

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.

Property Information

Project Address: 331 Pennsylvania Ave, San Francisco California 94107

Block/Lot(s): 4040/ 026

Is the entire property owner-occupied?

☒ Yes ☐ No

If **NO**, please provide an approximate square footage for owner-occupied areas vs. rental income (non-owner-occupied areas). Attach a separate sheet of paper if necessary.

No. Approx. 11,255 gross sqft with 7 dwelling units, five off street parking, and 10 bike spaces

Rental Income Information

Include information regarding any rental income on the property, including anticipated annual expenses, such as utilities, garage, insurance, building maintenance, etc.? Attach a separate sheet of paper if necessary.

Rental Income Information is attached.

Property Owner's Information

(If more than three owners attach additional sheets as necessary. Property owner names must be listed exactly as listed on the deed)

Name (Owner 1): Nibello LLC

Company/Organization: Nibello LLC

Address: 1000 Brannan Street, Suite 102
San Francisco, Ca 94103

Email Address: larryn@nibbi.com

Telephone: 415-863-1820

Name (Owner 2): Nibello LLC

Company/Organization: Nibello LLC

Address: 1000 Brannan Street, Suite 102
San Francisco, Ca 94103

Email Address: sergio@nibbi.com

Telephone: 415-863-1820

Name (Owner 3):

Company/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:

1. 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 P-1, 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 UTILITY AREA. AN EASEMENT FOR THE EXCLUSIVE USE OF SAID UTILITY 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.



DATE: JUNE 28, 2021

Richard L. Langford

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

LANGFORD LAND SURVEYING
424 PRESTON COURT
LIVERMORE, CA 94551
PHONE (510) 530-5200
JOB#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

18TH STREET

OVERVIEW

PENNSYLVANIA AVENUE

NORTH 100.00'

NORTH 100.00'

EAST 100.00'

EAST 100.00'

EAST 25.00'

N

GRAPHIC SCALE



1 INCH = 16 FEET

SUBSURFACE
RETAINING WALL
ANCHOR EASEMENT
{BOOK A865 O.R.,
PAGE 649}

BUILDING
#331 PENNSYLVANIA
AVENUE

LOT 1
10,000±
SQUARE FEET

SUBSURFACE
RETAINING WALL
ANCHOR EASEMENT
{BOOK A865 O.R.,
PAGE 649}

STATE OF CALIFORNIA

NORTH 100.00'

N6°50'34"E 100.72'

UNDERGROUND HORIZONTAL
DRAINS EASEMENT
{LIBER B940 O.R., PAGE 655}

EAST
100.00'

EAST 63.00'

BUILDING #333 & #335
PENNSYLVANIA AVENUE

LANGFORD LAND SURVEYING
424 PRESTON COURT
LIVERMORE, CA 94551
PHONE (510) 530-5200
JOB#20-3130 DRAWING=3130PENN.DWG

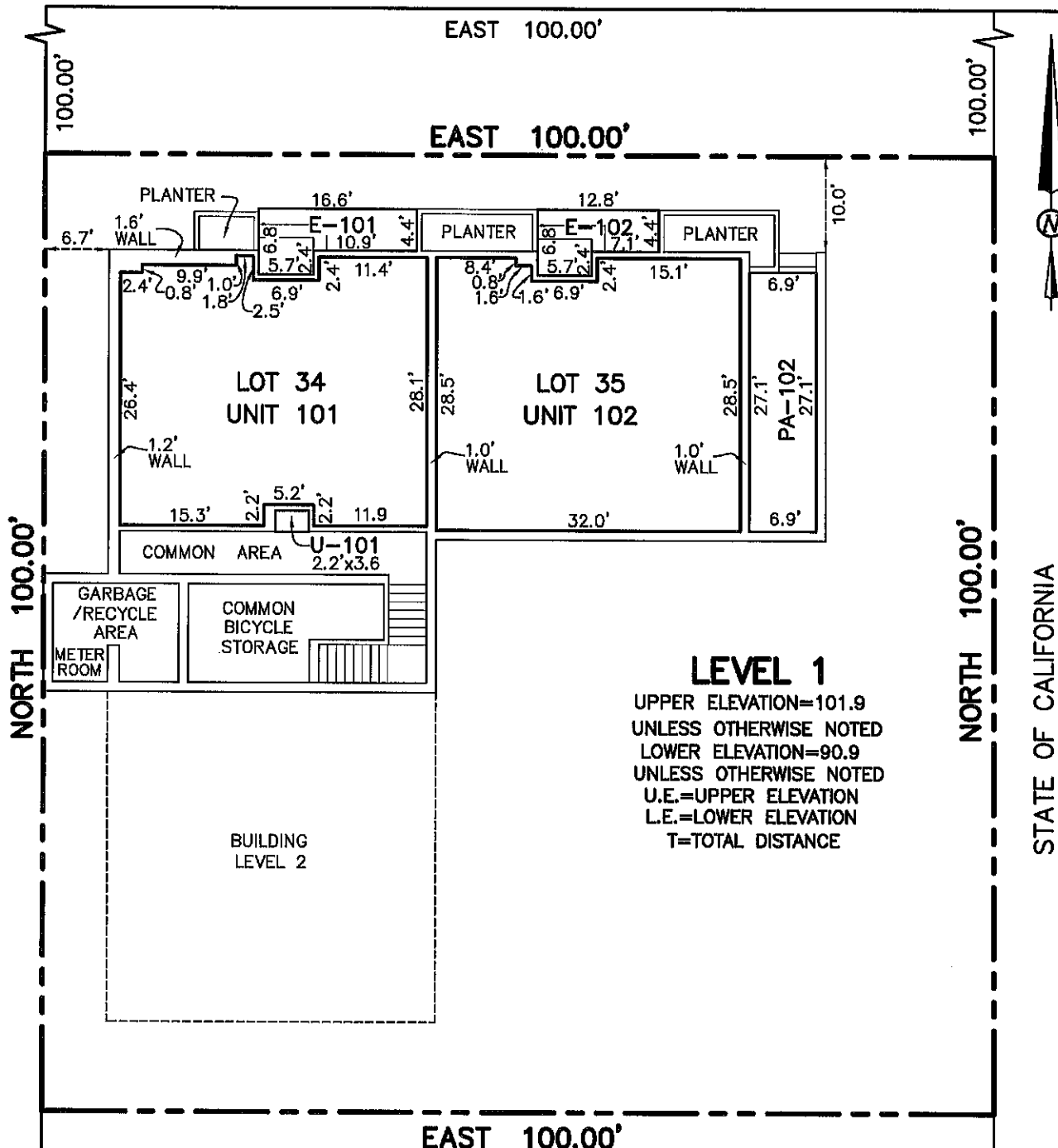
SHEET
2 OF 7

EXHIBIT A

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

18TH STREET

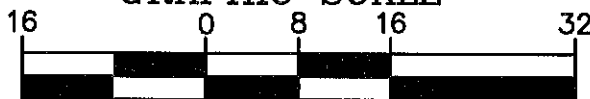
PENNSYLVANIA AVENUE



LEVEL 1

UPPER ELEVATION=101.9
UNLESS OTHERWISE NOTED
LOWER ELEVATION=90.9
UNLESS OTHERWISE NOTED
U.E.=UPPER ELEVATION
L.E.=LOWER ELEVATION
T=TOTAL DISTANCE

GRAPHIC SCALE



1 INCH = 16 FEET

LANGFORD LAND SURVEYING
424 PRESTON COURT
LIVERMORE, CA 94551
PHONE (510) 530-5200
JOB#20-3130 DRAWING=3130PENN.DWG

SHEET
3 OF 7

EXHIBIT A

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

18TH STREET

PENNSYLVANIA AVENUE

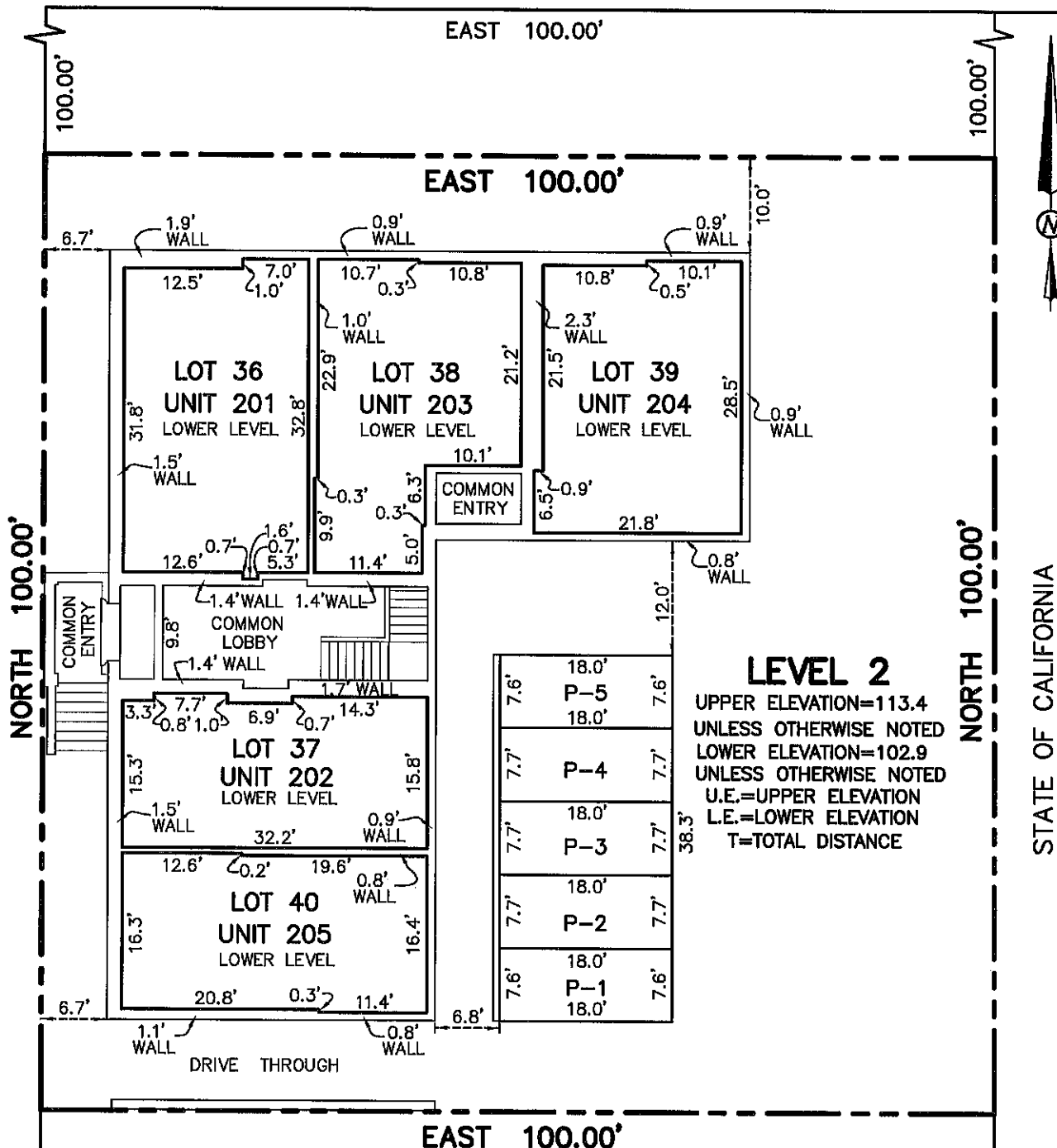
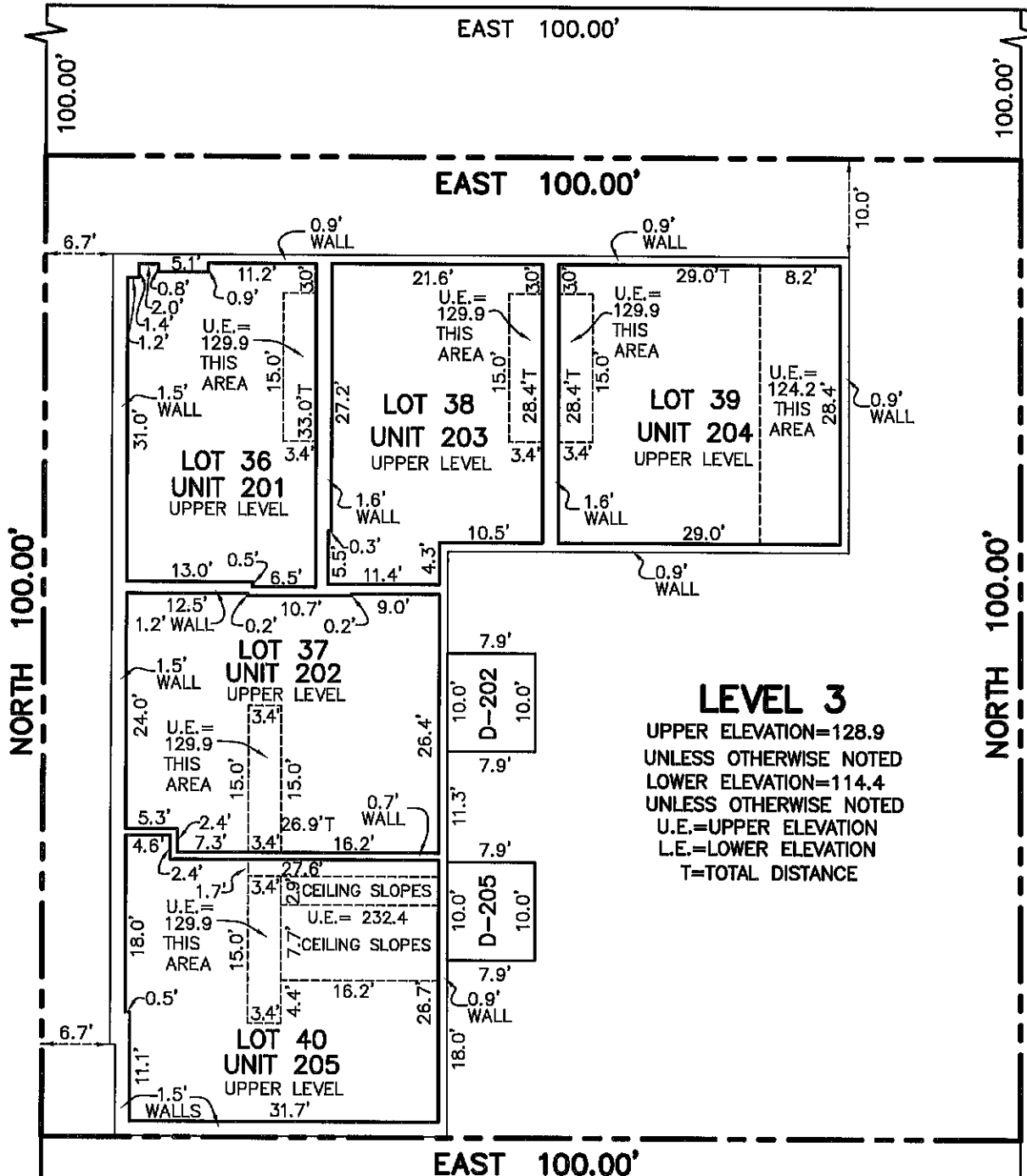


EXHIBIT A

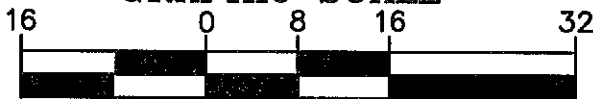
UNIT DIAGRAMS FOR THE CONDOMINIUM PLAN OF
331 PENNSYLVANIA AVENUE
SAN FRANCISCO, CALIFORNIA
MARCH 2021

18TH STREET

PENNSYLVANIA AVENUE



GRAPHIC SCALE



1 INCH = 16 FEET

LANGFORD LAND SURVEYING
424 PRESTON COURT
LIVERMORE, CA 94551
PHONE (510) 530-5200
JOB#20-3130 DRAWING=3130PENN.DWG

SHEET
5 OF 7

EXHIBIT A

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

18TH STREET

PENNSYLVANIA AVENUE

NORTH 100.00'

EAST 100.00'

EAST 100.00'

100.00'

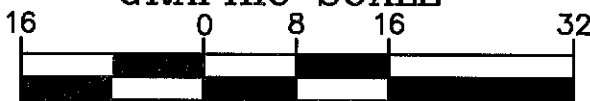


NORTH 100.00'

STATE OF CALIFORNIA

EAST 100.00'

