



HISTORIC PRESERVATION COMMISSION RESOLUTION NO. 1140

HEARING DATE: OCTOBER 7, 2020

Record No.: 2020-004819MLS
Project Address: 450 PACIFIC AVENUE
Zoning: C-2 (Community Business) Zoning District
Height/Bulk: 65-A Height and Bulk District
Historic District: Jackson Square Historic District
Block/Lot: 0164/010
Project Sponsor: Jesse Feldman
Property Owner: Pacific Stables Property Owner LLC
590 Pacific Avenue
San Francisco, CA 94133
Staff Contact: Alexandra Kirby – (628) 652-7336
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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 450 PACIFIC AVENUE.

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 450 Pacific Avenue is a contributor to the Jackson Square 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 450 Pacific Avenue, which are located in Case Docket No. 2020-004819MLS. 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 450 Pacific Avenue 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 450 Pacific Avenue, which are located in Case Docket No. 2020-004819MLS.

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 450 Pacific Avenue, 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 450 Pacific Avenue, and other pertinent materials in the case file 2020-004819MLS 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, So, Matsuda, Hyland

NOES: None

ABSENT: None

RECUSED: Pearlman

ADOPTED: October 7, 2020

EXHIBIT A

Mills Act Historical Property Rehabilitation Program for the historic building located at 450 Pacific Avenue.

Exhibit A: Rehabilitation/Restoration Plan for 450 Pacific Avenue

Scope: #1		Building Feature: Parapet	
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance <input type="checkbox"/>	Completed <input type="checkbox"/>	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2025			
Total Cost: \$49,271.00			
Description of work: Replace parapet flashing with more appropriate profile to restore historic configuration and appearance. Paint flashing to match brickwork.			

Scope: #2		Building Feature: Exterior brickwork (primary facades)	
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance <input type="checkbox"/>	Completed <input type="checkbox"/>	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2025			
Total Cost: \$170,865.00			
Description of work: Building cleaning, and spot-treatment to remove graffiti as occurs, repointing with appropriate mortar, repair, patching of brick and holes as needed, selective brick replacements as needed where would create a water shedding issue. Seal conduit and fixture penetrations as needed. All work to be completed in accordance to NPS Preservation Brief #2: Repointing Mortar Joints in Historic Masonry Buildings.			

Scope: #3		Building Feature: Brick Projections (Pacific and Osgood facades)	
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance <input type="checkbox"/>	Completed <input type="checkbox"/>	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2025			
Total Cost: \$58,282.00			
Description of work: Assess and repair parge coat as needed and where exists at windowsills, brick projections at parapet inset panels, and at ground floor watertable. Perform mortar analysis. All new parge to match historic color, texture, and appearance. All surrounding mortar joints shall be assessed and repointed as necessary prior to re-parging. Water-repellent coating will not be applied unless need is substantiated by further testing. If a water-repellent coating is need, the coating will meet the Secretary's Standards for Rehabilitation.			

Scope: #4		Building Feature: Brickwork on secondary facades	
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance <input type="checkbox"/>	Completed <input type="checkbox"/>	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2025			
Total Cost: \$100,811.00			
Description of work: Building cleaning, and spot-treatment to remove graffiti as occurs. Repointing with appropriate mortar, repair, patching of brick and holes as needed, selective brick replacements as needed where would create a water shedding issue. Seal conduit and fixture penetrations as needed. All work to be			

completed in accordance to NPS Preservation Brief #2: Repointing Mortar Joints in Historic Masonry Buildings.

Scope: #5	Building Feature: Osgood Pl. window grilles and tie rods		
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance <input type="checkbox"/>	Completed <input type="checkbox"/>	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2025			
Total Cost: \$36,776			
Description of work: Treat corrosion and paint exposed metal work with appropriate rust inhibitive paint to prevent corrosion and deterioration. Coordinate with brick masonry repair work.			

