



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: 1035 Howard Street

Block/Lot(s): 3731/094

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.

No owner occupied areas; 71,047 gsf will consist of social service office, retail, & self and commercial storage. +

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): John Sweeney

Company/Organization: 1035 Howard LLC

Address: 2310 S. Miami Blvd., Ste 234
Durham, NC 27703

Email Address: jsweeney@tourbineau.com

Telephone: 518.817.6674

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: Amie Gutierrez

Company/Organization: Ryan LLC

Address: 501 W. Broadway, Suite 1300
San Diego, CA 92101

Email Address: Amie.Gutierrez@ryan.com

Telephone: 585.330.6934

Please Select Billing Contact ☒ Owner ☐ Applicant

Name: John Sweeney

Email Address: Jsweeney@tourbineau.com

Telephone: 518-817-6674

Please Select Primary Project Contact: ☒ Owner ☐ Applicant

x

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

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: \$ **\$27, 669,245.00**

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;

See supplemental attachment.

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.

See supplemental attachment.

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.

1035 Howard Street is located within Priority Equity Geographies Special Use District (SUD) Youth and Family Zone, per the San Francisco Property Information Map. See supplemental attachment.

- ☐ **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.

See supplemental attachment.

- ☐ **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.

Photographic Documentation

Provide both interior and exterior images (either on separate sheets of paper or digitally) and label the images properly.

Site Plan

On a separate sheet of paper, show all buildings on the property including lot boundary lines, street name(s), north arrow and dimensions on a site plan.

Rehabilitation/Restoration & Maintenance Plans

A 10 Year Rehabilitation/Restoration Plan, including estimates prepared by qualified contractors, has been submitted detailing work to be performed on the subject property

☒ Yes ☐ No

A 10 Year Maintenance Plan has been submitted detailing work to be performed on the subject property

☒ Yes ☐ No

Proposed work will meet the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, the California Historic Building Code and all applicable Codes and Guidelines, including the Planning Code and Building Code.

☒ Yes ☐ No

Rehabilitation/Restoration Plan (Exhibit A)

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

Scope: # 1	Building Feature: Seismic upgrades (foundation, walls, floors)
☐ Maintenance ☒ Rehab/Restoration ☐ Completed ☐ Proposed	
Contract year work completion: 2030	
Total Cost: \$ 1,000,000.00	
Structural modifications to meet current seismic standard requirements will be performed. The lateral support system will be concrete sheer walls within the existing building to resist lateral loads. The new shear walls will require modifying the foundation through installation of piles where new walls will be constructed. South wall - Geotechnical and structural investigations will determine viability of foundation support; structural repairs will stabilize subsidence of soil. First floor (prior) office and adjacent areas - Geotechnical and structural investigations of subsiding floor will determine needed repairs to floor and subsoil to stabilize subsoil; new level floor will be constructed.	

Rehabilitation/Restoration Plan (Exhibit A)

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

Scope: # 2	Building Feature: Roof, parapets & skylights
☐ Maintenance ☒ Rehab/Restoration ☐ Completed ☐ Proposed	
Contract year work completion: 2030	
Total Cost: \$ 400,000.00	
Description of work: Entire roof will be replaced including the central penthouse roof, elevator machine room, roofing adjacent to hipped skylight, and five-sided structure. All existing materials including drains, flashing and sheet metal will be removed and the underlying deck will be evaluated and repaired as needed. Parapets will be evaluated and repaired in-kind. New roofing system will be installed, likely a multi-ply bitumen membrane with a granulated surfaced cap sheet, as well as a tapered insulation and flashing. Skylights will also be removed and replaced with new roofing; curbs and outlines will be retained. Hipped skylight will remain and be restored.	

Rehabilitation/Restoration Plan (Exhibit A)

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

Scope: # 3	Building Feature: Exterior concrete elevations
☐ Maintenance ☒ Rehab/Restoration ☐ Completed ☐ Proposed	
Contract year work completion: 2030	
Total Cost: \$800,000.00	
Repair and restore cracks, spalls, damage and improper repairs on Howard St and Russ St elevations including Art Deco elements such as columns, capital, window frame elements, spandrel panels, and cornice. Repair and restore cracks and spalls at Russ St. and south elevation utilitarian sections including window frames. Non-historic smokestacks will be removed. Patch southern elevation walls where equipment was removed including adjacent damaged wall areas.	

