# 2025 Mills Act Historical Property Application:

331 Pennsylvania Ave San Francisco, California 94107



# MILLS ACT HISTORICAL PROPERTY CONTRACT

## SUPPLEMENTAL APPLICATION

Note: Applications must be submitted in both hard copy and digital copy form to the Planning Department at 49 South Van Ness Avenue., Suite 1400 by May 1 in order to comply with the timelines established in the Application Guide. Please submit only the Application and required documents.

Prope	rty Information	·
Project A	Address: 331 Pennsylvania Ave, San Francisco Cal	lifornia 94107
Block/Lo	ot(s): 4040/ 026	
Is the en	tire property owner-occupied? ☑ No	
If <b>NO</b> , plo Attach a	ease provide an approximate square footage for own separate sheet of paper if necessary.	ner-occupied areas vs. rental income (non-owner-occupied areas).
No, Apj	prox. 11,255 gross sqft with 7 dwelling units, five	off street parking, and 10 bike spaces
Include i	ncome Information Information regarding any rental income on the proj e, building maintenance, etc.? Attach a separate she	perty, including anticipated annual expenses, such as utilities, garage, eet of paper if necessary.
Rental I	ncome Information is attached.	
(If more	rty Owner's Information than three owners attach additional sheets as neces when 1): Nibello LLC	ssary. Property owner names must be listed exactly as listed on the deed)
Compan	y/Organization: Nibello LLC	
Address:	1000 Brannan Street, Suite 102	Email Address; larryn@nibbi.com
	San Francisco, Ca 94103	Telephone: 415-863-1820
Name (O	wner 2): Nibello LLC	
Compan	y/Organization: Nibello LLC	
Address:	1000 Brannan Street, Suite 102	Email Address: sergio@nibbi.com
	San Francisco, Ca 94103	Telephone: 415-863-1820
Name (O	wner 3):	
Compan	y/Organization:	
Address:		Email Address:
		Telephone:

# Square Footage: Unit Diagrams of Condominiums

# **EXHIBIT A**

UNIT DIAGRAMS FOR THE CONDOMINIUM PLAN OF 331 PENNSYLVANIA AVENUE
SAN FRANCISCO, CALIFORNIA
MARCH 2021

# **GENERAL NOTES:**

- THE SUBDIVISION DEPICTED HEREON IS SUBJECT TO THE PROVISIONS OF THE DAVIS-STIRLING COMMON INTEREST DEVELOPMENT ACT.
- 2. "UNIT" MEANS THE UNIT AS DEFINED IN THE DECLARATION OF RESTRICTIONS TO WHICH THIS EXHIBIT IS ATTACHED.
- 3. "COMMON AREA" MEANS THE COMMON AREA AS DEFINED IN THE DECLARATION OF RESTRICTIONS TO WHICH THIS EXHIBIT IS ATTACHED.
- 4. THE OWNER OF EACH UNIT SHALL OWN AN UNDIVIDED INTEREST IN THE COMMON AREA AS SHOWN IN THE TABLE ON SHEET 7 OF THIS EXHIBIT.
- 5. THE DIMENSIONS AND ELEVATIONS ON THE UNITS SHOWN ON THESE SHEETS ARE INTENDED TO BE THE UNFINISHED FLOORS, WALLS, AND CEILINGS OF THE UNIT.
- 6. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- 7. ALL LEVEL ONE WALLS ARE 0.6' THICK UNLESS OTHERWISE NOTED, AND ALL OTHER WALLS ARE 0.5' THICK UNLESS OTHERWISE NOTED.
- 8. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF,
- 9. ELEVATIONS SHOWN ARE BASED ON CITY OF SAN FRANCISCO DATUM.THE BENCHMARK FOR THIS SURVEY IS THE PLUS CUT ON THE LETTER "O" IN "OPEN" ATOP THE HPFS FIRE HYDRANT AT THE SOUTHEAST CORNER OF PENNSYLVANIA AVENUE AND 19TH STREET. ELEVATION = 139.151 FEET
- 10. THE AREAS LABELED P1, P-2, P-3, P-4, AND P-5 SHOWN ON SHEET 5, ARE PARKING SPACES. AN EASEMENT FOR THE EXCLUSIVE USE OF SAID PARKING SPACES MAY BE GRANTED AS AN APPURTENANCE TO A PARTICULAR UNIT..
- 11. THE AREAS LABELED RD-201, RD-202, RD-203, RD-204, AND RD-205, SHOWN ON SHEET 6, ARE ROOF DECKS. AN EASEMENT FOR THE EXCLUSIVE USE OF SAID ROOF DECKS SHALL BE GRANTED AS AN APPURTENANCE TO THE UNIT WITH THE CORRESPONDING UNIT NUMBER.
- 12. THE AREAS LABELED D-202 AND D-205, SHOWN ON SHEET 5, ARE DECKS. AN EASEMENT FOR THE EXCLUSIVE USE OF SAID DECKS SHALL BE GRANTED AS AN APPURTENANCE TO THE UNIT WITH THE CORRESPONDING UNIT NUMBER.
- 13. THE AREA LABELED PA-102, SHOWN ON SHEET 3, IS A PATIO. AN EASEMENT FOR THE EXCLUSIVE USE OF SAID PATIO SHALL BE GRANTED AS AN APPURTENANCE TO UNIT 102.
- 14. THE AREA LABELED U-101, SHOWN ON SHEET 3, IS A UTILIY AREA. AN EASEMENT FOR THE EXCLUSIVE USE OF SAID UTILIY AREA SHALL BE GRANTED AS AN APPURTENANCE TO UNIT 101.
- 15. THE AREAS LABELED E-101 AND E-102, SHOWN ON SHEET 3, ARE ENTRY AREAS. AN EASEMENT FOR THE EXCLUSIVE USE OF SAID ENTRY AREAS SHALL BE GRANTED AS AN APPURTENANCE TO THE UNIT WITH THE CORRESPONDING UNIT NUMBER.

## SURVEYOR'S STATEMENT:

THESE UNIT DIAGRAMS WERE PREPARED BY ME, OR UNDER MY DIRECTION, AND ARE BASED UPON A FIELD SURVEY, AT THE REQUEST OF ED MAIELLO, IN DECEMBER OF 2013. IN CONFORMANCE WITH THE DAVIS-STIRLING COMMON INTEREST DEVELOPMENT ACT, SECTION 4285(B), THESE UNIT DIAGRAMS ARE THE "THREE-DIMENSIONAL DESCRIPTION" PORTION OF THE CONDOMINIUM PLAN.



RICHARD L. LANGFORD P.L.S. 6895
LICENSE EXPIRATION DATE: JUNE 30, 2021



LIVERMORE, CA 94551 PHONE (510) 530-5200

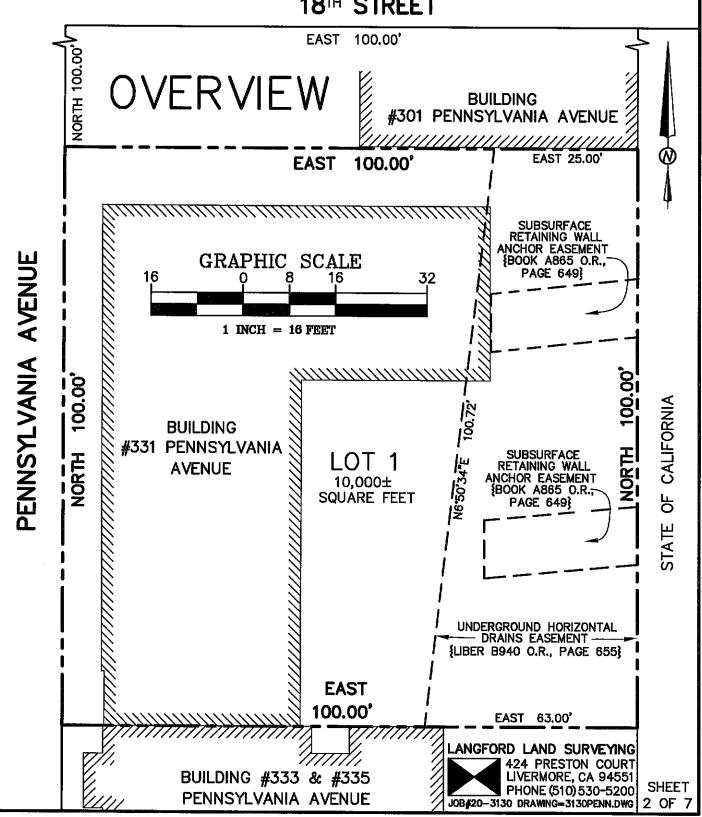
J08#20-3130 DRAWING=3130PENN.DWG

SHEET 1 OF 7

# **EXHIBIT A**

UNIT DIAGRAMS FOR THE CONDOMINIUM PLAN OF 331 PENNSYLVANIA AVENUE SAN FRANCISCO, CALIFORNIA MARCH 2021

# 18<sup>™</sup> STREET



#### **EXHIBIT** A UNIT DIAGRAMS FOR THE CONDOMINIUM PLAN OF 331 PENNSYLVANIA AVENUE SAN FRANCISCO, CALIFORNIA MARCH 2021 18<sup>™</sup> STREET EAST 100.00' 100.00 100.00 **EAST** 100.00 10.0 12.8 1.6' WAL E-101 © E−102, ₹ **PLANTER PLANTER** 6.9 PENNSYLVANIA AVENUE PA-102 28.1 LOT 34 **LOT 35 UNIT 101 UNIT 102** .1.2' WALL .1.0' WALL 1.0' \_ WALL 15.3 11.9 6.9 32.0 U-101 2.2'x3.6 COMMON **AREA** STATE OF CALIFORNIA GARBAGE COMMON /RECYCLE **BICYCLE AREA** STORAGE METER ROOM UPPER ELEVATION=101.9 UNLESS OTHERWISE NOTED LOWER ELEVATION=90.9 UNLESS OTHERWISE NOTED U.E.=UPPER ELEVATION L.E.=LOWER ELEVATION BUILDING T=TOTAL DISTANCE LEVEL 2 **EAST** 100.00' GRAPHIC SCALE LANGFORD LAND SURVEYING 16 16 32 424 PRESTON COURT LIVERMORE, CA 94551 PHONE (510) 530-5200 SHEET JOB#20-3130 DRAWING-3130PENN.DWG 1 INCH = 16 FEET 3 OF 7

#### **EXHIBIT A** UNIT DIAGRAMS FOR THE CONDOMINIUM PLAN OF 331 PENNSYLVANIA AVENUE SAN FRANCISCO, CALIFORNIA MARCH 2021 18<sup>™</sup> STREET EAST 100.00 100.00 00.00 **EAST** 100.00 . 0 0.9' WALL 1.9' WALL 0.9' WALL 6.7 ∑<sub>1.0</sub>′ 10.8 10.8 12.5 0.35 1.0' WALL 2.3' WALL PENNSYLVANIA AVENUE LOT 36 **LOT 39** LOT 38 28 **UNIT 201 UNIT 203 UNIT 204** ∑0.9' WALL LOWER LEVEL LOWER LEVEL LOWER LEVEL 10.1 1.5' WALL .5.0'8, COMMON -0.3 **ENTRY** 21.8 .0.8' WALL STATE OF CALIFORNIA -1.4 WALL 1.4 WALL COMMON ENTRY COMMON LOBBY NORTH 1.4' WALL 18.0 LEVEL 2 P-5 3.3 7.7' 6.9' 6.9' UPPER ELEVATION=113.4 18.0 <sup>2</sup>0.7′ UNLESS OTHERWISE NOTED **LOT 37** LOWER ELEVATION=102.9 P-4 UNLESS OTHERWISE NOTED **UNIT 202** LOWER LEVEL **U.E.=UPPER ELEVATION** 1.5' WALL 18.0 0.9'-WALL L.E.=LOWER ELEVATION T=TOTAL DISTANCE P-312.6 19.6 ∠<sub>0.2</sub>' 0.8'. WALL 18.0 LOT 40 16.3 P-2 **UNIT 205** LOWER LEVEL 18.0 7.6, ထ် P-1 0.37 20.8' 6.7 18.0 -0.8' WALL 1.1' -WALL DRIVE THROUGH 100.00' **EAST** GRAPHIC SCALE ANGFORD LAND SURVEYING 16 16 32 424 PRESTON COURT LIVERMORE, CA 94551 PHONE (510) 530-5200 SHEET JOB#20-3130 DRAWING-3130PENN.DWG 1 INCH = 16 FEET4 OF 7

#### **EXHIBIT A** UNIT DIAGRAMS FOR THE CONDOMINIUM PLAN OF 331 PENNSYLVANIA AVENUE SAN FRANCISCO, CALIFORNIA MARCH 2021 18<sup>™</sup> STREET 100.00' **EAST** 100.00 **EAST** 100.00 10.0 0.9' WALL 0.9' WALL 6.7 29.0'T 8.2 21.6 Ü.E.= 129.9 -0.9' 129.9 U.E.= 129.9 THIS THIS o AREA AREA to U.E.= THIS PENNSYLVANIA AVENUE 5 5 AREA 28.4°T \_0.9′ WALL **LOT 39** LOT 38 28 WALL ó **UNIT 204** AREA **UNIT 203** LOT 36 UNIT 201 3.4 3.4 UPPER LEVEL UPPER LEVEL ∑ 1.6′ WALL 1.6' WALL iv 0.3' 10.5 29.0° 13.0' 0.5'-\_0.9' WALL 11.4 STATE OF CALIFORNIA 12.5 10.7 1.2' WALL ر.'2.0 7.9 LOT UNIT 37 202 D-202 WĂLL 10.0 UPPER LEVEL 0.0 LEVEL 3.4 U.E.= 129.9 UPPER ELEVATION=128.9 26. UNLESS OTHERWISE NOTED THIS 7.9 **AREA** LOWER ELEVATION=114.4 0.7' -WALL UNLESS OTHERWISE NOTED **U.E.=UPPER ELEVATION** 16.2 L.E.=LOWER ELEVATION 7.9 T=TOTAL DISTANCE D-205 CEILING SLOPES U.E.= 232.4 129.9 8.0, CEILING SLOPES THIS AREA 7.9 \_0.9' WALL 6.7' LOT 40 18.0, **UNIT 205** UPPER LEVEL 31.7 **EAST** 100.00 GRAPHIC SCALE ANGFORD LAND SURVEYING 16 16 32 **424 PRESTON COURT** LIVERMORE, CA 94551 PHONE (510) 530-5200 SHEET JOB#20-3130 DRAWING=3130PENN.DWG 1 INCH = 16 FEET5 OF 7

#### UNIT DIAGRAMS FOR THE CONDOMINIUM PLAN OF 331 PENNSYLVANIA AVENUE SAN FRANCISCO, CALIFORNIA **MARCH 2021** 18<sup>™</sup> STREET **EAST** 100.00' 100.00 **EAST** 100.00' 10.0° \_ 1.4' WALI \_ 1.1' WALL 6.7 13.0 22.9 21.5 0.3' .1.7' WALL BELOW BELOW WALL 딞 RD-203 RD-204 PENNSYLVANIA AVENUE ဥ բ ဥ RD-201 ₹ OPEN ROOF **BELOW** 14.8' 16.2 0.2 WALL ROOF 11.8 0.9 ROOF WALL LOT 38 UNIT 203 ROOF LEVEL 11.8' STATE OF CALIFORNIA ROOF LEVEL 12.4 0.9' WALL UPPER ELEVATION=150.0 SEE DETAIL UNLESS OTHERWISE NOTED RD-202 5.3 LOWER ELEVATION=129.9 BELOW UNLESS OTHERWISE NOTED 15.0' - 1.2' WALL U.E.=UPPER ELEVATION 15.0 L.E.=LOWER ELEVATION 0.3' WALL T=TOTAL DISTANCE WALL 60 OPEN. ROOF 5.3 15.9' 0'x10.3' BELOW SLOPESTA 0.6 ဥ ੁੰ OPEN ROOF **DETAIL** SCALE 1 INCH=8 FEET **EAST** 100.00' **GRAPHIC** SCALE LANGFORD LAND SURVEYING 16 16 32 **424 PRESTON COURT** LIVERMORE, CA 94551 SHEET PHONE (510) 530-5200 JOB#20-3130 DRAWING-3130PENN.DWG 1 INCH = 16 FEET6 OF 7

# **EXHIBIT A**

# AN ADDENDUM TO THE CONDOMINIUM PLAN FOR 331 PENNSYLVANIA AVENUE

SCHEDULE OF UNDIVIDED INTEREST IN COMMON AREA

THE PERCENTAGE OF OWNERSHIP INTEREST OF EACH OWNER AS A TENANT IN

COMMON IS AS FOLLOWS:

ASSESSOR'S LOT NUMBER	UNIT NUMBER	FLOOR AREA RATIO	PERCENTAGE INTEREST
34	101	0.10	10%
35	102	0.11	11%
36	201	0.15	15%
37	202	0.16	16%
. 38	203	0.15	15%
39	204	0.17	17%
40	205	0.16	16%
TOTAL		1.00	100%

331 PENNSYLVANIA AVENUE

ASSESSOR'S BLOCK 4040, LOT 26 SAN FRANCISCO, CALIFORNIA

# **Rental Income Information:**

	15000000				高性 奉献。		经有限的	43000	Kidwik		的复数形式		2024
INCOME	January	February	March	April #	May Y	June	July	August	September	October	November	December	Total Y
Base Rent	\$ 42,000.00	\$ 42,000,00	\$ 42,000.00 \$	42,000,00	\$ 35,000.00 \$	35,000,00	\$ 35,000,00	\$ 35,000.00 \$	35,000.00	\$ 42,000,00	\$ 42,000.00 \$	42,000,00	\$ 469,000.00
Operating Expenses Reimbursement	,	- 12,00000	- 12,000.00 4	72,000,00	* 00,000.00 \$	*	9 00,000,00	4 50,000.00 <b>4</b>	35,000.00	42,000,00	\$ 42,000.00 \$	42,000,00	\$ 409,000.00
Miscellaneous Income	500.00	600,00	500.00	600.00	500,00	500.00	500,00	600,00	500.00	500.00	500,00	600.00	3,600.00
Other Income	-		-		-		•	-	-	-	÷	-	
Interest Income	-	-	-	-		-	-	-	•	-	-	•	-
Total Income:	\$ 42,500.00	\$ 42,500.00	\$ 42,600.00 \$	42.500.00	\$ 35,500.00 \$	35,500.00	\$ 35,500,00	\$ 35,500.00 \$	25 500 00	10 E00 00	\$ 42,500,00 \$	40.500.00	A 470 con oc
rom moons:	e 42,000.00	9 42,000.00	φ 42,000,00 φ	42,000.00	9 22,000,00	30,000.00	<b>3</b> 33,500,00	\$ 30,000.00 \$	35,500.00	\$ 42,500.00	\$ 42,500,00 \$	42,600.00	\$ 472,600.00
EXPENSE													
Payroll -Engineer	-	-	-		_		_	_	_		_		- :
Postage		-			-	-	-		-	-	-	-	-
Office Supply & Expense	•	٠.	-	•	-	-	•	-	-	-	•	-	-
Dues & Subscriptions Telephone	-	• '	-	-	-	•	=	-	-	-	-	•	-
Management Fees				-	•	-		•	-	-	-	- 1	•
Total Administrative:	\$	\$ -	\$ - \$		š - š		\$ -	s - s	-	<u> </u>	\$ - \$	<del> :</del>	s
					·		-7 <u></u>	· · · · ·		<u>e</u>	· · · · · · · · · · · · · · · · · · ·		• • • •
Water/Sewer	1,000.00		1,000.00	1,000.00	1,000.00	1,000,00	1,000.00	1,000.00	1,000,00	1,000.00	1,000.00	1,000,00	12,000.0
Electricity	458,00	458.00	458,00	458.00	458.00	458,00	458.00	458.00	458.00	458.00	458.00	458.00	5,496,0
Gas Total Utilities:	\$ 1,458.00	\$ 1,458,00	\$ 1,458.00 \$	1,458.00 8	1,458.00 \$	1,458,00	\$ 1,458.00	\$ 1,458.00 \$	1,458,00	* 4 4E0 0D	A 4450.00 A	4 (52.00	* 47 105 5
total Digities.	4 1,400.00	<b>a</b> (1400,00	# 1,450.00 \$	1,450,00	) 1,400.00 \$	1,456,00	\$ 1,400.00	\$ 1,458.UU \$	1,458,UU	\$ 1,458,00	\$ 1,458.00 <b>\$</b>	1,458.00	\$ 17,498.0
Cleaning Contract	\$ -	\$ -	\$ - S	- 8	s - s		\$ -	\$ - <b>\$</b>	- :	\$ -	s - s	_	\$ -
Cleaning Supplies	100,00		100.00	100.00	100.00	100,00	100.00	100,00	100,00	100.00	100.00	100,00	1,200.0
Window Washing Contract	-	-		-	-	-	-	3,500,00		-	-	-	3,500.0
Extermination Trash Removal	E00.00		160.00			150,00			150.00	•	-	100,00	550.0
Security Contract	500,00	500.00	500,00	600.00	, 500.00	600.00	600.00	500.00	500,00	500.00	500.00	500.00	6,000.0
HVAC Contract		-	· [		-		-	•	-	-	•	-	-
HVAC Supplies		-	•	-	-	-				-	-	<u> </u>	-
HVAC Maintenance	-	-	-	-	-	-		-	-	-	-	:	
Plumbing MaInt. & Repairs	-	•	300,00	-	-	300.00	-	-	300,00	-	-	300,00	1,200.0
Electraical Supplies Electraical Repairs	•	-	AFO 00	-	•	-	-	•	-	-	-	-	
Painting & Decorating		•	250.00	-	-	250,00	•	•	250.00	-	-	250.00	1,000.0
Elevator Contract		-	\ <u> </u>						•	-	-	•	-
Elevator Repair	_		-				-	·		-	-	- 1	•
Elevator License	-	-	-	-	-	-	-	•		-	-		
Landscape	200.00	200.00	200.00	200,00	200.00	200.00	200,00	200.00	200.00	200,00	200,00	200.00	2,400.0
irrigation Repairs & Maint.	-	•	-	•	-	-	-		-	-	-	•	
Other Landscaping Parking Lot Repairs	•	•	•	-	-	-	-	•	-	-	-	-	-
Roof Repairs & Maint.	- :			-	-		•	-	-	-	•	•	-
Fire Protection Contract	170.00	170.00	170.00	170.00	170,00	170.00	170,00	170,00	170.00	170.00	170,00	170.00	2,040.0
Fire/Life Safety	-	-	-		-	-	110,00	110,00	-	-	1,500,00	170.00	1,500.0
Carpet & Flooring	-	-	-	-	-	-	-	-	-	-	.,		1,00010
Exterior Repairs & Maint.		-		-	-	-	-	•	-	-	-	- i	-
Keys & Locks Tools & Equipment	300.00	-	300,00	-	300.00	-	300,00	-	300.00	-	300.00	- [	1,800.0
Other Repairs & Maint.	-	- :				•	-	•	•	-	-	٠ ا	-
Business License		-	-	_	-	- :	-	•	-	-		: 1	
Indoor Plant Services	-	-	-		-		-	-	-	-	-		
Music		<u> </u>									-		-
Total Ropairs & Maintenance	\$ 1,270.00	\$ 970,00	\$ 1,970.00 <b>\$</b>	970.00 8	1,270.00 \$	1,670,00	\$ 1,270,00	\$ 4,470.00 \$	1,970.00	\$ 970,00	\$ 2,770.00 \$	1,620.00	\$ 21,190,0
Property Insurance	s -	\$ 32,600.00	s - \$	- (			s -	s - 5		de			
Real Estate Taxes		φ OΣ,000.00 -	• • •	44,537,00			• -	a • a	- :	• <del>-</del>	\$ - \$	44,537.00	32,500,0
Personal Property Taxes			-	* 1,007,50	-	-	-		-	-		44,007.00	89,074.0
Total Taxes & Insuranco:	\$	\$ 32,600.00	\$ - \$	44,537.00	- \$		\$ -	\$ - \$	- :	\$ -	\$ - \$	44,537.00	\$ 121,574,0
World approximate exercises.													
TOTAL OPERATING EXPENSES:	\$ 2,728,00	\$ 34,928,00	\$ 3,428.00 <b>\$</b>	46,965.00	2,728.00 \$	3,128.00	\$ 2,728,00	\$ 5,928.00 \$	3,428.00	\$ 2,428.00	\$ 4,228,00 \$	47,615.00	\$ 160,260,0
NET INCOME FROM OPERATIONS:	\$ 39,772,00	\$ 7579.00	\$ 39,072,00 \$	(A ARE 00)	32,772.00 \$	90 970 00	¢ 90 770 00	¢ 20 572 50 4	90 030 00	# 40 676 G-	<b>6</b> 00 072 22 1	10 100 000	
MODINE I NOM OFFICIONS:	4 00,112,00	y 1,012.00	# 08,072,00 \$	(4,405.00)	32,112.00 \$	32,372.00	a 32,172.00	\$ 29,572,00 \$	32,072.00	\$ 40,072.00	\$ 38,272.00 \$	(5,115.00)	\$ 312,340.0
Non-Recoverable ***													-
Non-Recov. Repairs & Maint.	\$	\$ -	\$ - S	- 9		-	s -	s - «		\$ -	s s	_	s -
Legal	-	-	- *	- `	- "	-			-		, ,	.	• :
Audit & Tax	-	-	•	-	-	-	-	•	-	-	-	-	-
Properly Tax Consultant Space Planning	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Professional Fees		-	. •		-	•		-	•	-	-	-	-
Advertising & Promotion	-	-	:	-			-	-	-	-	=	-	-
Ground Lease Payments				-	-	-		:	-		-	: I	•
Total Non-Recoverable	\$	\$ -	\$ - \$		- \$		\$ -	\$ \$	-	š -	\$ \$		\$ -
Zaler openithis was said = 1													
NET OPERATING INCOME:	\$ 39,772.00	\$ 7,572.00	\$ 39,072.00 \$	(4,465.00)	32,772.00 \$	32,372,00	\$ 32,772.00	\$ 29,672,00 \$	32,072.00	\$ 40,072.00	\$ 38,272.00 \$	(5,115,00)	\$ 312,340.0
Capital												Ţ	
Building Improvements	\$ -	\$ -	<b>s</b> - s	_ <	s	_	s -	s - s	_	<b>s</b> -	s - s	ļ	•
Tenant Improvements	•	-		- `		-						[ ]	\$ - \$ -
Constructions Management Fee	-		-	•	-	-	-	-	•	-	-		\$ -
Leasing Commissions		-	4		-						-		\$ -
Total Capital;	\$ -	\$ -	<u>\$</u> \$	- 3	- \$		\$	\$ - \$	-	\$ .	\$		\$ -
Dabt Service									-				
Principal	\$ 8,333.00	\$ 8,333,00	\$ 6,333.00 \$	8.333.00 8	1 999900 4	9999 00	<b>#</b> 0 000 00	t 0.500.00 ^	0.000.00	d 0.000.0-	# 0.000.00 ±	0.5	
Interest	14,340,00		14,340,00	14,340.00	8,333.00 \$ 14,340.00	14,340.00	\$ 8,333,00 14,340,00	\$ 8,333.00 <b>\$</b> 14,340,00	8,333.00 14,340.00	\$ 8,333,00 14,340.00	\$ 8,333.00 <b>\$</b> 14,340.00		\$ 99,996,0 \$ 172,080.0
Replacement Reserve				, 70.00		,040,00	i <del>-</del>   <b>0-10.00</b>	-	17,070,00	17,040.00	17,040.00 	14,040.00	\$ 172,000.0
	A 00.070.00	A 00 000 00	\$ 22.673.00 \$	22,673,00 \$	22,673.00 \$	00.070.00	è ce can en	\$ 22,673.00 \$	22,673,00	\$ 22,673.00	\$ 22,673.00 \$	00 070 00	\$ 272,076.0
Total Debt Service	\$ 22,673.00	\$ 22,673,00	\$ 22,073.00 \$	22,070,00	22,013.00 Q	22,073.00	\$ 22,673.00	# 22,013.00 B	22,073,00	Φ 22 <sub>1</sub> 013,00		22,073,011	
Total Debt Service		\$ 22,873,00						\$ 6,899,00 \$			\$ 15,599.00 \$	(27,788.00)	

