



PRE-APPROVAL INSPECTION REPORT

Report Date: May 24, 2023
Inspection Date: May 15, 2023
Filing Date: May 1, 2023
Case No.: 2023-003984MLS
Project Address: 988 Market Street
Block/Lot: 0342/019
Eligibility: Article 11 Category: I - Significant Building, Contributor to Market Street Theater and Lofts Historic District - National Register of Historic Places
Zoning: C-3-G - Downtown- General
Height & Bulk: 120-X
Supervisor District: District 5 (Dean Preston)
Project Sponsor: 140 Partners LP & Marlin Cove Inc
Address: 988 Market Street, Suite 400
Leigh@groupi.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 28, 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 15, 2023; 3:00pm

Parties present: Shannon Ferguson
Ruth Todd, Page & Turnbull

Mark Shkolnikov, groupi

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 Renaissance Revival architecture designed by architect of merit G. Albert Lansburgh., 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

988 Market Street 988 Market Street is a contributor to the National Register of Historic Places-listed Market Street Theatre & Loft District and is an Article 11 Category: I - Significant Building. It is located on the north side of Market Street between Taylor and Mason Streets, Assessor's Block 0342 Lot 019. The subject property is located within a C-3-G - Downtown- General zoning district and a 120-X Height and Bulk district. The building is a 8 story

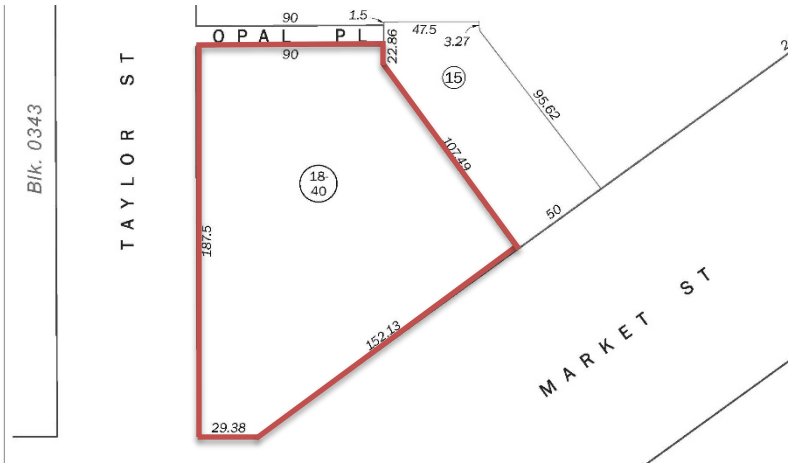
plus partial basement, steel-frame, commercial building constructed in 1921-22 in the Renaissance Revival style and designed by architect of merit G. Albert Lansburgh.

The rehabilitation plan proposes to rehabilitate the historic terra cotta facades, the wood framed windows, roofing, marble stairs, floor plates, attic and parapet walls. The estimated cost of the proposed rehabilitation work is \$576,259

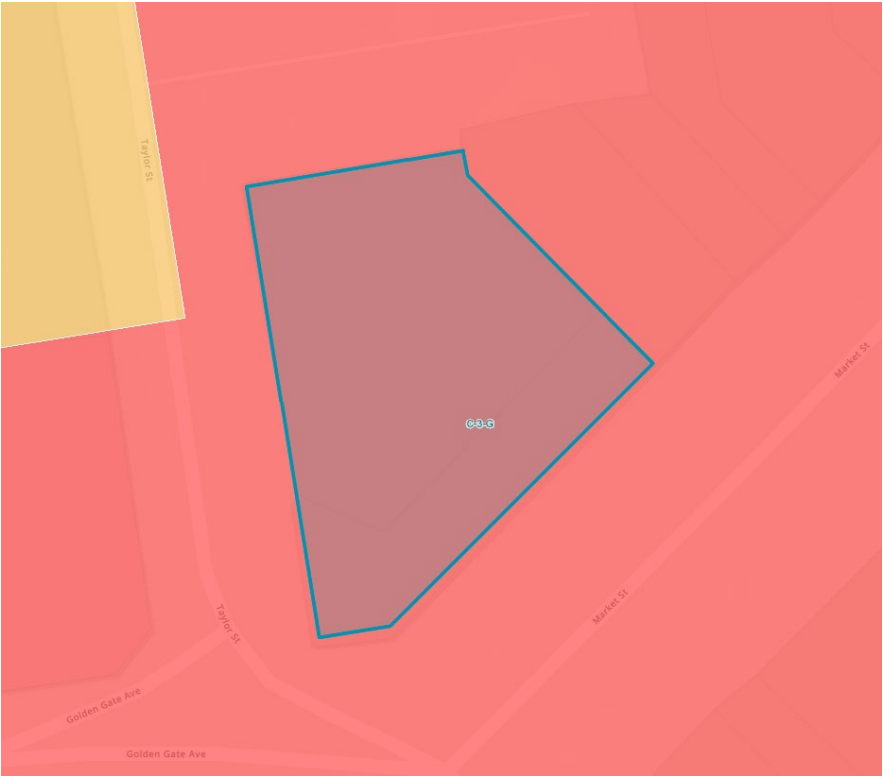
The maintenance plan proposes to inspect and make any necessary repairs to the historic terra cotta facades, the wood framed windows, as well as the roofing and parapet walls on an annual basis. The estimated cost of maintenance work is \$20,000 annually.

