



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. 1090

HEARING DATE: OCTOBER 2, 2019

Case No.: 2019-006323MLS
Project Address: 2251 Webster Street (District 2)
Landmark District: Contributor to the Webster Street Historic District
Zoning: RH-2 – Residential-House, Two Family
Height and Bulk: 40-X
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ADOPTING FINDINGS RECOMMENDING TO THE BOARD OF SUPERVISORS APPROVAL OF THE DRAFT MILLS ACT HISTORICAL PROPERTY CONTRACT, REHABILITATION PROGRAM, AND MAINTENANCE PLAN FOR 2251 WEBSTER STREET.

WHEREAS, The Mills Act, California Government Code Sections 50280 et seq. (“the Mills Act”) 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 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 section 15331; and

WHEREAS, the existing building located at 2251 Webster Street is a contributor to the Webster Street Historic District and thus qualifies as a historical property for purposes of the Mills Act; and

WHEREAS, The Planning Department has reviewed the Mills Act Application, draft Historical Property Contract, Rehabilitation Program, and Maintenance Plan for 2251 Webster Street, which are located in Case Docket No. 2019-006323MLS. 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 2251 Webster Street as an historical resource and believes the Rehabilitation Program and Maintenance Plan are appropriate for the property; and

WHEREAS, at a duly noticed public hearing held on October 2, 2019, the HPC reviewed documents, correspondence and heard oral testimony on the Mills Act Application, draft Historical Property Contract, Rehabilitation Program, and Maintenance Plan for 2251 Webster Street, which are located in Case Docket No. 2019-006323MLS.

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, and Maintenance Plan for the historic building located at 2251 Webster Street, attached herein as Exhibits A and B, and fully incorporated by this reference.

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 2251 Webster Street, and other pertinent materials in the case file 2019-006323MLS to the Board of Supervisors.

I hereby certify that the foregoing Resolution was ADOPTED by the Historic Preservation Commission on October 2, 2019.


Jonas P. Ionin
Commissions Secretary

AYES: Johns, Pearlman, So, Hyland, Matsuda, Black

NOES: None

ABSENT: None

RECUSED: Foley

ADOPTED: October 2, 2019

Exhibit A: Rehabilitation/Restoration Plan: 2251 Webster Street

1 Scope Number	Building Feature: West and NW Exterior (Back of House)
Type: Rehab/Restoration, Completed	
Contract Year for Work Completion: 2019	
Total Cost: \$12,650	
Description of Work Exterior Restoration and Painting	
<p>Exterior painting was required due to old age (more than 8 years ago). Also water was noted coming in through the west facing window on the second floor and the doors on the west side first floor. Both restoration by fixing the leak as well as prepping and painting was required.</p> <p>Invoice of work details attached.</p>	

2 Scope Number	Building Feature: Second story Windows facing West
Type: Rehab/Restoration, Proposed	
Contract Year for Work Completion: 2022	
Total Cost: \$14,000	
Description of Work: Replacement of Windows	
<p>Replace the second story west facing windows in kind. The windows are regularly maintained, repaired and painted however full replacement is necessary due to extensive dry rot. Replacement windows will match profile, materials and design of original windows.</p> <p>Estimate attached + an additional \$2k for painting which is not included in this bid.</p> <p><i>Work will be done in accordance with the National Park Service's Preservation Brief #10: Exterior Paint Problems on Historic Woodwork and Preservation Brief #47: Maintaining the Exterior of Small and Medium Size Historic Buildings.</i></p>	

3 Scope Number	Building Feature: Interior plaster and lathe replacement
Type: Rehab/Restoration, Proposed	
Contract Year for Work Completion: 2022	
Total Cost: \$1500	
Description of Work: Repair the interior plaster and lathe	
<p>Work to be done in conjunction with the window replacement on west elevation. Clean and repair the plaster and lathe that was damaged due to a recently repaired leak on the exterior of the building.</p> <p>Estimate attached.</p> <p><i>Work will be done in conformance with the Secretary of the Interior's Standards and in accordance with the National Park Service's Preservation Brief #21: Repairing Historic Flat Plaster Walls and Ceilings</i></p>	

4 Scope Number	Building Feature: Windows facing East
Type: Rehab/Restoration, Proposed	
Contract Year for Work Completion: 2023	
Total Cost: \$24,000	
Description of Work: Replacement of Windows	
<p>Replace all east facing windows in kind + 1 first story window in the west facing window well in kind.. The windows are regularly maintained, repaired and painted however full replacement is necessary due to extensive dry rot. Replacement windows will match profile, materials and design of original windows.</p> <p>Estimate attached + an additional \$2k for painting which is not included in this bid.</p> <p><i>Work will be done in accordance with the National Park Service's Preservation Brief #10: Exterior Paint Problems on Historic Woodwork and Preservation Brief #47: Maintaining the Exterior of Small and Medium Size Historic Buildings.</i></p>	

5 Scope Number	Building Feature: Roof
Type: Rehab/Restoration, Proposed	
Contract Year for Work Completion: 2025	
Total Cost: \$3200	
Description of Work. Repair Roof	
<ol style="list-style-type: none"> 1) Clean up drain and entire roof 2) Seal all nail exposures with strong roof chalking 3) Seal all roof penetrations such as roof jacks, air vents, chimney 4) Replace one air vent flashing that is installed improperly. It needs a roof membrane torch down to prevent future leaks. <p>Estimate for work in 2025 is attached</p> <p><i>All work will be done in conformance with the Secretary of the Interior's Standards.</i></p>	