Rehabilitation/Restoration Plan (Exhibit A)

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

Scope: # 4	Building Feature: upper & penthouse windows; ground floor stucco windows
☐ Maintenance ☒ Rehab/Restoration ☐ Completed ☐ Proposed	
Contract year work completion: 2030	
Total Cost: \$ 800,000.00	
Windows on Howard and Russ street elevations will be repaired or restored in kind. Paint and rust will be removed from muntins, while the mullions and frames and repainted. Where glazing is missing or incompatible replacement, new glazing to match historic will be installed. Stucco infill panels along ground floor of Howard and Russ Streets will be removed and replaced with appropriate glazing that is compatible with the character and style of the building. Central penthouse windows will also be repaired or replaced in-kind to match the existing. Some southern elevation windows will be repaired and restored in-kind, but most will be removed leaving a reveal to identify where windows were once located. Although an original feature, this is necessary for the interior to function as self-storage and the main elevations to remain intact. This is only proposed for the rear elevation and the reveal will serve to identify the size and shape of the original windows as well as provide some shadow to articulate windows have been removed.	

Rehabilitation/Restoration Plan (Exhibit A)

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

Scope: # 5	Building Feature: terra cotta tile at bulkhead and column base
☐ Maintenance ☒ Rehab/Restoration ☐ Completed ☐ Proposed	
Contract year work completion: 2030	
Total Cost: \$ 100,000.00	
Repair and/or replace in-kind terra cotta tile base along north and west elevations. Missing corner tiles will be replaced to match the existing while insufficiently repaired tiles will be restored or replaced in-kind. Tiles will be painted with a black glazing to match the original in appearance.	

Rehabilitation/Restoration Plan (Exhibit A)

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

Scope: # 6	Building Feature: Doors
☐ Maintenance ☒ Rehab/Restoration ☐ Completed ☐ Proposed	
Contract year work completion: 2030	
Total Cost: \$ 125,000.00	
Repair and restore main entrance along Howard Street including Art Deco detailing. Remove non-original door in bay 2 along Russ Street (north-south). Within bays 6 and 7, replace doors within existing opening with break resistant glazing for consistency with HPC and PC approval. Southern elevation door will be replaced within existing opening.	

Rehabilitation/Restoration Plan (Exhibit A)

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

Scope: # 7	Building Feature: Fire Escapes
☐ Maintenance ☒ Rehab/Restoration ☐ Completed ☐ Proposed	
Contract year work completion: 2030	
Total Cost: \$ 75,000	
Description of work: Fire escapes along Russ Street will be repaired, painted and connections strengthened to meet current code standards.	

Rehabilitation/Restoration Plan (Exhibit A)

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

Scope: # 8	Building Feature: Interior perimeter walls & columns
☐ Maintenance ☒ Rehab/Restoration ☐ Completed ☐ Proposed	
Contract year work completion: 2030	
Total Cost: \$100,000.00	
Description of work: Repair spalls and cracks on interior of perimeter walls due to water infiltration. Repair plaster Art Deco columns in-kind including dents and where damaged from removal of interior partition walls.	

Rehabilitation/Restoration Plan (Exhibit A)

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

Scope: # 9	Building Feature: Boiler Room
☐ Maintenance ☐ Rehab/Restoration ☐ Completed ☒ Proposed	
Contract year work completion: 2030	
Total Cost: \$ 5,000.00	
Description of work: The Boiler Room is a non-contributing feature of the building and is currently in a severely deteriorated state that is beyond repair. It poses life safety concerns and therefore will be demolished. This condition is due to: • Demolished southern wall leaving the interior open to the elements, • Substantial cracks and settlement in the concrete slab, • Substantial delamination of roofing with water damage, holes, and corroded flashing, • Spalling concrete at windows, walls, and roof, and • Rusted steel sash windows with broken panes.	

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: # 10	Building Feature: Roof
☒ Maintenance ☐ Rehab/Restoration ☐ Completed ☐ Proposed	
Contract year work completion: Annually	
Total Cost: \$ 5,000.00	
Description of work: Roof will be inspected on an annual basis with repairs being done on an as-needed basis, including the central penthouse roof, parapets, EMR, and roof adjacent to hipped skylight.	

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: # 11	Building Feature: Exterior elevations including windows
☒ Maintenance ☐ Rehab/Restoration ☐ Completed ☐ Proposed	
Contract year work completion: Annually	
Total Cost: \$ 50,000.00	
Description of work: The building exterior will be painted as needed, likely every 3-5 years with some elevations requiring this form of maintenance more often due to exposure, such as the southern elevation. This includes window frames and any decorative elements.	

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: # 12	Building Feature: Art Deco features
☒ Maintenance ☐ Rehab/Restoration ☐ Completed ☐ Proposed	
Contract year work completion: Annually	
Total Cost: \$ 5,000.00	
Description of work: Art Deco features along Howard and Russ Street elevations will be inspected annually for needed repairs and/or restoration, which will be a addressed promptly if/when identified.	

