



## PRE-APPROVAL INSPECTION REPORT

**Report Date:** May 28, 2021

**Inspection Date:** May 13, 2021  
**Filing Date:** April 30, 2021

**Case No.:** 2021-004327MLS  
**Project Address:** 714 Steiner Street  
**Block/Lot:** 0803/1019  
**Eligibility:** Contributor to Alamo Square Historic District  
**Zoning:** RH-2 – Residential-House, Two-Family  
**Height & Bulk:** 40-X

**Supervisor District:** District 5 (Dean Preston)

**Project Sponsor:** Leah Culver Revocable Trust  
**Address:** 30 Walter Street  
San Francisco, CA 94114  
412-608--7984  
leah.culver@gmail.com

**Staff Contact:** Michelle Taylor – (628) 652-7352  
michelle.taylor@sfgov.org

**Reviewed By:** Elizabeth Gordon-Jonckheer – (628)-652-7365  
elizabeth.gordon-jonckheer@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.

- April 5, 2021: Draft application and draft HSR provided by project team.
- April 6, 2021: Project review meeting with project sponsor team.
- May 11, 2021: Email correspondence with property owner to schedule a site visit.

## Inspection Overview

Date and time of inspection: Tuesday, May 13, 2021; 1:00pm

Parties present: Michelle Taylor  
Leah Culver

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

714 Steiner Street is a contributing building to the Article 10 Alamo Square Historic District. It is located on the east side of Steiner Street between Hayes and Grove Streets, Assessor's Block 0803 Lot 019. The subject property is located within a RH-2 (Residential-House, Two-Family District) zoning district and a 40-X Height and Bulk district. 714 Steiner Street is one of the Queen Anne buildings on "Postcard Row" directly across from Alamo Square. The building is a three story over garage, wood-frame, two-unit residential building constructed in 1895 and features a gable roof and bay window.

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

The rehabilitation plan proposes to perform seismic work, replace the roof, repair and paint the siding, remove the garage, restore historic location of two street-facing windows, restore historic low wall and railing, replace steps, and restore/repair windows and doors. The estimated cost of the proposed rehabilitation work is \$1,259,900.00

The maintenance plan proposes to inspect and make any necessary repairs to the foundation, roof, siding, windows and doors, and stairs on an annual basis. The estimated cost of maintenance work is \$5,400 annually.

The application is complete and will be forwarded to the Assessor-Recorder on June 1, 2021.

Photographs



Front Elevation



Bay Window detail



Front door detail