



PRE-APPROVAL INSPECTION REPORT

Report Date: May 23, 2023
Inspection Date: May 15, 2023
Filing Date: April 21, 2023
Record No.: **2023-003555MLS**
Project Address: 148-152 Fillmore Street
Block/Lot: 0868/025
Eligibility: Hayes Valley Residential Historic District - California Register of Historical Resources
Zoning: NC-1 – Neighborhood Commercial, Cluster
Height & Bulk: 40-X
Supervisor District: District 5 (Dean Preston)
Project Sponsor: 14 Maiden, LLC
Address: 8 Manor Rd, Fairfax, CA 94930
markstempel@protonmail.com
Staff Contact: Shannon Ferguson – (628) 652-7354
Shannon.Ferguson@sfgov.org

Pre-Inspection

Application fee paid

Record of calls or e-mails to applicant

- Throughout March and Early April: Regular email correspondence between Planning Department and Project Team regarding question about the Mills Act application process and to coordinate a project review meeting time.
- March 7, 2023: Draft application provided by project team.
- March 22, 2023: Project review meeting with project sponsor team.
- May 9, 2023: Email correspondence with property owner to schedule a site visit.

Inspection Overview

Date and time of inspection: Monday, May 23, 2022; 9:30am

Parties present: Shannon Ferguson
Mark Stempel

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:

Yes No Does the property meet the priority considerations including necessity, investment, distinctiveness, recently designated city landmark or legacy business? If no, items/issues noted:

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, Necessity, and Investment. The subject property represents a distinctive and well-preserved example of the Queen Anne style architecture, and the property is in danger of deterioration without rehabilitation. Additionally, the property owner will be investing additional money towards the rehabilitation other than for routine maintenance. The subject property does not meet the recently designated landmark and Legacy Business criteria.

Notes

148-152 Fillmore Street is a contributing building to the California Register of Historical Resources-listed Hayes Valley Residential Historic District. It is located on the east side of Fillmore Street between Waller and Germania Streets, Assessor’s Block 0868 Lot 025. The subject property is located within a NC-1 (NC-1 – Neighborhood Commercial, Cluster) zoning district and a 40-X Height and Bulk district. The building is a 2-1/2 stories over

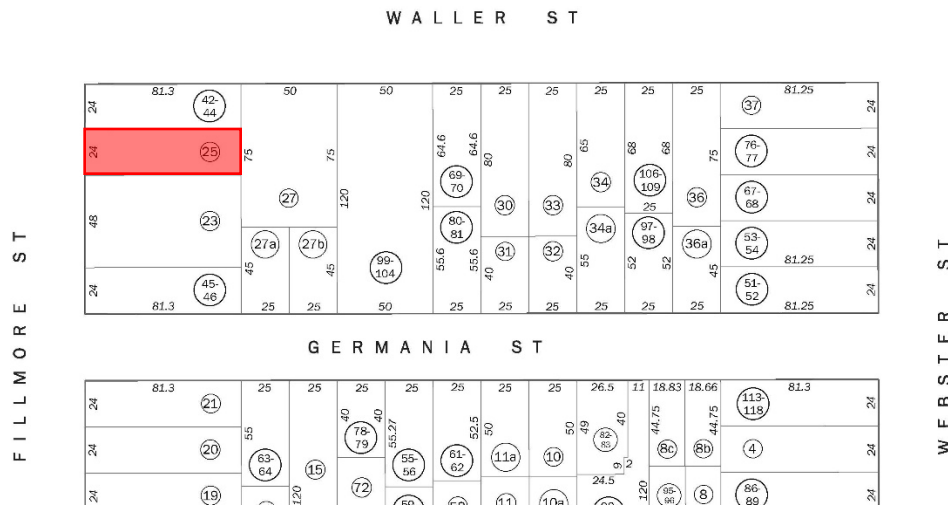
garage, wood-frame, four-unit residential building constructed circa 1900 and features a gable roof and bay windows.

The rehabilitation plan proposes to perform seismic work, replace the roof, repair and paint the siding, repair front steps, and repair windows and doors. The estimated cost of the proposed rehabilitation work is \$225,000

The maintenance plan proposes to inspect and make any necessary repairs to the foundation, roof, siding, windows, doors, and stairs on an annual basis. The estimated cost of maintenance work is \$20,000 annually.

The application is complete and will be forwarded to the Assessor-Recorder on June 1, 2023.