		2024 Total
Base Rent Operating Expenses Reimbursement Miscellaneous Income	\$ \$	459,780.00 -
Other Income Interest income	\$ \$	3,600.00
Total Income:	\$	463,380.00
EXPENSE Payroll -Engineer	\$	
Postage Office Supply & Expense	\$ \$	700.00
Dues & Subscriptions Telephone Management Fees	\$ \$ \$	•
Total Administrative:	\$	700.00
Water/Sewer Electricity	\$ \$	12,000.00 5,500.00
Gas Total Utilities:	\$	17,500.00
Cleaning Contract Cleaning Supplies	\$ \$	1,200.00
Window Washing	\$	3,500.00
Extermination	\$	550.00
Trash Removal Security Contract	***	3,500.00
HVAC Contract	s S	
HVAC Supplies	\$	
HVAC Maintenance	\$	-
Plumbing Maint. & Repairs	\$	1,200.00
Electraical Supplies Electraical Repairs	\$ •	1,000.00
Painting & Decorating	\$ \$ \$	1,000.00
Elevator Contract	\$	_
Elevator Repair	\$	-
Elevator License Landscape	\$	2 400 00
Irrigation Repairs & Maint.	\$	2,400.00
Other Landscaping	\$	-
Parking Lot Repairs	\$	
Roof Repairs & Maint.	\$	
Fire Protection Contract Fire/Life Safety	******	2,040.00 1,500.00
Carpet & Flooring	\$ \$	1,000.00
Exterior Repairs & Maint.	\$	
Keys & Locks Tools & Equipment	\$	1,200.00
Other Repairs & Maint.	\$ \$	-
Business License	\$	
Indoor Plant Services	\$	-
Music Total Repairs & Maintenance	\$	18,090.00
Property Insurance	\$	32,500.00
Real Estate Taxes	\$	89,074.78
Personal Property Taxes Total Taxes & Insurance:	\$	121,574.78
TOTAL OPERATING EXPENSES:	\$	157,864,78
NET INCOME FROM OPERATIONS:	\$	305,515.22
Non-Recoverable Expenses:		
Non-Recov. Repairs & Maint. Legal	\$ \$	-
Audit & Tax	\$ \$	-
Property Tax Consultant		-
Space Planning	\$ \$	=
Other Professional Fees Advertising & Promotion	\$ \$	-
Ground Lease Payments	\$	
Total Non-Recoverable	\$	
NET OPERATING INCOME:	\$	305,515.22
CAPITAL Building Improvements	\$	_
Tenant Improvements	\$	-
Constructions Management Fee	\$	-
Leasing Commissions Total Capital:	\$	<u>-</u>
	<u> </u>	-
DEBT SERVICE		100 000 00
Principal Interest	\$ \$	100,000.00 170,000.00
Replacement Reserve	\$	170,000,00
Total Debt Service	\$	270,000.00
INCOME AFTER DEBT & CAPITAL:	\$	35,515.22

Do you own other property in the City and County of San Francisco? ☐ Yes ☑ No	
If YES, please list the addresses and Block/Lot(s) for all other proper	ty owned within the City of San Francisco.
No other properties in the City of San Francisco owned by Nibello	LLC
<b>Applicant Information</b> □ Same as above	
Name: Dominic Alioto	
Company/Organization: Nibbi Brothers Inc.	
Address: 1000 Brannan Street, Suite 102	dominica@nibbi.com
San Francisco, Ca 94103	925-487-8848 Telephone:
Please Select Billing Contact	
Dominic Alioto	
Name: dominica@nibbi.com	925-487-8848
Email Address:	Telephone:
Please Select Primary Project Contact: 🗆 Owner 🗷 Applicant	
Qualified Historic Property	
☐ Individually Designated Pursuant to Article 10 of the Planning Co- Landmark No.: Landmark Name:	
☐ Contributing Building in a Landmark District Designated Pursuan Landmark District Name:	_
$\hfill \square$ Significant (Category I or II) Pursuant to Article 11 of the Planning	Code.
$\hfill\Box$ Contributory (Category III) Pursuant to Article 11 of the Planning	Code
$\hfill \Box$ Contributory (Category IV) to a Conservation District Pursuant to	Article 11 of the Planning Code.
$\hfill\square$ Individual Landmark under the California Register of Historical Re	esources
$\hfill \Box$ Contributory Building in California Register of Historical Resource	es Historic Districts.
Individual Landmark listed in the National Register of Historic Plan	aces.
$\hfill \square$ Contributory Building listed in the National Register of Historic Pl	laces as a Historic District.
☐ Submitted a complete application for listing or designation on or	before December 31 of the year before the application is made.
Are there any outstanding violations on the property from the San Fr Inspection? If <b>YES</b> , all outstanding violations must be abated and clo □ Yes ② No	
Are taxes on all property owned within the City and County of San Freligibility for the Mills Act.  ☑ Yes ☐ No	rancisco paid to date? If <b>NO</b> , all property taxes must be paid for

NOTE: All property owners are required to include a copy of their most recent property tax bill.

# **Most Recent Property Tax Bill:**



#### City & County of San Francisco José Cisneros, Treasurer David Augustine, Tax Collector Property Tax Bill (Secured)

1 Dr. Cariton B, Goodlett Place City Hall, Room 140 San Francisco, CA 94102 www.sftreasurer.org

For Fiscal Year July 1,2024 through June 30, 2025

Torrised rear sary 1,2024 throagh saile 30,2025							
Vol	Block	Lot	BIII No	Mail Date	Property Location		
26	4040	026	20240387476	October 21, 2024	331 PENNSYLVANIA AVE		

Assessed on January 1, 2024 at 12:01am To: NAME WITHHELD PER CA AB 2238

# ADDRESS INFORMATION NOT AVAILABLE ONLINE

► TOTAL DUE	\$89,074.78
1st Installment	2nd Installment
\$44,537.39	\$44,537.39
Due 12/10/2024	Due 04/10/2025

	Assessed Value		
	Description	Full Value	
Important Messages	Land	\$2,271,449	
	Structure	\$5,221,197	
	Fixtures		
·	Personal Property		
	Gross Assessed Value	\$7,492,646	
	Less HO Exemption	\$0	
You may be required to file an Empty Homes Tax return. Learn more: sftreasurer.org/EmptyHomes	Less Other Exemption	\$0	
	Net Assessed Value	\$7,492,646	
	Tax Amount	\$87,771.48	

Direct Charges and	d Special Assessments	
Туре	Telephone	Amount Due
46 - San Francisco Bay Restoration Authority 89 - SFUSD Facilities District 91 - SFCCD Parcel Tax 92 - Apartment Lic. Fee 98 - SFUSD - Teacher Support 101 - School Parcel Tax of 2020	(888) 508-8157 (415) 355-2203 (415) 487-2400 (628) 652-3700 (415) 355-2203 (415) 355-2203	\$12.00 \$42.16 \$99.00 \$514.00 \$310.76 \$325.38
Total Direct Charges and Special Assessments		\$1,303.30



Keep this portion for your records. See back of bill for payment options and additional information.

City & County of San Francisco
Payonline at wr
Property Tax Bill (Secured)
For Fiscal Year July 1, 2024 through June 30, 2025

Pay online at www.sftreasurer.org

\$44,537.39

\$49,048.12

4	Vol	Block	Lot	BIII No	Property Location
Į	26	4040	026	20240387476	331 PENNSYLVANIA AVE

Check if contribution to Arts Fund is enclosed.
For other donation opportunities go to www.Give2SF.org

Write your block and lot on your check.
2nd Installment cannot be accepted unless 1st is paid.

San Francisco Tax Collector Secured Property Tax P.O. Box 7426 San Francisco, CA 94120-7426 Pay by April 10, 2025 \$44

If paid after Includes 10% penalty and applicable fees

2640400002600 20240387476 00000000 00000000 0000 2003



City & County of San Francisco Property Tax Bill (Secured) For Fiscal Year July 1,2024 through June 30,2025

Pay online at www.sftreasurer.org

( Vol	Block	Lot	Bill No	Property Location
26	4040	026	20240387476	331 PENNSYLVANIA AVE

Check if contribution to Arts Fund is enclosed.
For other donation opportunities go to www.Give2SF.org

Write your block and lot on your check.
If property has been sold, please forward bill to new owner.

1

1st Installment Due						
Pay by	December 10, 2024	\$44,537.39				
lf paid afte includes	er December 10, 2024 10% penalty	\$48,991.12				
	-					

San Francisco Tax Collector Secured Property Tax P.O. Box 7426 San Francisco, CA 94120-7426

Pay Now	Contact Us	Tax Rate Information			
Online: www.sftreasurer.org	Free language assistance	Countywide Tax (Secured)	1.000000009		
Mail a check payable to "SF Tax Collector" with the bottom	Call: 3-1-1	S.F. Bay Area Rapid Transit District Debt Service	0,01480000%		
portion of bill in the enclosed envelope	415-701-2311 from outside of San Francisco	S.F. Community College District Debt Service	0.01718123%		
envelope	Of Suff Paricisco	City and County of S.F. Debt Service	0.10600267%		
In person at City Hall, Room 140. Monday Friday 8:00AM – 5:00PM Office hours subject to change -	Submit questions online: www.sftreasurer.org/contact-us	S.F. Unified School District Debt Service	0,03345173%		
please check our website at : www.sftreasurer.org		TOTAL	1.17143563%		

If you disagree with the assessed value as shown on your tax bill, you have the right to an informal assessment review by the Assessor-Recorder's Office. Visit <a href="www.sfassessor.org">www.sfassessor.org</a> for more information. You also have the right to file an application for reduction in assessment for the following year with the Assessment Appeals Board. The filing period is July 2 to September 16. Visit <a href="www.sfgov.org/aab">www.sfgov.org/aab</a> or call 415-554-6778 for more information. If an informal or formal assessment review is requested, relief from penalties shall apply only to the difference between the Assessor-Recorder's final determination of value and the value on the assessment roll for the fiscal year covered.

If a "Tax-Defaulted" message is shown on the front of this bill, it indicates that prior year taxes are unpaid. Visit our website for more information.

New owners and current owners with new construction may be required to pay a **supplemental tax bill**. Supplemental tax bills are issued in addition to this annual tax bill.

#### Property Tax Postponement for Senior Citizens, Blind, or Disabled Persons

The State Controller's Office (SCO) administers the Property Tax Postponement (PTP) program, which allows eligible homeowners to postpone payment of current year property taxes on their primary residence. PTP applications are accepted from October 1 to February 10 each year. Go to the SCO website at <a href="www.ptp.sco.ca.gov">www.ptp.sco.ca.gov</a> for more information. If you have any questions or to request an application, call (800) 952-5661 or email postponement@sco.ca.gov

Did you...

Submit payment for the exact amount?

Confirm that you have sufficient funds in your account? If your payment is not honored by the bank, the payment is null and void and a \$50.00 "Payment Failure Fee" will be charged in addition to any late payment penalties.

If the delinquent date falls on a Saturday, Sunday or legal holiday, no penalty is charged if payment is made by 5 PM on the next business day.

If any portion of the total amount due is unpaid after 5 PM on June 30,2025, it will be necessary to pay (a) delinquent penalties, (b) costs, (c) redemption penalties, and (d) a redemption fee. After 5 years of tax delinquency, the Tax Collector has the power to sell tax-defaulted property that is not redeemed.

Did you...

Submit payment for the exact amount?

Confirm that you have sufficient funds in your account? If your payment is not honored by the bank, the payment is null and void and a \$50.00 "Payment Failure Fee" will be charged in addition to any late payment penalties.

If the delinquent date falls on a Saturday, Sunday or legal holiday, no penalty is charged if payment is made by 5 PM on the next business day.

If any portion of the total amount due is unpaid after 5 PM on June 30,2025, it will be necessary to pay (a) delinquent penalties, (b) costs, (c) redemption penalties, and (d) a redemption fee. After 5 years of tax delinquency, the Tax Collector has the power to sell tax-defaulted property that is not redeemed.

# **Historic Structures Report:**



# DEPARTMENT OF PARKS AND RECREATION OFFICE OF HISTORIC PRESERVATION

Armando Quintero, Director

Julianne Polanco, State Historic Preservation Officer
1725 23rd Street, Suite 100, Sacramento, CA 95816-7100
Telephone: (916) 445-7000 FAX: (916) 445-7053
calshpo.ohp@parks.ca.gov www.ohp.parks.ca.gov

January 24, 2023

Christopher VerPlanck VerPlanck Historic Preservation Consulting 530 Rockdale Drive San Francisco, CA 94127

RE:

Bethlehem Shipbuilding Corporation Hospital Listing in the

National Register of Historic Places

Dear Mr. VerPlanck:

I write to notify you that on December 29, 2022, the above-named property was placed in the National Register of Historic Places (National Register). As a result of being placed in the National Register, this property has also been listed in the California Register of Historical Resources, pursuant to Section 4851(a)(2) of the Public Resources Code.

Placement on the National Register affords a property the honor of inclusion in the nation's official list of cultural resources worthy of preservation and provides a degree of protection from adverse effects resulting from federally funded or licensed projects. Registration provides a number of incentives for preservation of historic properties, including special building codes to facilitate the restoration of historic structures, and certain tax advantages.

There are no restrictions placed upon a private property owner with regard to normal use, maintenance, or sale of a property listed in the National Register. However, a project that may cause substantial adverse changes in the significance of a registered property may require compliance with local ordinances or the California Environmental Quality Act. In addition, registered properties damaged due to a natural disaster may be subject to the provisions of Section 5028 of the Public Resources Code regarding demolition or significant alterations, if imminent threat to life safety does not exist.

If you have any questions or require further information, please contact the Registration Unit at (916) 445-7008.

Sincerely,

Julianne Polanco State Historic Preservation Officer

Enclosure: National Register Notification of Listing

State of Galifornia Control of Co	(erreditor)	Gonawa HRI H	100 mg	2 (1) (1) (1) (1) (1) (1) (1) (1) (1) (1)
PRIMARY RECOR	U.	demonder Medicination (C	(N)	
	Chericaine Review Code (Section 1)	Review	))	9816 <u>- 1886 - 1</u>
Page 1 of 4	*Resource name(s) or r	number (assigned by recorder	) 331 PENNSYLVANIA	AVE
P1. Other Identifier *P2. Location:	Union Iron Works/ torPublication 🗵 Unre	bethlehem Steel Co. F	Mospital	
	rancisco		or P2d. Attach a Location M	ap as necessary.
*b. USGS 7.5' Quad: *c. Address: 331.1	SF North	Date: 1994		W 0410m
	Pennsylvania Ave an one ofr large and/or lin	ear resources) Zone;	n Francisco mE/	Zip: 94107 mN
	nta: Assessor's Parcel Nur	•		at a combine and become to A. A.
• ,	•	ements. Include design, mat er-raised-basement, rein		size, setting, and boundaries)
hospital building finilation the east side of scored stucco and feat door with transom on the first floor level a decorative metal ratifeatures an elaborate a shield. The entrance and clear glass transom the second story if flush metal door on the below. The building to appears to be in good.  *P3b. Resource Attributes: P4. Resources Present:	ished in stucco and coff Pennsylvania Avenutures three pairs of the left side. Dog-lethat features three illing and the landing door hood with fluter consists of a decorpose. The first story features arched 1/1 are right side of the erminates with a fried condition.  ((ist attributes and codes) Bullding O Structure	apped with a flat roof.  The between 18th and 19th  1/1 aluminum sash windo  The concrete steps lead to the steps lead t	The building occupies streets. The ground lews with hopper sash trace on the main entrance and ront and left side of twith bas-relief urns. The decorative cornice with leaded glass sidesterized by pairs of 1/1 the keystones. Metal first sliding glass and alung cornice. The minimal grownice. The minimal sliding glass and alung cornice. The minimal sliding glass and alung cornice. The minimal sliding glass and alung cornice. The minimal sliding glass and alung grownice. The minimal sliding glass are sliding glass and alung grownice. The minimal sliding glass are sliding glass and alung grownice. The minimal sliding glass are sliding glass and alung grownice. The minimal sliding glass are sliding glass and alung grownice. The minimal sliding glass are sliding glass and alung grownice. The minimal sliding glass are sliding glass and alung grownice. The minimal sliding glass are sliding glass and alung grownice and glass glas	a 9,997 sq ft sloping evel is finished in ansoms and a flush metal if form a solid base at the base. The steps have the main entrance ith sculpted cherubs and elights framed in marble aluminum sash windows the stairs lead to a minum framed entrance by altered building  O Other (Isolates, etc.) to (view, date, accession # oward southeast, 07, 100_1899.JPG Constructed/Age and Sources
			*P7. Owne Price W % Willi 331 Pen San Fra *P8. Reco Christ Tim Ke 2912 D *P9. Date 6/12/0	er and Address: illiam A 1992 Trust am A Price msylvania Ave mcisco Ca 94107 rded by opher VerPlanck lley Consulting iamond St. #330 Recorded: 8
*P11. Report Citation: (Cite s	survey report and other so	urces, or enter "none") San	Francisco Office of	the Assessor/Recorder
*Attachments	⊠ BSOR	None	☐ Continuation Sheet	
☐ Archaeological Record ☐ Artifact Record	☐ District Record ☐ Photograph Record	☐ Location Map ☐ Linear Feature Record	Other	

DPR 523A (1/95)

State of California The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

***************************************	NRHP S	tatus Code _3S
Page		by recorder) 331 PENNSYLVANIA AVE
B1.	Historic Name: Union Iron Works Hospital	
B2.	Common Name Mission Bay Convalescent Hospit	al
B3,	Original Use Hospital	B4. Present Use Hospital
*B5.	Architectural Style Rennaissance Revival	
*B6.	Construction History (Construction Date, alterations and da The Union Iron Works Hospital was constructed in 1916 by Bet	ate of alterations) Thelem Steel Company.
*B7. *B8.	Moved? No Yes Date Related Features: Union Iron Works complex at 20th	Original Location: th and Illinois streets (outside
B9a.		b. Builder Unknown
*B10	Significance: Theme <u>Industrial Development</u>	Area Showplace Square Survey Area
The U the c was e 331 F all e chang Villa After to Wi The h Frede archi other	Period of Significance 1916-1930 Property Type Hospits is importance in terms of historical or architectural context as defined by theme, in the incomposition of the management of the nearby Union Iron Works shippy as stablished in 1907 by Bethlehem Steel for employees of Union remnsylvania, the hospital operated out of the Richards House and names several times after Bethlehem Steel discontinued it is Don Ra Dae Convalescent Home. A group of investors purchase 1954, the building was operated as a Kaiser Permanente Foundation A. Price. Dr. Price changed the name to Price Convalescent Hospital is currently named Mission Bay Convalescent Hospital wrick H. Meyer (1876-1961), the son of German immigrants, was tectural training working for Samuel Newsom, and later became architects during his career, including Smith O'Brien (1902) (1945-1961). (continued)  Additional Resource Attributes (List attributes and codes) References Assessor's Records Bethlehem Star August, San Francisco Call, October 18, 1907, 9. State Potrero, "May 13, 1916 San Francisco Call	period, and geographic scope. Also address integrity.) and constructed in 1916 by the Bethlehem Steel Company and at Pier 70 from 1905 until 1977. The hospital itself a Iron Works. Prior to construction of the building at be, located next door at 301 Pennsylvania Ave. Initially a eligible for treatment at the hospital. The hospital as operation. In 1939, the hospital became known as and the building in 1948, among them Henry J. Kaiser. Adation hospital. In the 1960s, Kaiser sold the building accent and again to Potrero Hill Convalescent in 1972.  The second in San Francisco in 1876. He received his are a partner in the firm. Meyer partnered with several and Principle Potrero Maps 1900, 1914, 1950 and Francisco Chronicle, "Hospital for Employees in ty Directories
B13.	Remarks	(Sketch Man with north arrow required ), string str
B14.	Evaluator Christopher VerPlanck	027 E Q
	*Date of Evaluation 12.02.08	:02a
	(This space reserved for official comments)	025 025 025 024 022 022 021 021 021

9.4	11	1 1	3114	346	300	WIND.	ABC	2		40.00		no e					120
2	ita	tea	Ot:	ĊΒ	HIT	orn	13	Till !	<b>海</b>	ne	Ke	20i	ILC:	98%	AΩE	пс	Y
	Ë	- /	В	n'A	ΞN		à E	O.	Ď	ŽC.	Re ANI	10	Εĸ	ĎE	ÅΤ	ลำ	J.
48	391.5	母瘤		30	164		流域	1			1888		CANE.	忘念	7 W	int.	100
32	电影		STANSE.	Wife.		8	2000		ALC: N	PARTY.			(18/00/8)		$w_{ij}$	<b>DEC</b>	温
S.	锹	₩,	N E	8	N.	8	-₩.	3 k	ه ايراف	180	31		- A		部層		T.