Scope: #6	Building Feature: Osgood Pl. window grilles and tie rods		
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance <input type="checkbox"/>	Completed <input type="checkbox"/>	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2031			
Total Cost: \$19,640.00			
Description of work: Treat corrosion and paint exposed steel structure with appropriate rust inhibitive paint to prevent corrosion and deterioration.			

Scope: #7	Building Feature: Roof		
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance <input type="checkbox"/>	Completed <input type="checkbox"/>	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2029			
Total Cost: \$311,920.00			
Description of work: Roofing was last replaced in 2009. Repair or replace roofing as needed. Treat corrosion and paint metal parapet braces with appropriate rust inhibitive paint to prevent corrosion and deterioration. Repair or replace associated flashings and replace sealant joints as needed.			

Scope: #8	Building Feature: Roof Skylights		
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance <input type="checkbox"/>	Completed <input type="checkbox"/>	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2029			
Total Cost: \$17,997.00			
Description of work: Treat corrosion and paint skylight with appropriate rust inhibitive paint to prevent corrosion and deterioration as needed. Repair or replace associated flashings and replace sealant joints as needed. Clean weeps. Coordinate with roof work.			

Scope: #9		Building Feature: Pacific Ave Storefronts	
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance <input type="checkbox"/>	Completed <input type="checkbox"/>	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2029			
Total Cost: \$514,766.00			
<p>Description of work:</p> <p>Remove non-historic non-compatible materials and install new appropriate compatible storefronts at ground level to replace missing storefronts at current open-air arcade based on further historic documentation and investigation. Consideration should be given to ADA compliance requirements. All work to be completed in accordance to NPS Preservation Brief #11: Rehabilitating Historic Storefronts and #32: Making Historic Properties Accessible.</p> <p>Although not a Mills Act eligible scope, the new storefront will trigger improvements in the existing arcade that will become interior space. Improvements include tying the adjacent interior space with the storefront and consist of new finishes, required upgrades to the fire life/safety systems and alterations to the mechanical and electrical systems. This portion of the improvements will cost approximately \$342,426.00 (non-qualifying portion).</p>			

EXHIBIT B

Mills Act Historical Property Maintenance Plan for the historic building located at 450 Pacific Avenue.

Exhibit B: Maintenance Plan for 450 Pacific Avenue

Scope: #1		Building Feature: Pacific Ave & Osgood Pl. Brickwork	
Rehab/Restoration <input type="checkbox"/>	Maintenance <input checked="" type="checkbox"/>	Completed <input type="checkbox"/>	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2022 and annually thereafter			
Total Cost: \$1,790			
Description of work: Perform visual inspection of brick masonry annually for signs of deterioration and biogrowth. Prior to 2025 rehabilitation work, clean or treat immediate needs, including graffiti removal as occurs. Following 2025 rehabilitation work, clean or treat biogrowth and repair as needed. All work to be completed in accordance to NPS Preservation Brief #1: Cleaning and Water-Repellent Treatments for Historic Masonry Buildings.			

Scope: #2		Building Feature: Window sills and brick projections	
Rehab/Restoration <input type="checkbox"/>	Maintenance <input checked="" type="checkbox"/>	Completed <input type="checkbox"/>	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2022 and annually thereafter			
Total Cost: \$1,790.00			
Description of work: Perform visual inspection annually of parge coats where exist at windowsills, brick projections at parapet inset panels, and at ground floor watertable. Prior to 2025 rehabilitation work, treat immediate needs. Following 2025 rehabilitation work, repair as needed.			

Scope: #3		Building Feature: Secondary North & West Facades	
Rehab/Restoration <input type="checkbox"/>	Maintenance <input checked="" type="checkbox"/>	Completed <input type="checkbox"/>	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2022 and annually thereafter			
Total Cost: \$1,790.00			
Description of work: Perform visual inspection of brick masonry annually for signs of deterioration and biogrowth. Prior to 2025 rehabilitation work, clean or treat immediate needs. Following 2025 rehabilitation work, clean or treat biogrowth and repair as needed, including graffiti removal as occurs. All work to be completed in accordance to NPS Preservation Brief #1: Cleaning and Water-Repellent Treatments for Historic Masonry Buildings.			

