



HISTORIC PRESERVATION COMMISSION RESOLUTION NO. 1141

HEARING DATE: OCTOBER 7, 2020

Record No.: 2020-004811MLS
Project Address: 1315 WALLER STREET
Zoning: RH-3 (Residential - House, Three-Family) Zoning District
Height/Bulk: 40-X Height and Bulk District
Historic District: National Register of Historic Places
Block/Lot: 1255/080
Project Sponsor: Aimee & Tjarko Leifer
Property Owner: AIMKO 2015 Trust
1315 Waller Street
San Francisco, CA 94117
Staff Contact: Michelle Taylor – (628) 652-7352
Michelle.Taylor@sfgov.org

ADOPTING FINDINGS RECOMMENDING TO THE BOARD OF SUPERVISORS APPROVAL OF THE DRAFT MILLS ACT HISTORICAL PROPERTY CONTRACT, REHABILITATION PROGRAM, AND MAINTENANCE PLAN FOR 1315 WALLER 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 properties 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 1315 Waller Street was nominated for listing on the National Register of Historic Places before December 31, 2019; and

WHEREAS, The Planning Department has reviewed the Mills Act Application, draft Historical Property Contract, Rehabilitation Program, and Maintenance Plan for 1315 Waller Street, which are located in Case Docket No. 2020-004811MLS. Subject to the property being listed in the National Register of Historic Places at the time the Mills Act Historical Property Contract becomes effective, the Planning Department recommends approval of the contract, rehabilitation program, and maintenance plan; and

WHEREAS, The Historic Preservation Commission (HPC) recognizes the historic building at 1315 Waller 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 7, 2020, the HPC reviewed documents, correspondence and heard oral testimony on the Mills Act Application, Draft Historical Property Contract, Rehabilitation Program, and Maintenance Plan for 1315 Waller Street, which are located in Case Docket No. 2020-004811MLS.

THEREFORE, BE IT RESOLVED That the HPC hereby recommends that, subject to the property being listed in the National Register of Historic Places at the time the Mills Act Historical Property Contract becomes effective, the Board of Supervisors approve such contract, including the Rehabilitation Program, and Maintenance Plan for the historic building located at 1315 Waller 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 1315 Waller Street, and other pertinent materials in the case file 2020-004811MLS to the Board of Supervisors.

I hereby certify that the foregoing Resolution was ADOPTED by the Historic Preservation Commission on October 7, 2020.



Jonas P. Ionin
Commissions Secretary

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

NOES: None

ABSENT: None

ADOPTED: October 7, 2020

EXHIBIT A

Mills Act Historical Property Rehabilitation Program for the historic building located at 1315 Waller Street.

Exhibit A: Rehabilitation/ Restoration Plan

1 Building Feature: Waller Street - Entry Stair Landing

Rehab/Restoration	Maintenance	Completed	Proposed
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Contract Year for Work Completion: 2023

Total Cost (rounded to nearest dollar): \$12,245

Description of Work:

Replace exposed plywood landing at the front door entry with appropriate marble/stone/tile mosaic flooring and waterproofing at landing. New front landing will be compatible to the historic building and conform to the Secretary of the Interior's Standards for Treatment of Historic Properties.

2 Building Feature: Waller Street - Front Entry Stairs

Rehab/Restoration	Maintenance	Completed	Proposed
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Contract Year for Work Completion: 2023

Total Cost (rounded to nearest dollar): \$17,515

Description of Work:

Clean staining, soiling, biological growth, and discoloration at marble entry stair and concrete base landing/steps. Repair stone, including wear, chips, and cracks as needed. All work will comply with the National Park Service's Preservation Brief #1: Cleaning and Water-Repellent Treatments for Historic Masonry Buildings. All work will conform to the Secretary of the Interior's Standards for Treatment of Historic Properties.

