

File No. 251126

Committee Item No. 2  
Board Item No. \_\_\_\_\_

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: Government Audit and Oversight  
Board of Supervisors Meeting:

Date: December 4, 2025  
Date: \_\_\_\_\_

#### Cmte Board

<input type="checkbox"/>	<input type="checkbox"/>	Motion
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Resolution
<input type="checkbox"/>	<input type="checkbox"/>	Ordinance
<input type="checkbox"/>	<input type="checkbox"/>	Legislative Digest
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Budget and Legislative Analyst Report
<input type="checkbox"/>	<input type="checkbox"/>	Youth Commission Report
<input type="checkbox"/>	<input type="checkbox"/>	Introduction Form
<input type="checkbox"/>	<input type="checkbox"/>	Department/Agency Cover Letter and/or Report
<input type="checkbox"/>	<input type="checkbox"/>	MOU - FY2022-2024 - Clean
<input type="checkbox"/>	<input type="checkbox"/>	MOU - FY2022-2024 - Redline
<input type="checkbox"/>	<input type="checkbox"/>	Grant Information Form
<input type="checkbox"/>	<input type="checkbox"/>	Grant Budget
<input type="checkbox"/>	<input type="checkbox"/>	Subcontract Budget
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Contract / DRAFT Mills Act Agreement
<input type="checkbox"/>	<input type="checkbox"/>	Form 126 – Ethics Commission
<input type="checkbox"/>	<input type="checkbox"/>	Award Letter
<input type="checkbox"/>	<input type="checkbox"/>	Application
<input type="checkbox"/>	<input type="checkbox"/>	Public Correspondence

#### OTHER

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Mills Act Application 091725
<input checked="" type="checkbox"/>	<input type="checkbox"/>	ASR Mills Act Valuation
<input checked="" type="checkbox"/>	<input type="checkbox"/>	ASR Prelim Valuations 070125
<input checked="" type="checkbox"/>	<input type="checkbox"/>	HPC Reso No. 1493 101525
<input checked="" type="checkbox"/>	<input type="checkbox"/>	PLN HPC Executive Summary 101525
<input checked="" type="checkbox"/>	<input type="checkbox"/>	PLN Ltr 110325
<input checked="" type="checkbox"/>	<input type="checkbox"/>	CEQA Referral 111825
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rehab Maintenance Plans
<input checked="" type="checkbox"/>	<input type="checkbox"/>	CEQA Detr 112525

Prepared by: Monique Crayton

Date: November 25, 2025

Prepared by: \_\_\_\_\_

Date: \_\_\_\_\_

Prepared by: \_\_\_\_\_

Date: \_\_\_\_\_

1 [Mills Act Historical Property Contract - 530 Jackson Street]

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3 **Resolution approving a historical property contract between SFCA Real Estate**  
4 **Holdings LLC, the owners of 530 Jackson Street, and the City and County of San**  
5 **Francisco, under Administrative Code, Chapter 71; and authorizing the Planning**  
6 **Director and the Assessor-Recorder to execute and record the historical property**  
7 **contract.**

8

9 WHEREAS, The California Mills Act (Government Code, Section 50280 et seq.)  
10 authorizes local governments to enter into a contract with the owners of a qualified historical  
11 property who agree to rehabilitate, restore, preserve, and maintain the property in return for  
12 property tax reductions under the California Revenue and Taxation Code; and

13 WHEREAS, The Planning Department has determined that the actions contemplated in  
14 this Resolution comply with the California Environmental Quality Act (California Public  
15 Resources Code, Sections 21000 et seq.); and

16 WHEREAS, Said determination is on file with the Clerk of the Board of Supervisors in  
17 File No. 251126, is incorporated herein by reference, and the Board herein affirms it; and

18 WHEREAS, San Francisco contains many historic buildings that add to its character  
19 and international reputation and that have not been adequately maintained, may be  
20 structurally deficient, or may need rehabilitation, and the costs of properly rehabilitating,  
21 restoring, and preserving these historic buildings may be prohibitive for property owners; and

22 WHEREAS, Administrative Code, Chapter 71 was adopted to implement the provisions  
23 of the Mills Act and to preserve these historic buildings; and

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1           WHEREAS, 530 Jackson Street is a contributor to the Jackson Square Historic District  
2 pursuant to Article 10 of the Planning Code, and thus qualifies as an historical property as  
3 defined in Administrative Code, Section 71.2; and

4           WHEREAS, A Mills Act application for a historical property contract has been submitted  
5 by SFCA Real Estate Holdings LLC, the owners of 530 Jackson Street, detailing rehabilitation  
6 work and proposing a maintenance plan for the property; and

7           WHEREAS, As required by Administrative Code, Section 71.4(a), the application for  
8 the historical property contract for 530 Jackson Street was reviewed by the Office of the  
9 Assessor-Recorder and the Historic Preservation Commission; and

10          WHEREAS, The Assessor-Recorder has reviewed the historical property contract and  
11 has provided the Board of Supervisors with an estimate of the property tax calculations and  
12 the difference in property tax assessments under the different valuation methods permitted by  
13 the Mills Act in its report transmitted to the Board of Supervisors on November 4, 2025, which  
14 report is on file with the Clerk of the Board of Supervisors in File No. 251126 and is hereby  
15 declared to be a part of this Resolution as if set forth fully herein; and

16          WHEREAS, The Historic Preservation Commission recommended approval of the  
17 historical property contract in its Resolution No. 1493, including approval of the Rehabilitation  
18 Program and Maintenance Plan, attached to said Resolution, which is on file with the Clerk of  
19 the Board of Supervisors in File No 251126 and is hereby declared to be a part of this  
20 Resolution as if set forth fully herein; and

21          WHEREAS, The draft historical property contract between SFCA Real Estate Holdings  
22 LLC, the owners of 530 Jackson Street, and the City and County of San Francisco is on file  
23 with the Clerk of the Board of Supervisors in File No. 251126 and is hereby declared to be a  
24 part of this Resolution as if set forth fully herein; and

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1           WHEREAS, The Board of Supervisors has conducted a public hearing pursuant to  
2       Administrative Code, Section 71.4(d) to review the Historic Preservation Commission's  
3       recommendation and the information provided by the Assessor's Office in order to determine  
4       whether the City should execute the historical property contract for 530 Jackson Street; and

5           WHEREAS, The Board of Supervisors has balanced the benefits of the Mills Act to the  
6       owner of 530 Jackson Street with the cost to the City of providing the property tax reductions  
7       authorized by the Mills Act, as well as the historical value of 530 Jackson Street and the  
8       resultant property tax reductions, and has determined that it is in the public interest to enter  
9       into a historical property contract with the applicants; now, therefore, be it

10          RESOLVED, That the Board of Supervisors hereby approves the historical property  
11       contract between SFCA Real Estate Holdings LLC, the owners of 530 Jackson Street, and the  
12       City and County of San Francisco; and, be it

13          FURTHER RESOLVED, That the Board of Supervisors hereby authorizes the Planning  
14       Director and the Assessor-Recorder to execute the historical property contract and record the  
15       historical property contract.

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<b>Items 2 &amp; 3</b> Files 25-1126 & 25-1127	<b>Department:</b> Planning Department
<b>EXECUTIVE SUMMARY</b>	
<p><b>Legislative Objectives</b></p> <ul style="list-style-type: none"> <li>• The proposed resolutions would approve a Mills historical property contract (a) with SFCA Real Estate Holdings LLC, the owner of 530 Jackson Street, and (b) with John Sweeney, the owner of 1035 Howard Street, and (c) authorize the Director of Planning and the Assessor to execute the subject historical property contracts in both cases.</li> <li>• The Mills Act is a state law that authorizes local governments to enter into historic property contracts with owners of qualified historical properties, in which local governments reduce property taxes payable by the property owner, provided that the subject owners rehabilitate and maintain the property.</li> </ul>	
<p><b>Key Points</b></p> <ul style="list-style-type: none"> <li>• For the property at 530 Jackson Street, the first-year annual property taxes to be paid to the City by the property owner would be \$117,503, which is \$261,620 less than the \$379,124 in estimated annual property taxes that would otherwise be paid to the City, if the proposed historical property contract is not authorized.</li> <li>• For the property at 1035 Howard Street, the first-year annual property taxes to be paid to the City by the property owner would be \$143,473, which is \$260,660 less than the \$404,133 in estimated annual property taxes that would otherwise be paid to the City.</li> </ul>	
<p><b>Fiscal Impact</b></p> <ul style="list-style-type: none"> <li>• Over ten years, the property tax rebate for each property equates to about \$2.6 million, assuming a stable assessed market value. The total estimated cost to the property owner of rehabilitating and maintaining 530 Jackson Street over the initial ten-year period of the proposed Mills Act Historical Property contract is approximately \$1 million, which is \$1.6 million less than the estimated reduction in property tax of \$2.6 million over the same period.</li> <li>• In the case of 1035 Howard Street, the cost to rehabilitate and maintain the property over the initial ten-year period is \$3.8 million—\$1.2 million higher than the property tax rebate of \$2.6 million.</li> </ul>	
<p><b>Policy Consideration</b></p> <ul style="list-style-type: none"> <li>• For the 530 Jackson Street property, because the property tax rebate is likely to exceed the rehabilitation and maintenance cost, the Board should consider putting the contract in non-renewal status so the contract expires after ten years. Otherwise, the historic property contract continues in perpetuity unless the property owner or the Board of Supervisors files a notice of nonrenewal.</li> </ul>	
<p><b>Recommendation</b></p> <ul style="list-style-type: none"> <li>• Approval of the proposed resolutions in File 25-1126 and 25-1127 is a policy matter for the Board of Supervisors.</li> </ul>	

**MANDATE STATEMENT**

Chapter 71 of the Administrative Code states that Mills Act contracts are subject to Board of Supervisors approval.

**BACKGROUND****Mills Act**

The Mills Act, codified in State Government Code Section 50280, authorizes local governments to enter into historic property contracts with owners of qualified historical properties, in which local governments reduce the assessed value of the property according to a formula established in the Mills Act, thereby reducing property taxes payable by the property owner to the City, provided that the subject owners rehabilitate, restore, preserve, and maintain their qualified historical properties.

Chapter 71 of the Administrative Code specifies (a) required qualifications for properties to allow for approval of a Mills Act historical property contract, (b) the Mills Act historical property application and approval processes, and (c) the terms and fees for individual property owners to apply for Mills Act historical property contracts with the City in order to receive such Mills Act Property Tax reductions, subject to Board of Supervisors approval.

Since 2002, the Board of Supervisors has approved 55 Mills Act contracts, all of which are ongoing, as shown in an Appendix to this report.

**Provisions of the Mills Act**

In order for a Mills Act historical property contract to be approved, the property must be designated a qualified historical property by being listed or designated in one of the following ways on or before December 31 of the year before the application is made:

- Individually listed in the National Register of Historic Places or the California Register of Historical Resources;
- Listed as a contributor to a historic district included on the National Register of Historic Places or the California Register of Historical Resources;
- Listed as a City landmark pursuant to Planning Code Article 10;
- Designated as contributory to a historic district; or

- Designated as significant<sup>1</sup> (Categories I and II) or contributory<sup>2</sup> (Categories III or IV).

In addition, eligibility for Mills Act historical property contracts is limited to sites, buildings, or structures with an assessed valuation, as of December 31 of the year before the application is made, of \$3,000,000 or less for single-family dwellings and \$5,000,000 or less for commercial, industrial, or mixed-use buildings, unless the Board of Supervisors grants an exemption.

The lifecycle of a Mills Act application typically runs from May to December over the course of one year. If the foregoing conditions are met, a property owner may submit a Mills Act application to the Planning Department for review. The Planning Department reviews the application for completeness and forwards the application to the Assessor, which then calculates property valuations with and without a Mills Act contract. Once the property owner has had a chance to review the Assessor's findings, the application is passed to the Historic Preservation Commission for review. The Historic Preservation Commission will then review the application, including the proposed rehabilitation and maintenance plan, hold a public hearing, and make a recommendation for approval or disapproval to the Board of Supervisors. The Board of Supervisors will then review the Mills Act application and related materials from the Historic Preservation Commission and Assessor, hold a public hearing, and determine whether the City should enter into a Mills Act contract with the property owner. The process is complete once the City Attorney finalizes the Mills Act contract, which is then signed by the Planning Department, Assessor-Recorder, and property owner and recorded by the Assessor. Onsite property inspections occur every five years and are carried out by the Planning Department and the Assessor to monitor compliance with the Mills Act contract. Owners must also submit a yearly affidavit verifying compliance with the approved maintenance and rehabilitation plans.

As required by State law, the proposed Mills Act historical property contract would be in effect for 10 years, with an additional year added automatically to the initial term on each anniversary date of the proposed historical property contract execution date,<sup>3</sup> unless either party terminates the contract by submitting a notice of nonrenewal,<sup>4</sup> subject to Board of Supervisors approval. In

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<sup>1</sup> Planning Code Section 1102(a) designates a building as Category I significant if it is (1) at least 40 years old and (2) judged to be a building of individual importance, and (3) is rated excellent in architectural design or as very good in both architectural design and relationship to the environment. Planning Code Section 1102(b) designates a building as Category II significant if (1) it meets the standards in Section 1102(a) and (2) it is feasible to add different and higher replacement structures or additions to the height at the rear of the structure without affecting the architectural quality or relationship to the environment and without affecting the appearance of the retained portions as a separate structure when viewing the principal facade.

<sup>2</sup> Planning Code Section 1102(c) designates a building as Category III contributory if it is (1) located outside a designated conservation district, (2) at least 40 years old, (3) judged to be a building of individual importance, and (4) rated either very good in architectural design or excellent or very good in relationship to the environment. Planning Code Section 1102(d) designates a building as Category IV contributory if it is (1) located in a designated conservation district, (3) judged to be a building of individual importance, (4) judged to be a building of contextual importance, and (4) rated either very good in architectural design or excellent or very good in relationship to the environment.

<sup>3</sup> According to State Government Code Section 50282.

<sup>4</sup> The City must submit a nonrenewal notice 60 days prior to the date of renewal and the owners must submit a nonrenewal notice 90 days prior to the date of renewal.

other words, the reduced property taxes would continue annually, in perpetuity, until the Mills Act historical property contract is terminated. The Board of Supervisors may cancel a Mills Act contract based on the recommendation of a monitoring agency<sup>5</sup> that the property owner is not complying with the terms of the contract.

#### Mills Act: Rehabilitation Plan Requirements

Under the Mills Act contract, the property owners must apply for appropriate building permits within six months after the Mills Act contract is recorded. Further, rehabilitation work must begin within six months of acquiring the necessary permits, and all of the rehabilitation work must be completed within three years of the date of receipt of the permits. Should the property owners fail to comply with the rehabilitation plan according to the deadlines listed above and fail to secure an exemption from meeting those deadlines from the Zoning Administrator, the Board of Supervisors may cancel the Mills Act contract. In that case, the property owner must pay a cancellation fee of 12.5 percent of the fair market value of the property, which is determined by the Assessor. If the property owner successfully obtains an exemption from the Zoning Administrator, then no fees would be owed.

The Mills Act contract requires the property owner to comply to periodic examinations of the property by representatives of (a) the Historic Preservation Commission, (b) the Office of the Assessor-Recorder, (c) the Department of Building Inspection, (d) the Planning Department, (e) the Office of the Historic Preservation of the California Department of Parks and Recreation, and (f) the State Board of Equalization with 72 hours advance notice to ensure compliance with the proposed historic property contract. Furthermore, the Planning Department conducts an inspection program to monitor the provisions of the contract. This program also requires a yearly affidavit issued by the property owner verifying compliance with the approved maintenance and rehabilitation plans as well as onsite inspections every five years.

#### Mills Act: Property Valuation

Property taxes are typically determined as a portion of a property's assessed value, which largely depends on the property's sale price and year of purchase. According to the Assessor's Office, under a Mills Act contract, the calculation of the property tax is based on an income approach to valuation and includes the following factors:

1. Market rates for rental income
2. Actual rent paid, if a unit is encumbered by a lease subject to rental control
3. An interest rate component as annually determined by the State Board of Equalization
4. Whether a unit is owner-occupied
5. The property tax rate
6. The estimated remaining life of the property

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<sup>5</sup> The monitoring agencies are the Assessor-Recorder, 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.

Following State law, the Assessor determines the actual/estimated net rental income of the historical property (items 1 & 2 above) and uses items 3–6 above to determine a capitalization rate. The income and capitalization rate in turn determine the overall value of the property, which is then taxed at the prevailing property tax rate. The Assessor recalculates the Mills Act valuation every year. Therefore, property tax rates, economic conditions in the local real estate market, and the extent to which the historical property is rented or owner-occupied may increase or decrease the Mills Act property valuation and taxes payable to the City each year. In addition, if a property has undergone substantial rehabilitation, the Assessor may extend the estimated remaining life of the property, which would enhance the Mills Act valuation and increase property taxes payable to the City.

### DETAILS OF PROPOSED LEGISLATION

**File 25-1126:** The proposed resolution would (a) approve a Mills historical property contract with SFCA Real Estate Holdings LLC, the owner of the mixed-use property located at 530 Jackson Street, and (b) authorize the Director of Planning and the Assessor to execute the subject historical property contract.

**File 25-1127:** The proposed resolution would (a) approve a Mills historical property contract with John Sweeney, the owner of the industrial property located at 1035 Howard Street, and (b) authorize the Director of Planning and the Assessor to execute the subject historical property contract.

**File 25-1128:** We note that a third proposed Mills historical property contract for 331 Pennsylvania Street does not meet the BLA reporting threshold because the annual property tax savings are projected to be less than \$200,000.

### Characteristics of the Two Historic Properties Seeking a Mills Act Contract

A Mills Act historical property contract application was submitted for each of the two subject properties to the Planning Department on May 1, 2025, which included a rehabilitation program detailing estimates of the necessary improvements to preserve each property as well as an annual maintenance plan. The City's Historic Preservation Commission has reviewed the Mills Act historical property contract application for the subject properties, including the proposed rehabilitation program and annual maintenance plans. The Historic Preservation Commission recommended approval of the proposed Mills Act historical property contract, rehabilitation program, and maintenance plan for the two subject properties. In order to continue work on the rehabilitation program included in the Mills Act historical property contract application, the owner of the mixed-use building at 530 Jackson Street intends to apply for a Certificate of

Appropriateness<sup>6</sup> from the Historic Preservation Commission.<sup>7</sup> The owner of the industrial building located at 1035 Howard Street has applied for and received a Major Permit to Alter from the Historic Preservation Commission.

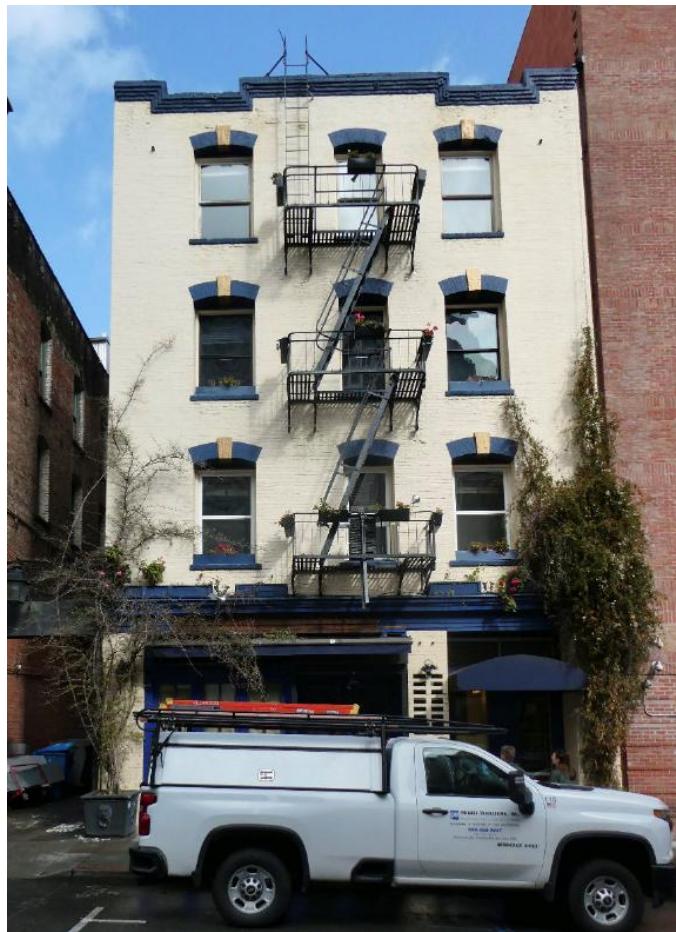
The mixed-use property located at 530 Jackson Street pending before the Board of Supervisors is listed as a contributor<sup>8</sup> to the Jackson Square Historic District. The industrial property located at 1035 Howard Street is listed as significant pursuant to Article 11, Section 1102 of the Planning Code. Therefore, each property qualifies as a historical property under the Administrative Code and is eligible for Mills Act historical property contract approval.

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<sup>6</sup> A Certificate of Appropriateness is the entitlement required to alter an individual landmark and any property within a landmark district. It is not required for ordinary maintenance and repairs, if the replacement materials and details are in-kind.

<sup>7</sup> The Historic Preservation Commission is a seven-member body, appointed by the Mayor subject to Board of Supervisors' approval, that makes recommendations directly to the Board of Supervisors on the designation of landmark buildings, historic districts, and significant buildings.

<sup>8</sup> According to the Planning Department's Preservation Bulletin, No. 10, a contributing property in a Historic District is "A classification applied to a site, structure or object within an historic district signifying that it generally shares, along with most of the other sites, structures or objects in the historic district, the qualities that give the historic district cultural, historic, architectural or archaeological significance as embodied by the criteria for designating the historic district."

**Exhibit 1: 530 Jackson Street**

Source: Page & Turnbull, 530 Jackson Street, Focused Historic Structure Report

According to the Planning Department's Mills Act Contract Case Report on [530 Jackson Street](#), the existing building between Montgomery Street and Columbus Avenue, built in 1907, is a five-story, over-basement, steel reinforced brick masonry and timber frame mixed-use building with Classical motifs. The basement and first floor are retail, the second and third floor are offices, and the fourth and fifth floors are not part of the Mills Act application (See Exhibit 1 above).

**Exhibit 2: 1035 Howard Street**

Source: Assessor-Recorder

According to the Planning Department's Mills Act Contract Case Report on [1035 Howard Street](#), the existing building between Harriet and Russ Streets, built in 1930, is a three-story, reinforced concrete, industrial building in the Art Deco style. The building was originally constructed for a flavoring extracts manufacturer, and housed a laboratory, manufacturing plant, warehouse, and office space until 2016; the building is currently vacant (See Exhibit 2 above).

**File 25-1126: 530 Jackson Street**Rehabilitation and Maintenance

Table 1 below summarizes actual and estimated costs of the work included in the rehabilitation program as well as the estimated completion dates. As shown in Exhibit 3, the rehabilitation work has not yet started and the work is expected to be completed in various years ranging from 2026 to 2035, as required by the Mills Act contract.

**Exhibit 3: Actual and Estimated Costs of Rehabilitation Program at 530 Jackson Street**

Scope	Rehabilitation Plan	Total Expenditures	Completion Date
1	Wrought Iron Fire Escape – South (Jackson Street)	\$20,584	2026
2	Mid-Band Cornice – South (Jackson Street)	4,650	2026
3	Interior - Basement	155,000	2026
4	Flashing at the Masonry/Stucco – West and North	7,432	2026
5	Roof – Fifth Floor Balcony	33,627	2027
6	Windows – West Façade	120,358	2028
7	Windows – North Façade	27,900	2028
8	Brick Masonry – West and North Façades	242,963	2028
9	Brick Masonry – South (Jackson Street)	80,988	2030
10	Windows – South (Jackson Street)	46,500	2030
11	Wrought Iron Fire Escape – South (Jackson Street)	4,650	2030
12	Jackson Street Storefront	17,050	2030
13	Roof – Fifth Floor Balcony	42,617	2035
<b>Total</b>		<b>\$804,319</b>	

Source: Department of Planning

In addition to the rehabilitation plan detailed above in Exhibit 3, the property owner has agreed to a maintenance plan, including maintenance of the roof, brick masonry, mid-band cornice, wrought-iron fire escape, windows, storefront, and basement. Ongoing maintenance is currently estimated to cost the owner of 530 Jackson Street \$19,530 annually, as shown in Exhibit 4 below.

**Exhibit 4: Maintenance Budget for 530 Jackson Street**

Scope	Maintenance	Cost	Timing
14	Roof – Fifth Floor Balcony	\$4,340	Inspect annually and repair as needed; paint every 10 years
15	Brick Masonry – West, North, and South Façades	4,340	Inspect annually and repair as needed; paint every 10 years
16	Mid-Band Cornice – South (Jackson Street)	1,085	Inspect annually; paint every 10 years
17	Wrought-Iron Fire Escape – South (Jackson Street)	1,085	Paint every 10 years
18	All Windows	4,340	Paint and install new perimeter sealant every 10 years
19	Jackson Street Storefront	2,170	Inspect annually and repair as needed
20	Interior – Basement	2,170	Inspect annually and repair waterproofing as needed
<b>Total</b>		<b>\$19,530 annually</b>	

Source: Department of Planning

**File 25-1127: 1035 Howard Street**Rehabilitation and Maintenance

Exhibit 5 below summarizes estimated costs of the work included in the rehabilitation program as well as the estimated completion dates. As shown in Exhibit 5, the rehabilitation work has not yet started and is expected to be completed by 2030, as required by the Mills Act contract.

**Exhibit 5: Actual and Estimated Costs of Rehabilitation Program at 1035 Howard Street**

Scope	Rehabilitation Plan	Total Expenditures	Completion Date
1	Seismic Upgrades (Foundation, Walls, Floors)	\$1,000,000	2030
2	Roof, Parapets & Skylights	400,000	2030
3	Exterior Concrete Elevations	800,000	2030
4	Upper & Penthouse Windows; Ground Floor Stucco Windows	800,000	2030
5	Terra Cotta Tile at Bulkhead and Column Base	100,000	2030
6	Doors	125,000	2030
7	Fire Escapes	75,000	2030
8	Interior Perimeter Walls & Columns	100,000	2030
9	Boiler Room	5,000	2030
<b>Total</b>		<b>\$3,405,000</b>	

Source: Department of Planning

In addition to the rehabilitation plan detailed above in Exhibit 5, the property owner has agreed to a maintenance plan, including maintenance of the roof, exterior elevations including windows, art deco features, doors, fire escapes, and interior perimeter walls and columns. Ongoing maintenance is currently estimated to cost the owners of 1035 Howard Street \$25,000 annually, with an additional \$50,000 every three to five years for painting, as shown in Exhibit 6 below.

**Exhibit 6: Maintenance Budget for 1035 Howard Street**

Scope	Maintenance	Cost	Timing
10	Roof	\$5,000	Inspect annually and repair as needed
11	Exterior Elevations Including Windows	50,000	Painted as needed, likely every 3-5 years
12	Art Deco Features	5,000	Inspect annually
13	Doors	5,000	Inspect annually
14	Fire Escapes	5,000	Inspect annually
15	Interior Perimeter Walls & Columns	5,000	Inspect annually
<b>Total</b>		<b>\$25,000 annually + \$50,000 every 3-5 years</b>	

Source: Department of Planning

**FISCAL IMPACT****File 25-1126 530 Jackson Street**

According to the Assessor-Recorder, the property at 530 Jackson Street is estimated to be assessed at \$32,365,000, with property taxes payable to the City in the estimated amount of \$379,124 in FY 2024-25.<sup>9</sup> Exhibit 7 below reflects the estimated assessed value of 530 Jackson Street both with and without the requested Mills Act Historical Property contract. As shown in Exhibit 7 below, the first-year annual property taxes to be paid to the City by the property owner would be \$117,503, which is \$261,620 or 69.01 percent less than the \$379,124 in estimated annual property taxes that would otherwise be paid to the City, if the proposed historical property contract is not authorized. The estimated reduction in property taxes to be received by the City would be approximately \$2,616,200 (\$261,620 annually x ten years) over the initial ten-year period of the proposed Mills Act Historical Property contract, assuming a stable assessed market value.<sup>10</sup> According to the Office of Assessor-Recorder, the market value of the property is reassessed annually to determine whether the property tax amount will increase or decrease.

