



PRE-APPROVAL INSPECTION REPORT

Report Date: May 31, 2022
Inspection Date: May 23, 2022
Filing Date: May 2, 2022
Case No.: **2022-004344MLS**
Project Address: 942-944 Fell Street
Block/Lot: 0823/017, 0823/018
Eligibility: Contributor to Alamo Square Historic District
Zoning: RM-1 (Residential-Mixed, Low Density)
Height & Bulk: 40-X

Supervisor District: District 5 (Dean Preston)

Project Sponsor: Julie Chin
Email Address: chinrents@gmail.com

Staff Contact: Gretel Gunther – (628) 652-7607
Gretel.Gunther@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 April 2022: Regular email correspondence between Planning Department and homeowner regarding question about the Mills Act application process and to coordinate a project

review meeting time.

- April 26, 2022: Project review meeting with homeowner.
- April 6, 2022: Project review meeting with project sponsor team.
- May 18, 2022: Email correspondence with property owner to schedule a site visit.
- May 26, 2022: Planning Department sent revised Rehabilitation and Maintenance Plan to homeowner for review.

Inspection Overview

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

Parties present: Gretel Gunther
Shannon Ferguson
Julie Chin

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 Classical Revival style of 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

942-944 Fell Street is a contributing building to the Article 10 Alamo Square Historic District. It is located on the north side of Fell Street between Pierce and Steiner Streets, Assessor's Block/Lots 0823/017, 0823/018. The subject property is located within a RM-1 (Residential-Mixed, Low Density) Zoning District and a 40-X Height and Bulk District. The building is a two story over garage, wood-frame, two-unit residential building constructed in 1908.

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

The rehabilitation plan proposes to perform top plate and foundation repair, replace the roof, repair and paint the siding and decorative detailing, replace the garage door, replace the roof, repair the front steps, side walls, and front porch, repair windows on side and rear elevations, replace vinyl windows on front elevation. The estimated cost of the proposed rehabilitation work is \$308,100.

The maintenance plan proposes to inspect and make any necessary repairs to the top plate/foundation, roof, siding, windows and doors on an annual basis. The estimated cost of maintenance work is \$8,655.00 annually.

The application is complete and will be forwarded to the Assessor-Recorder on June 1, 2022

Photographs











