

File No. 171105

Committee Item No. 8

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Government Audit and Oversight

Date: November 1, 2017

Board of Supervisors Meeting:

Date: _____

Cmte Board

<input type="checkbox"/>	<input type="checkbox"/>	Motion
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Resolution
<input type="checkbox"/>	<input type="checkbox"/>	Ordinance
<input type="checkbox"/>	<input type="checkbox"/>	Legislative Digest
<input type="checkbox"/>	<input type="checkbox"/>	Budget and Legislative Analyst Report
<input type="checkbox"/>	<input type="checkbox"/>	Youth Commission Report
<input type="checkbox"/>	<input type="checkbox"/>	Introduction Form
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<input type="checkbox"/>	<input type="checkbox"/>	Application
<input type="checkbox"/>	<input type="checkbox"/>	Public Correspondence

OTHER

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Case Report - October 4, 2017</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>HPC Reso. No. 908 - October 4, 2017</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Mills Act Agreement</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Rehabilitation-Maintenance Plan</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Assessor's Valuation</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Mills Act Application</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Historic Structure Report</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Planning Department Letter - October 10, 2017</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Form 126</u>

Prepared by: John Carroll

Date: October 27, 2017

Prepared by: _____

Date: _____

1 [Mills Act Historical Property Contract - 1338 Filbert Street]

2
3 **Resolution approving an historical property contract between 1338 Filbert LLC, the**
4 **owners of 1338 Filbert Street, and the City and County of San Francisco, under**
5 **Administrative Code, Chapter 71; and authorizing the Planning Director and the**
6 **Assessor-Recorder to execute the historical property contract.**

7
8 WHEREAS, The California Mills Act (Government Code, Section 50280 et seq.)
9 authorizes local governments to enter into a contract with the owners of a qualified historical
10 property who agree to rehabilitate, restore, preserve, and maintain the property in return for
11 property tax reductions under the California Revenue and Taxation Code; and

12 WHEREAS, The Planning Department has determined that the actions contemplated in
13 this Resolution comply with the California Environmental Quality Act (California Public
14 Resources Code, Sections 21000 et seq.); and

15 WHEREAS, Said determination is on file with the Clerk of the Board of Supervisors in
16 File No. 171105, is incorporated herein by reference, and the Board herein affirms it; and

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

21 WHEREAS, Administrative Code, Chapter 71 was adopted to implement the provisions
22 of the Mills Act and to preserve these historic buildings; and

23 WHEREAS, 1338 Filbert Street is designated as Landmark No. 232, 1338 Filbert
24 Cottages, under Article 10 of the Planning Code and thus qualifies as an historical property as
25 defined in Administrative Code, Section 71.2; and

1 WHEREAS, A Mills Act application for an historical property contract has been
2 submitted by 1338 Filbert LLC, the owners of 1338 Filbert Street, detailing rehabilitation work
3 and proposing a maintenance plan for the property; and

4 WHEREAS, As required by Administrative Code, Section 71.4(a), the application for
5 the historical property contract for 1338 Filbert Street was reviewed by the Assessor's Office
6 and the Historic Preservation Commission; and

7 WHEREAS, The Assessor-Recorder has reviewed the historical property contract and
8 has provided the Board of Supervisors with an estimate of the property tax calculations and
9 the difference in property tax assessments under the different valuation methods permitted by
10 the Mills Act in its report transmitted to the Board of Supervisors on October 11, 2017, which
11 report is on file with the Clerk of the Board of Supervisors in File No. 171105 and is hereby
12 declared to be a part of this Resolution as if set forth fully herein; and

13 WHEREAS, The Historic Preservation Commission recommended approval of the
14 historical property contract in its Resolution No. 908, including approval of the Rehabilitation
15 Program and Maintenance Plan, attached to said Resolution, which is on file with the Clerk of
16 the Board of Supervisors in File No 171105 and is hereby declared to be a part of this
17 resolution as if set forth fully herein; and

18 WHEREAS, The draft historical property contract between 1338 Filbert LLC, the
19 owners of 1338 Filbert Street, and the City and County of San Francisco is on file with the
20 Clerk of the Board of Supervisors in File No. 171105 and is hereby declared to be a part of
21 this resolution as if set forth fully herein; and

22 WHEREAS, The Board of Supervisors has conducted a public hearing pursuant to
23 Administrative Code, Section 71.4(d) to review the Historic Preservation Commission's
24 recommendation and the information provided by the Assessor's Office in order to determine
25 whether the City should execute the historical property contract for 1338 Filbert Street; and

1 WHEREAS, The Board of Supervisors has balanced the benefits of the Mills Act to the
2 owner of 1338 Filbert Street with the cost to the City of providing the property tax reductions
3 authorized by the Mills Act, as well as the historical value of 1338 Filbert Street and the
4 resultant property tax reductions, and has determined that it is in the public interest to enter
5 into a historical property contract with the applicants; now, therefore, be it

6 RESOLVED, That the Board of Supervisors hereby approves the historical property
7 contract between 1338 Filbert LLC, the owners of 1338 Filbert Street, and the City and County
8 of San Francisco; and, be it

9 FURTHER RESOLVED, That the Board of Supervisors hereby authorizes the Planning
10 Director and the Assessor-Recorder to execute the historical property contract.



