



# SAN FRANCISCO PLANNING DEPARTMENT

## Historic Preservation Commission Resolution No. 1094

HEARING DATE: OCTOBER 2, 2019

*Case No.:* 2019-006455MLS  
*Project Address:* 2731-2733-2735 Folsom Street (District 9)  
*Eligibility:* Article 10 Landmark No. 276: Gaughran House  
*Zoning:* RH-2 (Residential House, Two-Family)  
*Height and Bulk:* 40-X  
*Block/Lot:* 3640-031  
*Staff Contact:* Michelle Taylor – (415) 575-9197  
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*Reviewed By:* Elizabeth Gordon-Jonckheer – (415) 575-8728  
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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 2731-2733-2735 FOLSOM 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 2731-2735 Folsom Street is listed under Article 10 as Landmark Number 276 and thus qualifies as a historical property for the 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 2731-2735 Folsom Street, which are located in Case Docket No. 2019-006455MLS. 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 2731-2735 Folsom 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, Historical Property Contract, Rehabilitation Program, and Maintenance Plan for 2731-2735 Folsom Street, which are located in Case Docket No. 2019-006455MLS.

**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 2731-2735 Folsom Street, attached herein as Exhibits A and B, and fully incorporated by this reference.

**BE IT FURTHER RESOLVED** That the Historic Preservation Commission hereby directs its Commission Secretary to transmit this Resolution, the draft Mills Act Historical Property Contract, including the Rehabilitation Program, and Maintenance Plan for 2731-2735 Folsom Street, and other pertinent materials in the case file 2019-006455MLS 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

**REHABILITATION/RESTORATION & MAINTENANCE PLAN**

All pricing below has been prepared by J.R. Conkey & Associates, professional cost estimator.

**Exhibit A: Rehabilitation/Restoration Plan**

Scope: # 1			
Building Feature: Folsom Street Façade – Wood Repair			
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed
			Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2020 (Coordinated scaffold/access with Scope 2)			
Total Cost: \$15,587.50			
Description of work: Repair wood deterioration at base of building above pavement where moisture appears to be getting in. Correct cause of moisture including concrete curb below as needed. Repair various splitting wood as needed. Prepare, prime, and paint with appropriate paint.  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.			

Scope: # 2			
Building Feature: Windows at Secondary Façades			
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed
			Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2020			
Total Cost: \$19,314.00			
Description of work: Repair splitting and separation at finger-jointed wood window sills as needed. Replace failed sealant at perimeter of windows as needed. Prepare, prime, and paint sills.  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 Preservation Brief #9: The Repair of Historic Wooden Windows.			

Scope: # 3			
Building Feature: Wood Windows at Folsom Street			
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2025 (Coordinated scaffold/access with Scopes 4, 5, 6, & 15)			
Total Cost: \$53,940.00 - \$84,825.00			
Description of work: Rehabilitate wood window sash. Consider restoring operability to the windows at the first level that are not operable. Repair deteriorated wood and replace unsound/deteriorated/missing glazing putty as needed. Prepare, prime, and paint all wood and putty. Consider installation of appropriate weather stripping or interior storm windows. If window replacement is considered for weatherization/energy/noise, perform conditions assessment, and replacements will match the existing appearance and material (wood), including curved elements. 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 Preservation Brief #9: The Repair of Historic Wooden Windows.			

Scope: # 4			
Building Feature: North Façade - Site			
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2025			
Total Cost: \$6,119.00			
Description of work: Perform work to remove vegetation that is directly against the building at the north façade and to improve site drainage directly adjacent to the foundation of the building. Work will be done in conformance with the Secretary of the Interior’s Standards			

Scope: # 5			
Building Feature: Folsom Street Façade - Painting			
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2025 and every 10 years thereafter as needed			
Total Cost: \$45,211.00			
Description of work: Repaint Folsom Street façade with appropriate paint (including wood and concrete entry stairs with metal railings as well as windows – see Rehabilitation/Restoration Item # 3 “Wood Windows at Folsom Street” for detail at windows). Install new sealants every 10 years at flashings and where occurs or as needed. Repair wood and other substrates as needed. All work will be performed in conformance with the Secretary of the Interior’s Standards. 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.			

Scope: # 6			
Building Feature: Secondary Exterior Facades - Painting			
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2025 and every 10 years thereafter as needed			
Total Cost: \$39,179.00			
Description of work: Repaint secondary façades with appropriate paint. Repair wood and other substrates as needed. All work will be performed in conformance with the Secretary of the Interior’s Standards. 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.			

Scope: # 7			
Building Feature: Flashing - Roof			
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2025 and every 10 years thereafter as needed			
Total Cost: \$5,539.00			
Description of work: Install new sealant at flashing and roofing elements every 10 years, or as needed. 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.			

Scope: # 8			
Building Feature: Roof			
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2029			
Total Cost: \$120,683.50			
Description of work: Replace roofing membrane as well as related flashing, waterproofing, and gutters as needed. All work to be performed in accordance with the Secretary of the Interior’s Standards.			

Exhibit B: Maintenance Plan

Scope: # 9				
Building Feature: Facades – Visual Inspection				
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2020 and annually thereafter				
Total Cost: \$1,305.00				
<p>Description of work: Perform visual inspection of exterior facades, including wood and concrete main entry stair with metal railings, with binoculars, spotting scope, or similar as needed annually for paint and sealant failure, wood deterioration, metal railing deterioration, and other signs of deterioration (see Item #5 “Wood Windows at Folsom Street – Visual Inspection” and Item #6 “Windows at Secondary Facades – Inspection” for details related to those elements). Repair as needed.</p> <p>All work will be performed in conformance with the Secretary of the Interior’s Standards. 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.</p>				

Scope: # 10				
Building Feature: Wood Windows at Folsom Street – Visual Inspection				
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2020 and annually thereafter				
Total Cost: \$870.00				
<p>Description of work: Perform visual inspection of wood windows with binoculars, spotting scope, or similar as needed annually for paint, putty, and sealant failure as well as wood and other signs of deterioration. Repair as needed.</p> <p>All work will be performed in conformance with the Secretary of the Interior’s Standards. 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.</p>				

Scope: # 11				
Building Feature: Windows at Secondary Facades - Inspection				
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2020 and annually thereafter				
Total Cost: \$1,305.00				
<p>Description of work: Inspect glazing seals, sealants, and clean weeps. Lubricate operating hardware as recommended by manufacturer.</p> <p>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 Preservation Brief #9: The Repair of Historic Wooden Windows.</p>				

Scope: # 12				
Building Feature: Gutters, Drains, and Downspouts - Roof				
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2020 and annually thereafter				
Total Cost: \$986.00				
Description of work: Inspect and clean all roof gutters, drains, and downspouts. Repair as needed. 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.				

Scope: # 13				
Building Feature: Roofing				
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2020 and annually thereafter				
Total Cost: \$246.50				
Description of work: Inspect roofing for defects and deterioration annually. Repair as needed. 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.				

Scope: # 14				
Building Feature: Flashing - Roof				
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2020 and annually thereafter				
Total Cost: \$435.00				
Description of work: Inspect flashing for defects and deterioration annually (includes related sealant). Repair as needed. 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.				

Scope: # 15				
Building Feature: Folsom Street Façade – Stained Glass Inspection				
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2025 and every 10 years thereafter as needed				
Total Cost: \$1,740.00				
Description of work: Perform stained glass inspection by stained glass professional and repair/maintain as needed. All work will conform to the Secretary of the Interior’s Standards and NPS Preservation Brief # 33: The Preservation and Repair of Historic Stained and Leaded Glass.				