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: #	13	Building Feature:	Doors
☒ Maintenance ☐ Rehab/Restoration ☐ Completed ☐ Proposed			
Contract year work completion: Annually			
Total Cost: \$ \$5,000.00			
Description of work: Doors along all elevations will be inspected annually for needed repairs and/or restoration, which will be addressed promptly if/when identified.			

Maintenance Plan (Exhibit B)

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

Scope: #	14	Building Feature:	Fire Escapes
☒ Maintenance ☐ Rehab/Restoration ☐ Completed ☐ Proposed			
Contract year work completion: Annually			
Total Cost: \$ \$5,000.00			
Description of work: Fire escapes along the Russ Street elevation will be inspected annually for needed repairs and/or restoration, which will be addressed promptly if/when identified.			

Maintenance Plan (Exhibit B)

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

Scope: #	15	Building Feature:	Interior perimeter walls & columns
☒ Maintenance ☐ Rehab/Restoration ☐ Completed ☐ Proposed			
Contract year work completion: Annually			
Total Cost: \$ \$5,000.00			
Description of work: Interior perimeter walls and columns will be inspected annually for needed repairs and/or restoration, which will be addressed promptly if/when identified.			

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.

John Sweeney

Name (Print)

04/28/2025

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.

John Sweeney

Name (Print)

04/28/2025

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.

John Sweeney

Name (Print)

4/28/2025

Date

Signature

1035 Howard Street

Mills Act Application Supplemental Information

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.*

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 Eng-Skell Building quite rare and exceptional. Ornately detailed on its two street-facing elevations, Art Deco features are illustrated by the stepped pilasters and their projecting capitals, accordion spandrels, tulip/chevron reliefs, and recessed stepped-entrance with gold detailing. This purpose-built industrial building has high artistic values and few exterior alterations. The Eng-Skell Building retains high integrity through embodiment of the Art Deco style and is especially significant as a rare and large example of the style for the light industrial building type within the city.

The Eng-Skell Building stands out within San Francisco and among other light industrial buildings in the SoMa district for its expressive and intact Art Deco style design. Although the Art Deco style can be found in other areas of the city, it is more commonly found in other building types such as commercial, residential, and offices. Rarely is it found in light industrial buildings. Of the few examples found (234 1st Street, 271-275 9th Street, and 468 9th Street), the Eng-Skell Building is the most prominent due to its scale, corner presence and bold detailing across two street-facing elevations. Significant at the local level under Criterion C, the Eng-Skell Building is eligible for listing in the National Register of Historic Places as an exceptional, rare, and sizable light industrial example of the Art Deco style within San Francisco.

Additionally, this warehouse was constructed c. 1930 for the Eng-Skell Company, which began in San Francisco c. 1903. Producers of crushed fruits, toppings and fountain syrups, the company operated within this building, which served as their home office, laboratory, and manufacturing plant, until approximately 2016 when operations ceased. This building and specifically its third floor laboratory enabled the Eng-Skell Company to maintain its leadership position in the soda fountain and extracts industry for several decades. Known best by their slogan, "Your Flavoring Friends," the company attained a leadership role in the early 20th century, which they held onto through the constant development of new products in the soda fountain, confectionary, ice cream and bakery industries. As a remarkably significant San Francisco-born business that became an industry leader and retained its main operations in the city for over 100 years, and at this specific site for approximately 85 years, the Eng-Skell Company through its building at 1035 Howard Street strongly contributed to the local light industrial economy of the SoMa district from c. 1930-2016.

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.*

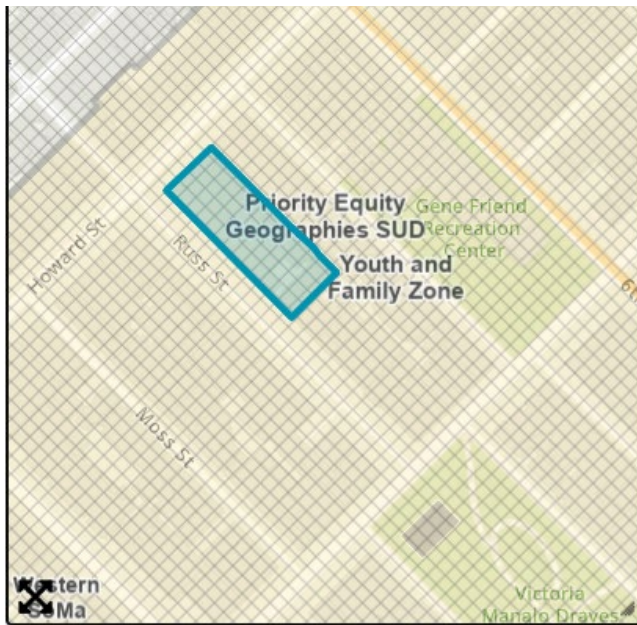
The Eng-Skell Building has an overall deteriorated condition primarily due to deferred maintenance; however, it retains a high level of historical integrity with its character-defining features and original materials. Vacant since approximately 2016, several proposals for adaptive reuse have been attempted, many of which were not compatible uses and/or proposed substantial additions that would have impacted the integrity of the building.

