

APPLICATION FOR Mills Act Historical Property Contract

Applications must be submitted in both hard copy and digital copy form to the Planning Department at 1650 Mission St., Suite 400 by May 1st in order to comply with the timelines established in the Application Guide. Please submit only the Application and required documents.

1. Owner/Applicant Information (If more than three owners, attach additional sheets as necessary.)

PROPERTY OWNER 1 NAME: JOHN HJELMSTAD	TELEPHONE: (650) 933-3456
PROPERTY OWNER 1 ADDRESS: 627 WALLER ST, SF, CA 94117	EMAIL: JOHN.FARGO@GMAIL.COM
PROPERTY OWNER 2 NAME: ALLISON BRANFIELD	TELEPHONE: (650) 861-1150
PROPERTY OWNER 2 ADDRESS: 627 WALLER ST, SF, CA 94117	EMAIL: ALLISON.BRANFIELD@GMAIL.COM
PROPERTY OWNER 3 NAME:	TELEPHONE: ()
PROPERTY OWNER 3 ADDRESS:	EMAIL:

2. Subject Property Information

PROPERTY ADDRESS: 627 WALLER ST, SAN FRANCISCO, CALIF	ZIP CODE: 94117
PROPERTY PURCHASE DATE: 10-28-2013	ASSESSOR BLOCK/LOT(S): 0864/022
MOST RECENT ASSESSED VALUE: \$ 3,624,371	ZONING DISTRICT: RTD

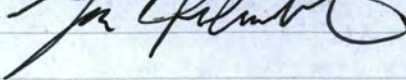
Are taxes on all property owned within the City and County of San Francisco paid to date? YES NO

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) on a separate sheet of paper.

Do you own other property in the City and County of San Francisco? YES NO
If Yes, please list the addresses for all other property owned within the City of San Francisco on a separate sheet of paper.

Are there any outstanding enforcement cases on the property from the San Francisco Planning Department or the Department of Building Inspection? YES NO
If Yes, all outstanding enforcement cases must be abated and closed for eligibility for the Mills Act.

I/we am/are the present owner(s) of the property described above and hereby apply for an historical property contract. By signing below, I affirm that all information provided in this application is true and correct. I further swear and affirm that false information will be subject to penalty and revocation of the Mills Act Contract.

Owner Signature:  Date: 5-1-2017

Owner Signature: _____ Date: _____

Owner Signature: _____ Date: _____

3. Property Value Eligibility:

Choose one of the following options:

The property is a Residential Building valued at less than \$3,000,000.	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
The property is a Commercial/Industrial Building valued at less than \$5,000,000.	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>

*If the property value exceeds these options, please complete the following: Application of Exemption.

Application for Exemption from Property Tax Valuation

If answered "no" to either question above please explain on a separate sheet of paper, how the property meets the following two criteria and why it should be exempt from the property tax valuations.

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; or
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. (A Historic Structures Report, completed by a qualified historic preservation consultant, must be submitted in order to meet this requirement.)

4. Property Tax Bill

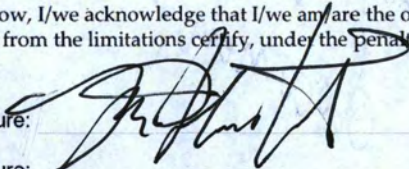
All property owners are required to attach a copy of their recent property tax bill.

PROPERTY OWNER NAMES: JOHN HJELMSTAD & ALLISON BRANFIELD
MOST RECENT ASSESSED PROPERTY VALUE: \$3,624,371
PROPERTY ADDRESS:

5. Other Information

All property owners are required to attach a copy of all other information as outlined in the checklist on page 7 of this application.

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.

Owner Signature: 	Date: 5-1-2017
Owner Signature: _____	Date: _____
Owner Signature: _____	Date: _____

Draft Rehabilitation/Restoration/Maintenance Plan (Continued)

# ____ (Provide a scope number)	BUILDING FEATURE:		
Rehab/Restoration <input type="checkbox"/>	Maintenance <input type="checkbox"/>	Completed <input type="checkbox"/>	Proposed <input type="checkbox"/>
CONTRACT YEAR WORK COMPLETION:			
TOTAL COST (rounded to nearest dollar):			
DESCRIPTION OF WORK:			

# ____ (Provide a scope number)	BUILDING FEATURE:		
Rehab/Restoration <input type="checkbox"/>	Maintenance <input type="checkbox"/>	Completed <input type="checkbox"/>	Proposed <input type="checkbox"/>
CONTRACT YEAR WORK COMPLETION:			
TOTAL COST (rounded to nearest dollar):			
DESCRIPTION OF WORK:			

# ____ (Provide a scope number)	BUILDING FEATURE:		
Rehab/Restoration <input type="checkbox"/>	Maintenance <input type="checkbox"/>	Completed <input type="checkbox"/>	Proposed <input type="checkbox"/>
CONTRACT YEAR WORK COMPLETION:			
TOTAL COST (rounded to nearest dollar):			
DESCRIPTION OF WORK:			

Recording Requested by,
and when recorded, send notice to:
Director of Planning
1650 Mission Street
San Francisco, California 94103-2414

California Mills Act Historical Property Agreement

PROPERTY NAME (IF ANY)

627 WALLER ST, SF, CA 94117

PROPERTY ADDRESS

San Francisco, California

THIS AGREEMENT is entered into by and between the City and County of San Francisco, a California municipal corporation ("City") and JOHN HELMSTAD + ALLISON BRANSTAD ("Owner/s").