**Exhibit 7: Summary of Estimated Assessed Value (FY 2024-25)**

	Without Mills Act	With Mills Act	First Year Reduction	Percent Reduction
<b>530 Jackson Street</b>				
Estimated Assessed Property Value	\$32,365,000	\$10,031,000	(\$22,334,000)	-69.01%
Estimated Property Tax Payable to the City	\$379,124	\$117,503	(\$261,620)	-69.01%
<b>1035 Howard Street</b>				
Estimated Assessed Property Value	\$34,500,000	\$12,248,000	(\$22,252,000)	-64.50%
Estimated Property Tax Payable to the City	\$404,133	\$143,473	(\$260,660)	-64.50%

Source: Office of the Assessor-Recorder

<sup>9</sup> The Assessor-Recorder advises that property tax rates had not been finalized for FY 2025-26 when these estimates were developed and therefore the estimated property taxes assessed are based on the FY 2024-25 property tax rate of 1.1714 percent of assessed value.

<sup>10</sup> The actual reduction in Property Taxes payable to the City fluctuates annually based on (a) variables in the formula specified in the Mills Act which determine the assessed value of the subject property, such as market rental rates and conventional mortgage interest rates, (b) the factored base year value of the subject property (which increases by no more than 2 percent per year) had a Mills Act Historical Property Contract not been approved, and (c) the Property Tax rate each year. Therefore, the actual annual reductions in Property Taxes payable to the City over the ten-year term of a Mills Act Historical Property Contract and payable annually thereafter, are not equal to the first year reduction in property tax.

As shown in Exhibit 3 above, the rehabilitation program is currently estimated to cost a total of \$804,319 and is to be fully paid by the property owner. In addition, as shown in Exhibit 4 above, ongoing maintenance costs estimated to be \$19,530 annually are to be fully paid by the property owner, with total maintenance costs estimated to be \$215,000 (\$19,530 annually x 10 years with five percent inflation) over the initial ten-year period. Therefore, total estimated cost to the property owner of rehabilitating and maintaining 530 Jackson Street over the initial ten-year period of the proposed Mills Act Historical Property contract is approximately \$1 million, which is \$1.6 million less than the estimated reduction in property tax of \$2.6 million over the same period. According to the Office of the Assessor-Recorder, the total renovation cost will be higher and includes seismic work, but this is outside the scope of Mills Act expenses for rehabilitation and maintenance of building characteristics.

#### **File 25-1127 1035 Howard Street**

According to the Assessor-Recorder, the property at 1035 Howard Street is estimated to be assessed at \$34,500,000, with property taxes payable to the City in the estimated amount of \$404,133 in FY 2024-25.<sup>11</sup> Exhibit 7 above reflects the estimated assessed value of 1035 Howard Street both with and without the requested Mills Act Historical Property contract. As shown in Exhibit 7 above, the first-year annual property taxes to be paid to the City by the property owners would be \$143,473, which is \$260,660 or 64.50 percent less than the \$404,133 in estimated annual property taxes that would otherwise be paid to the City, if the proposed historical property contract is not authorized. The estimated reduction in property taxes to be received by the City would be approximately \$2,606,600 (\$260,660 annually x ten years) over the initial ten-year period of the proposed Mills Act Historical Property contract.<sup>12</sup> According to the Office of Assessor-Recorder, the market value of the property is reassessed annually to determine whether the property tax amount will increase or decrease.

As shown in Exhibit 5 above, the rehabilitation program is currently estimated to cost a total of \$3,405,000 and is to be fully paid by the property owner. In addition, as shown in Exhibit 6 above, ongoing maintenance costs estimated to be \$25,000 annually (along with \$50,000 in painting costs at least every five years) are to be fully paid by the property owner, with total maintenance costs estimated to be \$420,000 over the initial ten-year period.<sup>13</sup> Therefore, total estimated cost to the property owner of rehabilitating and maintaining 1035 Howard Street over the initial ten-

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<sup>11</sup> The Assessor-Recorder advises that property tax rates had not been finalized for FY 2025-26 when these estimates were developed and therefore the estimated property taxes assessed are based on the FY 2024-25 property tax rate of 1.1714 percent of assessed value.

<sup>12</sup> The actual reduction in property taxes payable to the City fluctuates annually based on market conditions. Therefore, the actual annual reductions in property taxes payable to the City over the ten-year term of a Mills Act Historical Property Contract and payable annually thereafter, are not equal to the first year reduction in property tax. However, actual data from current Mills Act contracts shows an increasing amount of property tax loss over the past five years for most properties.

<sup>13</sup> This estimate of maintenance costs assumes \$25,000 annually plus five percent inflation annually, along with \$60,775 in year 5 and \$77,566 in year 10 to account for painting costs which we assume also increase by five percent annually from the year one estimate of \$50,000.

year period of the proposed Mills Act Historical Property contract is \$3.8 million which is \$1.2 million more than the estimated reduction in property tax of \$2.6 million over the same period.

## POLICY CONSIDERATION

### Oversight of Mills Act Historical Properties

#### Program Fees

The Planning Department reported to the BLA that they conduct inspections from the public right-of-way of all 55 current Mills Act properties every five years. On an annual basis, Mills Act property owners are required to provide an affidavit to verify compliance with the approved maintenance and rehabilitation plans for the previous year. The Planning Department assesses a fee for Mills Act applications, however it does not charge an inspection fee, although it is authorized to do so per the Administration Code Section 71.6. Enacting a fee for inspections and maintenance would offset ongoing costs the City incurs to manage the Mills Act program.

#### Exemption From Policy Limit

We note that the mixed-use property at 530 Jackson Street is valued at \$32,365,000 and the industrial property at 1035 Howard Street is valued at \$34,500,000; in both cases, the value exceeds the \$5,000,000 cap in Administrative Code Chapter 71 for commercial, industrial, or mixed-use buildings, and the Board of Supervisors is required to grant an exemption for a Mills Act contract in both cases.

#### Property Tax Revenue Loss

Once the Mills Act contract has been enacted, the initial term is for ten years, which is automatically extended each year on the anniversary date of the contract pursuant to California Government Section 50281. The historic property contract continues in perpetuity unless the property owner or the Board of Supervisors files a notice of nonrenewal; once the notice of nonrenewal has been filed, the term of the historic property contract extends for a final ten-year term and is no longer automatically renewed each year.

As noted above, the property tax revenue loss from the 530 Jackson property exceeds the projected spending on renovation and maintenance by \$1.6 million. In at least that case, the Board should consider putting the contract in non-renewal status so the contract expires after ten years. Currently, eight Mills Act contracts are in non-renewal status, with seven non-renewals filed by the Board of Supervisors and one filed by the Department of Planning for non-compliance with Mills Act contract terms.

#### Lack of Annual Reporting

When the Board of Supervisors approved Mills Act contracts in 2013, the Board amended the resolutions to request the Director of Planning submit an annual report to the Board of Supervisors, Mayor, Controller, and Budget and Legislative Analyst that details for each property with an existing historic property agreement (1) the original date of approval by the Board of Supervisors of the agreement; (2) the annual property tax amount under the historic property

agreement; (3) the percent reduction in the annual property tax amount due to the historic property agreement; (4) the reduction in annual property tax revenues to the City; and (5) conformance of the property to the provisions of the historic property agreement. The Planning Department reported to the BLA that they have not been preparing this report. Meeting the required annual reporting requirement could help the Board of Supervisors to determine whether it wishes to initiate nonrenewal for a Mills Act property.

We note that the Administrative Code Section 71.7 requires that the Planning Department and the Assessor-Recorder's Office to submit a joint report to the Board of Supervisors and the Historic Preservation Commission every three years. The Planning Department submitted a report on January 17, 2024 for 2023.

### RECOMMENDATION

Approval of the proposed resolutions in File 25-1126 and 25-1127 is a policy matter for the Board of Supervisors.

**APPENDIX****The Board of Supervisors Has Previously Approved 55 Mills Act Contracts, with Estimated Annual Property Tax Reductions of \$3,290,475**

Since 2002, the Board of Supervisors has approved 55 Mills Act contracts, all of which are ongoing, as shown in Exhibit 9 below. If the Board of Supervisors approves the three pending Mills Act contracts (Files 25-1126 and 25-1127, which our report covers, plus File 25-1128), total estimated annual property tax reductions will increase by \$557,682, from \$3,290,475<sup>14</sup> to \$3,484,157.

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<sup>14</sup> This amount reflects estimated property tax savings for FY 2024-25, according to the Office of the Assessor-Recorder.

**Exhibit 8: Previously Approved and Pending Mills Act Contracts<sup>15</sup>**

Address	Property Type	W/o Mills Act Assessed Value	With Mills Act Value	Reduction in Assessed Value	Percent Reduction	Estimated Property Tax Savings
1036 Vallejo	SFR*	\$2,321,166	\$970,000	\$(1,351,166)	-58%	\$(15,828)
101 Vallejo	Office	12,800,575	3,980,000	(8,820,575)	-69%	(103,324)
450 Pacific	Office	34,065,144	9,940,000	(24,125,144)	-71%	(282,602)
807 Montgomery	Office	38,760,000	4,370,000	(34,390,000)	-89%	(402,844)
353 Kearny	Office	7,585,526	4,430,000	(3,155,526)	-42%	(36,964)
460 Bush	Commercial	8,268,120	2,250,000	(6,018,120)	-73%	(70,496)
761 Post	Hotel	39,240,511	39,240,511	-	0%	-
1772 Vallejo	SFR	7,545,509	2,200,000	(5,345,509)	-71%	(62,617)
2550 Webster	SFR	3,644,497	1,640,000	(2,004,497)	-55%	(23,481)
2253 Webster	SFR	2,390,410	390,000	(2,000,410)	-84%	(23,433)
2251 Webster	SFR	3,069,180	390,000	(2,679,180)	-87%	(31,384)
2209 Webster	SFR	2,184,840	631,685	(1,553,155)	-71%	(18,194)
1735 Franklin	SFR	3,417,021	1,470,000	(1,947,021)	-57%	(22,807)
1818 California	SFR	4,599,913	1,330,000	(3,269,913)	-71%	(38,304)
940 Grove	SFR	5,276,129	1,240,000	(4,036,129)	-76%	(47,279)
722 Steiner	SFR	6,242,400	1,155,000	(5,087,400)	-81%	(59,594)
942 Fell	Condo	1,142,926	457,285	(685,641)	-60%	(8,032)
944 Fell	Condo	1,331,452	532,715	(798,737)	-60%	(9,356)
361 Oak	SFR	3,018,199	740,000	(2,278,199)	-75%	(26,687)
465 - 467 Oak	2 units	2,918,372	860,000	(2,058,372)	-71%	(24,112)
215 Haight/55 Laguna (Non-Renewal)	Apartments			-	-	-
201 Buchanan	2 units	1,978,044	910,000	(1,068,044)	-54%	(12,511)
50 Carmelita	SFR	3,163,775	750,000	(2,413,775)	-76%	(28,275)
60-62 Carmelita	2 units	2,478,362	810,000	(1,668,362)	-67%	(19,543)
66 Carmelita	SFR	2,496,900	560,000	(1,936,900)	-78%	(22,689)
627 Waller (Non-Renewal)	2 units	4,218,298	3,393,341	(824,957)	-20%	(9,664)
621 Waller	SFR	2,769,572	520,000	(2,249,572)	-81%	(26,351)
59 Potomac	SFR	4,253,466	1,166,680	(3,086,786)	-73%	(36,159)
56 Pierce	3 units	1,853,853	840,000	(1,013,853)	-55%	(11,876)
64 Pierce	SFR	3,123,693	660,000	(2,463,693)	-79%	(28,860)
68 Pierce	SFR	2,746,424	1,121,376	(1,625,048)	-59%	(19,036)
587 Waller	SFR	3,437,315	650,000	(2,787,315)	-81%	(32,651)
563-567 Waller	3 units	2,737,752	1,210,000	(1,527,752)	-56%	(17,896)
101-105 Steiner	3 units	3,196,940	1,220,000	(1,976,940)	-62%	(23,158)
56 Potomac	SFR	1,285,019	521,000	(764,019)	-59%	(8,950)

<sup>15</sup> Estimated annual property taxes are based on information provided by the Office of the Assessor-Recorder to the Budget and Legislative Analyst's Office at the time of Board of Supervisors approval of the Mills Act contracts.

Address	Property Type	W/o Mills Act Assessed Value	With Mills Act Value	Reduction in Assessed Value	Percent Reduction	Estimated Property Tax Savings
64 Potomac	SFR	2,908,807	440,000	(2,468,807)	-85%	(28,920)
66 Potomac	SFR	1,983,266	560,000	(1,423,266)	-72%	(16,672)
1080 Haight	SFR	5,311,968	3,177,080	(2,134,888)	-40%	(25,008)
1315 Waller	SFR	3,637,624	1,439,812	(2,197,812)	-60%	(25,745)
1401 Howard	Office	19,403,427	11,500,000	(7,903,427)	-41%	(92,581)
2168-2174 Market	Retail	748,283	748,283	-	0%	-
3769 20th	SFR	2,335,240	1,035,000	(1,300,240)	-56%	(15,231)
354-356 San Carlos	2 units	1,721,441	765,000	(956,441)	-56%	(11,204)
811 Treat	Apartments	825,770	698,000	(127,770)	-15%	(1,497)
2731-2735 Folsom	3 units	6,748,866	1,966,000	(4,782,866)	-71%	(56,026)
1019 Market	Office	56,852,239	15,800,000	(41,052,239)	-72%	(480,886)
973 Market (Non-Renewal)	Apartments	37,832,291	16,500,000	(21,332,291)	-56%	(249,886)
984 Market	Office Condo	203,992	71,614	(132,378)	-65%	(1,551)
986 Market	Office Condo	269,816	94,722	(175,094)	-65%	(2,051)
990 Market	Office Condo	181,300	63,647	(117,653)	-65%	(1,378)
994 Market	Office Condo	189,280	66,449	(122,831)	-65%	(1,439)
998 Market	Office Condo	1,091,568	372,672	(718,896)	-66%	(8,421)
16 Taylor	Office Condo	208,467	73,184	(135,283)	-65%	(1,585)
988 Market <sup>16</sup>	Office Condo	21,683,268	7,612,080	(14,071,188)	-65%	(164,830)
690 Market <sup>17</sup>	Timeshare/Condo	115,058,853	72,322,899	(42,735,954)	-37%	(500,609)
<b>Total Previously Approved</b>		<b>\$508,757,069</b>	<b>\$227,856,035</b>	<b>\$(280,901,034)</b>		<b>\$(3,290,475)</b>
<b>Proposed New Mills Act Contracts</b>						
530 Jackson	Condo Res.	\$32,365,000	\$10,031,000	\$(22,334,000)	-69%	\$(261,620)
1035 Howard	Mixed Use	34,500,000	12,248,000	(22,252,000)	-64%	(260,660)
331 Pennsylvania	Industrial	7,963,200	4,941,000	(3,022,200)	-39%	(35,402)
<b>Total Pending</b>		<b>\$66,865,000</b>	<b>\$22,279,000</b>	<b>\$(44,586,000)</b>		<b>\$(577,682)</b>
<b>Total</b>		<b>\$575,622,069</b>	<b>\$250,135,035</b>	<b>\$(325,487,034)</b>		<b>\$(3,848,157)</b>

Source: Office of the Assessor-Recorder

\*Note: SFR means single-family residential.

<sup>16</sup> This address includes 16 office condo units, and the property tax amounts shown reflect the sum total for all 16 units.

<sup>17</sup> This address includes 58 units, and the property tax amounts shown reflect the sum total for all 58 units.

PAGE & TURNBULL



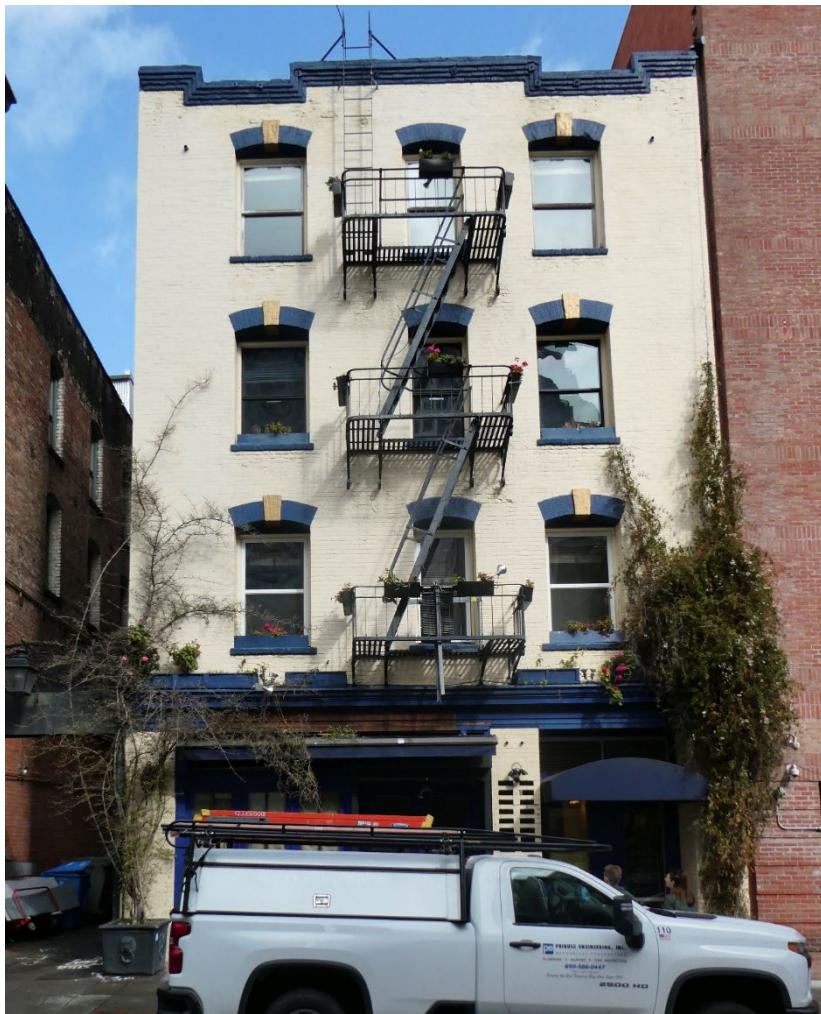
# 530 JACKSON STREET

## FOCUSED HISTORIC STRUCTURE REPORT

SAN FRANCISCO, CALIFORNIA  
[24394]

PREPARED FOR  
Brick & Timber

May 1, 2025  
(Revised September 17, 2025)



## TABLE OF CONTENTS

- I. APPLICATION FORM
- II. EXEMPTION STATEMENT AND SIGNIFICANCE EVALUATION
- III. FOCUSED HISTORIC STRUCTURE REPORT
  - HISTORY OF 530 JACKSON STREET
  - HISTORIC SIGNIFICANCE
  - CHARACTER-DEFINING FEATURES
  - ARCHITECTURAL DESCRIPTION
  - EXISTING CONDITIONS ASSESSMENT
  - TREATMENT RECOMMENDATIONS
  - BIBLIOGRAPHY
- IV. PRIORITY CONSIDERATION CRITERIA
- V. PHOTOGRAPHIC DOCUMENTATION
- VI. SITE PLAN
- VII. TAX BILL
- VIII. COST ESTIMATE



# 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:

Block/Lot(s):

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.

---

### **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.

---

### **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):

Company/Organization:

Address:

Email Address:

Telephone:

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.

---

### Applicant Information Same as above

Name: \_\_\_\_\_

Company/Organization: \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

---

### Please Select Billing Contact Owner Applicant

Name: \_\_\_\_\_

Email Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

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: \_\_\_\_\_

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: \$

---

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;

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.

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 Francisco Property Information Map](#) to determine if the property is located within a Priority Equity Geography.
  
- Multi-Family Housing:** The project consists of, or promotes multi-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.
  
- 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.

## **Rehabilitation/Restoration Plan (Exhibit A)**

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## **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: #	Building Feature:
<input type="checkbox"/> Maintenance <input type="checkbox"/> Rehab/Restoration <input type="checkbox"/> Completed <input type="checkbox"/> Proposed	
Contract year work completion: Annually	
Total Cost: \$	
Description of work:	

## **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.

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<input type="checkbox"/> Maintenance <input type="checkbox"/> Rehab/Restoration <input type="checkbox"/> Completed <input type="checkbox"/> Proposed	
Contract year work completion: Annually	
Total Cost: \$	
Description of work:	

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<input type="checkbox"/> Maintenance <input type="checkbox"/> Rehab/Restoration <input type="checkbox"/> Completed <input type="checkbox"/> Proposed	
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Total Cost: \$	
Description of work:	

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<input type="checkbox"/> Maintenance <input type="checkbox"/> Rehab/Restoration <input type="checkbox"/> Completed <input type="checkbox"/> Proposed	
Contract year work completion: Annually	
Total Cost: \$	
Description of work:	

## **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

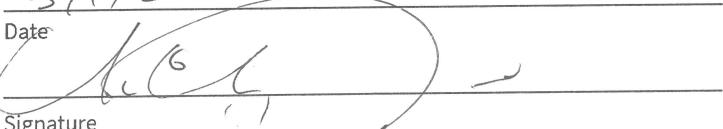
## **Public Information Release**

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

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

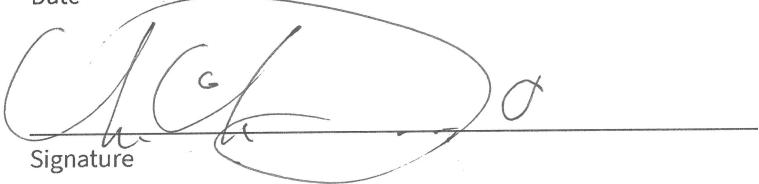
I understand that submitted documents will become public records under the California Public Records Act, and that these documents will be made available upon request to members of the public for inspection and copying.

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



A handwritten signature in black ink, appearing to read "Michael McDonald". The signature is written in a cursive style with a large oval flourish at the end.

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.G. Giacoman, Notary Public  
(insert name and title of the officer)

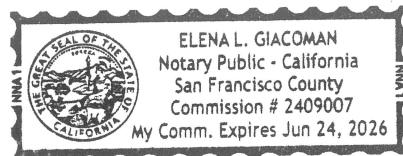
personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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.

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.<sup>1</sup> 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

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<sup>1</sup> 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.<sup>2</sup> 530 Jackson Street was designed in the Early 20<sup>th</sup> Century Commercial style by the prominent San Francisco architectural firm of (Frank) Shea & (John) Lofquist, and was built by the Wright Construction Co.<sup>3</sup>

The building was originally designed with two ground-floor units for retail use, a basement, and three upper floors occupied by the "Teddy Hotel."<sup>4</sup> 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.<sup>5</sup>

<sup>2</sup> "Reality Listings," *San Francisco Call*, May 28, 1907.

<sup>3</sup> Building Permit No. 10195.

<sup>4</sup> "Jackson Street and Columbus Avenue," photograph AAZ-6272, circa 1908-1911, San Francisco Public Library.

<sup>5</sup> 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.<sup>6</sup>

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.<sup>7</sup>

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

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<sup>6</sup> *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.

<sup>7</sup> *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.<sup>8</sup> 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.<sup>9</sup>

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.”<sup>10</sup>

### 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.<sup>11</sup> 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.<sup>12</sup> 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.<sup>13</sup> 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.<sup>14</sup> Research did not uncover other information about Lofquist’s education or career before 1906, when

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<sup>8</sup> Richards, 164.

<sup>9</sup> San Francisco Ordinance 221-72, “Appendix B to Article 10—Jackson Square Historic District,” San Francisco Planning Code, August 9, 1972.

<sup>10</sup> *Jackson Square*, 10.

<sup>11</sup> United States Census, San Francisco, 1900. Accessed through Ancestry.com.

<sup>12</sup> “Frank T. Shea,” Pacific Coast Architecture Database. Accessed March 27, 2025. <http://pcad.lib.washington.edu/person/1177>

<sup>13</sup> San Francisco Department of City Planning, Historic Resource Survey Case Report Adoption of Civic Center Cultural Landscape Inventory, October 1, 2014.

<sup>14</sup> “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.<sup>15</sup> 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**).<sup>16</sup> 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.<sup>17</sup> 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.<sup>18</sup>



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.

<sup>15</sup> "Recent Architectural Work of Frank T. Shea and John O. Lofquist," *The Architect and Engineer*, Vol 27, No 1. May 1909, 35-38.

<sup>16</sup> "Recent Architectural Work of Frank T. Shea and John O. Lofquist," May 1909.

<sup>17</sup> San Francisco Department of City Planning, *Architecture, Planning, and Preservation Professionals. A Collection of Biographies*, October 2023, 23-24.

<sup>18</sup> 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:<sup>19</sup>
  - 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

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<sup>19</sup> 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.

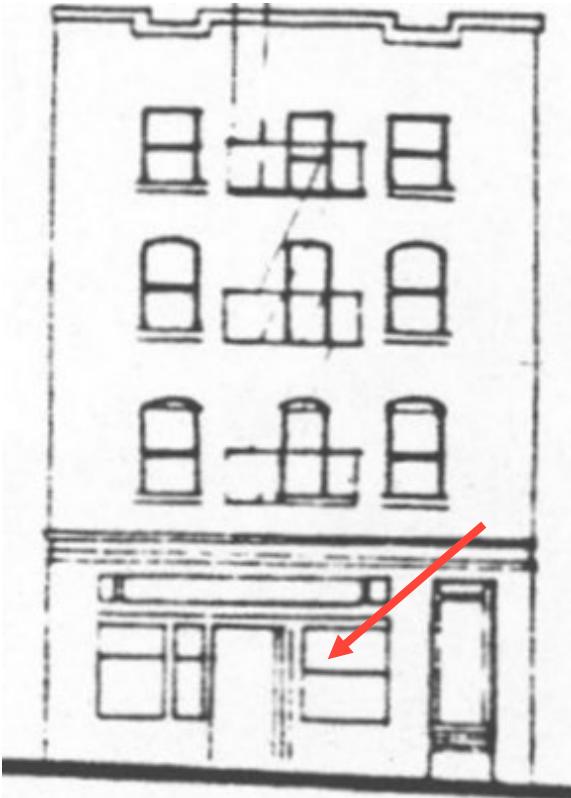


Figure 8: Elevation sketch of 530 Jackson Street in the 1971 Jackson Square National Register Nomination Form. Note the divided storefront windows, at the red arrow. Source: San Francisco Property Information Map. Edited by Page & Turnbull.



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.

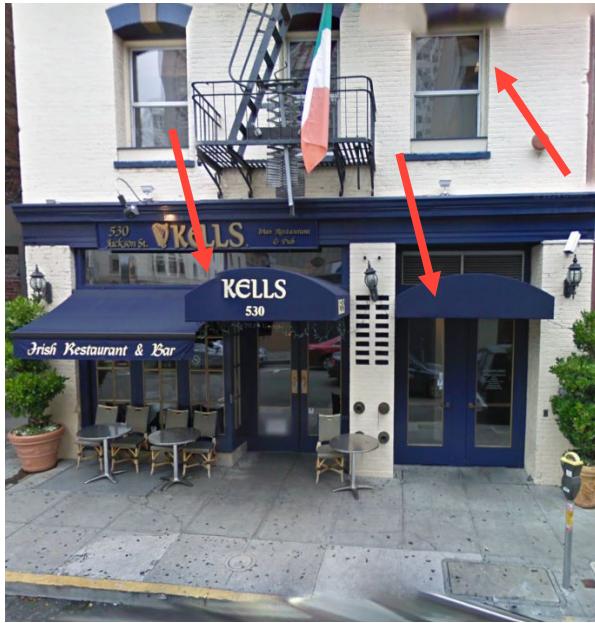


Figure 10: 530 Jackson Street, 2007. Note the altered storefront configuration and entrance, and the replacement windows at the upper stories, at the red arrows. Source: San Francisco Public Library. Edited by Page & Turnbull.



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.<sup>20</sup> 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.

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<sup>20</sup> San Francisco Planning Department, *City and County of San Francisco Municipal Code*, Article 10, Appendix B: Jackson Square Historic District.

## CHARACTER-DEFINING FEATURES<sup>21</sup>

- 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.

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<sup>21</sup> 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 variety 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 fourth 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 an 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.

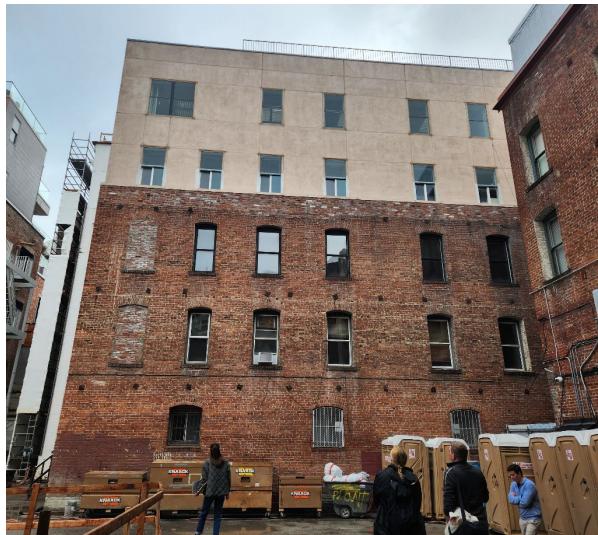


Figure 17: West façade of 530 Jackson Street. Looking east.