As a National Register-eligible resource, the current proposal is the least obtrusive, the most compatible with the structure's original use, and consistent with the Secretary of the Interior Standards for Rehabilitation. It requires no additions to the rooftop or rear yard and, due to structural issues, will demolish the Boiler Room wing along Russ Street. Demolition of the Boiler Room has been proposed and accepted by the National Park Service as part of the Historic Preservation Certification Application (HPCA) process because it exhibits highly deteriorated exterior and interior conditions. These include a demolished southern wall, substantial cracks and settlement of the concrete slab, and delamination of roofing with water damage, holes and corroded flashing. The self and commercial storage and social service uses are consistent with the original light industrial and office use of the interior. Further, the exemption enables a project that will substantially restore the Eng-Skell Building and cleans up the larger site, which supports the longevity of this rare and significant Art Deco building. Not granting the exemption will put the building in a precarious state due to the continuation of deferred maintenance and other projects that will propose inappropriate uses, additions/alterations, and potential demolition. While the building continues to retain a majority of its character defining features, these will continue to deteriorate and are unlikely to be repaired or replaced without a new use coming into the building.

Priority Consideration Criteria

1. *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.*

1035 Howard Street is located within Priority Equity Geographies Special Use District (SUD) Youth and Family Zone, per the San Francisco Property Information Map. See image below.



2. *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.*

The estimated cost of rehabilitation work is \$3,405,000 (estimated total project cost is \$11,977,840), which exceeds the \$500,000 threshold for commercial buildings. This will include:

- Structural modifications to meet current seismic standards. This will include concrete shear walls and foundation piles to support the new walls.
- Geotechnical and structural investigations to determine viability of foundation; repair floor and subsoil to stabilize conditions and rebuild a new level floor.
- Repair exterior walls where equipment has been removed and damaged wall areas.
- Repair/replace damaged terra cotta tile at bulkheads and column bases to match original appearance.
- Repair/restore cracks, spalls, and damage at columns and capitals, decorative spandrel elements, window headers and sills, and smokestacks as well as interior associated with windows and doors.
- Replace stucco panels at ground floor along Howard and Russ streets with compatible glazing.
- Repair/replace damaged window frames, mullions, glazing, muntins and awning mechanism.
- Paint building, window frames and mullions, and fire escapes.
- Repair/restore damaged doors and restore main entrance on Howard Street.
- Evaluate and repair/restore hipped skylight; this will include painting, replacing broken or missing glass, repairing frame, and replacing roof vents.
- Replace entire roofing system (main roof, penthouse, elevator machine room, and five-sided raised structure) and repair any underlying deterioration.
- Repair/restore all parapets.
- Interior: Patch/repair column and wall dents and missing plaster.

October 14, 2024

Re: Update to 1035 Howard Street Maintenance Plan Update [24256]

Page & Turnbull

This memorandum has been prepared at the request of Tourbineau Real Estate Partners as an update to the previously approved 2018 Maintenance Plan for the property at 1035 Howard Street in San Francisco's South of Market neighborhood.

1035 Howard Street in San Francisco is a designated historic resource under the California Environmental Quality Act (CEQA), and the property is being rehabilitated and converted to Self-Storage and Commercial Storage use in accordance with San Francisco Planning Code Section 803.9(b)(1). Per San Francisco Planning Department procedures, qualified historic buildings in the Eastern Neighborhoods Mixed-Use Districts that propose to use such historic building zoning controls are to submit an Historic Building Maintenance Plan (HBMP) for the property for review by the San Francisco Historic Preservation Commission (SFHPC).

A Maintenance Plan was presented and approved by the SFHPC in 2018 as part of a different entitlement application. The following are revisions to Section III of the Maintenance Plan, previously prepared by Frederic Knapp and updated to current conditions by Page & Turnbull. All professional staff working on this project meet or exceed the Secretary of the Interior's Professional Qualification Standards for Historic Architecture, Architectural History, History, or Archaeology, or are under the direct supervision of a staff member who exceeds these qualifications.

METHODOLOGY

1. Reviewed Previous Maintenance Plan.
2. Conducted site visit on October 3, 2024, to assess current conditions against 2018 conditions.
3. Updated photo documentation as needed to illustrate changes since 2018.
4. Prepared draft and final cover page memorandum that confirms or revises and updates Maintenance Plan Chapter III: Recommendations for Treatment / Repair Recommendations.