RECITALS

Owners are the owners of the property located at 627 WALLER ST, in San Francisco, California
0864 / 022. The building located at _____

BLOCK NUMBER

LOT NUMBER

PROPERTY ADDRESS

is designated as CONTRIBUTING CLASS A HISTORIC RESOURCE TO THE DOBSONE PARK HISTORIC DISTRICT (e.g. "a City Landmark pursuant to Article 10 of the Planning Code") and is also known as the _____

PROPERTY ADDRESS

HISTORIC NAME OF PROPERTY (IF ANY)

Owners desire to execute a rehabilitation and ongoing maintenance project for the Historic Property. Owners' application calls for the rehabilitation and restoration of the Historic Property according to established preservation standards, which it estimates will cost approximately _____ (\$ _____). See Rehabilitation Plan, Exhibit A.

AMOUNT IN WORD FORMAT

AMOUNT IN NUMERICAL FORMAT

Owners' application calls for the maintenance of the Historic Property according to established preservation standards, which is estimated will cost approximately _____ (\$ _____) annually. See Maintenance Plan, Exhibit B.

AMOUNT IN WORD FORMAT

AMOUNT IN NUMERICAL FORMAT

The State of California has adopted the "Mills Act" (California Government Code Sections 50280-50290, and California Revenue & Taxation Code, Article 1.9 [Section 439 et seq.) authorizing local governments to enter into agreements with property owners to potentially reduce their property taxes in return for improvement to and maintenance of historic properties. The City has adopted enabling legislation, San Francisco Administrative Code Chapter 71, authorizing it to participate in the Mills Act program.

Owners desire to enter into a Mills Act Agreement (also referred to as a "Historic Property Agreement") with the City to help mitigate its anticipated expenditures to restore and maintain the Historic Property. The City is willing to enter into such Agreement to mitigate these expenditures and to induce Owners to restore and maintain the Historic Property in excellent condition in the future.

NOW, THEREFORE, in consideration of the mutual obligations, covenants, and conditions contained herein, the parties hereto do agree as follows:

Mills Act Application

6. Inspections.

Owners shall permit periodic examination of the exterior and interior of the Historic Property by representatives of the Historic Preservation Commission, the City's Assessor, the Department of Building Inspection, the Planning Department, the Office of Historic Preservation of the California Department of Parks and Recreation, and the State Board of Equalization, upon seventy-two (72) hours advance notice, to monitor Owners' compliance with the terms of this Agreement. Owners shall provide all reasonable information and documentation about the Historic Property demonstrating compliance with this Agreement as requested by any of the above-referenced representatives.

7. Term.

This Agreement shall be effective upon the date of its recordation and shall be in effect for a term of ten years from such date ("Initial Term"). As provided in Government Code section 50282, one year shall be added automatically to the Initial Term, on each anniversary date of this Agreement, unless notice of nonrenewal is given as set forth in Paragraph 10 herein.

8. Valuation.

Pursuant to Section 439.4 of the California Revenue and Taxation Code, as amended from time to time, this Agreement must have been signed, accepted and recorded on or before the lien date (January 1) for a fiscal year (the following July 1-June 30) for the Historic Property to be valued under the taxation provisions of the Mills Act for that fiscal year.

9. Termination.

In the event Owners terminates this Agreement during the Initial Term, Owners shall pay the Cancellation Fee as set forth in Paragraph 15 herein. In addition, the City Assessor-Recorder shall determine the fair market value of the Historic Property without regard to any restriction imposed on the Historic Property by this Agreement and shall reassess the property taxes payable for the fair market value of the Historic Property as of the date of Termination without regard to any restrictions imposed on the Historic Property by this Agreement. Such reassessment of the property taxes for the Historic Property shall be effective and payable six (6) months from the date of Termination.

10. Notice of Nonrenewal.

If in any year after the Initial Term of this Agreement has expired either the Owners or the City desires not to renew this Agreement that party shall serve written notice on the other party in advance of the annual renewal date. Unless the Owners serves written notice to the City at least ninety (90) days prior to the date of renewal or the City serves written notice to the Owners sixty (60) days prior to the date of renewal, one year shall be automatically added to the term of the Agreement. The Board of Supervisors shall make the City's determination that this Agreement shall not be renewed and shall send a notice of nonrenewal to the Owners. Upon receipt by the Owners of a notice of nonrenewal from the City, Owners may make a written protest. At any time prior to the renewal date, City may withdraw its notice of nonrenewal. If in any year after the expiration of the Initial Term of the Agreement, either party serves notice of nonrenewal of this Agreement, this Agreement shall remain in effect for the balance of the period remaining since the execution of the last renewal of the Agreement.