SAN FRANCISCO PLANNING DEPARTMENT

Mills Act Historical Property Contracts Case Report

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
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Planning
Information:
415.558.6377

Hearing Date: October 4, 2017
Staff Contact: Shannon Ferguson – (415) 575-9074
shannon.ferguson@sfgov.org
Reviewed By: Tim Frye – (415) 575-6822
tim.frye@sfgov.org

a. Filing Date: May 1, 2017
Case No.: 2017-005434MLS
Project Address: **215 and 229 Haight Street** (formerly 55 Laguna Street)
Landmark District: Landmark Nos. 257, 258 (Woods Hall and Woods Hall Annex)
Zoning: NC-3 – Neighborhood Commercial, Moderate Scale;
RM-3 – Residential Mixed, Medium Density; P – Public
Height & Bulk: 85-X, 50-X, 40-X
Block/Lot: 0857/002
Applicant: Alta Laguna, LLC
20 Sunnyside Ave., Suite B
Mill Valley, CA 94941

b. Filing Date: May 1, 2017
Case No.: 2017-005884MLS
Project Address: **56 Potomac Street**
Landmark District: Duboce Park Historic District Contributor
Zoning: RH-2 (Residential-House-Two Family)
Height and Bulk: 40-X
Block/Lot: 0866/012
Applicant: Jason Monberg & Karli Sager
105 Steiner Street
San Francisco, CA 94117

c. Filing Date: May 1, 2017
Case No.: 2017-004959MLS
Project Address: **60-62 Carmelita Street**
Landmark District: Duboce Park Historic District Contributor
Zoning: RH-2 (Residential-House-Two Family)
Height and Bulk: 40-X
Block/Lot: 0864/014
Applicant: Patrick Mooney & Stephen G. Tom
62 Carmelita Street
San Francisco, CA 94117

**Mill Act Applications
October 4, 2017**

2017-005434MLS; 2017-005884MLS; 2017-004959MLS; 2017-005396MLS; 2017-005880MLS; 2017-005887MLS; 2017-005419MLS; 2017-006300MLS
55 Laguna Street; 56 Potomac Street; 60-62 Carmelita Street; 101 Vallejo Street; 627 Waller Street; 940 Grove Street; 973 Market Street; 1338 Filbert Street

- d. Filing Date:** May 1, 2017
Case No.: 2017-005396MLS
Project Address: **101 Vallejo Street**
Landmark District: San Francisco Landmark No. 91 (Gibb-Sanborn Warehouses), contributor to the Northeast Waterfront Historic District, and individually listed on the National Register of Historic Places
Zoning: C-2 (Community Business)
Height and Bulk: 65-X
Block/Lot: 0141/013
Applicant: 855 Front Street LLC
610 W. Ash Street, Ste. 1503
San Diego, CA 92101
- e. Filing Date:** May 1, 2017
Case No.: 2017-005880MLS
Project Address: **627 Waller Street**
Landmark District: Duboce Park Historic District Contributor
Zoning: RTO (Residential Transit Oriented District)
Height and Bulk: 40-X
Block/Lot: 0864/012
Applicant: John Hjelmstad & Allison Bransfield
627 Waller
San Francisco, CA 94117
- f. Filing Date:** May 1, 2017
Case No.: 2017-005887MLS
Project Address: **940 Grove Street**
Landmark District: Contributor to the Alamo Square Historic District
Zoning: RH-3 (Residential-House, Three Family)
Height and Bulk: 40-X
Block/Lot: 0798/058
Applicant: Smith-Hantas Family Trust
940 Grove Street
San Francisco, CA 94117
- g. Filing Date:** May 1, 2017
Case No.: 2017-005419MLS
Project Address: **973 Market Street**
Landmark District: Contributor to the Market Street Theater and Loft National Register Historic District
Zoning: C-3-G (Downtown-General)
Height and Bulk: 120-X
Block/Lot: 3704/069
Applicant: Raintree 973 Market Newco LLC
28202 Cabot Rd., Ste. 300

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55 Laguna Street; 56 Potomac Street; 60-62 Carmelita Street; 101 Vallejo Street; 627 Waller Street; 940 Grove Street; 973 Market Street; 1338 Filbert Street
Laguna Nigel, CA 92677

h. Filing Date: May 1, 2017
Case No.: 2017-006300MLS
Project Address: **1338 Filbert Street**
Landmark District: Landmark No. 232 (1338 Filbert Cottages)
Zoning: RH-2 (Residential- House, Two Family)
Height and Bulk: 40-X
Block/Lot: 0524/031, 032, 033, 034
Applicant: 1338 Filbert LLC
30 Blackstone Court
San Francisco, CA 94123