CHANGES IN CONDITION SINCE 2018

Location	Condition in 2018	Condition in 2024
<i>Exterior North Facade</i>	Not extant in report.	Incipient spall at the window head at the fourth bay from the east end on the third floor (Figure 1).
	Not extant in report.	Horizontal crack below the second-floor window at the fourth bay from the east end (Figure 2).
	"Figure 16. Chip on the tile column base at north façade." (page 11)	Chip no longer visible and has been painted over (Figure 3).
<i>Exterior West Elevation, Decorative First Five Bays</i>	"Figure 19. Holes in the base tile at Russ Street Façade..." (page 13)	These tiles below the windows at the base have been removed from the west façade on the first and second bays from the north end. This area has been infilled with concrete (Figure 4).
	"Figure 21. Tile column base that has been replaced by stucco in the same shape." (page 14)	The stucco at this column base has delaminated and detached (Figure 5).
	"Figure 24. The transoms at the second bay from the north end of the west façade has a large spall at its sill." (page 15)	The condition of this sill could not be confirmed as it is blocked by plywood (Figure 6).
	"25% of the lights are painted, opaque, missing, or fiberglass." (page 19)	It appears that there are more broken, cracked, or missing glass panes than demonstrated in the 2018 report (Figure 7 & Figure 8).
	"Figure 36. The head of the door at the north end of the western façade..." (page 19)	This door is covered with plywood panel, condition could not be confirmed (Figure 9).
<i>Exterior South Facade</i>	"Figure 47. The distribution of cracks and spalls..." (page 24)	The mechanical object attached to the window in this photo is no longer extant (Figure 10).
	"Figure 48. Extensive cracks at the upper west corner..."	The pipes and wires in this photo are no longer extant (Figure 11).
	"Figure 50. The extensive spall at the bottom..." (page 25)	Vent shown in photo is not extant (Figure 12).
	"Figure 51. The second and third floor windows..." (page 26)	Pipes shown in photo are not extant (Figure 13).
	"Figure 52. The first and second floor windows..." (page 26)	The structure shown in the photo is not extant (Figure 14).
	Not extant in report.	In the areas where the pipes were removed, the concrete substrate was not properly patched and repaired, leading to cracks and spalls in the concrete and exposing some rebar (Figure 15).

	"Parts of two windows are not completely visible from grade..." (page 27)	All windows are now visible as the structure abutting the south façade has since been demolished (Figure 16).
	"The windows of this façade are in generally good condition." (page 27)	It appears that there are more broken, cracked, and missing window panes than is demonstrated in the 2018 report (Figure 17).
<i>Roof</i>	"Figure 60. Typical view of roofing terminated by counter-flashing at the bottom of the parapet." (page 29)	This area of flashing has now detached from the parapet (Figure 18).
	Not extant in report.	The drains appear to be partially or completely blocked with debris. It is unclear if any of the drains are functioning properly (Figure 19).
<i>Interior, First Floor</i>	"Figure 73. Visible leak damage and spalling at concrete window sill of 1 st floor front transom." (page 34)	This leak and associated damage at the transom have been partially repaired and/or repainted. The area still exhibits some damage and has some areas of new paint failure. It is unclear if the source of the water intrusion has been fixed (Figure 20).
	"Interior; Figure 11, 12, 13, & 14" (page 10)	The furnishings, partition walls, stepped windows, and other interior elements shown in these figures have been removed or demolished. The stepped window sashes/frames and some of the decorative trim have been salvaged and are stored on the first floor at the east wall. (Figure 21 & Figure 22).

Update to Section III: Recommendations for Treatment, B. Repair Recommendations

1. Page 36. "Remove extraneous and unused pipes, equipment and attachments from all façades. Remove equipment. Patch wall where equipment removed and adjacent damaged wall areas. "

It appears that since 2018, some extraneous pipes and equipment have been removed from the south façade (**Figure 11, Figure 12, & Figure 15**: In the areas where the pipes were removed, the substrate was not properly patched and repaired, leading to cracks and spalls in the concrete and some exposed rebar.**Figure 15**). The concrete substrate at these areas were not repaired or patched when the equipment was removed. This has led to additional deterioration, spalling, cracking, rust jacking, and paint failure. It is recommended that these areas be patched and repaired to prevent further deterioration.

2. Page 36. "Repair damaged terra cotta tile base at decorative northern section of the west façade."

The terra cotta tiles that were located between the piers at the base of the infilled stucco walls have been removed from the first and second bays from the north end since 2018 (**Figure 4**). The areas where the tiles are no longer extant have been infilled with new concrete. It is recommended that in-kind replacement tiles be installed where the historic terra cotta tiles were removed.