11. Payment of Fees.

Within one month of the execution of this Agreement, City shall tender to Owners a written accounting of its reasonable costs related to the preparation and approval of the Agreement as provided for in Government Code Section 50281.1 and San Francisco Administrative Code Section 71.6. Owners shall promptly pay the requested amount within forty-five (45) days of receipt.

12. Default.

An event of default under this Agreement may be any one of the following:

- (a) Owners' failure to timely complete the rehabilitation work set forth in Exhibit A in accordance with the standards set forth in Paragraph 2 herein;
- (b) Owners' failure to maintain the Historic Property in accordance with the requirements of Paragraph 3 herein;
- (c) Owners' failure to repair any damage to the Historic Property in a timely manner as provided in Paragraph 4 herein;
- (d) Owners' failure to allow any inspections as provided in Paragraph 6 herein;
- (e) Owners' termination of this Agreement during the Initial Term;
- (f) Owners' failure to pay any fees requested by the City as provided in Paragraph 11 herein;
- (g) Owners' failure to maintain adequate insurance for the replacement cost of the Historic Property; or
- (h) Owners' failure to comply with any other provision of this Agreement.

19. Legal Fees.

In the event that either the City or the Owners fail to perform any of their obligations under this Agreement or in the event a dispute arises concerning the meaning or interpretation of any provision of this Agreement, the prevailing party may recover all costs and expenses incurred in enforcing or establishing its rights hereunder, including reasonable attorneys' fees, in addition to court costs and any other relief ordered by a court of competent jurisdiction. Reasonable attorneys fees of the City's Office of the City Attorney shall be based on the fees regularly charged by private attorneys with the equivalent number of years of experience who practice in the City of San Francisco in law firms with approximately the same number of attorneys as employed by the Office of the City Attorney.

20. Governing Law.

This Agreement shall be construed and enforced in accordance with the laws of the State of California.

21. Recordation.

The contract will not be considered final until this agreement has been recorded with the Office of the Assessor-Recorder of the City and County of San Francisco.

22. Amendments.

This Agreement may be amended in whole or in part only by a written recorded instrument executed by the parties hereto in the same manner as this Agreement.

23. No Implied Waiver.

No failure by the City to insist on the strict performance of any obligation of the Owners under this Agreement or to exercise any right, power, or remedy arising out of a breach hereof shall constitute a waiver of such breach or of the City's right to demand strict compliance with any terms of this Agreement.

24. Authority.

If the Owners sign as a corporation or a partnership, each of the persons executing this Agreement on behalf of the Owners does hereby covenant and warrant that such entity is a duly authorized and existing entity, that such entity has and is qualified to do business in California, that the Owner has full right and authority to enter into this Agreement, and that each and all of the persons signing on behalf of the Owners are authorized to do so.

25. Severability.

If any provision of this Agreement is determined to be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, and each other provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

26. Tropical Hardwood Ban.

The City urges companies not to import, purchase, obtain or use for any purpose, any tropical hardwood or tropical hardwood product.

27. Charter Provisions.

This Agreement is governed by and subject to the provisions of the Charter of the City.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 5-1-17 before me, Alan Leong (Notary Public)
Date Here Insert Name and Title of the Officer

personally appeared John Alan Hjelmstad
Name(s) of Signer(s)

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.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

City & County of San Francisco
Treasurer & Tax Collector



Office of the Treasurer & Tax Collector

Previous Year's Property Tax Information

Payment History

Block / Lot: 0864/022
Tax Bill #: 035297
Property Address: 627 WALLER ST

The information on this screen represents only regular taxes for the 2015-2016 fiscal year. Please note that the accuracy of the information may be affected by pending payments and corrections. The information does not reflect any taxes for prior fiscal years, nor unsecured taxes, supplemental taxes, or escape taxes that may also have been paid or that may be outstanding.

Payment for prior tax year: 2015-2016

Installment	Taxes	Late Cost	Late Fee	Installment Total	Date Paid
Installment 1	\$21,327.48			\$21,327.48	10/18/15
Installment 2	\$21,327.48	\$45.00	\$2,132.74	\$23,505.22	06/27/16

If you have questions about the information listed above, please [contact the Treasurer & Tax Collector](#)

Online Payment Support

For support on making payments via the web please e-mail support@link2gov.com

Office of the Treasurer & Tax Collector City Hall, Room 140, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102

[Contact Us](#)

[Visit San Francisco's 311 online](#)

Photos: 627 Waller Street

Scope 1: Rear of house

Photo A: Prior condition. Deteriorated sealing.



Photo B: New tar paper



Photos: 627 Waller Street

Photo C: Replaced siding, prior to painting



Scope 2: Rear of House

Photo A: Bedroom floor warping (sealed with wax)



Photos: 627 Waller Street

Photo B: Water damage adjacent to 2F kitchen



Scope 7: Repainting front façade, side and rear elevations

Cracked shingles to left of window near circular details:



Photos: 627 Waller Street

Scope 4: Replace skylight



All cost estimates provided by general contractor Matt Figlietti. If desired, a formal set of bids will be provided. All photos by owner, available digitally via johnfargo@gmail.com

**Mills Act Application for Exemption from Property Tax Valuation
627 Waller Street**

We believe that our home, 627 Waller, is an exceptional example of Queen Anne Victorian architecture, with notable, well maintained, and numerous original features including ornate wood work, shingles, gables, pediments, and other ornamentation typical of the style. Further details are contained in the attached Historic Structure Report.