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 20<sup>th</sup> Century Commercial style brick masonry building remains.

## EXISTING CONDITIONS ASSESSMENT

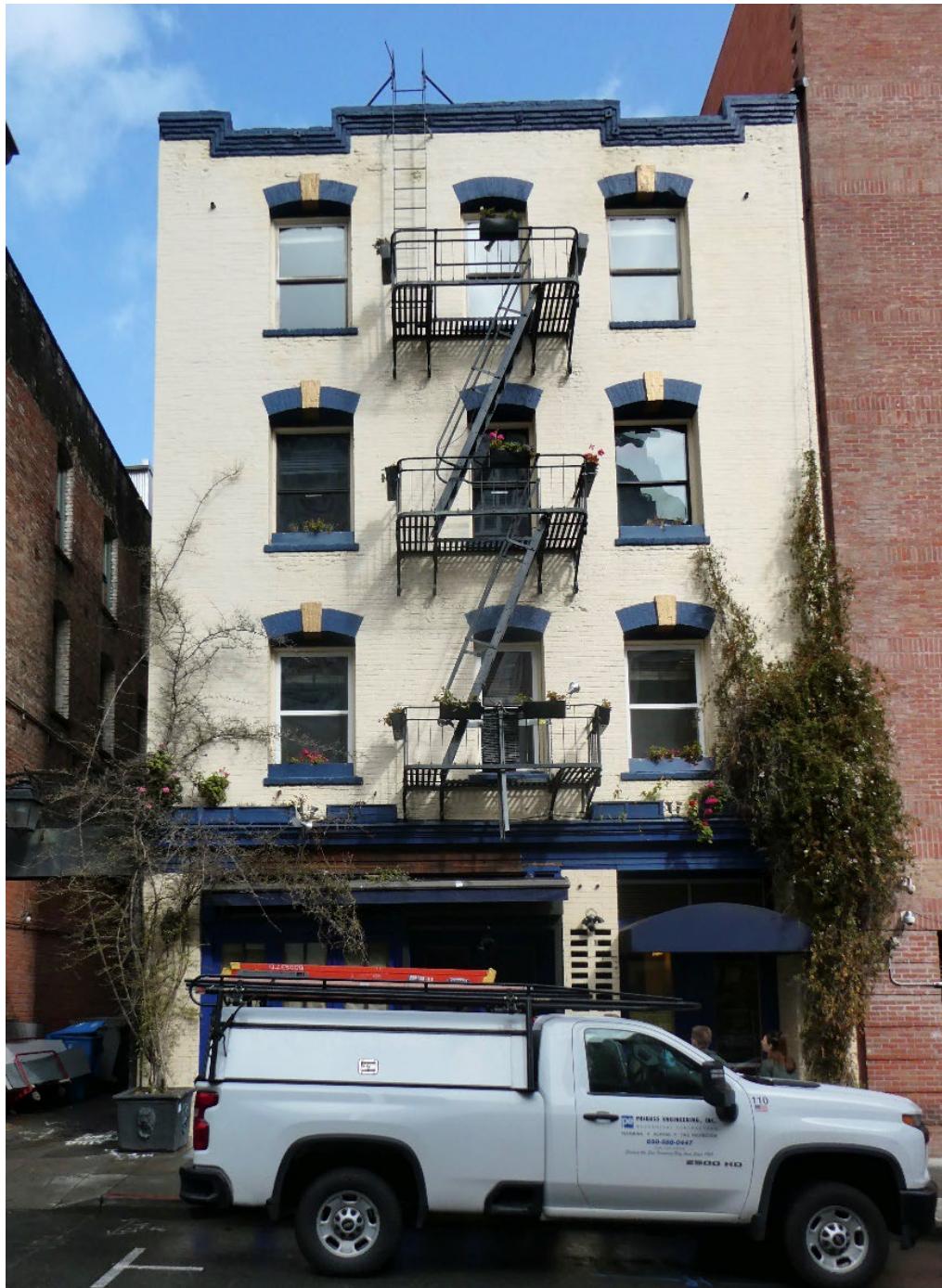


Figure 20: Overall view of the Jackson Street (south) façade, facing north.

### 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.

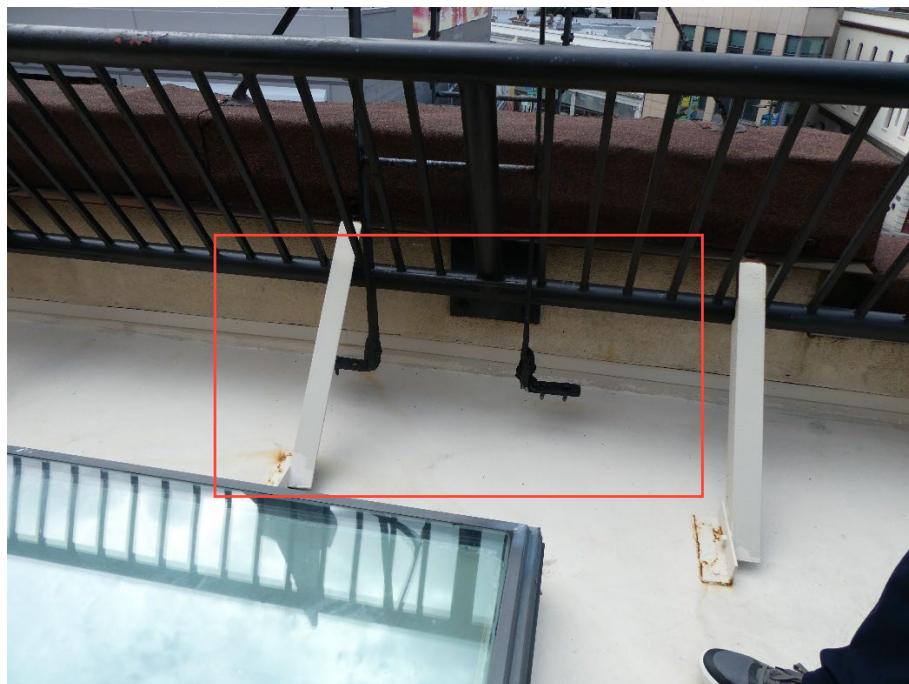


Figure 24: Fire escape is no longer anchored to the roof, fifth floor balcony.



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).

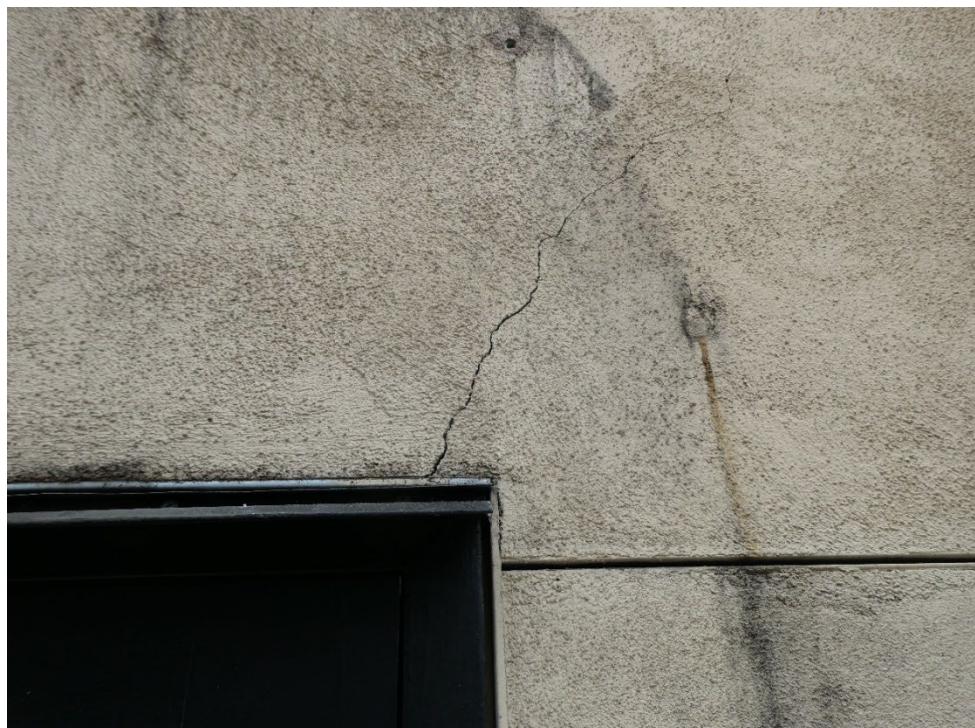


Figure 28: Diagonal crack originating from the corner of the door, south façade.



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 patters plates that align with the interior floor structure. The tie rods and patters 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**).

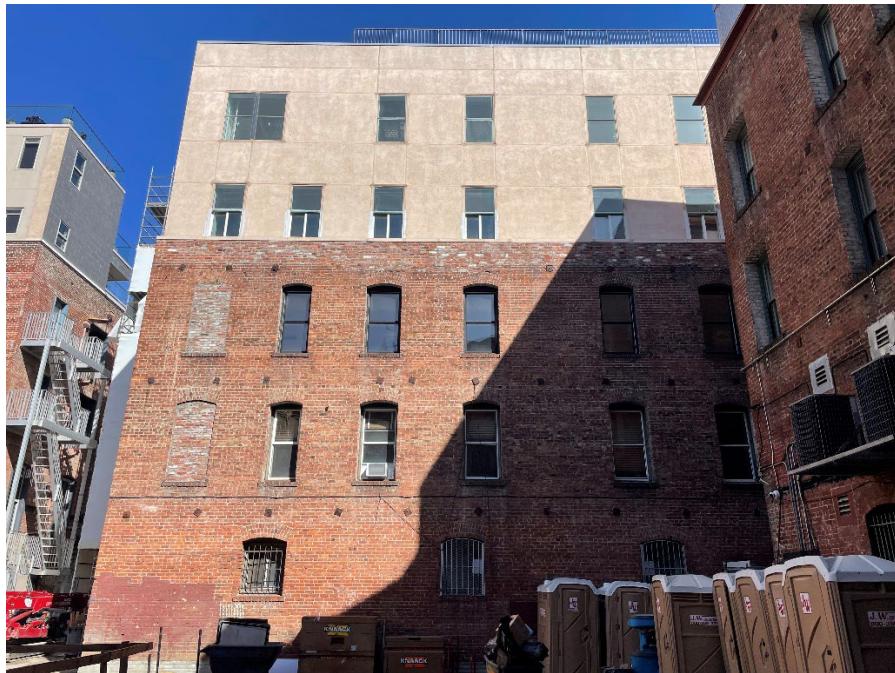


Figure 31: Overall view of west façade.



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.

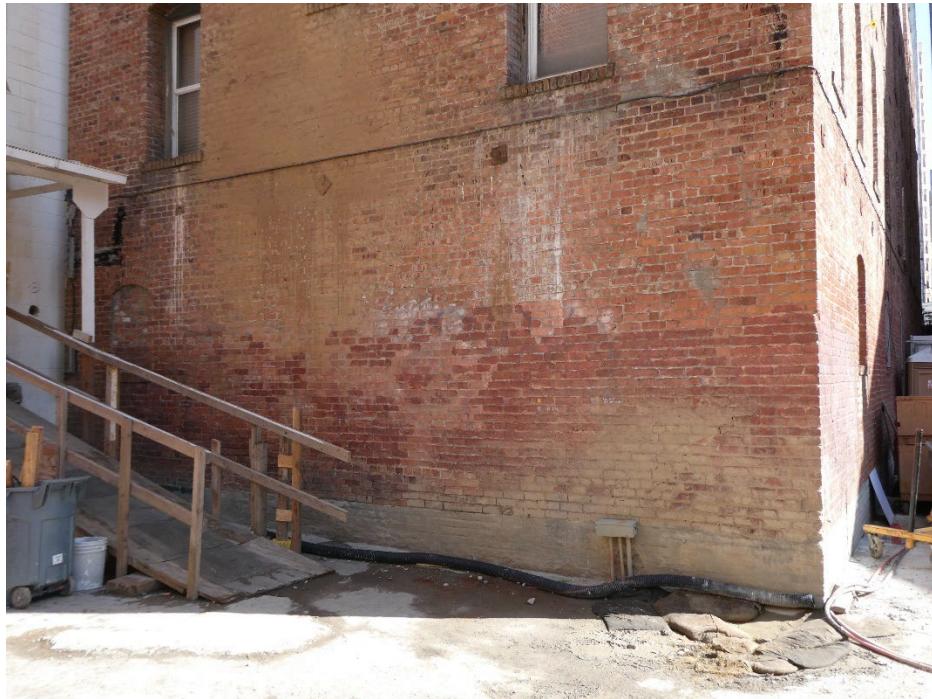


Figure 38: Water pooling at the base of the wall, mortar loss and extraneous paint and soiling on the masonry, north façade.



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**).

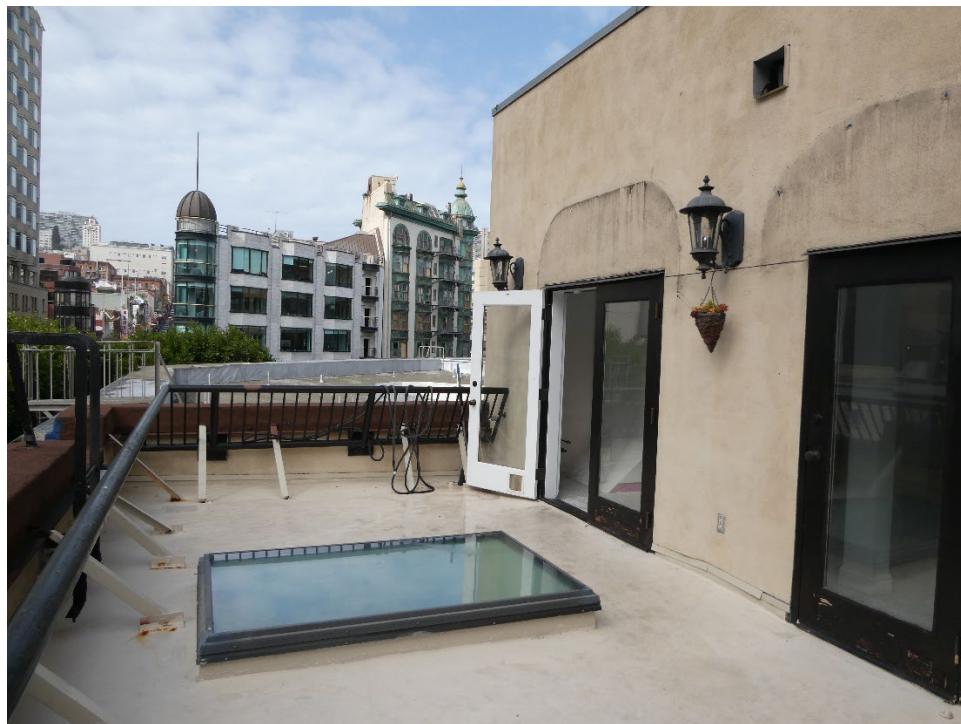


Figure 41: Overall view of the fifth floor balcony.

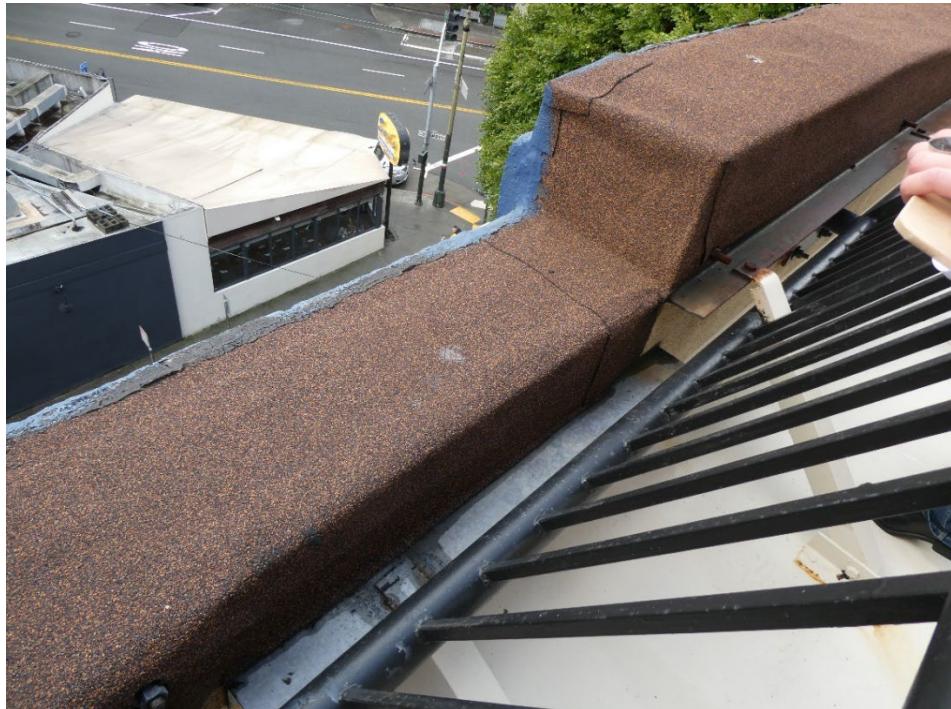


Figure 42: Some deterioration of the seams at the asphaltic coping at the south parapet wall, fifth floor balcony.



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**).

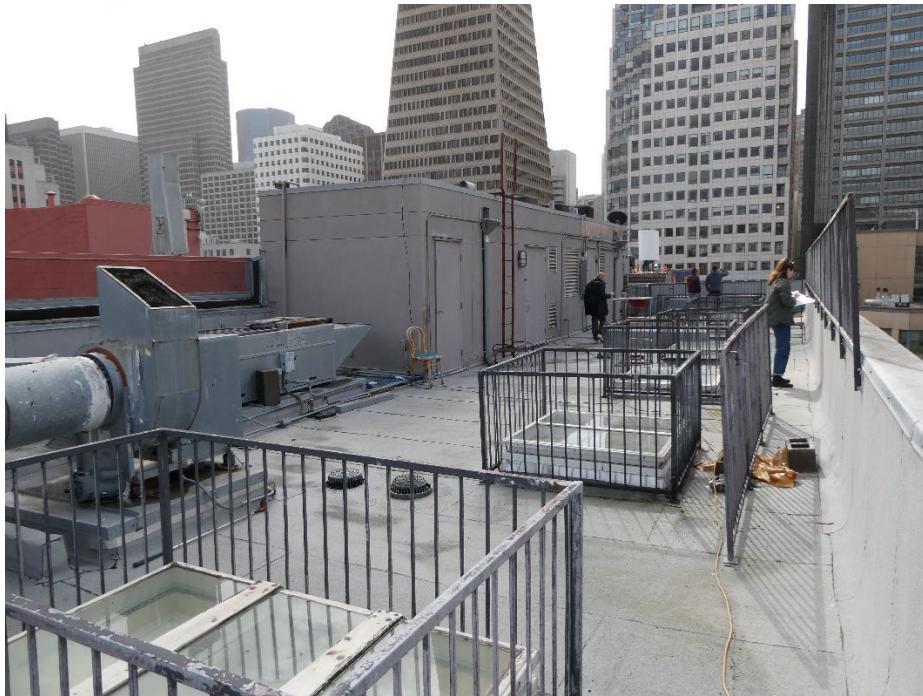


Figure 46: Overall view of main roof, penthouse to center left.



Figure 47: Active ponding on the main roof.



Figure 48: Missing drain cover, main roof.

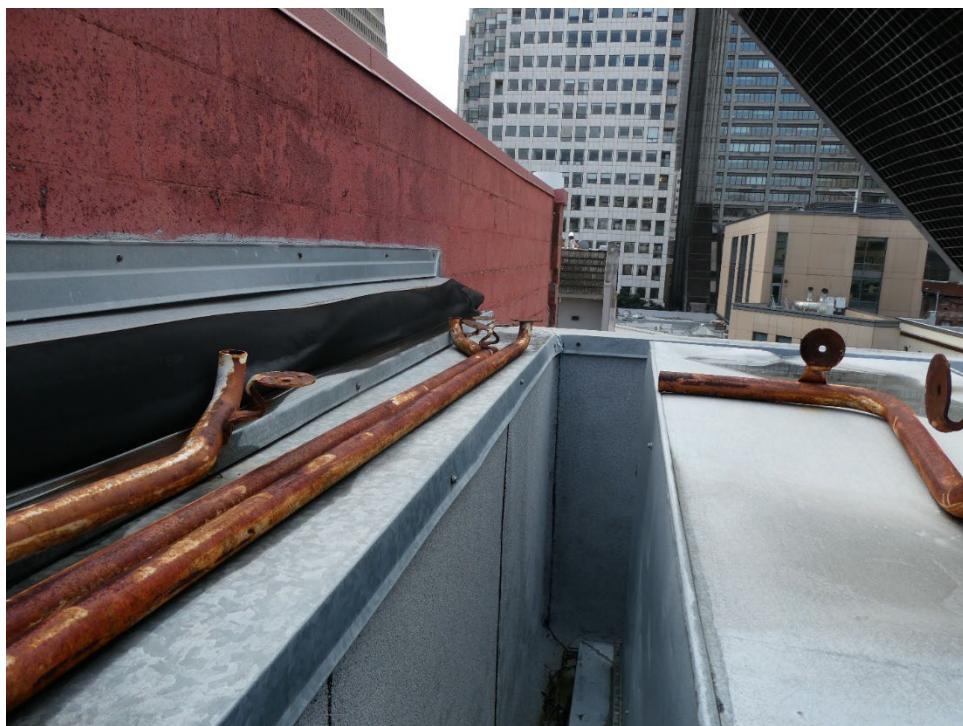


Figure 49: Miscellaneous rusting pipes on the expansion joint, main roof.



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

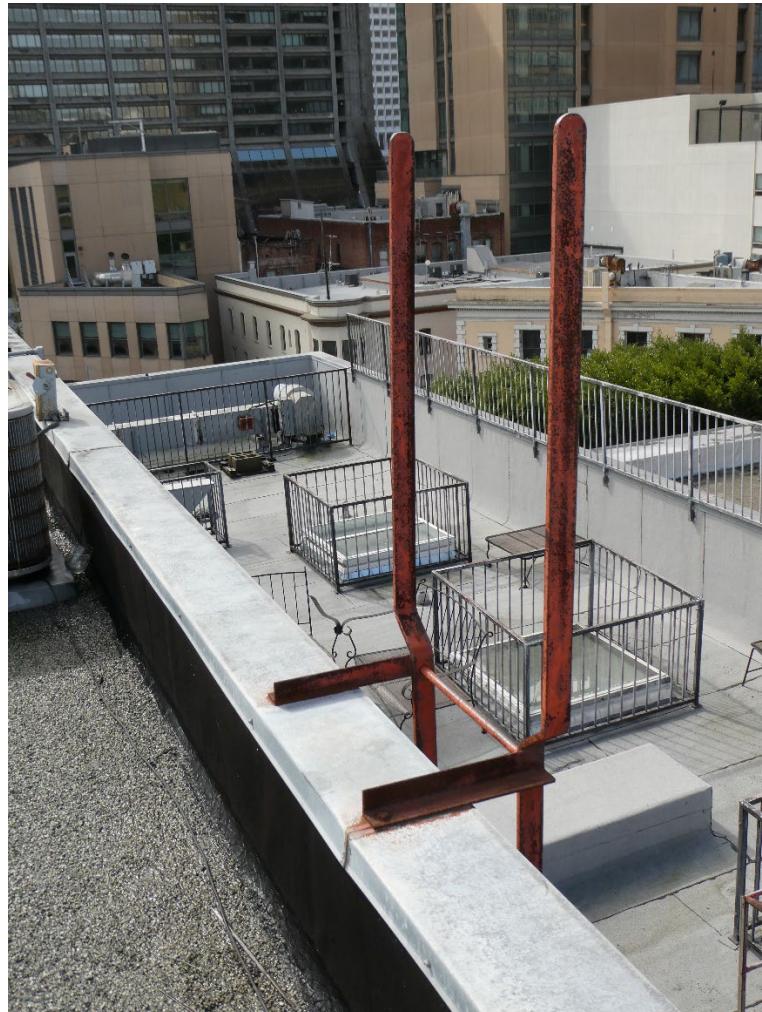


Figure 51: Rusted fasteners at the connection point between the ladder and parapet coping, penthouse roof.



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**).

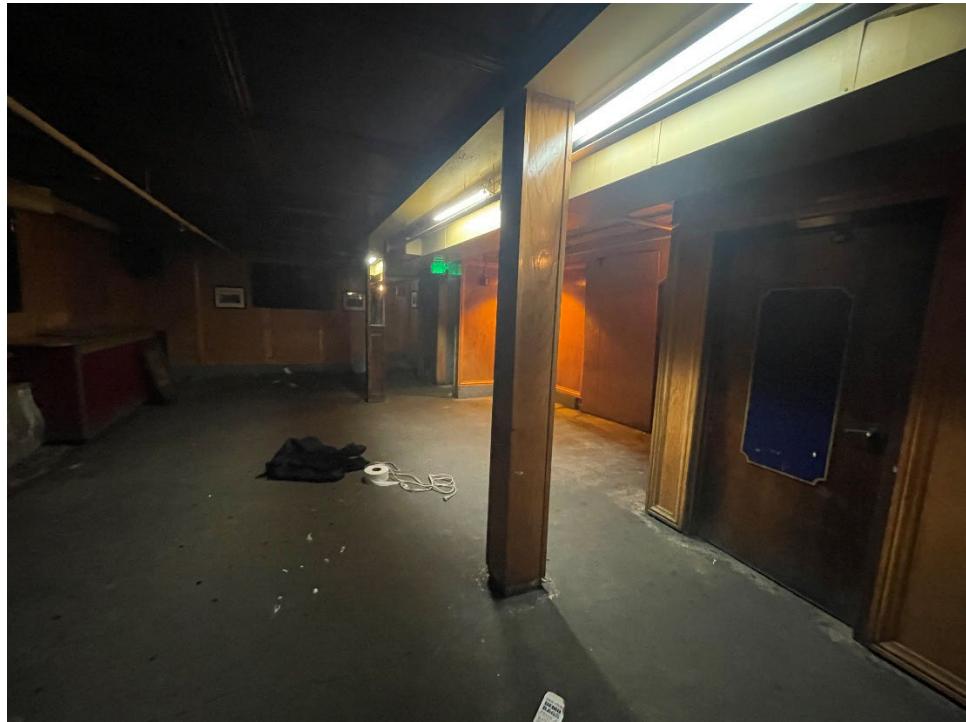


Figure 54: Overall view of the north end of the basement, looking north.



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.

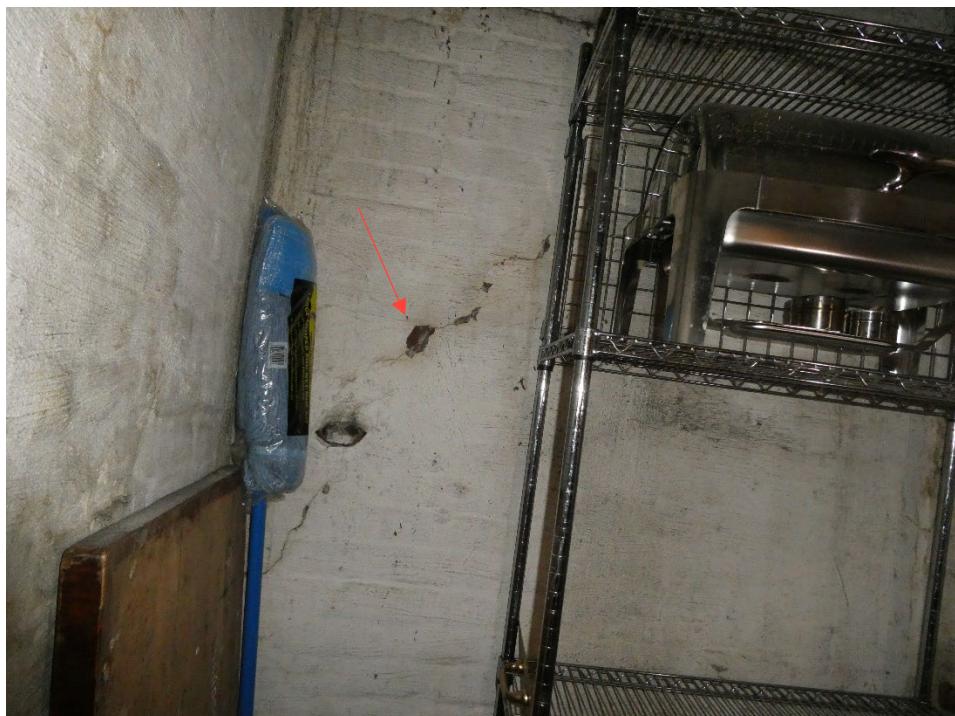


Figure 59: Detail view of the diagonal crack, south basement wall.



