



HISTORIC PRESERVATION COMMISSION RESOLUTION NO. 1142

HEARING DATE: OCTOBER 7, 2020

Record No.: 2020-004685MLS
Project Address: 59 POTOMAC STREET
Zoning: RH-2-1 (Residential - House, Two-Family) Zoning District
Height/Bulk: 40-X Height and Bulk District
Historic District: Duboce Park Historic District
Block/Lot: 0865/008
**Project Sponsor/
Property Owner:** Jonathan Dascola & Kamariah Sulaiman Dascola
59 Potomac Street
San Francisco, CA 94117
Staff Contact: Shannon Ferguson – (628) 652-7354
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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 59 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 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 59 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 59 Potomac Street, which are located in Case Docket No. 2020-004685MLS. 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 59 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 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 59 Potomac Street, which are located in Case Docket No. 2020-004685MLS.

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 59 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 59 Potomac Street, and other pertinent materials in the case file 2020-004685MLS 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 59 Potomac Street.

**Mills Act Application 59 Potomac St
Exhibit A - Rehabilitation & Restoration Plan**

Rehabilitation & Restoration Plan

Scope #1 Replace roof and shingles in full

Rehab/Restoration: Yes

Completed: No

Proposed: Yes

Contract Year Completion: 2021

Total Cost: \$32,000

Description of work: The current roof is in poor shape. We have engaged a licensed roofing contractor to replace the current roof with new asphalt shingles, ensuring a watertight finish. New gutters and down sprouts will be installed to direct water away from the building and the space where the neighboring homes abut will be water secured. Installation of the new roof and gutters 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 direct water away from the building and the space where the neighboring homes connect will be water secured.

Scope #2 Exterior Siding and Trim

Rehab/Restoration: Yes

Completed: No

Proposed: Yes

Contract Year Completion: 2021

Total Cost: \$45,000

Description of work: We will repair all exterior sides, windows and trim of the house as necessary and repaint the house in its entirety. There is some damage and deterioration of trim in the front of the house. The wood horizontal siding at the rear of the house has dry rot. Deteriorated wood trim and siding will be replaced in kind. 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.

Scope #3 Exterior Windows & Doors

Rehab/Restoration: Yes

Completed: No

Proposed: Yes

Contract Year Completion: 2021

Total Cost: \$65,000

Description of work: We will replace all exterior windows and doors. There are three sets of bay windows on the front facade of the house in poor condition. They will be replaced in-kind to match existing wooden materials, ornaments, and operation. There are two exterior doors in the front of the house, and a single-car garage door that will also be replaced with compatible wood doors. While replacing the windows and doors we will avoid altering, removing, or obscuring any character defining features to the exterior.

Scope #4 Exterior Stairs

Rehab/Restoration: Yes

Completed: No

Proposed: Yes

Contract Year Completion: 2021

Total Cost: \$25,000

Description of work: We will demo and replace the existing stained and damaged terrazzo stairs and concrete siding. We will replace this non-historic detail with wooden stairs and handrails that are compatible with the design and materials of the district.

Scope #5 Foundation reinforcement and stabilization

Rehab/Restoration: Yes

Completed: Partially

Proposed: Yes

Contract Year Completion: 2021

Total Cost: \$96,500

Description of work: We are completing structural upgrades to the foundation of the house. While converting the basement to livable space we will reinforce the existing foundation and pour a new concrete foundation for the addition. During the scope of work we completed an A-B-C pour to ensure stability of both 59 Potomac and 57 Potomac to help reinforce the foundation of the neighboring house to the south.

Scope #6 New driveway, sidewalk, entryway

Rehab/Restoration: Yes

Completed: No

Proposed: Yes

Contract Year Completion: 2021

Total Cost: \$25,000

Description of work: We will replace the current driveway and ground floor entry with a new level, permeable driveway and walkway when the remainder of construction is completed. We will also replace the sidewalk.

Scope #7 Planters

Rehab/Restoration: Yes

Completed: No

Proposed: Yes

Contract Year Completion: 2022

Total Cost: \$8,000

Description of work: We will remove the current concrete poured planters throughout the property. We will replace the planters on the north and south sides of the front yard with new planters in a style and material compatible with the house and district.

EXHIBIT B

Mills Act Historical Property Maintenance Plan for the historic building located at 59 Potomac Street.

**Mills Act Application 59 Potomac St
Exhibit B - Maintenance Plan**

Scope #1 Overall Maintenance - Exterior (Roof, siding, paint and trim)

Maintenance: Yes

Completed: No

Proposed: Yes

Contract Year Completion: 2021-ongoing

Total Cost: Annually; estimated \$1000 per year

Description of work: We will perform routine inspection and maintenance on our roof. We will keep gutters and downspouts clear from debris. Any roof coverings that have been injured will be replaced. We will broom sweep branches or leaf debris from shingles.

We will inspect the exterior doors and windows annually. We will look for signs of water damage 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.

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.

Scope #2 Professional roof inspections and repair

Maintenance: Yes

Completed: No

Proposed: Yes

Contract Year Completion: 2021-ongoing

Total Cost: Periodic \$5,000 over 10 years (estimated \$2500/inspection + repair)

Description of work: 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. 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.

Scope #3 Exterior Siding + Trim

Maintenance: Yes

Completed: No

Proposed: Yes

Contract Year Completion: 2021-ongoing

Total Cost: Periodic; \$25,000 within 6 years

Description of work: Approximately 5 years from the completion of work; estimated 2026, we will fully replace the exposed wooden siding on the north top floor (planned for repair as part of Phase 1) replacing the siding in kind, and repainting to ensure a watertight seal.

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.

Scope #4 Exterior Paint

Maintenance: Yes

Completed: No

Proposed: Yes

Contract Year Completion: 2021-ongoing

Total Cost: Periodic; estimated \$30,000+ within 10 years

Description of work: We will inspect the exterior paint on all siding and trim annually. We will look for signs of water permeating, cracking or dry rot. 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.

When required, estimated 8-10 years after original painting, the full exterior will be repainted and resealed including all siding, windows, trim and moldings.