Carefully restored and renovated in 2013, it remains in excellent condition anchoring a row of 6 Queen Annes of similar style lightly evocative of Alamo Square's famous Painted Ladies. The home is listed as a Contributing (Class A Historic) Resource to the Duboce Park Historic District.

The building was constructed in 1898 by Master Builder Fernando Nelson, who is so noted in the Duboce Park Historic District Designation Report establishing the district. As one of the first structures built on the block, and in one of Mr. Nelson's first developments, it is a representative of one of his earliest works altogether. 627 Waller exhibits numerous characteristics which the district was designated, such as "asymmetrical and articulated façades, steep roof pitches, the use of multiple textures and wood cladding, and front yard setbacks".

We feel fortunate to be able to live in and maintain beautiful piece of San Francisco history. However, with a tax burden nearly twice that of the next-highest assessed Queen Anne in our row (our neighbors at 621 Waller, who are under Mills Act contract as of 2013), as well as a daughter on the way, we do not have the ability to fully restore and maintain the home to the ideal level we would like. Recently discovered leaks at the rear of the home and deterioration of the skylight roof element provide two such examples.

A Mills Act contract based on a generous assessment of Income Capitalization would allow us to make not only needed repairs, but also beneficial upgrades to restore historic character, and to implement an aggressive maintenance plan. Together, these can ensure that 627 Waller remains an exceptional example of San Francisco architecture, and of why the Duboce Park Historic District was formed.

627 WALLER STREET
FOCUSED HSR FOR MILLS ACT APPLICATION

SAN FRANCISCO, CALIFORNIA
[17124] Prepared for
JOHN HJELMSTAD



PAGE & TURNBULL

imagining change in historic environments through design, research, and technology

APRIL 28, 2017

INTRODUCTION

This Focused Historic Structure Report has been prepared at the request of John Hjelmstad to accompany a Mills Act Historical Property Contract for the building at 627 Waller Street (APN 0684/022) in San Francisco's Duboce Park Landmark District. The building was constructed ca. 1899.

627 Waller Street has been included in several architectural surveys. In 1976, 627 Waller Street was included in the Department of City Planning Architectural Quality Survey, and received a rating of a "Y" out of a range from "-2" to "5." A rating of "Y" was assigned to the subject building, meaning although it was not rated, it was surveyed. In 2010, 627 Waller Street was found to be a contributor to the Duboce Park Historic District as a result of the San Francisco Planning Department's Market and Octavia Area Plan Survey (Market Octavia Survey) and received a California Historical Resource Status Code of 3D. Because the property is listed in the National Register and the City of San Francisco considers the property to be a contributor to a local Landmark District as of July 2013, 627 Waller Street is a historic resource for the purposes of review under the California Environmental Quality Act (CEQA).



Figure 1: Aerial imagery of 627 Waller Street. Google Maps, 2017. Edited by Page & Turnbull.

PROPERTY DESCRIPTION

627 Waller Street is located on a 24-foot x 90-foot lot on the south side of Waller Street, between Pierce and Carmelita Streets in the Duboce Park Landmark District. Built in 1899, 627 Waller St. is a two-story-over-basement, wood-frame, single-family residential building designed in the Queen Anne style. The rectangular-plan building, clad primarily in decorative wood shingles, sits on a reinforced concrete, slab foundation and is capped by a gable roof.

QUEEN ANNE STYLE

The Queen Anne Style was a popular architectural style among the elite during the Victorian era of the late nineteenth century and was introduced to the United States at the Centennial Exhibition held in Philadelphia in 1876. First used in England, this style referred back to the reign of Queen Anne (1702 – 1714) when craftsmanship and simplicity of construction were emphasized in the architectural vernacular.¹ One of the main innovators and architects of this style was Richard Norman Shaw, who popularized the Queen Anne Style in England with his half-timber designs and proliferation of built work. American architects introduced this style into the mainstream during the late 1870s. By the 1880s, the Queen Anne style had become the leading architectural style for the Victorian elite and upper-to-middle classes. The Queen Anne Style represents the merger of many Victorian influences, with elements of Early Gothic Revival and Carpenter Gothic styles while also incorporating elements of Moorish and Turkish design in some cases.² In general, the style is characterized by its variety of features and combination of ornamentation. Typical features of the Queen Anne Style include steeply pitched roofs, irregular rooflines, gable projections, cutaway bay windows, asymmetrical compositions, and swag and garland appliques.³ The result of this fusion of ornamentation and composition was a highly textured and varied residence, which achieved the elegance and grace desired by the people of this era. Commonly, other architectural styles, such as Eastlake and Stick, were combined with the Queen Anne Style to produce asymmetrical and varied compositions.