6 Scope Number	Building Feature: East Exterior (front of the house)
Type: Rehab/Restoration, Proposed	
Contract Year for Work Completion: 2026	
Total Cost: \$31,910	
Description of Work: Restoration and Painting the Front Exterior	
<p>Restoration work will include: replace flashing on five of the window ledges, two bay window ledges and front door ledge to prevent further dry rot. Replacing several of the trim pieces where moisture is entering and causing dry rot. Pieces will be replicated to be exactly as original</p> <p>Painting of work will include: Sanding and prep weak spots to avoid future water and dry rot. Bondo and/or Caulk all seams on trim pieces, windows, doors as necessary, putty all nail holes. Paint front door, make any necessary restoration work to the front door.</p> <p>Estimates based on if the work was to be done in 2019: Scaffolding estimate \$1,960; Restoration estimate: \$6,500. Painting estimate to match current 7 color scheme \$23,450 Note, Invoice attached from 2014. Similar scope of work. \$21,609.</p>	

Work will be done in accordance with the National Park Service's Preservation Brief #10: Exterior Paint Problems on Historic Woodwork and Preservation Brief #47: Maintaining the Exterior of Small and Medium Size Historic Buildings.

7 Scope Number Building Feature: West Facing Exterior door to Garage

Type: Rehab/Restoration, Proposed

Contract Year for Work Completion: 2028

Total Cost: \$2500

Description of Work: Replace Door leading into the back of the garage

A contractor recently inspected the exterior rear door to the garage and highly recommended having it replaced due to dry rot and safety. New door will be a simple wood door that is compatible with the design of the building and the historic district.

See the window estimate from Ocean Window and Door. Door estimate is \$1500 + labor which is all included in the window bid.

8 Scope Number Building Feature: Roof

Type: Rehab/Restoration, Proposed

Contract Year for Work Completion: 2029

Total Cost: \$20,000

Description of Work. Roof Replacement

A full roof replacement in kind plus and additional restoration work needed as determined at that time.

Work will be done in conformance with the Secretary of the Interior's Standards.

9 Scope Number Building Feature: Front Door (which is original)

Type: Rehab/Restoration, Proposed

Contract Year for Work Completion: 2029

Total Cost: \$16, 500

Description of Work: Replace or continually repair the Front Door

Replace original front door with new custom wood door to replicate the existing door. Current door is regularly painted and repaired as needed, but due to age, the wood is splitting and the seams are coming apart a little bit more each year.

(Estimate based on estimate provide by neighbor who has identical door)

Work will be done in conformance with the Secretary of the Interior's Standards.

Exhibit B: Maintenance Plan: 2251 Webster Street

1 Scope Number	Building Feature: Front and rear exterior: East and West Facing
Type: Maintenance: Completed and Proposed	
Contract Year for Work Completion: 2019 and each year when major painting work is not being scheduled	
Total Cost: \$1,800 per year once a year (minus the years where painting is happening)	
Description of Work: Professional wash Front and Rear Exterior Building	
<p>Professional wash on the exterior of the building</p> <p>Estimate from 2017 attached and only for the front of the house. Note: 2018 front washing only was paid for by neighbor due to their massive construction project.</p> <p>All washing will be performed using the gentlest means possible.</p> <p><i>Work will be done in conformance with the Secretary of the Interior's Standards and Preservation Brief #47: Maintaining the Exterior of Small and Medium Size Historic Buildings.</i></p>	

2 Scope Number **Building Feature:** Front and rear exterior: East and West Facing

Type: Maintenance: Proposed

Contract Year for Work Completion: 2020 and each year when major painting work is not being scheduled

Total Cost: \$600

Description of Work: **Inspect all the wooden elements of the house when the washing is being performed**

When doing the professional washing, the painter and his crew agreed to inspect the front and back of the house. They will inspect the wooden elements of the façade and windows looking for damage or deterioration. If found, the extent and nature of the damage will be assessed. Any needed repairs will avoid altering, removing or obscuring character-defining features of the building. If any elements are determined to be damaged or deteriorated beyond repair, replacements will be made in kind (e.g., wood for wood). This maintenance routine will be informed by the guidance outlined in the National Park Service's Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings.

The estimate for the inspection only is an annotation on Maintenance Scope 1 estimate as a result of a phone conversation with my painter/contractor.

Work will be done in conformance with the Secretary of the Interior's Standards and Preservation Brief #47: Maintaining the Exterior of Small and Medium Size Historic Buildings and National Park Service's Preservation Brief #10: Exterior Paint Problems on Historic Woodwork.

3 Scope Number	Building Feature: Front and Rear Windows
Type: Maintenance, Proposed	
Contract Year for Work Completion: 2019 and each year twice a year	
Total Cost: \$480 each year (\$240 twice a year)	
Description of Work: Window Washing twice a year	
Professionally wash every window and check for leaks. See estimate attached. <i>Work will be done in conformance with the Secretary of the Interior's Standards and Preservation Brief #47: Maintaining the Exterior of Small and Medium Size Historic Buildings.</i>	