3. Page 39. "Verify that the windows have been rehabilitated, and that all leakage has been terminated."

It appears that the leakage at the interior of the transom windows on the east end of the north façade and has been partially completed(Figure 20). This area still exhibits some damage that has been painted over. There are also areas of new paint failure. It is unclear if the source of the water intrusion has been fixed. It is recommended that this area be investigated further to ensure that there is no active water intrusion. Once it is confirmed there are no active leaks, the substrate should be properly prepped, primed, and painted to match the surrounding area.

4. Page 39. “Check operable interior windows at the front office area for operability and repair if necessary.”

The interior windows in the office area have been removed and salvaged when the interior partition walls were demolished (since the 2018 report). The salvaged windows are stored against the east wall on the first floor (**Figure 21 & Figure 22**).

5. Additional Recommendations

At the Howard Street (north) façade, repair the incipient spall at the third floor window head in the fourth bay from the east end (**Figure 1**). In the photos from the 2018 report, this spall nor a crack were extant. This is a potential fall hazard and should be addressed promptly.



Figure 1: Incipient spall at the window head at the fourth bay from the east on the third floor. (Page & Turnbull, 2024)

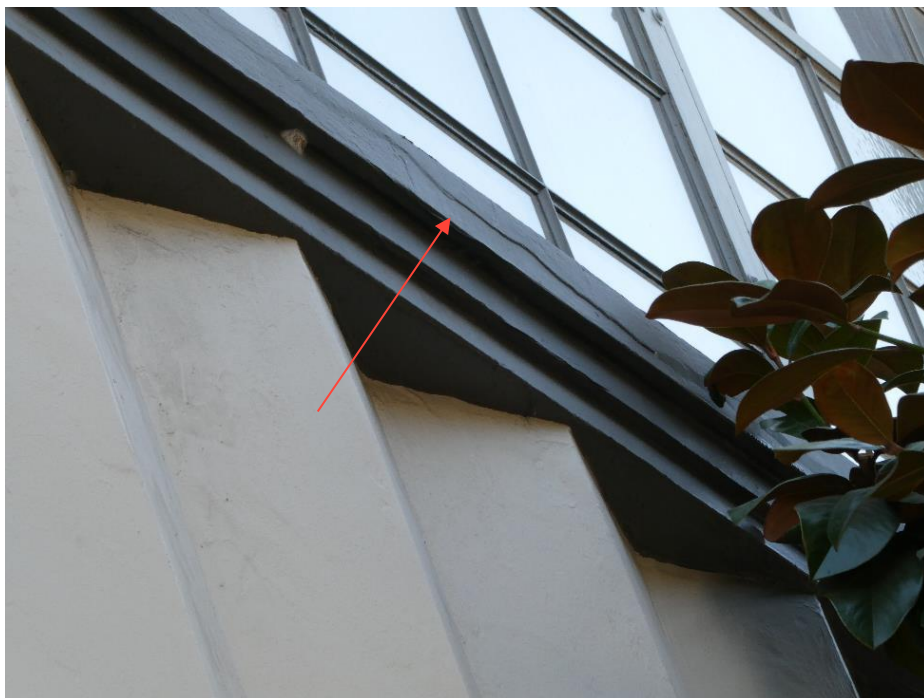


Figure 2: Horizontal crack below the second-floor window at the fourth bay from the east, has since been painted over. (Page & Turnbull, 2024)



Figure 3: Chip no longer visible and has been painted over. (Page & Turnbull, 2024)



Figure 4: These tiles at the base have been removed from the west façade on the first and second bays from the north. These two areas have been infilled with concrete. (Page & Turnbull, 2024)



Figure 5: The stucco at this column base has delaminated and detached. (Page & Turnbull, 2024)



Figure 6: The condition of this sill could not be confirmed as it is blocked by plywood. (Page & Turnbull, 2024)



Figure 7: Additional broken and cracked panes at west façade. (Page & Turnbull, 2024)