Primary# HRI# Trinomial

Page 3 of	3	R	tesource Name or # (Assigned by Recorder)	331	PENNSYLVANIA A	AVE
*Recorded by:	Christopher	VerPlanck	Date 6/12/08			
	Update					

B10 Significance (continued)

Meyer designed a wide variety of building types throughout his career including single-family residences, office buildings, civic buildings, apartment buildings, schools, and tall office buildings. Meyer also designed the Union Iron Works administration building located nearby at 20th and Illinois streets.

Pennsylvania Avenue appears eligible for listing in the California Register under Criterion 1 (Events) and Criterion 3 (Design/Construction). The building is significant under Criterion 1 due to its association with nearby Union Iron Works, a National Register-eligible shipyard facility at Pier 70. The hospital was established by Bethlehem Steel, the corporate body that owned the Union Iron Works shipyard, for employees of Union Iron Works. The building is also significant for its association with Henry J. Kaiser and his Kaiser-Permanente Foundation. Henry J. Kaiser was a pioneer in the provision of health insurance for his workforce, providing a health care plan for employees of his Richmond shipbuilding plant in 1941. Henry J. Kaiser, along with investors, purchased the former Union Iron Works Hospital building in 1948, and by 1954 the building operated as a Kaiser-Permanente Foundation hospital. The building is also significant under Criterion 3 for its architecture. It is a well-preserved and early surviving example of a concrete hospital building designed by a prominent local architect. The building is the work of a master architect, Frederick H. Meyer. The building retains a relatively high degree of integrity, retaining the aspects of location, design, setting, materials, workmanship, feeling, and association.

DPR 523L (1/95) \*Required information

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION

# CONTINUATION SHEET

Primary# HRI# Trinomial

Page 4

of

Resource Name or # (Assigned by Recorder)

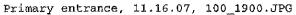
Date 6/12/08

331 PENNSYLVANIA AVE

\*Recorded by: Christopher VerPlanck

☑ Continuation ☐ Update







View toward northeast, 11.16.07, 100\_1901.JPG

# The Bethlehem Shipbuilding Corporation Hospital

# 331 Pennsylvania Avenue

**Built:** 

1916

Architect:

Frederick H. Meyer

#### **OVERVIEW**

331 Pennsylvania Avenue, located between 18th and 19th streets in the Potrero District, was built by the Bethlehem Shipbuilding Corporation in 1916 as a company hospital for its employees at the nearby Union Iron Works shippard, at 20th and Illinois streets. Designed by renowned San Francisco architect Frederick H. Meyer in the Italian Renaissance Revival style, the impressive concrete building stands in stark relief against the largely residential context of the northern slope of Potrero Hill. For nearly a century, Union Iron Works, which was owned by Bethlehem Steel from 1905 until 1979, remained the most important private shipbuilding operation in San Francisco, constructing hundreds of warships, cargo ships, colliers, and other peacetime vessels. Constructed as a permanent home for the shippard's hospital, 331 Pennsylvania Avenue represented the "benevolent paternalism" practiced by many U.S. corporations in the late nineteenth and early twentieth centuries. In 1931, the Bethlehem Shipbuilding Corporation closed the hospital and sold the property. In 1948, the property was acquired by the Permanente Foundation to serve as Kaiser-Permanente's first full-service hospital in San Francisco. The location was ideal because most of the pioneering HMO's patients were unionized employees at the Hunters Point Naval Shipyard in nearby Bayview-Hunters Point. In 1958, the property was acquired by Dr. William A. Price, who converted the building into a convalescent hospital, a use it retained until 2013.

331 Pennsylvania Avenue derives its significance from its historical associations with both the Bethlehem Shipbuilding Corporation and Kaiser-Permanente. It is also significant as a work of Frederick H. Meyer, a master architect, and is an excellent and well-preserved example of the Italian Renaissance Revival style in San Francisco.

# **CONSTRUCTION HISTORY**

In March 1916, the Bethlehem Shipbuilding Corporation commissioned Frederick H. Meyer to design a company hospital for a 100' x 100' lot the company owned on the east side of Pennsylvania Avenue, just south of 18th Street. The lot adjoined the old Clayton (C.F.) Richards House, at 301 Pennsylvania Avenue, which the Bethlehem Shipbuilding Corporation had acquired in 1907 for use as an outpatient clinic. A significant increase in the number of employees working in the shipyard during the World War I-era build-up required a much larger and modern hospital building. Frederick Meyer, a veteran San Francisco architect, was at the same time designing the new Administration Building for Bethlehem's Union Iron Works shipyard at 20th and Illinois streets. The \$50,000 hospital contained group wards, several private rooms, nurses' quarters, an emergency department, bathrooms, and administrative offices. The "fireproof" hospital was designed according to the latest standards in hospital design, with large numbers of windows, ample landscaping, and interior spaces finished in easy-to-clean materials like white enamel tile flooring and wainscoting. The building included modern plumbing and heating systems, a centralized vacuuming system, and a four-stage elevator. The building was constructed by several firms over the period of nine months, including Cramer Construction Company, Spencer Elevator Company, Val Franz and Son, and Decker Electrical.<sup>2</sup>

Meyer designed the principal façade of 331 Pennsylvania Avenue in the Italian Renaissance Revival style, a mode popular in the United States during the 1910s. Finished in cement plaster scored to resemble masonry, the building's primary facade is organized in a typical classical tripartite scheme consisting of a base, shaft, and a capital, with ornament based on the villas of fifteenth-century Florence. Other features of the Italian Renaissance Revival style include the building's rusticated base, its elaborate entry vestibule flanked by fluted pilasters (with capitals bearing the impression of Florence Nightingale), arched window openings, and a bold projecting cornice. Two of the other three façades, though not as elaborate as the primary façade, also embody characteristics of the Italian Renaissance Revival style. The fourth façade (the south façade) is unornamented.

Since it was completed in January 1917, 331 Pennsylvania Avenue has undergone very few exterior alterations apart from the creation of several larger windows on the east (rear) façade in 1941, the addition of two exterior steel stairs in 1945, the infilling of the vehicular entrance around the same time, and the incremental replacement of most of the original double-hung, wood-sash windows with powder-coated aluminum counterparts. In contrast, the interior of the building, though it retains some of its original plan and a few areas with original finish materials, has been remodeled dozens of times, in particular after the building was converted into a convalescent home in 1960.

<sup>&</sup>lt;sup>1</sup> Building and Engineering News (March 22, 1916).

<sup>&</sup>lt;sup>2</sup> Building and Engineering News (January 3, 1917).

#### Frederick H. Meyer<sup>3</sup>

Frederick Herman Meyer was born June 26, 1876 in San Francisco to John Nicolaus Meyer and Sophie M. Stubbe Meyer – both immigrants from Germany. Frederick Meyer attended public schools in San Francisco but he also studied with a German schoolmaster. Meyer learned to draft while working in his father's cabinetry shop and his appreciation for craftsmanship and his skill in handling difficult details has often been attributed to these formative years. According to the 1896 San Francisco City Directory, Meyer was employed as a draftsman in the offices of Campbell & Pettus. In 1900, he took a job as a draftsman in the offices of (Joseph Cather) Newsom & (Samuel) Newsom, one of San Francisco's best-known firms during the late nineteenth and early twentieth centuries. He eventually made partner in the firm.

After leaving Newsom & Newsom in 1902, Frederick Meyer formed a partnership with Smith O'Brien. The firm of Meyer & O'Brien earned several high-profile commissions, including several of the most notable office buildings of turn-of-the-century San Francisco, including the Rialto Building, at 116 New Montgomery Street (1902); the Monadnock Building, at 673-87 Market Street (1906); the Humboldt Bank Building, at 783-5 Market Street (1906); the Hastings Building, at 180 Post Street (1908); the Foxcroft Building, at 68-82 Post Street (1908); and the Cadillac Hotel, at 380 Eddy Street (1909). During his association with O'Brien, Meyer developed a consistent design vocabulary that reflected the contemporary City Beautiful Movement, as well as the work of the Chicago School. The work of Chicago firms Adler & Sullivan and Burnham & Root impressed Meyer when he visited Chicago in 1902. Meyer was particularly taken with the interior arrangement of Chicago's larger office buildings, especially their open floorplates and functional facades divided into a grid of light-embracing "Chicago" windows. After his return to San Francisco Meyer became quite interested in and adept at designing interior spaces that maximized natural light and air and that were encumbered with as few permanent interior partitions and columns as possible.

The partnership of Meyer & O'Brien ended in 1909. Frederick Meyer then opened his own office and operated as a sole practitioner throughout the teens and early twenties – the height of his professional career. His first independent commission was a ten-story office building at 20-26 O'Farrell – the Kohler & Chase Building – which was completed in 1909. Other important examples from this period include the Physicians' Building, at 500-515 Sutter Street (1914); and the Pacific Gas & Electric Building, at 445 Sutter Street (1916). Meyer also designed two substations for PG & E: Station S, on Meacham Street (1913); and Station J, at 569 Commercial Street (1914). Very much ahead of his time, Meyer designed one of the nation's first major urban parking garages, the Post & Taylor Garage, at 569 Post Street (1922).

<sup>&</sup>lt;sup>3</sup> This section is excerpted from Christopher VerPlanck's article, "Frederick H. Meyer: Versatile Architect of the 'Old School," Heritage News (March 6, 2000).

Frederick Meyer's role in the design of San Francisco's Civic Center is one of his least-known but most important contributions to the city. In 1912, Mayor James "Sunny Jim" Rolph appointed a body of three of the city's most distinguished architects: John Galen Howard, John Reid Jr., and Frederick Meyer, to the newly formed Civic Center Commission. This commission was entrusted with selecting architects and overseeing the design and development of what would eventually become America's most fully developed City Beautiful civic center. Known for its incorruptibility, talent, and efficiency, the Civic Center Commission chose Bakewell & Brown to design San Francisco's new City Hall in 1912. In 1914, the three members of the commission collaborated to create their own design for Exposition Auditorium (now Bill Graham Civic Auditorium)

True to his heritage, Meyer designed the German House, or "Deutsches Haus," at 601-625 Polk Street (1913). Constructed on the fringes of San Francisco's Civic Center, the German House was intended to serve as the headquarters for scores of German-American organizations, as well as a gathering place for the city's large German community. Costing \$500,000 to construct, the building, whose design was based on Heidelberg Castle, contained an auditorium, a bar, a library, a banquet hall, a rathskeller, bowling alleys, and scores of lodge and club rooms. In 1918, after the United States entered World War I and anti-German sentiment soared, the German House was renamed California Hall. Today it houses the Culinary Institute of California.



Deutsches Haus, aka, California Hall, 2014 www.noehill.com

Displaying his versatility, Meyer won several important industrial commissions during World War I. In 1916, he designed the Administration Building (Building 101) for Bethlehem Shipbuilding Corporation's Union Iron Works complex on the Central Waterfront. This imposing Italian Renaissance Revival-style office building continues to anchor the corner of 20th and Illinois streets. Based on his experience with Union Iron Works, Meyer received a commission in 1918 to design an entire shippard for the Pacific Coast Shipbuilding Company, in Bay Point, California.

In the 1920s, Frederick Meyer formed a new partnership with Albin R. Johnson. This firm's most important commissions include: Terminal Plaza, at 440-454 Mission Street (1920); the Elks Club, at 450-460 Post Street (1924); and the Financial Center Building, at 405 Montgomery Street (1927). Several less-prominent commissions by Meyer & Johnson include a garage at 1575 Bush, a laundry at 925-945 Folsom (demolished); and the Chinatown YMCA, at 855 Sacramento Street.

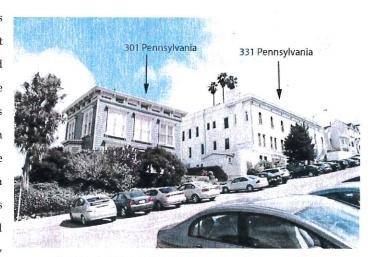
The Depression reduced the number of commissions available to Frederick Meyer, though as one of San Francisco's most-respected architects he served in important leadership roles during this era. In 1934, Meyer was appointed Chairman of the Executive Committee of the Better Housing Program, a foundation dedicated to improving housing conditions in San Francisco. During World War II, he was appointed the Administrator of Defense Transportation for San Francisco, whose mission was to improve circulation in the crowded city. After World War II, Frederick Meyers briefly partnered with Albert J. Evers, designing several office buildings and schools before retiring in the early 1950s.

During his long career, Frederick Meyer served on many statewide commissions. He was a longtime regional director of the American Institute of Architects (AIA), becoming a Fellow of the AIA in 1934. Though self-trained in an era in which most architects were academically trained, Meyer also served as a member of the State Board of Architectural Examiners from 1927 until 1941, serving as its president from 1928-30 and 1936-7. Frederick H. Meyer died on March 6, 1961 in Marin County. He was 85 years old.

#### **BUILDING DESCRIPTION**

#### Context

331 Pennsylvania Avenue occupies approximately 50 percent of its 100' x 100' lot (APN 022/702). The parcel, which is situated approximately midway along northeastern flank of Potrero Hill, abuts Interstate 280 (I-280) to the east. To the north is the C.F. Richards House, an Italianate-style mansion built in 1867 at 301 Pennsylvania Avenue. To the south is a vacant lot that was previously part of the subject property, and before that the location of a two-family dwelling that was demolished ca. 1960. On the opposite side of Pennsylvania Avenue, just



Context, looking south along Pennsylvania Avenue, 2014, Christopher VerPlanck

south of 18th Street, is the Captain Adams House, at 300 Pennsylvania Avenue, an Italianate-style mansion built in 1868. South of the Adams House is a row of three modernist dwellings constructed in 1960. The rest of the subject property is occupied by a large 1960s-era patio paved in quarry tile, concrete-paved walkways, and several overgrown areas between the patio and I-280. The patio contains several mature crown palms, a banana tree, and

flowering shrubs, including jasmine and bougainvillea. The property, which slopes downhill from south to north, has panoramic views over the Central Waterfront, San Francisco Bay, and Downtown.

# **General Description**

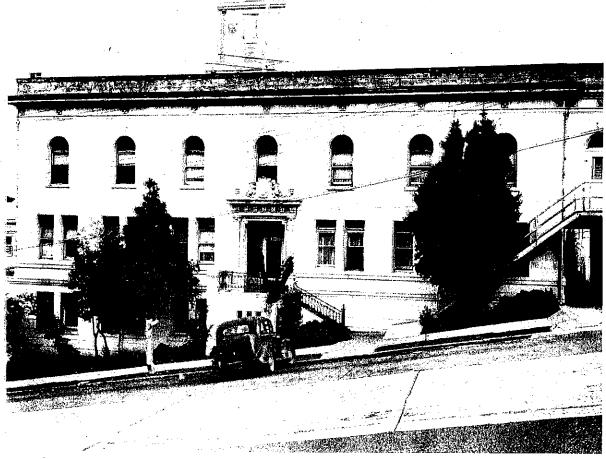
331 Pennsylvania Avenue is two-story-over-basement, steel-frame, reinforced-concrete building with an L-shaped floorplan and a flat roof. Built in 1916 as a company hospital, the approximately 11,000 square-foot building consists of two floors of patient rooms, offices, and toilet rooms above a basement containing utility rooms, a kitchen, offices, and a laundry room. Three of the four facades are finished in painted stucco textured to resemble stone masonry construction. The primary (west) façade, which is designed in the Italian Renaissance Revival style, is embellished more so than the other three. Though the north and east façades are also designed in the Italian Renaissance Revival style, they are not as elaborately detailed. The fourth façade – the south façade – which abuts the adjoining property at 333 Pennsylvania Avenue, is a windowless expanse of unfinished concrete with exposed board form marks.



Primary façade of 331 Pennsylvania Avenue; view from west, 2014, Christopher VerPlanck

## **Primary Façade**

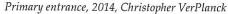
The primary façade of 331 Pennsylvania is eight bays wide and divided into three horizontal segments like a Florentine villa: base (the basement), shaft (first and second floors), and capital (cornice and parapet). Because of the grade change the basement is fully above-ground at the north end of the property and below-grade at the south end. Abutting the north façade, at the basement level, is a one-story screen wall containing a non-historic steel security gate. The screen wall is finished in stucco and rusticated like the rest of the basement level. Continuing uphill toward the south are two pairs of windows punched into the building's rusticated base. These window openings, which occupy the first two bays of the basement level, contain non-historic, powder-coated aluminum sashes, though they retain their original wood trim and transoms. Each window has a molded stucco sill. The next bay contains an identical window and a pedestrian entrance containing a non-historic metal door surmounted by a transom. This entrance is accessed from the street by a concrete walkway. The fourth bay protrudes outward as the base of the stair to the main entrance. Also rusticated, the base of the stair is punctuated by three narrow rectangular window openings containing non-historic jalousie windows. North of the stair the rusticated basement level gradually dies into the hillside without any additional openings.



Ca. 1948 view of 331 Pennsylvania Avenue, Kaiser Foundation

Two molded belt courses separate the rusticated basement level from the two main floor levels above. This part of the primary façade is finished in stucco scored to resemble masonry construction, though accumulated paint has reduced the visibility of the "mortar" joints. The first floor level consists of paired window openings (bays 1, 2, 3, 5, 6, and 7), with the primary entrance located in bay 4 and the former vehicular entrance in bay 8. The paired window openings contain non-historic, double-hung metal sashes though they retain their original molded stucco sills and wood trim. The primary entrance, which is accessed by a flight of painted brick stairs flanked by a wrought iron balustrade, is located near the center of the building. The balustrade is anchored to paneled consoles capped by non-historic terra cotta urns. The primary entrance itself is flanked by a pair of large wrought-iron sconces that were added after 1948.







Pilaster detail, 2014, Christopher VerPlanck

The entry vestibule is accessed by another flight of three steps. The opening to the vestibule is flanked by fluted pilasters with figural capitals that depict Florence Nightingale, the famous British nurse. The capitals support a flat entablature composed of an architrave, a frieze of alternating triglyphs and rosettes, and a cornice composed of a band of diamond-shaped motifs and an acanthus leaf molding. The cornice is capped by a terra cotta crest consisting of a cross-emblazoned shield flanked by a pair of cherubs. The crest is bracketed by a pair of urns festooned with garlands. The floor of the entry vestibule is finished in marble and red hexagonal tiles. The walls are clad in beige marble wainscoting. The ceiling and the upper portions of the vestibule walls are finished in plaster paneling

bounded by delicate rope moldings. The entrance, which occupies the east wall of the vestibule, is divided into three panels consisting of a glazed wood door at the center flanked by sidelights. The door and sidelights are surmounted by fixed transoms. The entrance is trimmed in marble matching the vestibule wainscoting. The door and flanking sidelights contain non-historic glazing added ca. 1990. The vestibule is illuminated by a non-historic, flush-mounted light fixture added ca. 1960.



Entablature detail, 2014, Christopher VerPlanck



Primary entrance, 2014, Christopher VerPlanck



Vestibule ceiling, 2014, Christopher VerPlanck

The former vehicular entrance in bay 8 is level with Pennsylvania Avenue. Originally an open-air vehicular passageway to the rear of the property, the entrance was infilled with a modular aluminum storefront and pedestrian entrance ca. 1960.

The second floor level of the primary façade is much simpler than the first floor; it consists of seven arched window openings containing non-historic, powder-coated aluminum sashes. The window openings retain their original molded stucco sills and keystones, as well as their wood trim. Similar to the first floor, each window opening has a non-historic wood planter box. Bay 8 of the second floor has slightly different conditions. In place of a window is a metal door added in 1945 to provide access to the metal exterior stair. This opening was widened to install the door but it retains its original stucco keystone.

The primary façade of 331 Pennsylvania Avenue terminates with a prominent cornice consisting of a molded belt course, a simple frieze punctuated at regular intervals by square red tiles, and a projecting entablature. Above this is a raised parapet capped by a plain sheet metal coping.

The rightmost (bay 8) is differentiated from the rest of the primary facade by a subtle visual sleight-of-hand intended to make it appear that this part of the building steps back toward the rear of the property. The purpose of this effect is to preserve the apparent symmetry of the principal façade, which according to Renaissance design principles should consist of an odd number of bays so that the entrance occupies the center bay. By stepping the cornice back and inserting a narrow rope colonnette between bays 7 and 8 the architect created an illusion that the primary façade is symmetrical while allowing the building to occupy the majority of the lot's frontage.

Visible from Pennsylvania Avenue is the stair/elevator penthouse. Constructed of concrete and finished in stucco with simplified classical moldings, the penthouse steps down from east to west, with the taller section to the east containing the elevator hoist and override and the shorter section to the west containing the stairs to the roof. Though the roof parapet blocks views of the roof from the street, it is punctuated by multiple ventilators, mechanical stacks, and skylights.

# South Façade

The south façade of 331 Pennsylvania Avenue is divided into two parts, with the south façade of the south wing abutting the southern property line and the south façade of the north wing facing the patio. The south façade of the south wing is only partially visible from Pennsylvania Avenue. Because it adjoins a lot that once contained a two-story building, the south façade was not originally visible from the street and therefore left unfinished. This section of the south façade does not have any openings or decorative finishes and it is a utilitarian expanse of painted concrete bearing the impressions of the wooden formwork used to build the building.

In contrast, the south façade of the north wing is finished in stucco and embellished with a modest amount of simplified classical detailing that matches the other secondary façades of the building. Fenestrated in a simple grid pattern, this portion of the south façade features a prominent arched entrance. This entrance, which faces the patio (originally the ambulance parking area), is delineated by a rope molding and capped by a dentil molding and a classical entablature. The vestibule is detailed similarly to the primary entrance on Pennsylvania Avenue, with a tiled floor, beige marble trim, and a pair of glazed wood doors flanked by sidelights and surmounted by a transom.



South façade of south wing; view from southwest, 2014, Christopher VerPlanck



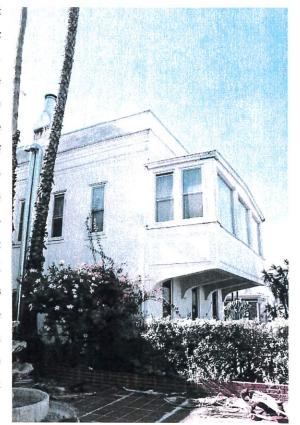
South façade of north wing; view from south, 2014, Christopher VerPlanck



South entrance, 2014, Christopher VerPlanck

# East Façade

The east (rear) façade of 331 Pennsylvania Avenue is not visible from Pennsylvania Avenue or any other nearby public streets. Like the south façade, it is divided into two sections, with the east façade of the north wing facing I-280 and the east façade of the south wing facing the patio. Because of the steeply sloping lot, the east façade of the north wing is three levels above grade. The basement level contains a pair of double-hung wood windows flanking a boarded up pedestrian entrance. The first floor level features three windows containing non-historic, double-hung powdercoated aluminum sashes. The third floor level cantilevers out over the basement and first floor. Described on original permit applications as the "solarium," this element, which is an original feature of the building, is supported by three concrete brackets and articulated by three fixed wood-sash windows. Below the windows are three molded concrete spandrel panels. A metal fire escape leads from the north wall of the solarium to the ground.



East façade of north wing; view from southeast, 2014, Christopher VerPlanck

The east façade of the south wing is finished in stucco and detailed in simplified classical detailing matching the other secondary façades of the building. It is articulated as an asymmetrical arrangement of historic window openings and non-historic (larger) openings created in the 1950s and 1960s. All of the remaining historic window openings retain their original molded stucco sills but none contain their original wood, double-hung sashes. Instead, they contain powder-coated aluminum sashes. The left bay of the first floor level contains an infilled vehicular entrance that once connected to Pennsylvania Avenue via a passage through the building. Above the vehicular entrance is a window that appears to have been originally a door. It is smaller than the other windows and it opens onto a narrow wrought-iron balcony.



East façade of south wing; view from east, 2014, Christopher VerPlanck

# North Façade

The north façade of 331 Pennsylvania Avenue, which faces the C.F. Richards House, is partially visible from Pennsylvania Avenue. Because of the steeply sloping site, the basement level is fully above-grade on this side of the property. The north façade is roughly four bays wide, with the first bay in from Pennsylvania Avenue detailed to resemble the primary façade. This area features an extruded chimney that vents the kitchen in the basement. The rest of the north façade is finished in stucco and detailed in simple classical detailing resembling the building's other secondary façades, including simple door and window trim, and a modest frieze and cornice. The fenestration is

arranged in an asymmetrical pattern reflecting the interior functions of the building. At the basement level, close to Pennsylvania Avenue, is a gable-roofed enclosure containing a pedestrian entrance. The structure, which appears to be a later addition, is clad in wood and stucco and devoid of ornament. This façade also features a metal exterior stair built in 1945 as a secondary means of egress from the upper floors to the street.



