

Earthquake-era home in Tenderloin sells to developer who hopes to tear it down

By *BRITTANY HOPKINS*

BACK IN 2001, Central City Extra stumbled upon on a little-known fact: There were only four single-family homes left in the Tenderloin. Soon, however, the count may drop to three.

After purchasing the property at 611 Jones St. for \$3 million in August (nearly 20% more than the original asking price), the new owner has submitted plans to raze the existing single-family home and construct a 13-story residential development with 17 units.

While the Preliminary Project Assessment application offers few clues as to the site's proposed future, the accompanying site plans by Kotas/Pantaleoni Architects include a rear yard, gym and bicycle parking on the first floor; eight floors of one-bedroom apartments ranging from 673 to 727 square feet; two two-story lofts with three bedrooms each; and a roof deck.

The property is located within an RC-4 District, which prioritizes high-density residential space supported by commercial use. However, the initial plans do not include commercial space. It also sits within the 80-T-130-T Height

& Bulk District, meaning the Planning Commission will need to approve the proposed 130-foot height.

This is not the first time redevelopment plans have threatened the future of this single-family home. Central City Extra reported in 2007 that the previous owner of 611 Jones St., which also happens to be the only wood-frame single-family home in the neighborhood, had drawn up plans to demolish the building and construct a 10-story condo building with nine units.

While the project received the Planning Commission's approval, the combination of issues regarding its rear yard and the financial aftermath of 9/11 and the dot-com bust led to its abandonment.

The 109-year-old home's days may be numbered, but there's still time to spend the night inside a piece of Tenderloin history — if you have a bit of cash to spare. The home has been available as a vacation rental for years, and is still listed on Flipkey for \$590/night, which is up from \$450/night three years ago.

Brittany Hopkins, Neighborhood Editor for Hoodline, posted this story December 14, 2015. Hoodline is Central City Extra's online partner. ■



TOM CARTER, 2007



KOTAS/PANTALEONI ARCHITECTS

611 Jones St., top, one of just four single-family homes still left in the TL, sold for \$3 million in August and may soon be razed to make way for the 13-story apartment building proposed in the architect's elevation.

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