PRIMARY FAÇADE

The primary façade faces north and is two bays wide (**Figure 2**). The basement level is clad with wood channel siding and includes a garage bay with paneled wood garage door featuring twelve equally-sized upper-lites. Directly west of the garage door is a basement entry containing a paneled wood door in the westernmost portion of the façade. The east bay of the basement level contains a straight flight of wood steps leading to a recessed entry porch at the first story. A small opening with scrolled iron gate, located at ground level, provides access to storage beneath the staircase. The entry porch has a single turned post support, picket balustrade railing, arched corner brackets with dentils and sunburst motifs, and interior wood paneling. Within the porch, a wood-paneled door with a single diamond-shaped lite and transom is centered within the bay. To the east of the door is a diamond-shaped window with wood

¹ Lester Walker, *American Shelter* (New York: The Overlook Press, Inc., 1997), 152.

² Lester Walker, *American Homes: The Landmark Illustrated Encyclopedia of Domestic Architecture*, (New York: Black Dog & Levanthal Publishers, 1996), 150-152.

³ Virginia & Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2002), 263.

surround set into a paneled wall. The west bay contains a semi-hexagonal bay window with similar one-over-one windows and molded stop surrounds. The west facet of this window is achieved by the chamfering of the northwest corner of the building at the first and second stories, resulting in the creation of a bay window with a central window that is coplanar with the primary façade. These windows are not original to the building, but replaced previously existing steel-sash windows.⁴ The first story ends in an intermediary, molded entablature and pent roof capped with painted wood shingles.

The second story features a narrow, one-over-one, wood-frame window centered in the east bay. Curvilinear, painted wood shingles clad the façade to the east and west of the window in the east bay. The west bay contains cutaway bay window with wood surrounds and ornate, bracketed spindle work at the chamfered northwest corner of the second story where the third story overhangs the second. The second floor is capped by an entablature with denticulated cornice with corbelled (molded) corner boards at each end.

The third story is characterized by a pedimented gable end with a central one-over-one wood-framed window with sunburst molded ornament above. The primary facade terminates in a raking cornice.⁵ The tympanum of the pedimented gable is faced with imbricated wood shingles.

EAST AND WEST FAÇADES

Most portions of the east and west façades are not visible from Waller Street or from perspectives at the rear of the property as the subject building abuts neighboring dwellings along the south side of Waller Street. As such, visible portions will be described in relation to features of the rear (south) façade.

REAR (SOUTH) FAÇADE AND EXPOSED PORTIONS OF EAST AND WEST FAÇADES

The rear façade faces south and is comprised of a two-story rear projecting volume with roof deck (non-historic), and the south gable end of the building above the second story. The façade is clad with wood channel siding and features several tripartite windows and glazed replacement doors that provide access to a rear staircase and associated landings.

At basement level, the rear façade features a sliding, glass double-door (**Figure 3**). The basement level is separated from the rear yard of the property by a dugout patio with board-formed concrete retaining wall and concrete paved floor (**Figure 4**). A wood stair case with landings at the first and second story provides access to the building and extends to the rear façade from the rear yard (**Figure 5**). The staircase continues around the west façade of the building to provide roof deck access. The first story of the rear façade features a plate glazed wood frame door with a single pane of tempered glass. To the west of the door is a tripartite window composed of a wide central one-over-one window separated from flanking one-over-one windows by wood mullions (**Figure 6 and Figure 7**).

⁴ See, State of California, Department of Parks and Recreation, Primary Record-DPR 523A Form: 627 Waller St., San Francisco, CA 94117.

⁵ State of California, Department of Parks and Recreation, Primary Record-DPR 523A Form: 627 Waller St., San Francisco, CA 94117.

At the second story, a similar fenestration of single door and tripartite window is featured, however, the orientation is reversed with door to the west side and window to east side. This is emphasized by the rear staircase's diagonal direction from first story landing to second story landing. The second story terminates with a balustrade that surrounds the roof level deck that is accessed through a door at the south facing gable end of gable roof above the building (**Figure 8**). The roof deck features wood decking cut to a basketweave pattern (**Figure 9**).

The exposed portion of the east façade is separated from the east property line by a small quarter-turn cement stair case that leads to the dugout patio adjacent to the rear façade, and by a small patch of ground with small plantings. The east façade is clad with wood channel siding from basement level through its termination at the top of the second story. The basement level contains two paired one-over-one windows; the first story two one-over-one windows a window's width apart; and the second story features two slightly larger one-over-one windows approximately two window's width apart (**Figure 10 and Figure 11**). A small portion of the rear façade is visible directly adjacent to the property line and features a single one-over-one window at each level (**Figure 11**).

Along the exposed portion of the west façade, a basement level passageway is located between the west property line and the west façade of the property at the westernmost portion of the building (**Figure 3**). The passageway provides access to the front of the property through a paneled door. A one-over-one window is located directly east of the passageway along the west façade. At the first story, a standard one-over-one window is located above the passageway. A smaller one-over-one window and a second similar window are located along the west façade. At the second story, two additional one-over-one windows are located along the west façade, one of which is located behind the staircase extending from the second story landing to the roof deck above (**Figure 4**).

