



SAN FRANCISCO PLANNING DEPARTMENT

October 9, 2015

Ms. Angela Calvillo, Clerk
Board of Supervisors
City and County of San Francisco
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**Re: Transmittal of Planning Department Case Number:
2015-006450MLS
Mills Act Historical Property Contract Applications for the following address:
807 Montgomery Street (Contributor to the Jackson Square Landmark District)
BOS File No: _____ (pending)
Historic Preservation Commission Recommendation: Approval**

Dear Ms. Calvillo,

On October 7, 2015 the San Francisco Historic Preservation Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Mills Act Historical Property Contract Application. **At the October 7, 2015 hearing, the Commission voted to recommend approval.**

The Resolution recommends the Board of Supervisors approve the Mills Act Historical Property Contract, rehabilitation programs and maintenance plans for the property located at 807 Montgomery Street, a contributor to the Jackson Square Landmark District.

Please note that the Project Sponsor submitted the Mills Act application on May 1, 2014. At the time of the application filing date, the property was valued under \$5,000,000 and did not require a Historic Structure Report.

The contract involves a proposed rehabilitation and maintenance plan that involves a cycle of annual inspections and maintenance and a longer-term maintenance cycle to be performed as necessary. Please refer to the attached exhibits for specific work to be completed for the property.

The proposed rehabilitation and maintenance plan involves the following scopes of work: consult a structural engineer for evaluation of structural steel beams and cracking and bulging of structural brick and perform repairs which may include repointing and resetting bricks with compatible mortar; repointing with compatible mortar where loose, unsound, cracked or missing; replace any missing bricks with visually similar bricks; remove any biological growth and/or efflorescence using gentlest possible means; repair in kind cracked cement plaster/parge at window sills and façade ends and paint; repair existing wood windows and door at façade and metal widows at rear elevation as necessary; and repair skylight housing; repair parapet bracing; repair downspouts and scuppers; and replace roof and flashing; repair sidewalk to eliminate

**Transmittal Materials CASE NO. 2015-006450MLS
Mills Act Historical Property Contract**

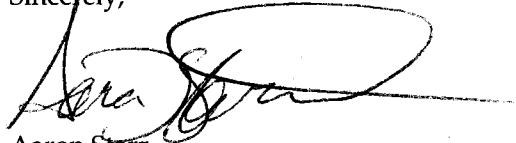
moisture infiltration in basement. The proposed Maintenance Plan involves a cycle of periodic inspections and includes: inspect brick masonry walls for signs of deterioration, cracking, efflorescence and moisture and repair as needed; inspect and repair and paint as necessary cement plaster/plarge at windows and façade ends; seal and paint wood windows and door and seal metal windows; clean scuppers and inspect downspouts; inspect and repair as necessary roof membrane, flashing, and skylight housing; and inspect sidewalk for deterioration and repair. Any needed repairs will avoid altering, removing or obscuring character-defining features of the building.

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

As detailed in the Mills Act application, the Project Sponsor has committed to a maintenance plan that will include both annual and cyclical inspections and maintenance. Furthermore, the Planning Department will administer an inspection program to monitor the provisions of the contract. This program will involve a yearly affidavit issued by the property owner verifying compliance with the approved maintenance and rehabilitation plans as well as a cyclical 5-year site inspection.

Please find attached documents relating to the Commission's action. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,



Aaron Starr
Manager of Legislative Affairs

Attachments:

Historic Preservation Commission Resolution No. 755
Mills Act Contract Case Report, dated October 7, 2015
Exhibit A: Draft Mills Act Historical Property Contract
Exhibit B: Draft Rehabilitation & Maintenance Plan
Exhibit C: Draft Mills Act Valuation provided by the Assessor-Recorder's Office
Exhibit D: Mills Act Application

CC:

Alisa Somera, Assistant Clerk
Derek Evans, Assistant Clerk
John Carroll, Legislative Clerk
Kanishka Burns, Aide to Supervisor Christensen
Andrea Ruiz-Esquide, Deputy City Attorney