Figure 60: Corroded iron column base, basement.

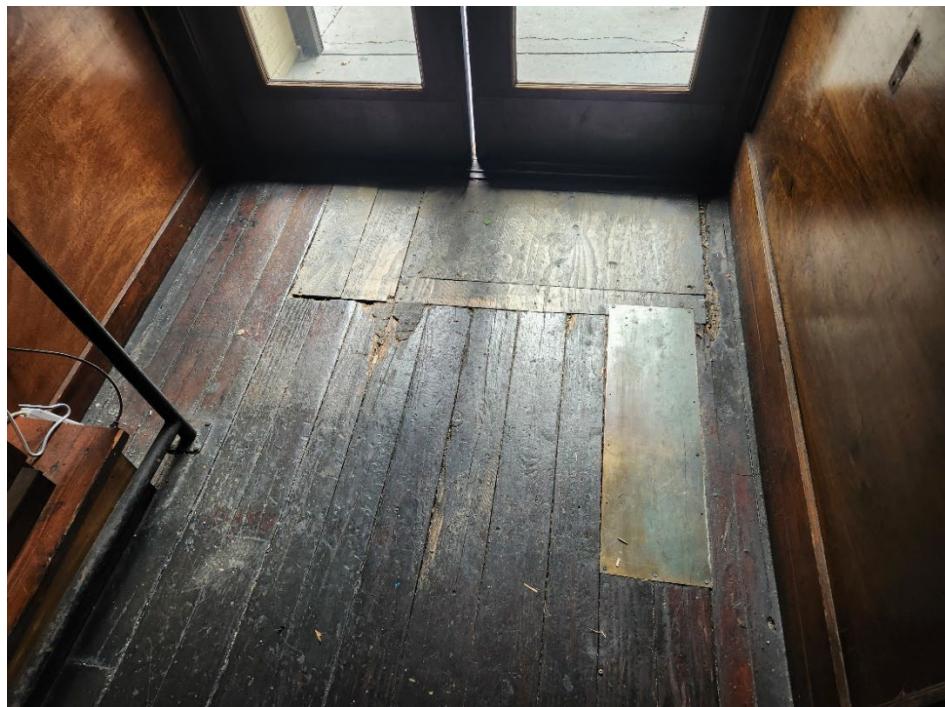


Figure 61: Damaged flooring at the south ramped (main entrance), first floor.

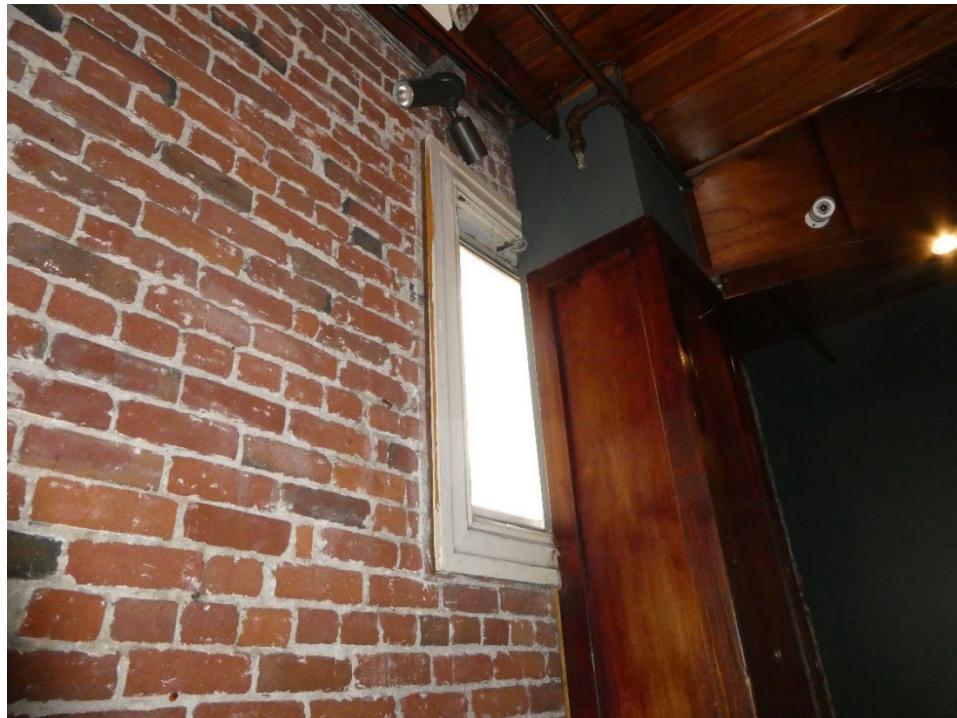


Figure 62: Historic window frame and trim with inserted non-historic window, first floor, west wall.

## 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 placed 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)

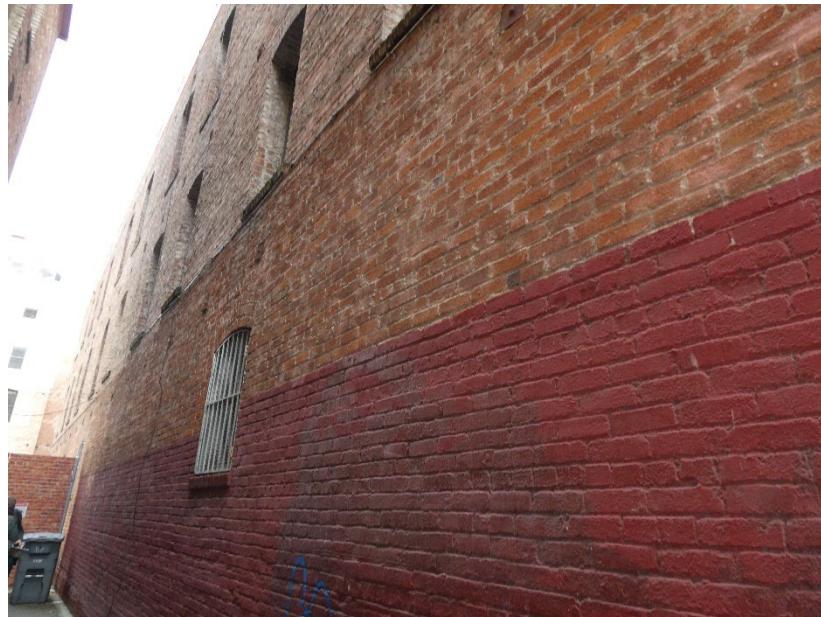


Image 6: View of 530 Jackson Street, west façade looking northeast. (Photo taken by P&T 03/14/2025)



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)

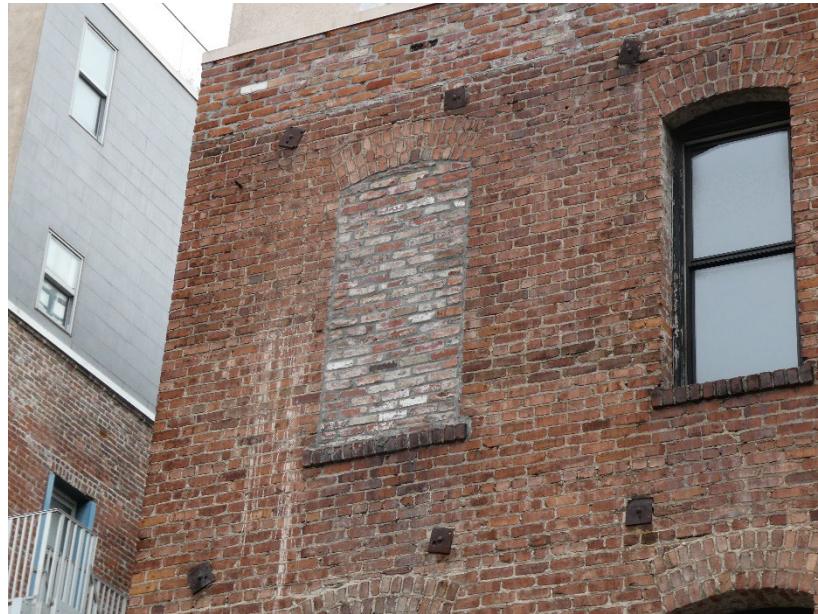


Image 13: Northwest exterior corner, looking east. Typical brick infill at historic masonry opening, third floor.  
(Photo taken by P&T 03/14/2025)



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)

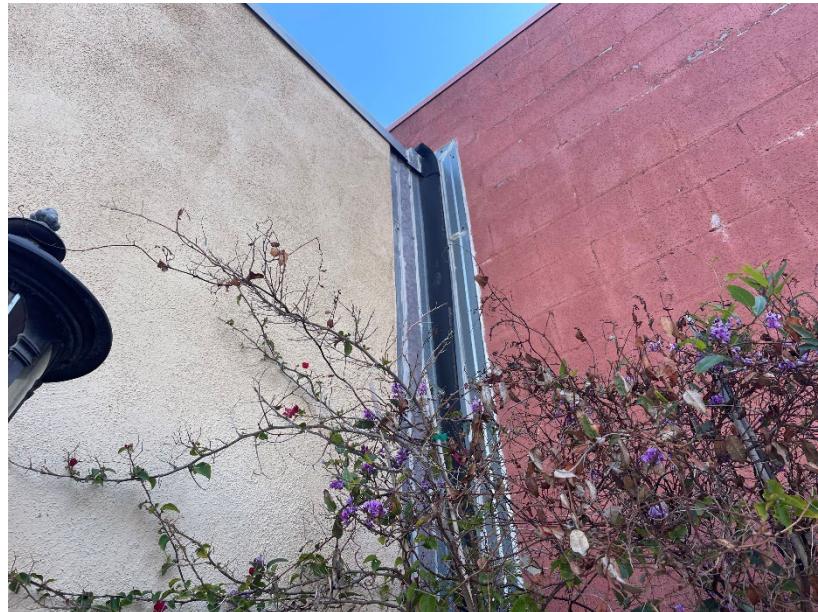


Image 19: Vertical seismic joint at east side of building, viewed from fifth floor balcony. Looking northeast.  
(Photo taken by P&T 03/14/2025)



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)

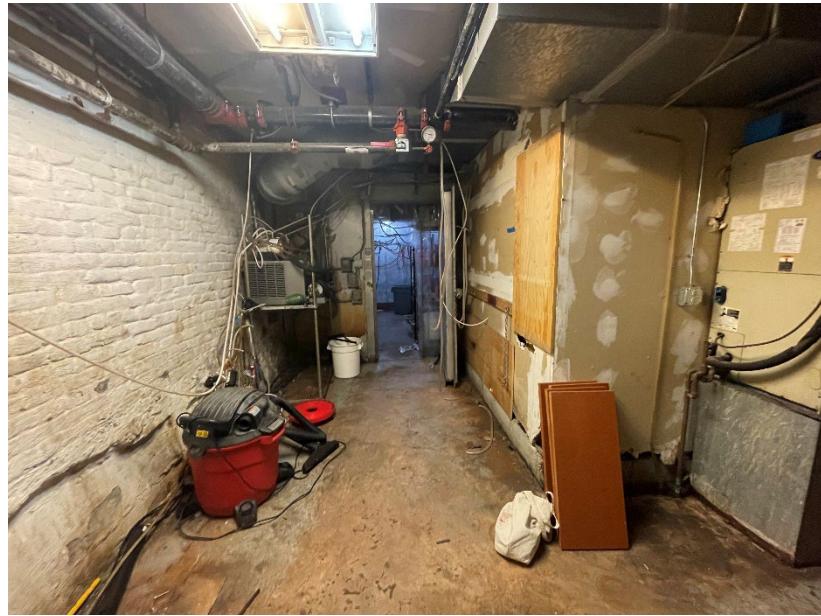


Image 23: View of basement floor, looking north along west foundation wall. (Photo taken by P&T 03/14/2025)



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)

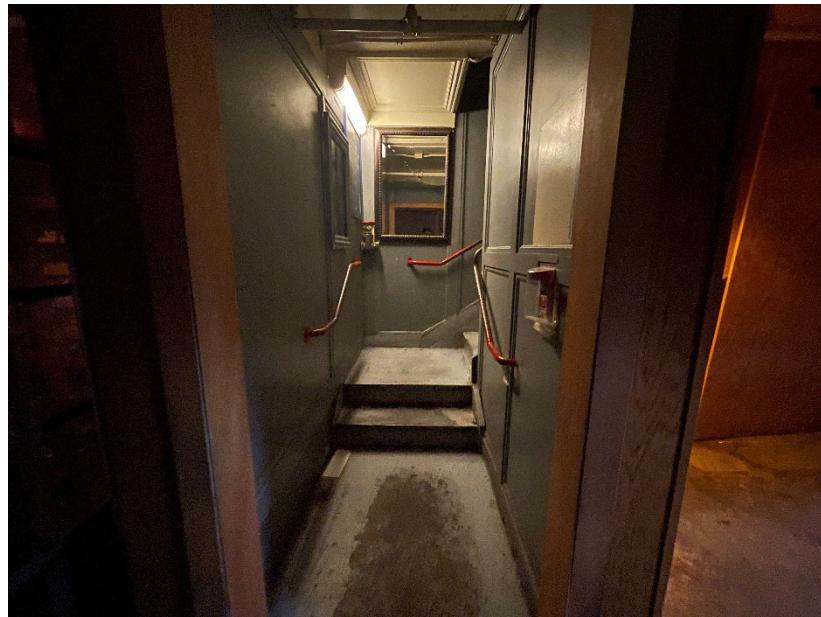


Image 26: View of stairs leading to first floor from basement. (Photo taken by P&T 03/14/2025)



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)

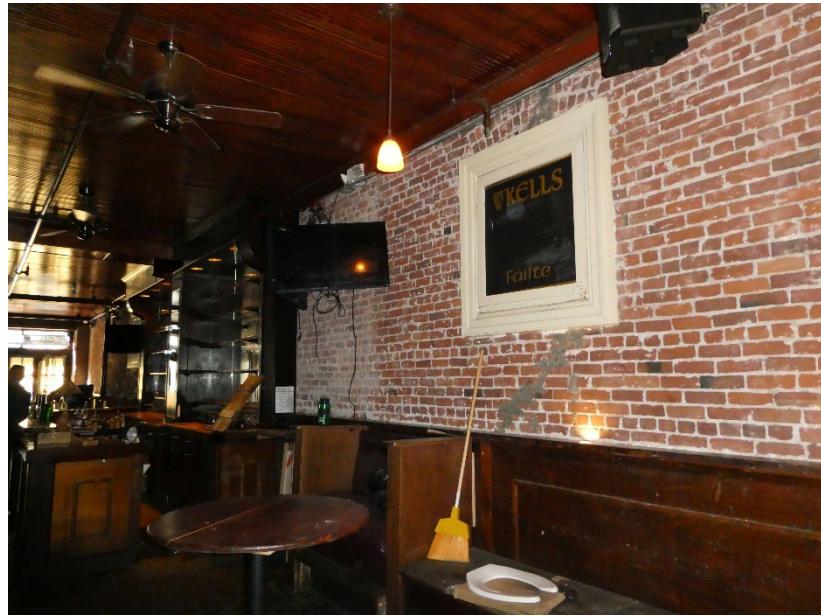


Image 31: View of first floor, looking southwest along west wall. (Photo taken by P&T 03/14/2025)

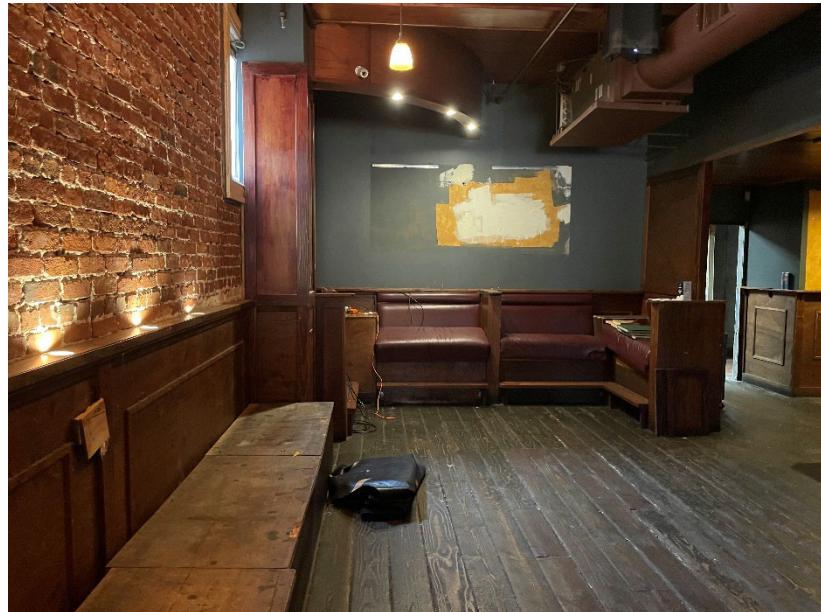


Image 32: View of first floor, looking north along west wall. (Photo taken by P&T 03/14/2025)



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)

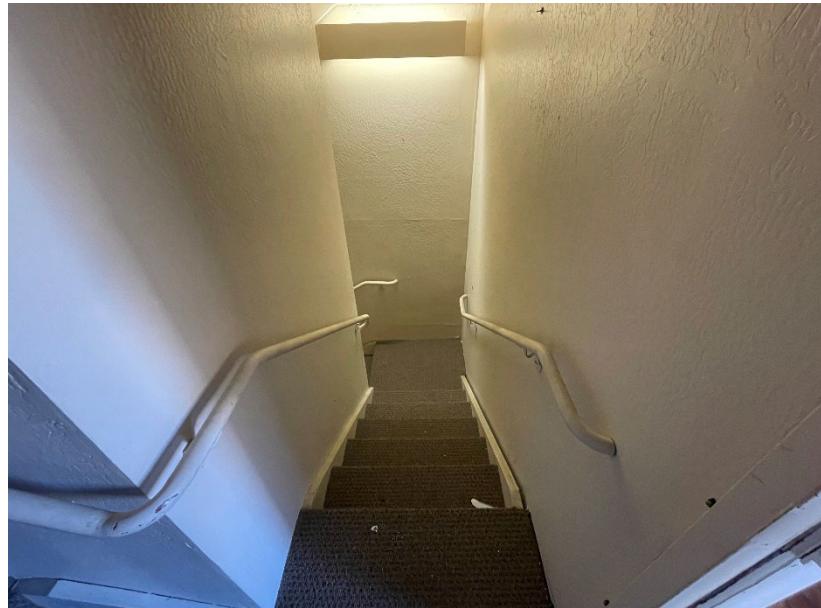


Image 36: Typical non-historic stair well, floors one through roof. (Photo taken by P&T 03/14/2025)



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



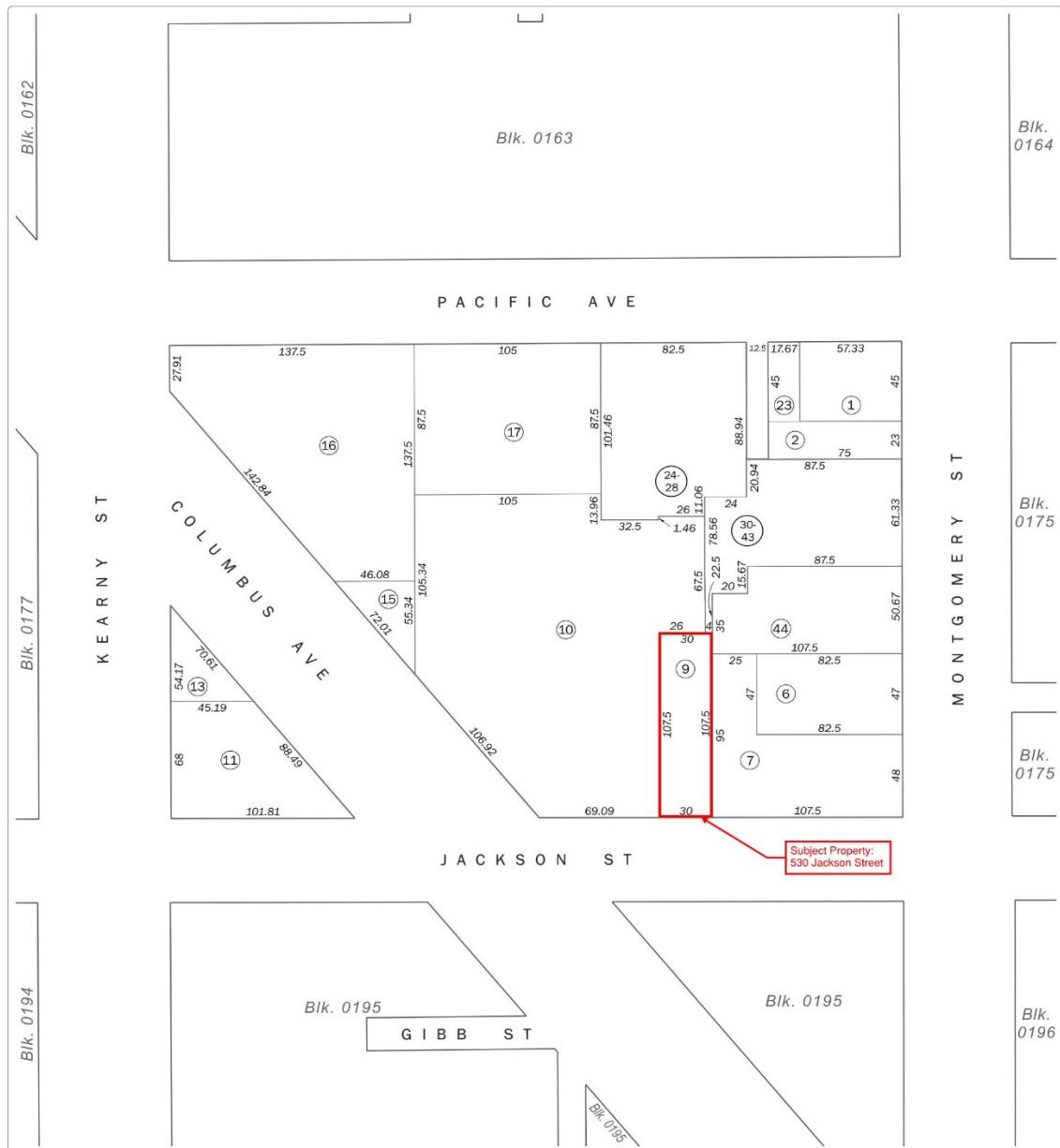
Site Plan: Source: Google Earth, Edited by Page & Turnbull.

## Volume 2

50 VARA BLK. 76

Block 0176

SHEET 1 OF 2



**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.**

REVISED 2024

0      30      60      120      **Foot**

Source: San Francisco Assessor-Recorder, 2025.

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**



# Treasurer & Tax Collector

CITY AND COUNTY OF SAN FRANCISCO

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## 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**

Delinquent After  
12/10/2024

**PAID**

\$15,139.56  
12/09/2024

**2nd Installment**

Delinquent After  
04/10/2025

**PAID**

\$15,139.56  
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
<b>Total Ad Valorem Taxes</b>	<b>1.17143563%</b>				<b>\$27,682.20</b>

### 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
<b>Total Direct Charges And Special Assessments</b>				<b>\$2,596.92</b>

### Totals

	AMOUNT
Total	\$30,279.12
Total Payments Made	\$30,279.12
<b>Balance Due</b>	<b>\$0.00</b>

## Parcel Details

GENERAL		ASSESSED VALUES		BILL INFORMATION	
<b>Account Number:</b>	0176-009	<b>Land:</b>	\$718,537	<b>Bill #:</b>	20240263617
<b>Tax Rate Area:</b>	001-000	<b>Improvements:</b>	\$1,644,569	<b>Assessment Year:</b>	2024
<b>Tax Rate:</b>	1.17143563%	<b>Exemptions:</b>	\$0	<b>Total Tax:</b>	\$30,279.12
<b>Tax Rate Year:</b>	2024	<b>Total Taxable Value:</b>	\$2,363,106		

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## **VIII. COST ESTIMATE**

## **Rehabilitation/ Restoration Plan**

<b>Scope: #1</b>			
<b>Building Feature: Wrought Iron Fire Escape - South (Jackson Street) Façade</b>			
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	<input type="checkbox"/>
<b>Completed</b>			
<b>Proposed</b>			
<b>Contract Year for Work Completion: 2026</b>			
<b>Total Cost (rounded to nearest dollar): \$20,584</b>			
<b>Description of Work:</b>  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.			

Description	Quantity	Unit	Rate	Sub	Markup	Total Cost (Current)	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	
<b>Total with Escalation =&gt;</b>							<b>\$22,179.26</b>

1

<b>Scope: #2</b>
<b>Building Feature: Mid-Band Cornice - South (Jackson Street) Façade</b>
<b>Rehab/Restoration</b> <input checked="" type="checkbox"/> <b>Maintenance</b> <input type="checkbox"/> <b>Completed</b> <input type="checkbox"/> <b>Proposed</b> <input type="checkbox"/>
<b>Contract Year for Work Completion:</b> 2026
<b>Total Cost (rounded to nearest dollar):</b> \$4,650
<b>Description of Work:</b> 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.

## Escalate to 2026

<b>Scope: #3</b>				
<b>Building Feature: Interior- Basement</b>				
<b>Rehab/Restoration</b>	<input checked="" type="checkbox"/>	<b>Maintenance</b>	<b>Completed</b>	<b>Proposed</b>
<b>Contract Year for Work Completion: 2026</b>				
<b>Total Cost (rounded to nearest dollar): \$155,000</b>				
<b>Description of Work:</b>  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.				

	32	HR	\$	250.00	\$	8,000	\$	4,400	\$	12,400	Sub Total Before Escalation =>
Waterproof consultant, report			\$	-	\$	-	\$	-	\$	-	
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 => \$157,812.50

Escalate to 2026

<b>Scope: #4</b>				
<b>Building Feature: Flashing at the Masonry/ Stucco Transition - West and North Facades</b>				
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed	Proposed
<b>Contract Year for Work Completion: 2027</b>				
<b>Total Cost (rounded to nearest dollar): \$7,432</b>				
<b>Description of Work:</b>				
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.				

Remove and replace S/W coping, repaint	137	LF	\$	35.00	\$	4,795	\$	2,637	\$	7,432	Sub Total Before Escalation => <span style="border: 1px solid black; padding: 2px;">\$ 7,432</span>
		HR	\$	-	\$	-	\$	-	\$	-	
		SF	\$	-	\$	-	\$	-	\$	-	
		SF	\$	-	\$	-	\$	-	\$	-	
		LS	\$	-	\$	-	\$	-	\$	-	
Escalate to 2027	1	LS	\$	743.23	\$	743	\$	409	\$	1,152	

Enrolments 2027

<b>Scope: #5</b>				
<b>Building Feature: Roof - Fifth Floor Balcony</b>				
Rehab/Restoration	X	Maintenance	Completed	Proposed
<b>Contract Year for Work Completion: 2027</b>				
<b>Total Cost (rounded to nearest dollar): \$33,627</b>				
<b>Description of Work:</b>				
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.				