3 Building Feature: Entry Stair Iron Handrail & Concrete Base

Rehab/Restoration	Maintenance	Completed	Proposed
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Contract Year for Work Completion: 2023 and Every 7-10 years as Needed

Total Cost (rounded to nearest dollar): \$9,672

Description of Work:

Treat corrosion at handrails and prepare, prime, and paint with appropriate rust inhibitive metal paint. At the concrete base of the rail/side walls, remove paint and clean concrete substrate (taking care not to use acidic cleaners near the marble steps) or prepare, prime, and repaint with appropriate breathable masonry paint. Work will comply with the National Park Service's Preservation Brief #27: The Maintenance and Repair of Architectural Cast Iron and Preservation Brief #15: Preservation of Historic Concrete. Work will conform to the Secretary of the Interior's Standards for Treatment of Historic Properties.

Exhibit A: Rehabilitation/ Restoration Plan

# 4	Building Feature: Waller Street Façade - Painting		
Rehab/Restoration	Maintenance	Completed	Proposed

Contract Year for Work Completion: 2023 and Every 7-10 years as Needed

Total Cost (rounded to nearest dollar): \$70,680

Description of Work:

It appears the façade was last repainted sometime before 2008. Assess and inspect the facade for wood damage or deterioration, and repair as needed, including patching holes and sealing gaps at the garage scone escutcheons. Any needed repairs will avoid altering, removing or obscuring character-defining features of the building. and elements determined to be damaged or deteriorated beyond repair will be replaced in-kind (e.g., wood for wood). Prepare, prime, and paint with appropriate paint, including windows - (see Rehabilitation/Restoration Item 5 for detail at windows and Item 6 for detail at doors). Install new sealants every paint cycle at flashings and where occurs as needed. All work will comply with the National Park Service's Preservation Brief #10: Exterior Paint Problems on Historic Woodwork. All work will conform to the Secretary of the Interior's Standards for Treatment of Historic Properties.

# 5	Building Feature: Waller Street Façade - Windows		
Rehab/Restoration	Maintenance	Completed	Proposed

Contract Year for Work Completion: 2023

Total Cost (rounded to nearest dollar): \$84,925

Description of Work:

Rehabilitate wood windows. Repair/maintain hardware for operation where applicable. Prepare, prime, and paint all wood and putty with appropriate paint. Consider installation of appropriate weather-stripping. At first floor original windows, consider restoring operability to windows that are not operable. Repair deteriorated wood where found and replace all unsound/deteriorated/missing glazing putty as needed. At second floor non-historic (but compatible) double-paned insert windows, rehabilitate to improve weather- stripping/poor performance and deteriorated sash tracks or consider replacing with new wood sash to match the original appearance. At attic window, rehabilitate or replace attic window with appropriate compatible wood window (based on further research and site investigation) to resolve soundness of window and weather-tightness. All work will comply with the National Park Service's Preservation Brief #9: The Repair of Historic Wooden Windows and Preservation Brief #47: Maintaining the Exterior of Small and Medium Size Historic Buildings. All work will conform to the Secretary of the Interior's Standards for Treatment of Historic Properties.

Exhibit A: Rehabilitation/ Restoration Plan

# 6	Building Feature: Waller Street Doors		
Rehab/Restoration	Maintenance	Completed	Proposed

Contract Year for Work Completion: 2023

Total Cost (rounded to nearest dollar): \$19,143

Description of Work:

Rehabilitate and maintain doors, including hardware to keep in good working order. Prepare, prime, and paint with appropriate paint. At garage doors and side (trade hall) door, treat deterioration, including checks/splits, and deterioration at joints of stiles and rails. Clean and maintain glass lites at garage doors. All work will comply with the National Park Service's Preservation Brief #47: Maintaining the Exterior of Small and Medium Size Historic Buildings. All work will conform to the Secretary of the Interior's Standards for Treatment of Historic Properties.

# 7	Building Feature: Main Roof		
Rehab/Restoration	Maintenance	Completed	Proposed

Contract Year for Work Completion: 2025

Total Cost (rounded to nearest dollar): \$47,043

Description of Work:

The roofing at the main roof appears to have been replaced in 1993. Inspect main roof and replace existing shingle roofing with new shingle roofing. Repair or replace related flashing, waterproofing, and gutters as needed. Inspect gutters and downspouts, including copper gutters, and repair or replace as needed in conjunction with roofing work. Work shall be done in accordance with the National Park Service's Preservation Brief #4: Roofing for Historic Buildings and Preservation Brief #47: Maintaining the Exterior of Small and Medium Size Historic Buildings. All work will conform to the Secretary of the Interior's Standards for Treatment of Historic Properties.