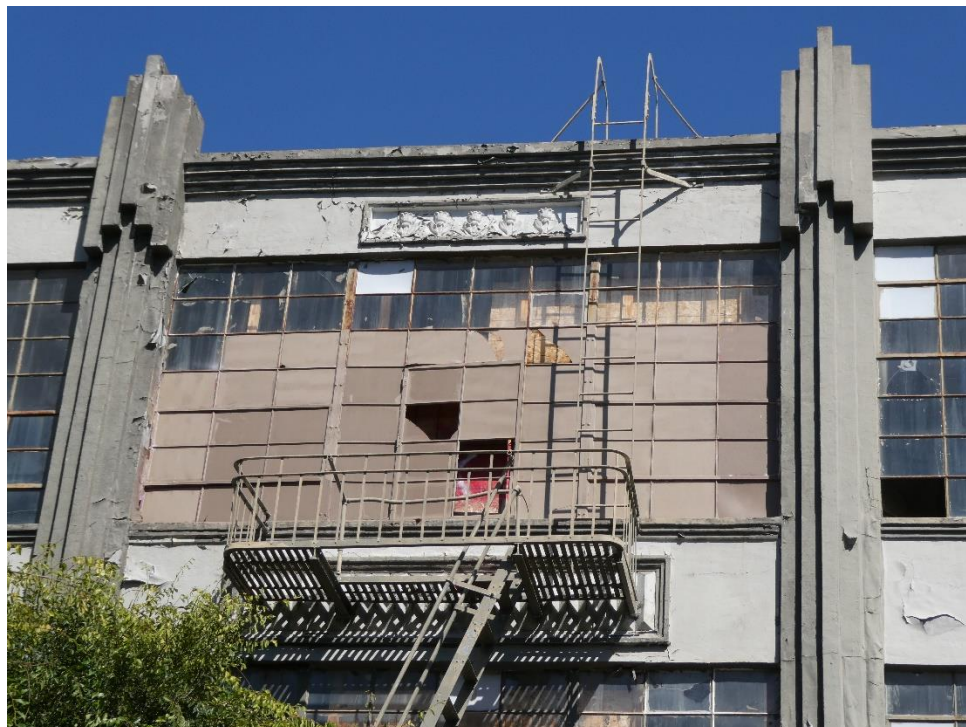


Figure 8: Additional broken and cracked panes at west façade. (Page & Turnbull, 2024)



Figure 9: This door is covered with a plywood panel, and the condition could not be confirmed. (Page & Turnbull, 2024)

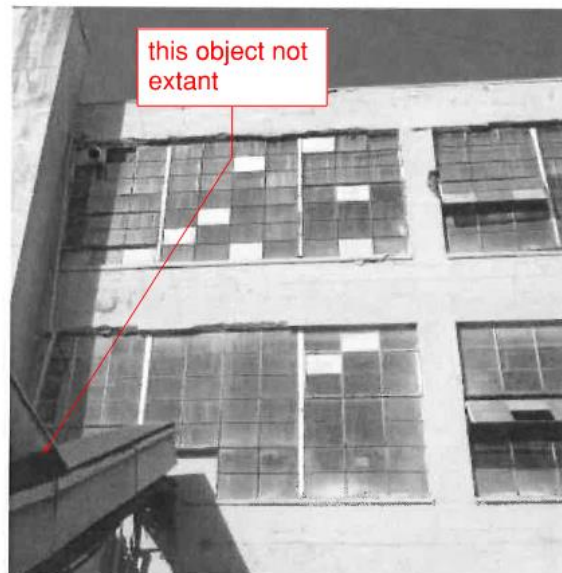


Figure 47. The distribution of cracks and spalls on the southern façade, at the second bay from the west. Knapp Architects photo, 2019.

Figure 10: The mechanical object attached to the window in this photo is no longer extant. (Knapp Architects, 2018. Edited by Page & Turnbull)

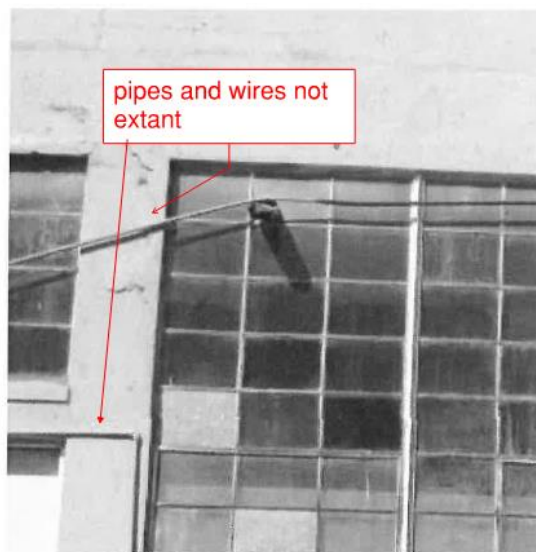
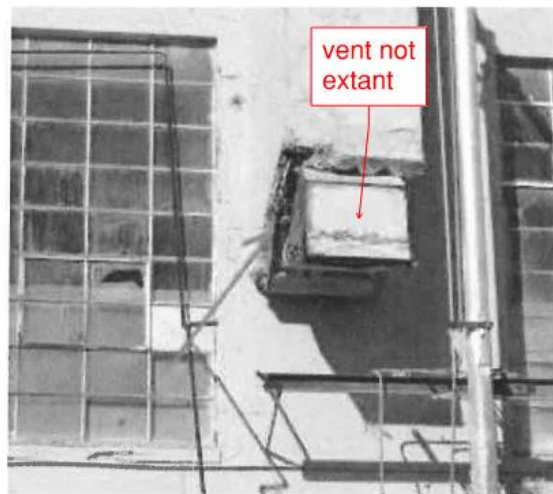


Figure 48. Extensive cracks at the upper west corner of the first floor window in the third bay from the west. Knapp Architects photo, 2019.

