385	$ 1,085	Sub Total Before Escalation =>	
		HR	$ -	$ -	$ -	$ -		
		SF	$ -	$ -	$ -	$ -		
		SF	$ -	$ -	$ -	$ -		
		LS	$ -	$ -	$ -	$ -		$ 1,085
Escalate to 2026	1	LS	$ 54.25	$ 54	$ 30	$ 84		
						Total with Escalation =>		$1,169.09

Scope: #18

Building Feature: All Windows

Rehab/Restoration	Maintenance X	Completed	Proposed X

Contract Year for Work Completion: 2026, then annually thereafter

Total Cost (rounded to nearest dollar): $4,340

Description of Work:

Perform visual inspection of windows for paint, glazing putty/ sealant and perimeter sealant failure, corrosion, and other signs of deterioration. Repair as needed. Prepare, prime and paint windows and install new perimeter sealant every 10 years or as needed.

Allowance for inspection and maintenance	16	HR	$ 175.00	$ 2,800	$ 1,540	$ 4,340	Sub Total Before Escalation =>	
		HR	$ -	$ -	$ -	$ -		
		SF	$ -	$ -	$ -	$ -		
		SF	$ -	$ -	$ -	$ -		
		LS	$ -	$ -	$ -	$ -		$ 4,340
Escalate to 2026	1	LS	$ 217.00	$ 217	$ 119	$ 336		
						Total with Escalation =>		$4,676.35

Scope: #19

Building Feature: Jackson Street Storefront

Rehab/Restoration	Maintenance X	Completed	Proposed X

Contract Year for Work Completion: 2026, then annually thereafter

Total Cost (rounded to nearest dollar): $2,170

Description of Work:

Perform visual inspection of the south storefront system annually for paint, glazing putty/ sealant and perimeter sealant failure and other signs of damage or deterioration. Maintain hardware and repair as needed.

Allowance for inspection and maintenance	8	HR	$ 175.00	$ 1,400	$ 770	$ 2,170	Sub Total Before Escalation =>	
		HR	$ -	$ -	$ -	$ -		
		SF	$ -	$ -	$ -	$ -		
		SF	$ -	$ -	$ -	$ -		
		LS	$ -	$ -	$ -	$ -		$ 2,170
Escalate to 2026	1	LS	$ 108.50	$ 109	$ 60	$ 168		
						Total with Escalation =>		$2,338.18

Scope: #20

Building Feature: Interior- Basement

Rehab/Restoration	Maintenance X	Completed	Proposed X

Contract Year for Work Completion: 2026, then annually thereafter

Total Cost (rounded to nearest dollar): $2,170

Description of Work:

Perform visual inspection of the basement for signs of water intrusion annually. Consult with a waterproofing specialist and repair as needed.

Allowance for inspection and maintenance	8	HR	$ 175.00	$ 1,400	$ 770	$ 2,170	Sub Total Before Escalation =>	
		HR	$ -	$ -	$ -	$ -		
		SF	$ -	$ -	$ -	$ -		
		SF	$ -	$ -	$ -	$ -		
		LS	$ -	$ -	$ -	$ -		$ 2,170
Escalate to 2026	1	LS	$ 108.50	$ 109	$ 60	$ 168		
						Total with Escalation =>		$2,338.18