SIGNIFICANCE EVALUATION

DUBOCE PARK LANDMARK DISTRICT

627 Waller St. is located within the Duboce Park Landmark District (Historic District) (Figure 5). The Historic District was initially determined eligible for designation to the National Register under Criterion C (Architecture) as result of the San Francisco Planning Department's Market and Octavia Area Plan Survey (Market Octavia Survey). As of July 12, 2013, the Duboce Park Landmark District was designated by the City and County of San Francisco.⁶ The Market Octavia Survey found the district contained a "group of properties that embody the distinctive characteristics of a type, period or method of construction, and that possess high artistic values," with a Period of Significance spanning 1896-1913, and an identified Theme of Neighborhood Development.⁷ 627 Waller is one of 80 contributing properties located within the Historic District. Contributing properties are considered representative of "a noteworthy grouping of turn-of-the-century buildings exhibiting late-Victorian and Edwardian era styles characteristic of San Francisco. Common [architectural] traits found throughout the district include: bay windows, decorative cornices, ornamental shingles, and spindle work, as well as more Classically-influenced detailing such as dentils, pediments, columns, and applied plaster ornament.



Figure 5: Duboce Park Landmark District. Subject property indicated with orange rectangle. Properties shaded darker blue are contributors, cyan shaded parcels are non-contributors
Source: San Francisco Planning Department. Edited by Page & Turnbull.

⁶ City and County of San Francisco, Planning Department, "Duboce Park Landmark District," <http://sf-planning.org/duboce-park-landmark-district#overview>. Accessed 4/18/2017.

⁷ State of California, Department of Parks and Recreation, District Record-DPR 523D: Duboce Park Historic District. January 2010.

BRIEF HISTORY OF 627 WALLER STREET

627 Waller Street first appears on a Sanborn fire insurance survey map published in 1899 (**Figure 6**). Ca. 1899, the subject building was one of two, two-story-over-basement frame dwellings with apparently identical plans located along its block face on the south side of 600 block of Waller Street; the other property present at the time was 623 Waller Street to the subject building's east. In particular, 627 Waller Street was depicted as a two-story-over-basement dwelling with a main rectangular volume, and a rear, one-story-over-basement volume that extended off the building's south façade and appeared to have contained a one-story porch extending off the south façade. By 1905, an updated Sanborn survey depicted the 627 Waller in similar form among as one of eight, abutting, frame residences constructed along the block face (**Figure 7**). The subject building and those within its immediate vicinity near Duboce Park survived the 1906 Earthquake in most if not all cases. Additionally, the recently built-out subject block was comprised entirely of frame dwellings by 1905, and offered a balance of single-family and flat-apartment residences.

Sanborn's 1913 Map shows that within the decade following the Earthquake, 627 Waller was renovated into a two-and-a-half-story frame dwelling with an augmented two-story rear addition; the porch indicated on 1899 and 1905 Sanborn maps was not present (**Figure 8**). This change indicates that the building's attic space was likely converted to additional living space between 1905 and 1913 and was noted by surveyors. By the time further updated Sanborn maps were published in 1950, 627 Waller retained its ca. 1913 footprint (**Figure 9**). Aerial photography of San Francisco published in 1938 shows 627 Waller Street between 1913 and 1950 Sanborn surveys as having retained consistent massing and overall plan (**Figure 10**).

Historic photographs of 627 Waller Street would potentially provide for analysis of the building's original appearance were not able to be recovered by Page & Turnbull. Review of available photographs of the proximal area shows that Waller Street between Pierce and Carmelita Streets (600 block of Waller Street) was comprised of residential buildings in the mid-1920s and remained so at least through 1950 (**Figure 11**). The most recent available Sanborn map of the subject property and its surroundings was published in 1995 and indicates the subject building retained a similar footprint to its form in 1950 (**Figure 12**).

CONSTRUCTION CHRONOLOGY

The following building permit applications are on file at the San Francisco Department of Building Inspection (DBI) and are noted on 3-R Report 201309184790 for 627 Waller Street issued on 26 September 2013 (See attached). Page & Turnbull conducted additional research at DBI on 19 April 2017 and confirmed that no additional building permits to those referenced on the above noted 3-R Report are on file for the subject property. Additionally Page & Turnbull has determined through additional research of Sanborn Fire Insurance Maps, United States Census records from 1900, and San Francisco city directories published between 1897 and 1900, that 627 Waller Street was constructed in 1899.⁸

Application #	Permit #	Issue Date	Type of Work Done
360849	337875	8/23/1968	Legalize 2-Family Dwelling
379812	340990	2/4/1970	Repair Stairs, Legalize building for 2 Units (CFC 2FD)
9416687	756384	10/12/1994	Repair front entrance stair
200511097733	1071912	11/9/2005	Exploratory demo on ground floor
200511158179	1072432	11/15/2005	Remove wood post wood beam, new stud wall to replace beam
200604058360	1083311	4/25/2006	Remodel kitchen and bath on ground floor units 1 and 2
200609283626	1099972	8/28/2006	Replace rear stairs
200609111968	1110457	1/31/2007	Convert storage to new garage area
2010003319329	1208260	3/31/2010	To obtain final inspection for application # 200609111968 (CFC 2FD)
2010003319332	1208262	3/31/2010	To obtain final inspection for application #200511158179
2010003319333	1208258	3/31/2010	To obtain final inspection for application #200609283626
2010003319334	1208259	3/31/2010	To obtain final inspection for application #200511097733
201206061946	1266450	6/7/2012	Interior Remodel-adding master bathroom suite with ½ bathroom, small wet bar, remodel existing hall bathroom and relocate washer/dryer from existing location to kitchen bathroom. Update electrical throughout and redo surfaces throughout.
201304094103	1301543	8/13/2013	Project consists of new roof deck wood tiles over new sleeper on the existing roof. Project consists of 42 inches (46V Deck) above deck guardrail around roof deck. Guardrail to have railing picket and post spaced not more than 4 inches on center.