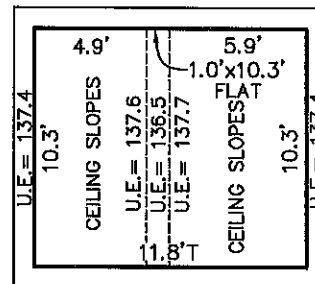
GRAPHIC SCALE



1 INCH = 16 FEET

ROOF LEVEL

UPPER ELEVATION=150.0
UNLESS OTHERWISE NOTED
LOWER ELEVATION=129.9
UNLESS OTHERWISE NOTED
U.E.=UPPER ELEVATION
L.E.=LOWER ELEVATION
T=TOTAL DISTANCE



DETAIL

SCALE 1 INCH=8 FEET

LOT 38
UNIT 203
ROOF LEVEL
SEE DETAIL

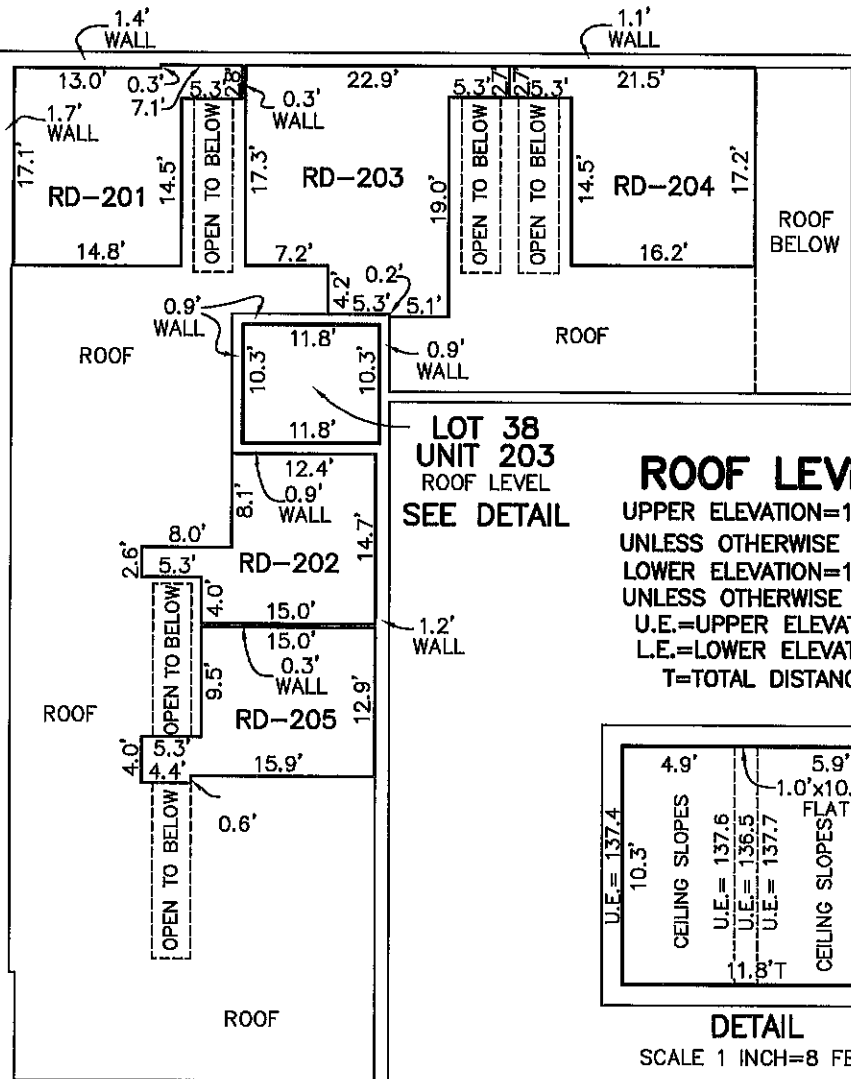


EXHIBIT A

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:

331 Pennsylvania
2024 Budget
Summary

	January	February	March	April	May	June	July	August	September	October	November	December	2024 Total
INCOME													
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	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Income	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	3,600.00
Other Income	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Income	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Income:	\$ 42,500.00	\$ 42,500.00	\$ 42,500.00	\$ 42,500.00	\$ 35,500.00	\$ 35,500.00	\$ 35,500.00	\$ 35,500.00	\$ 35,500.00	\$ 42,500.00	\$ 42,500.00	\$ 42,500.00	\$ 472,600.00
EXPENSE													
Payroll - Engineer	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supply & Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues & Subscriptions	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Administrative:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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	1,000.00	12,000.00
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	5,496.00
Gas	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Utilities:	\$ 1,458.00	\$ 1,458.00	\$ 1,458.00	\$ 1,458.00	\$ 1,458.00	\$ 1,458.00	\$ 1,458.00	\$ 1,458.00	\$ 1,458.00	\$ 1,458.00	\$ 1,458.00	\$ 1,458.00	\$ 17,496.00
Cleaning Contract	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cleaning Supplies	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
Window Washing Contract	-	-	-	-	-	-	-	3,500.00	-	-	-	-	3,500.00
Extermination	-	-	160.00	-	-	150.00	-	-	160.00	-	-	100.00	650.00
Trash Removal	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
Security Contract	-	-	-	-	-	-	-	-	-	-	-	-	-
HVAC Contract	-	-	-	-	-	-	-	-	-	-	-	-	-
HVAC Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
HVAC Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Plumbing Maint. & Repairs	-	-	300.00	-	-	300.00	-	-	300.00	-	-	300.00	1,200.00
Electrical Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Electrical Repairs	-	-	250.00	-	-	250.00	-	-	250.00	-	-	250.00	1,000.00
Painting & Decorating	-	-	-	-	-	-	-	-	-	-	-	-	-
Elevator Contract	-	-	-	-	-	-	-	-	-	-	-	-	-
Elevator Repair	-	-	-	-	-	-	-	-	-	-	-	-	-
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	2,400.00
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	2,040.00
Fire/Life Safety	-	-	-	-	-	-	-	-	-	-	1,500.00	-	1,500.00
Carpet & Flooring	-	-	-	-	-	-	-	-	-	-	-	-	-
Exterior Repairs & Maint.	-	-	-	-	-	-	-	-	-	-	-	-	-
Keys & Locks	300.00	-	300.00	-	300.00	-	300.00	-	300.00	-	300.00	-	1,800.00
Tools & Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Repairs & Maint.	-	-	-	-	-	-	-	-	-	-	-	-	-
Business License	-	-	-	-	-	-	-	-	-	-	-	-	-
Indoor Plant Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Misc	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Repairs & Maintenance	\$ 1,270.00	\$ 970.00	\$ 1,070.00	\$ 970.00	\$ 1,270.00	\$ 1,070.00	\$ 1,270.00	\$ 4,470.00	\$ 1,070.00	\$ 970.00	\$ 2,770.00	\$ 1,620.00	\$ 21,190.00
Property Insurance	\$ -	\$ 32,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	32,500.00
Real Estate Taxes	-	-	-	44,537.00	-	-	-	-	-	-	-	44,537.00	89,074.00
Personal Property Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Taxes & Insurance:	\$ -	\$ 32,500.00	\$ -	\$ 44,537.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,537.00	\$ 121,574.00
TOTAL OPERATING EXPENSES:	\$ 2,728.00	\$ 34,928.00	\$ 3,428.00	\$ 46,065.00	\$ 2,728.00	\$ 3,128.00	\$ 2,728.00	\$ 5,928.00	\$ 3,428.00	\$ 2,428.00	\$ 4,228.00	\$ 47,615.00	\$ 160,260.00
NET INCOME FROM OPERATIONS:	\$ 39,772.00	\$ 7,572.00	\$ 39,072.00	\$ (4,465.00)	\$ 32,772.00	\$ 32,372.00	\$ 32,772.00	\$ 29,572.00	\$ 32,072.00	\$ 40,072.00	\$ 38,272.00	\$ (5,115.00)	\$ 312,340.00
Non-Recoverable													
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:	\$ 39,772.00	\$ 7,572.00	\$ 39,072.00	\$ (4,465.00)	\$ 32,772.00	\$ 32,372.00	\$ 32,772.00	\$ 29,572.00	\$ 32,072.00	\$ 40,072.00	\$ 38,272.00	\$ (5,115.00)	\$ 312,340.00
Capital													
Building Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tenant Improvements	-	-	-	-	-	-	-	-	-	-	-	-	-
Construction Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-
Leasing Commissions	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Capital:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Debt Service													
Principal	\$ 8,333.00	\$ 8,333.00	\$ 8,333.00	\$ 8,333.00	\$ 8,333.00	\$ 8,333.00	\$ 8,333.00	\$ 8,333.00	\$ 8,333.00	\$ 8,333.00	\$ 8,333.00	\$ 8,333.00	\$ 99,996.00
Interest	14,340.00	14,340.00	14,340.00	14,340.00	14,340.00	14,340.00	14,340.00	14,340.00	14,340.00	14,340.00	14,340.00	14,340.00	\$ 172,080.00
Replacement Reserve	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Total Debt Service	\$ 22,673.00	\$ 22,673.00	\$ 22,673.00	\$ 22,673.00	\$ 22,673.00	\$ 22,673.00	\$ 22,673.00	\$ 22,673.00	\$ 22,673.00	\$ 22,673.00	\$ 22,673.00	\$ 22,673.00	\$ 272,076.00
NET INCOME AFTER DEBT & CAPITAL:	\$ 17,099.00	\$ (15,101.00)	\$ 16,399.00	\$ (27,138.00)	\$ 10,099.00	\$ 9,699.00	\$ 10,099.00	\$ 6,599.00	\$ 9,399.00	\$ 17,399.00	\$ 15,599.00	\$ (27,788.00)	\$ 40,264.00

331 Pennsylvania
2024
Summary

		2024 Total
INCOME		
Base Rent	\$	459,780.00
Operating Expenses Reimbursement	\$	-
Miscellaneous Income		
Other Income	\$	3,600.00
Interest Income	\$	-
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	\$	12,000.00
Electricity	\$	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	\$	3,500.00
Security Contract	\$	-
HVAC Contract	\$	-
HVAC Supplies	\$	-
HVAC Maintenance	\$	-
Plumbing Maint. & Repairs	\$	1,200.00
Electrical Supplies	\$	-
Electrical Repairs	\$	1,000.00
Painting & Decorating	\$	-
Elevator Contract	\$	-
Elevator Repair	\$	-
Elevator License	\$	-
Landscape	\$	2,400.00
Irrigation Repairs & Maint.	\$	-
Other Landscaping	\$	-
Parking Lot Repairs	\$	-
Roof Repairs & Maint.	\$	-
Fire Protection Contract	\$	2,040.00
Fire/Life Safety	\$	1,500.00
Carpet & Flooring	\$	-
Exterior Repairs & Maint.	\$	-
Keys & Locks	\$	1,200.00
Tools & Equipment	\$	-
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:	\$	-
DEBT SERVICE		
Principal	\$	100,000.00
Interest	\$	170,000.00
Replacement Reserve	\$	-
Total Debt Service	\$	270,000.00
NET 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 property owned within the City of San Francisco.

No other properties in the City of San Francisco owned by Nibello LLC

Applicant Information ☐ Same as above

Name: Dominic Alioto

Company/Organization: Nibbi Brothers Inc.

Address: 1000 Brannan Street, Suite 102
San Francisco, Ca 94103

Email Address: dominica@nibbi.com

Telephone: 925-487-8848

Please Select Billing Contact ☐ Owner ☒ Applicant

Name: Dominic Alioto

Email Address: dominica@nibbi.com

Telephone: 925-487-8848

Please Select Primary Project Contact: ☐ Owner ☒ Applicant

Qualified Historic Property

☐ Individually Designated Pursuant to Article 10 of the Planning Code.

Landmark No.: _____ Landmark Name: _____

☐ Contributing Building in a Landmark District Designated Pursuant to Article 10 of the Planning Code.

Landmark District Name: _____

☐ Significant (Category I or II) Pursuant to Article 11 of the Planning Code.

☐ Contributory (Category III) Pursuant to Article 11 of the Planning Code

☐ Contributory (Category IV) to a Conservation District Pursuant to Article 11 of the Planning Code.

☐ Individual Landmark under the California Register of Historical Resources

☐ Contributory Building in California Register of Historical Resources Historic Districts.

☒ Individual Landmark listed in the National Register of Historic Places.

☐ Contributory Building listed in the National Register of Historic Places 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 Francisco Planning Department or the Department of Building Inspection? If **YES**, all outstanding violations must be abated and closed for eligibility for the Mills Act.

☐ Yes ☒ No

Are taxes on all property owned within the City and County of San Francisco paid to date? If **NO**, all property taxes must be paid for eligibility for the Mills Act.

☒ Yes ☐ No

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

Tax Assessment Value

Most Recent Assessed Value: \$ 7,492,646

Choose one of the following options:

The property is a Residential Building valued at less than \$3,000,000

☐ Yes ☒ No

The property is a Commercial/Industrial Building valued at less than \$5,000,000

☐ Yes ☒ No

Exemption from Tax Assessment Value

If the property value exceeds the Tax Assessment Value, please explain below how the property meets the following two criteria and why it should be exempt from the Tax Assessment Value.

1. The site, building, or object, or structure is a particularly significant resource and represents an exceptional example of an architectural style, the work of a master, or is associated with the lives of significant persons or events important to local or natural history;

The historical significance of 331 Pennsylvania dates back to 1916, when it was designed by Frederick H. Meyer and constructed by the Bethlehem Steel Company. With its stucco finish and flat roof, 331 Pennsylvania is an exceptional example of Renaissance Revival architecture. Building designer, Frederick H. Meyer, was the son of German immigrants. He was born in San Francisco in 1876 where he later trained to be an architect. Per the primary historic records, "The building is the work of a master architect, Frederick Meyer. The building retains a relatively high degree of integrity, retaining the aspects of location, design, setting, materials, workmanship, feeling, and association." The building served as a medical facility for Iron Union workers working out of Pier 70. Also contributing to its historical significance, the building was purchased in 1948 by Henry J. Kaiser of Kaiser Permanente Foundation and operated as a working hospital for more than 10 years. In the 1960's it was sold to Prince William who turned the property into a Convalescent.

2. Granting the exemption will assist in the preservation of a site, building, or object, or structure that would otherwise be in danger of demolition, substantial alteration, or disrepair.

The owners purchased the property nearly a decade ago, and fully renovated it into seven residential units over the last four years. Granting an exemption would aid the property owners in maintaining the building to the highest standards, while preserving its rich history in San Francisco for future generations of San Franciscans.

NOTE: A Historic Structures Report or Conditions Assessment, completed by a qualified historic preservation consultant, must be submitted in order to apply for an exemption from the tax assessment value.

Property owner will ensure that a portion of the Mills Act tax savings will be used to finance the preservation, rehabilitation, and maintenance of the property.

☒ Yes ☐ No

Most Recent Property Tax Bill:



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

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

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

Vol	Block	Lot	Bill 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
Land	\$2,271,449
Structure	\$5,221,197
Fixtures	
Personal Property	
Gross Assessed Value	\$7,492,646
Less HO Exemption	\$0
Less Other Exemption	\$0
Net Assessed Value	\$7,492,646

Tax Amount **\$87,771.48**

Important Messages

You may be required to file an Empty Homes Tax return. Learn more:
sftreasurer.org/EmptyHomes

Direct Charges and Special Assessments

Type	Telephone	Amount Due
46 - San Francisco Bay Restoration Authority	(888) 508-8157	\$12.00
89 - SFUSD Facilities District	(415) 355-2203	\$42.16
91 - SFCCD Parcel Tax	(415) 487-2400	\$99.00
92 - Apartment Lic. Fee	(628) 652-3700	\$514.00
98 - SFUSD - Teacher Support	(415) 355-2203	\$310.76
101 - School Parcel Tax of 2020	(415) 355-2203	\$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
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.
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

2

2nd Installment Due

Pay by	April 10, 2025	\$44,537.39
If paid after	April 10, 2025	\$49,048.12
includes 10% penalty and applicable fees		

2640400002600 20240387476 000000000 000000000 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.