Roof inspection, report	8	HR	\$	175.00	\$	1,400	\$	770	\$	2,170	Sub Total Before Escalation =>
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	

Final test 2027

<b>Scope: #6</b>				
<b>Building Feature: Windows - West Façade</b>				
<b>Rehab/Restoration</b>	<input checked="" type="checkbox"/>	<b>Maintenance</b>	<b>Completed</b>	<b>Proposed</b>
<b>Contract Year for Work Completion: 2028</b>				
<b>Total Cost (rounded to nearest dollar): \$120,358</b>				
<p><b>Description of Work:</b></p> <p>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</p>				

## Paint (4) security

**Rehabilitation/ Restoration Plan**

<b>Scope: #7</b>
<b>Building Feature: Windows - North Façade</b>
Rehab/Restoration <input checked="" type="checkbox"/> Maintenance <input type="checkbox"/> Completed <input type="checkbox"/> Proposed <input checked="" type="checkbox"/>
<b>Contract Year for Work Completion: 2028</b>
<b>Total Cost (rounded to nearest dollar): \$27,900</b>
<b>Description of Work:</b> 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	
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	\$ -	\$ -	\$ -	\$ -	
Escalate to 2028	1	LS	\$ 4,185.00	\$ 4,185	\$ 2,302	\$ 6,487	
							<b>Total with Escalation =&gt; \$34,386.75</b>

<b>Scope: #8</b>
<b>Building Feature: Brick Masonry - West and North Facades</b>
Rehab/Restoration <input checked="" type="checkbox"/> Maintenance <input type="checkbox"/> Completed <input type="checkbox"/> Proposed <input checked="" type="checkbox"/>
<b>Contract Year for Work Completion: 2028</b>
<b>Total Cost (rounded to nearest dollar): \$242,963</b>
<b>Description of Work:</b> 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-purge 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.

Description	Quantity	Unit	Rate	Sub	Markup	Total Cost (Current)	Total Cost Per Item
Allowance for mason quote @ 75%	1	LS	\$ 156,750.00	\$ 156,750	\$ 86,213	\$ 242,963	
		HR	\$ -	\$ -	\$ -	\$ -	
		SF	\$ -	\$ -	\$ -	\$ -	
		SF	\$ -	\$ -	\$ -	\$ -	
		LS	\$ -	\$ -	\$ -	\$ -	
Escalate to 2028	1	LS	\$ 36,444.38	\$ 36,444	\$ 20,044	\$ 56,489	
							<b>Total with Escalation =&gt; \$299,451.28</b>

<b>Scope: #9</b>
<b>Building Feature: Brick Masonry - South (Jackson Street) Façade</b>
Rehab/Restoration <input checked="" type="checkbox"/> Maintenance <input type="checkbox"/> Completed <input type="checkbox"/> Proposed <input checked="" type="checkbox"/>
<b>Contract Year for Work Completion: 2030</b>
<b>Total Cost (rounded to nearest dollar): \$80,988</b>
<b>Description of Work:</b> 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

Description	Quantity	Unit	Rate	Sub	Markup	Total Cost (Current)	Total Cost Per Item
Allowance for mason quote @ 25%	1	LS	\$ 52,250.00	\$ 52,250	\$ 28,738	\$ 80,988	
		HR	\$ -	\$ -	\$ -	\$ -	
		SF	\$ -	\$ -	\$ -	\$ -	
		SF	\$ -	\$ -	\$ -	\$ -	
		LS	\$ -	\$ -	\$ -	\$ -	
Escalate to 2030	1	LS	\$ 20,246.88	\$ 20,247	\$ 11,136	\$ 31,383	
							<b>Total with Escalation =&gt; \$112,370.16</b>

<b>Scope: #10</b>
<b>Building Feature: Windows - South (Jackson Street) Façade</b>
Rehab/Restoration <input checked="" type="checkbox"/> Maintenance <input type="checkbox"/> Completed <input type="checkbox"/> Proposed <input checked="" type="checkbox"/>
<b>Contract Year for Work Completion: 2030</b>
<b>Total Cost (rounded to nearest dollar): \$46,500</b>
<b>Description of Work:</b> 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.

Description	Quantity	Unit	Rate	Sub	Markup	Total Cost (Current)	Total Cost Per Item
Replace historic windows	9	EA	\$ 3,000.00	\$ 27,000	\$ 14,850	\$ 41,850	
Prepare wood frame, prime, paint	24	HR	\$ 125.00	\$ 3,000	\$ 1,650	\$ 4,650	
		SF	\$ -	\$ -	\$ -	\$ -	
		SF	\$ -	\$ -	\$ -	\$ -	
		LS	\$ -	\$ -	\$ -	\$ -	
Escalate to 2030	1	LS	\$ 11,625.00	\$ 11,625	\$ 6,394	\$ 18,019	
							<b>Total with Escalation =&gt; \$64,518.75</b>

<b>Scope: #11</b>
<b>Building Feature: Wrought Iron Fire Escape - South (Jackson Street) Façade</b>
Rehab/Restoration <input checked="" type="checkbox"/> Maintenance <input type="checkbox"/> Completed <input type="checkbox"/> Proposed <input checked="" type="checkbox"/>
<b>Contract Year for Work Completion: 2030</b>
<b>Total Cost (rounded to nearest dollar): \$4,650</b>
<b>Description of Work:</b> Treat surface corrosion at the fire escape and properly prepare, prime, and paint using a rust-inhibitive paint, as needed.

Description	Quantity	Unit	Rate	Sub	Markup	Total Cost (Current)	Total Cost Per Item
Treat, prime, paint, fire escape.	24	HR	\$ 125.00	\$ 3,000	\$ 1,650	\$ 4,650	
		HR	\$ -	\$ -	\$ -	\$ -	
		SF	\$ -	\$ -	\$ -	\$ -	
		SF	\$ -	\$ -	\$ -	\$ -	
		LS	\$ -	\$ -	\$ -	\$ -	
Escalate to 2030	1	LS	\$ 1,162.50	\$ 1,163	\$ 639	\$ 1,802	
							<b>Total with Escalation =&gt; \$6,451.88</b>

<b>Scope: #12</b>
<b>Building Feature: Jackson Street Storefront</b>
Rehab/Restoration <input checked="" type="checkbox"/> Maintenance <input type="checkbox"/> Completed <input type="checkbox"/> Proposed <input checked="" type="checkbox"/>
<b>Contract Year for Work Completion: 2030</b>
<b>Total Cost (rounded to nearest dollar): \$17,050</b>
<b>Description of Work:</b> 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.

Description	Quantity	Unit	Rate	Sub	Markup	Total Cost (Current)	Total Cost Per Item
Repair wood, new glazing, sealants.	32	HR	\$ 125.00	\$ 4,000	\$ 2,200	\$ 6,200	
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	\$ -	\$ -	\$ -	\$ -	
Escalate to 2030	1	LS	\$ 4,262.50	\$ 4,263	\$ 2,344	\$ 6,607	

**Rehabilitation/ Restoration Plan**

					Description	Quantity	Unit	Rate	Sub	Markup	Total Cost (Current)	Total Cost Per Item
<b>Scope: #13</b>					Roof inspection, report	4	HR	\$ 175.00	\$ 700	\$ 385	\$ 1,085	
<b>Building Feature: Balcony Roof</b>					New membrane roofing	450	SF	\$ 40.00	\$ 18,000	\$ 9,900	\$ 27,900	
<b>Rehab/Restoration</b>	<input checked="" type="checkbox"/>	<b>Maintenance</b>	<b>Completed</b>	<b>Proposed</b>	Remove and replace S/W coping, repaint	137	LF	\$ 35.00	\$ 4,795	\$ 2,637	\$ 7,432	
<b>Contract Year for Work Completion:</b>	<b>2035</b>				Guardrail at skylight	1	EA	\$ 3,000.00	\$ 3,000	\$ 1,650	\$ 4,650	
<b>Total Cost (rounded to nearest dollar):</b>	<b>\$42,617</b>				Remove rust, prime, paint	8	HR	\$ 125.00	\$ 1,000	\$ 550	\$ 1,550	
<b>Description of Work:</b>					Escalate to 2035	1	LS	\$ 21,308.63	\$ 21,309	\$ 11,720	\$ 33,028	
Replace or repair roofing membrane at the balcony roof with new roofing that is appropriate for a low-slope roof.											<b>Total with Escalation =&gt;</b>	<b>\$75,645.62</b>

**Maintenance Plan**

				Description	Quantity	Unit	Rate	Sub	Markup	Total Cost (Current)	Total Cost Per Item
<b>Scopes: #14</b>				Allowance for inspection and maintenance	16	HR	\$ 175.00	\$ 2,800	\$ 1,540	\$ 4,340	
<b>Building Feature: Roof- Fifth Floor Balcony</b>					HR	\$ -	\$ -	\$ -	\$ -	\$ -	Sub Total Before Escalation =>
<b>Rehab/Restoration</b>	<b>Maintenance</b>	<b>X</b>	<b>Completed</b>	<b>Proposed</b>	SF	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Contract Year for Work Completion: 2026, then annually thereafter</b>					SF	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Total Cost (rounded to nearest dollar): \$4,340</b>					LS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,340
<b>Description of Work:</b>				Escalate to 2026	1	LS	\$ 217.00	\$ 217	\$ 119	\$ 336	
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.											Total with Escalation => \$4,676.35
<b>Scope: #15</b>				Allowance for inspection and maintenance	16	HR	\$ 175.00	\$ 2,800	\$ 1,540	\$ 4,340	
<b>Building Feature: Brick Masonry- West, North, and South Facades</b>					HR	\$ -	\$ -	\$ -	\$ -	\$ -	Sub Total Before Escalation =>
<b>Rehab/Restoration</b>	<b>Maintenance</b>	<b>X</b>	<b>Completed</b>	<b>Proposed</b>	SF	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Contract Year for Work Completion: 2026, then annually thereafter</b>					SF	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Total Cost (rounded to nearest dollar): \$4,340</b>					LS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,340
<b>Description of Work:</b>				Escalate to 2026	1	LS	\$ 217.00	\$ 217	\$ 119	\$ 336	
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.											Total with Escalation => \$4,676.35
<b>Scope: #16</b>				Allowance for inspection and maintenance	4	HR	\$ 175.00	\$ 700	\$ 385	\$ 1,085	
<b>Building Feature: Mid-Band Cornice (South Façade)</b>					HR	\$ -	\$ -	\$ -	\$ -	\$ -	Sub Total Before Escalation =>
<b>Rehab/Restoration</b>	<b>Maintenance</b>	<b>X</b>	<b>Completed</b>	<b>Proposed</b>	SF	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Contract Year for Work Completion: 2026, then annually thereafter</b>					SF	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Total Cost (rounded to nearest dollar): \$1,085</b>					LS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,085
<b>Description of Work:</b>				Escalate to 2026	1	LS	\$ 54.25	\$ 54	\$ 30	\$ 84	
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.											Total with Escalation => \$1,169.09
<b>Scope: #17</b>				Allowance for inspection and maintenance	4	HR	\$ 175.00	\$ 700	\$ 385	\$ 1,085	
<b>Building Feature: Wrought Iron Fire Escape - South (Jackson Street)</b>					HR	\$ -	\$ -	\$ -	\$ -	\$ -	Sub Total Before Escalation =>
<b>Rehab/Restoration</b>	<b>Maintenance</b>	<b>X</b>	<b>Completed</b>	<b>Proposed</b>	SF	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Contract Year for Work Completion: 2026, then annually thereafter</b>					SF	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Total Cost (rounded to nearest dollar): \$1,085</b>					LS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,085
<b>Description of Work:</b>				Escalate to 2026	1	LS	\$ 54.25	\$ 54	\$ 30	\$ 84	
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.											Total with Escalation => \$1,169.09
<b>Scope: #18</b>				Allowance for inspection and maintenance	16	HR	\$ 175.00	\$ 2,800	\$ 1,540	\$ 4,340	
<b>Building Feature: All Windows</b>					HR	\$ -	\$ -	\$ -	\$ -	\$ -	Sub Total Before Escalation =>
<b>Rehab/Restoration</b>	<b>Maintenance</b>	<b>X</b>	<b>Completed</b>	<b>Proposed</b>	SF	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Contract Year for Work Completion: 2026, then annually thereafter</b>					SF	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Total Cost (rounded to nearest dollar): \$4,340</b>					LS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,340
<b>Description of Work:</b>				Escalate to 2026	1	LS	\$ 217.00	\$ 217	\$ 119	\$ 336	
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.											Total with Escalation => \$4,676.35
<b>Scope: #19</b>				Allowance for inspection and maintenance	8	HR	\$ 175.00	\$ 1,400	\$ 770	\$ 2,170	
<b>Building Feature: Jackson Street Storefront</b>					HR	\$ -	\$ -	\$ -	\$ -	\$ -	Sub Total Before Escalation =>
<b>Rehab/Restoration</b>	<b>Maintenance</b>	<b>X</b>	<b>Completed</b>	<b>Proposed</b>	SF	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Contract Year for Work Completion: 2026, then annually thereafter</b>					SF	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Total Cost (rounded to nearest dollar): \$2,170</b>					LS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,170
<b>Description of Work:</b>				Escalate to 2026	1	LS	\$ 108.50	\$ 109	\$ 60	\$ 168	
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.											Total with Escalation => \$2,338.18
<b>Scope: #20</b>				Allowance for inspection and maintenance	8	HR	\$ 175.00	\$ 1,400	\$ 770	\$ 2,170	
<b>Building Feature: Interior- Basement</b>					HR	\$ -	\$ -	\$ -	\$ -	\$ -	Sub Total Before Escalation =>
<b>Rehab/Restoration</b>	<b>Maintenance</b>	<b>X</b>	<b>Completed</b>	<b>Proposed</b>	SF	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Contract Year for Work Completion: 2026, then annually thereafter</b>					SF	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Total Cost (rounded to nearest dollar): \$2,170</b>					LS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,170
<b>Description of Work:</b>				Escalate to 2026	1	LS	\$ 108.50	\$ 109	\$ 60	\$ 168	
Perform visual inspection of the basement for signs of water intrusion annually. Consult with a waterproofing specialist and repair as needed.											Total with Escalation => \$2,338.18

Recording Requested by, and  
when recorded, send notice to:  
Shannon Ferguson  
49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103

## **CALIFORNIA MILLS ACT HISTORIC PROPERTY AGREEMENT**

THIS AGREEMENT is entered into by and between the City and County of San Francisco, a California municipal corporation ("City") and SFCA Real Estate Holdings LLC ("Owners").

### **RECITALS**

Owners are the owners of the property located at 530 Jackson Street Street, in San Francisco, California (Block 0176, Lot 009), as more particularly described in Exhibit C attached hereto. The building located at 530 Jackson Street is designated as a contributor to the Jackson Square Historic District pursuant to Article 10 of the Planning Code, and is also known as the "Historic Property". The Historic Property is a Qualified Historic Property, as defined under California Government Code Section 50280.1.

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 two hundred thirty eight thousand and two hundred eighty five dollars (\$238,285.00). (See Rehabilitation Plan, Exhibit A.) Owners' application calls for the maintenance of the Historic Property according to established preservation standards, which is estimated will cost approximately three thousand eight hundred dollars (\$19,530) annually (See Maintenance Plan, Exhibit B).

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 reduce their property taxes, or to prevent increases in 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 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:

1. Application of Mills Act. The benefits, privileges, restrictions and obligations provided for in the Mills Act shall be applied to the Historic Property during the time that this Agreement is in effect commencing from the date of recordation of this Agreement.

2. Rehabilitation of the Historic Property. Owners shall undertake and complete the work set forth in Exhibit A ("Rehabilitation Plan") attached hereto according to certain standards and requirements. Such standards and requirements shall include, but not be limited to: the Secretary of the Interior's Standards for the Treatment of Historic Properties ("Secretary's Standards"); the rules and regulations of the Office of Historic Preservation of the California Department of Parks and Recreation ("OHP Rules and Regulations"); the State Historical Building Code as determined applicable by the City; all applicable building safety standards; and the requirements of the Historic Preservation Commission, the Planning Commission, and the Board of Supervisors, including but not limited to any Certificates of Appropriateness approved under Planning Code Article 10. The Owners shall proceed diligently in applying for any necessary permits for the work and shall apply for such permits within no more than six (6) months after recordation of this Agreement, shall commence the work within six (6) months of receipt of necessary permits, and shall complete the work within three (3) years from the date of receipt of permits. Upon written request by the Owners, the Zoning Administrator, at his or her discretion, may grant an extension of the time periods set forth in this paragraph. Owners may apply for an extension by a letter to the Zoning Administrator, and the Zoning Administrator may grant the extension by letter without a hearing. Work shall be deemed complete when the Director of Planning determines that the Historic Property has been rehabilitated in accordance with the standards set forth in this Paragraph. Failure to timely complete the work shall result in cancellation of this Agreement as set forth in Paragraphs 12 and 13 herein.

3. Maintenance. Owners shall maintain the Historic Property during the time this Agreement is in effect in accordance with the standards for maintenance set forth in Exhibit B ("Maintenance Plan"), the Secretary's Standards; the OHP Rules and Regulations; the State Historical Building Code as determined applicable by the City; all applicable building safety standards; and the requirements of the Historic Preservation Commission, the Planning Commission, and the Board of Supervisors, including but not limited to any Certificates of Appropriateness approved under Planning Code Article 10.

4. Damage. Should the Historic Property incur damage from any cause whatsoever, which damages fifty percent (50%) or less of the Historic Property, Owners shall replace and repair the damaged area(s) of the Historic Property. For repairs that do not require a permit, Owners shall commence the repair work within thirty (30) days of incurring the damage and shall diligently prosecute the repair to completion within a reasonable period of time, as determined by the City. Where specialized services are required due to the nature of the work and the historic character of the features damaged, "commence the repair work" within the meaning of this paragraph may include contracting for repair services. For repairs that require a permit(s), Owners shall proceed diligently in applying for any necessary permits for the work and shall apply for such permits within no more than sixty (60) days after the damage has been incurred, commence the repair work within one hundred twenty (120) days of receipt of the required permit(s), and shall diligently prosecute the repair to completion within a reasonable period of time, as determined by the City. Upon written request by the Owners, the Zoning Administrator, at his or her discretion, may grant an extension of the time periods set forth in this paragraph. Owners may apply for an extension by a letter to the Zoning Administrator, and the Zoning Administrator may grant the extension by letter without a hearing. All repair work shall comply with the design and standards established for the Historic Property in Exhibits A and B attached hereto and Paragraph 3 herein. In the case of damage to twenty percent (20%) or more of the Historic Property due to a catastrophic event, such as an earthquake, or in the case of damage from any cause whatsoever that destroys more than fifty percent (50%) of the Historic Property, the City and Owners may mutually agree to terminate this Agreement. Upon such termination, Owners shall not be obligated to pay the cancellation fee set forth in Paragraph 13 of this Agreement. Upon such termination, the City shall assess the full value of the Historic Property without regard to any restriction imposed upon the Historic Property by this Agreement and Owners shall

pay property taxes to the City based upon the valuation of the Historic Property as of the date of termination.

5. Insurance. Owners shall secure adequate property insurance to meet Owners' repair and replacement obligations under this Agreement and shall submit evidence of such insurance to the City upon request.

6. Inspections and Compliance Monitoring. Prior to entering into this Agreement and every five years thereafter, and upon seventy-two (72) hours advance notice, Owners shall permit any representative of the City, the Office of Historic Preservation of the California Department of Parks and Recreation, or the State Board of Equalization, to inspect of the interior and exterior of the Historic Property, to determine Owners' compliance with this Agreement. Throughout the duration 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 ("Term"). As provided in Government Code section 50282, one year shall be added automatically to the Term, on each anniversary date of this Agreement, unless notice of nonrenewal is given as set forth in Paragraph 9 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. Notice of Nonrenewal. If in any year of this Agreement either the Owners or the City desire 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 either party serves notice of nonrenewal of this Agreement, this Agreement shall remain in effect for the balance of the period remaining since the original execution or the last renewal of the Agreement, as the case may be. Thereafter, the Owners shall pay property taxes to the City without regard to any restriction imposed on the Historic Property by this Agreement, and based upon the Assessor's determination of the fair market value of the Historic Property as of expiration of this Agreement.

10. Payment of Fees. As provided for in Government Code Section 50281.1 and San Francisco Administrative Code Section 71.6, upon filing an application to enter into a Mills Act Agreement with the City, Owners shall pay the City the reasonable costs related to the preparation and approval of the Agreement. In addition, Owners shall pay the City for the actual costs of inspecting the Historic Property, as set forth in Paragraph 6 herein.

11. 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 as set forth in Exhibit B, 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 or requests for information, as provided in Paragraph 6 herein;
- (e) Owners' failure to pay any fees requested by the City as provided in Paragraph 10 herein;
- (f) Owners' failure to maintain adequate insurance for the replacement cost of the Historic Property, as required by Paragraph 5 herein; or
- (g) Owners' failure to comply with any other provision of this Agreement.

An event of default shall result in Cancellation of this Agreement as set forth in Paragraphs 12 and 13 herein, and payment of the Cancellation Fee and all property taxes due upon the Assessor's determination of the full value of the Historic Property as set forth in Paragraph 13 herein. In order to determine whether an event of default has occurred, the Board of Supervisors shall conduct a public hearing as set forth in Paragraph 12 herein prior to cancellation of this Agreement.

12. Cancellation. As provided for in Government Code Section 50284, City may initiate proceedings to cancel this Agreement if it makes a reasonable determination that Owners have breached any condition or covenant contained in this Agreement, has defaulted as provided in Paragraph 11 herein, or has allowed the Historic Property to deteriorate such that the safety and integrity of the Historic Property is threatened or it would no longer meet the standards for a Qualified Historic Property. In order to cancel this Agreement, City shall provide notice to the Owners and to the public and conduct a public hearing before the Board of Supervisors as provided for in Government Code Section 50285. The Board of Supervisors shall determine whether this Agreement should be cancelled.

13. Cancellation Fee. If the City cancels this Agreement as set forth in Paragraph 12 above, and as required by Government Code Section 50286, Owners shall pay a Cancellation Fee of twelve and one-half percent (12.5%) of the fair market value of the Historic Property at the time of cancellation. The City Assessor shall determine fair market value of the Historic Property without regard to any restriction imposed on the Historic Property by this Agreement. The Cancellation Fee shall be paid to the City Tax Collector at such time and in such manner as the City shall prescribe. As of the date of cancellation, the Owners shall pay property taxes to the City without regard to any restriction imposed on the Historic Property by this Agreement and based upon the Assessor's determination of the fair market value of the Historic Property as of the date of cancellation.

14. Enforcement of Agreement. In lieu of the above provision to cancel the Agreement, the City may bring an action to specifically enforce or to enjoin any breach of any condition or covenant of this Agreement. Should the City determine that the Owners has breached this Agreement, the City shall give the Owners written notice by registered or certified mail setting forth the grounds for the breach. If the Owners do not correct the breach, or do not undertake and diligently pursue corrective action to the reasonable satisfaction of the City within thirty (30) days from the date of receipt of the notice, then the City may, without further notice, initiate default procedures under this Agreement as set forth in Paragraph 12 and bring any action necessary to enforce the obligations of the Owners set forth in this Agreement. The City does not waive any claim of default by the Owners if it does not enforce or cancel this Agreement.

15. Indemnification. The Owners shall indemnify, defend, and hold harmless the City and all of its boards, commissions, departments, agencies, agents and employees (individually and collectively, the "City") from and against any and all liabilities, losses, costs, claims, judgments, settlements, damages, liens, fines, penalties and expenses incurred in connection with or arising in whole or in part from: (a) any accident, injury to or death of a person, loss of or damage to

property occurring in or about the Historic Property; (b) the use or occupancy of the Historic Property by the Owners, their Agents or Invitees; (c) the condition of the Historic Property; (d) any construction or other work undertaken by Owners on the Historic Property; or (e) any claims by unit or interval Owners for property tax reductions in excess those provided for under this Agreement. This indemnification shall include, without limitation, reasonable fees for attorneys, consultants, and experts and related costs that may be incurred by the City and all indemnified parties specified in this Paragraph and the City's cost of investigating any claim. In addition to Owners' obligation to indemnify City, Owners specifically acknowledge and agree that they have an immediate and independent obligation to defend City from any claim that actually or potentially falls within this indemnification provision, even if the allegations are or may be groundless, false, or fraudulent, which obligation arises at the time such claim is tendered to Owners by City, and continues at all times thereafter. The Owners' obligations under this Paragraph shall survive termination of this Agreement.

16. Eminent Domain. In the event that a public agency acquires the Historic Property in whole or part by eminent domain or other similar action, this Agreement shall be cancelled and no cancellation fee imposed as provided by Government Code Section 50288.

17. Binding on Successors and Assigns. The covenants, benefits, restrictions, and obligations contained in this Agreement shall run with the land and shall be binding upon and inure to the benefit of all successors in interest and assigns of the Owners. Successors in interest and assigns shall have the same rights and obligations under this Agreement as the original Owners who entered into the Agreement.

18. 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.

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

20. Recordation. Within 20 days from the date of execution of this Agreement, the parties shall cause this Agreement to be recorded with the Office of the Recorder of the City and County of San Francisco. From and after the time of the recordation, this recorded Agreement shall impart notice to all persons of the parties' rights and obligations under the Agreement, as is afforded by the recording laws of this state.

21. 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.

22. 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.

23. 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 Owners have 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.

24. 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.

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

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

27. Signatures. This Agreement may be signed and dated in parts

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as follows:

CITY AND COUNTY OF SAN FRANCISCO:

By: \_\_\_\_\_ DATE: \_\_\_\_\_  
Joaquin Torres, Assessor-Recorder

By: \_\_\_\_\_ DATE: \_\_\_\_\_  
Sarah Dennis-Phillips, Director of Planning

APPROVED AS TO FORM:  
DAVID CHIU  
CITY ATTORNEY

By: \_\_\_\_\_ DATE: \_\_\_\_\_  
Peter Miljanich, Deputy City Attorney

OWNERS

By: \_\_\_\_\_ DATE: \_\_\_\_\_  
Owner

By: \_\_\_\_\_ DATE: \_\_\_\_\_  
Owner

OWNER(S)' SIGNATURE(S) MUST BE NOTARIZED.  
ATTACH PUBLIC NOTARY FORMS HERE.



**Office of the Assessor / Recorder - City and County of San Francisco  
Mills Act Valuation**



530 Jackson St

## OFFICE OF THE ASSESSOR-RECORDER - CITY &amp; COUNTY OF SAN FRANCISCO

## MILLS ACT VALUATION

<b>APN:</b>	0176-009	<b>Value Date:</b>	7/1/2025
<b>Address:</b>	530 Jackson St	<b>Application Date:</b>	NA
<b>SF Landmark No.:</b>	0	<b>Application Term:</b>	NA
<b>Applicant's Name:</b>	SFCA REAL ESTATE HOLDINGS LLC		
<b>Agt./Tax Rep./Atty:</b>	None	<b>Last Sale Date:</b>	2/28/2025
<b>Fee Appraisal Provided:</b>	None	<b>Last Sale Price:</b>	\$32,365,000

FACTORIED BASE YEAR (Roll) VALUE		RESTRICTED INCOME APPROACH		SALES COMPARISON APPROACH	
Land	\$22,655,500	Land	\$3,899,057	Land	\$17,726,224
Imps.	\$18,709,500	Imps.	\$3,219,943	Imps.	\$ 14,638,776
Personal Prop	\$0	Personal Prop	\$0	Personal Prop	\$0
<b>Total</b>	<b>\$41,365,000</b>	<b>Total</b>	<b>\$7,119,000</b>	<b>Total</b>	<b>\$ 32,365,000</b>

\*Sale price 2/28/2025 plus construction costs

## Property Description

<b>Property Type:</b>	Mixed-Use	<b>Year Built:</b>	1907	<b>Neighborhood:</b>	Jackson Square
<b>Type of Use:</b>	Mixed-Use	<b>(Total) Rentable Area:</b>	19,010	<b>Land Area:</b>	3,223
<b>Owner-Occupied:</b>		<b>Stories:</b>	5	<b>Zoning:</b>	C2
<b>Unit Types:</b>		<b>Parking Spaces:</b>	0		

**Total No. of Units:** 0

## Special Conditions (Where Applicable)

According to the owners or representatives, 4th floor is split into office and residential. It was confirmed that basement and 1st floor are retail while 2nd and 3rd floors are offices. It was also stated that "demo is on track to start at the end of August or early September and the timeline is roughly 18 months" and "hard cost estimates are roughly \$9MM, not including Mills Act." Per SF planning, the 4th and 5th floor are not part of the Mills Act area and will be valued at market cap rate.

Subject property is valued as of 07/01/2025 1) As is condition and 2) As if renovation has been completed and is fully rented out using the same configuration (retail, office and residential) as proposed use submitted by the owner(s) on both scenarios. Normally only one restricted income approach is used and compared with the Factored Base Year and Sales Comparison Approach with the lowest value recommended.

Floors 4-5 are not part of the Mills Act application and are assessed using market capitalization rate. T

A recent Chronicle article and owner(s) existing and proposed square footage confirms the 19,010 square footage. Any potential changes in square footage and other available market information may significantly impact the resulting values.

The benefits of the Mills Act will not materialize until after the \$12M renovation is completed and resulting additional value is added to the roll.