North façade; view from north, 2014, Christopher VerPlanck

# Interior

#### Basement

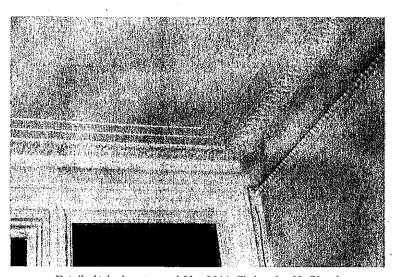
The interior of 331 Pennsylvania Avenue contains a partial basement level surmounted by two full floor levels (floors 1 and 2). The basement contains the kitchen and associated food preparation and storage rooms, general-purpose storage rooms, a boiler room, an elevator machine room, two offices, and a staff dining room (originally the laundry room). The bulk of the basement is located in the north wing, which puts it above grade and therefore allows it to take advantage of natural light and ventilation. The area beneath the south wing is unexcavated. The basement is utilitarian in character, with concrete floors covered in resilient tile flooring, stud-frame and hollow clay tile partitions finished in gypsum board and lath and plaster, and suspended ceilings. It has clearly been remodeled dozens of times and does not contain any distinctive materials, features, or spaces.

#### First Floor

The first floor level of 331 Pennsylvania is L-shaped, consisting of a double-loaded corridor bounded by eight bedrooms, an office, a nurse's station, toilet rooms, closets, and an entrance lobby. Though some historic wood paneling remains in Rooms 3 and 5, the bedrooms have been remodeled many times since 1960, converting what were originally open wards into smaller bedrooms containing little or no original fabric. Most spaces on the first floor are finished in contemporary industrially produced materials, including resilient tile flooring, gypsum board walls and ceilings, and solid-core wood doors. By far the most intact room on the first floor (and the entire building) is the entrance lobby, which contains its original wood paneling and decorative plaster trim.

#### Second Floor

Stairs near the intersection of the north and south wings provide access from the first to the second floor. Like the first floor, the second floor is L-shaped and laid out as a series of bedrooms opening off a double-loaded corridor. The second floor level is larger than the first floor because it includes the solarium and the space above the former vehicular passage. Aside from some original tile in several of the toilet rooms and some built-in furnishings in the solarium, there is no visible historic fabric surviving on the second floor.



Detail of trim in entrance lobby, 2014, Christopher VerPlanck

# **Alteration History**

#### Permit History<sup>4</sup>

Between 1916 and 1938, no permitted alterations were made to 331 Pennsylvania Avenue. This encompasses the entire time that the property was owned by Bethlehem Shipbuilding Corporation (1916-1931), as well as several subsequent owners. In August 1938, Mrs. Donna E. Bell, who along with her siblings Monell R. Bell and David V. Bell, had just purchased the property for use as a sanitarium, applied for a permit to construct metal lath and plaster and hollow clay tile partitions inside the building. No locations were specified and the cost of the work was \$500. Three years later, in September 1941, Donna Bell applied for another permit to install a window, a door, and a

<sup>&</sup>lt;sup>4</sup> All permit information comes from permit applications on file for 331 Pennsylvania Avenue at the San Francisco Department of Building Inspection.

partition to carve a bedroom out of one of the wards. The location of the room was unspecified but the cost of the work was \$100. Four years later, in June 1945, the Estate of Donna E. Bell (represented by Monell R. Bell) applied for a permit to construct a steel stair from the second floor of the Pennsylvania Avenue façade to the sidewalk. The job included the conversion of one window to a door and the installation of a railing. The cost of the work was \$1,500. Though not mentioned on the permit application, this project appears to have included another metal stair on the north façade.

The next permit application on file for 331 Pennsylvania Avenue was filed in February 1948 following the sale of the property to the Permanente Foundation, Henry J. Kaiser's non-profit healthcare management organization (HMO). At this time the Permanente Foundation applied for a permit in the amount of \$800 to reconfigure the locations of several partitions inside the building as part of the building's conversion back into a hospital. The Permanente Foundation owned 331 Pennsylvania Avenue for a decade, selling it to Dr. William A. Price in November 1958. In the decade that it owned the property, Kaiser applied for no other alteration permits.

In January 1959, Dr. William price applied for a permit to convert 331 Pennsylvania Avenue from a hospital into a convalescent home. The alterations made were not specified but their cost came to \$8,000, a considerable amount for the time. Most likely the scope of work entailed the conversion of the remaining wards into smaller bedrooms, the conversion of clinical spaces into bedrooms and support spaces, and updating mechanical and utility infrastructure. It also seems likely that the vehicular entrance/ambulance portal was infilled with an aluminum storefront and door at this time. A year later, in February 1960, William Price applied for another permit to make additional changes to the interior of the building. The scope of work, which totaled \$7,000, included remodeling the bathrooms, enlarging the doors to the bedrooms (presumably to allow beds to be easily moved in and out), cutting new openings between various rooms, and building new partitions in the remaining open wards to create smaller bedrooms. In December 1962, William Price applied for a permit to build three internal stairs and replace a window with a door. The locations of these features are not identified. In April 1963, Price applied for a permit to partition a room and install a door. The cost of the work was \$200. In March 1970, Price applied for a permit to replace the elevator and enclose the elevator in fireproof materials. The cost of the job was \$1,200. Eleven years later, in September 1981, the manager of Potrero Hill Convalescent Home, applied for a permit to install a fire suppression system. The most recent permit application on file dates to October 1992, when Mission Bay Convalescent Hospital applied for a permit to re-roof the building.

## **Unpermitted Alterations Observed**

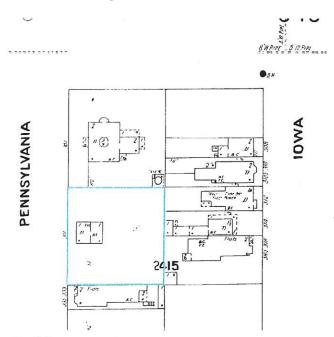
The vast majority of the changes made to 331 Pennsylvania Avenue since 1960 took place within the interior of the building. Most of these changes were made in the early 1960s when the building was converted from a hospital into a convalescent home. In this incremental reconfiguration of the interior from a series of larger open wards into smaller

bedrooms most of the original tile and wood finish materials were removed, with the exception of two offices in the basement, portions of Rooms 3 and 5 on the first floor, and several bathrooms on the second floor. Notable unpermitted exterior changes include the conversion of the rear parking area into a patio, which occurred after 1960; the construction of a small gable-roofed addition on the north façade after 1960; and the incremental replacement of most of the original wood, double-hung windows with powder-coated aluminum counterparts ca. 1990. Other minor changes include the installation of large wrought-iron sconces on either side of the primary entrance ca. 1960 and the replacement of the original front door and sidelights with modern counterparts ca. 1990.

#### Sanborn Maps and Aerial Photographs

Sanborn maps and aerial photographs were consulted to provide additional information on the historical development of APN 4040/026. The 1900 Sanborn maps illustrate the property in its current 100' x 100' configuration. At that time the property contained only a small, one-story, wood-frame cottage. Visible to the north is the C.F. Richards House, at 301 Pennsylvania Avenue. To the south was a two-flat dwelling (no longer extant), at 333-5 Pennsylvania Avenue. To the east, facing Iowa Street (where I-280 is now), was a row of five two-story dwellings and associated outbuildings.

The 1913 Sanborn maps illustrate substantially different conditions on the subject block. Though the C.F. Richards House was still there, the cottage at 331 Pennsylvania Avenue had been replaced by what appears to be a small one-story earthquake refugee shack with an attached rear porch. Similarly, the five houses on the eastern side of the block facing Iowa Street had been demolished or moved elsewhere, leaving the entire eastern half of the block vacant.



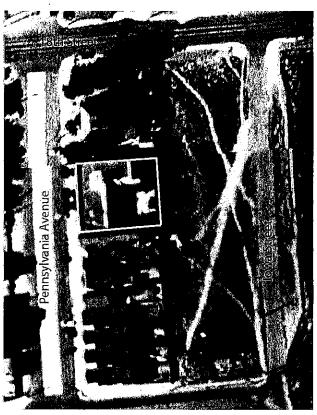
Detail from 1900 Sanborn map showing 331 Pennsylvania Avenue San Francisco Public Library



Detail from 1913Sanborn map showing 331 Pennsylvania Avenue San Francisco Public Library

Though the Sanborn maps were not updated until 1950, 331 Pennsylvania Avenue appears on a series of aerial photographs taken in 1937-8. These photographs show the subject property with the 1916 hospital in place, its footprint largely matching its present configuration. The rear of the lot, where the patio is now, appears to have been a paved parking lot with a garage along the eastern property line. The 1937-8 aerials indicate that the western half of the block was entirely developed - mainly with singlefamily dwellings and flats. In contrast, the eastern half of the block remained an undeveloped swath of land crossed by a network of informal footpaths.

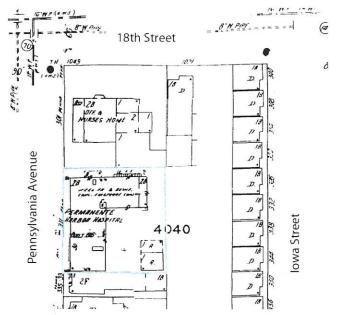
Published 12 years after the 1937-8 aerials, the 1950 Sanborn maps depict 331 Pennsylvania Avenue in use as a hospital operated by the Kaiser-Permanente Foundation. Notes on the map indicate that the building was two stories over a basement and a steel-frame, reinforced-concrete structure. The map shows the elevator/stair penthouse, two skylights, the



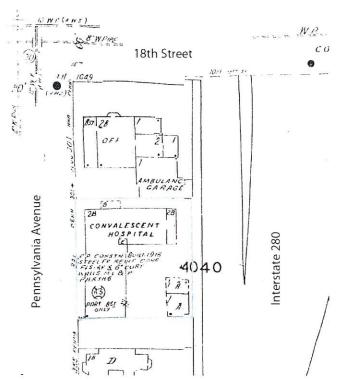
Detail from 1937-8 aerial photograph showing 331
Pennsylvania Avenue
Collection of David Rumsey

solarium, and two exterior steel stairs. The rear of the lot contained a pair of one-story garages. The 1950 Sanborn maps indicate that the C.F. Richards House next-door had been converted into an office building containing nurses' quarters — most likely serving the Kaiser-Permanente hospital. Meanwhile, the formerly vacant eastern half of the block had been developed with 17 identical rowhouses.

Sanborn maps updated to ca. 1990 depict further changes to 331 Pennsylvania Avenue and the subject block. Though no major changes have occurred to 331 Pennsylvania Avenue since 1950, the ca. 1990 Sanborn maps indicate that the garages (today no longer extant) were still standing at the southeast corner of the lot and that the former hospital was in use as a convalescent home. On the other hand, the rest of the block had undergone tremendous changes since 1950. The construction of I-280 in the 1960s resulted in the demolition and/or relocation of all the rowhouses on the eastern half of the block. The C.F. Richards House was in use as an office building, with an ambulance garage at the rear of the property. In addition, the flats to the south of the subject property, at 333-5 Pennsylvania Avenue, had been acquired by William Price and demolished, probably after 1960.



Detail from 1950 Sanborn map showing 331 Pennsylvania Avenue San Francisco Public Library



Detail from ca. 1990 Sanborn map showing 331 Pennsylvania Avenue San Francisco Public Library

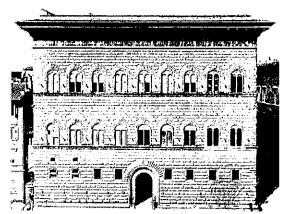
# HISTORICAL CONTEXTS

#### **Brief Building History**

As mentioned previously, 331 Pennsylvania Avenue was built in 1916 to serve as a company hospital for the Bethlehem Shipbuilding Corporation's nearby Union Iron Works shippard. Bethlehem Steel operated the hospital until 1931, at which point the hospital closed and the property was put up for sale.<sup>5</sup> Throughout the Depression the building remained vacant, with several unsuccessful attempts to open it as a private hospital, including the Bay Shore Hospital, which was listed in the 1933 San Francisco city directory, and the Northern Heights Hospital, which was listed in 1934.<sup>6</sup> In 1938, 331 Pennsylvania Avenue was purchased by David V. and Emma Bell, operators of an ambulance service next-door at 301 Pennsylvania Avenue.<sup>7</sup> The Bell family operated the building as a sanitarium until 1948 when they sold it to the Permanente Foundation, the original name of today's Kaiser-Permanente.<sup>8</sup> The Permanente Foundation converted the building back into a hospital – the pioneering HMO's first in San Francisco.<sup>9</sup> Though Kaiser soon opened a much larger hospital on Geary Boulevard in 1952, it retained ownership of 331 Pennsylvania, which it called the Permanente Harbor Hospital, until 1958. In that year Kaiser-Permanente sold the property to a doctor named William A. Price Jr. <sup>10</sup> Price converted the hospital into a convalescent (nursing) home. Initially called Price Convalescent Home, the name was changed to Potrero Hill Convalescent Home in 1970.<sup>11</sup> The property remained in use as a convalescent home under the ownership of the Price family until 2014 when it was sold to the present owners.

#### Italian Renaissance Revival Style in San Francisco

The exterior of 331 Pennsylvania Avenue is designed in the Italian Renaissance Revival style, an academic style popular in the United States during the first two decades of the twentieth century. Sometimes called the "Second Renaissance Revival Style," the Italian Renaissance Revival style is based on the villas of wealthy Florentine merchants of the fifteenth century. Popular prototypes include *Palazzo Rucellai* (begun 1446), designed by Leon Battista Alberti and Bernardo Rossellino; and *Palazzo Strozzi* (begun 1489), designed by



Palazzo Strozzi, n.d.

 $<sup>^{5}\,\</sup>mathrm{San}\,\mathrm{Francisco}\,\mathrm{Office}$  of the Assessor-Recorder, "Sales Ledger records for 331 Pennsylvania Avenue."

<sup>&</sup>lt;sup>6</sup> San Francisco City Directories.

<sup>&</sup>lt;sup>7</sup> San Francisco Office of the Assessor-Recorder, "Sales Ledger records for 331 Pennsylvania Avenue."

<sup>8</sup> San Francisco Office of the Assessor-Recorder, "Sales Ledger records for 331 Pennsylvania Avenue."

<sup>9</sup> San Francisco Department of Building Inspection, "Building Permit applications for 331 Pennsylvania Avenue."

<sup>&</sup>lt;sup>10</sup> San Francisco Office of the Assessor-Recorder, "Sales Ledger records for 331 Pennsylvania Avenue."

<sup>&</sup>lt;sup>11</sup> San Francisco City Directories.

<sup>12</sup> Marcus Whiffen, American Architecture since 1780 (Cambridge, MA: MIT Press, 1981), 75-7.

Benedetto da Maiano and Filippo Strozzi the Elder.

In contrast to its sources, which were designed as residences, the Italian Renaissance Revival style was most often employed for commercial, civic, and institutional buildings requiring an imposing appearance. Usually rectangular in plan, most Italian Renaissance Revival buildings are also rectangular in massing, with symmetrical façades divided into three horizontal bands by belt courses. The basement, or water table, is usually rusticated, with the upper floors sometimes rusticated as well. The corners of the building are often enframed with quoins or moldings. Windows usually have arched headers that cap one or two window openings. The window openings usually have prominent sills and/or keystones. The main entrance is typically positioned at the center of the primary façade and given special emphasis with a monumental stair, pilasters, or an entablature. The roofs of Italian Renaissance Revival buildings are usually hipped or flat and sometimes concealed behind a raised parapet. Exterior façades usually terminate with a bold projecting cornice supported by modillions or brackets. Classical detailing, including dentils, egg-and-dart moldings, and acanthus leaf moldings are common, as well as pilasters with Doric, Ionic, Corinthian, or Composite capitals.<sup>13</sup>



California State Building, San Francisco Personal postcard collection of the author

<sup>&</sup>lt;sup>13</sup> Marcus Whiffen, American Architecture since 1780 (Cambridge, MA: MIT Press, 1981), 154-8.

In San Francisco, some of the best examples of the Italian Renaissance Revival are civic and institutional buildings, especially the California State Building in the Civic Center. This building, designed by Bliss & Faville and constructed in the early 1920s, is a late example of the style. Other good examples by Bliss & Faville include the St. Francis Hotel, at 301-45 Powell Street (1904, 1907 & 1913); the Bank of Italy Building, at 1 Powell Street (1920); and the Matson Building, at 215 Market Street (1921).



Shriner Foundation Hospital, San Francisco, 2014 Wikimedia Commons

In addition to civic buildings, medical buildings of the early twentieth century are often designed in the Italian Renaissance Revival style. Renaissance-era Florence had several well-known charitable hospitals and orphanages, including the famous *Ospedale degli Innocenti*, or Foundling Hospital, designed by Filippo Brunelleschi and completed in 1445. This famous Florentine building served as a model for many American hospitals and public health buildings, including San Francisco's Department of Public Health Building/Central Emergency Hospital, at 101 Grove Street (1917), designed by Samuel Heiman; Mt. Zion Hospital's Hellman Building, at Post and Scott streets (1911), designed by Julius E. Krafft; and the Shriner Foundation Hospital, at 19th Avenue and Lawton Street (1922), designed by Weeks & Day. The Shriner Foundation Hospital, which is San Francisco Landmark #221, is one of the best examples of the Italian Renaissance Revival style in San Francisco, and a comparable building to 331 Pennsylvania Avenue.

#### Brief History of Hospital Design

Though there are early examples of architecture dedicated to the healing arts in ancient Greece and Rome, the building type disappeared during the Dark Ages. In mediaeval Europe most sick and injured people (if they received care at all) were cared for in their own homes. During the late Middle Ages, the Catholic Church, especially monastic orders, began to assume an active role in healing the sick. Several monasteries, including the famous St. Gall monastery in Switzerland and the monastery of Cluny in France, maintained separate buildings on the periphery of their vast complexes dedicated to the care of sick, injured, or simply exhausted. People who received treatment included monks, pilgrims, and residents of nearby villages. The buildings where patients received care were usually large, open buildings resembling stables or barns, where patient beds were arranged in rows. Architecturally speaking there was little to distinguish these buildings from other building types of the era, though most early medical buildings had a small chapel attached to one end for the use of the sick and dying.<sup>14</sup>

Beginning in Renaissance Italy, and also in the affluent city states of Flanders, the provision of hospitals evolved away from a purely religious undertaking to a secular charitable mission supported by prominent merchants or city governments themselves. Though the open "ward" plan from monasteries remained popular, experimentation with alternate plans, including the cross plan (two long wards intersecting at right angles), the "Panopticon plan" (a plan consisting of four or more wings radiating outward from a central administrative hub), and the pavilion plan (a series of one-story wards jutting out from either side of a central spine) began to appear during the eighteenth and early nineteenth centuries.<sup>15</sup>

By the middle of the nineteenth century, nurses like Clara Barton and Florence Nightingale made the connection between cleanliness and health and they emphasized the importance of keeping medical facilities clean and ventilated. In response, architects developed hospital plans that maximized access to light and air – mostly by providing ample windows and outdoor terraces – and minimized the accumulation of dirt and filth by providing modern sanitation and using easy-to-clean building materials. Florence Nightingale's writings, in particular her 1863



Finger wings, Laguna Honda Hospital, 2014 Christovher VerPlanck

Notes on Hospitals, were highly influential in guiding the design of European and American hospitals during the late nineteenth and early twentieth centuries. The pavilion plan, if extruded upward to two or more stories, was found to be ideal for implementing Nightingale's ideas. Called the "finger plan," this prototype consisted of a series of multi-

<sup>&</sup>lt;sup>14</sup> John D. Thompson and Grace Goldin, The Hospital: A Social and Architectural History. (New Haven, CT: Yale University Press, 1975), 10-15.

<sup>15</sup> Ibid., 19-20.

story pavilions jutting out from one or both sides of a central spine. The central spine provided easy access from administrative offices, the kitchen, and other centralized functions, to the fingers. The fingers were merely long, narrow wards with ample fenestration, allowing every patient access to light and air, as well as views of landscaped courtyards between the wings. <sup>16</sup> San Francisco General Hospital and Laguna Honda Hospital, both in San Francisco, are good examples of this type.



Kaiser-Permanente Hospital, 1954, San Francisco San Francisco Public Library

After World War II, Florence Nightingale's ideas on hospital design were discarded in favor of modern technology. To gain more square footage, the finger plan type was eliminated in favor of buildings with deep, monolithic floorplates capped by mid or high-rise towers. Windows were often sacrificed the interest of larger floorplates, conditioning with air substituted in place of fresh air. Wards containing multiple patients were replaced by single rooms or rooms shared by one or other people. Outdoor spaces, including landscaped courtyards, sun decks, and solariums associated with older

finger plan hospitals, gave way to paved parking lots and indoor recreational spaces. Postwar hospitals usually placed the administrative and functional spaces of the hospital, including offices, operating rooms, clinics, and food services, in a large podium occupying most of the lot. Meanwhile, patient rooms were usually arrayed along double-loaded corridors in "blocks" or "towers" built atop the podium.<sup>17</sup> These towers could rise as high as 10 or 15 stories, giving this building type the name "skyscraper hospital."<sup>18</sup> Before it was remodeled in the 1980s, Kaiser-Permanente's San Francisco Medical Center on Geary Boulevard was a good example of a "block"-type hospital of the postwar era.

<sup>&</sup>lt;sup>16</sup> Heather Burpee, "History of Healthcare Architecture," Integrated Design Lab Puget Sound (2008). Website:

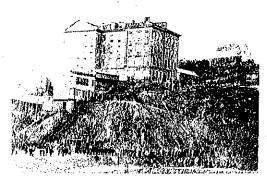
<sup>2.23/</sup>www.mahltun.com/pdf/HistoryofHealthcareArchBurpee.pdf; accessed September 9, 2014.

<sup>17</sup> Ibid.

<sup>&</sup>lt;sup>18</sup> John D. Thompson, "Hospitals," in the National Trust for Historic Preservation's *Built in the U.S.A.: American Buildings from Airports to Zoos*. Washington, D.C., The Preservation Press, 1985.

#### Brief History of Hospitals in San Francisco

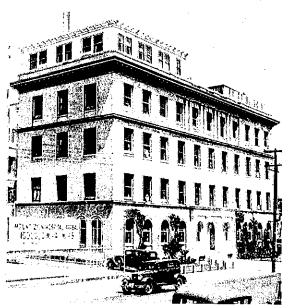
As a semi-lawless frontier settlement containing a transient population of gold miners, hucksters, and assorted adventurers, Gold Rush-era San Francisco did not make adequate provision for its sick and injured. What existed in terms of medical care tended to be ad hoc and provided mainly in the private residences of doctors and other medical professionals. In 1850, at the height of the Gold Rush, San Francisco was incorporated as a city. As part of its City Charter a Board of Public Heath was created but no permanent hospital was established. One year later, Congress established the U.S. Marine Hospital in San Francisco. Completed in 1853, this facility eventually housed 500



St. Mary's Hospital, ca. 1890, San Francisco San Francisco Public Library

patients.<sup>19</sup> In 1855, it became San Francisco's de facto municipal hospital, funded by fees collected from vessels entering the Port of San Francisco. The city's second hospital was St. Mary's, a Catholic institution established in 1855 by an Irish order called the Sisters of Mercy. In 1867, San Francisco established a large almshouse for old and destitute San Franciscans. This was the ancestor to today's Laguna Honda Hospital. In 1872, San Francisco's Board of Public Health built a new city hospital on Potrero Avenue, where San Francisco General Hospital is now located.<sup>20</sup>

As San Francisco's population grew throughout the last half of the nineteenth century, many of its immigrant and religious groups established their own hospitals, Early examples include the German Hospital (ancestor of today's California Pacific Medical Center (CPMC) Davies Campus), which was established in 1852; and the French Hospital (ancestor of today's Kaiser-Permanente French Campus), which was established in 1853. Various religious organizations also established hospitals, including the Episcopal Church, which founded St. Luke's Hospital (today CPMC's St. Luke's Campus) in Bernal Heights in 1871; and Children's Hospital (the ancestor to today's CPMC's California Campus), at Maple and Sacramento streets. In 1897, members of San Francisco's thriving German-Jewish community established Mt. Zion Hospital



Mt. Zion Hospital, ca. 1925, San Francisco San Francisco Public Library

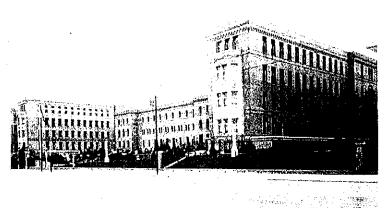
<sup>19</sup> Frank Soulé and John H. Gihon, M.D., The Annals of San Francisco (New York: D. Appleton & Co., 1855), 489.

