



## PRE-APPROVAL INSPECTION REPORT

**Report Date:** May 24, 2023  
**Inspection Date:** May 17, 2023  
**Filing Date:** April 27, 2023  
**Case No.:** **2023-003779MLS**  
**Project Address:** 2209 Webster Street  
**Block/Lot:** 0612/007  
**Eligibility:** Article 10 Webster Street Historic District  
**Zoning:** RH-2 – Residential-House, Two Family  
**Height & Bulk:** 40-X  
**Supervisor District:** District 2 (Catherine Stefani)  
**Project Sponsor:** Michael Foley, Foley Lin Family Trust  
**Address:** 2209 Webster Street  
foley3@gmail.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 21, 2023: Draft application provided by project team.
- March 29, 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

Michael Foley & Chiao Mei Lin

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 Italianate 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

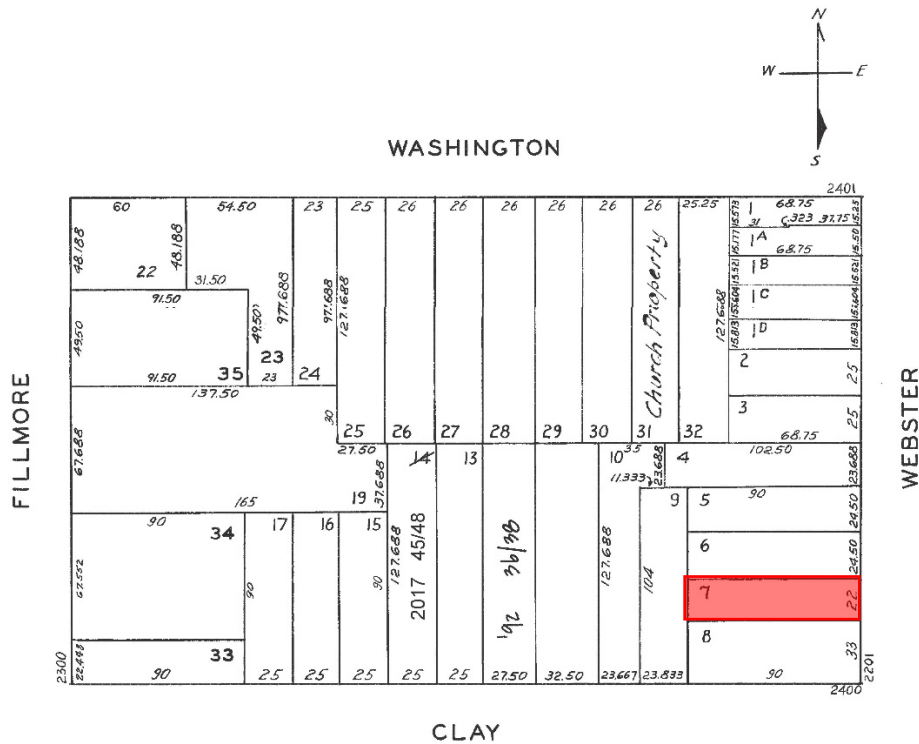
2209 Webster Street is a contributing building to the Article 10-listed Webster Street Historic District. It is located on the west side of Webster Street between Clay and Washington streets, Assessor's Block 0612 Lot 007. The subject property is located within an RH-2 (Residential-House, Two Family) zoning district and a 40-X Height and Bulk district. The building is a 2 story over basement, wood-frame, single-family residential building designed by Henry Hinkel and constructed in 1878 and features a false front roof and two-story bay window.

The rehabilitation plan proposes to replace the roof, repair the back door, repair/replace windows, and repair and paint the siding. The estimated cost of the proposed rehabilitation work is \$238,285.

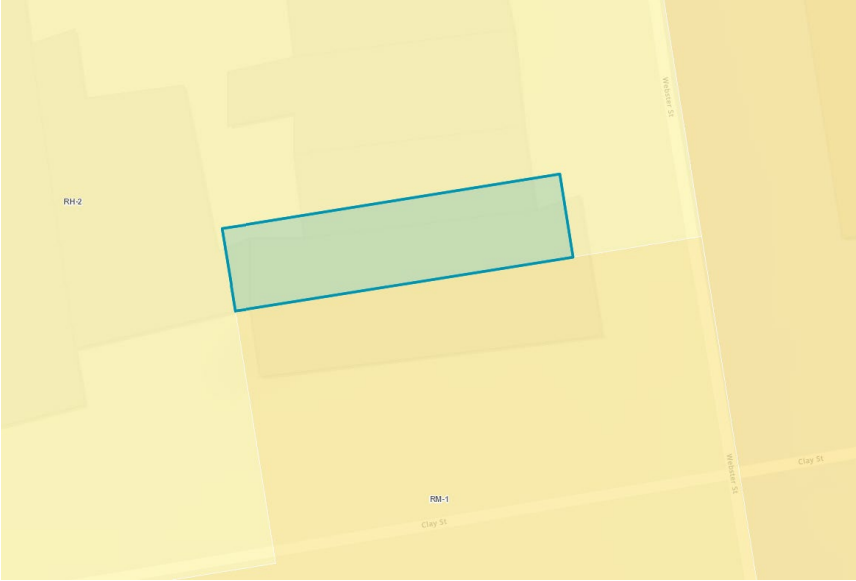
The maintenance plan proposes to inspect and make any necessary repairs to the siding, windows, doors, front porch, and roof on an annual basis. The estimated cost of maintenance work is \$3,800 annually.

