



SAN FRANCISCO PLANNING DEPARTMENT

PRE-APPROVAL INSPECTION REPORT

Report Date: May 26, 2020
Inspection Date: May 26, 2020; 11:30am
Filing Date: May 1, 2018
Case No.: 2020-004685MLS
Project Address: 59 Potomac Street
Block/Lot: 0865/008
Eligibility: Contributor to Duboce Park Historic District
Zoning: RH-2 – Residential-House, Two-Family
Height & Bulk: 40-X
Supervisor District: District 8 (Rafael Mandelman)
Project Sponsor: Jonathan Dascola & Kamariah Sulaiman Dascola
Address: 59 Potomac Street
San Francisco, CA 94117
412-758-6044
dascola@mac.com
Staff Contact: Shannon Ferguson – (415) 575-9074
shannon.ferguson@sfgov.org
Reviewed By: Elizabeth Gordon-Jonckheer – (415) 575-8728
elizabeth.gordon-jonckheer@sfgov.org

PRE-INSPECTION

- Application fee paid
- Record of calls or e-mails to applicant

3/31/20: Project review meeting with applicants. Email summary of meeting to applicants.

4/27/20: Review and comment on draft maintenance plan.

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

INSPECTION OVERVIEW

Date and time of inspection: Tuesday, May 26, 2020; 11:30am

Parties present: Shannon Ferguson

- 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: **n/a**
- Yes** **No** Conditions for approval? If yes, see below.

NOTES

59 Potomac Street is located on the east side of Potomac Street between Waller Street and Duboce Avenue, Assessor's Block 0866 Lot 014. The subject property is located within a RH-2 (Residential-House, Two-Family District) zoning district and a 40-X Height and Bulk district. The subject property is a contributing building to the Article 10 Duboce Park Historic District. It is a two story over garage, wood-frame, single-family dwelling built in 1899 and features a gable roof and bay window.

The subject property is currently valued by the Assessor's Office at under \$3,000,000. Therefore, an exemption from the tax assessment value is not required.

Due to the stay at home order, staff conducted a solo site visit from the public right-of-way. The subject property is currently under construction.

The rehabilitation plan proposes to seismic work, replace the roof, repair and paint the siding, replace windows and doors, replace steps, replace driveway with permeable paving and install new planters. The estimated cost of the proposed rehabilitation work is \$290,500.

The maintenance plan proposes to inspect and make any necessary repairs to the foundation, roof, siding, windows and doors, stairs, and permeable paving on an annual basis. The estimated cost of maintenance work is \$3,500 annually.

PHOTOGRAPHS







