

1 [Historical Property Contract - Jason H. Stein and Howard Stein - 201 Buchanan Street]

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3 **Resolution under Administrative Code, Chapter 71, approving an historical property**  
4 **contract between Jason H. Stein and Howard Stein, the owners of 201 Buchanan Street,**  
5 **and the City and County of San Francisco; authorizing the Planning Director and the**  
6 **Assessor to execute the historical property contract.**

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8 WHEREAS, The California Mills Act (Government Code Section 50280 et seq.)  
9 authorizes local governments to enter into a contract with the owners of a qualified historical  
10 property who agree to rehabilitate, restore, preserve, and maintain the property in return for  
11 property tax reductions under the California Revenue and Taxation Code; and

12 WHEREAS, San Francisco contains many historic buildings that add to its character  
13 and international reputation and that have not been adequately maintained, may be  
14 structurally deficient, or may need rehabilitation, and the costs of properly rehabilitating,  
15 restoring, and preserving these historic buildings may be prohibitive for property owners; and,

16 WHEREAS, Chapter 71 of the San Francisco Administrative Code was adopted to  
17 implement the provisions of the Mills Act and to preserve these historic buildings; and

18 WHEREAS, 201 Buchanan Street (“Nightingale House”) is Landmark No. 47 under  
19 Article 10 of the Planning Code and thus qualifies as an historical property as defined in  
20 Administrative Code Section 71.2; and

21 WHEREAS, A Mills Act application for an historical property contract has been  
22 submitted by Jason H. Stein and Howard Stein, the owners of 201 Buchanan Street, detailing  
23 completed rehabilitation work and proposing a maintenance plan for the property; and

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1           WHEREAS, As required by Administrative Code Section 71.4(a), the application for the  
2 historical property contract for 201 Buchanan Street was reviewed by the Assessor's Office  
3 and the Historic Preservation Commission; and

4           WHEREAS, The Assessor has reviewed the historical property contract and has  
5 provided the Board of Supervisors with an estimate of the property tax calculations and the  
6 difference in property tax assessments under the different valuation methods permitted by the  
7 Mills Act in its report transmitted to the Board of Supervisors on \_\_\_\_\_, which report  
8 is on file with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_ and is hereby  
9 declared to be a part of this motion as if set forth fully herein; and,

10           WHEREAS, The Historic Preservation Commission recommended approval of the  
11 historical property contract in its Resolution No. \_\_\_\_\_, which Resolution is on file  
12 with the Clerk of the Board of Supervisors in File No \_\_\_\_\_ and is hereby declared  
13 to be a part of this resolution as if set forth fully herein; and,

14           WHEREAS, The draft historical property contract between Jason H. Stein and Howard  
15 Stein, the owners of 201 Buchanan Street ("Nightingale House"), and the City and County of  
16 San Francisco is on file with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_  
17 and is hereby declared to be a part of this resolution as if set forth fully herein; and,

18           WHEREAS, The Board of Supervisors has conducted a public hearing pursuant to  
19 Administrative Code Section 71.4(d) to review the Historic Preservation Commission's  
20 recommendation and the information provided by the Assessor's Office in order to determine  
21 whether the City should execute the historical property contract for 201 Buchanan Street; and

22           WHEREAS, The Board of Supervisors has balanced the benefits of the Mills Act to the  
23 owner of 201 Buchanan Street with the cost to the City of providing the property tax  
24 reductions authorized by the Mills Act, as well as the historical value of 201 Buchanan Street  
25 and the resultant property tax reductions; now, therefore, be it

1           RESOLVED, That the Board of Supervisors hereby approves the historical property  
2 contract between Jason H. Stein and Howard Stein, the owners of 201 Buchanan Street  
3 (“Nightingale House”), and the City and County of San Francisco; and, be it

4           FURTHER RESOLVED, That the Board of Supervisors hereby authorizes the Planning  
5 Director and the Assessor to execute the historical property contract.

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