



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. 1092

HEARING DATE: OCTOBER 2, 2019

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Case No.: 2019-006322MLS
Project Address: 64 Potomac Street (District 8)
Landmark District: Contributor to the Duboce Park 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 64 POTOMAC 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 64 Potomac Street is a contributor to the Duboce Park 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 64 Potomac Street, which are located in Case Docket No. 2019-006322MLS. 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 64 Potomac 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 64 Potomac Street, which are located in Case Docket No. 2019-006322MLS.

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 64 Potomac 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 64 Potomac Street, and other pertinent materials in the case file 2019-006322MLS 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 for 64 Potomac Street

Scope: #1		Building Feature: Roofs	
Rehab/Restoration X	Maintenance	Completed	Proposed X
Contract year work completion: 2020			
Total Cost: \$15,500 (see line item 07.300 in Contractor's bid)			
<p>Description of work: The current roof is of medium status. We will engage a licensed roofing contractor to replace the current roof with new shingles. Installation of the new roof will avoid changing the roof configuration, or altering, removing or obscuring character-defining features of the building, including decorative elements in the gable ends, as well as eave trim and moldings. New gutters and down sprouts will be installed to be able to direct water away from the building.</p>			

Scope: #2		Building Feature: Exterior Walls	
Rehab/Restoration X	Maintenance	Completed	Proposed X
Contract year work completion: 2020			
Total Cost: \$33,000. (see line items 09.900 and items under section 07 with the exception of 07.300)			
<p>Description of work: We will repair wood siding at all elevations of the house as necessary and thereafter repaint the house in its entirety. Any repairs or replacements will avoid altering, removing or obscuring character-defining features of the building and all materials that are used will be made in kind e.g. wood for wood.</p>			

Scope: #3		Building Feature: Windows and doors	
Rehab/Restoration X	Maintenance	Completed	Proposed X
Contract year work completion: 2020			
Total Cost: \$7235			
<p>Description of work: All three of the exterior doors at the front of the house, including the garage door, need to be replaced. The design of the new doors will be replaced to match the historic character of the house.</p> <p>All of the windows facing the street in the house will be repaired and thus match with the historically appropriate character and function.</p> <p style="text-align: center;">\$3,385 for repairing windows. \$3,850 for new door. These estimates are based off of www.homeadvisor.com</p>			

Scope: #4		Building Feature: Front Stairs	
Rehab/Restoration X	Maintenance	Completed	Proposed X
Contract year work completion: 2020			
Total Cost: \$22,300. (see line item 06.300 in Contractor's bid)			
Description of work: Remove existing terrazzo finish at the exterior front stairs and restore stairs and handrails to original design and materials (wood) based on historic documents and neighboring houses.			

Scope: #5		Building Feature: Seismic Strengthening of Foundation	
Rehab/Restoration X	Maintenance	Completed	Proposed X
Contract year work completion: 2020			
Total Cost: \$48,000. (see line items 03.100 and 06.100 in Contractor's bid) + \$39,500 (see line items 2-5 under Additional Costs in Contractor extra costs)			
Description of work: Seismic strengthening of house foundation. The drain will be moved from inside the garage to a trench drain by the garage door in order prevent water from flowing into the garage and creating damage to the foundation over time.			

Exhibit B: Maintenance Plan for 64 Potomac Street

Scope: #1		Building Feature: Roof	
Rehab/Restoration	Maintenance <input checked="" type="checkbox"/>	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: Annually			
Total Cost: Average annual cost of \$500			
<p>Description of work: When the roof has been replaced we will perform our own inspections annually. We will ensure to keep gutters and downspouts clear from debris as well as remove any overhanging branches. We will broom sweep branch or leaf debris.</p> <p>In addition, we will have a licensed roofing contractor conduct periodic inspections approximately every 5 years to ensure that it remains in good condition. Any repairs or replacements needed as a consequence of these inspections will be performed.</p> <p>Both these routines, 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.</p>			

Scope: #2		Building Feature: Exterior Walls	
Rehab/Restoration	Maintenance <input checked="" type="checkbox"/>	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: Annually			
Total Cost: \$1,000 annually			
<p>Description of work: When the house has been repainted we will inspect the wooden elements of the exterior of the house annually and repaint as necessary. If any damage or deterioration is found, the extent and the nature of the damage will be assessed and addressed. Any repairs or replacements will avoid altering, removing or obscuring character-defining features of the building and all materials that are used 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.</p>			

Scope: #3		Building Feature: Openings	
Rehab/Restoration	Maintenance <input checked="" type="checkbox"/>	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: Annually			
Total Cost: \$1,000 annually			
<p>Description of work: We will inspect the exterior doors and windows annually. We will look for signs of moist and dry rot and confirm functionality. If any repair or replacement is found necessary this will be done in line with the house historic character and any materials used will be in kind. 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.</p>			

Scope: #4		Building Feature: Front stairs	
Rehab/Restoration	Maintenance <input checked="" type="checkbox"/>	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: Annually			
Total Cost: \$500 annually			
<p>Description of work: We will maintain the front stairs on an ongoing basis keeping it free from dust, dirt and debris. We will perform our own annual inspections of the stairs and if needed make any repairs or replacements deemed necessary. Any repairs or replacements will avoid altering, removing or obscuring character-defining features of the building and all materials that are used will be made in kind. 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.</p>			

Scope: #5		Building Feature: Foundation and Perimeter Grades	
Rehab/Restoration	Maintenance <input checked="" type="checkbox"/>	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: Annually			
Total Cost: \$1,000 annually			
<p>Description of work: The foundation will be inspected annually to check for signs of water or other damages. If any damages are identified these will be remediated immediately. All maintenance work 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.</p>			