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

1

1st Installment Due

Pay by	December 10, 2024	\$44,537.39
If paid after December 10, 2024		\$48,991.12
includes 10% penalty		

2640400002600 20240387476 000000000 000000000 0000 1003

Pay Now	Contact Us	Tax Rate Information	
Online: www.sftreasurer.org	Free language assistance	Countywide Tax (Secured)	1.00000000%
Mail a check payable to "SF Tax Collector" with the bottom portion of bill in the enclosed envelope	Call: 3-1-1 415-701-2311 from outside of San Francisco	S.F. Bay Area Rapid Transit District Debt Service	0.01480000%
In person at City Hall, Room 140. Monday – Friday 8:00AM – 5:00PM Office hours subject to change - please check our website at: www.sftreasurer.org	Submit questions online: www.sftreasurer.org/contact-us	S.F. Community College District Debt Service	0.01718123%
		City and County of S.F. Debt Service	0.10600267%
		S.F. Unified School District Debt Service	0.03345173%
		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 www.sfassessor.org 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 www.sfgov.org/aab 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 www.ptp.sco.ca.gov 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 California - The Resources Agency
Department of Parks and Recreation
PRIMARY RECORD

Primary # _____
HR # _____
Choral # _____
NRHP Serial # _____

Other Listings
Review Code _____

Review # _____

Date _____

Page 1 of 4

*Resource name(s) or number (assigned by recorder) 331 PENNSYLVANIA AVE

P1. Other Identifier Union Iron Works/bethlehem Steel Co. Hospital

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and P2b and P2c or P2d. Attach a Location Map as necessary.

*b. USGS 7.5' Quad: SF North

Date: 1994

*c. Address: 331 Pennsylvania Ave

City: San Francisco

Zip: 94107

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 4040026

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

331 Pennsylvania Avenue is a two-story-over-raised-basement, reinforced-concrete, Renaissance Revival-style hospital building finished in stucco and capped with a flat roof. The building occupies a 9,997 sq ft sloping lot on the east side of Pennsylvania Avenue between 18th and 19th streets. The ground level is finished in scored stucco and features three pairs of 1/1 aluminum sash windows with hopper sash transoms and a flush metal door with transom on the left side. Dog-leg concrete steps lead to the main entrance and form a solid base at the first floor level that features three narrow windows on the front and left side of the base. The steps have a decorative metal railing and the landing features corner posts with bas-relief urns. The main entrance features an elaborate door hood with fluted pilasters supporting a decorative cornice with sculpted cherubs and a shield. The entrance consists of a decorative leaded glass door with leaded glass sidelights framed in marble and clear glass transoms. The first story is predominantly characterized by pairs of 1/1 aluminum sash windows and the second story features arched 1/1 aluminum sash windows with keystones. Metal fire stairs lead to a flush metal door on the right side of the façade and an automatic sliding glass and aluminum framed entrance below. The building terminates with a frieze and molded projecting cornice. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP41. Hospital

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward southeast,

11.16.07, 100_1899.JPG

*P6. Date Constructed/Age and Sources

☒ Historic ☐ Prehistoric ☐ Both

1916, Assessor's Office

*P7. Owner and Address:

Price William A 1992 Trust

% William A Price

331 Pennsylvania Ave

San Francisco Ca 94107

*P8. Recorded by

Christopher VerPlanck

Tim Kelley Consulting

2912 Diamond St. #330

*P9. Date Recorded:

6/12/08

*P10. Survey Type: (Describe)

Intensive



*P11. Report Citation: (Cite survey report and other sources, or enter "none") San Francisco Office of the Assessor/Recorder

*Attachments

☒ BSOR

☐ None

☒ Continuation Sheet

☐ Archaeological Record

☐ District Record

☐ Location Map

☐ Other...

☐ Artifact Record

☐ Photograph Record

☐ Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

NRHP Status Code 3S

Page 2 of 4 *Resource Name of # (Assigned by recorder) 331 PENNSYLVANIA AVE

B1. Historic Name: Union Iron Works Hospital

B2. Common Name Mission Bay Convalescent Hospital

B3. Original Use Hospital

B4. Present Use Hospital

*B5. Architectural Style Renaissance Revival

*B6. Construction History (Construction Date, alterations and date of alterations)

The Union Iron Works Hospital was constructed in 1916 by Bethlehem Steel Company.

*B7. Moved? ☒ No ☐ Yes

Date

Original Location:

*B8. Related Features: Union Iron Works complex at 20th and Illinois streets (outside

B9a. Architect Frederick H. Meyer

b. Builder Unknown

*B10. Significance: Theme Industrial Development

Area Showplace Square Survey Area

Period of Significance 1916-1930

Property Type Hospital

Applicable Criteria 1 & 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Union Iron Works Hospital was designed by Frederick H. Meyer and constructed in 1916 by the Bethlehem Steel Company, the corporate body that owned the nearby Union Iron Works shipyard at Pier 70 from 1905 until 1977. The hospital itself was established in 1907 by Bethlehem Steel for employees of Union Iron Works. Prior to construction of the building at 331 Pennsylvania, the hospital operated out of the Richards House, located next door at 301 Pennsylvania Ave. Initially, all employees of Union Iron Works who paid .50 cents a month were eligible for treatment at the hospital. The hospital changed names several times after Bethlehem Steel discontinued its operation. In 1939, the hospital became known as Villa Don Ra Dae Convalescent Home. A group of investors purchased the building in 1948, among them Henry J. Kaiser. After 1954, the building was operated as a Kaiser Permanente Foundation hospital. In the 1960s, Kaiser sold the building to William A. Price. Dr. Price changed the name to Price Convalescent and again to Potrero Hill Convalescent in 1972. The hospital is currently named Mission Bay Convalescent Hospital.

Frederick H. Meyer (1876-1961), the son of German immigrants, was born in San Francisco in 1876. He received his architectural training working for Samuel Newsom, and later became a partner in the firm. Meyer partnered with several other architects during his career, including Smith O'Brien (1902-1908), Albin R. Johnson (1920-1926), and Albert J. Evers (1945-1961). (continued)

B11. Additional Resource Attributes (List attributes and codes)

HP41. Hospital

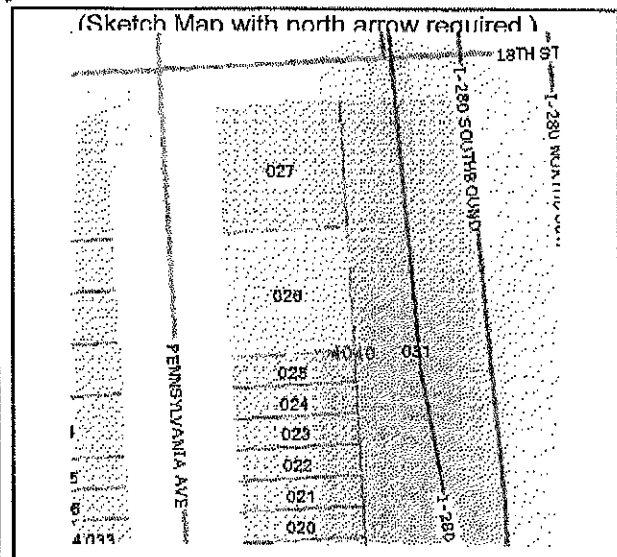
B12. References Assessor's Records Bethlehem Star August, 1918, April, 1919 Sanborn Maps 1900, 1914, 1950
San Francisco Call, October 18, 1907, 9. San Francisco Chronicle, "Hospital for Employees in
the Potrero," May 13, 1916 San Francisco City Directories

B13. Remarks

B14. Evaluator Christopher VerPlanck

*Date of Evaluation 12.02.08

(This space reserved for official comments)



CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder)

331 PENNSYLVANIA AVE

*Recorded by: Christopher VerPlanck

Date 6/12/08

☒ Continuation ☐ 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.

331 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.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

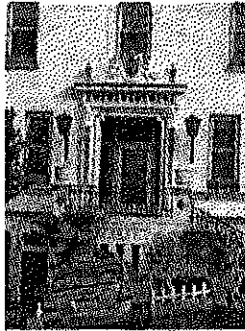
Page 4 of 4

Resource Name or # (Assigned by Recorder) 331 PENNSYLVANIA AVE

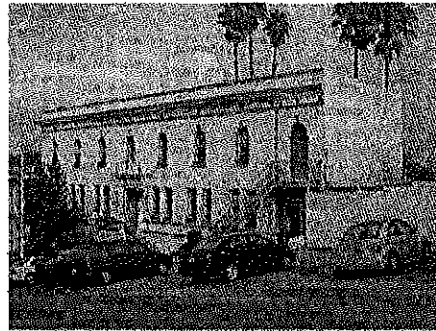
*Recorded by: Christopher VerPlanck

Date 6/12/08

☒ Continuation ☐ Update



Primary entrance, 11.16.07, 100_1900.JPG



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 shipyard, 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 shipyard'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.¹ 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.²

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.

¹ *Building and Engineering News* (March 22, 1916).

² *Building and Engineering News* (January 3, 1917).

Frederick H. Meyer³

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).

³ 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 shipyard 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.

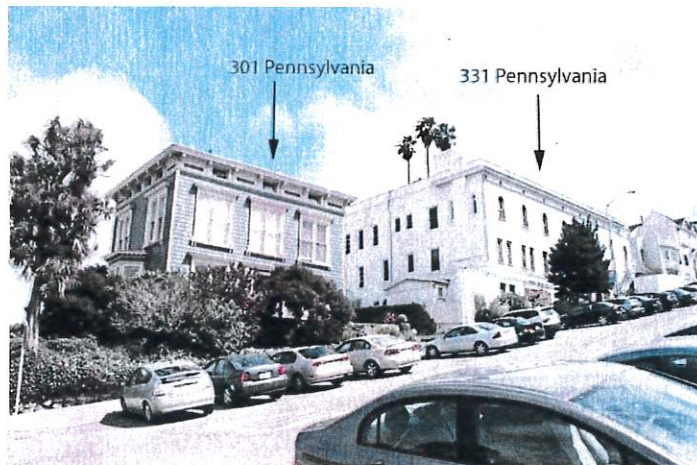
The Depression reduced the number of commissions available to Frederick Meyer, though as one of San Francisco's most-respected architects he served in important leadership roles during this era. In 1934, Meyer was appointed Chairman of the Executive Committee of the Better Housing Program, a foundation 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 the 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

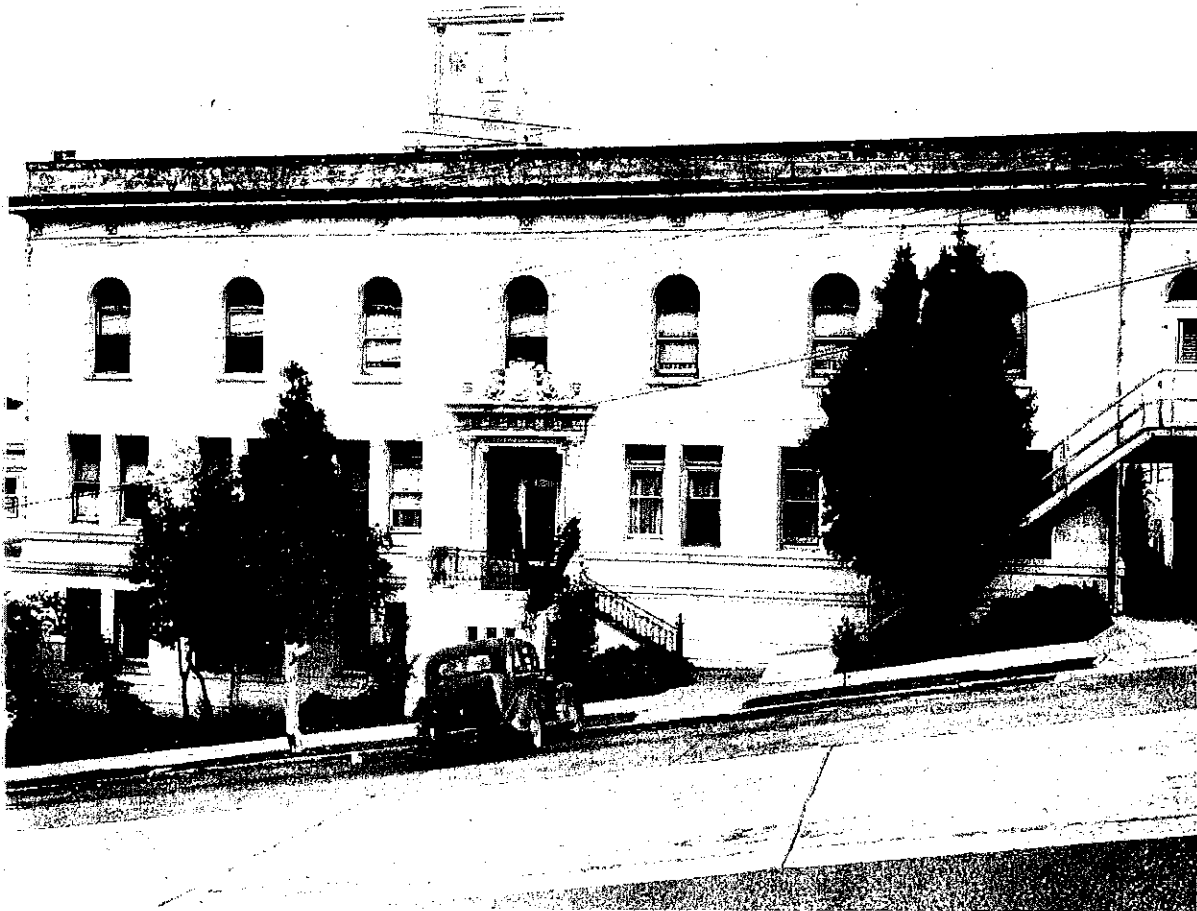
331 Pennsylvania Avenue is two-story-over-basement, steel-frame, reinforced-concrete building with an L-shaped floorplan and a flat roof. Built in 1916 as a company hospital, the approximately 11,000 square-foot building consists of two floors of patient rooms, offices, and toilet rooms above a basement 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.



Primary entrance, 2014, Christopher VerPlanck



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



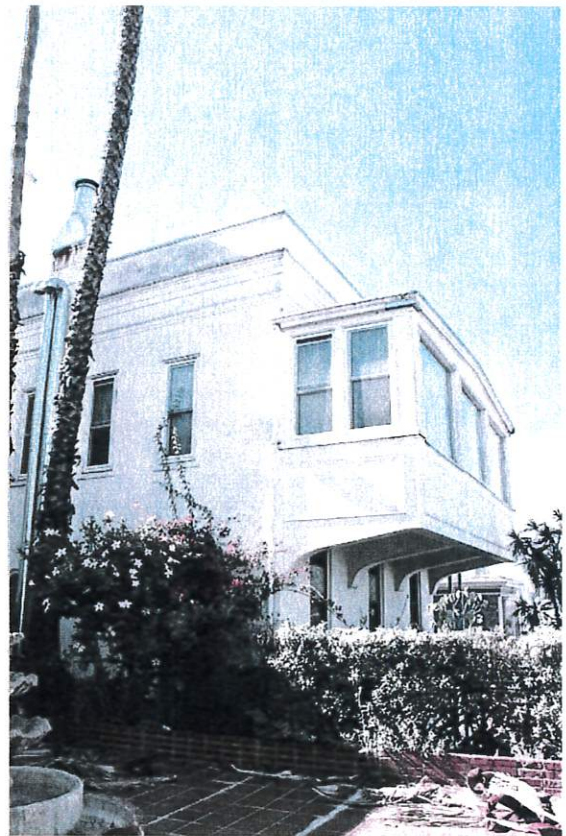
*South façade of north wing; view from south, 2014,
Christopher VerPlanck*



*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 powder-coated 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

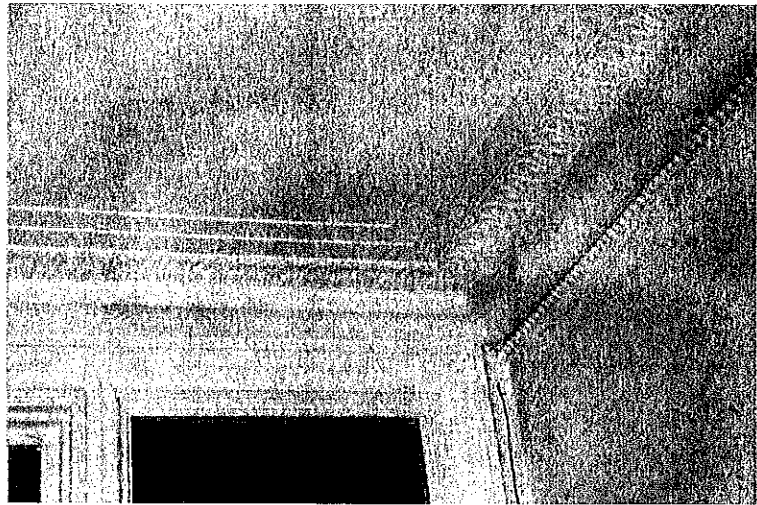
The interior of 331 Pennsylvania Avenue contains a partial basement level surmounted by two full floor levels (floors 1 and 2). The basement contains the kitchen and associated food preparation and storage rooms, general-purpose storage rooms, a boiler room, an elevator machine room, two offices, and 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 History⁴