Scope: #4		Building Feature: Osgood Pl. Metal Balcony Rail, Window grilles and tie rods	
Rehab/Restoration <input type="checkbox"/>	Maintenance <input checked="" type="checkbox"/>	Completed <input type="checkbox"/>	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2022 and annually thereafter			
Total Cost: \$1,790.00			
Description of work: Perform visual inspection annually of metal balcony rail, window grilles, tie rods, and other miscellaneous metal work for paint deterioration and signs of corrosion. Treat corrosion and paint with appropriate rust inhibitive paint as needed.			

Scope: #5		Building Feature: Pacific Ave Storefronts	
Rehab/Restoration	<input type="checkbox"/>	Maintenance	<input checked="" type="checkbox"/>
Completed	<input type="checkbox"/>	Proposed	<input checked="" type="checkbox"/>
Contract year work completion: 2022 and annually thereafter			
Total Cost: \$895.00			
Description of work: Perform visual inspection annually of exposed steel structure for paint deterioration and signs of corrosion. Treat corrosion and paint with appropriate rust inhibitive paint as needed.			

Scope: #6		Building Feature: Roof	
Rehab/Restoration	<input type="checkbox"/>	Maintenance	<input checked="" type="checkbox"/>
Completed	<input type="checkbox"/>	Proposed	<input checked="" type="checkbox"/>
Contract year work completion: 2022 and annually thereafter			
Total Cost: \$1,790.00			
Description of work: Perform annual inspection of roofing, including roof membrane and associated flashings, parapet flashings, sealants, etc. for leaks and signs of deterioration. Repair as needed; prepare, prime, and paint metal as needed.			

Scope: #7		Building Feature: Roof Drainage System	
Rehab/Restoration	<input type="checkbox"/>	Maintenance	<input checked="" type="checkbox"/>
Completed	<input type="checkbox"/>	Proposed	<input checked="" type="checkbox"/>
Contract year work completion: 2022 and annually thereafter			
Total Cost: \$895.00			
Description of work: Perform annual inspection of roof drainage system, and clean drains, downspouts, and gutters as needed.			

Scope: #8		Building Feature: Roof Skylights	
Rehab/Restoration	<input type="checkbox"/>	Maintenance	<input checked="" type="checkbox"/>
Completed	<input type="checkbox"/>	Proposed	<input checked="" type="checkbox"/>
Contract year work completion: 2022 and annually thereafter			
Total Cost: \$895.00			
Description of work: Perform annual inspection of skylights for leaks and deterioration, including flashings, and sealants. Clean weeps. Repair as needed.			

Scope: #9	Building Feature: Pacific Ave and Osgood Pl. Windows		
Rehab/Restoration <input type="checkbox"/>	Maintenance <input checked="" type="checkbox"/>	Completed <input type="checkbox"/>	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2022 and annually thereafter			
Total Cost: \$3,581.00			
<p>Description of work:</p> <p>Perform visual inspection of windows and associated sealants and waterproofing for leaks and deterioration, and clean weeps. Repair as needed. When 60% or more of the windows on either the Pacific Avenue or Osgood Place facades are deteriorated beyond repair, replace all the windows within that façade with new wood double hung windows that are compatible with the historic character of the building. Follow the Secretary of the Interior’s Standards for the Rehabilitation of Historic Buildings as guidance for the window replacements.</p>			

Scope: #10	Building Feature: Interior Historic Timber Framing		
Rehab/Restoration <input type="checkbox"/>	Maintenance <input checked="" type="checkbox"/>	Completed <input type="checkbox"/>	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2022 and annually thereafter			
Total Cost: \$1,790.00			
<p>Description of work:</p> <p>Perform visual inspection annually of historic interior timber framing for signs of stress/deterioration or necessary repairs, and repair as needed.</p>			