## Conclusions and Recommendations

	Per Unit	Per SF	Total
Factored Base Year Roll	Mixed-Use	\$2,176	\$41,365,000
Restricted Income Approach As Is	Mixed-Use	\$374	\$7,119,000
Restricted Income Approach Post Const	Mixed-Use	\$528	\$10,031,000
Sales Comparison Approach	Mixed-Use	\$1,703	\$32,365,000
<b>Recommended Value (Lesser of the three approaches)</b>		<b>\$528</b>	<b>\$7,119,000</b>

**Appraiser:** G. Tech

**Principal Appraiser:** R. Spencer

**Date:** 9/19/2025

**SUBJECT PHOTOGRAPHS AND LOCATOR MAP**

**Address:** 530 Jackson St

**APN:** 0176-009



# 530 Jackson Street

Standard method of measurement -ANSI/BOMA Z65.1-2024 OFFICE STANDARD



## Method A Summary (Short Version)

Floor Level	Boundary Area	Multi Occupant Floor Area	Single Occupant Floor Area	Load Factor A	Single Occupant Floor Load Factor	Rentable Area (W/o NATA)	Non-Allocated Tenant Area	Total Rentable Area (W/NATA)
B	2,777.81	1,764.14	2,195.62	1.3884	1.1156	2,449.33	0.00	2,449.33
1	2,868.35	2,020.56	2,020.56	1.0922	1.0922	2,206.84	0.00	2,206.84
2	2,864.01	1,871.83	2,221.73	1.4444	1.2169	2,703.67	0.00	2,703.67
3	2,919.23	1,906.84	2,256.75	1.4411	1.2177	2,748.01	0.00	2,748.01
4	2,962.79	2,056.46	2,244.18	1.3575	1.2240	2,791.69	0.00	2,791.69
5	2,902.13	1,703.70	1,984.90	1.4015	1.2030	2,387.82	357.36	2,745.18
PH	399.62	0.00	0.00	1.0000	1.0000	0.00	28.69	28.69
<b>Totals</b>	<b>17,693.95</b>	<b>11,323.53</b>	<b>12,923.73</b>			<b>15,287.35</b>	<b>386.05</b>	<b>15,673.40</b>

### NATA

Floor Level	Boundary Area	Multi Occupant Floor Area	Single Occupant Floor Area	Load Factor A	Single Occupant Floor Load Factor	Rentable Area (W/o NATA)	Non-Allocated Tenant Area	Total Rentable Area (W/NATA)
B	2,777.81	1,764.14	2,195.62	1.3884	1.1156	2,449.33	-	2,449.33
1	2,868.35	2,020.56	2,020.56	1.0922	1.0922	2,206.84	-	2,206.84
2	2,864.01	1,871.83	2,221.73	1.4444	1.2169	2,703.67	-	2,703.67
3	2,919.23	1,906.84	2,256.75	1.4411	1.2177	2,748.01	-	2,748.01
4	2,962.79	2,056.46	2,244.18	1.3575	1.2240	2,791.69	-	2,791.69
5	2,902.13	1,703.70	1,984.90	1.4015	1.2030	2,387.82	357.36	2,745.18
PH	399.62	-	-	1.0000	1.0000	-	28.69	28.69
	17,693.94	11,323.53	12,923.74			15,287.36	386.05	15,673.41

## RESTRICTED INCOME APPROACH AS IS CONDITION

**Address:** 530 Jackson St

**Lien Date:** 7/1/2025

	<u>Sq. Ft.</u>	<u>Annual Rent/SF</u>		
Potential Gross Income				
Basement Retail	3,280	x	\$36.94	\$ 121,163
1st Floor Retail	3,210	x	\$36.94	\$ 118,577
2nd Floor Office	3,210	x	\$32.67	\$ 104,871
3rd Floor Office	3,210	x	\$32.67	\$ 104,871
4th Floor	810	Residential (studio)	\$3,500	\$ 42,000
4th Floor	2,400	Office	\$32.67	\$ 78,408
5th Floor All	2,890	Residential	x	\$ 84,000
	<u>6,100</u>		<u>\$28.23</u>	<u>\$ 204,408</u>
		<u>12,910</u>	<u>\$44.98</u>	<u>\$ 449,482</u>
Less: Vacancy & Collection Loss		5%	\$ (22,474)	(\$10,220) 5%
Effective Gross Income			\$ 427,008	\$ 194,188
Less: Anticipated Operating Expenses (Pre-Property Tax)*		<b>3%</b>	\$ (12,810)	
Less: Anticipated Operating Expenses (Pre-Property Tax)		5%	<u>(\$9,709)</u>	<b>Market</b>
<b>Net Operating Income (Pre-Property Tax)</b>			<b>\$ 414,198</b>	<b>\$184,478</b>

### Restricted Capitalization Rate

2025 interest rate per State Board of Equalization	<b>Per SBE</b>	6.2500%	<b>Mills Act</b>	4.9500%	see Online Publications
Risk rate (4% owner occupied / 2% all other property types)		2.0000%			
2024 property tax rate **		1.1714%			
Amortization rate for improvements only					
Remaining economic life (in years)	<b>45</b>	0.0222	0.6667%		
Improvements constitute % of total property value	<b>30%</b>				
			<b>10.0881%</b>	<b>6.1214%</b>	
					REL estimate only and can change post renovation (not started yet).

### RESTRICTED VALUE ESTIMATE

MARKET VALUE ESTIMATE

TOTAL COMBINED VALUE

ROUNDED

<b>\$4,105,818</b>	<b>\$3,013,661</b>
<b>\$7,119,479</b>	
<b>\$7,119,000</b>	

## RESTRICTED INCOME APPROACH POST CONSTRUCTION

**Address:** 530 Jackson St

**Lien Date:** 7/1/2025

		<u>Sq. Ft.</u>	<u>Annual Rent/SF</u>				
Potential Gross Income							
Basement	Retail	3,280	X	\$56.00	\$ 183,680	Mills Act	
1st Floor	Retail	3,210	X	\$56.00	\$ 179,760	Mills Act	
2nd Floor	Office	3,210	X	\$55.00	\$ 176,550	Mills Act	
3rd Floor	Office	3,210	X	\$55.00	\$ 176,550	Mills Act	
4th Floor		810	Residential (studio)	\$3,500	\$ 42,000	Market	
4th Floor		2,400	Office	\$46.00	\$ 110,400	Market	
5th Floor	All	2,890	Residential	X	\$7,000	\$ 84,000	Market
		<u>6,100</u>		<u>\$38.75</u>	<u>\$ 236,400</u>		
		<u>12,910</u>		<u>\$55.50</u>	<u>\$ 716,540</u>		
Less: Vacancy & Collection Loss			5%		\$ (35,827) (\$11,820)	5%	
Effective Gross Income					\$ 680,713	\$ 224,580	
Less: Anticipated Operating Expenses (Pre-Property Tax)*			<b>3%</b>		\$ (20,421)		
Less: Anticipated Operating Expenses (Pre-Property Tax)			5%		<u><u>\$ (11,229)</u></u>	<b>Market</b>	
<b>Net Operating Income (Pre-Property Tax)</b>					<b>\$ 660,292</b>	<b>\$ 213,351</b>	

### Restricted Capitalization Rate

2025 interest rate per State Board of Equalization	<b>Per SBE</b>	6.2500%	<b>Mills Act</b>	4.9500%	see Online Publications
Risk rate (4% owner occupied / 2% all other property types)		2.0000%			
2024 property tax rate **		1.1714%			
Amortization rate for improvements only					
Remaining economic life (in years)	<b>45</b>	0.0222	0.6667%		
Improvements constitute % of total property value	<b>30%</b>				
			<b>10.0881%</b>	<b>6.1214%</b>	
					REL estimate only and can change post renovation (not started yet).

### **RESTRICTED VALUE ESTIMATE**

**MARKET VALUE ESTIMATE**

**TOTAL COMBINED VALUE**

**ROUNDED**

<b>\$6,545,274</b>	<b>\$3,485,330</b>
<b>\$10,030,604</b>	
<b>\$10,031,000</b>	

Existing & Proposed Areas

FLOOR	SQUARE FOOTAGE		PREVIOUS USE				PROPOSED USE					
Basement	3,280	SF	Bar:	3,280	SF		SF	Bar:	3,280	SF		SF
First Floor	3,210	SF	Restaurant/ Bar:	3,210	SF		SF	Restaurant/Bar:	3,210	SF		SF
Second Floor	3,210	SF	Office Suite:	3,210	SF		SF	Office Suite:	3,210	SF		SF
Third Floor	3,210	SF	Office Suite:	3,210	SF		SF	Office Suite:	3,210	SF		SF
Fourth Floor	3,210	SF	Office Suite/ Residential Unit	2,400	SF	810	SF	Office Suite/ Residential Unit	2,400	SF	810	SF
Fifth Floor	2,890	SF	Residential Suite:	2,890	SF		SF	Residential Suite:	2,890	SF		SF

19,010

18,200 810

18,200 810

## Rent Roll - Occupancy Summary

As of Date: 07/30/2025

Show Excluded Units: No

Show All Amounts: Monthly

**Property: 530 Jackson**

Unit	Lease Name	Lease Type	Lease From	Lease To	Term (Months)	Area	Base Rent	Rent Per Area	Recovery Per Area	Misc Per Area	Total Per Area	
B100	Vacant					2,449.00		2,449.00				
100	Vacant					2,207.00		2,207.00				
200	Law Offices Of Brian Larsen	Full Service gross	3/1/2025	7/31/2025	mtm	2,704.00	\$ 10,000.00	2,704.00				
300	Vacant					2,748.00		2,748.00				
400	Vacant					991		991.00				
450	Vacant					1,801.00		1,801.00				
500	Vacant					2,745.00		2,745.00				
Summary												
		<b>Total Units</b>	<b>Percentage</b>			<b>Total Area</b>	<b>Percentage</b>	<b>Total Base Rent</b>	<b>Total Rent Per Area</b>	<b>Total Recovery Per Area</b>	<b>Total Misc Per Area</b>	<b>Total Charges Per Area</b>
Occupied		1	17.00%			2,704.00	17.00%	\$ 10,000.00				
Vacant		6	83.00%			12,941.00	83.00%					
Totals		7	100%			15,645.00	100%					

Source: CBRE Research, Q2 2025.

The average core multifamily going-in cap rate fell by 6 basis points (bps) to 4.75% in Q2, while the average exit cap rate fell by 4 bps to 4.96%. Core unlevered IRR targets increased by 3 bps to 7.70%, largely due to a 100-bp increase in Denver because of short-term oversupply conditions. Core underwriting metrics are now in line with where they were in early 2023. The spread between going-in and exit cap rates for core assets increased to 20 bps in Q2. The spread is expected to increase over the next two years, with going-in cap rates compressing more than exit cap rates as the Fed cuts rates.

Source: [Link to CBRE](#)



Q1 and Q2 2025 published cap rates for commercial real estate

Based on the provided search results, here's a summary of published cap rates across various commercial real estate sectors for Q1 and Q2 2025:

#### Multifamily

- Q1 2025: Average core multifamily going-in cap rates fell to 4.83%, according to CBRE. Cap rates were stabilizing around 5.7% according to another source.
- Q2 2025: Average core multifamily going-in cap rates fell further to 4.75%, [according to CBRE](#). Value-add cap rates dropped to 5.20%. Apartment Cap Rates are also reported with ranges:
  - Suburban A Class: 5.75
  - Suburban B Class: 5.88
  - Suburban C Class: 6.25
  - Value Added Acquisition: 7.27

Source: [AI Overview](#)

Figure 3: Buyer Valuation Underwriting Assumptions for Core & Value-Add Multifamily Assets

Quarter	Average Annual Rent Growth Underwriting First 3 Years (%)		Unlevered IRR Target (%)		Going-in Cap Rate (%)		Exit Cap Rate (%)		Spread between going-in and exit cap rates (bps)	
	Core	Value-Add	Core	Value-Add	Core	Value-Add	Core	Value-Add	Core	Value-Add
Q2 2024	2.1	2.9	7.84	9.91	4.95	5.31	5.12	5.53	17	22
Q3 2024	2.5	3.0	7.75	9.69	4.90	5.16	5.05	5.41	15	25
Q4 2024	2.7	3.0	7.73	9.60	4.88	5.21	5.03	5.37	15	16
Q1 2025	2.7	3.1	7.67	9.60	4.81	5.28	5.00	5.39	19	11
Q2 2025	2.8	3.3	7.70	9.58	4.75	5.20	4.96	5.38	21	18
Movement in	%	%	bps	bps	bps	bps	bps	bps	bps	bps
Q3 2024	0.4	0.1	-9	-22	-5	-15	-7	-12	-2	3
Q4 2024	0.2	0.0	-2	-9	-2	5	-2	-4	0	-9
Q1 2025	0.0	0.1	-6	0	-7	7	-3	2	4	-5
Q2 2025	0.1	0.2	3	-2	-6	-8	-4	-1	2	7

Source: CBRE Research, Q2 2025.

Source: [Link to CBRE](#)

## CoStar Sales Comps

Comp ID	APN	Property Address	Submarket Name	Property Type	Secondary Type	Sale Date	Sale Price	Sale Price Comment	Sale Status	Building SF	Price Per SF	Vacancy	Floors	Year Built	Building Class	Parking	FAR	Market Time	Zoning	Actual Cap Rate	Pro Forma Cap Rate	Typical Floor (SF)	Star Rating	Land Area SF	Price Per SF Land	Sale Condition	Transaction Notes	
7176301	0164-030	325-333 Broadway	Jackson Square	Office	Office/Residential	5/7/2025	\$ 3,400,000	Confirmed	Sold	14,200	\$ 239.44		4	1921	C		4.07		C2, San Francisco				3,550	3 Star	3,485	\$ 975.61	High Vacancy Property, REO Sale	A private individual sold this 13,741 square foot, class c office building to another private individual for \$3,400,000, or approximately \$247.43 per square foot. The property was sold completely vacant. The capitalization rate is unable to be calculated due to the vacancy. This was also an REO sale. The brokers involved stated there is substantial renovations taking place currently including a rooftop cabana. The information in this comparable has been verified by the listing brokers and buyer broker.
7085252	0176-009	530 Jackson St	Jackson Square	Office		2/28/2025	\$ 32,365,000	Confirmed	Sold	15,615	\$ 2,072.69		4	1907	B		5.12		C-2, San Francisco				3,100	3 Star	3,049	\$ 10,614.96		Brick & Timber Collective acquired this 15,615 square foot office property from a private individual for \$32,365,000 or \$2,072 per square foot. The information in this comparable was sourced from public records.
6960507	0174-007	706 Sansome St	Jackson Square	Office		11/25/2024	\$ 7,550,000	Confirmed	Sold	12,604	\$ 599.02		4	1909	B		4.00	208	C2				3,151	3 Star	3,151	\$ 2,396.06		A private individual sold this 9,001 square foot, class b office building to another private individual for \$7,550,000, or approximately \$599.02 per square foot. This was an owner user sale. The property was on the market for 215 days. The buyer is planning to operate their business out of the location. The information in this comparable has been confirmed by the listing brokers.
6726805	0175-027	451 Pacific Ave	Jackson Square	Office		5/13/2024	\$ 8,750,000	Confirmed	Sold	10,264	\$ 852.49		5	1908	B		2.99	475	C-2, Community Business				2,053	3 Star	3,437	\$ 2,545.82	Historical Site	MXB Properties sold this 10,264 square foot class B office building to Thrive Capital for \$8,750,000 or approximately \$852.49 per square foot. The property was vacant at the time of sale therefore a capitalization rate is negligible. The property intends to be owner occupied. All information was confirmed via the listing broker and public record.

Accepted Sale Price	\$ 32,365,000	Allocation
Land	\$ 22,655,500	70%
Imps	\$ 9,709,500	30%

Subject property is right next to the Jony Ive acquisitions in the Jackson Square districts.  
This proximity impacts the higher sale price.

## CoStar Sales Map

The map displays a grid of streets in San Francisco, including Broadway, Kearny St, Columbus Ave, Pacific Ave, Montgomery St, Gold St, Jackson St, and Sansome St. A red 'S' marker is located on the corner of Columbus Ave and Kearny St. Three blue arrows numbered 1, 2, and 3 point to specific locations on the map, each corresponding to a real estate listing on the right.

**1**  **Sold Feb 2025 • \$32.4M (\$2.1k/SF)**  
Investment  
530 Jackson St  
San Francisco, CA 94133  
15,615 SF • Office • Built 1907, Renovated 1998  
REO Sale  
★★★★★ [+ VIEW MORE](#)

**2**  **Sold Nov 2024 • \$7.6M (\$599.02/SF)**  
Owner User - 208 Days on Market  
706 Sansome St  
San Francisco, CA 94111  
12,604 SF • Office • Built 1909, Renovated 1985  
★★★★★ [+ VIEW MORE](#)

**3**  **Sold May 2024 • \$8.8M (\$852.49/SF)**  
Owner User - 475 Days on Market  
451 Pacific Ave  
San Francisco, CA 94133  
10,264 SF • Office • Built 1908, Renovated 1980  
Historical Site  
★★★★★ [+ VIEW MORE](#)

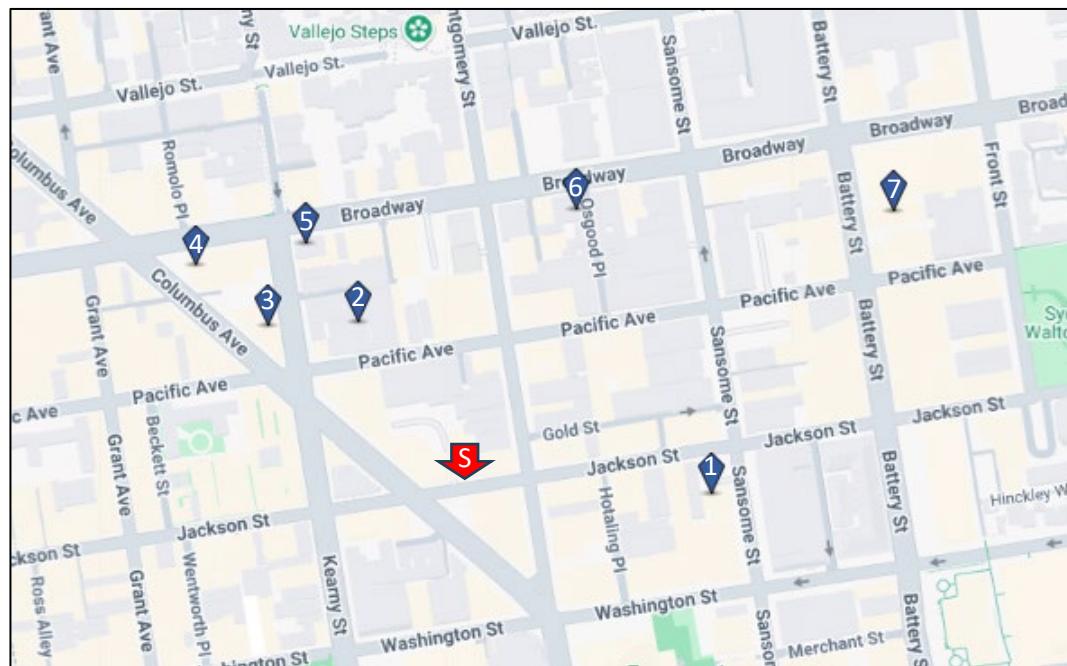
CoStar Office Comps

Sign Date	Start Date		Address	SulanarRet	City		SF Leased	Rent/ SF/ Yr	Services	Rent Type	Use	Lease Type	Term	Exp Date	Tenant	Lease Status	Deal Type	Move In Date	Mos on Mrkt	Comp ID	Market
Jun-25	Aug-25	Comp 3a	200-222 Columbus Ave	Jackson Square	San Francisco	3rd	1,348	\$ 39.00	FS	Asking	Office	Direct				Executed	New Lease	Aug-25	1 mo	281049621	San Francisco
May-25	Jul-25	Comp 1	619-621 Sansome St	Jackson Square	San Francisco	2nd	2,570	\$ 53.00	MG	Asking	Office	Direct	3 yrs	Jun-28		Executed	New Lease	Jul-25	1 mo	271373298	San Francisco
Feb-25	Mar-25	Comp 3b	200-222 Columbus Ave	Jackson Square	San Francisco	3rd	1,133	\$ 39.00	FS	Asking	Office	Direct	1 yrs	Mar-28		Executed	New Lease	Mar-25	8 mos	274457711	San Francisco
Dec-24	Jan-25	Comp 4	535-539 Broadway St	Jackson Square	San Francisco	1st	1,000	\$ 30.00	IG	Starting	Office	Direct	3 yrs	Jan-28		Executed	New Lease	Jan-25	18 mos	271817581	San Francisco
Sep-24	Oct-24	Comp 2	570-574 Pacific Ave	Jackson Square	San Francisco	3-4	8,196	\$ 54.00	IG	Asking	Office	Direct	5 yrs	Sep-29	Stuff by LUXE	Executed	New Lease	Oct-24	31 mos	269451631	San Francisco
Sep-24	Oct-24	Comp 3c	200-222 Columbus Ave	Jackson Square	San Francisco	2nd	100	\$ 54.00	FS	Asking	Office	Direct	1 yrs	Oct-25		Executed	New Lease	Oct-24	7 mos	269424941	San Francisco
Sep-24	Oct-24	Comp 6	99 Osgood Pl	Jackson Square	San Francisco	3-4,PENT	4,149	\$ 45.00		Asking	Office	Direct	3 yrs	Oct-27		Executed	New Lease	Oct-24	2 mos	268855021	San Francisco
Aug-24	Aug-24	Comp 5a	483-493 Broadway	Jackson Square	San Francisco	2nd	2,998	\$ 29.00		Asking	Office	Direct	1 yrs	Aug-25		Executed	New Lease	Sep-24	55 mos	267373721	San Francisco
Jun-24	Jul-24	Comp 7	724 Battery	Jackson Square	San Francisco	1st	4,234	\$ 55.00		Asking	Office	Direct				Executed	New Lease	Jul-24	3 mos	265812531	San Francisco
Jun-24	Jul-24	Comp 3d	200-222 Columbus Ave	Jackson Square	San Francisco	3rd	180	\$ 54.00	FS	Asking	Office	Direct	1 yrs	Jul-25		Executed	New Lease	Jul-24	4 mos	265290581	San Francisco

	Office	Count
Average	\$ 45.20	10
Median	\$ 49.00	10
Maximum	\$ 55.00	10
Minimum	\$ 29.00	10
Near 7/1/2025	\$ 46.00	2
Jan-Aug 25	\$ 40.25	4

USE

## CoStar Office Map



Show Criteria

**Basic Criteria**

Space Use	Office, Retail
Lease Type	Direct
Deal Type	New Lease, Renewal
Lease Status	Executed
Rental Rate Per SF Per Year (\$/SF/Yr)	\$1 to \$1999
Rent Type	Asking Rent, Effective Rent, Starting Rent

**Building Criteria**

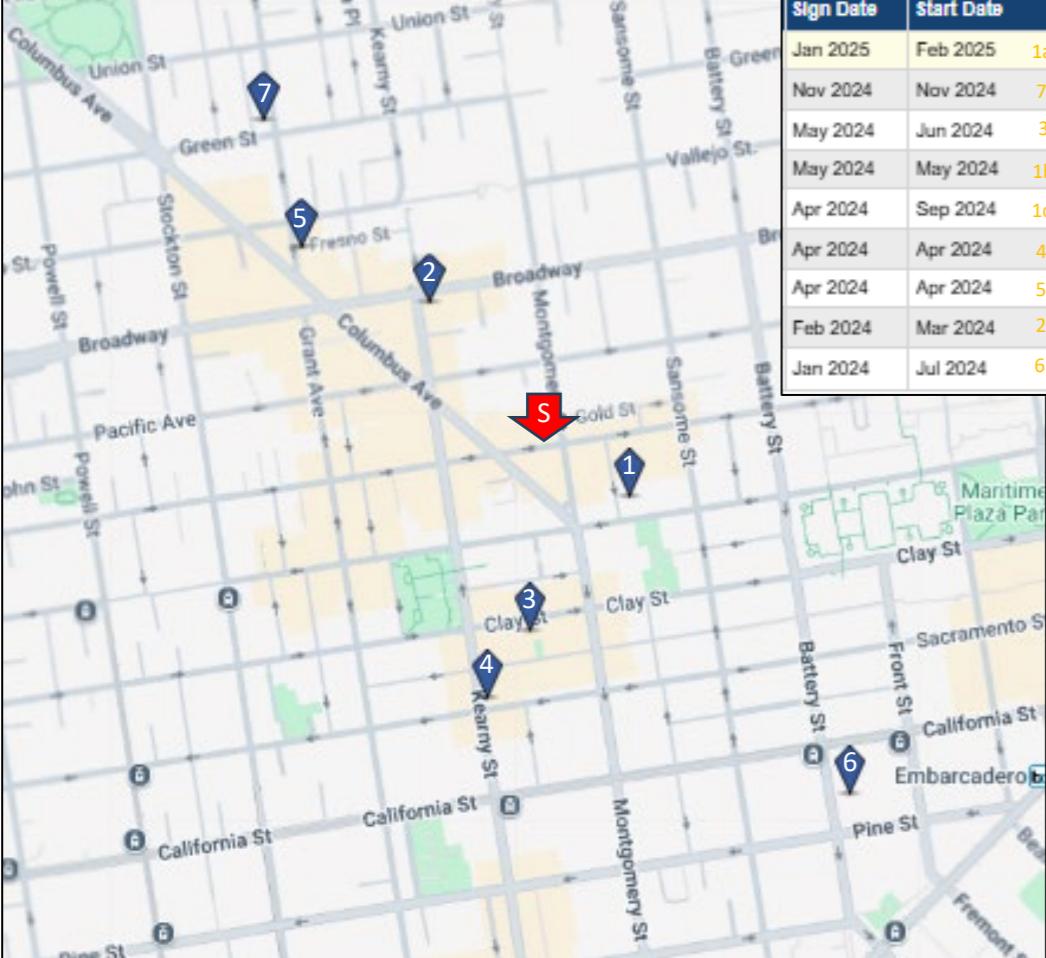
Type of Property	Office, Retail
Property Size	up to 20000 SF

**Geography Criteria**

Geography	User Defined Polygon Search
-----------	-----------------------------

**Lease Criteria**

Print Criteria Close



Sign Date	Start Date	Address	City	Floor	SF Leased	Rent/SF/Yr	Services	Rent Type	Use	Lease Type	Term	Exp Date	Tenant	Lease Status	Deal Type	Move-In Date	Mos on Mrkt	Free Rent	Suite
Jan 2025	Feb 2025	1a 520-550 Washington St	San Francisco	1st	1,965	\$56.60	IG	Effective	Retail	Direct	3 yrs	Jan 2028	Branch Furniture	Executed	New Lease	Feb 2025	20 Mos	0 Mos	524
Nov 2024	Nov 2024	7 1401-1415 Grant Ave	San Francisco	1st	1,000	\$60.00		Asking	Retail	Direct	5 yrs	Nov 2029		Executed	New Lease	Nov 2024	7 Mos		
May 2024	Jun 2024	3 643 Clay St	San Francisco	LL,GRND	1,622	\$80.04		Asking	Retail	Direct	5 yrs 5 mos	Nov 2029		Executed	New Lease	Jun 2024	29 Mos		
May 2024	May 2024	1b 520-550 Washington St	San Francisco	1st	1,946	\$34.88	IG	Effective	Retail	Direct	3 yrs	May 2027	Joe Hamer Salon	Executed	New Lease	May 2024	20 Mos	2 Mos	
Apr 2024	Sep 2024	1c 520-550 Washington St	San Francisco	1st	2,058	\$50.00	IG	Starting	Retail	Direct	5 yrs	Sep 2029	Rebecca Camacho Presents LLC	Executed	New Lease	Sep 2024	13 Mos		
Apr 2024	Apr 2024	4 600-602 Kearny St	San Francisco	1st	450	\$180.00	NNN	Asking	Office/Retail	Direct				Executed	New Lease	Apr 2024	5 Mos		
Apr 2024	Apr 2024	5 1226-1230 Grant Ave	San Francisco	1st	850	\$45.20		Asking	Retail	Direct				Executed	New Lease	Apr 2024	9 Mos		
Feb 2024	Mar 2024	2 483-493 Broadway	San Francisco	1st	2,998	\$39.00		Asking	Retail	Direct	10 yrs	Feb 2034	The Pottery Studio	Executed	New Lease	Mar 2024	40 Mos		
Jan 2024	Jul 2024	6 130 Battery St	San Francisco	GRND	5,016	\$62.50		Starting	Retail	Direct	1 yr	Jun 2025	Flagstar Bank NA	Executed	Renewal	Jul 2024			