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

⁴ 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

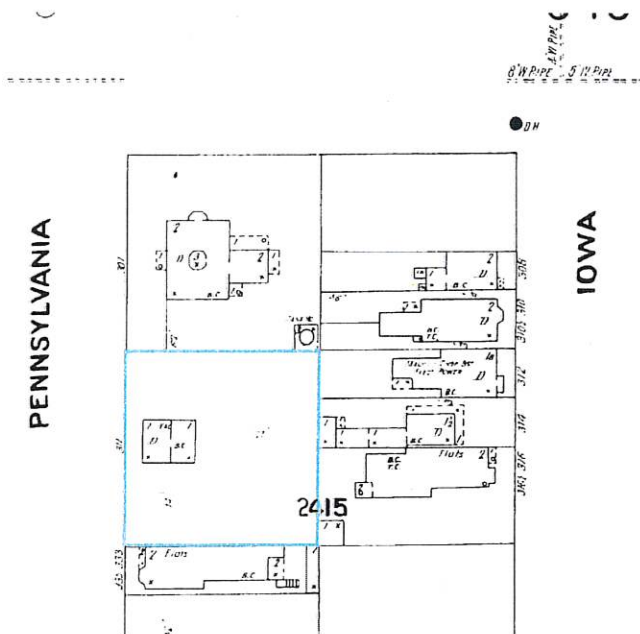
The vast majority of the changes made to 331 Pennsylvania Avenue since 1960 took place within the interior of the building. Most of these changes were made in the early 1960s when the building was converted from a hospital into a convalescent home. In this incremental reconfiguration of the interior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

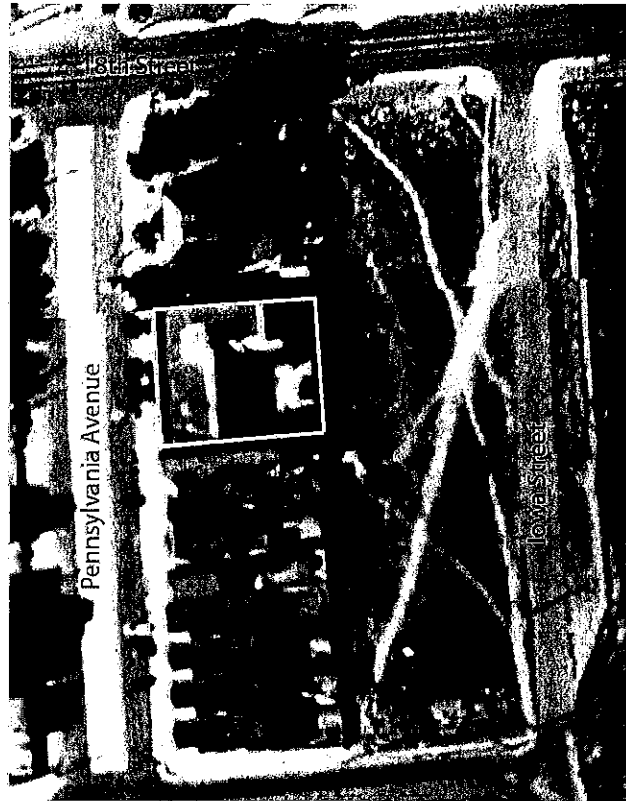


Detail from 1913 Sanborn map showing 331 Pennsylvania Avenue
San Francisco Public Library

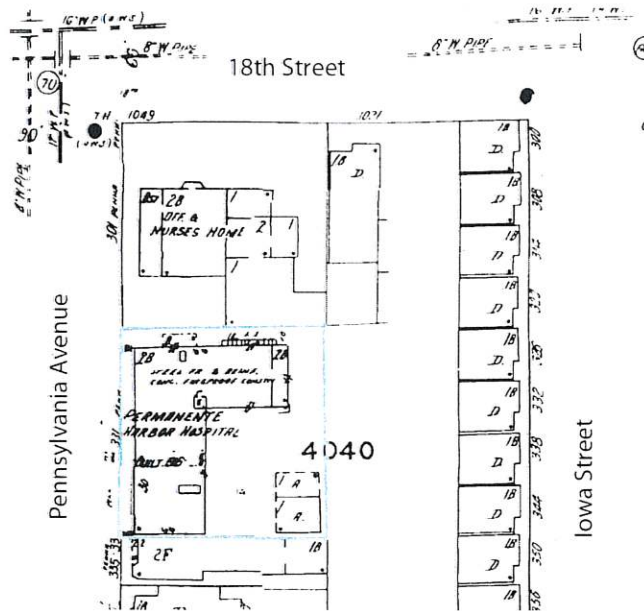
Though the Sanborn maps were not updated until 1950, 331 Pennsylvania Avenue appears on a series of aerial photographs taken in 1937-8. These photographs show the subject property with the 1916 hospital in place, its footprint largely matching its present configuration. The rear of the lot, where the 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 single-family 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 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.

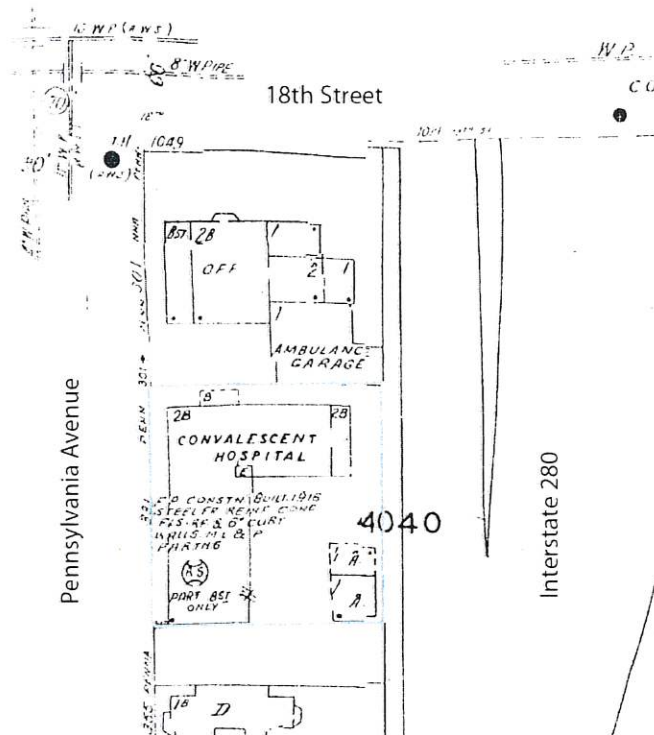
Sanborn maps updated to ca. 1990 depict further changes to 331 Pennsylvania Avenue and the subject block. Though no major changes have occurred to 331 Pennsylvania Avenue since 1950, the ca. 1990 Sanborn maps indicate that the garages (today no longer extant) were still standing at the southeast corner 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 1937-8 aerial photograph showing 331
Pennsylvania Avenue
Collection of David Rumsey*



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

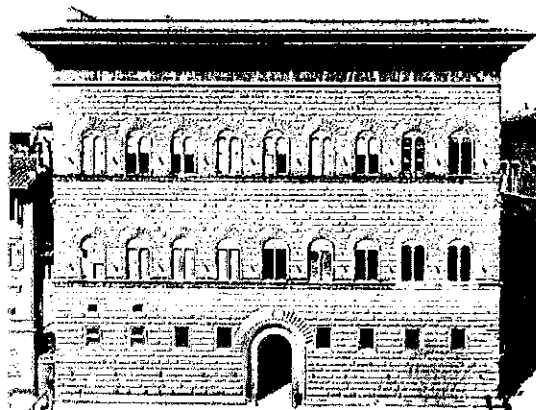
HISTORICAL CONTEXTS

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 shipyard. Bethlehem Steel operated the hospital until 1931, at which point the hospital closed and the property was put up for sale.⁵ 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 1934.⁶ In 1938, 331 Pennsylvania Avenue was purchased by David V. and Emma Bell, operators of an ambulance service next-door at 301 Pennsylvania Avenue.⁷ 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.⁸ The Permanente Foundation converted the building back into a hospital – the pioneering HMO's first in San Francisco.⁹ 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.¹⁰ Price converted the hospital into a convalescent (nursing) home. Initially called Price Convalescent Home, the name was changed to Potrero Hill Convalescent Home in 1970.¹¹ 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.¹² 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.

⁵ San Francisco Office of the Assessor-Recorder, "Sales Ledger records for 331 Pennsylvania Avenue."

⁶ San Francisco City Directories.

⁷ San Francisco Office of the Assessor-Recorder, "Sales Ledger records for 331 Pennsylvania Avenue."

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

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

¹⁰ San Francisco Office of the Assessor-Recorder, "Sales Ledger records for 331 Pennsylvania Avenue."

¹¹ San Francisco City Directories.

¹² 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.¹³



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

¹³ 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.¹⁴

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.¹⁵

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
Christopher 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-

¹⁴ John D. Thompson and Grace Goldin, *The Hospital: A Social and Architectural History*. (New Haven, CT: Yale University Press, 1975), 10-15.

¹⁵ *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.¹⁶ 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 in the interest of larger floorplates, with air conditioning substituted in place of fresh air. Wards containing multiple patients were replaced by single rooms or rooms shared by one or two 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.¹⁷ These towers could rise as high as 10 or 15 stories, giving this building type the name "skyscraper hospital."¹⁸ 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.

¹⁶ Heather Burpee, "History of Healthcare Architecture," Integrated Design Lab Puget Sound (2008). Website: <http://www.mablan.org/pdf/HistoryofHealthcareArchBurpee.pdf>; accessed September 9, 2014.

¹⁷ Ibid.

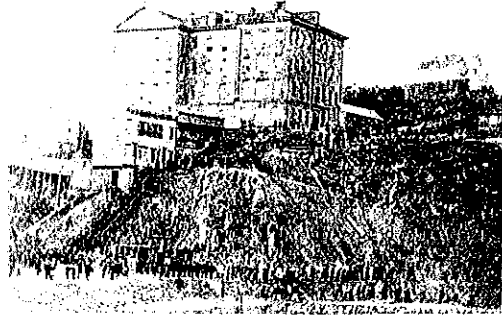
¹⁸ John D. Thompson, "Hospitals," in the National Trust for Historic Preservation's *Built in the U.S.A.: American Buildings from Airports to Zoos*. Washington, D.C., The Preservation Press, 1985.

Brief History of Hospitals in San Francisco

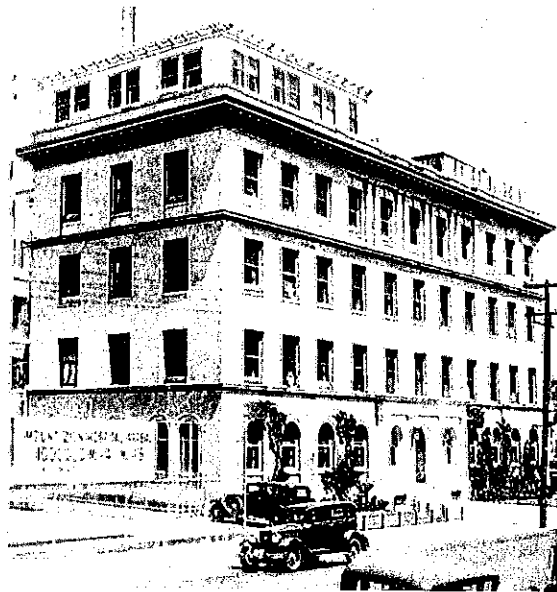
As a semi-lawless frontier settlement containing a transient population of gold miners, hucksters, and assorted adventurers, Gold Rush-era San Francisco did not make adequate provision for its sick and injured. What existed in terms of medical care tended to be ad hoc and provided mainly in the private 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 Health 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

patients.¹⁹ 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.²⁰

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



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



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

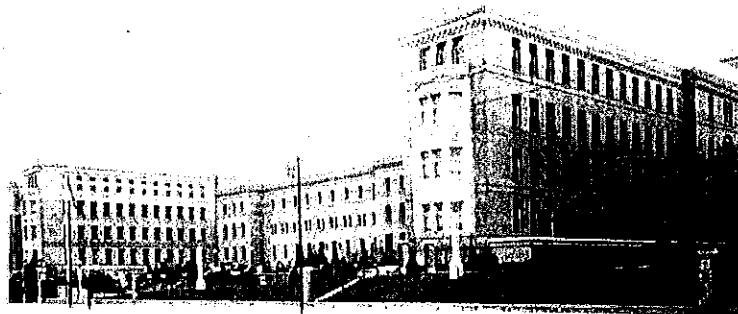
¹⁹ Frank Soulé and John H. Gihon, M.D., *The Annals of San Francisco* (New York: D. Appleton & Co., 1855), 489.

²⁰ 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.²¹

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.²²

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

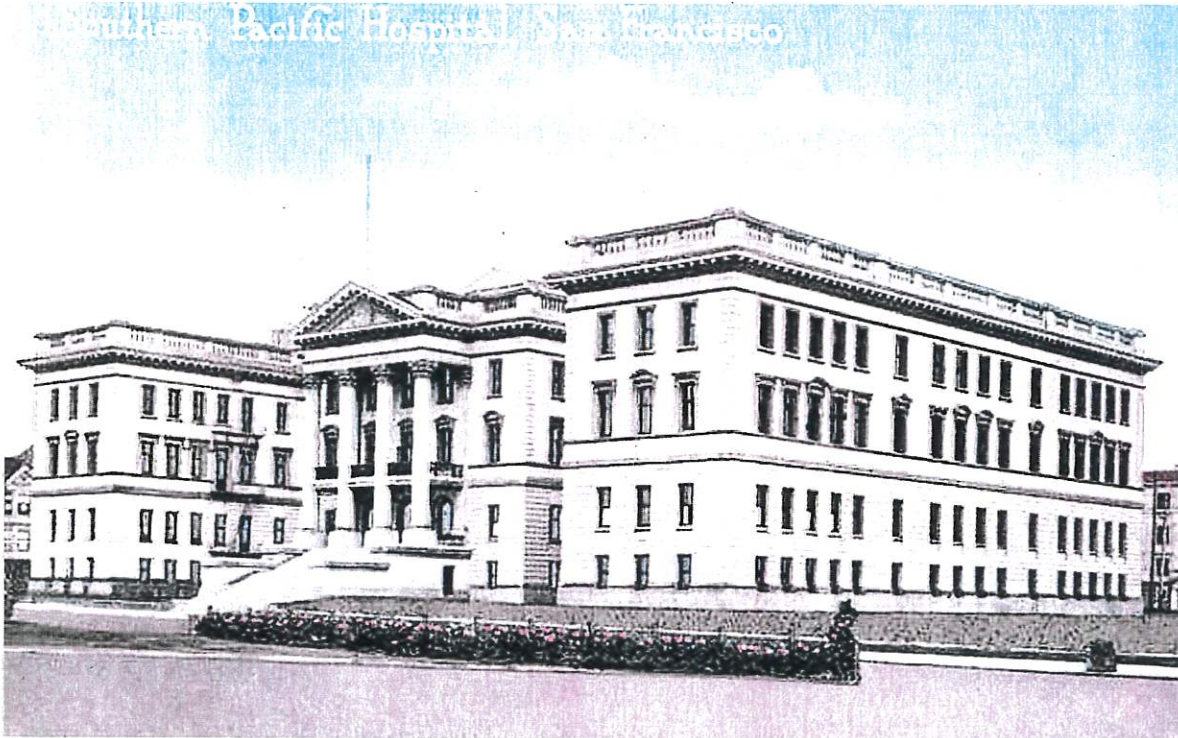
facilities. Planning began immediately for a new and much larger facility on the site of the existing hospital on Potrero Avenue. Designed by City Architect John Reid Jr. as a giant "finger-plan" hospital, the new red-brick, Italian Renaissance Revival-style facility was widely regarded for its state-of-the-art 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

²¹ San Francisco City Directories.

²² 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.²³

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.