⁸ Original owner, Charles H. Brink appears in the 1900 U.S. Census at 627 Waller Street. Crocker-Langley's *San Francisco City Directory* for the year 1899 is the earliest occurrence of Brink's listing at residence at 627 Waller Street. In 1898, Brink listed his residence at 3452 18th Street, San Francisco, indicating that he moved to 627 Waller in 1899, corresponding with the first year in which Sanborn fire insurance surveys depicted the subject building at its present location.

ARCHITECTURAL EVALUATION

EXISTING CONDITIONS

Roof

Description: The roof is comprised of one (1) layer of asphalt shingle roofing over an asphalt impregnated glass fiber reinforced base sheet. Roof sheathing was not visible and construction details are unknown. There is no overhang at the north and south gable ends. Gable ends are flashed with continuous metal flashing. Gutters are present at the east and west edges of the roof. Gutters are surfaced with an asphalt sheet, lapped under the asphalt shingles. Gutters slope in the south direction to an open metal leader head and downspout. One (1) skylight per roof face for a total of two (2) skylights are present. Skylights are comprised of an acrylic bubble lite in an aluminum frame. Wood trim covers the curb. The roof is approximately 15 years old.

Condition:

Roof Condition: Good. Some rippling of the surface; appears to be related to the sheathing. Owner reports no active leaks.

Flashing Condition: Good

Gutter Condition: Good. Some minor ponding of water due to lack of slope is present at the west gutter (**Figure 13**). The east gutter profile is undersized, likely resulting in water overflowing the gutter edge during a heavy rain storm. Water that overflows will spill onto the adjacent property roof where the gutter and downspout may not be capable of handling the increased runoff (**Figure 14**). Leader heads at both east and west downspouts are missing a debris strainer.

Skylight Condition: Fair/Poor. The east acrylic lite is cracked. The wood trim at the curb is weathered, checked with raised grain. Mastic waterproofing is applied at the curb to roof interface.



Figure 13: West roof gutter. Note water ponding locations

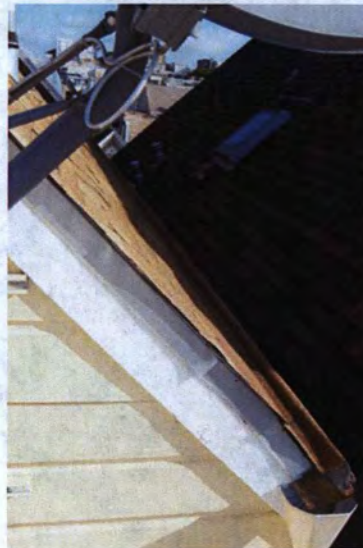


Figure 14: East roof gutter.

Siding

Description: There are two types of siding use on the exterior of 627 Waller. The primary siding is wood channel siding approximately 9-inches in height. Imbricated wood shingle siding is located at the front façade. The owner observed building paper in poor condition beneath the channel wood siding during a recent repair at the rear south façade. Underlayment and sheathing at other locations is unknown.

Condition:

Wood Channel Siding Condition: Good

Wood Shingle Siding Condition: Good, a few split shingles are present

Windows

Description: Most the windows have wooden trim, metal frames, 1 over 1 double hung windows, and copper flashing. The wood sills of the windows on the west façades are in-plane with the trim (except for 1), while the windows on the south and east facades have a protruding sill. The treatment of flashing differs between window systems. The majority of the windows have a surface applied flashing, however, a tucked flashing technique is used on the tripartite window systems, second and third story doors on the south facade, and the second story windows of the west facing façade. All the windows on the west façade have a window film applied to the window panes, with the exception of the southernmost window on the ground floor.

Window Systems

Single Window System: A single system of wooden trim, metal frames, 1 over 1 double hung windows, and copper flashing.

Paired Window System: A window with two sashes set within one trabeated trim system.

Tripartite Window System: Windows are divided into three bays: a central wide sash, and two flanking narrower sashes. Sashes are separated by vertical wooden trim elements.

Condition: Windows are generally in very good condition.

Sash Condition: Good

Wood Trim and Sill Condition: Good to Fair. Some raised grain and paint failure is present (**Figure 19**). Organic growth was observed at one rear west façade window (**Figure 20**).



Figure 19: Raised grain at trim



Figure 20: Fungi growing at sill

Doors

Description: There are 2 door openings on the primary north façade and 4 door openings on the south façade (one for each level). The primary façade main entry door is a wood-paneled door with a single diamond-shaped lite and transom above. To the west of the garage door there is a paneled door that leads to the access corridor to the rear yard. Doors at the rear façade are fully glazed single doors, with the exception of the third-floor double doors. Doors have white painted surrounds and frames. Similar to the windows the doors also have a surface applied flashing or tucked flashing that is over the trim at the opening head. Doors were not opened for observation of weather-stripping and proper sealing.