Comps	Average	Count	Criteria
1a	\$ 56.00	1	date
1a & 7	\$ 58.00	2	date
1-3	\$ 51.98	5	proximity
1-5	\$ 69.30	5	proximity
1-7	\$ 67.51	9	proximity

Comps	Leased SF	Rents
1a	1,965	\$ 56.00
7	1,000	\$ 60.00
3	1,622	\$ 80.04
1b	1,946	\$ 34.88
1c	2,058	\$ 50.00
4	450	\$ 180.00
5	850	\$ 45.20
2	2,998	\$ 39.00
6	5,016	\$ 62.50

Show Criteria

**Basic Criteria**

Space Use: Retail  
Lease Type: Direct  
Deal Type: New Lease, Renewal  
Lease Status: Executed  
Rental Rate Per SF Per Year (\$/SF/Yr): \$1 to \$1999  
Rent Type: Asking Rent, Effective Rent, Starting Rent

**Geography Criteria**

Geography: User Defined Search

**Lease Criteria**

Start Date: from 01/01/2024

[Print Criteria](#) [Close](#)

(Residential

Listing #	MLS Origin	Property Subtype	Type	Subtype Description	Status	Contractual Date	List/Close \$	Leasing Price	Street Number Name Direction	City	County	Area/District	BD	BA	BD	BA	SqFt	Date Available	
425023955	SFAR	Condominium	CNDO	Low-Rise (1-3),Luxury, Mid- Rise (4-8)	Closed	04/25/25	\$2,745/mo	\$2,745	/mo	942 Market St #601	San Francisco	San Francisco	SF District 8	1	1 (1 0)	1	1 0	769	03/26/25
425027437	SFAR	Condominium	CNDO	Full,Hi-Rise (9+),Luxury	Closed	05/19/25	\$3,950/mo	\$3,950	/mo	201 Sansome St #301	San Francisco	San Francisco	SF District 8	1	1 (1 0)	1	1 0	677	05/01/25

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U.S. Patent 6,910,045

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Average	\$3,348
USE	\$3,500

## (Residential Lease)

Listing #	MLS Origin	Property Subtype	Type	Subtype Description	Status	Contractual Date	List/ Close \$	Leasing Price	Street Number Name Direction	City	County	Area/District	BD	BA	SqFt	Date Available
425031576	SFAR	Condominium	CNDO	Hi-Rise (9+),Luxury	Closed	06/01/25	\$8,100/mo	\$ 8,100 /mo	333 Bush St #3806	San Francisco	San Francisco	SF District 8	2	2 (2 0)	1,668	04/18/25
425027437	SFAR	Condominium	CNDO	Full,Hi-Rise (9+),Luxury	Closed	05/19/25	\$3,950/mo	\$ 3,950 /mo	201 Sansome St #301	San Francisco	San Francisco	SF District 8	1	1 (1 0)	677	05/01/25
425023955	SFAR	Condominium	CNDO	Low-Rise (1-3),Luxury,Mid- Rise (4-8)	Closed	04/25/25	\$2,745/mo	\$ 2,745 /mo	942 Market St #601	San Francisco	San Francisco	SF District 8	1	1 (1 0)	769	03/26/25
425016760	SFAR	Condominium	CNDO	Hi-Rise (9+),Luxury	Closed	04/07/25	\$6,990/mo	\$ 6,990 /mo	611 Washington St #2109L	San Francisco	San Francisco	SF District 8	1	2 (2 0)	1,800	03/04/25
425013294	SFAR	Condominium	CNDO	Hi-Rise (9+),Luxury	Closed	03/08/25	\$15,400/mo	\$ 15,400 /mo	690 Market St #1704	San Francisco	San Francisco	SF District 8	3	3 (3 0)	1,900	02/20/25
425010207	SFAR	Condominium	CNDO	Hi-Rise (9+),Luxury	Closed	03/05/25	\$7,750/mo	\$ 7,750 /mo	690 Market St #2201	San Francisco	San Francisco	SF District 8	2	2 (2 0)	1,680	04/11/25
425008116	SFAR	Condominium	CNDO	Hi-Rise (9+),Modified	Closed	03/04/25	\$4,250/mo	\$ 4,250 /mo	946 Stockton St #14E	San Francisco	San Francisco	SF District 8	3	2 (2 0)	975	03/01/25
81985705	MLSL	Condominium	CNDO	Attached	Closed	12/26/24	\$5,250/mo	\$ 5,250 /mo	333 Bush St #3805	San Francisco	San Francisco	SF District 8	2	2 (2 0)	1,785	11/04/24
424054898	SFAR	Condominium	CNDO	Luxury	Closed	10/11/24	\$9,000/mo	\$ 9,000 /mo	288 Pacific Ave #4D	San Francisco	San Francisco	SF District 8	2	3 (2 1)	1,485	08/05/24
424003899	SFAR	Condominium	CNDO	Luxury	Closed	09/25/24	\$9,500/mo	\$ 9,500 /mo	288 Pacific Ave #2H	San Francisco	San Francisco	SF District 8	2	3 (2 1)	1,248	03/01/24
424054662	SFAR	Condominium	CNDO	Luxury,Mid-Rise (4-8)	Closed	08/30/24	\$8,300/mo	\$ 8,300 /mo	288 Pacific Ave #PHC	San Francisco	San Francisco	SF District 8	2	2 (2 0)	1,453	09/14/23
424032819	SFAR	Condominium	CNDO	Luxury	Closed	07/31/24	\$9,750/mo	\$ 9,750 /mo	288 Pacific Ave #4D	San Francisco	San Francisco	SF District 8	2	3 (2 1)	1,485	05/15/24
424048699	SFAR	Condominium	CNDO	Attached,Hi-Rise (9+),Luxury	Closed	07/25/24	\$4,850/mo	\$ 4,850 /mo	690 Market St #1605	San Francisco	San Francisco	SF District 8	1	2 (1 1)	1,050	09/01/24
424024600	SFAR	Condominium	CNDO	Hi-Rise (9+)	Closed	06/20/24	\$19,000/mo	\$ 19,000 /mo	690 Market St #2402	San Francisco	San Francisco	SF District 8	2	3 (2 1)	3,023	04/16/24
424014597	SFAR	Condominium	CNDO	Hi-Rise (9+),Luxury	Closed	06/01/24	\$4,500/mo	\$ 4,500 /mo	611 Washington St #2306	San Francisco	San Francisco	SF District 8	1	2 (1 1)	1,241	04/01/24
424014373	SFAR	Condominium	CNDO	Hi-Rise (9+),Luxury	Closed	03/30/24	\$5,000/mo	\$ 5,000 /mo	333 Bush St #3801	San Francisco	San Francisco	SF District 8	2	2 (2 0)	1,320	03/08/24
424004575	SFAR	Condominium	CNDO	Low-Rise (1-3)	Closed	03/08/24	\$7,500/mo	\$ 7,500 /mo	640 Davis St #19	San Francisco	San Francisco	SF District 8	3	3 (3 0)	1,836	01/24/24
423910528	SFAR	Condominium	CNDO	Attached,Hi-Rise (9+),Luxury	Closed	02/23/24	\$9,000/mo	\$ 9,000 /mo	690 Market St #2202	San Francisco	San Francisco	SF District 8	2	2 (2 0)	1,396	09/18/23
423925064	SFAR	Condominium	CNDO	Hi-Rise (9+)	Closed	02/01/24	\$4,200/mo	\$ 4,200 /mo	333 Bush St #4202	San Francisco	San Francisco	SF District 8	2	2 (2 0)	1,250	12/01/23
423733311	SFAR	Condominium	CNDO	Hi-Rise (9+),Luxury	Closed	01/16/24	\$5,000/mo	\$ 5,000 /mo	333 Bush St #4003	San Francisco	San Francisco	SF District 8	2	2 (2 0)	1,668	05/01/23

ALL \$ 7,502  
 SELECTED \$ 7,049

1,485	\$ 60.60
1,429	\$ 59.18

## 2023 MILLS ACT APPLICATIONS

## ASSESSOR PRELIMINARY VALUATIONS

As of July 1, 2025

Upon recording of the Mills Act contract by December 31, 2025 the first year of the Mills Act Value will be for the 2026-2027 fiscal year

APN	Address	Property Type	Owner Occupied	Year Built	Square Feet	2023 Factored Base Year Value	Restricted Income Approach Value	Market Value	Taxable Mills Act Value	Reduction in Assessed Value	Percentage % Reduction From FBYV	2024 * Property Tax Rate	Estimated Property Taxes without Mills Act	Estimated Property Taxes with Mills Act	Estimated Property Tax Savings
4040-026	331 Pennsylvania	Condo Apartment	No	1916	8,200	\$7,642,497	\$4,941,000	\$7,963,200	\$4,941,000	(\$3,022,200)	-39.54%	1.1714%	\$93,281	\$57,879	(\$35,402)
0176-009	530 Jackson	Mixed-Used	No	1907	19,010	\$41,365,000	\$7,119,000	\$32,365,000	\$10,031,000	(\$22,334,000)	-59.40%	1.1714%	\$379,124	\$117,503	(\$261,620)
3731-094	1035 Howard	Industrial	No	1930	60,700	\$20,000,000	\$6,882,000	\$34,500,000	\$12,248,000	(\$22,252,000)	-64.19%	1.1714%	\$404,133	\$143,473	(\$260,660)

Remarks: (a) 2026 property tax rate will not be established until late September 2025. Estimated tax savings based upon prior year's 2024 tax rate.

(b) Historical property contract must be recorded by December 31, 2025

(c) Mills Act valuation becomes effective as of January 1, 2026 for the Fiscal year July 1, 2026 to June 30, 2027

(d) 530 Jackson and 1035 Howard have planned construction starting mid to late 2025. These constructions are assumed completed as of valuation date 07/01/2025



# HISTORIC PRESERVATION COMMISSION RESOLUTION NO. 1493

**HEARING DATE: OCTOBER 15, 2025**

**Record No.:** 2025-003698MLS  
**Project Address:** 530 Jackson Street  
**Zoning:** C-2 – Community Business  
**Height & Bulk:** 65-A Height and Bulk District  
**Historic Status:** Jackson Square Historic District  
**Block/Lot:** 0176/009  
**Project Sponsor:** Michael McDonald  
**Property Owner:** SFCA Real Estate Holdings LLC  
**Staff Contact:** Shannon Ferguson – (628) 652-7354  
shannon.ferguson@sfgov.org

ADOPTING FINDINGS RECOMMENDING TO THE BOARD OF SUPERVISORS APPROVAL OF THE DRAFT MILLS ACT HISTORICAL PROPERTY CONTRACT, REHABILITATION PROGRAM, AND MAINTENANCE PLAN FOR 530 Jackson Street.

WHEREAS, The Mills Act, California Government Code Sections 50280 et seq. authorizes local governments to enter into contracts with owners of private historical property who assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property; and

WHEREAS, In accordance with Article 1.9 (commencing with Section 439) of Chapter 3 of Part 2 of Division 1 of the California Revenue and Taxation Code, the City and County of San Francisco may provide certain property tax reductions, such as those provided for in the Mills Act; and

WHEREAS, Ordinance No. 191-96 amended the San Francisco Administrative Code by adding Chapter 71, to implement the Mills Act locally; and

WHEREAS, The Planning Department has determined that the actions contemplated in this Resolution are categorically exempt from with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) under CEQA Guidelines Section 15331; and

WHEREAS, The existing building located at 530 Jackson Street is a contributor to the Jackson Square Historic District pursuant to Article 10 of the Planning Code and

WHEREAS, The Planning Department has reviewed the Mills Act Application, draft Historical Property Contract, Rehabilitation Program, and Maintenance Plan for 530 Jackson Street, which are contained in Case No. 2025-003876MLS. The Planning Department recommends approval of the draft Mills Act Historical Property Contract, Rehabilitation Program, and Maintenance Plan; and

WHEREAS, The Historic Preservation Commission (HPC) recognizes the historic building at 530 Jackson Street as a qualified historical property, agrees with the Planning Department's recommendation, and believes the Rehabilitation Program and Maintenance Plan are appropriate for the property; and

WHEREAS, At a duly noticed public hearing held on October 15, 2025, the HPC reviewed documents and correspondence and heard oral testimony on the Mills Act Application, Draft Historical Property Contract, Rehabilitation Program, and Maintenance Plan for 530 Jackson Street; now, therefore, be it

RESOLVED, That the HPC hereby recommends that the Board of Supervisors approve the Draft Mills Act Historical Property Contract, including the Rehabilitation Program (Exhibit A to the Contract) and Maintenance Plan (Exhibit B to the Contract), for the historic building located at 530 Jackson Street, attached herein, and fully incorporated by this reference; and be it

FURTHER RESOLVED, That the HPC hereby directs its Commission Secretary to transmit this Resolution, the Draft Mills Act Historical Property Contract, including the Rehabilitation Program, and Maintenance Plan for 530 Jackson Street, and other pertinent materials in the case file 2025-003876MLS to the Board of Supervisors.

I hereby certify that the foregoing Resolution was ADOPTED by the Historic Preservation Commission on October 15, 2025.



Jonas P. Ionin  
Commissions Secretary

AYES: Cox, Tsern Strang, Baroni, Baldauf, Vergara, Foley, Matsuda

NOES: None

ABSENT: None

ADOPTED: October 15, 2025

## EXHIBITS A & B

Mills Act Historical Property Contract, including the Rehabilitation Program (Exhibit A), and Maintenance Plan (Exhibit B) for the historic building located at 530 Jackson Street.

Recording Requested by, and  
when recorded, send notice to:  
Shannon Ferguson  
49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103

## **CALIFORNIA MILLS ACT HISTORIC PROPERTY AGREEMENT**

THIS AGREEMENT is entered into by and between the City and County of San Francisco, a California municipal corporation ("City") and SFCA Real Estate Holdings LLC ("Owners").

### **RECITALS**

Owners are the owners of the property located at 530 Jackson Street Street, in San Francisco, California (Block 0176, Lot 009), as more particularly described in Exhibit C attached hereto. The building located at 530 Jackson Street is designated as a contributor to the Jackson Square Historic District pursuant to Article 10 of the Planning Code, and is also known as the "Historic Property". The Historic Property is a Qualified Historic Property, as defined under California Government Code Section 50280.1.

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 two hundred thirty eight thousand and two hundred eighty five dollars (\$238,285.00). (See Rehabilitation Plan, Exhibit A.) Owners' application calls for the maintenance of the Historic Property according to established preservation standards, which is estimated will cost approximately three thousand eight hundred dollars (\$19,530) annually (See Maintenance Plan, Exhibit B).

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 reduce their property taxes, or to prevent increases in 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 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:

1. Application of Mills Act. The benefits, privileges, restrictions and obligations provided for in the Mills Act shall be applied to the Historic Property during the time that this Agreement is in effect commencing from the date of recordation of this Agreement.

2. Rehabilitation of the Historic Property. Owners shall undertake and complete the work set forth in Exhibit A ("Rehabilitation Plan") attached hereto according to certain standards and requirements. Such standards and requirements shall include, but not be limited to: the Secretary of the Interior's Standards for the Treatment of Historic Properties ("Secretary's Standards"); the rules and regulations of the Office of Historic Preservation of the California Department of Parks and Recreation ("OHP Rules and Regulations"); the State Historical Building Code as determined applicable by the City; all applicable building safety standards; and the requirements of the Historic Preservation Commission, the Planning Commission, and the Board of Supervisors, including but not limited to any Certificates of Appropriateness approved under Planning Code Article 10. The Owners shall proceed diligently in applying for any necessary permits for the work and shall apply for such permits within no more than six (6) months after recordation of this Agreement, shall commence the work within six (6) months of receipt of necessary permits, and shall complete the work within three (3) years from the date of receipt of permits. Upon written request by the Owners, the Zoning Administrator, at his or her discretion, may grant an extension of the time periods set forth in this paragraph. Owners may apply for an extension by a letter to the Zoning Administrator, and the Zoning Administrator may grant the extension by letter without a hearing. Work shall be deemed complete when the Director of Planning determines that the Historic Property has been rehabilitated in accordance with the standards set forth in this Paragraph. Failure to timely complete the work shall result in cancellation of this Agreement as set forth in Paragraphs 12 and 13 herein.

3. Maintenance. Owners shall maintain the Historic Property during the time this Agreement is in effect in accordance with the standards for maintenance set forth in Exhibit B ("Maintenance Plan"), the Secretary's Standards; the OHP Rules and Regulations; the State Historical Building Code as determined applicable by the City; all applicable building safety standards; and the requirements of the Historic Preservation Commission, the Planning Commission, and the Board of Supervisors, including but not limited to any Certificates of Appropriateness approved under Planning Code Article 10.

4. Damage. Should the Historic Property incur damage from any cause whatsoever, which damages fifty percent (50%) or less of the Historic Property, Owners shall replace and repair the damaged area(s) of the Historic Property. For repairs that do not require a permit, Owners shall commence the repair work within thirty (30) days of incurring the damage and shall diligently prosecute the repair to completion within a reasonable period of time, as determined by the City. Where specialized services are required due to the nature of the work and the historic character of the features damaged, "commence the repair work" within the meaning of this paragraph may include contracting for repair services. For repairs that require a permit(s), Owners shall proceed diligently in applying for any necessary permits for the work and shall apply for such permits within no more than sixty (60) days after the damage has been incurred, commence the repair work within one hundred twenty (120) days of receipt of the required permit(s), and shall diligently prosecute the repair to completion within a reasonable period of time, as determined by the City. Upon written request by the Owners, the Zoning Administrator, at his or her discretion, may grant an extension of the time periods set forth in this paragraph. Owners may apply for an extension by a letter to the Zoning Administrator, and the Zoning Administrator may grant the extension by letter without a hearing. All repair work shall comply with the design and standards established for the Historic Property in Exhibits A and B attached hereto and Paragraph 3 herein. In the case of damage to twenty percent (20%) or more of the Historic Property due to a catastrophic event, such as an earthquake, or in the case of damage from any cause whatsoever that destroys more than fifty percent (50%) of the Historic Property, the City and Owners may mutually agree to terminate this Agreement. Upon such termination, Owners shall not be obligated to pay the cancellation fee set forth in Paragraph 13 of this Agreement. Upon such termination, the City shall assess the full value of the Historic Property without regard to any restriction imposed upon the Historic Property by this Agreement and Owners shall

pay property taxes to the City based upon the valuation of the Historic Property as of the date of termination.

5. Insurance. Owners shall secure adequate property insurance to meet Owners' repair and replacement obligations under this Agreement and shall submit evidence of such insurance to the City upon request.

6. Inspections and Compliance Monitoring. Prior to entering into this Agreement and every five years thereafter, and upon seventy-two (72) hours advance notice, Owners shall permit any representative of the City, the Office of Historic Preservation of the California Department of Parks and Recreation, or the State Board of Equalization, to inspect of the interior and exterior of the Historic Property, to determine Owners' compliance with this Agreement. Throughout the duration 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 ("Term"). As provided in Government Code section 50282, one year shall be added automatically to the Term, on each anniversary date of this Agreement, unless notice of nonrenewal is given as set forth in Paragraph 9 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. Notice of Nonrenewal. If in any year of this Agreement either the Owners or the City desire 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 either party serves notice of nonrenewal of this Agreement, this Agreement shall remain in effect for the balance of the period remaining since the original execution or the last renewal of the Agreement, as the case may be. Thereafter, the Owners shall pay property taxes to the City without regard to any restriction imposed on the Historic Property by this Agreement, and based upon the Assessor's determination of the fair market value of the Historic Property as of expiration of this Agreement.

10. Payment of Fees. As provided for in Government Code Section 50281.1 and San Francisco Administrative Code Section 71.6, upon filing an application to enter into a Mills Act Agreement with the City, Owners shall pay the City the reasonable costs related to the preparation and approval of the Agreement. In addition, Owners shall pay the City for the actual costs of inspecting the Historic Property, as set forth in Paragraph 6 herein.

11. 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 as set forth in Exhibit B, 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 or requests for information, as provided in Paragraph 6 herein;
- (e) Owners' failure to pay any fees requested by the City as provided in Paragraph 10 herein;
- (f) Owners' failure to maintain adequate insurance for the replacement cost of the Historic Property, as required by Paragraph 5 herein; or
- (g) Owners' failure to comply with any other provision of this Agreement.

An event of default shall result in Cancellation of this Agreement as set forth in Paragraphs 12 and 13 herein, and payment of the Cancellation Fee and all property taxes due upon the Assessor's determination of the full value of the Historic Property as set forth in Paragraph 13 herein. In order to determine whether an event of default has occurred, the Board of Supervisors shall conduct a public hearing as set forth in Paragraph 12 herein prior to cancellation of this Agreement.

12. Cancellation. As provided for in Government Code Section 50284, City may initiate proceedings to cancel this Agreement if it makes a reasonable determination that Owners have breached any condition or covenant contained in this Agreement, has defaulted as provided in Paragraph 11 herein, or has allowed the Historic Property to deteriorate such that the safety and integrity of the Historic Property is threatened or it would no longer meet the standards for a Qualified Historic Property. In order to cancel this Agreement, City shall provide notice to the Owners and to the public and conduct a public hearing before the Board of Supervisors as provided for in Government Code Section 50285. The Board of Supervisors shall determine whether this Agreement should be cancelled.

13. Cancellation Fee. If the City cancels this Agreement as set forth in Paragraph 12 above, and as required by Government Code Section 50286, Owners shall pay a Cancellation Fee of twelve and one-half percent (12.5%) of the fair market value of the Historic Property at the time of cancellation. The City Assessor shall determine fair market value of the Historic Property without regard to any restriction imposed on the Historic Property by this Agreement. The Cancellation Fee shall be paid to the City Tax Collector at such time and in such manner as the City shall prescribe. As of the date of cancellation, the Owners shall pay property taxes to the City without regard to any restriction imposed on the Historic Property by this Agreement and based upon the Assessor's determination of the fair market value of the Historic Property as of the date of cancellation.

14. Enforcement of Agreement. In lieu of the above provision to cancel the Agreement, the City may bring an action to specifically enforce or to enjoin any breach of any condition or covenant of this Agreement. Should the City determine that the Owners has breached this Agreement, the City shall give the Owners written notice by registered or certified mail setting forth the grounds for the breach. If the Owners do not correct the breach, or do not undertake and diligently pursue corrective action to the reasonable satisfaction of the City within thirty (30) days from the date of receipt of the notice, then the City may, without further notice, initiate default procedures under this Agreement as set forth in Paragraph 12 and bring any action necessary to enforce the obligations of the Owners set forth in this Agreement. The City does not waive any claim of default by the Owners if it does not enforce or cancel this Agreement.

15. Indemnification. The Owners shall indemnify, defend, and hold harmless the City and all of its boards, commissions, departments, agencies, agents and employees (individually and collectively, the "City") from and against any and all liabilities, losses, costs, claims, judgments, settlements, damages, liens, fines, penalties and expenses incurred in connection with or arising in whole or in part from: (a) any accident, injury to or death of a person, loss of or damage to

property occurring in or about the Historic Property; (b) the use or occupancy of the Historic Property by the Owners, their Agents or Invitees; (c) the condition of the Historic Property; (d) any construction or other work undertaken by Owners on the Historic Property; or (e) any claims by unit or interval Owners for property tax reductions in excess those provided for under this Agreement. This indemnification shall include, without limitation, reasonable fees for attorneys, consultants, and experts and related costs that may be incurred by the City and all indemnified parties specified in this Paragraph and the City's cost of investigating any claim. In addition to Owners' obligation to indemnify City, Owners specifically acknowledge and agree that they have an immediate and independent obligation to defend City from any claim that actually or potentially falls within this indemnification provision, even if the allegations are or may be groundless, false, or fraudulent, which obligation arises at the time such claim is tendered to Owners by City, and continues at all times thereafter. The Owners' obligations under this Paragraph shall survive termination of this Agreement.

16. Eminent Domain. In the event that a public agency acquires the Historic Property in whole or part by eminent domain or other similar action, this Agreement shall be cancelled and no cancellation fee imposed as provided by Government Code Section 50288.

17. Binding on Successors and Assigns. The covenants, benefits, restrictions, and obligations contained in this Agreement shall run with the land and shall be binding upon and inure to the benefit of all successors in interest and assigns of the Owners. Successors in interest and assigns shall have the same rights and obligations under this Agreement as the original Owners who entered into the Agreement.

18. 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.

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

20. Recordation. Within 20 days from the date of execution of this Agreement, the parties shall cause this Agreement to be recorded with the Office of the Recorder of the City and County of San Francisco. From and after the time of the recordation, this recorded Agreement shall impart notice to all persons of the parties' rights and obligations under the Agreement, as is afforded by the recording laws of this state.

21. 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.

22. 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.

23. 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 Owners have 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.

24. 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.

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

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

27. Signatures. This Agreement may be signed and dated in parts

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as follows:

CITY AND COUNTY OF SAN FRANCISCO:

By: \_\_\_\_\_ DATE: \_\_\_\_\_  
Joaquin Torres, Assessor-Recorder

By: \_\_\_\_\_ DATE: \_\_\_\_\_  
Sarah Dennis-Phillips, Director of Planning

APPROVED AS TO FORM:  
DAVID CHIU  
CITY ATTORNEY

By: \_\_\_\_\_ DATE: \_\_\_\_\_  
Peter Miljanich, Deputy City Attorney

OWNERS

By: \_\_\_\_\_ DATE: \_\_\_\_\_  
Owner

By: \_\_\_\_\_ DATE: \_\_\_\_\_  
Owner

OWNER(S)' SIGNATURE(S) MUST BE NOTARIZED.  
ATTACH PUBLIC NOTARY FORMS HERE.

## **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.

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## **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.

## **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.

## **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.

## **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.

## **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.

## **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: #	Building Feature:
<input type="checkbox"/> Maintenance <input type="checkbox"/> Rehab/Restoration <input type="checkbox"/> Completed <input type="checkbox"/> Proposed	
Contract year work completion: Annually	
Total Cost: \$	
Description of work:	

## **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: #	Building Feature:
<input type="checkbox"/> Maintenance <input type="checkbox"/> Rehab/Restoration <input type="checkbox"/> Completed <input type="checkbox"/> Proposed	
Contract year work completion: Annually	
Total Cost: \$	
Description of work:	

## **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.

## **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: #	Building Feature:
<input type="checkbox"/> Maintenance <input type="checkbox"/> Rehab/Restoration <input type="checkbox"/> Completed <input type="checkbox"/> Proposed	
Contract year work completion: Annually	
Total Cost: \$	
Description of work:	

## **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: #	Building Feature:
<input type="checkbox"/> Maintenance <input type="checkbox"/> Rehab/Restoration <input type="checkbox"/> Completed <input type="checkbox"/> Proposed	
Contract year work completion: Annually	
Total Cost: \$	
Description of work:	

## **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.



# 2025 MILLS ACT HISTORICAL PROPERTY CONTRACTS EXECUTIVE SUMMARY

**HEARING DATE: OCTOBER 15, 2025**

**Record No.:** 2025-003698MLS  
**Project Address:** 331 Pennsylvania Avenue  
**Historic District:** National Register of Historic Places  
**Zoning:** RH-2 – Residential-House, Two Family Zoning District, 40-X Height and Bulk District  
**Block/Lot:** 4040/034, 035, 036, 037, 038, 039, 040  
**Project Sponsor:** Nibbi Brothers General Contractors  
**Property Owner:** Nibello LLC

**Record No.:** 2025-003876MLS  
**Project Address:** 530 Jackson Street  
**Historic District:** Article 10 Jackson Square Historic District  
**Zoning:** C-2 Community Business, 65-A Height and Bulk District  
**Block/Lot:** 0176/009  
**Project Sponsor:** Michael McDonald  
**Property Owner:** SFCA Real Estate Holdings

**Record No.:** 2025-003728MLS  
**Project Address:** 1035 Howard Street  
**Historic District:** Article 11 Category II - Significant Building  
**Zoning:** MUG – Mixed Use-General, 65-X Height and Bulk District  
**Block/Lot:** 3731/094  
**Project Sponsor:** John Sweeney  
**Property Owner:** 1035 Howard LLC

**Staff Contact:** Shannon Ferguson - 628-652-7354  
[Shannon.Ferguson@sfgov.org](mailto:Shannon.Ferguson@sfgov.org)

## Property Description

331 Pennsylvania Avenue is listed on the National Register of Historic Places. It is located on the east side of Pennsylvania Avenue between 18<sup>th</sup> and 19<sup>th</sup> streets, Assessor's Block 4040, Lots 034, 035, 036, 037, 038, 039, 040.