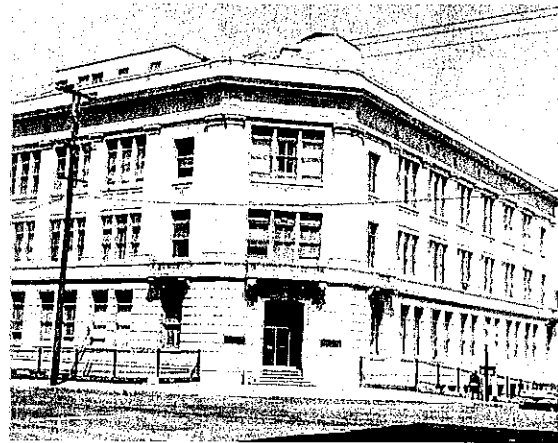
Southern Pacific Hospital, San Francisco
Personal postcard collection of the author

²³ 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 1905.²⁴

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

²⁴ 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.²⁵

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.²⁶

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

²⁵ Ibid, Section 8, Page 55.

²⁶ "Hospital for Employees (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.²⁷

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.²⁸

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.²⁹

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.³⁰ 331 Pennsylvania Avenue remained the main Kaiser-Permanente facility in San Francisco until 1952, when it opened a large, modern hospital on Geary

²⁷ *Bethlehem Star* (December 1918).

²⁸ "Our History," Kaiser-Permanente Website: www.kp.org/history Accessed, September 9, 2014.

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

³⁰ *Ibid.*

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

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.

- ☒ 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.
- ☒ 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

³¹ 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.

Location: 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 its 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 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.

Feeling: 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' x 100' lot on the east side of Pennsylvania Avenue, just south of 18th 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

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- Olmsted, Roger and T. H. Watkins. *Here Today: San Francisco's Architectural Heritage*. San Francisco: Junior League of San Francisco Inc., 1968.
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- Wiley, Peter Booth. *National Trust Guide to San Francisco*. New York: John Wiley & Sons, 2000.

Newspapers and Periodicals

- Bethlehem Star* (December 1918).
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- 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: <http://www.mahlum.com/pdf/HistoryofHealthcareArchBurpee.pdf>; 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: www.kp.org/history 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 Francisco Property Information Map](#) to determine if the property is located within a Priority Equity Geography.

- ☒ **Multi-Family Housing:** The project consists of, or promotes multi-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 ☒ No

Proposed work will meet the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, the California Historic Building Code and all applicable Codes and Guidelines, including the Planning Code and Building Code.

☒ Yes ☐ No

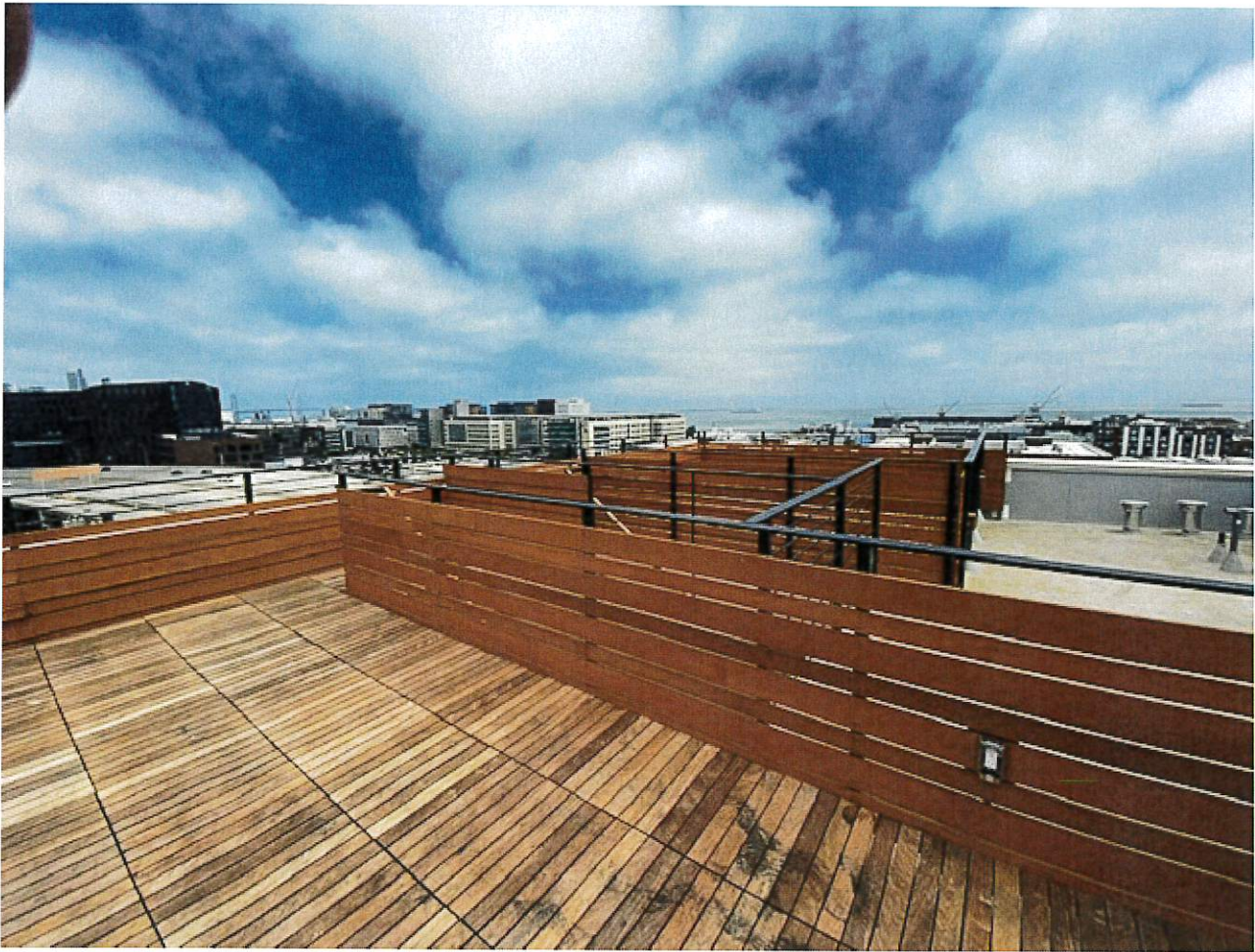
Photographic Documentation:

Dominic Alioto

From: Sergio Nibbi
Sent: Monday, June 7, 2021 4:51 PM
To: Sergio Nibbi
Subject: 331





















Sent from my iPhone

Site Plans:

Aerial Photo



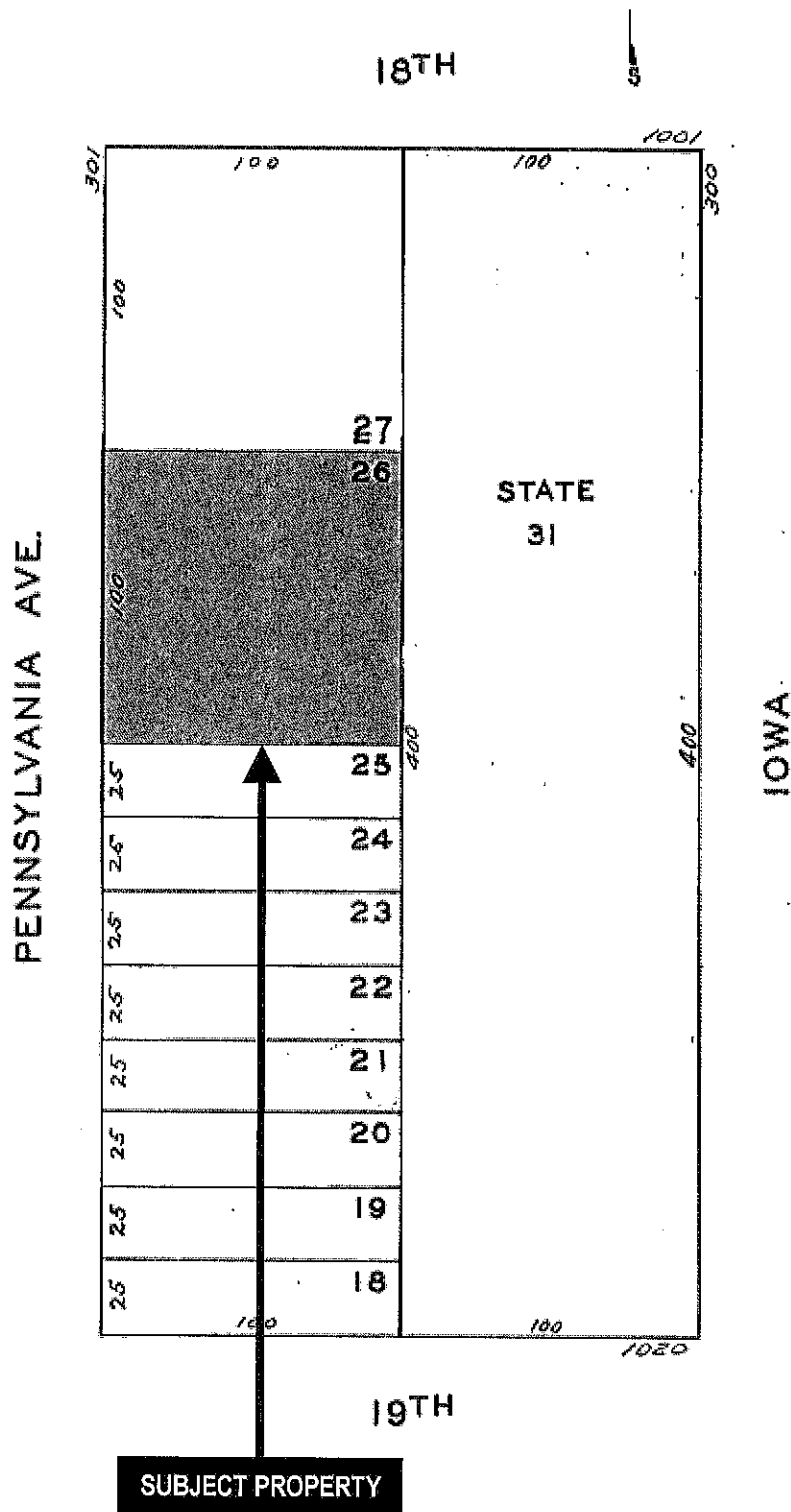
SUBJECT PROPERTY



SAN FRANCISCO
PLANNING DEPARTMENT

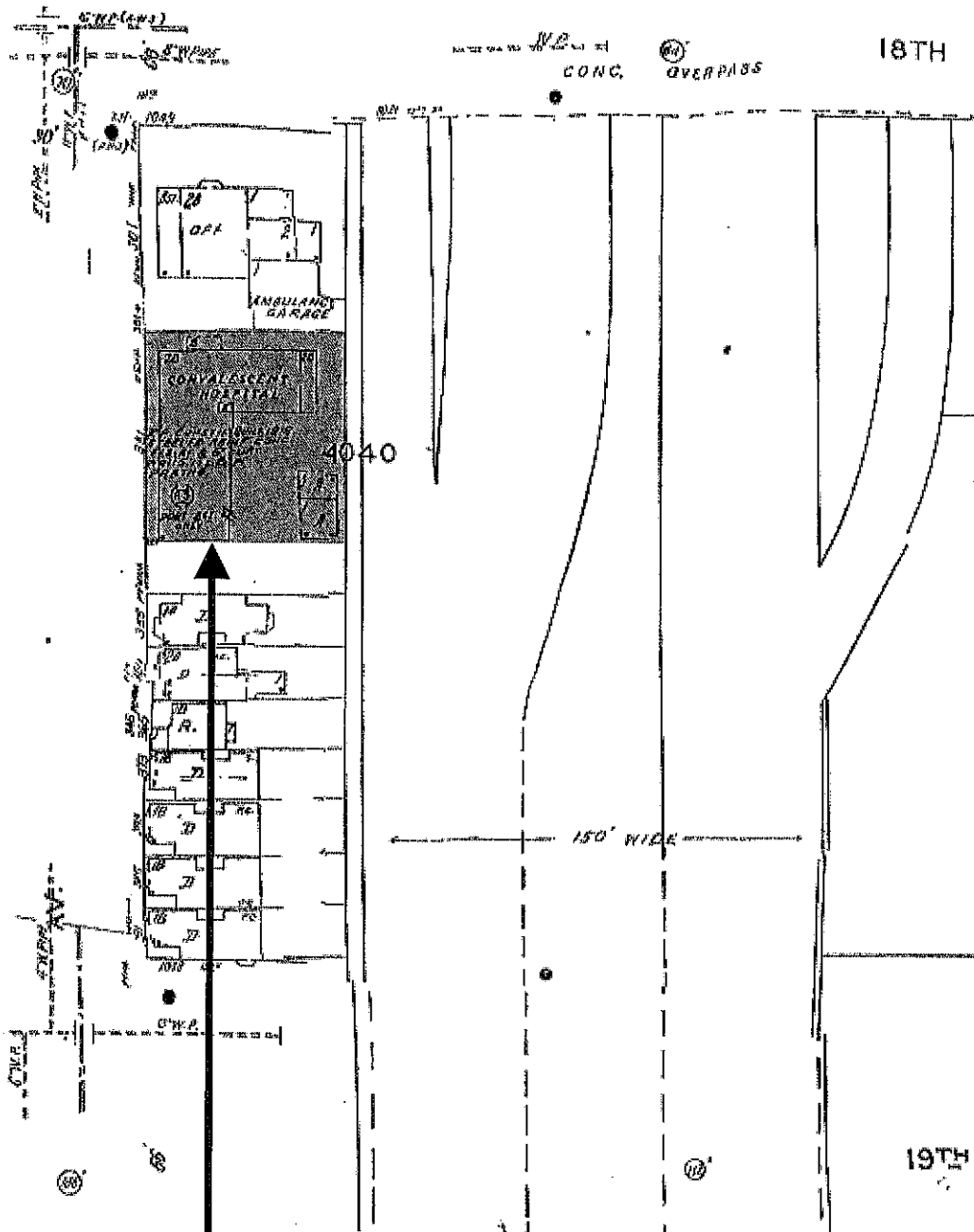
Conditional Use Authorization
Case Number 2014.0231CUA
331 Pennsylvania Avenue
Block 4040 Lot 026

Parcel Map



Conditional Use Authorization
 Case Number 2014.0231CUA
 331 Pennsylvania Avenue
 Block 4040 Lot 026

Sanborn Map*



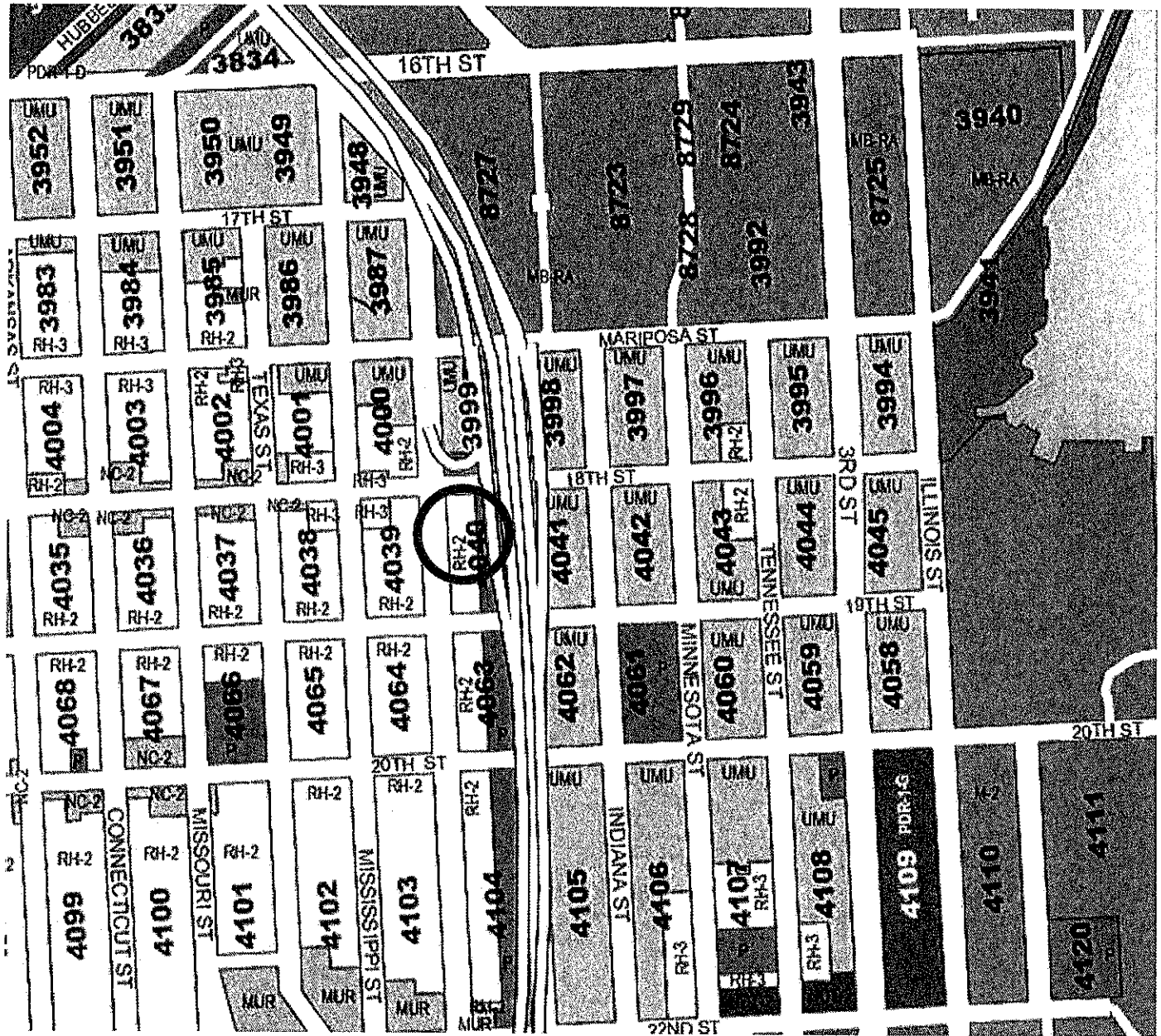
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2014.0231CUA
331 Pennsylvania Avenue
Block 4040 Lot 026

Zoning Map



Conditional Use Authorization
 Case Number 2014.0231CUA
 331 Pennsylvania Avenue
 Block 4040 Lot 026

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: The current ownership purchased and fully funded a complete renovation of this historic Potrero Hill building. Included is the architect plans, notice of complete and occupancy from the City of San Francisco, and the final billing from the contractor Nibbi Brothers.	