<sup>&</sup>lt;sup>20</sup> William Blaisdell, MD and Moses Grossman, MD, Catastrophes, Epidemics, and Neglected Diseases: San Francisco General Hospital and the Evolution of Public Care (San Francisco: San Francisco General Hospital Foundation, 1999).

(now part of University of California-San Francisco's (UCSF) Mt. Zion Campus) on Sutter Street. In 1923, 15 community organizations in Chinatown came together to establish the Chinese Hospital Association, and two years later Chinese Hospital opened at 835 Jackson Street.<sup>21</sup>

Several military, prison, and university hospitals were also established in San Francisco during the nineteenth and early twentieth centuries, including Alcatraz Hospital (1870), the Toland Medical College/Medical Department of the University of California (ancestor to UCSF - 1873), Quarantine Station on Angel Island (1889), and Letterman Hospital in the Presidio (1898). Later in the 1930s, the Veterans' Administration (VA) built a huge medical facility at Fort Miley, near Lands' End, to tend to military veterans.<sup>22</sup>

The 1906 Earthquake and Fire destroyed the patchwork of medical facilities that had served San Francisco since the Gold Rush. Though San Francisco General Hospital physically survived it was overwhelmed by the sheer number of injured San Franciscans. Many of the city's older hospitals were destroyed by the temblor itself or the firestorms that followed. While most of San Francisco's private hospitals slowly rebuilt following the disaster, San Francisco's Department of Public Health embarked on a mission to dramatically improve the quality and coverage of the city's public hospital



San Francisco General Hospital, 1919 San Francisco Public Library

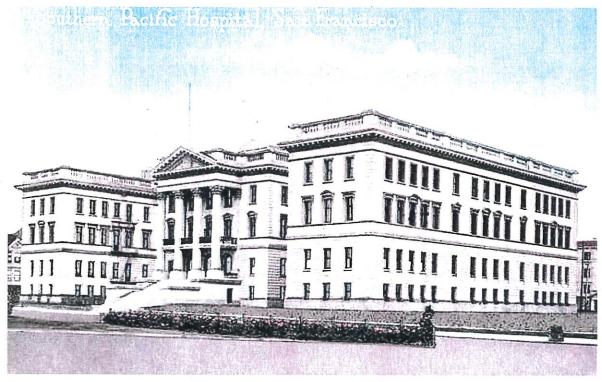
facilities. Planning began immediately for a new and much larger facility on the site of the existing hospital on Potrero Avenue. Designed by City Architect John Reid Jr. as a giant "finger-plan" hospital, the new red-brick, Italian Renaissance Revival-style facility was widely regarded for its state-of-the-art facilities, landscaped grounds, and humane conditions, which contrasted favorably with the decrepit public facilities that the City had built in the nineteenth century. Around the same time, the Department of Public Health began building smaller branch hospitals in the neighborhoods, including "emergency" hospital facilities in the Potrero District (Potrero), Golden Gate Park (Park), the Outer Mission District (Alemany), the Mission District (Mission), Civic Center (Central), and several other

<sup>&</sup>lt;sup>21</sup> San Francisco City Directories.

<sup>&</sup>lt;sup>22</sup> San Francisco City Directories.

parts of the city. The goal was to ensure that all San Francisco residents, no matter where they lived, could get to a hospital in less than ten minutes.<sup>23</sup>

In addition to religious/charitable and government hospitals, San Francisco had several private hospitals that were built as for-profit entities or ancillary departments of corporations, the latter otherwise known as "company hospitals." Though much larger, the closest equivalent to the Bethlehem Shipbuilding Corporation's company hospital in San Francisco was the former Southern Pacific Railroad's hospital at Baker and Fell streets. This hospital was built in 1908 to care for Southern Pacific employees injured on the job. It was designed by Daniel J. Patterson in a mixture of the Italian Renaissance Revival and Roman Classical styles. Similar to the Bethlehem Shipbuilding Corporation's hospital, employees could opt into the healthcare plan with a regularly scheduled payroll deduction.



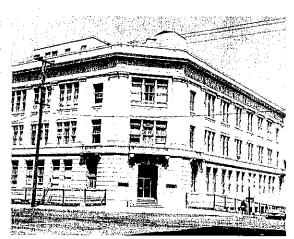
Southern Pacific Hospital, San Francisco Personal postcard collection of the author

<sup>&</sup>lt;sup>23</sup> William Blaisdell, MD and Moses Grossman, MD, Catastrophes, Epidemics, and Neglected Diseases: San Francisco General Hospital and the Evolution of Public Care (San Francisco: San Francisco General Hospital Foundation, 1999).

#### **Bethlehem Shipbuilding Corporation**

The Bethlehem Steel Corporation Shipbuilding Division was created in 1905 when Bethlehem Steel Corporation acquired the formerly independent Union Iron Works shipyard in San Francisco. In 1917, this division reincorporated as the Bethlehem Shipbuilding Corporation, Ltd. In addition to its San Francisco holdings, the corporation eventually expanded to include the Fore River Shipyard in Quincy, Massachusetts and the Sparrows Point Shipyard in Baltimore, making it the largest private shipbuilder in the United States. The history of Union Iron Works, which has been extensively documented elsewhere, goes back to Gold Rush era, though the shipyard at Potrero Point was not opened until 1884. After this new facility was opened Union Iron Works became the largest and most important shipyard on the West Coast, building many famous commercial and naval vessels, including Admiral George Dewey's flagship Olympia, from which he defeated the Spanish fleet in Manila Harbor in 1898. It also built the battleship Oregon, which distinguished itself in a record-breaking 15,000 trip around Cape Horn to the Caribbean, also during the Spanish-American War. After several changes in ownership, Bethlehem Steel Corporation acquired Union Iron Works at public auction in 1905.<sup>24</sup>

For about a decade after acquiring it, business remained flat at Union Iron Works. This dull period suddenly changed in 1914, following the outbreak of war in Europe. During World War I orders at the shipyard surged and the company hired hundreds of workers to fulfill hundreds of domestic and foreign contracts. In 1916, Bethlehem Shipbuilding Corporation purchased the neighboring Risdon Iron Works property at Potrero Point and built a separate facility to build destroyers for the British Navy. Shipyard orders caused Bethlehem to prosper, and the company made several investments in its San Francisco yard, including new concrete shops, several steel warehouses, a new Administration Building (Building 101), and a new company hospital.



Building 101, Union Iron Works, ca. 1955 San Francisco Public Library

As early as 1914, General Manager Joseph J. Tynan established a small "Emergency Hospital" in the basement of old Administration Building (Building 104). The facility treated minor injuries suffered by shipyard workers (mainly eye injuries) at the rate of about 150 patients a day. Shipyard work was inherently dangerous and it was important to make sure that injured workers were treated as quickly as possible so that they could return to work. Patients who required more than superficial treatment were referred to a medical facility operated by the company in the old C.F. Richards House, at 301 Pennsylvania Avenue. Known as the Employees Association Hospital, this small facility was

<sup>&</sup>lt;sup>24</sup> Carey & Company, National Register Nomination for Union Iron Works (San Francisco: n.d.), Section 8, Page 5.

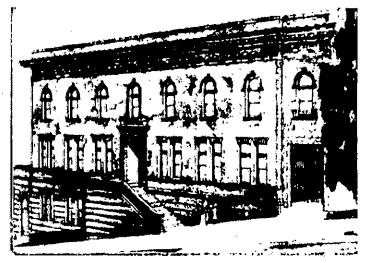
supported by voluntary subscriptions totaling around 50 cents a month per employee. Workers who enrolled in the program were entitled to free medical care for any illness or treatment of any accidents suffered at work.<sup>25</sup>

In 1916, Bethlehem Shipbuilding Corporation hired architect Frederick H. Meyer to design a new state-of-the-art hospital to take the place of the antiquated and small Employees Association facility in the C.F. Richards House. The future facility was described in the *San Francisco Chronicle*:

The site of the building is at Pennsylvania street (sic) near Eighteenth street on the hills near the works. It will be of fireproof construction throughout and finished on the exterior with brick and terra cotta. The interior is planned after most modern hospital construction ideas. Provision is made for bed patients and there will also be an emergency hospital branch for employees receiving minor injuries. A department for eye, ear and nose specialists is provided for, and a fully equipped dental branch will care for men who have been in the company's employment for some time. When complete, the hospital building alone will cost between \$50,000 and \$60,000. A dispensary for the use of the men and their families will be maintained at the hospital.<sup>26</sup>

An image in the same edition shows the architect's rendering of the building. Though concrete was substituted at some point in the design process for brick and terra cotta, the image largely matches what was built.

After it opened in 1917, the new Employees' Association Hospital, as it was called, played an important role in safeguarding the health and safety of Bethlehem's employees. In conjunction with the new hospital, Bethlehem hired W.J. Thompson to serve as the shipyard's first full-time Safety Engineer. Seeking to reduce the number of injuries, which clearly cut into productivity, Thompson required that all workers wear goggles to prevent eye injuries. He also required workers to wear heavy gloves and boots to reduce hand and foot injuries, which were almost as common as eye injuries. Much more serious



Rendering of 331 Pennsylvania Avenue San Francisco Chronicle (May 13, 1916)

was the outbreak of the Spanish Flu epidemic in 1918, which killed millions world-wide. According to the *Bethlehem Star*, the company newsletter, 5,260 shipyard workers were treated for the illness, including 2,594 at the company

<sup>25</sup> Ibid, Section 8, Page 55.

<sup>&</sup>lt;sup>26</sup> "Hospital for Employes (sic) in the Potrero," San Francisco Chronicle (May 13, 1916), 9.

hospital on Pennsylvania Avenue. Company doctors, many of whom fell ill as well, did all they could do to halt the spread of the flu, including conducting home visits and establishing a temporary isolation ward.<sup>27</sup>

#### Kaiser-Permanente in San Francisco

One of America's first successful healthcare management organizations (HMO), Kaiser-Permanente got its start in the mid-1930s when Henry J. Kaiser's construction company was building the Colorado River Aqueduct in southern California. Expanded in scope and size in Kaiser's massive Richmond shipyards during World War II, the program replaced the standard fee-for-service model with a prepaid group model that tended to provide a more efficient delivery of services at a lower cost to both management and labor. The model perfected at the Richmond shipyards was so successful that Kaiser and his business partner Dr. Sidney Garfield decided to retain it after the war and open enrollment to the general public, which they did on October 1, 1945. Initially known as the Permanente Health Plan, the HMO enrolled around 300,000 workers in the Bay Area in its first decade of existence, including a preponderance of unionized shipyard workers. In 1952, the name of the organization was changed to Kaiser-Permanente, which it has remained to the present day.<sup>28</sup>

Headquartered in Oakland, the Permanente Foundation's main hospital was in Oakland as well. The Bay Area's fast-growing population, and especially the ballooning number of new health plan enrollees, forced the organization to expand its facilities beyond Oakland. In the rush to better serve its members, Permanente rented all types of spaces, including commercial storefronts, offices, and rooms in formerly fashionable hotels and mansions. The first Bay Area city outside Oakland to get a purpose-built Kaiser hospital was Vallejo, an important center of shipbuilding during World War II and the location of Mare Island Naval Shipyard. Permanente's Vallejo Community Hospital opened in 1947 near downtown Vallejo.<sup>29</sup>

San Francisco was the next stop for the Permanente Foundation. Workers at Hunters Point Naval Shipyard who joined the Permanente Health Plan requested a hospital on the west side of the bay. The first facility was a hastily improvised clinic set up on the third floor of a commercial building on Market Street in 1946. Less than two years later, Henry J. Kaiser, operating on behalf of the Permanente Health Plan, purchased 331 Pennsylvania Avenue to serve as the foundation's first full-service hospital in San Francisco. The 35-bed facility was optimal from the organization's perspective because it was close to the shipyards of the Potrero and Bayview-Hunters Point districts, where the majority of the San Francisco enrollees were employed. Dr. Sidney Garfield remodeled the "picturesque" building and opened it in late 1948 as the Permanente Harbor Hospital. 331 Pennsylvania Avenue remained the main Kaiser-Permanente facility in San Francisco until 1952, when it opened a large, modern hospital on Geary

<sup>&</sup>lt;sup>27</sup> Bethlehem Star (December 1918).

<sup>&</sup>lt;sup>28</sup> "Our History," Kaiser-Permanente Website: www.kp.org/history Accessed, September 9, 2014.

<sup>&</sup>lt;sup>29</sup> Laura Thomas, "Early Permanente Physicians: Making do with Makeshift Facilities," Kaiser-Permanente Website: www.kp.org/history Accessed, September 9, 2014.

<sup>30</sup> Ibid.

Boulevard. Kaiser-Permanente retained ownership of 331 Pennsylvania Avenue for another five years, before selling it to Dr. William Price.<sup>31</sup>

# **ARTICLE 10 LANDMARK DESIGNATION**

This section of the case report provides an analysis and summary of the applicable criteria for designation, integrity statement, statement of significance, period of significance, inventory of character-defining features, and additional Article 10 requirements.

# **CRITERIA FOR DESIGNATION**

#### Criteria

Check all criteria applicable to the significance of the property that are documented in the report. The criteria checked are the basic justifications for *why* the resource is important.

- X Association with events that have made a significant contribution to the broad patterns of our history.
- \_ Association with the lives of persons significant in our past.
- $\underline{X}$  Embody distinctive characteristics of a type, period, or method of construction, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- \_ Has yielded or may be likely to yield information important in history or prehistory.

# Statement of Significance

Characteristics of the Landmark that justify its designation:

The former Bethlehem Shipbuilding Corporation's company hospital at 331 Pennsylvania Avenue derives its significance from its 15-year association with Bethlehem Shipbuilding Corporation's Union Iron Works shipyard at Pier 70, for decades the most important privately owned shipyard in the West. Along with the former Southern Pacific Hospital at Fell and Baker streets, 331 Pennsylvania Avenue is one of only two known purpose-built company hospitals remaining in San Francisco. The building also has historical significance as the Permanente Foundation's first hospital in San Francisco, which it remained from 1948 until 1952. 331 Pennsylvania Avenue also possesses architectural significance as a rare and well-preserved example of the Italian Renaissance Revival style. Finally, it is the work of a master, Frederick H. Meyer.

#### Association with significant events

331 Pennsylvania Avenue is closely associated with the history of the Bethlehem Shipbuilding Corporation's Union Iron Works shipyard, a National Register-listed property. Bethlehem Steel Corporation purchased Union Iron Works, the West's most important private shipyard, in 1905. The acquisition instantly put Bethlehem Steel into the business of shipbuilding, which it did very successfully for the next 70 years. Under Bethlehem's ownership, Union Iron

<sup>31</sup> San Francisco City Directories.

Works expanded tremendously, winning many foreign and domestic contracts during World War I. It was during this period that Bethlehem Shipbuilding Corporation physically expanded the shipyard, building an impressive new Administration Building (Building 101), several shops and warehouses, and a new company hospital. The hospital, completed in early 1917, was designed by Frederick H. Meyer, the same architect who designed the Administration Building – also designed in the Italian Renaissance Revival style. The hospital, operated by the Employees' Association, a body nominally controlled by shipyard employees, was evidently unique in San Francisco to the degree that employees had a say in how it was run. The only other significant company hospital built in San Francisco during this era – the Southern Pacific Hospital – was administered without any employee oversight. 331 Pennsylvania Avenue is significant for the role it played in the expansion of the shipyard during World War I. Though not located on the grounds of Union Iron Works, it was only four blocks away, in a residential neighborhood, where inpatients could recover in relative peace and quiet. Finally, 331 Pennsylvania Avenue is significant for its early but brief association with Kaiser-Permanente, which made the building its first full-service hospital in San Francisco.

#### Significant architecture

331 Pennsylvania is architecturally significant as the work of Frederick H. Meyer, a self-trained master architect and one of San Francisco's most prominent professionals in the early twentieth century. It is also a good and well-preserved example of the Italian Renaissance Revival style, an academic style not widely used in San Francisco, but one used for a handful of major civic and institutional buildings. Finally, though of lesser importance than its styling or its architect, 331 Pennsylvania is a good example of a smaller private hospital building that incorporates aspects of both the "finger" plan and the "block" plan. Though not a true finger-plan hospital like Laguna Honda or San Francisco General, the L-shaped plan with patient rooms on either side of a double-loaded corridor maximized usable square footage while ensuring that every patient had access to light and air.

# Period of Significance

The period of significance for 331 Pennsylvania Avenue extends from its original construction in 1916 until 1952, encompassing the periods in which Bethlehem Shipbuilding Corporation and Kaiser-Permanente occupied the building and used it as a hospital. The period from 1932 until 1947, when the building was either vacant or operated by others, does not contribute to the significance of the property but National Register guidelines discourage multiple periods of significance.

# Integrity

The seven aspects of integrity used by the National Register of Historic Places, the California Register of Historical Resources, and Article 10 of the Planning Code are: location, design, materials, workmanship, setting, feeling, and

association in relation to the period of significance above. In summary, though the building has undergone several alterations, 331 Pennsylvania Avenue retains sufficient integrity to convey its association with the Bethlehem Shipbuilding Corporation and Kaiser-Permanente.

<u>Location</u>: 331 Pennsylvania Avenue was constructed at its present location in 1916 and it has not been moved. In conclusion, 331 Pennsylvania Avenue retains integrity of location.

Design: 331 Pennsylvania retains the majority of its original design elements, particularly the exterior of the building, whose design has not appreciably changed since 1916, with the exception of the addition of two steel exterior stairs in 1945 and the infilling of the vehicular entrance with a storefront and a door ca. 1960. The exterior retains its original Italian Renaissance Revival ornament and detailing and most of it original fenestration pattern. Furthermore, there have been no exterior additions that have changed the building's massing. The interior of the building retains aspects of its original plan, in particular its arrangement of patient rooms along a central, double-loaded corridor, bathrooms at the ends of the corridors, and utility rooms in the basement. In conclusion, 331 Pennsylvania Avenue retains integrity of design.

Materials: 331 Pennsylvania retains the majority of its original materials, especially on the exterior of the building, including its steel-framing, concrete walls finished in stucco; and concrete, terra cotta, and plaster ornament. Most of the original windows of have been replaced over time, but most retain their original wood trim and casings and also their extruded plaster sills, keystones, and other ornament. The interior of the building has undergone more extensive alterations. Though some original tile wainscoting and wood paneling remains in several sections of the interior, the majority of the historic interior finishes have been replaced over the years, especially as the original wards were carved up into semi-private rooms. In the course of making these changes most of the original finish materials, including tiled floors and wainscoting, wood paneling, and lath and plaster walls have been removed, replaced, or concealed. In conclusion, 331 Pennsylvania retains integrity of materials, but only on the exterior.

Workmanship: Though designed as a functional and utilitarian building, the exterior of 331 Pennsylvania Avenue displays examples of workmanship, including the terra cotta and cement plaster detailing around the primary entrance, the rusticated stucco exterior finish, and other Italian Renaissance-inspired ornament, such as the vertical rope moldings, the cornice, the ornament around the windows, and the marble, tile, and molded plaster trim in the entrance vestibules. In conclusion, 331 Pennsylvania retains the aspect of workmanship.

Setting: The setting around 331 Pennsylvania Avenue has changed considerably since the end of the period of significance. Though the C.F. Richards House remains to the north at 301 Pennsylvania Avenue, the two-family flats to the south were demolished after 1960. The most extreme change was the demolition of the properties on the eastern side of the subject block and the construction of I-280 in the 1960s. This change resulted in the regrading of the eastern half of the block and the construction of a concrete retaining wall between it and the subject property, significantly changing the property's setting. In conclusion, 331 Pennsylvania Avenue does not retain integrity of setting.

<u>Feeling</u>: Feeling is one of the less-tangible aspects of integrity. It refers to the retention of a particular aesthetic or historic sense of a property to its period of significance. 331 Pennsylvania Avenue is still recognizable as a hospital dating to the early twentieth century, in particular its figural depictions of Florence Nightingale and a red cross above the main entrance. Though converted to a convalescent home in 1960, the interior of the building is still recognizable as a hospital. In conclusion, 331 Pennsylvania Avenue retains integrity of feeling.

Association: 331 Pennsylvania Avenue, particularly the exterior, retains enough fabric from the building's original construction and the period of significance. It continues to look much the way it did between 1916 until 1952, when it was operated as a hospital, first by the Bethlehem Shipbuilding Corporation and then Kaiser-Permanente. In conclusion, 331 Pennsylvania Avenue retains integrity of Association.

In conclusion, 331 Pennsylvania Avenue retains all but one aspects of integrity: setting.

# ARTICLE 10 REQUIREMENTS SECTION 1004 (b)

#### **Boundaries of the Landmark Site**

The site proposed for landmarking encompasses Assessor Parcel Number 4040/026, a  $100' \times 100'$  lot on the east side of Pennsylvania Avenue, just south of  $18^{th}$  Street.

# Character-defining Features

Any case report for a property proposed for landmark status under Article 10 of the Planning Code requires an inventory of all character-defining features. This is necessary in order that the property owner, Planning staff, and the public know what features and materials (elements) are most important in defining a particular property and what must be preserved in order to protect the historical and architectural character of a proposed landmark. The character-defining features of 331 Pennsylvania Avenue's exterior and interior are listed below in order of importance:

- The building's L-shaped footprint and block-like massing
- The building's primary façade facing Pennsylvania Avenue, including all of its rusticated stucco finish
  materials, brick stairs and metal balusters, terra cotta and cast cement architectural detailing around the
  primary entrance, gridded fenestration pattern and detailing around the windows, horizontal belt course
  moldings, corner rope moldings, cornice, and raised parapet
- Entrance vestibule on primary façade, including marble and tile flooring, marble wainscoting, and plaster paneling
- Rusticated screen wall and gate at north end of primary façade
- Landscaping beds flanking the main entrance along Pennsylvania Avenue
- East (secondary) façade, including its stucco wall finishes, entrance, and simplified classical moldings and cornice
- Entrance vestibule on secondary façade, including tiled floor and paneled vestibule
- North (tertiary) façade, including its stucco wall finishes, fenestration pattern, chimney, and simplified classical moldings and cornice
- Stair/elevator penthouse with stucco finishes and simplified classical detailing
- Cantilevered solarium at northeast corner of building

Non-character-defining exterior features include the two steel exterior stairs, the infilled vehicular entrance on the primary façade, several enlarged window openings on the east façade, and the replacement aluminum sash windows. The unfinished south façade, which is an expanse of painted concrete that was not meant to be exposed to view is also not a character-defining feature. Though compatible with the primary façade, the two wrought-iron sconces flanking the primary entrance are not original to the building and are therefore not character-defining features.

The character-defining features of the interior of 331 Pennsylvania Avenue include:

 Main lobby, including plaster wall finishes and detailing and wood and glass screen wall between lobby and main corridor

Though there are some historic materials inside the building, most are in fragmentary, including several areas of wood paneling in rooms 3 and 5 on the first floor, some original lath and plaster and wood trim in two offices in the basement, and several bathrooms that retain some original tile. Nonetheless, none of these spaces retain the bulk of their original character-defining materials, leaving the main lobby as the only character-defining interior space.

# **PROPERTY INFORMATION**

**Historic Name:** Bethlehem Shipbuilding Corporation Employees' Association Hospital, Permanente Harbor Hospital

Popular Name: Union Iron Works Hospital

Address: 331 Pennsylvania Avenue

**Block and Lot: 4040/026** 

Owner: Edward Maiello (50%), Sergio & Karen Nibbi

(25%), and Lawrence & Kathleen Nibbi (25%)

**Current Use: Vacant** 

Zoning: RH2- Residential House, Two-family

## BIBLIOGRAPHY

# **Books + Reports**

Bancroft, Hubert H. History of California, Volume VI. San Francisco: The History Company, 1886-1890.

Blaisdell, William, MD and Moses Grossman, MD. Catastrophes, Epidemics, and Neglected Diseases: San Francisco General Hospital and the Evolution of Public Care. San Francisco: San Francisco General Hospital Foundation, 1999.

Byington, Lewis F. History of San Francisco. Chicago: S.J. Clarke Publishing Co., 1931.

Carey & Company. National Register Nomination for Pier 70/Union Iron Works. San Francisco: n.d.

Gebhard, David, Robert Winter, et al. *The Guide to Architecture in San Francisco and Northern California*. Salt Lake City: Peregrine-Smith Books, 1985 Ed.

Issel, William and Robert Cherny. San Francisco 1865-1932: Politics, Power, and Urban Development. Berkeley: University of California Press, 1986.

National Trust for Historic Preservation. Built in the U.S.A.: American Buildings from Airports to Zoos. Washington, D.C.: The Preservation Press, 1985.

Olmsted, Roger and T. H. Watkins. *Here Today: San Francisco's Architectural Heritage*. San Francisco: Junior League of San Francisco Inc., 1968.

