Historic Preservation Commission
Resolution No. 727
HEARING DATE DECEMBER 4, 2013

Hearing Date:	December 4, 2013
Filing Date:	May 1, 2013
Case No.:	2013.0575U
Project Address:	**1772 Vallejo St.**
Historic Landmark:	Landmark No. 31, Burr Mansion
Zoning:	RH-2 (Residential House, Two Family)
	40-X Height and Bulk District
Block/Lot:	0552/029
Applicant:	John Moran
	1772 Vallejo St.
	San Francisco, CA 94123
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ADOPTING FINDINGS RECOMMENDING TO THE BOARD OF SUPERVISORS APPROVAL OF THE MILLS ACT HISTORICAL PROPERTY CONTRACT, REHABILITATION PROGRAM, AND MAINTENANCE PLAN FOR 1772 VALLEJO STREET:

WHEREAS, in accordance with Article 1.9 (commencing with Section 439) of Chapter 3 of Part 2 of Division 1 of the California Revenue and Taxation Code, the City and County of San Francisco may provide certain property tax reductions, such as the Mills Act; and

WHEREAS, the Mills Act authorizes local governments to enter into contracts with owners of private historical property who assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property; and

WHEREAS, Ordinance No. 191-96 amended the San Francisco Administrative Code by adding Chapter 71 to implement California Mills Act, California Government Code Sections 50280 *et seq.*; and

WHEREAS, the existing building located at 1772 Vallejo Street and is listed as Landmark No. 31 pursuant to Article 10 of the San Francisco Planning Code and thus qualifies as a historic property; and

WHEREAS, the Planning Department has reviewed the Mills Act application, historical property contract, rehabilitation program, and maintenance plan for 1772 Vallejo Street, which are located in Case

Docket No. 2013.0575U. The Planning Department recommends approval of the Mills Act historical property contract, rehabilitation program, and maintenance plan; and

WHEREAS, the Historic Preservation Commission (HPC) recognizes the historic building at 1772 Vallejo Street as an historical resource and believes the rehabilitation program and maintenance plan are appropriate for the property; and

WHEREAS, at a duly noticed public hearing held on December 4, 2013, the Historic Preservation Commission reviewed documents, correspondence and heard oral testimony on the Mills Act application, historical property contract, rehabilitation program, and maintenance plan for 1772 Vallejo Street, which are located in Case Docket No. 2013.0575U. The Historic Preservation Commission recommends approval of the Mills Act historical property contract, rehabilitation program, and maintenance plan.

WHEREAS, The Historic Preservation Commission determines 1772 Vallejo Street meets the exemption criteria for a residential property valued at $3 million or more as it is a designated City Landmark pursuant to Article 10 of the San Francisco Planning Code. The Historic Structures Report demonstrates substantial work to be performed to ensure continued preservation of the property.

THEREFORE BE IT RESOLVED that the Historic Preservation Commission hereby recommends that the Board of Supervisors approve the Mills Act historical property contract, rehabilitation program, and maintenance plan for the historic building located at 1772 Vallejo Street.

BE IT FURTHER RESOLVED that the Historic Preservation Commission hereby directs its Commission Secretary to transmit this Resolution, the Mills Act historical property contract, rehabilitation program, and maintenance plan for 1772 Vallejo Street, and other pertinent materials in the case file 2013.0575U to the Board of Supervisors.

I hereby certify that the foregoing Resolution was ADOPTED by the Historic Preservation Commission on December 4, 2013.

Jonas P. Ionin

Commission Secretary

AYES: Hasz, Wolfram, Hyland, Johnck, Johns, Mastuda, Pearlman

NOES:

ABSENT:

ADOPTED: 7-0