Restoration Plans:

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

Anthony A. Panchami
FED AP

OPTION #7

Project Info:
PROPOSED SITE PLAN

As Noted
BM
Number: 7-517

A1.1

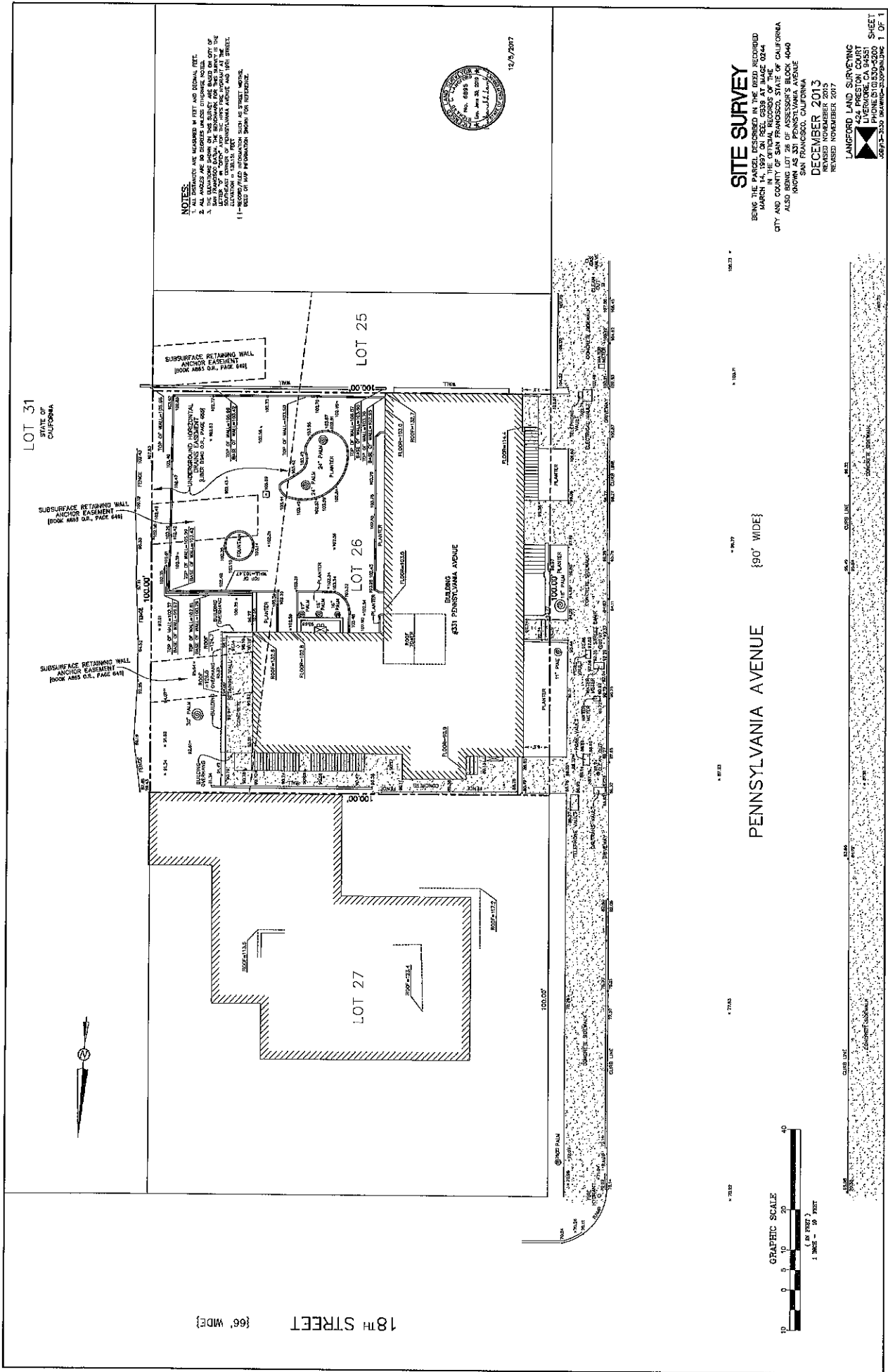


PROPOSED SITE PLAN

1 PROPOSE

Street Tree Requirement:
 • Minimum length of all street treeings / Tree spacing requirement = Crown B of trees required
 • $100' / 20' = 5$
 • Crown A of trees required = 4 of Existing Trees = Street Tree Requirement
 • $5 - 4 = 1$ Street tree required

PLANTING REQUIREMENTS:
 72 SQ. FT.
 • THE REQUIRED LANDSCAPING IS 142.5 SQ. FT. (94%)
 • THE EXISTING LANDSCAPING IS APPROXIMATELY 72 SQ. FT.
 • THE NEW LANDSCAPING PROVIDES APPROXIMATELY 70 SQ. FT.
 • THE REQUIRED PERMEABLE AREA IS 346 SQ. FT. (94%)
 • THE EXISTING PERMEABLE LANDSCAPING INTO PERMEABLE AREAS IS APPROXIMATELY 72 SQ. FT.
 • THE EXISTING PERMEABLE AREA IS APPROXIMATELY 336 SQ. FT.
 • THE NEW PERMEABLE AREA PROVIDES APPROXIMATELY 335 SQ. FT.
 • THE NEW PERMEABLE AREA IS APPROXIMATELY 9 SQ. FT.



NOTES:

- 1. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL FEET.
- 2. ALL AREAS ARE IN SQUARE FEET UNLESS OTHERWISE NOTED.
- 3. THE SURVEY WAS CONDUCTED ON THE 12TH DAY OF MARCH, 2013, BY THE SURVEYOR, AND THE RESULTS ARE SHOWN ON THIS MAP.
- 4. THE SURVEY WAS CONDUCTED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.
- 5. THE SURVEY WAS CONDUCTED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.
- 6. THE SURVEY WAS CONDUCTED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.
- 7. THE SURVEY WAS CONDUCTED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.
- 8. THE SURVEY WAS CONDUCTED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.
- 9. THE SURVEY WAS CONDUCTED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.
- 10. THE SURVEY WAS CONDUCTED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.



12/4/2017

SITE SURVEY

BEING THE PARCEL DESCRIBED IN THE DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, ALSO BEING LOT 26 OF ASSessor'S BLOCK 1049, MAP OF SAN FRANCISCO, CALIFORNIA.

DECEMBER 2013
REVISED NOVEMBER 2017

LANGFORD LAND SURVEYING
424 PRESTON COURT
LIVERMORE, CA 94551
567.3-3345 FAXING 567.3-3346
SHEET 1 OF 1



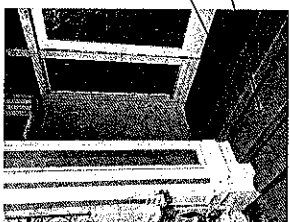
PENNSYLVANIA AVENUE {90' WIDE}

18TH STREET {66' WIDE}



ENTRY DOOR & SIDELIGHTS TO
REMAIN. REPLACE (E) LEADED
GLASS IN DOOR & SIDELIGHT W/
CLEAR DOUBLE PANE GLASS.

CLEAN & REPAIR (E) BRICK
PAVING @ ENTRY AS NEEDED

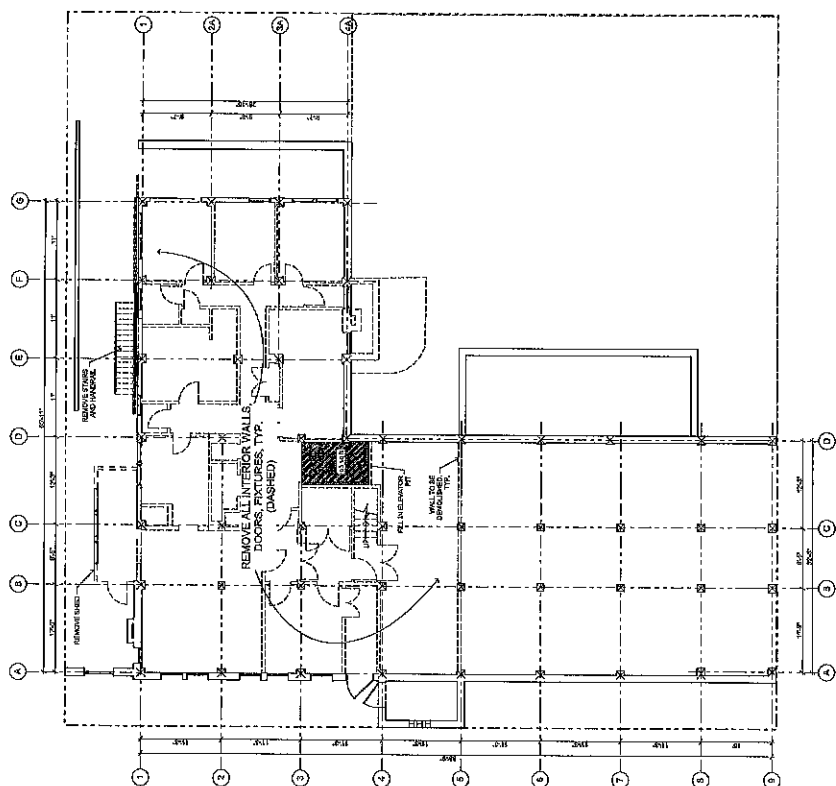
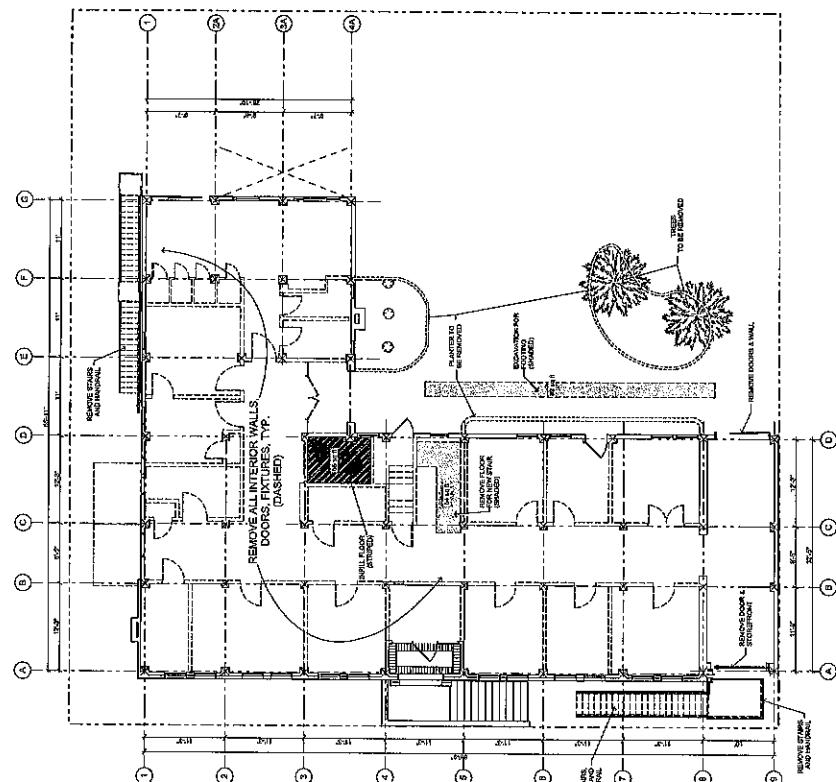


WALL TYPES:

	DEMOLITION WALL: EXISTING WALL TO BE REMOVED (DASHED)
	EXISTING WALL NO CHANGE
	EXISTING INTERIOR WALL: EXISTING WALL NO CHANGE
	NEW WALL

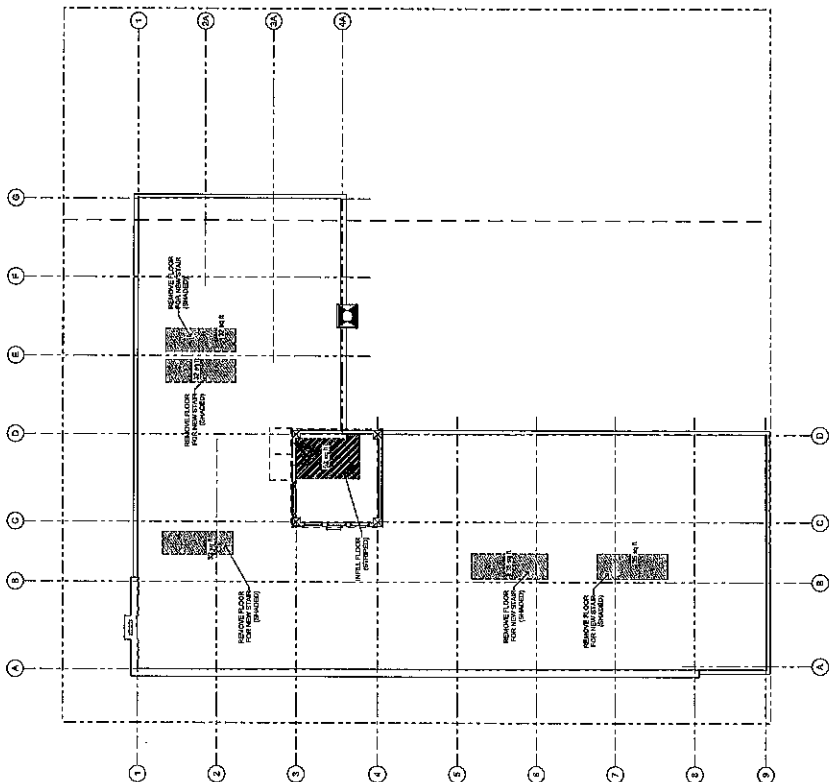
DEMOLITION LEGEND:

	OPENING INCREASE EXISTING WALL TO BE REMOVED
	OPENING REDUCTION EXISTING OPENING TO BE INFILLED

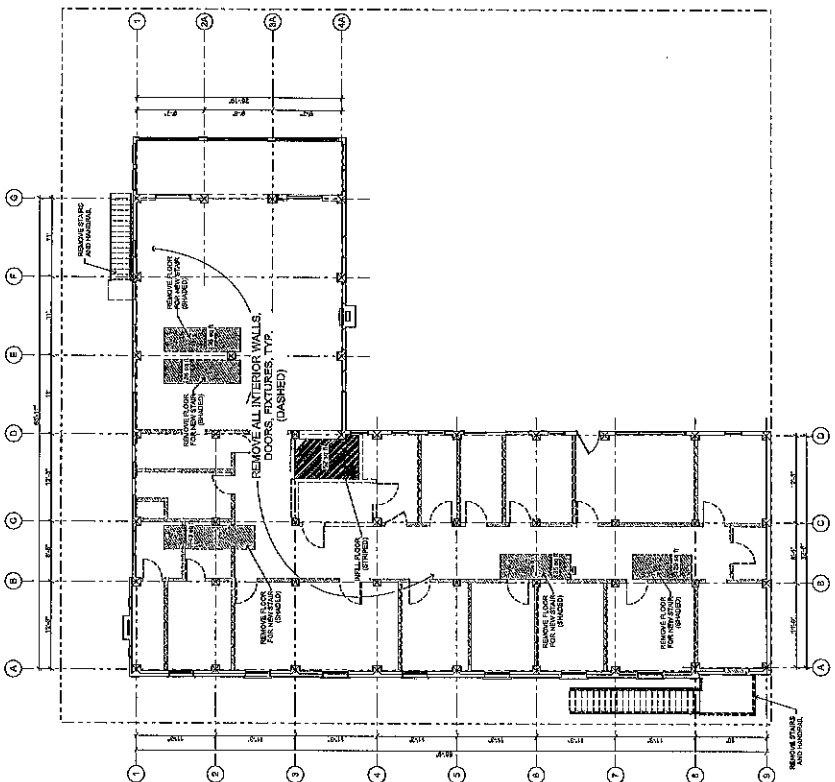


2 (E)/DEMO 1ST FLOOR

1 (E)/DEMO BASEMENT



2 (E)/DEMO ROOF PLAN
SCALE: 1/8" = 1'-0"