Olmsted, Roger and Nancy. San Francisco Bayside Historical Cultural Resource Study. San Francisco: 1982.

Scott, Mcl. The San Francisco Bay Area: A Metropolis in Perspective. Berkeley: University of California Press, 1959.

Soulé, Frank and John H. Gihon, M.D. The Annals of San Francisco. New York: D. Appleton & Co., 1855.

Thompson, John D. and Grace Goldin. *The Hospital: A Social and Architectural History*. New Haven, CT: Yale University Press, 1975.

Whiffen, Marcus. American Architecture since 1780. Cambridge, MA: MIT Press, 1981.

Wiley, Peter Booth. National Trust Guide to San Francisco. New York: John Wiley & Sons, 2000.

# **Newspapers and Periodicals**

Bethlehem Star (December 1918).

Building and Engineering News (March 22, 1916).

Building and Engineering News (January 3, 1917).

"Hospital for Employes (sic) in the Potrero," San Francisco Chronicle (May 13, 1916), 9.

"The New Union Iron Works and the Arctic Oil Works." San Francisco Morning Call (January 24, 1884).

VerPlanck, Christopher. "Frederick H. Meyer: Versatile Architect of the 'Old School." Heritage News (March 6, 2000).

# **Municipal Records**

Hicks-Judd Company. The San Francisco Block Book. San Francisco: 1894, 1901, 1909.

Sanborn Fire Insurance Company. Sanborn Maps for San Francisco: 1893, 1899, 1915, and 1950.

San Francisco City Directories: 1907-1982.

San Francisco Department of Building Inspection. Building Permit Records for 331 Pennsylvania Avenue.

San Francisco Office of the Assessor-Recorder. Sales Ledger Transactions for Assessor Parcel Number 4040/026.

U.S. Department of Commerce, Bureau of the Census. Census Records for San Francisco, California.

#### Websites

Heather Burpee, "History of Healthcare Architecture," Integrated Design Lab Puget Sound (2008). Website: <a href="http://www.mahlum.com/pdf/HistoryofHealthcareArchBurpee.pdf">http://www.mahlum.com/pdf/HistoryofHealthcareArchBurpee.pdf</a>; accessed September 9, 2014.

"Our History," Kaiser-Permanente Website: www.kp.org/history Accessed, September 9, 2014.

Thomas, Laura. "Early Permanente Physicians: Making do with Makeshift Facilities." Kaiser-Permanente Website: <a href="https://www.kp.org/history">www.kp.org/history</a> Accessed, September 9, 2014.

# **Priority Consideration Criteria** Please check the appropriate criteria as they apply to your property and explain on a separate piece of paper how the property meets the stated Priority Consideration Criteria. A property must qualify in one of the six categories to be given priority consideration. ☐ Office to Residential Conversion: The project converts underutilized office buildings into housing (typically properties eligible for the Commercial to Residential Adaptive Reuse Program). ☐ **The property is located in a Priority Equity Geography:** Priority Equity Geographies are areas with a higher density of vulnerable populations as defined by the San Francisco Department of Health, including but not limited to people of color, seniors, youth, people with disabilities, linguistically isolated households, and people living in poverty or unemployed. Please check San Franicsco Property Information Map to determine if the property is located within a Priority Equity Geography. Multi-Family Housing: The project consists of, or promotes mutli-family housing. The property was fully renovated and completed in 2021. The property changed usage from Institutional to Residential with constructing seven units, off street parking in the rear, and 10 class 1 bicycle parking. The construction was composed of fully remodeling the interior, addition of decks and carports at the rear, and addition of roof decks. Estimated cost of rehabilitation work: The project has an estimated cost of rehabilitation work that exceeds \$200,000 for single family dwellings and \$500,000 for multi-unit residential,commercial, or industrial buildings. Recently Designated City Landmarks: properties that have been recently designated landmarks will be given priority consideration. It's significant due to its association with Henry Kaiser and the Kaiser Permanente Foundation, Kaiser was a pioneer in the provision of health insurance for his workforce, providing a health care plan for his employees. Lastly, there is significance under Criterion 3. The building is a well-preserved architectural example of a concrete hospital designed by a prominent local architect Fred Meyer. ☐ **Legacy Business:** The project will preserve a property at which a business included in the Legacy Business Registry is located. This criterion will establish that the owner is committed to preserving the property, including physical features that define the existing Legacy Business.

Photographic Documentation
Provide both interior and exterior images (either on separate sheets of paper or digitally) and label the images properly.
Site Plan
On a separate sheet of paper, show all buildings on the property including lot boundary lines, street name(s), north arrow and dimensions on a site plan.
Rehabilitation/Restoration & Maintenance Plans
A 10 Year Rehabilitation/Restoration Plan, including estimates prepared by qualified contractors, has been submitted detailing work to be performed on the subject property □ Yes ☑ No
A 10 Year Maintenance Plan has been submitted detailing work to be performed on the subject property □ Yes ② No
Proposed work will meet the <i>Secretary of the Interior's Standards for the Treatment of Historic Properties</i> , the California Historic Building Code and all applicable Codes and Guidelines, including the Planning Code and Building Code.  Proposed work will meet the <i>Secretary of the Interior's Standards for the Treatment of Historic Properties</i> , the California Historic Building Code and Building Code.

# **Photographic Documentation:**

# **Dominic Alioto**

From:

Sergio Nibbi

Sent:

Monday, June 7, 2021 4:51 PM Sergio Nibbi

To:

Subject:

331





















Sent from my iPhone

# **Site Plans:**

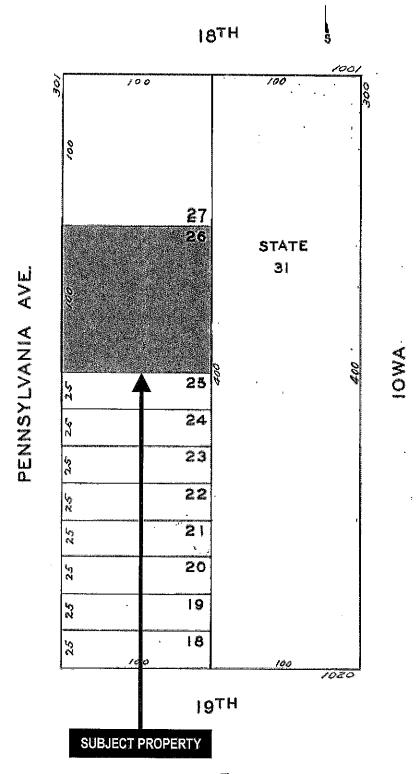
## **Aerial Photo**



SUBJECT PROPERTY

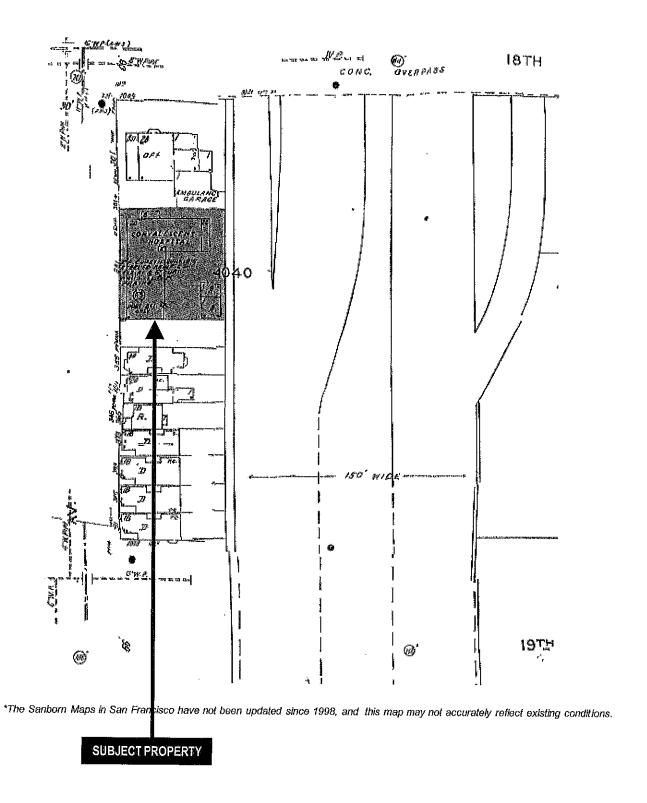


# Parcel Map





# Sanborn Map\*



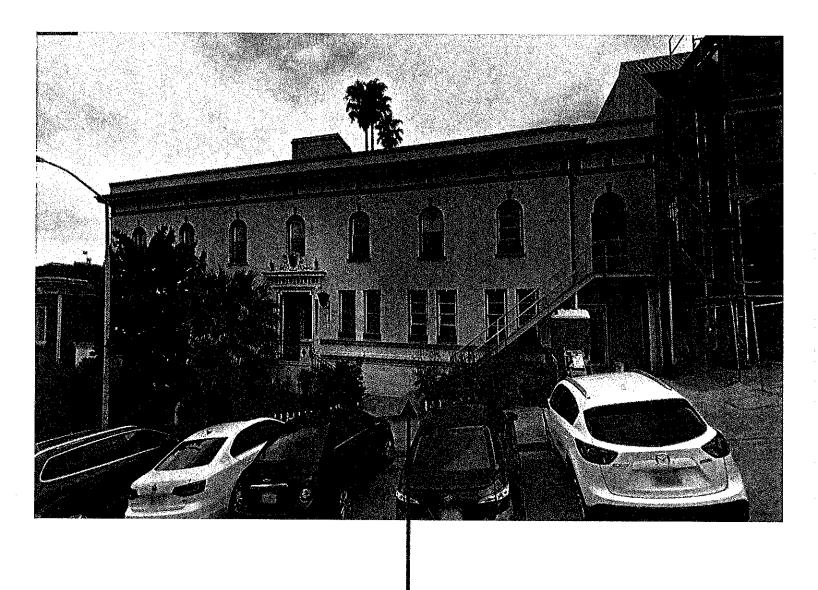


# **Zoning Map**





# **Site Photo**



SUBJECT PROPERTY

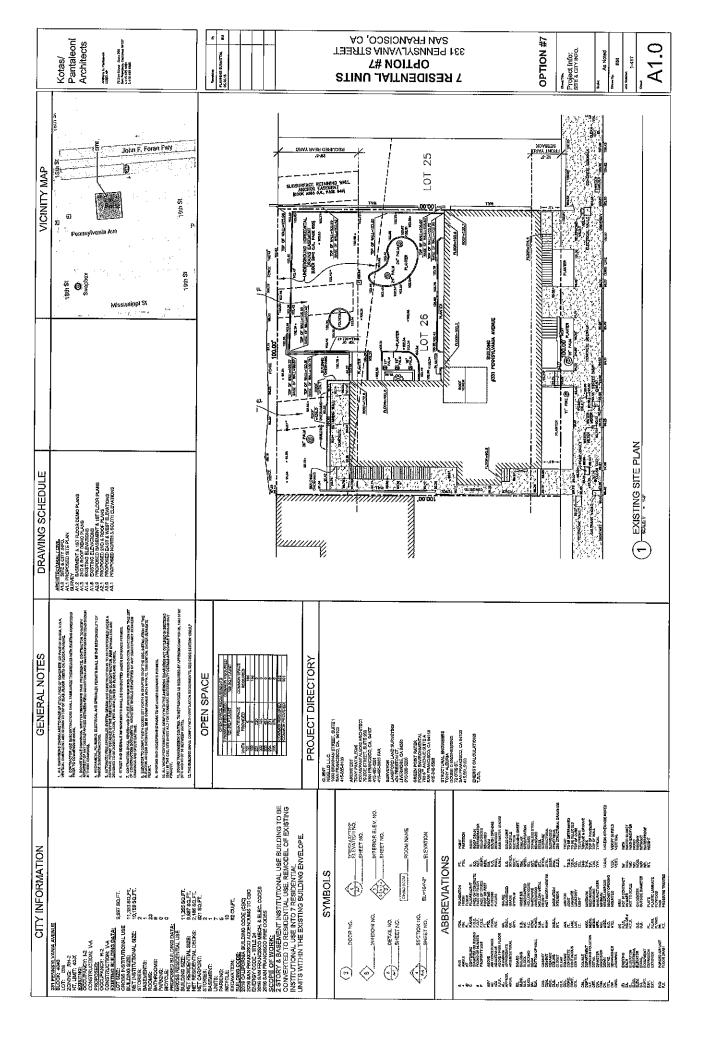
## Rehabilitation/Restoration Plan (Exhibit A)

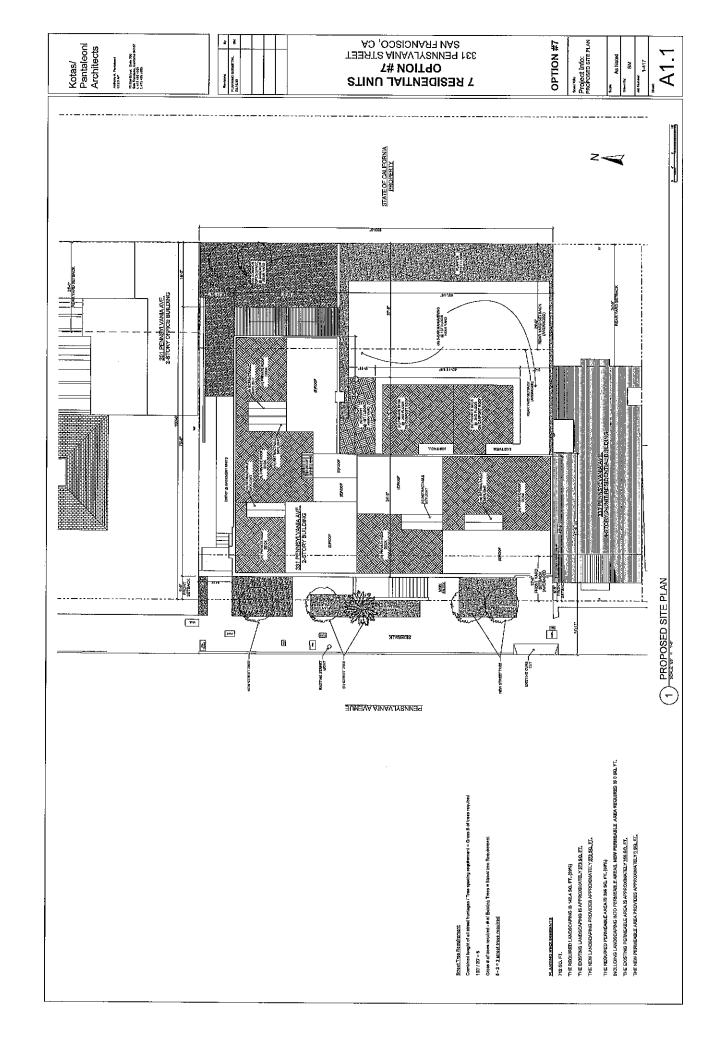
Use this form to outline your Rehabilitation/Restoration Plan. Copy this page as necessary to include all rehabilitation and restoration scopes of work that you propose to complete within the next ten years. Arrange all scopes of work in order of priority,

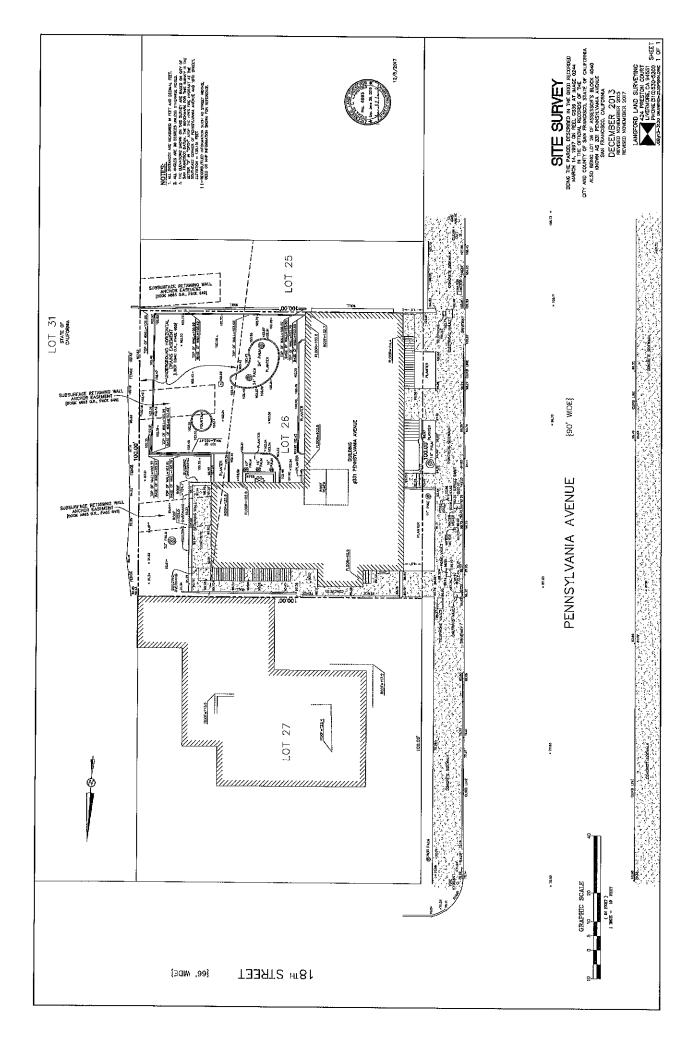
Scope:#	Building Feature:	
☐ Maintenance ☐ Rehab/Restoration ☐	☑ Completed ☐ Proposed	
Contract year work completion: 2021		
Total Cost: \$ 8,099,948.00		, `
Description of work:		
		of this historic Potrero Hill building. Included is the uncisco, and the final billing from the contractor Nibbi
		•
	·	
		<del>-</del>
,		

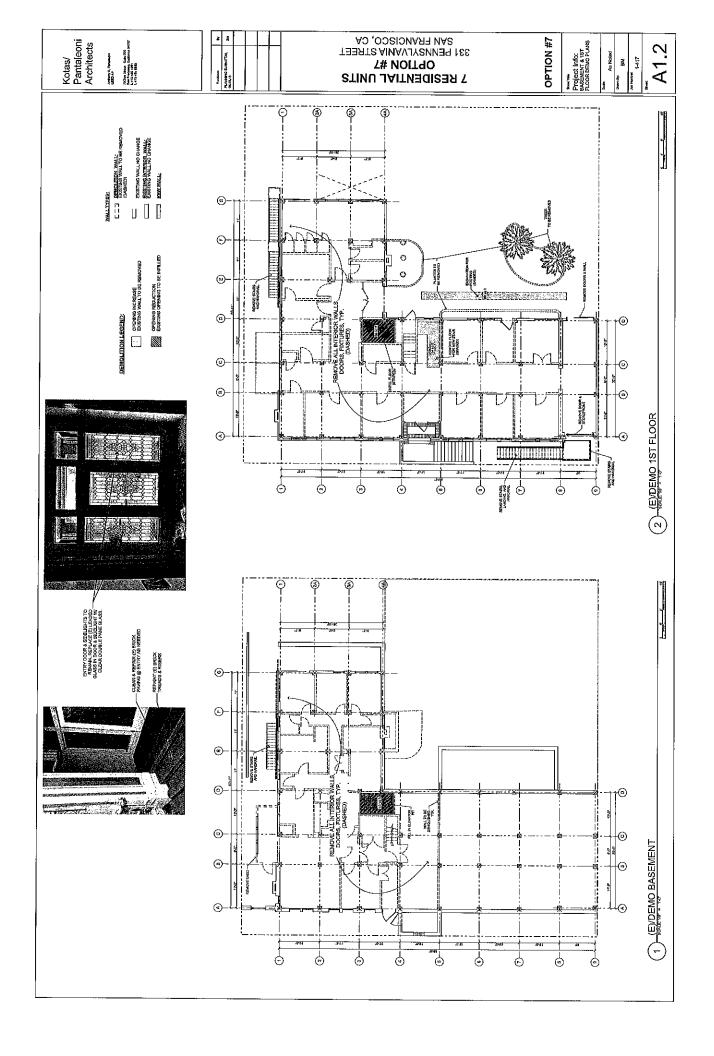
# **Restoration Plans:**

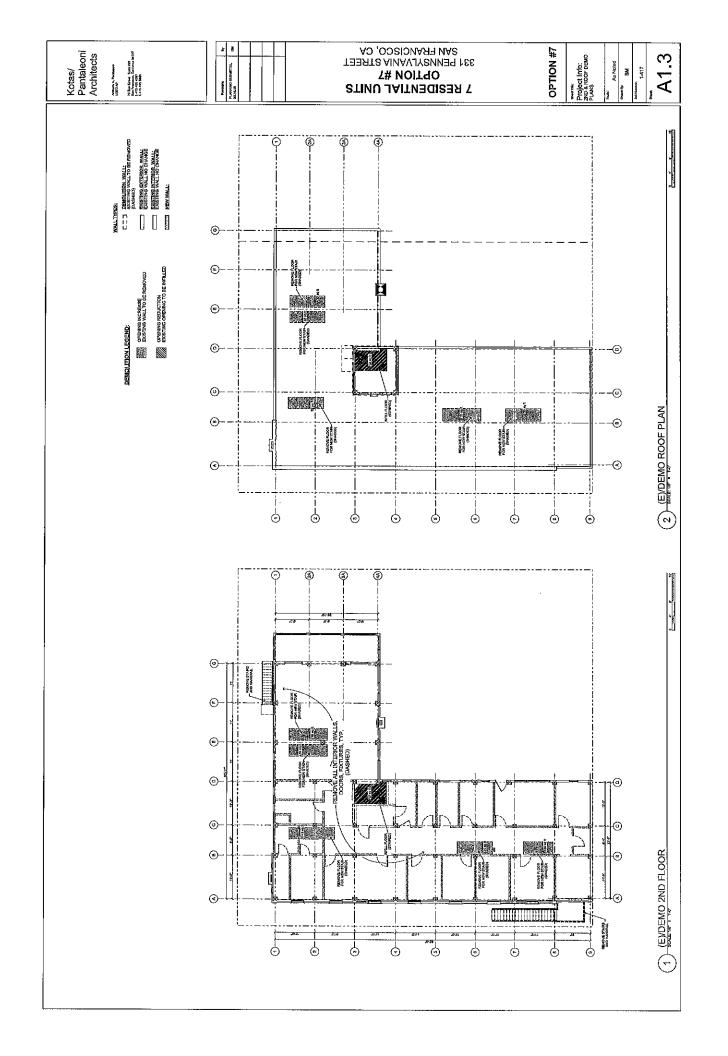
- Architect Plans
- Certificate of Final Completion & Occupancy
- Final Billing from Contractor