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

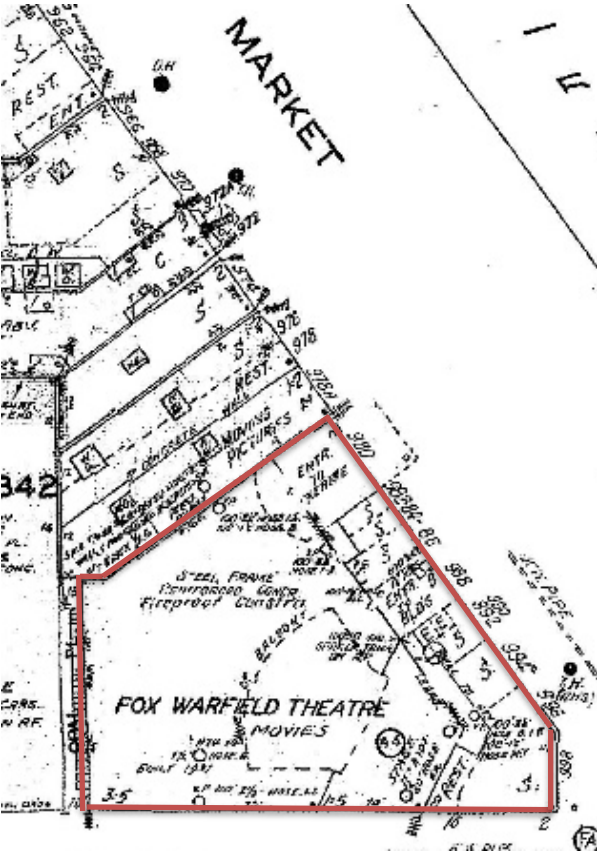
Parcel Map



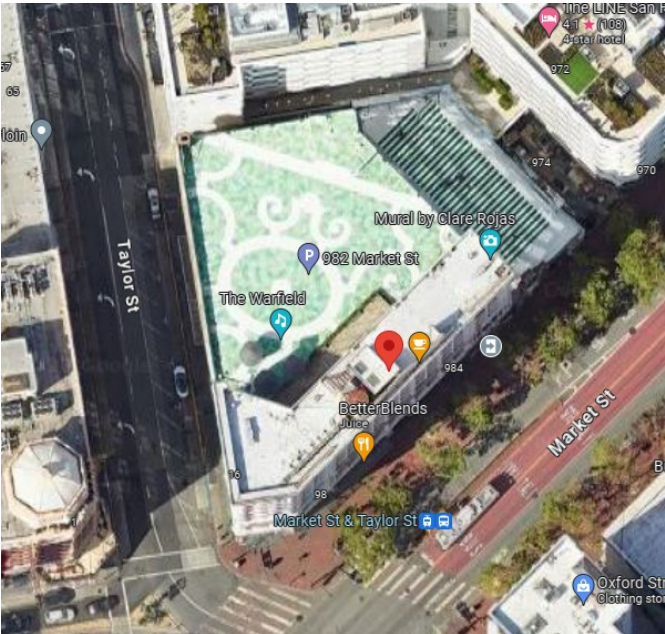
Zoning Map



Sanborn Map



Aerial Photo



Site Photos