1 (E)/DEMO 2ND FLOOR
SCALE 1/8" = 1'-0"

Kotas/
Pantaleoni
Architects

Architect's Seal
Professional Seal
State of California
No. 10000
Exp. 12/31/2020

Revisions	By	Date
1. Initial Design	SK	10/1/20
2. Final Design	SK	10/1/20
3. Final Design	SK	10/1/20
4. Final Design	SK	10/1/20
5. Final Design	SK	10/1/20

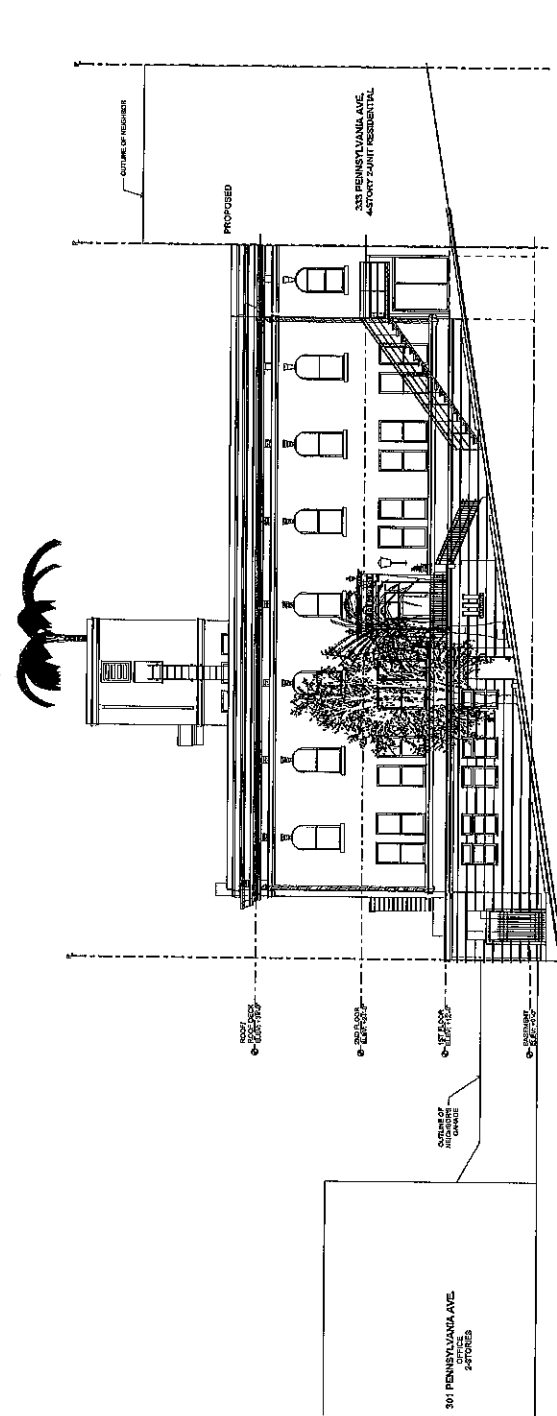
7 RESIDENTIAL UNITS
OPTION #7
331 PENNSYLVANIA STREET
SAN FRANCISCO, CA

OPTION #7

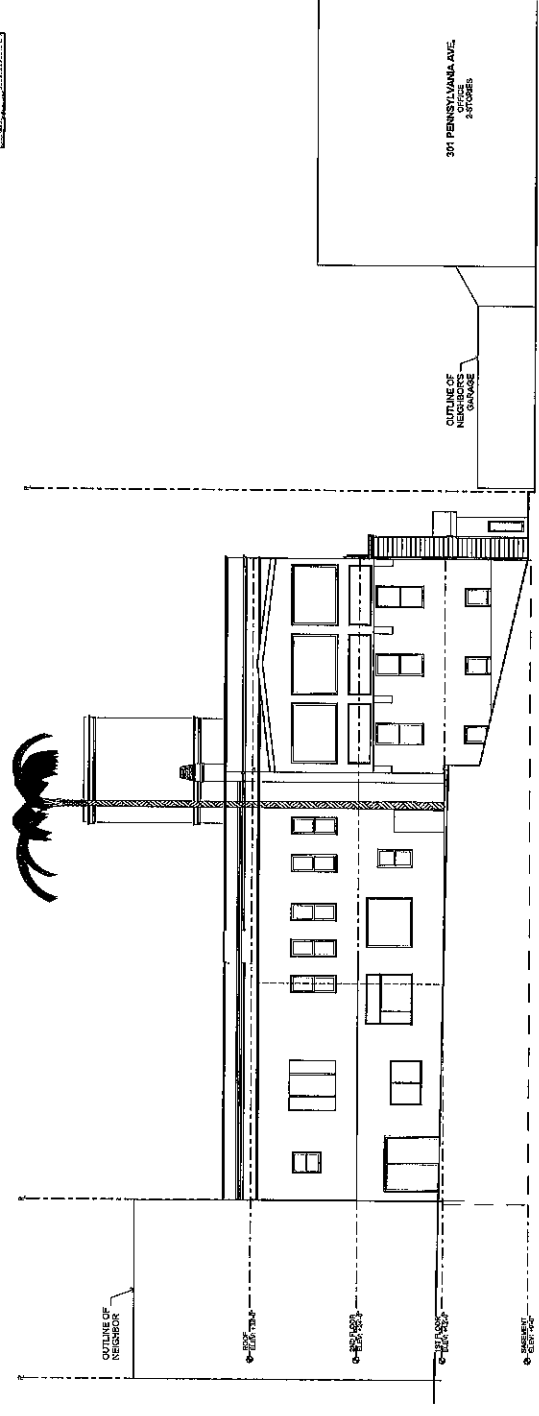
Project Info:
EXISTING ELEVATIONS

Sheet No.	As Noted
1-117	BN
1-117	1-117

A1.4



1 EXISTING WEST ELEVATION
SCALE 1/8" = 1'-0"



2 EXISTING EAST ELEVATION
SCALE 1/8" = 1'-0"

Kotas/
Pantaleoni
Architects

Project: 7 Residential Units
331 Pennsylvania Street
San Francisco, CA 94104
Tel: 415.398.1000
Fax: 415.398.1001

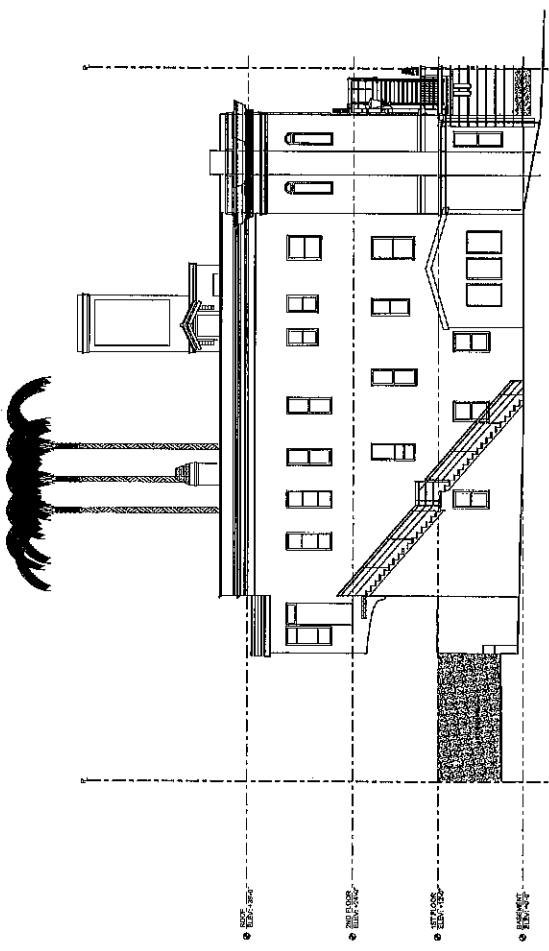
Revision	By	Date
1.00	PK	01/11/10
2.00	PK	01/11/10
3.00	PK	01/11/10
4.00	PK	01/11/10
5.00	PK	01/11/10
6.00	PK	01/11/10
7.00	PK	01/11/10
8.00	PK	01/11/10
9.00	PK	01/11/10
10.00	PK	01/11/10

7 RESIDENTIAL UNITS
OPTION #7
331 PENNSYLVANIA STREET
SAN FRANCISCO, CA

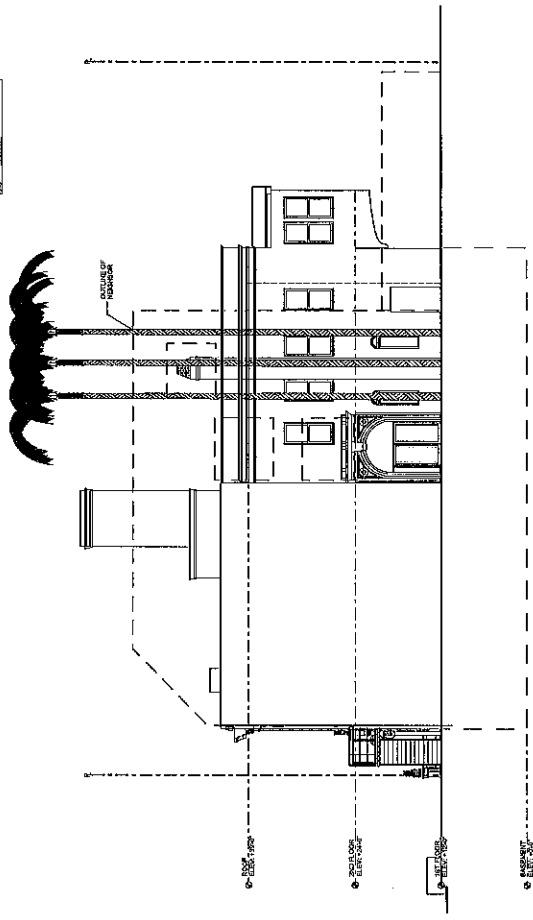
OPTION #7

Drawn By: PK
Project Info:
EXISTING ELEVATIONS

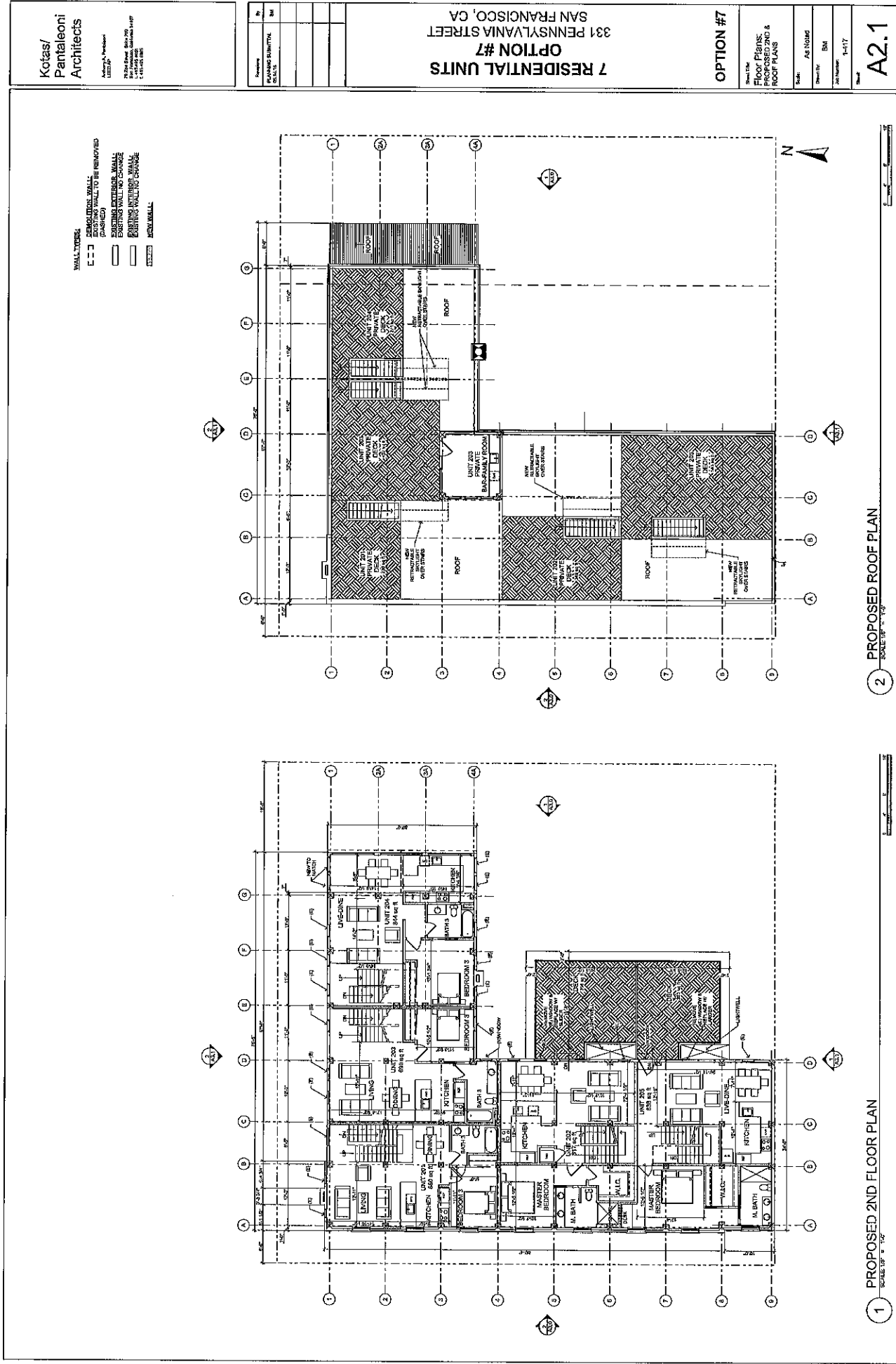
Scale:	As Noted
Drawn By:	BM
Rev Number:	1 of 17
Sheet:	A1.5



1 EXISTING NORTH ELEVATION
SCALE 1/8" = 1'-0"



2 EXISTING SOUTH ELEVATION
SCALE 1/8" = 1'-0"



**Kotas/
Pantaleoni
Architects**
Kotas & Pantaleoni
3311 15th Street, Suite 200
San Francisco, CA 94103
Tel: 415.774.1100
Fax: 415.774.1101

Drawings	By	Date
7 RESIDENTIAL UNITS	AS	05/14/10
OPTION #7	AS	05/14/10

7 RESIDENTIAL UNITS
OPTION #7
331 PENNSYLVANIA STREET
SAN FRANCISCO, CA

OPTION #7

Sheet Title
Floor Plans
PROPOSED 2ND &
ROOF PLANS

Scale
AS NOTED

Sheet No.
B01

Job Number
14-117

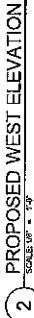
Sheet
A2.1

2 PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"

1 PROPOSED 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"



- WOLFE ANDERSON COOK BIRTH 31 JAN 1900 AM
TUNED 1364011 0305 40PM WOLSTED QUT



16-1

A3.0

OPTION #7

Exterior Elevs:
PROPOSED EAST &
WEST

As Noted

BM

1417

7 RESIDENTIAL UNITS
OPTION #7
331 PENNSYLVANIA STREET
SAN FRANCISCO, CA

**Kotas/
Pantaleoni
Architects**

Anthony A. Pantaleoni
LEED AP

70 Zee Street, Suite 200
San Francisco, California 94107
415 446 0810
415 446 0810

Anthony A. Mazzacane
LEED AP
30 Zine Street, Suite 200
East Pasadena, California 91612
6-415-495-4981
6-415-495-0825

OPTION #7

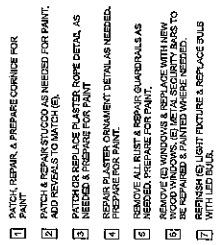
Exterior Elevs:
**PROPOSED NORTH &
SOUTH**

As Noted

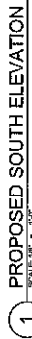
ME
By _____

Field Number:	1417
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A3.1



PROPOSED NORTH ELEVATION



SCALE 1/8" = 1'-0"



City and County of San Francisco
Department of Building Inspection

CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY

LOCATION: 331 Pennsylvania Ave 4040 / 026
(number) (street) (block and lot)

Permit Application No: 201510301277 Type of Construction: III-A Stories: 2 Dwelling Units: 7

Basements: 1 Occupancy Classification: R-2 No. of Guestrooms: 0 with cooking facilities: 0

Description of Construction: Change use from Institution to Residential,
add rear deck & carport, Demolition of All interior
non-load bearing partition wall All plumbing fixtures
to be removed Interior Structural walls and supports
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 109A of the *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 San 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

Patrick O'Riordan, Interim Director

by:
(Signature) Building Inspector

SEAN BIRMINGHAM
Printed Name

Copies: White (original to microfilm), Blue (to property owner), Yellow (to Building Inspector), Pink (to Housing Inspector)

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/7 DAYS A WEEK
BY CALLING (415) 575-6955

APPLICATION NO. 2015 1030.127752 ISSUED _____
JOB ADDRESS: 331 PENNSYLVANIA AVE. BLOCK: _____ LOT: _____
NATURE OF WORK: ADDITION 2

WORK PERMITTED UNDER AUTHORITY OF THIS BUILDING PERMIT NUMBER MUST BE COMPLETED
PRIOR TO EXPIRATION DATE OF _____

EXTENSION OF TIME TO COMPLETE WORK UNDER THIS BUILDING PERMIT NUMBER MAY BE GRANTED UPON
WRITTEN REQUEST PRIOR TO THE DATES NOTED ABOVE.