Figure 11: The pipes and wires in this photo are no longer extant. (Knapp Architects, 2018. Edited by Page & Turnbull)



**Figure 50. The extensive spall at the bottom of the incinerator smokestack (red arrow).
Knapp Architects photo, 2019.**

Figure 12: Vent shown in photo is not extant. (Knapp Architects, 2018. Edited by Page & Turnbull)

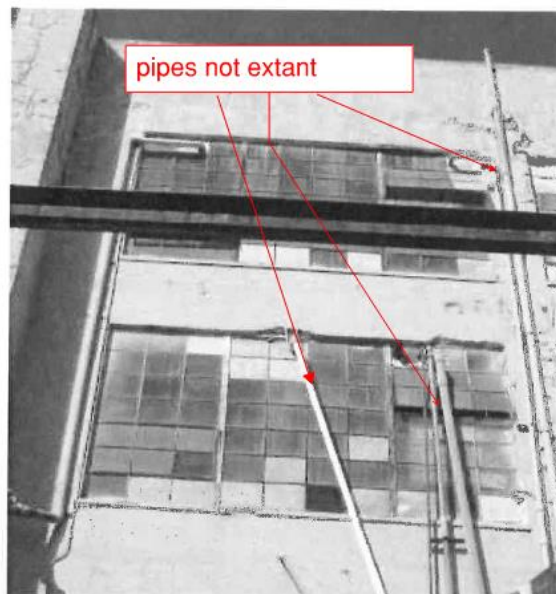


Figure 51. The second and third floor windows in the fourth window bay from the west. Knapp Architects photo, 2019.

Figure 13: Pipes shown in photo are not extant. (Knapp Architects, 2018. Edited by Page & Turnbull)

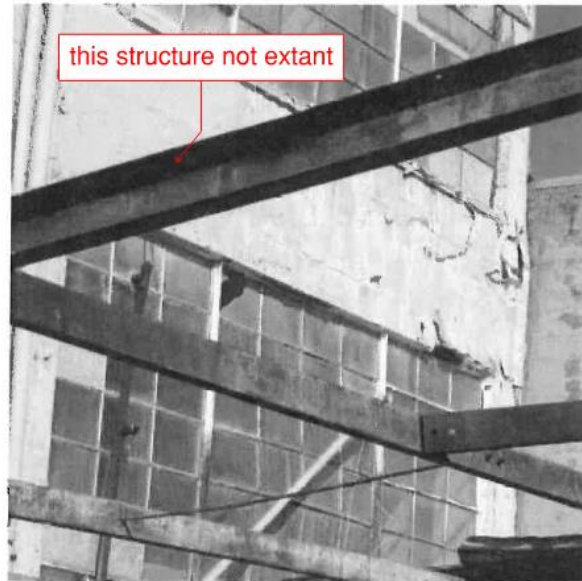


Figure 52. The first and second floor windows in the easternmost bay. Knapp Architects photo, 2019.

Figure 14: The structure shown in the photo is not extant. (Knapp Architects, 2018. Edited by Page & Turnbull)



Figure 15: In the areas where the pipes were removed, the substrate was not properly patched and repaired, leading to cracks and spalls in the concrete and some exposed rebar. (Page & Turnbull, 2024)



Figure 16: All windows are now visible, as the structure abutting the south façade has since been demolished.



Figure 17: It appears that there are more broken, cracked, and missing window panes than is demonstrated in the 2018 report. (Page & Turnbull, 2024)



Figure 18: This area of flashing has now detached from the parapet. (Page & Turnbull, 2024)



Figure 19: The drains appear to be partially or completely blocked with debris. It is unclear if any of the drains are functioning properly. (Page & Turnbull, 2024)



Figure 20: This leak and associated damage at the transom have been partially repaired and/or repainted. The area still exhibits damage and has areas of new paint failure. It is unclear if the source of the water intrusion has been fixed. (Page & Turnbull, 2024)



Figure 21: Partition walls, interior windows, and furnishings have been demolished or removed. (Page & Turnbull, 2024)



Figure 22: Salvaged wooden window sashes/frames, one metal window, and decorative wavy trim leaning against the east wall first floor. (Page & Turnbull, 2024)