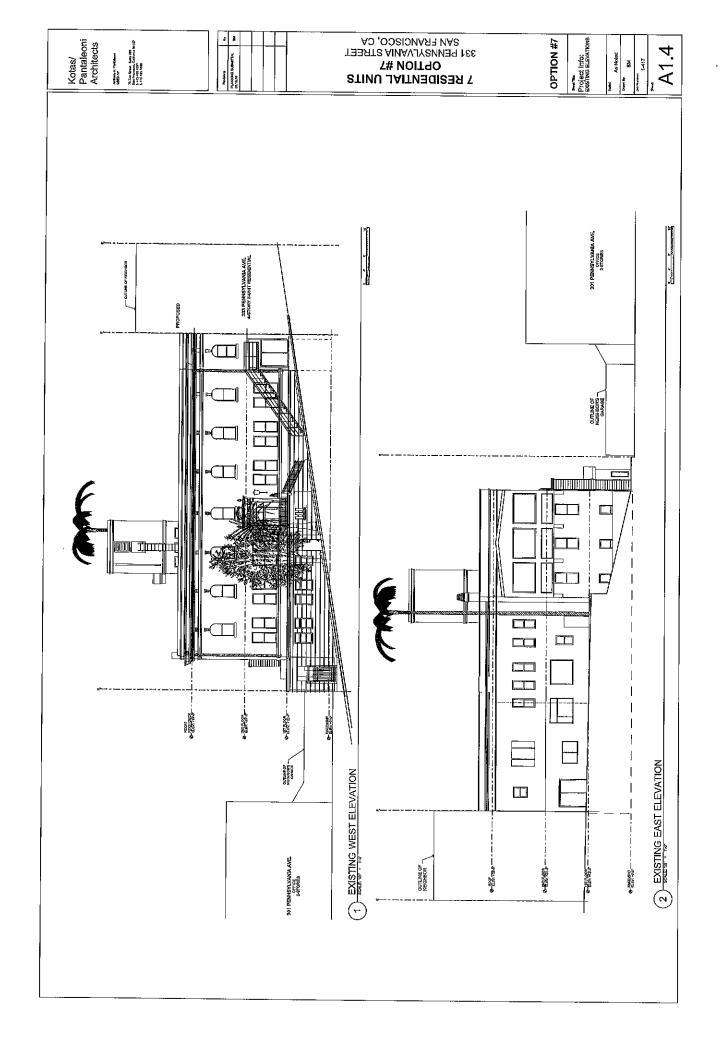


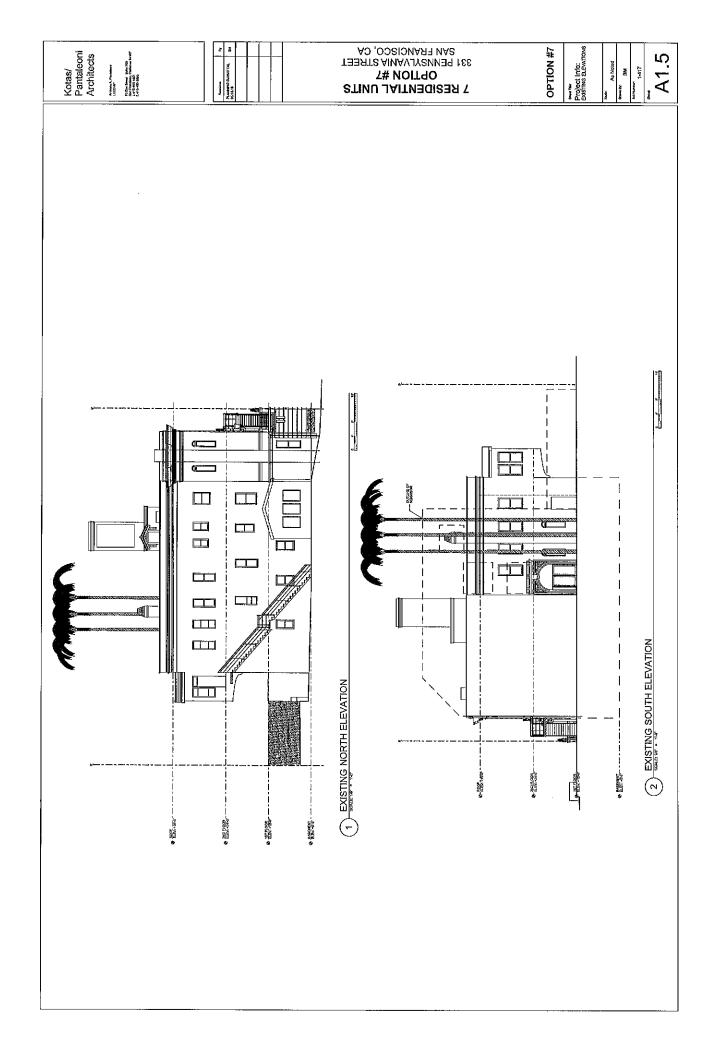


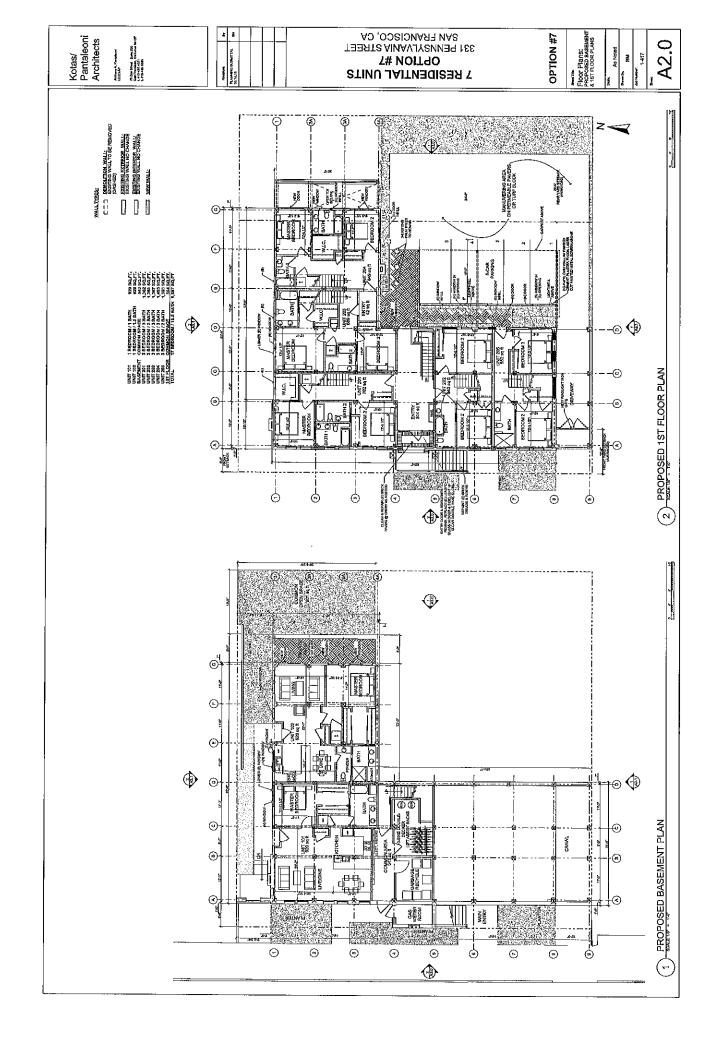


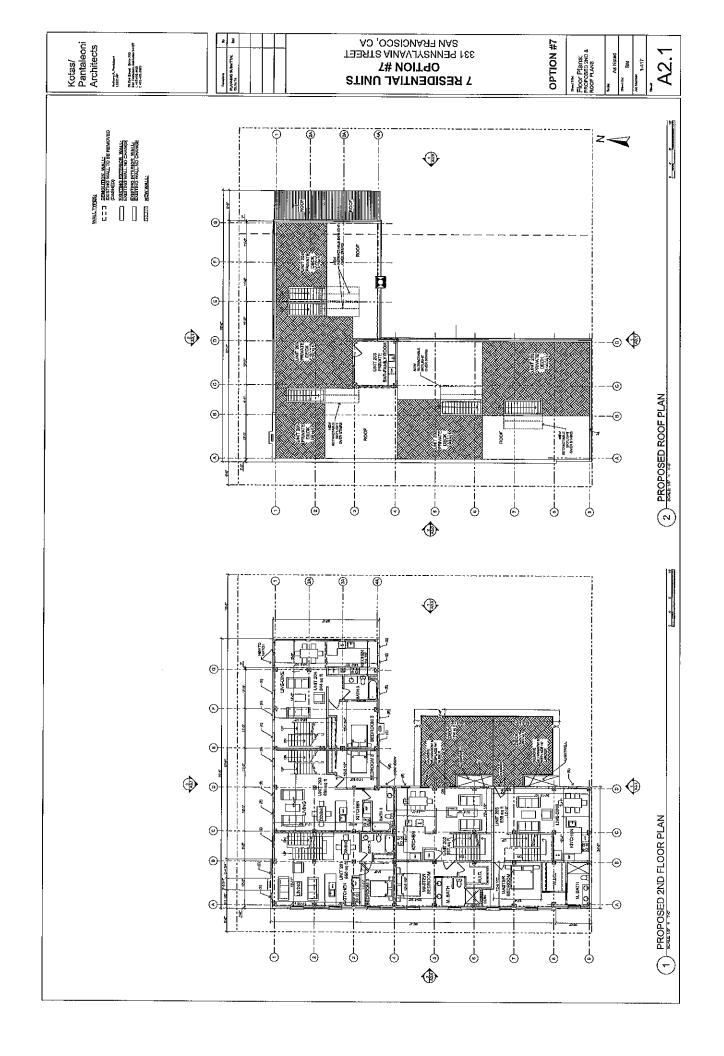


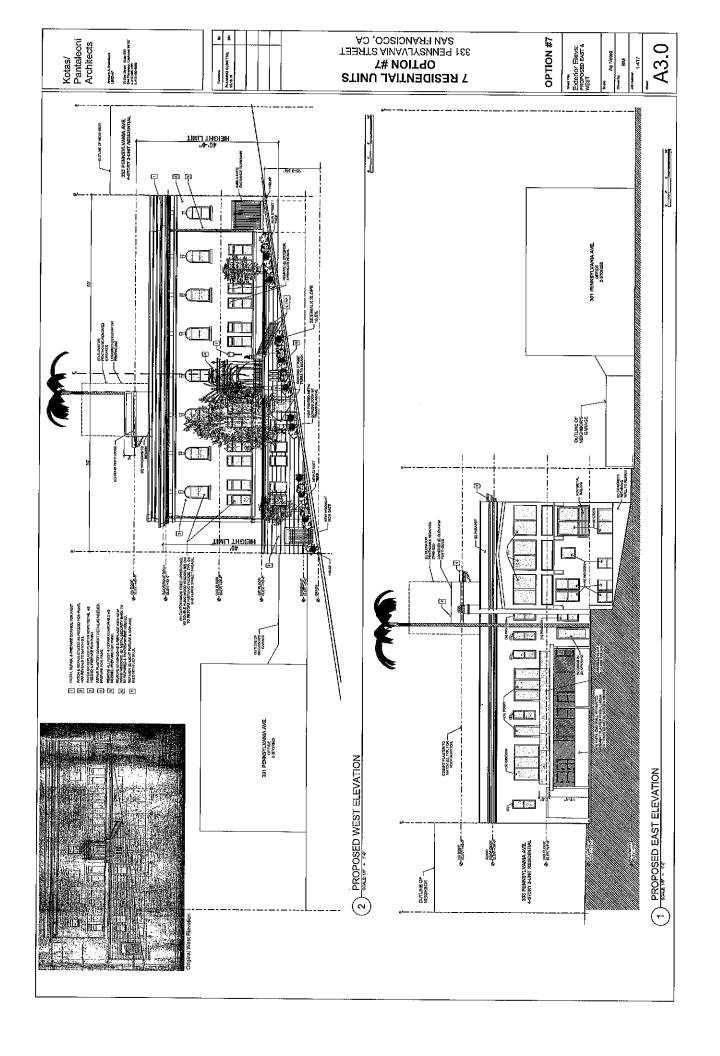


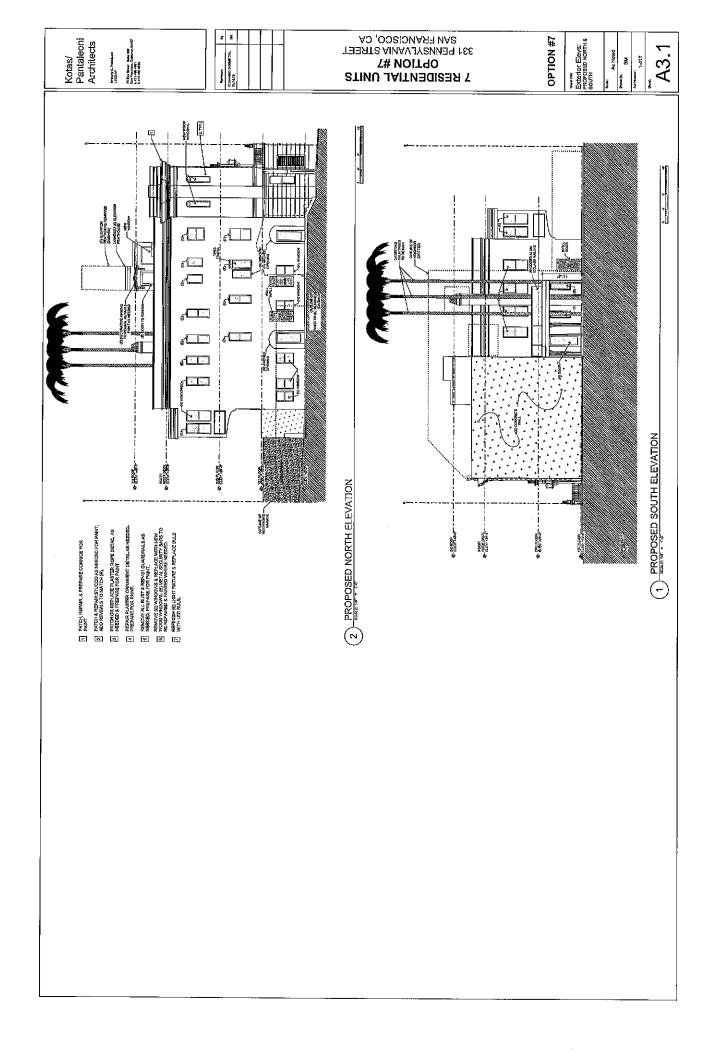














## City and County of San Francisco

## Department of Building Inspection

# CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY

LOCATION: 331 Pennsylvania Auc 4040/020
(number) (street) (block and lot)
Permit Application No: 2015/0301277 Type of Construction: A Stories: Z Dwelling Units:
Basements: Occupancy Classification: R-Z No. of Guestrooms: O with cooking facilities:
Description of Construction: Change use hom This hitution to lesidental
add real deck & carport Devalition of All lateral
non-load Bearine partition well All plumbing fixtures
to be consued lateriar Stucked walls and Execute
to be exposed
To the best of our knowledge, the construction described above has been completed and, effective as of the date the building permit application was filed, conforms both to the Ordinances of the City and County of San Francisco and to the Laws of the State of California. The above referenced occupancy classification is approved pursuant to Section 199A of th San Francisco Building Code.
Any change in the use or occupancy of these premises—or any change to the building or premises—could cause the property to be in violation of the Municipal Codes of the City and County of Sn Francisco and, thereby, would invalidate this Certificate of Final Completion and Occupancy. A copy of this Certificate shall be maintained on the premises and shall be available at all times. Another copy of this Certificate should be kept with your important property documents.
Before making any changes to the structure in the future, please contact the Department of Building Inspection, which will provide advice regarding any change that you wish to make and will assist you in making the change in accordance with the Municipal Codes of the City and County of San Francisco.
This certificate issued on: 5/25/21
Pto Tirade
(Signature) Building Inspector
Patrick O'Riordan, Interim Director  Copies: White (original to microfilm), Blue (to property owner); Yellow (to Building Inspector), Pink (to Housing Inspector)  Printed Name
9003-M-36 (Rev. 4/20)

## City and County of San Francisco

## **DEPARTMENT OF BUILDING INSPECTION**

# JOB CARD



To schedule inspections, go to www.sfdbi.org.

Navigate to Inspections
Click on Inspection Scheduling
For assistance, call (415) 558-6222

OFFICE HOURS: THE BUILDING INSPECTION IS OPEN DAILY, MONDAY THRU FRIDAY, FROM 8:00 a.m. TO 5:00 p.m. DISTRICT BUILDING INSPECTORS KEEP OFFICE HOURS DAILY, MONDAY THRU FRIDAY, FROM 8:00 a.m. TO 8:30 a.m. AND FROM 3:00 p.m. TO 4:00 p.m.

REQUESTS FOR INSPECTIONS ARE TAKEN 24 HOURS A DAY/7DAYS A WEEK BY CALLING (415) 575-6955

NATURE OF W		PENNSYLV ADDENDA	<i>→</i>		LOT:
			•		
					·
1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	A A STATE OF THE S				Part of January, 12 Nav. 154 km
		F			BE COMPLETED
		ETE WORK UNDER TO ABON		RMIT NUMBER MAY	BE GRANTED UPON
For information		Process, Building Pl CARD for useful and			see page 4 of this
LECTRICAL &	LUMBING W	ORK MUST HAVI	E PERMITS SEP	ARATE FROM A	BUILDING PERM
vern vinc /	IDD DOCTED	IN A CONCENCE	TOTIC DI LOTI O	AT STATE TO DO OFFI	TI ATI AT THE TOTAL
		ERMIT DOCUMI			E AT ALL TIMES. SITE

AFTER COMPLETION OF WORK, RETAIN THIS CARD FOR YOUR RECORDS.

<u>Name / Date / Div.</u> SUPPLEMENTAL INSPECTION RECORD B10 12/3/19 OK TO POUR @ GRADE BEAMS BASTAENT & 1ST FL SUBS ABJENTED KG- 1/13/20 BED RR-BAR PROGRES CHEUC BASEMENT + 1St Some PROTY STALL IN PROCESS. CHROR KC 1/14/20 PPD REBAR. BUCEMENT., 151, AND DNO FLOOR OR DE PR ST. Report OK TO POUR XX. Jul 2/10/2010 PID U/6 DWV + 5700 m including 15t level u/ Linside fooding opparent BID 2/20/20 - 5/06 on Grada 1st, Basement - 575 BID \$/1/20 - Progress Inspection of to continue - Sts Su 6(21/20 EII) ~ OU vace 6 ( Walls in 10/6/02 PM-7-20/Walt. Flue/Air Rough ou for 102, 201, 202, 202, 204, 205. Unit 101 Fee needs to be 3" as per nameal. BID 0/12/20. ok lo dop ceil. \_ 53 EL Bligted EID OU rough for 101,182 \$ 201. 817 8/19/10 - Basement UNITS OK to Doywoll -58, DIO 10/10.20 PID - Santam and Storm Severs / bldg dramings.

BIO 10/10/10 - Rang FRONT / Rech door Wells / Kelen well - 57 Hafro OK forwall + carly rough of anily 202, 203, 204, 205 Corrections for rough in Completed. Tow voltage rough already approved on I. J. C'sullive payet. Offer harled carly rough of level, lobby + corredor cooling. Ato backfill (2) Tenel por Conducto passent have footing or each side of bully for Con Changers CONED WKU1.5,21 PID- Hydro units 203, 204 to complete all Ploors hearing orput FID fending the approval of the life safety witnesstest,

y the second			_
City and County	χ.		FORM
DEPARTMENT OF BU		1	<b>A</b>

# City and County of San Francisco RTMENT OF BUILDING INSPECTION INSPECTION RECORD From Shab?

				v	77.000
APPLICATION NO. 20	15.10	30.12	7722	ISSUED	0.0
APPLICATION NO. 20 JOB ADDRESS: 33	1 PZA	WSTEVA-	MA AVE.	BLOCK:	LOT:
NATURE OF WORK:					
4/14/21 SED/min	71	or wolfer	- 5/1 Saula	ar - ar	
\$/14/21 STFD/Mug			1/ / Syreare	166 - Q-). 1/C	a to cha
		424	W		
Do Not Pour CONCRETE until	the following	are signed	ADDITION	AL WORK REQUIRING	APPROVALS
INSPECTIONS	Dates	Inspectors	INSPECTIO	ONS Da	ntes Inspectors
Foundation Forms			Special		
Foundation Steel			Special		
Grounding Electrode			Special	- CHINADA - CANADA -	
O.K. TO POUR			Fire Alarm	-	
Do Not CONCRETE SLAB until	the following	g are signed	Energy Ordin	nance	
INSPECTIONS	Dates	Inspectors		mannan, ma-, de la companya de la co	
Plumbing Underground W 0	3.26.9	X AP			
Electrical Underground	7	1			
Fire Service Underground					
Do Not COVER until the fo	llowing are s	igned	FIN	AL INSPECTION REQU	IRED
INSPECTIONS	Dates	Inspectors	INSPECTIO	DNS Da	ites Inspectors
Rough Plumbing	W W	AI	Disabled Acc	ess	
Shower Pan		110	Sprinklers (P	LBG)	
Flu, Vents & Ducts (PLBG)	1	- 111	Mechanical		
Heating Hydrostatic Test	1.5.21	() CHILL	Plumbing	316:	yn hil
Rough Sprinklers (PLBG)			Electrical	see note 4/	1/2 (10)
Rough Electrical ALARM	10/20/20	an	Street Use &		170 5
Rough Sprinklers (FIRE)			Urban Foresti		, , , , , , , , , , , , , , , , , , , ,
Hydrostatic (FIRE)			Fire Departm	ent 5/24	21 /1/1
Sound Transmission			Health Depar	tment	W
Rough Framing			Building	1/0	12
Insulation				1:11:1	
Environmental Air, Vents, Ducts (BLD	G)		rigaronic/16	make Heating 3.5.	21 May 1
Lath			CERTIFICA	TE OF	
O.K. TO COVER			FINAL COM	APLETION	

WARNING: THE PROVISIONS OF YOUR BUILDING INSPECTION PERMIT WILL BE NULLIFIED UNLESS ALL FINAL INSPECTIONS ARE SIGNED OFF ABOVE BY THE APPROPRIATE INSPECTORS.

FOR INFORMATION ON THE PERMIT PROCESS, CALL THE DEPARTMENT OF BUILDING INSPECTION'S CUSTOMER SERVICES DIVISION AT 415-558-6088.

FOR INFORMATION RELEVANT TO VARIOUS ASPECTS OF YOUR PERMITTED WORK UNDER WAY, PLEASE USE THE FOLLOWING PHONE NUMBERS:

BUILDING INSPECTION:	415-558-6570	ENERGY/MECHANICAL	
CENTRAL PERMIT BUREAU:	415-558-6070	PLAN CHECK:	415-558-6133
CODE ENFORCEMENT:	415-558-6454	RECORDS:	415-558-6080
PLAN REVIEW SERVICES:	415-558-6133	PLANNING DEPARTMENT:	415-558-6377
DISABLED ACCESS:	415-558-6110	PLUMBING INSPECTION:	415-558-6570
ELECTRICAL INSPECTION:	415-558-6570	REROOFING INSPECTION:	415-558-6570
FIRE INSPECTION:	415-558-3300	SPECIAL INSPECTION:	415-558-6132
FIRE PLAN CHECK:	415-558-6177	DPW-BSM:	415-558-6060
GENERAL INFORMATION:	415-558-6088	STREET USE & MAPPING AT 1155 MARKET STREET, 3RD FL:	415-554-5810
HEALTH INSPECTION:	415-252-3800	BUREAU OF URBAN FORESTRY:	
HOUSING INSPECTION:	415-558-6220	POREMO OF UNDAN PORESTRI;	415-641-2674

#### A FINAL REMINDER

AFTER COMPLETION OF WORK BEING PERFORMED UNDER AUTHORITY OF YOUR BUILDING PERMIT, RETAIN THIS JOB CARD WITH YOUR IMPORTANT BUILDING RECORDS.