The subject property is located within a RH-2 – Residential-House, Two Family Zoning District, 40-X Height and Bulk District. 331 Pennsylvania Avenue is a two-story over raised basement reinforced concrete, Renaissance Revival style former hospital building clad in stucco and capped with a flat roof. The former Union Iron Works Hospital was constructed in 1916 by Bethlehem Steel Company and designed by architect of merit Frederick H. Meyer. In 2021, the building was adaptively reused for 7 residential units which are currently rented.

**530 Jackson Street** is a contributor to the Jackson Square Historic District under Article 10 of the Planning Code. It is located on the north side of Jackson Street between Columbus Avenue and Montgomery Street, Assessor's Block 0176, Lot 009. The subject property is located within a C-2 – Community Business Zoning District and a 65-A Height and Bulk District. Constructed in 1907 and designed by the prolific local firm of Shea and Lofquist, 530 Jackson Street is a five-story, over basement, steel reinforced brick masonry and timber frame commercial building with Classical motifs. In 1998, the first story storefront was completely rebuilt to its present condition and a two-story, stucco clad addition was constructed on top of the building, set back from the south façade. The building has both commercial and residential uses and is currently vacant. Note that a violation pertaining to the Façade Ordinance was abated on September 3, 2025.

**1035 Howard Street** is a Category II – Significant Building under Article 11 of the Planning Code. It is located on the south side of Howard Street between Harriet and Russ Streets, Assessor's Block 3731, Block 094. The subject property is located within a MUG – Mixed Use-General Zoning District and a 65-X Height and Bulk District. Built in 1930, it is a 3-story, reinforced concrete, industrial building designed in the Art Deco style by architect A. C. Griewank. The building was originally constructed for the Eng-Skell Co., a flavoring extracts manufacturer, and housed a laboratory, manufacturing plant, warehouse, and office space until 2016 when the company closed. The building is currently vacant. Note that the subject property has an approved Major Permit to Alter (March 2025) to rehabilitate the building and convert it to commercial storage and is also seeking Federal Rehabilitation Tax Credits.

## Project Description

This project is for Mills Act Historical Property Contracts for 331 Pennsylvania Avenue, 530 Jackson Street, and 1035 Howard Street. Ordinance No. 191-96 amended the San Francisco Administrative Code by adding Chapter 71 to implement the California Mills Act, California Government Code Sections 50280 et seq (the Mills Act). The Mills Act authorizes local governments to enter into contracts with owners of a qualified historical property who will rehabilitate, restore, preserve, and maintain the property. As consideration for the rehabilitation, restoration, preservation and maintenance of the qualified historical property, the City and County of San Francisco may provide certain property tax reductions in accordance with Article 1.9 (commencing with Section 439) of Chapter 3 of Part 2 of Division 1 of the California Revenue and Taxation Code.

San Francisco contains many historic buildings that add to its character and international reputation. Many of these buildings have not been adequately maintained, may be structurally deficient, or may need rehabilitation. The costs of properly rehabilitating, restoring and preserving historic buildings may be prohibitive for property owners. Implementation of the Mills Act in San Francisco will make the benefits of the Mills Act available to many property owners.

The benefits of the Mills Act to the individual property owners as well as the historical value of the individual buildings proposed for historical property contracts must be balanced with the cost to the City and County of San Francisco of providing the property tax reductions set forth in the Mills Act.

## Eligibility

### QUALIFIED HISTORICAL PROPERTY

An owner, or an authorized agent of the owner, of a qualified historical property may apply for a historical property contract. For purposes of Chapter 71, "qualified historical property" means privately owned property that is not exempt from property taxation and that either has submitted a complete application for listing or designation, or has been listed or designated in one of the following ways on or before December 31 of the year before the application is made:

- (1) Individually listed in the National Register of Historic Places;
- (2) Listed as a contributor to an historic district included on the National Register of Historic Places;
- (3) Designated as a City landmark pursuant to San Francisco Planning Code Article 10;
- (4) Designated as contributory to a landmark district designated pursuant to San Francisco Planning Code Article 10; or
- (5) Designated as significant (Categories I or II) or contributory (Categories III or IV) to a conservation district designated pursuant to San Francisco Planning Code Article 11.

### LIMITATIONS ON ELIGIBILITY

Eligibility for historical property contracts is limited to sites, buildings, or structures with an assessed valuation as of December 31 of the year before the application is made of \$3,000,000 or less for single-family dwellings and \$5,000,000 or less for multi-unit residential, commercial, or industrial buildings, unless the individual property is granted an exemption from those limitations by the Board of Supervisors. For the purposes of this section, "assessed valuation" shall not include any portion of the value of the property that is already exempt from payment of property taxes.

### EXEMPTION FROM LIMITATIONS ON ELIGIBILITY

The Historic Preservation Commission may recommend that the Board of Supervisors grant an exemption from the limitations imposed by this section upon finding that:

- (1) The site, building, or structure is a particularly significant resource; and
- (2) Granting the exemption will assist in the preservation of a site, building, or structure that would otherwise be in danger of demolition, substantial alteration, or disrepair.

Properties applying for an exemption must provide evidence that it meets the exemption criteria, including a Historic Structure Report (HSR) to substantiate the exceptional circumstances for granting the exemption.

The Board of Supervisors may approve a historical property contract not otherwise meeting the eligibility requirements if it finds that the property is a qualified historical property that meets exemption criteria listed above and is especially deserving of a contract due to the exceptional nature of the property and other special circumstances.

## Application for Mills Act Historical Property Contract

### WHO MAY APPLY AND APPLICATION CONTENT

An owner, or an authorized agent of an owner, of a qualified historical property may submit an application for a historical property contract to the Planning Department on forms provided by the Planning Department. The property owner is required to provide, at a minimum, the address and location of the qualified historical property, evidence that the property is a qualified historical property and meets the valuation requirements of Chapter 71, the nature and cost of the rehabilitation, restoration or preservation work to be conducted on the property, financial information necessary for the Assessor-Recorder to conduct the valuation assessment under the Mills Act, including any information regarding income generated by the qualified historical property, and a plan for continued maintenance of the property. The Planning Department, the Historic Preservation Commission, or the Assessor-Recorder may require any further information necessary to make a recommendation on or conduct the valuation of the historical property contract.

### APPLICATION DEADLINES

The annual application deadline for a historical property contract is May 1. Application for a historical property contract may be submitted to the Planning Department between January 1 and May 1 of each year.

## Approval Process

### ASSESSOR-RECORDER REVIEW

Once an application has been received and found to be complete, the Planning Department refers the application for a historical property contract to the Assessor-Recorder for review and recommendation. Within 60 days of the receipt of a complete application, the Assessor-Recorder is required to provide to the Board of Supervisors and Historic Preservation Commission a report estimating the yearly property tax revenue to the City under the proposed Mills Act contract valuation method and under the standard method without the proposed Mills Act contract, and showing the difference in property tax assessments under the two valuation methods. If the Assessor-Recorder determines that the proposed rehabilitation includes substantial new construction or a change of use, or the valuation is otherwise complex the Assessor-Recorder may extend this period for up to an additional 60 days by providing written notice of the extension to the applicant, the Historic Preservation Commission, and the Board of Supervisors. Such notice shall state the basis for the extension. If the Assessor-Recorder fails to provide a report and recommendation within the time frames set forth here, the Historic Preservation Commission and Board of Supervisors may proceed with their actions without such report and recommendation.

### HISTORIC PRESERVATION COMMISSION REVIEW

The Historic Preservation Commission has the authority to recommend approval, disapproval, or modification of historical property contracts to the Board of Supervisors. For this purpose, the Historic Preservation Commission is required to hold a public hearing to review the application for the historical property contract and make a recommendation regarding whether the Board of Supervisors should approve, disapprove, or modify the historical property contract within 90 days of receipt of the Assessor-Recorder's report or within 90 days of the date the report should have been provided if none is received. The recommendation of the Historic Preservation Commission may include recommendations regarding the proposed rehabilitation, restoration, and preservation work, the historical value of the qualified historical property, and any proposed preservation

restrictions or maintenance requirements to be included in the historical property contract. The Planning Department forwards the application and the recommendation of the Historic Preservation Commission to approve or modify a historical property contract to the Board of Supervisors. Failure of the Historic Preservation Commission to act within the 90-day time limit constitutes a recommendation of disapproval, and the Planning Department is required to notify the property owner in writing of the Historic Preservation Commission's failure to act. If the Historic Preservation Commission recommends disapproval of the historical property contract, such decision is final unless the property owner files an appeal with the Clerk of the Board of Supervisors within 10 days of the final action of the Historic Preservation Commission or within 10 days of the Planning Department's notice of the Historic Preservation Commission's failure to act.

#### **BUDGET ANALYST REVIEW**

Upon receipt of the recommendation of the Historic Preservation Commission or upon receipt of a timely appeal, the Clerk of the Board of Supervisors is required to forward the application and Assessor-Recorder's report to the Budget Analyst, who, then prepares a report to the Board of Supervisors on the fiscal impact of the proposed historical property contract.

#### **BOARD OF SUPERVISORS DECISION**

The Board of Supervisors is required to conduct a public hearing to review the Historic Preservation Commission's recommendation, the Assessor-Recorder's report if provided, the Budget Analyst's report, and any other information the Board requires in order to determine whether the City should execute a historical property contract for a particular property. The Board of Supervisors has full discretion to determine whether it is in the public interest to enter into a historical property contract regarding a particular qualified historical property. The Board of Supervisors may approve, disapprove, or modify and approve the terms of the historical property contract. Upon approval, the Board of Supervisors authorizes the Director of Planning and the Assessor-Recorder to execute the historical property contract.

### **Terms of the Mills Act Historical Property Contract**

The historical property contract sets forth the agreement between the City and the property owner that as long as the property owner properly rehabilitates, restores, preserves and maintains the qualified historical property as set forth in the contract, the City shall comply with California Revenue and Taxation Code Article 1.9 (commencing with Section 439) of Chapter 3 of Part 2 of Division 1, provided that the specific provisions of the Revenue and Taxation Code are applicable to the property in question. A historical property contract is required to contain, at a minimum, the following provisions:

- (1) The initial term of the contract, which shall be for a minimum period of 10 years;
- (2) The owner's commitment and obligation to preserve, rehabilitate, restore and maintain the property in accordance with the rules and regulations of the Office of Historic Preservation of the California Department of Parks and Recreation and the United States Secretary of the Interior's Standards for the Treatment of Historic Properties;
- (3) Permission to conduct periodic examinations of the interior and exterior of the qualified historical property by the Assessor-Recorder, 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 as may be necessary to determine the owner's compliance with the historical

property contract;

(4) That the historical property contract is binding upon, and shall inure to the benefit of, all successors in interest of the owner;

(5) An extension to the term of the contract so that one year is added automatically to the initial term of the contract on the anniversary date of the contract or such other annual date as specified in the contract unless notice of nonrenewal is given as provided in the Mills Act and in the historical property contract;

(6) Agreement that the Board of Supervisors may cancel the contract, or seek enforcement of the contract, when the Board determines, based upon the recommendation of any one of the entities listed in Subsection (3) above, that the owner has breached the terms of the contract. The City shall comply with the requirements of the Mills Act for enforcement or cancellation of the historical property contract. Upon cancellation of the contract, the property owner shall pay a cancellation fee of 12.5 percent of the full value of the property at the time of cancellation (or such other amount authorized by the Mills Act), as determined by the Assessor-Recorder without regard to any restriction on such property imposed by the historical property contract; and

(7) The property owner's indemnification of the City for, and agreement to hold the City harmless from, any claims arising from any use of the property.

The City and the qualified historical property owner shall comply with all provisions of the Mills Act, including amendments thereto. The Mills Act, as amended from time to time, shall apply to the historical property contract process and shall be deemed incorporated into each historical property contract entered into by the City.

The Planning Department shall maintain a standard form "Historical Property Contract" containing all required provisions specified by this section and state law. Any modifications to the City's standard form contract made by the applicant shall be subject to approval by the City Attorney prior to consideration by the Historic Preservation Commission and the Board of Supervisors.

## Priority Considerations

In addition, historic properties must meet one of the following priority consideration criteria in order to be given priority for a Mills Act Contract:

- Office to residential conversion
- Properties located in the C-3 Zoning District
- Located in a priority equity geography
- Multi-family housing
- Estimated cost of rehabilitation work exceeds \$200,000 for single family dwellings and \$500,000 for multi-unit residential, commercial, or industrial buildings.
- 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.

## Issues & Other Considerations

**331 Pennsylvania Avenue:** The subject property is listed on the National Register of Historic Places - and is thus a qualified historical property. The owner of the qualified historical property submitted an application for a historical property contract and a Historic Structure Report to the Department by the May 1, 2025 application deadline. The Assessor-Recorder estimated the property owner will receive an estimated \$35,402 in property tax savings in the first year as a result of the Mills Act Contract. Please refer to the attached Market Analysis and Income Approach Report and Preliminary Valuations spreadsheet prepared by the Assessor-Recorder for detailed information.

The subject property is currently valued by the Assessor's Office as over \$5,000,000 and required a Historic Structure Report (see attached) to substantiate the exceptional circumstances for granting an exemption from the limitations on eligibility. The property meets the requirements for granting an exemption from the limitations on eligibility as it is an exceptional example of architectural style.

As detailed in the application, the applicant proposes to rehabilitate and maintain the historic property. The proposed Rehabilitation Plan (Exhibit A) proposes to replace the roof and paint the exterior. The estimated cost of the proposed rehabilitation work is \$400,000. The proposed Maintenance Plan (Exhibit B) proposes to inspect and make any necessary repairs or in-kind replacement to windows, doors, exterior elevations, and downspouts on an annual basis and inspect and make any necessary repairs to the roof every five years. The estimated cost of maintenance work is \$15,000 annually. No changes to the use of the property are proposed. The Department has determined that the proposed work, as detailed in Exhibits A and B, will be in conformance with the Secretary of Interior's Standards for Rehabilitation. Please refer to the attached Rehabilitation and Maintenance Plan for a full description of the proposed work.

The subject property meets one of the one Priority Considerations: Multi-family housing. The proposed rehabilitation and maintenance will require associated costs to ensure the preservation of the subject property. The proposed rehabilitation and maintenance will preserve and enhance the integrity of the building.

**530 Jackson Street:** The subject property is a contributor to the Jackson Square Historic District under Article 10 of the Planning Code and is thus a qualified historical property. The owner of the qualified historical property submitted an application for a historical property contract and a Historic Structure Report to the Department by the May 1, 2025 application deadline. The Assessor-Recorder estimated the property owner will receive an estimated \$261,620 in property tax savings in the first year as a result of the Mills Act Contract. Please refer to the attached Market Analysis and Income Approach Report and Preliminary Valuations spreadsheet prepared by the Assessor-Recorder for detailed information.

The subject property is currently valued by the Assessor's Office as over \$5,000,000 and required a Historic Structure Report (see attached) to substantiate the exceptional circumstances for granting an exemption from the limitations on eligibility. The property meets the requirements for granting an exemption from the limitations on eligibility. The property is a particularly significant resource because it is an important contributing element Jackson Square Historic District as one of the earliest commercial buildings dating to the post-1906 earthquake

and fire recovery and the building embodies the characteristics of the district as a brick masonry building with Classical motifs. Granting the exemption will assist in the preservation and rehabilitation of a property that would otherwise be in danger of deterioration.

The Rehabilitation Plan (Exhibit A) proposes to rehabilitate wrought iron fire escape, waterproof the basement, repair the flashing, cornices, roof, windows, storefront, and repoint the brick masonry. The estimated cost of the proposed rehabilitation work is \$804,319. The proposed Maintenance Plan (Exhibit B) proposes to inspect and make any necessary repairs to the historic terra cotta facades, the wood framed windows, as well as the roofing and parapet walls on an annual basis. The estimated cost of maintenance work is \$19,530 annually. No changes to the use of the property are proposed. The Department has determined that the proposed work, as detailed in Exhibits A and B, will be in conformance with the *Secretary of Interior's Standards for Rehabilitation*. Please refer to the attached Rehabilitation and Maintenance Plan for a full description of the proposed work.

The subject property meets one of the five Priority Considerations: Investment. The proposed rehabilitation will require significant associated costs to ensure the preservation of the subject property. The property owner will invest additional money towards the rehabilitation other than for routine maintenance, including façade and window rehabilitation. Finally, the proposed rehabilitation project will preserve and enhance the integrity of the building and the historic district. Note

**1035 Howard Street:** The subject property is listed as a contributor to the Article 11 Category II - Significant Building and is thus a qualified historical property. The owner of the qualified historical property submitted an application for a historical property contract and a Historic Structure Report to the Department by the May 1, 2025 application deadline. The Assessor-Recorder estimated the property owner will receive an estimated \$260,660 in property tax savings in the first year as a result of the Mills Act Contract. Please refer to the attached Market Analysis and Income Approach Report and Preliminary Valuation spreadsheet prepared by the Assessor-Recorder for detailed information.

The subject property is currently valued by the Assessor's Office as over \$5,000,000 and required a Historic Structure Report (see attached) to substantiate the exceptional circumstances for granting an exemption from the limitations on eligibility. The property meets the requirements for granting an exemption from the limitations on eligibility. The property is a particularly significant resource because Art Deco is a less common style within San Francisco and seldom found to exemplify warehouses within the city, which makes the highly stylized and intact subject property quite rare and exceptional, and as home the Eng-Skell Company, a remarkably significant San Francisco-born business that became an industry leader in crushed fruits, toppings and fountain syrups, and retained its main operations in the city for over 100 years, at this specific site for approximately 85 years, strongly contributed to the local light industrial economy of the SoMa district from c. 1930-2016. Finally, granting the exemption will assist in the preservation and rehabilitation of a property that would otherwise be in danger of deterioration and abandonment.

As detailed in the application, the applicant proposes to rehabilitate and maintain the historic property. The proposed Rehabilitation Plan (Exhibit A) proposes to perform seismic upgrades, replace the roof, repair the parapet, retain and repair the hipped skylight, repair and restore the concrete elevations, repair windows, remove stucco infill panels at window openings at ground floor and replace with compatible glazing, repair the terra cotta tile at the bulkhead and column base, repair main entrance door, repair and repaint fire escapes, repair remaining interior Art Deco features, columns and walls, and demolish the boiler room due to life safety

concerns. The estimated cost of the proposed rehabilitation work is \$3,405,000. The proposed Maintenance Plan (Exhibit B) proposes to inspect and make any necessary repairs to roof, exterior elevations, windows, Art Deco features, doors, fire escapes, interior walls and columns on an annual basis. The estimated cost of maintenance work is \$75,000 annually. The subject property has an approved Major Permit to Alter for work listed above and to convert the building to commercial storage (approved March 2025). The property owner has also applied for Federal Rehabilitation Tax Credits. The Department has determined that the proposed work, as detailed in Exhibits A and B, will be in conformance with the Secretary of Interior's Standards for Rehabilitation. Please refer to the attached Rehabilitation and Maintenance Plan for a full description of the proposed work.

The subject property meets two of the five Priority Considerations: located in a Priority Equity Geography and Investment. The proposed rehabilitation will require significant associated costs to ensure the preservation of the subject property. The property owner will invest additional money towards the rehabilitation other than for routine maintenance, including structural upgrades. Finally, the proposed rehabilitation project will preserve and enhance the integrity of the building.

## Public/Neighborhood Input

The Department has received no inquiries from the public about the proposed project.

## Environmental Review Status

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 31 categorical exemption as the proposed project is limited to maintenance, repair, stabilization, restoration, conservation, or reconstruction of the subject property in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

## Basis for Recommendation

The Department recommends **APPROVAL** of the Mills Act Historical Property Contracts for 331 Pennsylvania Avenue, 530 Jackson Street, and 1035 Howard Street as the applications meet the provisions of Chapter 71 of the Administration Code and the Priority Considerations. The proposed rehabilitation and maintenance work plans conform with the *Secretary of Interior's Standards for Rehabilitation*. Granting the Mills Act historical property contract will help the property owners mitigate rehabilitation expenditures and adequately maintain the properties in the future.

## Attachments

### Attachments

- Draft Resolution
- Exhibits A & B: Rehabilitation/Restoration & Maintenance plans
- Draft Mills Act Contract
- Draft Mills Act Valuation provided by the Assessor-Recorder's Office
- Maps and Context Photos
- Mills Act Application



# San Francisco Planning

49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103  
628.652.7600  
[www.sfplanning.org](http://www.sfplanning.org)

November 3, 3025

Ms. Angela Calvillo  
Clerk of the Board of Supervisors  
City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102

**Re: Mills Act Historical Property Contracts for  
331 Pennsylvania Avenue**  
Planning Department File No. 2025-003698MLS

**530 Jackson Street**  
Planning Department File No. 2025-003876MLS

**1035 Howard Street**  
Planning Department File No. 2025-003728MLS

Dear Ms. Calvillo,

On October 15, 2025, 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 Applications for 331 Pennsylvania Avenue, 530 Jackson Street, and 1035 Howard Street. At the hearing, the Commission unanimously voted to approve the proposed Resolutions.

The Resolutions recommend the Board of Supervisors approve the Mills Act Historical Property Contracts as each property is a historical resource and the proposed Rehabilitation and Maintenance plans are appropriate and conform to the Secretary of the Interior’s Standard for the Treatment of Historic Properties. Please refer to the attached exhibits for specific work to be completed for each property.

The Project Sponsors submitted the Mills Act applications on May 1, 202025. As detailed in the Mills Act application, the Project Sponsors have committed to Rehabilitation and Maintenance plans that will include both annual and cyclical scopes of work. The Mills Act Historical Property Contract will help the Project Sponsors mitigate expenditures and enable the Project Sponsors to maintain their historic properties in excellent condition in the future.

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.

## 2025 Mills Act Historical Property Contracts

The Mills Act Historical Property Contract is time sensitive. Contracts must be recorded with the Assessor-Recorder by December 30, 2025 to become effective in 2026. **We respectfully request these items be introduced at the next available hearing date.** Your prompt attention to this matter is appreciated.

If you have any questions or require further information, please do not hesitate to contact me.

Sincerely,



Aaron D. Starr  
Manager of Legislative Affairs

cc: Monique Crayton, Assistant Clerk, Government Audit & Oversight Committee  
Peter Miljanich, City Attorney's Office

### Attachments:

Mills Act Executive Summary, dated October 15, 2025  
Assessor Valuation Table

### 331 Pennsylvania Ave

Historic Preservation Commission Resolution No. 1492  
Draft Mills Act Historical Property Contract  
Draft Rehabilitation & Maintenance Plans  
Draft Mills Act Valuation provided by the Assessor-Recorder's Office  
Mills Act Application

### 530 Jackson Street

Historic Preservation Commission Resolution No. 1493  
Draft Mills Act Historical Property Contract  
Draft Rehabilitation & Maintenance Plans  
Draft Mills Act Valuation provided by the Assessor-Recorder's Office  
Mills Act Application

### 1035 Howard Street

Historic Preservation Commission Resolution No. 1494  
Draft Mills Act Historical Property Contract  
Draft Rehabilitation & Maintenance Plans  
Draft Mills Act Valuation provided by the Assessor-Recorder's Office  
Mills Act Application



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## MEMORANDUM

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Date: November 18, 2025  
To: Planning Department/Planning Commission  
From: Monique Crayton, Assistant Clerk, Government Audit and Oversight Committee  
Subject: Board of Supervisors Legislation Referral - File No. 251126  
**Mills Act Historical Property Contract - 530 Jackson Street**  
Resolution approving a historical property contract between SFCA Real Estate Holdings LLC, the owners of 530 Jackson Street, and the City and County of San Francisco, under Administrative Code, Chapter 71; and authorizing the Planning Director and the Assessor-Recorder to execute and record the historical property contract.

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- California Environmental Quality Act (CEQA) Determination  
(*California Public Resources Code, Sections 21000 et seq.*)
  - Ordinance / Resolution
  - Ballot Measure
- Amendment to the Planning Code, including the following Findings:  
(*Planning Code, Section 302(b): 90 days for Planning Commission review*)
  - General Plan
  - Planning Code, Section 101.1
  - Planning Code, Section 302
- Amendment to the Administrative Code, involving Land Use/Planning  
(*Board Rule 3.23: 30 days for possible Planning Department review*)
- General Plan Referral for Non-Planning Code Amendments  
(*Charter, Section 4.105, and Administrative Code, Section 2A.53*)  
(Required for legislation concerning the acquisition, vacation, sale, or change in use of City property; subdivision of land; construction, improvement, extension, widening, narrowing, removal, or relocation of public ways, transportation routes, ground, open space, buildings, or structures; plans for public housing and publicly-assisted private housing; redevelopment plans; development agreements; the annual capital expenditure plan and six-year capital improvement program; and any capital improvement project or long-term financing proposal such as general obligation or revenue bonds.)
- Historic Preservation Commission
  - Landmark (*Planning Code, Section 1004.3*)
  - Cultural Districts (*Charter, Section 4.135 & Board Rule 3.23*)
  - Mills Act Contract (*Government Code, Section 50280*)
  - Designation for Significant/Contributory Buildings (*Planning Code, Article 11*)

Please send the Planning Department/Commission recommendation/determination to Monique Crayton at [monique.crayton@sfgov.org](mailto:monique.crayton@sfgov.org).

## **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.

## **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.

## **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.

## **Rehabilitation/Restoration Plan (Exhibit A)**

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## **Rehabilitation/Restoration Plan (Exhibit A)**

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## **Rehabilitation/Restoration Plan (Exhibit A)**

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## **Rehabilitation/Restoration Plan (Exhibit A)**

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## **Rehabilitation/Restoration Plan (Exhibit A)**

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## **Rehabilitation/Restoration Plan (Exhibit A)**

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## **Rehabilitation/Restoration Plan (Exhibit A)**

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## **Rehabilitation/Restoration Plan (Exhibit A)**

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## **Rehabilitation/Restoration Plan (Exhibit A)**

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## **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.

## **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.

## **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: #	Building Feature:
<input type="checkbox"/> Maintenance <input type="checkbox"/> Rehab/Restoration <input type="checkbox"/> Completed <input type="checkbox"/> Proposed	
Contract year work completion: Annually	
Total Cost: \$	
Description of work:	

## **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: #	Building Feature:
<input type="checkbox"/> Maintenance <input type="checkbox"/> Rehab/Restoration <input type="checkbox"/> Completed <input type="checkbox"/> Proposed	
Contract year work completion: Annually	
Total Cost: \$	
Description of work:	

## **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.

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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.

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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.




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## MEMORANDUM

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Date: November 18, 2025

To: Planning Department/Planning Commission

From: Monique Crayton, Assistant Clerk, Government Audit and Oversight Committee

Subject: Board of Supervisors Legislation Referral - File No. 251126  
**Mills Act Historical Property Contract - 530 Jackson Street**  
 Resolution approving a historical property contract between SFCA Real Estate Holdings LLC, the owners of 530 Jackson Street, and the City and County of San Francisco, under Administrative Code, Chapter 71; and authorizing the Planning Director and the Assessor-Recorder to execute and record the historical property contract.

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California Environmental Quality Act (CEQA) Determination (*California Public Resources Code, Sections 21000 et seq.*)  
 Ordinance / Resolution  
 Ballot Measure

Amendment to the Planning Code, including the following Findings: (*Planning Code, Section 302(b): 90 days for Planning Commission review*)  
 General Plan     Planning Code, Section 101.1     Planning Code, Section 302

Amendment to the Administrative Code, involving Land Use/Planning (*Board Rule 3.23: 30 days for possible Planning Department review*)

General Plan Referral for Non-Planning Code Amendments (*Charter, Section 4.105, and Administrative Code, Section 2A.53*)  
 (Required for legislation concerning the acquisition, vacation, sale, or change in use of City property; subdivision of land; construction, improvement, extension, widening, narrowing, removal, or relocation of public ways, transportation routes, ground, open space, buildings, or structures; plans for public housing and publicly-assisted private housing; redevelopment plans; development agreements; the annual capital expenditure plan and six-year capital improvement program; and any capital improvement project or long-term financing proposal such as general obligation or revenue bonds.)

Historic Preservation Commission  
 Landmark (*Planning Code, Section 1004.3*)  
 Cultural Districts (*Charter, Section 4.135 & Board Rule 3.23*)  
 Mills Act Contract (*Government Code, Section 50280*)  
 Designation for Significant/Contributory Buildings (*Planning Code, Article 11*)

11/25/2025 *Joy Navarrete*

Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment. Physical projects will require separate environmental review.