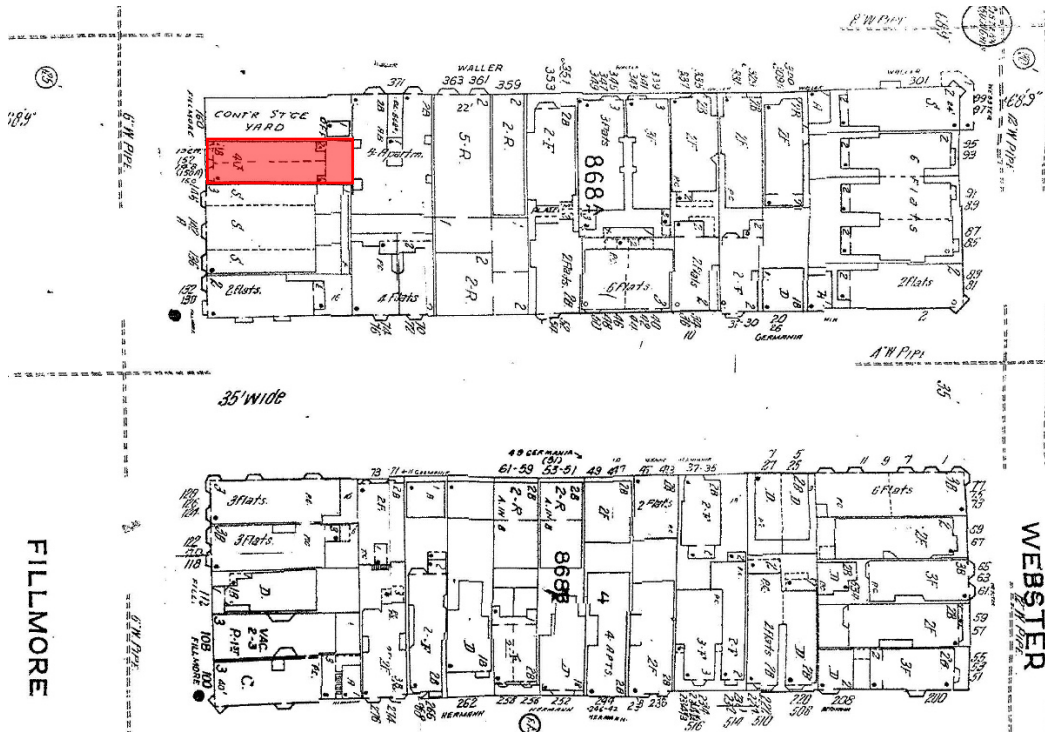
Parcel Map



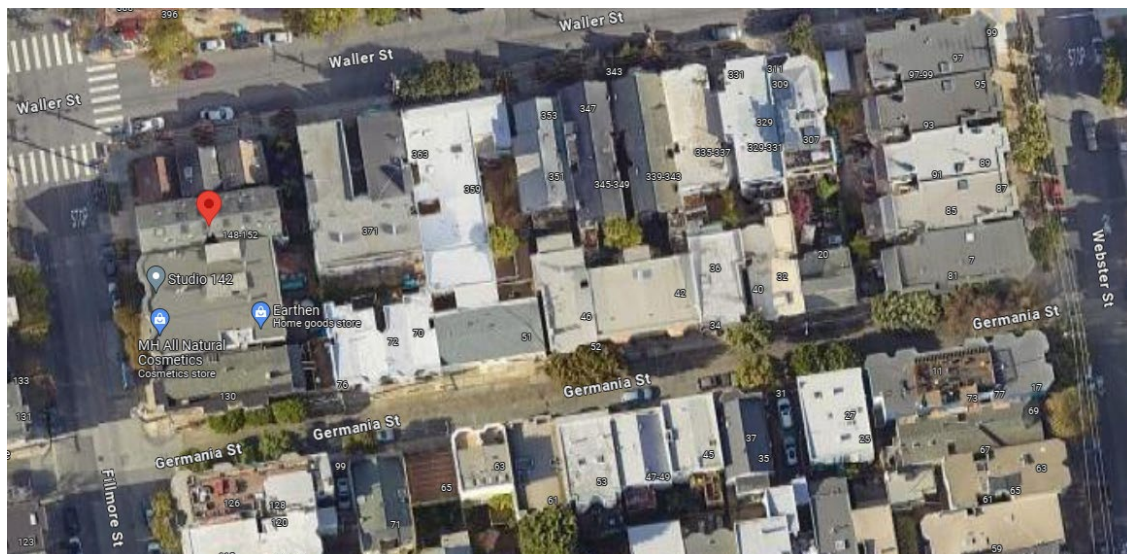
Zoning Map



Sanborn Map



Aerial Photo



Site Photos



