



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. 0714 HEARING DATE OCTOBER 16, 2013

Hearing Date: October 16, 2013
Filing Date: May 1, 2013
Case No.: 2013.0576U
Project Address: **1019 Market St.**
Conservation District: N/A
Article 11 Category: II (Significant)
National Register Listing: Market Street Theater and Loft District
Zoning: C-3-G (Downtown General)
120-X Height and Bulk District
Block/Lot: 3703/076
Applicant: Page & Turnbull
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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 1019 MARKET:

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 1019 Market Street and is listed on the National Register as a contributor to the Market Street Theater Loft District and is a Category II building pursuant to Article 11 of 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 1019 Market Street, which are located in Case Docket No. 2013.0576U. 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 1019 Market 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 October 16, 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 1019 Market Street, which are located in Case Docket No. 2013.0576U. The Historic Preservation Commission recommends approval of the Mills Act historical property contract, rehabilitation program, and maintenance plan.

WHEREAS, The Historic Preservation Commission determines 1019 Market Street meets the exemption criteria for a commercial property valued at \$5 million or more as it is a Category II building under Article 11 of the Planning Code and listed as a contributor to the National Register Market Street Theater and Loft District. 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 1019 Market 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 1019 Market Street, and other pertinent materials in the case file 2013.0576U to the Board of Supervisors.

I hereby certify that the foregoing Resolution was **ADOPTED** by the Historic Preservation Commission on October 16, 2013.

Jonas P. Ionin
Acting Commission Secretary

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

NOES:

ABSENT: Johns

ADOPTED: Yes