Exhibit A: Rehabilitation/ Restoration Plan

# 8	Building Feature: Rear/ South Façade - Wood Repair		
Rehab/Restoration	Maintenance	Completed	Proposed

Contract Year for Work Completion: 2027

Total Cost (rounded to nearest dollar): \$15,392

Description of Work:

Investigate bulged/split siding at the west kitchen window and bulged siding and split eave board at the top of the south kitchen wall. Correct deficiencies and ensure weather-tightness as needed. Repair or replace siding to match existing as needed. Prepare, prime, and paint with appropriate paint. All work will comply with the National Park Service's 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. All work will conform to the Secretary of the Interior's Standards for Treatment of Historic Properties.

# 9	Building Feature: Rear/ South Façade - Painting		
Rehab/Restoration	Maintenance	Completed	Proposed

Contract Year for Work Completion: 2027

Total Cost (rounded to nearest dollar): \$23,444

Description of Work:

Assess and inspect the facades for wood damage or deterioration, and repair as needed. Repair checked/split wood siding. Prepare, prime, and paint with appropriate paint, including windows and doors - (see Rehabilitation/Restoration Item #8 for detail at wood siding). Install new sealants every paint cycle at flashings and where occurs as needed. All work will comply with the National Park Service's Preservation Brief #10: Exterior Paint Problems on Historic Woodwork. All work will conform to the Secretary of the Interior's Standards for Treatment of Historic Properties.

Exhibit A: Rehabilitation/ Restoration Plan

# 10	Building Feature: Secondary Side Elevations - Painting		
Rehab/Restoration	Maintenance	Completed	Proposed

Contract Year for Work Completion: 2029

Total Cost (rounded to nearest dollar): \$58,358

Description of Work:

Assess and inspect the facades for wood damage or deterioration, and repair as needed. Repair checked/split wood siding. Patch holes at abandoned mechanical conduits/ducts as needed. Prepare, prime, and paint with appropriate paint, including windows - (see Rehabilitation/Restoration Item 5 for detail at windows). Install new sealants every paint cycle at flashings and where occurs as needed. All work will comply with the National Park Service's Preservation Brief #10: Exterior Paint Problems on Historic Woodwork. All work will conform to the Secretary of the Interior's Standards for Treatment of Historic Properties.

# 11	Building Feature: Secondary Side Elevations - Windows		
Rehab/Restoration	Maintenance	Completed	Proposed

Contract Year for Work Completion: 2029

Total Cost (rounded to nearest dollar): \$24,490

Description of Work:

During painting work access, assess wood condition and repair deteriorated wood where found and replace all unsound/deteriorated/missing glazing putty as needed. Repair/maintain hardware for operation where applicable. Prepare, prime, and paint all wood and putty. Consider installation of appropriate weatherstripping. At the east lightwell non-historic wood casement windows, replace Plexiglas with glass, and consider installation of appropriate weatherstripping. Alternatively, consider appropriate replacement windows. All work will comply with the National Park Service's Preservation Brief #47: Maintaining the Exterior of Small and Medium Size Historic Buildings. All work will conform to the Secretary of the Interior's Standards for Treatment of Historic Properties.

Exhibit A: Rehabilitation/ Restoration Plan

# 12	Building Feature: Roofing Over Kitchen		
Rehab/Restoration	Maintenance	Completed	Proposed

Contract Year for Work Completion: 2031

Total Cost (rounded to nearest dollar): \$33,728

Description of Work:

Inspect roofing, and replace roofing at deck area over kitchen. Ensure waterproofing at guard rail penetrations/anchorage including repairing wood guardrail as needed. Ensure roof is sloped to drain properly to adjacent gutter. Inspect gutters and downspouts, including copper gutters, and repair or replace as needed in conjunction with roofing work. Work shall be done in accordance with the National Park Service's Preservation Brief #4: Roofing for Historic Buildings and Preservation Brief #47: Maintaining the Exterior of Small and Medium Size Historic Buildings. All work will conform to the Secretary of the Interior's Standards for Treatment of Historic Properties.

