



SAN FRANCISCO PLANNING DEPARTMENT

PRE-APPROVAL INSPECTION REPORT

Report Date: June 2, 2020
Inspection Date: May 20, 2019; 11:00am¹
Filing Date: May 1, 2020
Case No: 2020-004811MLS
Project Address: **1315 Waller Street**
Block/Lot: 1255/080
Eligibility Concurrent Application for Local Landmark Designation
2019-006264DES
Zoning: RH-3 – Residential-House, Three-Family
Height & Bulk: 40-X
Supervisor District: District 5 (Dean Preston)
Project Sponsor: Aimee Leifer and Tjarko Leifer
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PRE-INSPECTION

- Application fee paid
- Record of calls or e-mails to applicant to schedule pre-contract inspection

5/13/2019: Email applicant to schedule site visit.

5/15/2019: Email applicant to reschedule site visit for an earlier date.

¹A site inspection was conducted as part of the 2019 Mills Act cycle. Due to the stay at home order, staff did not conduct a site visit this year as there is no substantial change to the proposed Rehabilitation and Maintenance Plan.

INSPECTION OVERVIEW

Date and time of inspection: Monday, May 20, 2019, 11:00am

Parties present: Michelle Taylor, Aimee Leifer

- Provide applicant with business cards
- Inform applicant of contract cancellation policy
- Inform applicant of monitoring process

Inspect property. If multi-family or commercial building, inspection included a:

- Thorough sample of units/spaces
- Representative
- Limited
- Review any recently completed and in progress work to confirm compliance with Contract.
- Review areas of proposed work to ensure compliance with Contract.
- Review proposed maintenance work to ensure compliance with Contract.
- Identify and photograph any existing, non-compliant features to be returned to original condition during contract period. **n/a**

Yes **No** Does the application and documentation accurately reflect the property's existing condition? If no, items/issues noted:

Yes **No** Does the proposed scope of work appear to meet the Secretary of the Interior's Standards? If no, items/issues noted: See below

Yes **No** Does the property meet the exemption criteria, including architectural style, work of a master architect, important persons or danger of deterioration or demolition without rehabilitation? If no, items/issues noted:

The subject property is currently valued by the Assessor's Office at over \$3,000,000; therefore, an exemption from the tax assessment value is required. The subject property meets exemption criteria 1. It represents an exceptional example of an architectural style. The subject property does not meet exemption criteria 2. A Historic Structure Report prepared for the property does not demonstrate that it is in danger of demolition, deterioration, or abandonment; the building is fully occupied and in good condition.

Yes No Does the property meet the priority considerations including necessity, investment, distinctiveness, recently designated city landmark or legacy business? Notes:

Staff has performed an initial review of the application and determined that the subject property appears to meet three of the five Priority Considerations: Distinctiveness, Recently Designated Landmark, and Investment. The subject property represents a distinctive and well-preserved example of the Queen Anne style architecture. Additionally, the property owner is in the process of listing the property on the National Register of Historic Places. Furthermore, the property owner will be investing additional money towards the rehabilitation other than for routine maintenance. The subject property does not meet the Necessity and Legacy Business criteria. In 2018, the property underwent a full interior remodel and seismic strengthening and the building is in good condition; the cost of the completed work was approximately \$1,000,000.00. A Legacy Business is not located at the subject property.

Yes No Conditions for approval? If yes, see below.

At the preliminary inspection visit in 2019 and during the review of the 2020 Mills Act application, Planning Department staff advised the applicant to supplement the application with cost estimates for proposed rehabilitation scope items.

NOTES

1315 Waller Street (District 5) is located on the south side of Waller Street between Delmar Street and Masonic Avenue, Assessor's Block 1255 Lot 080. The subject property is located within the RH-3 (Residential House, Three Family) zoning district and 40-X Height and Bulk district. The subject building is a two-and-half-story plus basement, wood-frame, single-family dwelling designed in the Queen Anne style by local shipbuilder John A. Whelan in 1896. 1315 Waller, or "Winter" as it also known, is one in a row of four homes referred to as the "Four Seasons" for their associated ornamental detailing. The subject property is not formally listed on a local, state or national register of historic places; however, the applicant is concurrently applying to be listed on the National Register of Historical Places.

The subject property is currently valued by the Assessor's Office at over \$3,000,000; therefore, an exemption from the tax assessment value is required.

The applicant has prepared a Rehabilitation plan that proposes to restore the front entry marble steps and iron handrail, restore missing front entry landing, restore or replace windows, replace roof, and fully repaint and repair all elevations. In 2018, the applicant had replaced the building foundation, added shear walls and structural steel beams. The estimated cost of the proposed rehabilitation work is estimated to cost \$467,000.00

The maintenance plan proposes to inspect and make any necessary repairs to the siding, windows, doors, and roof on an annual basis. The estimated cost of maintenance work is estimated to cost approximately \$8,400.00 annually.

PHOTOGRAPHS



1315 Waller Street Front Façade (above) and detail (below)