#### IMPORTANT!

If this permit was applied for to clear a NOTICE OF VIOLATION issued by HOUSING INSPECTION SERVICES, you must take a copy of the completed JOB CARD and mail it to the attention of the HOUSING INSPECTOR who wrote the NOTICE at the following:

San Francisco Department of Building Inspection Housing Inspection Services 1660 Mission Street, 6th Floor San Francisco, California 94103-24214

## APPLICATION AND CERTIFICATE FOR PAYMENT

#### AIA DOCUMENT G702

TO OWNER: Nibello, LLC 1000 Brannan St, Suite 102 San Francisco, CA 94103		PROJECT: 331 Pennsylvania 331 Pennsylvania Street San Francisco, CA 94107			APPLICATION NO:	18R	Distribution to:
	San Francisco, CA 94105		San Fra	incisco, CA 94107	APPLICATION DATE: PERIOD TO:	16-Jul-21 30-Jun-21	OWNER - 1 ARCHITECT - 1 CONTRACTOR - 1
FROM CONTRACTOR:	Nibbi Bros. Associates Inc. 1000 Brannan Street, Suite 102	VIA ARCHITECT	70 Zoe	Street, #200			
	San Francisco, CA 94103		San Fra	ncisco, CA 94107	PROJECT NO:	19-265	
CONTRACTO	R'S APPLICATION FOR PAY	MENT	•		The undersigned Contractor certifies that	t to the best	of the Contractor's knowledge, infor-
• •	payment, as shown below, in connection with t				mation and belief the Work covered by the	his Applicat	ion for Payment has been completed
Continuation Sheet, Cha	ange Order Detail, and Waiver of Lien are attac	hed.			in accordance with the Contract Docume Contractor for Work for which previous	•	. ,
1. ORIGINAL CONT	RACT SUM		\$	4,630,396	ments received from the Owner, and that		-
<ol><li>Net Change by Char</li></ol>			\$	3,469,552	CONTRACTOR: Nibbi Bros. A	ssociates Ir	ic.
	TO DATE (Line 1+2a+2b)		\$	8,099,948	Ву:		Date:
4. TOTAL COMPLET	E & STORED TO DATE		\$	8,099,948	NAME, TITLE		
5. RETAINAGE					State of:		
3. RETAINAGE	of Completed Work				County of: Subscribed and sworn to before me this		
<b></b>	_ or completed work		-		day of		
b. 0.0	% of Stored Material	<u> </u>	_		<del></del> ,		
m (in )	(T. )				Notzry Public:		
Total Retainage	(Lines 5a + 5b)		\$	<del>-</del>	My Commission expires:		
6. TOTAL EARNED I	LESS RETAINAGE		\$	8,099,948	ARCHITECT'S CERTIFIC	ATE F	OR PAYMENT
				7733.2	In accordance with the Contract Docume comprising this application, the Architect Architect's knowledge, information and be quality of the Work is in accordance with	t certifies to belief the Wo	the Owner that to the best of the ork has progressed as indicated, the
8. LESS PREVIOUS (	CERTIFICATES OF PAYMENT		\$	7,904,233	is entitled to payment of the AMOUNT (		
9. CURRENT PAYMI	ENT DUE		\$	195,716	AMOUNT CERTIFIED		
10. BALANCE TO FI	NISH, INCLUDING RETAINAGE	e (0)			(Attach explanation if amount certified differ this Application and on the Continuation Sh	•	11 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7
(34.4 0 14.0 2 0)		\$ (0)	<u>,                                     </u>		ARCHITECT:		
CHANGE ORDER SU	MMARY	ADDITIONS	DE	EDUCTIONS	By:		Date:
Total changes appro	ved in previous months	\$ -			This certificate is not negotiable. The Amous	nt Certified is	payable only to the Contractor
			<u> </u> 		named herein. Issuance, payment and accept	ance of paym	ent are without prejudice to any
Total changes appro	ved this month:	\$ -					
NET CHANGES by	Change Order	\$ -			By:		Date:

#### **CONTINUATION SHEET**

#### **AIA DOCUMENT G703**

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT,

containing Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

APPLICATION:

18R

APPLICATION DATE:

07/16/21

PERIOD TO:

06/30/21

Use column I on contracts where variable retainage for line items may apply.  ARCHITECT'S PROJECT NO:										
Α	В	O	D	E	F	G	H	I	J	
ITEM NO:	DESCRIPTION OF WORK	ORIGINAL CONTRACT VALUE	REV CONTRACT VALUE WITH CHANGE ORDERS	WORK COR From Previous application (D+E+F)	MPLETED This Period	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E +F)	% Comp.	BALANCE TO FINISH (C-G)	
								W		
	General Conditions	\$ 236,911.00	\$405,754	\$405,754			\$405,754	100%	\$0	
	General Requirements	\$ 54,797.00	\$170,233	\$169,721	\$512		\$170,233	100%	(\$0)	••••
	Elevator pit- Asbestos Mngmt Group		\$2,800	\$2,800			\$2,800	100%	\$0	
	Covid	\$ 9,639.00	\$139,562	\$139,562			\$139,562	100%	\$0	
	Demolition-Silverado	\$ 242,137.00	\$312,504	\$312,504			\$312,504	100%	\$0	
	Grading & Paving - O'Shaughnessy	\$ 121,299.00	\$235,455	\$235,455			\$235,455	100%	\$0	
	Fencing, Planting & Irrigation - Bloom	\$ 133,597.00	\$45,600	\$43,700	\$1,900		\$45,600	100%	\$0	
	The state of the s	\$ 540,382.00	\$743,082	\$743,082			\$743,082	100%	\$0	
	The state of the s	\$ -	\$36,029	\$36,029			\$36,029	100%	\$0	
	Cell Crete	\$ -	\$27,946	\$27,946			\$27,946	100%	\$0	
	Structural Steel - Emerald Steel	\$ 247,298.00	\$247,298	\$247,298			\$247,298	100%	\$0	
	Carpentry	\$ 156,637.00	\$1,712,542	\$1,709,671	\$2,871		\$1,712,542	100%	\$0	
	Cabinets - Blue Plum	\$ -	\$110,000	\$110,000			\$110,000	100%	\$0	
	Countertops - Premier Stone	\$ 14,518.00	\$69,466	\$69,466			\$69,466	100%	\$0	
	Roofing - Alcai	\$ 79,469.00	\$153,790	\$153,790			\$153,790	100%	\$0	
	Joint Sealants - Delta Bay	\$ 19,589.00	\$13,439	\$13,439			\$13,439	100%	\$0	
	Glass, Glazing- Golden State	\$ 203,841.00	\$306,300	\$306,300			\$306,300	100%	\$0	
	Welding - Ricardo's Welding	\$ 59,271.00	\$4,670	\$4,670			\$4,670	100%	\$0	
	Drywall- Daleys	\$ 476,595.00	\$727,539	\$562,084	\$165,455		<b>\$</b> 727,539	100%	\$0	
	Scaffold - Scaffold Solution	\$ 58,025.00	<b>\$6</b> 1, <b>13</b> 1	\$61,131			\$61,131	100%	\$0	
	Tile - KZ Tile	\$ 97,317.00	\$126,909	\$126,909			\$126,909	100%	\$0	
	Flooring - Excel	\$ 82,457.00	\$48,259	\$49,952	(\$1,692)		\$48,259	100%	\$0	
	Paint, Wall Covering - Blackhawk	\$ 247,155.00	\$241,640	\$241,640			\$241,640	100%	\$0	
	Miscellaneous Appliances	\$ 52,485.00	\$11,916	\$11,916			\$11,916	100%	\$0	
	Ecobay	\$ -	\$12,000	\$12,000			\$12,000	100%	\$0	
		\$ -	\$13,682	\$13,682			\$13,682	100%	\$0	
,	Glass Shower Door - California Shower Door	\$ 6,644,00	\$13,497	\$13,497			\$13,497	100%	\$0	
	Plumbing - Madden	\$ 272,696.00	\$563,960	\$563,960	·		\$563,960	100%	\$0	
	Hardwood Floors - Tony's	\$ 58,466.00	\$24,054	\$24,054			\$24,054	100%	\$0	
	Metal - Tom's Sheet Metal		\$72,479	\$72,479			\$72,479	100%	\$0	
		\$ 144,453.00	\$114,446	\$114,446			\$114,446	100%	\$0	
	Electrical - Links	\$ 360,366,00	\$428,252	\$428,252			\$428,252	100%	\$0	
i	Low Voltage- JJ O'Sullivan		\$74,600	\$74,600			\$74,600	100%	\$0	

Α	В	С	D	E	F	G	H		J	
ITEM NO:	OF WORK CONTRACT VALUE From P  VALUE WITH CHANGE applie		WORK COM From Previous application (D+E+F)	application STO		TOTAL COMPLETED AND STORED TO DATE (D + E +F)	BALANCE TO FINISH (C-G) % Comp.			
	Window Install- Rockaway	\$ 125,192.00	\$347,703	\$337,107	\$10,596		\$347,703	100%	\$0	
	Final Clean - Ultimate Kleen	\$ -	\$21,675	\$21,675			\$21,675	100%	\$0	
	Utility Location - F3	\$ -	\$900	\$900			\$900	100%	\$0	
	Buyout	\$ 681,136.00	\$0	\$0			\$0	#D1V/0!	\$0	
	Overhead and Profit	\$ 219,842.00	\$385,712	\$332,653	\$53,059		\$385,712	100%	\$0	
	SDI Insurance	\$ 12,320.00	\$15,807	\$12,320	\$3,487		\$15,807	100%	\$0	
	Property Liability & Damage	\$ 54,625.00	\$30,564	\$72,018	(\$41,454)		\$30,564	100%	\$0	
	City Tax	\$ 13,711.00	\$26,754	\$25,772	\$982		\$26,754	100%	\$0	
l	OVERALL CONTRACT TOTAL	\$ 5,154,870.00	\$8,099,948	7,904,233	\$195,716	\$0	\$8,099,948	100.0%	\$0	

## Maintenance Plan (Exhibit B)

Use this form to outline your Maintenance Plan. Copy this page as necessary to include all maintenance scopes of work that you propose to complete within the next ten years. Arrange all scopes of work in order of priority.

Scope:#	Building Feature:										
☑ Maintenance ☐ Rehab/Restoration ☐ Completed											
Contract year work completion: Annually, monthly, weel	kly, and as needed.										
Total Cost: \$ N/A											
Description of work:											
Ongoing maintenance and repairs is done on a weekly basis with our in house maintenance technician as well as when tenants contact us for various repairs and needed up keep. If the work is out of scope for our technician, we contract with local vendors depending on the situation and what needs to be done.											
	·										
	·										



1000 Brannan Street, Ste 102 San Francisco, CA 94103 Office: 415 863 1820

Fax: 415.863.1150

1. Roof: Inspect the roof every 5 years by a licensed contractor and repair as needed. If beyond repair, the roof will be replaced while keeping intact the historic features.

Estimate: New roof cost of \$325,000.

2. <u>Painting</u>: Paint the exterior of the building every 5-10 years while focusing to showcase the exterior historic features and details; specifically the hospital crosses above the door frames, and the architecture features designed by Frederick H. Meyer and built in 1916.

Estimate: Painting \$75,000 every 5-10 years.

3. <u>Downspouts</u>: Perform annual inspections of the downspouts and replace as needed to maintain proper water removal and when replaced, to ensure the historic features are not tampered with or changed.

Estimate: New downspouts \$25,000.

4. Exterior windows and doors: Annual inspections of all exterior windows and doors and replace or repair as needed when damage is discovered. When replaced, we will ensure that will not be altered to preserve the historic features.

Estimate: \$7,500-\$20,000 per window replacement and \$2,500- \$4,000 per door replacement.

5. Exterior siding and trim: Annual inspections of the exterior siding and historic trim. If any damages are found, repair or replacement will be completed to preserve the exteriors historic features.

Estimate: \$5,000-\$10,000 for repairs and maintenance.

# **10 Year Maintenance Plans:**

#### 331 Pennsylvania 2024-2036 Budget Summary

	State Onco	0000	2000aa	-	Lessania de la compansión	ordenia de la composición dela composición de la composición de la composición de la composición de la composición dela composición dela composición dela composición de la composición dela composición dela composición dela composición dela composición dela composición dela composic		420000000000000000000000000000000000000			2005	oone .	
	2025	2026	2027	2028	2029 Total		2031 Total	ZU3Z Total	2033	2034	2035 Total	2036 Total	Total
INCOME	Total ≦	Total	Total	Total	M-Otal	I Otal	Lotal .	lotal	ORI	of Cianton Control	I Otal	, Jotai	Mary I Otal
Base Rent	\$ 465,000.00	476,625.00 \$	488,540.00 \$	500,753.00 \$	513,271.00 \$	526,102.00 \$	539,254.00	\$ 552,735.00 \$	566,553.00	\$ 580,716.00 \$	. 595,233.00	610,113.00	\$ 6,414,895.00
Operating Expenses Reimbursement Miscellaneous Income	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00
Other Income Interest Income	•	-	<i>-</i>	:	· •	•	-	-	-	-	-	-	-
		-	<u> </u>	<del>-</del>	-	-	•	-		<u>-</u>	<del>-</del>	-	
Total Income:	\$ 468,600.00 \$	480,225,00 \$	492,140.00 \$	504,353.00 \$	516,871.00 \$	529,702.00 \$	542,854.00	\$ 556,335.00 \$	570,153.00	\$ 584,316.00 \$	598,833.00	613,713.00	\$ 6,418,495.00
EXPENSE													-
Payroll -Engineer	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	-		-			-	-	-	-	-		-	-
Office Supply & Expense Dues & Subscriptions	-	-	-	-	-	-	-	-	-	-	-	<u> </u>	-
Telephone	•	-	-	-	-	-	_	-	-	-	_		-
Management Fees		-		-	-	-	-	<u> </u>	-	-	-	<u> </u>	
Total Administrative:	\$ - \$	· • \$	- \$	- \$	- \$	- \$		\$ \$	- {	\$ - \$	- \$	·	\$ -
Water/Sewer	12,000.00	12,350.00	12,700,00	13,000.00	13,400.00	13,800.00	14,000.00	14,500,00	15,000.00	15,500,00	16,000.00	16,500,00	168,750,00
Electricity	5,500.00	5,700.00	5,900.00	6,100,00	6,300.00	6,500.00	6,700.00	6,900.00	6,200.00	6,400.00	6,600.00	6,800.00	75,600.00
Gas Total Utilities:	\$ 17,500.00 \$	18,050.00 \$	18,600.00 \$	19,100.00 \$	19,700.00 \$	20,300.00 \$	20,700.00	\$ 21,400.00 \$	21,200.00	\$ 21,900.00 \$	22,600.00 \$	23,300.00	\$ 244,350.00
iotai ouides.	\$ 17,000.00 ¢	76,000,00	10,000.00 \$	19,100.00 \$	19,700.00 \$	20,300.00 \$	20,700.00	\$ 21,400.00 \$	21,200.00 3		22,000.00 \$	23,300.00	<u>\$ ∠44,350.00</u>
Cleaning Contract	\$ - \$		- \$	- \$		- \$		\$ - \$		\$ - \$	- \$		\$ -
Cleaning Supplies	1,200.00	1,200.00	1,300.00	1,300.00	1,400.00	1,400.00	1,500.00	1,500.00	1,600.00	1,600.00	1,700,00	1,700.00	17,400.00
Window Washing Contract Extermination	550.00	550,00	550.00	550.00	550.00	550.00	600.00	3,500.00 600.00	600.00	600,00	600,00	600.00	3,500.00 6,900.00
Trash Removal	3,500.00	3,600.00	3,700.00	3,800.00	3,900.00	4,000,00	4,100.00	4,200.00	4,300.00	4,400.00	4,500.00	5,000.00	49,000.00
Security Contract	-	-	•	-	-	-	-	-	-	-	-	-	-
HVAC Contract HVAC Supplies	-	-	-	-	-	-	-		-		-	-	
HVAC Maintenance	- -	-	=	-		-	_	-	-	-	· <u>-</u>	_	-
Plumbing Maint. & Repairs	1,200.00	1,200.00	1,200.00	1,300.00	1,300.00	1,300.00	1,400.00	1,400.00	1,400.00	1,500.00	1,500.00	1,500.00	16,200.00
Electraical Supplies	-		-	-					-		•	-	· •
Electrical Repairs Painting & Decorating	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	14,500.00
Elevator Contract		-	-	-	=	-	-	-	-	-	_	_ [	· · · · ·
Elevator Repair	-	-	-	-	-	-	-	-	-	= '	=	-	-
Elevator License Landscape	2,400.00	2,400.00	2,400,00	- 2,400.00	2,400.00	2.400.00	2,400,00	-		0.500.00	-		-
Irrigation Repairs & Maint.	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	29,300.00
Other Landscaping	-	-	-	-		•	-	-	-	-	· <u>-</u>	-	-
Parking Lot Repairs Roof Repairs & Maint	-	-	-	=	. <del>-</del> .	-	-	-	-	-	-	- [	-
Fire Protection Contract	1,500.00	1,500.00	1.500.00	1,500.00	1,500.00	1.500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	-
Fire/Life Safety	-	-	-	-	-	*	-	,000.00	1,000.00	1,000.00	1,500.00	1,500.00	1,500.00
Carpet & Flooring	-		-	-	-	-	~		-	-		-	-
Exterior Repairs & Maint. Kevs & Locks	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00		200.00	- 200.00	
Tools & Equipment	-	-	-	-	-		300.00	300,00	JUU.UU -	300.00	300.00	300.00	3,600.00
Other Repairs & Maint.	-	-	-	-	-	-	-	-	-	-	-	-	-
Business License Indoor Plant Services	<del>-</del>	-	-	-	-		-	-	-	-	•	-	-
Music	•	-	-	:	-	-	•	-	-	-	• "	-	-
Total Repairs & Maintenance	\$ 11,650.00 \$	11,750.00 \$	11,950.00 \$	12,150.00 \$	12,350.00 \$	12,450.00 \$	12,800.00	\$ 17,000.00 \$	13,700.00	13,900.00 \$	15,600.00 \$	14,600.00	\$ 141,900.00
Property Insurance	\$ 32,500.00 \$	33,500.00 \$	34,500.00 \$	35,500.00 \$	45,500.00 \$	55,500.00 S	57.100.00	\$ 58.815.00 \$	60,500.00 \$	62.315.00 \$	64,185.00 S	66,110.00	606,025.00
Real Estate Taxes	89,074.00	90,040.00	92,741.00	95,524.00	98,389.00	101,341.00	104,381.00	107,513.00	110,738.00	114.060.00	117,481.00	121,005.00	1,242,287.00
Personal Property Taxes	-		-	-	<u> </u>	· -	· -	<u> </u>	<u> </u>	_	· -		
Total Taxes & Insurance:	\$ 121,574.00 \$	123,540.00 \$	127,241.00 \$	131,024.00 \$	143,889.00 S	156,841.00 \$	161,481.00	\$ 166,328.00 \$	171,238.00	176,375.00 \$	181,666.00 \$	187,115.00	\$ 1,848,312.00

#### 331 Pennsylvania 2024-2036 Budget Summary

	2025     2026     2027     2028     2029     2030     2031     2032     2033     2034     2035     2036       Total     Total     Total     Total     Total     Total     Total     Total     Total
TOTAL OPERATING EXPENSES:	\$ 150,724.00 \$ 153,340.00 \$ 157,791.00 \$ 152,274.00 \$ 175,939.00 \$ 189,591.00 \$ 204,728.00 \$ 204,728.00 \$ 206,138.00 \$ 212,175.00 \$ 219,866.00 \$ 225,015.00 \$ 2,234,562.00
NET INCOME FROM OPERATIONS:	\$ 317,876.00 \$ 326,885.00 \$ 334,349.00 \$ 342,079.00 \$ 340,932.00 \$ 340,111.00 \$ 347,873.00 \$ 351,607.00 \$ 364,015.00 \$ 372,141.00 \$ 378,967.00 \$ 388,698.00 \$ 4,183,933.00

#### 331 Pennsylvania 2024-2036 Budget Summary

		2025 Total	i de la	2026 🛬 Total		2027 Total	ra.	2028 Total		2029 Total		2030. Total	2031 Total	C. 12	∞2032 Total		2033 Total		2034 Total	() ()	2035 <b>Tota</b> l		2036 Total £		Total
Non-Recoverable																									-
Non-Recov. Repairs & Maint.	\$	-	\$		\$		s	-	\$	_	\$	_	\$ _	\$	- 9	<b>3</b>	_	\$	_	\$	_	\$	-	ŝ	_
Legal		-		_		_		-		-		_	-		-		_	•		Τ.	_	*		ľ	
Audit & Tax		-		_		-		-		_		-	_		-		-		_		_		_		-
Property Tax Consultant		-		-		-		-		_			-		-		-		_		-		-		
Space Planning		-		-		-		-		-		_	_		_		_		_		_		-		_
Other Professional Fees		-				-		-		_		-	-		-		-		_				-		•
Advertising & Promotion		-		-		-		-		_		_	-		-		_		_		_		-		-
Ground Lease Payments				-		-		-		_		-	-		-		-		_		-		-	]	-
Total Non-Recoverable	\$	-	\$		\$	<u> </u>	\$	-	\$	-	\$	-	\$ -	\$	- (	\$	-	\$	-	\$	-	\$	-	\$	
NET OPERATING INCOME.	\$ 3	17,876.0	00 \$	326,885.0	0 \$	334,349.00	\$	342,079.00	\$	340,932.00	\$ :	340,111.00	\$ 347,873.00	\$	351,607.00	\$ 3	364,015.00	\$ 3	372,141.00	\$	378,967.00	\$	388,698.00	\$	4,183,933.00
Capital																									
Building Improvements	\$	5,000.0	0 \$	6,000.00	0 \$	7,000.00	\$	8,000.00	\$	9,000.00	\$	10,000.00	\$ 11.000.00	\$	12,000.00 \$	<b>B</b>	13,000.00	\$	14,000.00	S	15,000,00	\$	16,000,00	\$	126,000,00
Tenant Improvements		5,000.0	00	5,000.00	כ	5,000.00		5,000.00		5,000.00		5,000.00	5,000.00		5,000.00		5,000,00		5,000,00		5,000.00		5,000.00		60,000.00
Constructions Management Fee		-		_		-		-		. · -		-			-		· -		-		-		-	\$	-
Leasing Commissions				-		-		-		_		-	-		-		-		_		_		_	s	_
Total Capital:	\$	10,000.0	0 \$	11,000.00	\$	12,000.00	\$	13,000.00	\$	14,000.00	\$	15,000.00	\$ 16,000.00	\$	17,000.00	5	18,000.00	\$	19,000.00	\$	20,000.00	\$	21,000.00	\$	186,000.00
Debt Service																									
Principal ·	\$ 1	00,000.0	0 \$	100,000.00	3 \$	100,000.00	\$	100,000.00	\$	100,000.00	\$ -	100,000.00	\$ 100,000.00	\$	100.000.00 3	6 1	00,000,00	s -	100,000.00	\$	100,000.00	\$	100.000.00	\$	1,200,000.00
Interest	1	72,000.0	0	172,000.00	)	172,000.00		172,000.00		172,000.00		172,000.00	172,000.00		172,000.00	1	72,000.00		172,000.00		172,000.00				2,064,000,00
Replacement Reserve	_	-		-				· -		-		_	-		-		-		-		-			\$	
Total Debt Service	\$ 2	72,000.0	0 \$	272,000.00	3	272,000.00	\$ .	272,000.00	\$ :	272,000.00	\$ _2	272,000.00	\$ 272,000.00	\$ .	272,000.00	5 2	72,000.00	\$ 2	272,000,00	\$	272,000.00	\$	272,000.00	\$	3,264,000.00
INCOME AFTER DEBT & CAPITAL:	\$	35,876.C	0 \$	43,885.00	) \$	50,349.00	\$	57,079.00	\$	54,932.00	\$	53,111.00	\$ 59,873.00	\$	62,607,00		74,015.00	\$	81,141.00	\$	86,967.00	\$	95,698.00	\$	733,933.00

## Signature and Notary Acknowledgement Form

By signing below, I/we acknowledge that I/we am/are the owner(s) of the	structure referenced above and by applying for exemption from
the limitations certify, under the penalty of perjury, that the information and provided is accurate. Attach notary acknowledgement.	attached
<b>\</b>	
SCRGIO J. NIBBI	
Name (Print)	
MAR VA 28, 2025	
Date Sepus / / If	
Signature	
Lawrence Missi	
Name (Print)	
3-28-25	
Date AMICINO SB	•
Signature	
Name (Print)	
Date	
Signature	
Public Information Release	
Please read the following statements and check each to indicate that you	agree with the statement. Then sign below in the space provided
l understand that submitted documents will become public records unde	r the California Public Records Act. and that these documents wil
be made available upon request to members of the public for inspection a	and copying.
l acknowledge that all photographs and images submitted as part of the a	pplication may be used by the City without compensation.
SORGIO J. NIBBI	
Name (Print)	
MARCH 28, 2025	
SS2510 J, N 1BB1  Name (Print)  MARCH 78, 2025  Date	

#### **Public Information Release**

Please read the following statements and check each to indicate that you agree with the statement. Then sign below in the space provided.

- I understand that submitted documents will become public records under the California Public Records Act, and that these documents will be made available upon request to members of the public for inspection and copying.
- | I acknowledge that all photographs and images submitted as part of the application may be used by the City without compensation.

Law	rence	Missi	
Mama (Drint)			

Name (Print)

3-28-25

Date

Signature

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.								
State of California	·							
County of San Francisco								
on March 28, 2025 before me Jos	sephine M Vellez, Notary Public							
Date  Date  Here Insert Name and Title of the Officer								
personally appeared Sergio J Nibbi and Lawrence Nibbi								
0	Name(s) of Signer(s)							
who proved to me on the basis of satisfactory evidence to the within instrument and acknowledged to me that authorized capacity(ies), and that by his/her/their signatupon behalf of which the person(s) acted, executed the	ature(s) on the instrument the person(s), or the entity							
	I certify under PENALTY OF PERJURY under the							
-	laws of the State of California that the foregoing paragraph is true and correct.							
JOSEPHINE M. VELLEZ Notary Public - California San Francisco County Commission # 2509700 My Comm. Expires Feb 10, 2029	WITNESS my hand and official seal.							
	Jan DIA 11/1							
Direct Nations Could be different Alexander	Signature Structure							
Place Notary Seal and/or Stamp Above OPTI	ONAL Signature of Notary Public							
Completing this information can d	deter alteration of the document or form to an unintended document.							
Description of Attached Document	storical Property Application (2024-2025)							
Title or Type of Document: MILLS ACT HIS Document Date: Morch 24, 2025	Dans C Halland							
Signer(s) Other Than Named Above:	Number of Pages:							
Capacity(ies) Claimed by Signer(s)								
Signer's Name:	Signer's Name:							
☐ Corporate Officer — Title(s): ☐ Partner — ☐ Limited ☐ General	□ Corporate Officer – Title(s):							
☐ Individual ☐ Attorney in Fact	□ Individual □ Attorney in Fact							
☐ Trustee ☐ Guardian or Conservator ☐ Other:	☐ Trustee ☐ Guardian or Conservator ☐ Other:							
Signer is Representing:	Signer is Representing:							