Condition:

Door Leaf Condition: Good. The rear second floor door shows some raised grain and worn paint at the bottom rail.

Door Trim and Threshold Condition: Good. Some minor paint failure at south façade doors. Some cracking of paint at flashing above head trim.

Porch, Stairs, and Landings

Description: The entry porch on the primary north facade has a single turned post support, picket balustrade railing, arched corner brackets with dentils and sunburst motifs, and interior wood paneling. The front porch appears to be original to the date of construction. The front porch is accessed by a straight run of wood stairs with a modern steel railing in a square profile (**Figure 21**). The railing is 38-inches high from the stair tread. Clear width of the stair (from side wall to side wall) is 4-feet 10 ½-inches. The stairs have a rise of 8 ¼-inches and a run of 10 ¼-inches. The stair is enclosed at the east and west side by the side walls, sheathed in wood channel siding. The framing for the stair treads can be observed from the storage area under the stairs. The framing appears to be modern, likely dating to the 1994 permitted repair.

The rear stairs start at the basement patio with a set of cast-in-place concrete stairs that make a ninety degree turn up to the brick patio. The first level is accessed by a straight run of wood constructed stairs starting from the brick patio and ending at a landing located at the first-floor entry door. From this landing the stair continues up in the west direction to a landing located at the second-floor entry door (**Figure 22**). From this landing the stair continues in a straight run up the west façade of the house in the north direction to the third-floor roof deck (**Figure 23**). The stairs are supported by 4x4 treated wood posts from grade up to each landing. Landings and the third-floor stair run are also supported by a direct connection to the façade. Posts are braced with horizontal 4x4 treated wood beams. Stairs are constructed of 2x6 wood stringers with 2x wood treads and open risers. Stairs have a 7 ¾-inch rise and a 10-inch run. The rear stairs were replaced in 2006.

Condition:

Front Entry Porch Condition: Good

Front Entry Stair Condition: Good

Rear Stair Condition: Good, some splitting/checking of wood framing members. Flashing at a ledger board has back slope to the façade wall (**Figure 24**).

Foundation

Description: The foundation is a modern continuous concrete strip footing.

Condition: Good

PROPOSED WORK

The following items may be considered for future projects to improve the homes function and aesthetics.

Roof Replacement: Replace the existing roof within 5 to 7 years. Asphalt shingle roofing that simulates a wood shake roof would be an appropriate replacement material.

Primary Façade Entry Stair: Consider replacing the modern stair railing with a railing more in character with the period of construction.

Primary Façade Ornamentation: Consider replacing the missing bands of ornamentation at the second and third floor levels of the primary façade. Missing ornamentation should use adjacent properties as a guide for design and detailing.

Windows: When existing window conditions warrant replacement, consider replacing with windows more in character with the period of construction. Consider profiles that provide more detail and depth and include ogee lugs at the upper sash. Adding these details to the existing windows may be considered.

Rear Stairs and Landings: The existing stairs at the rear obstruct much of the façade. Consider redesigning the path of travel and pulling the stair off the rear façade. Use of a spiral stair may be considered.

Exterior Lighting: Improve/replace exterior lighting with period type fixtures

MAINT. EXPENSES: MONTHLY CLEANING



MAID NO.1
601 VAN NESS AVE. SUITE E #872
SAN FRANCISCO, CA 94102
(415)385-6776
maid.no1@hotmail.com
WWW.MAIDNOONE.COM

INVOICE

BILL TO
JOHN HJELMSTAD
627 Waller St.
SAN FRANCISCO, CA 94117

INVOICE # 7467
DATE 06/30/2016
DUE DATE 06/30/2016
TERMS Due on receipt

ACTIVITY	QTY	RATE	AMOUNT
Monthly MONTHLY REGULAR CLEANING SERVICE	3.25	75.00	243.75

.....
BALANCE DUE

\$243.75

BI-ANNUAL INSURANCE

5/1/2017

Policy Information

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Policy Information

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Policy number	05-B8-Y849-7
Policy type	Homeowners
Mailing address	627 Waller St San Francisco, CA 94117-3320
Phone number	(530) 580-8580
Email address	JOHNFARGO@GMAIL.COM

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General & Billing Information

Location	627 Waller St San Francisco, CA 94117-3320
Policyholder	Hjelmstad, John & Bransfield, Allison
Renewal date	11/04/2017
Premium	\$1,541.00
Amount due	\$0.00
Bill to	Hjelmstad, John & Bransfield, Allison 627 Waller St San Francisco, CA 94117-3320

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Forms, Endorsements & Options

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CustomerServiceOnline to me

Apr 17

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We thank you for being a valued PG&E customer.

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Apr 15

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Account Number: 5441993870

Name: Hjelmstad, John

Amount Due: \$86.47

Due Date: 05/01/2017

Thank you for using eBill, and don't forget that you can set up automatic recurring ePayments.

For any questions, you may contact Customer Service via <https://myaccount.sfwater.org>.

Please do not reply to this email.

Thank you,

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