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

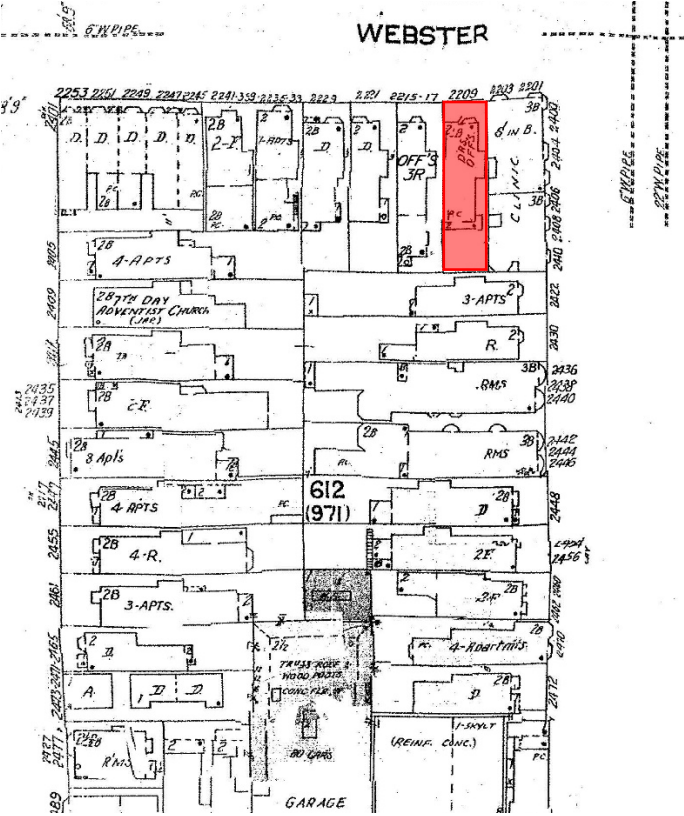
### Parcel Map



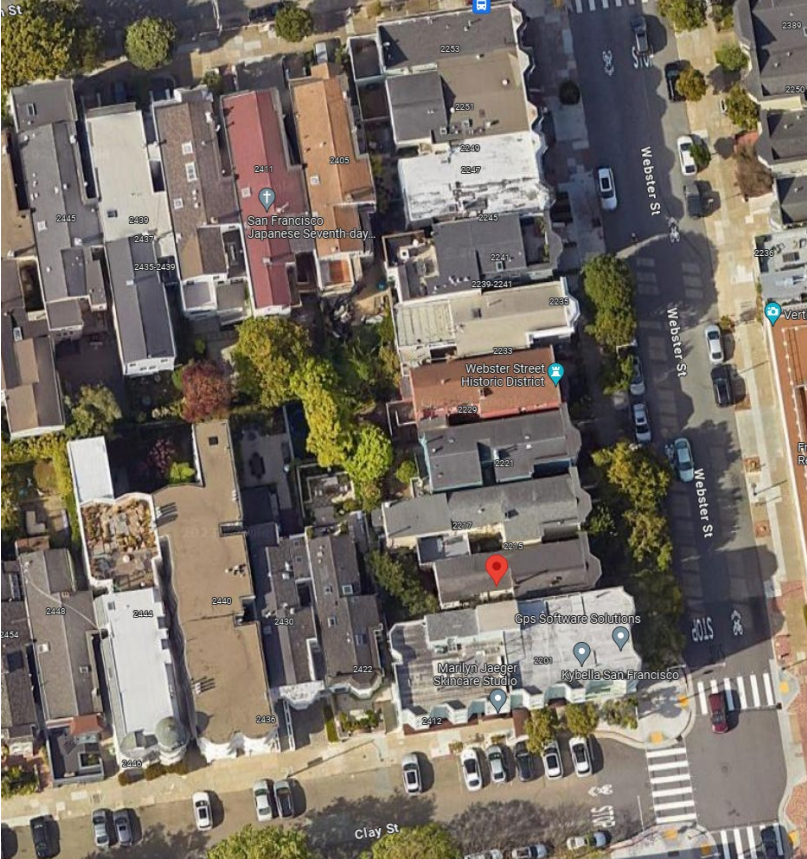
### Zoning Map



### Sanborn Map



### Aerial Photo





Site Photos









