



SAN FRANCISCO PLANNING DEPARTMENT

October 9, 2014

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

**Re: Transmittal of Planning Department Case Numbers
2014.0719U; 2014.0720U; 2014.0746U
Three Individual Mills Act Historical Property Contract Applications for the
following addresses:
68 Pierce St.; 563-567 Waller St.; 621 Waller St. (Contributors to the Duboce
Park Landmark District)
BOS File Nos: _____ (pending)
Historic Preservation Commission Recommendation: Approval**

Dear Ms. Calvillo,

On October 1, 2014 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 Application;

At the October 1, 2014 hearing, the Historic Preservation Commission voted to approve the proposed Resolutions.

The Resolutions recommend that the Board of Supervisors approve the Mills Act Historical Property Contracts, rehabilitation programs and maintenance plans for each of the properties located at 68 Pierce St.; 563-567 Waller St.; 621 Waller St.: all contributors to the Duboce Park Landmark District.

Please note that the Project Sponsors submitted the Mills Act applications on May 1, 2014.

Each contract involves a proposed rehabilitation and maintenance plan. Please refer to the attached exhibits for specific work to be completed for each property.

Each contract involves a cycle of annual inspections and maintenance and a longer-term maintenance cycle to be performed as necessary. It addresses the following components:

- wood siding,
- windows/glazing,
- roof,
- millwork and ornamentation;
- gutters, downspouts and drainage; and
- the foundation

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

The attached draft historical property contracts will help the Project Sponsors mitigate these expenditures and will enable the Project Sponsors to maintain the properties in excellent condition in the future.

As detailed in the Mills Act application, the Project Sponsors have committed to a maintenance plan that will include both annual and cyclical inspections. Furthermore, 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.

Please find attached documents relating to the Commission's action. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,

AnMarie Rodgers
Senior Policy Advisor

Attachments:

Historic Preservation Commission Resolution No. 0737

Mills Act Contract Case Report, dated October 1, 2014, including the following:

- Exhibit A: Mills Act Historical Property Contract
- Exhibit B: Rehabilitation & Maintenance Plan
- Exhibit C: Market Analysis and Income Approach provided by the Assessor's Office
- Exhibit D: Mills Act Application

Historic Preservation Commission Resolution No. 0738

Mills Act Contract Case Report, dated October 1, 2014, including the following:

- Exhibit A: Mills Act Historical Property Contract
- Exhibit B: Rehabilitation & Maintenance Plan
- Exhibit C: Market Analysis and Income Approach provided by the Assessor's Office
- Exhibit D: Mills Act Application

Historic Preservation Commission Resolution No. 0739

Mills Act Contract Case Report, dated October 1, 2014, including the following:

- Exhibit A: Mills Act Historical Property Contract
- Exhibit B: Rehabilitation & Maintenance Plan
- Exhibit C: Market Analysis and Income Approach provided by the Assessor's Office
- Exhibit D: Mills Act Application