EXHIBIT B

Mills Act Historical Property Maintenance Plan for the historic building located at 1315 Waller Street.

Exhibit B: Maintenance Plan

1

Building Feature: Front Entry Stairs - Visual Inspection

Rehab/Restoration

Maintenance

Completed

Proposed

Contract Year for Work Completion: 2021 and annually thereafter

Total Cost (rounded to nearest dollar): \$15,500

Description of Work:

Perform visual inspection of concrete and marble main entry stair with metal railings and marble/stone/tile landing annually for paint and sealant failure, wood deterioration, metal railing deterioration, and other signs of deterioration. Assess adjacent bush/vegetation and maintain/trim to prevent building damage; consider a planting support system that keeps the plant from attaching to the adjacent historic materials. Repair as needed. If any damage or deterioration is 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). Work shall be done in accordance with the National Park Service's Preservation Brief #47: Maintaining the Exterior of Small and Medium Size Historic Buildings and National Park Service's Preservation Brief #1: Cleaning and Water-Repellent Treatments for Historic Masonry Buildings.

2

Building Feature: Facades - Visual Inspection

Rehab/Restoration

Maintenance

Completed

Proposed

Contract Year for Work Completion: 2021 and annually thereafter

Total Cost (rounded to nearest dollar): \$23,250

Description of Work:

Perform visual inspection of facades, including wood siding and decorative trim, metal work and flashings, sealant failure, and other signs of deterioration. Repair as needed. If any damage or deterioration is 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). Work shall be done in accordance with the National Park Service's 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.

Exhibit B: Maintenance Plan

# 3	Building Feature: Windows and Doors - Visual Inspection		
Rehab/Restoration	Maintenance	Completed	Proposed

Contract Year for Work Completion: 2021 and annually thereafter

Total Cost (rounded to nearest dollar): \$23,250

Description of Work:

Perform visual inspection of wood windows and doors (including main entry door, garage doors, and side/trade hall doors at Waller St.) with binoculars, spotting scope, or similar as needed annually for paint, putty, and sealant failure as well as wood and other signs of deterioration. Assess hardware, window sash cords, window function, lubricate hardware, etc. Repair as needed. 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). Work shall be done in accordance with the National Park Service's Preservation Brief #47: Maintaining the Exterior of Small and Medium Size Historic Buildings and Preservation Brief #9: The Repair of Historic Wooden Windows.

# 4	Building Feature: Waller St. Façade - Cleaning		
Rehab/Restoration	Maintenance	Completed	Proposed

Contract Year for Work Completion: 2025 and every 2 years thereafter

Total Cost (rounded to nearest dollar): \$6,200

Description of Work:

Soft-wash/gently clean with mild detergent and low pressure rinsing/hand wiping to maintain appearance and prolong life of paint as recommended by paint manufacturer. Work shall be done in accordance with the National Park Service's Preservation Brief #47: Maintaining the Exterior of Small and Medium Size Historic Buildings.

# 5	Building Feature: Roof (Main & Roof Over Kitchen)		
Rehab/Restoration	Maintenance	Completed	Proposed

Contract Year for Work Completion: 2021 and annually thereafter

Total Cost (rounded to nearest dollar): \$15,500

Description of Work:

Inspect roofing for defects and deterioration annually, including associated flashing and sealants (and skylights at the main roof). Repair as needed. 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). Work shall be done in accordance with the National Park Service's Preservation Brief #47: Maintaining the Exterior of Small and Medium Size Historic Buildings.

Exhibit B: Maintenance Plan

# 6	Building Feature: Roof Gutters and Downspouts		
Rehab/Restoration	Maintenance	Completed	Proposed

Contract Year for Work Completion: 2021 and annually thereafter

Total Cost (rounded to nearest dollar): \$15,500

Description of Work:

Inspect and clean all roof gutters, drains and downspouts annually. Repair as needed. 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). Work shall be done in accordance with the National Park Service's Preservation Brief #47: Maintaining the Exterior of Small and Medium Size Historic Buildings.