For informations on the Permit Process, Building Plans Review, Access Issues, etc., please see page 4 of this
JOB CARD for useful and appropriate telephone numbers.

*** ELECTRICAL & PLUMBING WORK MUST HAVE PERMITS SEPARATE FROM A BUILDING PERMIT. ***

**KEEP THIS CARD POSTED IN A CONSPICUOUS PLACE ON THE JOB SITE AT ALL TIMES.
PLANS AND PERMIT DOCUMENTS SHALL BE ON THE JOB SITE
AT ALL TIMES WHEN WORK IS IN PROGRESS.
AFTER COMPLETION OF WORK, RETAIN THIS CARD FOR YOUR RECORDS.**

Name / Date / Div.

SUPPLEMENTAL INSPECTION RECORD

BID 12/3/19 OK TO POUR @ GRADE BEAMS BASEMENT & 1ST FL SUBS TO SI APPROVED
PE

KC 11/13/20 BFO REBAR PREPARE CONCRETE BASEMENT & 1ST FLOOR

OK PREPARE CONCRETE SCOUR PROXY STILL IN PROGRESS. KH

KC 11/14/20 FPD REBAR. BASEMENT, 1ST, AND 2ND FLOOR OK

PS PR ST. Report OK TO POUR KH

11/15/2020 PID U/L DWV & STORM
including 1ST level U/L inside footing approved

BID 2/20/20 - Slob on Grade 1st, Basement - STS

BID 8/11/20 - Progress Inspection OK to continue - STS

EA 6/29/20 EID - OK rough walls in 101 & 102

PD 7-22-20/Note B. Floor/Air Rough OK for 102, 201, 202, 203, 204, 205.

Unit 101 Floor needs to be 3" as per manual. ~~XXXX~~

BID 8/12/20 - OK to drop ceiling - STS

EA 8/14/20 EID OK rough for 101, 102 & 201.

BID 8/19/20 - Basement units OK to Drywall - STS

10/14/20 PID - Sanitary and Storm sewers / bldg drainage,
outside bldg. approved.

BID 6/10/20 - Ramp Floor / Back door Walls / Return walls - STS

EID 10/20/20 OK for wall & early rough of units 202, 203, 204, 205.

Corrections for rough-in completed. Low voltage rough
already approved on J.T. Sullivan permit. OK for hard early
rough of level 1, lobby & corridor early - OK to backfill

(2) Level PVC Conduit passing thru footing on east side of
building for car chargers (WV)

10/15/21 PID - Hydro units 203, 204 to complete all floors heating appnd

EID Pending the approval of the life safety witness test,
4-5-21 this unit shall be approved. PMH

FORM

City and County of San Francisco

DEPARTMENT OF BUILDING INSPECTION

INSPECTION RECORD



APPLICATION NO.

2015.1080.127732

ISSUED

JOB ADDRESS:

331 PENNSYLVANIA AVE.

BLOCK:

LOT:

NATURE OF WORK:

8/14/21 SFED/Murphy. Sprinkler + F/A Signed off - ok. need to check
cross egress for access plan

Do Not Pour CONCRETE until the following are signed

INSPECTIONS	Dates	Inspectors
Foundation Forms		
Foundation Steel		
Grounding Electrode		
O.K. TO POUR		

Do Not CONCRETE SLAB until the following are signed

INSPECTIONS	Dates	Inspectors
Plumbing Underground <i>note</i>	3.26.21	<i>[Signature]</i>
Electrical Underground		
Fire Service Underground		

Do Not COVER until the following are signed

INSPECTIONS	Dates	Inspectors
☒ Rough Plumbing	6-16-20	<i>[Signature]</i>
Shower Pan		
☒ Flu, Vents & Ducts (PLBG)		
☒ Heating Hydrostatic Test	1-5-21	<i>[Signature]</i>
Rough Sprinklers (PLBG)		
Rough Electrical <i>FIRE ALARM</i>	10/20/20	<i>CW</i>
Rough Sprinklers (FIRE)		
Hydrostatic (FIRE)		
Sound Transmission		
Rough Framing		
Insulation		
Environmental Air, Vents, Ducts (BLDG)		
Lath		
O.K. TO COVER		

ADDITIONAL WORK REQUIRING APPROVALS

INSPECTIONS	Dates	Inspectors
Special		
Special		
Special		
Fire Alarm		
Energy Ordinance		

FINAL INSPECTION REQUIRED

INSPECTIONS	Dates	Inspectors
Disabled Access		
Sprinklers (PLBG)		
☒ Mechanical		
☒ Plumbing	3-16-21	<i>[Signature]</i>
Electrical <i>see note</i>	9/14/21	<i>[Signature]</i>
☒ Street Use & Mapping		
☒ Urban Forestry		
☒ Fire Department	8/24/21	<i>[Signature]</i>
☒ Health Department		
☒ Building	5/25/21	<i>[Signature]</i>
☒ Hydronic/Domestic Heating	3-5-21	<i>[Signature]</i>
CERTIFICATE OF FINAL COMPLETION		

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	
HEALTH INSPECTION:	415-252-3800	1155 MARKET STREET, 3RD FL:	415-554-5810
HOUSING INSPECTION:	415-558-6220	BUREAU OF URBAN FORESTRY:	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:

APPLICATION DATE: 16-Jul-21
PERIOD TO: 30-Jun-21

☒ OWNER - 1
☐ ARCHITECT - 1
☐ CONTRACTOR - 1

FROM CONTRACTOR: Nibbi Bros. Associates Inc.
1000 Brannan Street, Suite 102
San Francisco, CA 94103

VIA ARCHITECT: Kotas/Pantaleoni
70 Zoe Street, #200
San Francisco, CA 94107

PROJECT NO: 19-265

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, Change Order Detail, and Waiver of Lien are attached.

1. ORIGINAL CONTRACT SUM	\$ 4,630,396
2. Net Change by Change Orders	\$ 3,469,552
3. CONTRACT SUM TO DATE (Line 1+2a+2b)	\$ 8,099,948
4. TOTAL COMPLETE & STORED TO DATE	\$ 8,099,948
5. RETAINAGE	
a. _____ of Completed Work	_____
b. 0.0 % of Stored Material	\$ -
Total Retainage (Lines 5a + 5b)	\$ -
6. TOTAL EARNED LESS RETAINAGE	\$ 8,099,948
8. LESS PREVIOUS CERTIFICATES OF PAYMENT	\$ 7,904,233
9. CURRENT PAYMENT DUE	\$ 195,716
10. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$ (0)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months	\$ -	
Total changes approved this month:	\$ -	
NET CHANGES by Change Order	\$ -	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Nibbi Bros. Associates Inc.

By: _____ Date: _____
NAME, TITLE

State of: _____

County of: _____

Subscribed and sworn to before me this
day of

Notary Public:

My Commission expires: _____

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED

AMOUNT CERTIFIED

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By: _____ Date: _____

This certificate is not negotiable. The Amount Certified is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any

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.

Use column I on contracts where variable retainage for line items may apply.

APPLICATION: 18R

APPLICATION DATE: 07/16/21

PERIOD TO: 06/30/21

ARCHITECT'S PROJECT NO:

A ITEM NO:	B DESCRIPTION OF WORK	C ORIGINAL CONTRACT VALUE	D REV CONTRACT VALUE WITH CHANGE ORDERS	E WORK COMPLETED		G MATERIALS PRESENTLY STORED (NOT IN D OR E)	H TOTAL COMPLETED AND STORED TO DATE (D + E + F)	I % Comp.	J BALANCE TO FINISH (C-G)	
				From Previous application (D+E+F)	This Period					
	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	
	Structural Concrete	\$ 540,382.00	\$743,082	\$743,082			\$743,082	100%	\$0	
	Concrete Coring	\$ -	\$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	\$ 166,637.00	\$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 - Alca	\$ 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		\$727,539	100%	\$0	
	Scaffold - Scaffold Solution	\$ 58,025.00	\$61,131	\$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	
	G&M Appliances	\$ -	\$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	\$ 58,486.00	\$24,054	\$24,054			\$24,054	100%	\$0	
	Metal - Tom's Sheet Metal		\$72,479	\$72,479			\$72,479	100%	\$0	
	Mechanical- Lias	\$ 144,453.00	\$114,446	\$114,446			\$114,446	100%	\$0	
	Electrical - Links	\$ 360,366.00	\$428,252	\$428,252			\$428,252	100%	\$0	
	Low Voltage- JJ O'Sullivan	\$ 72,000.00	\$74,600	\$74,600			\$74,600	100%	\$0	

A ITEM NO:	B DESCRIPTION OF WORK	C ORIGINAL CONTRACT VALUE	D REV CONTRACT VALUE WITH CHANGE ORDERS	E WORK COMPLETED		G MATERIALS PRESENTLY STORED (NOT IN D OR E)	H TOTAL COMPLETED AND STORED TO DATE (D + E + F)	I % Comp.	J BALANCE TO FINISH (C-G)	
				From Previous application (D+E+F)	This Period					
	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	#DIV/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	
	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 ☐ Proposed	
Contract year work completion: Annually, monthly, weekly, 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. Painting: 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. Downspouts: 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

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Total
	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total
INCOME													
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	-	-	-	-	-	-	-	-	-	-	-	-	-
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	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
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
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	-	-	-	-	-	-	-	3,500.00	-	-	-	-	3,500.00
Extermination	550.00	550.00	550.00	550.00	550.00	550.00	600.00	600.00	600.00	600.00	600.00	600.00	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	-	-	-	-	-	-	-	-	-	-	-	-	-
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
Electrical Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Electrical Repairs	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
Painting & Decorating	-	-	-	-	-	-	-	-	-	-	-	-	-
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	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	29,300.00
Irrigation Repairs & Maint.	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Landscaping	-	-	-	-	-	-	-	-	-	-	-	-	-
Parking Lot Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Roof Repairs & Maint.	-	-	-	-	-	-	-	-	-	-	-	-	-
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	15,000.00
Fire/Life Safety	-	-	-	-	-	-	-	-	-	-	1,500.00	-	1,500.00
Carpet & Flooring	-	-	-	-	-	-	-	-	-	-	-	-	-
Exterior Repairs & Maint.	-	-	-	-	-	-	-	-	-	-	-	-	-
Keys & Locks	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
Tools & Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Repairs & Maint.	-	-	-	-	-	-	-	-	-	-	-	-	-
Business License	-	-	-	-	-	-	-	-	-	-	-	-	-
Indoor Plant Services	-	-	-	-	-	-	-	-	-	-	-	-	-
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	\$ 14,800.00	\$ 141,900.00
Property Insurance	\$ 32,500.00	\$ 33,500.00	\$ 34,500.00	\$ 35,500.00	\$ 45,500.00	\$ 55,500.00	\$ 57,100.00	\$ 58,815.00	\$ 60,500.00	\$ 62,315.00	\$ 64,185.00	\$ 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	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Taxes & Insurance:	\$ 121,574.00	\$ 123,540.00	\$ 127,241.00	\$ 131,024.00	\$ 143,889.00	\$ 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	Total	Total	Total	Total
TOTAL OPERATING EXPENSES:	\$ 150,724.00	\$ 153,340.00	\$ 157,791.00	\$ 162,274.00	\$ 175,939.00	\$ 189,591.00	\$ 194,981.00	\$ 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

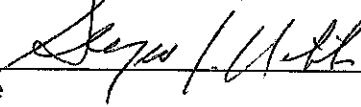
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Total
	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total
Non-Recoverable													
Non-Recov. Repairs & Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal	-	-	-	-	-	-	-	-	-	-	-	-	-
Audit & Tax	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Tax Consultant	-	-	-	-	-	-	-	-	-	-	-	-	-
Space Planning	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Professional Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Advertising & Promotion	-	-	-	-	-	-	-	-	-	-	-	-	-
Ground Lease Payments	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Non-Recoverable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NET OPERATING INCOME	\$ 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
Capital													
Building Improvements	\$ 5,000.00	\$ 6,000.00	\$ 7,000.00	\$ 8,000.00	\$ 9,000.00	\$ 10,000.00	\$ 11,000.00	\$ 12,000.00	\$ 13,000.00	\$ 14,000.00	\$ 15,000.00	\$ 16,000.00	\$ 126,000.00
Tenant Improvements	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	5,000.00	5,000.00	\$ 60,000.00
Constructions Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Leasing Commissions	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Total Capital:	\$ 10,000.00	\$ 11,000.00	\$ 12,000.00	\$ 13,000.00	\$ 14,000.00	\$ 15,000.00	\$ 16,000.00	\$ 17,000.00	\$ 18,000.00	\$ 19,000.00	\$ 20,000.00	\$ 21,000.00	\$ 186,000.00
Debt Service													
Principal	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 1,200,000.00
Interest	172,000.00	172,000.00	172,000.00	172,000.00	172,000.00	172,000.00	172,000.00	172,000.00	172,000.00	172,000.00	172,000.00	172,000.00	\$ 2,064,000.00
Replacement Reserve	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Total Debt Service	\$ 272,000.00	\$ 272,000.00	\$ 272,000.00	\$ 272,000.00	\$ 272,000.00	\$ 272,000.00	\$ 272,000.00	\$ 272,000.00	\$ 272,000.00	\$ 272,000.00	\$ 272,000.00	\$ 272,000.00	\$ 3,264,000.00
NET INCOME AFTER DEBT & CAPITAL	\$ 35,876.00	\$ 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 attached and provided is accurate. Attach notary acknowledgement.

SERGIO J. NIBBI
Name (Print)

MARCH 28, 2025
Date


Signature

LAWRENCE NIBBI
Name (Print)

3-28-25
Date


Signature

Name (Print)

Date

Signature

Public Information Release

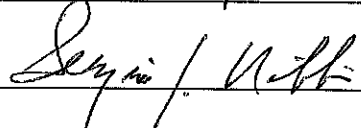
Please read the following statements and check each to indicate that you agree with the statement. Then sign below in the space provided.

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.

SERGIO J. NIBBI
Name (Print)

MARCH 28, 2025
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.

☒ 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.

Lawrence Nibbi
Name (Print)

3-28-25
Date


Signature

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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

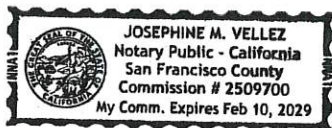
On March 28, 2025 before me, Josephine M Vellez, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Sergio J Nibbi and Lawrence Nibbi
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature [Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Mills Act Historical Property Application (2024-2025)

Document Date: March 28, 2025 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____