PROPERTY DESCRIPTIONS

- a. **215 and 229 Haight Street (formerly 55 Laguna Street):** The subject property is located on the northwest corner of Haight and Buchanan streets, Assessor's Parcel 0857/002. The subject property is within a NC-3 – Neighborhood Commercial, Moderate Scale and RM-3 – Residential Mixed, Medium Density; P – Public zoning district and 85-X and 50-X Height and Bulk district. The property is designated as San Francisco Landmark Nos. 257 and 258. The Spanish style Woods Hall and Woods Hall Annex were built in 1926 and 1935, respectively, for the San Francisco State Teacher's College (San Francisco Normal School) for use as a science building. Completed in phases as Works Progress Administration (WPA) funds became available, Woods Hall Annex also contains a WPA mural by Rueben Kadish known as "A Dissertation on Alchemy," which is located at the top of the stairwell at the east end of Woods Hall Annex. The property was rehabilitated in 2015-2016 as multiple-family housing.
- b. **56 Potomac Street:** The subject property is located on the east side of Potomac Street between Waller Street and Duboce Park, Assessor's Parcel 0866/012. The subject property is located within a RH-2 (Residential-House-Two Family) zoning district and a 40-X Height and Bulk district. The property is a contributing building to the Duboce Park Historic District. It is a two-story plus basement, wood frame, single-family dwelling originally designed in the Shingle style and built in 1899 by builder George H. Moore and altered with smooth stucco cladding at the primary façade at an unknown date.
- c. **60-62 Carmelita Street:** The subject property is located on the east side of Carmelita Street between Waller Street and Duboce Park, Assessor's Parcel 0864/014. The subject property is located within a RH-2 (Residential-House-Two Family) zoning district and a 40-X Height and Bulk district. The property is a contributing building to the Duboce Park Historic District. It is a two-story plus basement, wood frame, multiple-family dwelling originally designed in the Edwardian style and built in 1899 and altered with smooth stucco cladding at the primary façade at an unknown date.
- d. **101 Vallejo Street:** The subject property is located on the southwest corner of Vallejo and Front streets, Assessor's Parcel 0141/013. The subject property is located within a C-2 (Community Business) zoning and a 65-X Height and Bulk district. The property is designated as San Francisco

Landmark No. 91 (Gibb-Sanborn Warehouses), is a contributor to the Northeast Waterfront Historic District, and is individually listed on the National Register of Historic Places. It is a two-story plus basement, heavy timber and brick warehouse building designed in the Commercial Style and built in 1855 for merchant Daniel Gibb who also built the subject property's twin at the northwest corner of Vallejo and Front streets. Both buildings appear to be the oldest surviving warehouses in San Francisco.

- e. **627 Waller Street:** The subject property is located on the south side of Waller Street between Carmelita and Pierce streets, Assessor's Parcel 0864/022. The subject property is located within a RTO (Residential Transit Oriented District) zoning district and a 40-X Height and Bulk district. The property is a contributing building to the Duboce Park Historic District. It is a two-and-half-story plus basement, wood-frame, single-family dwelling designed in the Queen Anne style and built in 1899.
- f. **940 Grove Street:** The subject property is located on the northwest corner of Grove and Steiner streets, Assessors' Parcel 0798/058. The subject property is located within a RH-3 (Residential-House, Three Family) zoning district and a 40-X Height and Bulk district. The property is a contributing building to the Alamo Square Historic District. It is a two-and-half-story plus basement, wood frame, single-family dwelling designed in the Queen Anne style by master architect Albert Pissis and built in 1895.
- g. **973 Market Street:** The subject property is located on the south side of Market Street between 5th and 6th streets, Assessor's Parcel 3704/069. The subject property is located within a C-3-G (Downtown-General) zoning district and a 120-X Height and Bulk district. The property, known as the Wilson Building is a contributing building to the Market Street Theater and Loft National Register Historic District. The seven story plus basement steel frame building was designed by master architect Willis Polk in 1900 and the Byzantine terra cotta façade survived the 1906 earthquake.
- h. **1338 Filbert Street:** The subject property is located on the north side of Filbert Street between Polk and Larkin streets. Assessor's Parcels 0524/031, 0524/032, 0524/033, 0524/034. The subject property is located within a RH-2 (Residential – House, Two Family) and a 40-X Height and Bulk District. The property is San Francisco Landmark No. 232, 1338 Filbert Cottages. It consists of four, two-story, wood frame, single family dwellings designed in a vernacular post-earthquake period style with craftsman references and built in 1907 with a 1943 addition.

PROJECT DESCRIPTION

This project is a Mills Act Historical Property Contract application.

MILLS ACT REVIEW PROCESS

Once a Mills Act application is received, the matter is referred to the Historic Preservation Commission (HPC) for review. The HPC shall conduct a public hearing on the Mills Act application, historical

Mill Act Applications
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property contract, and proposed rehabilitation and maintenance plan, and make a recommendation for approval or disapproval to the Board of Supervisors.

The Board of Supervisors will hold a public hearing to review and approve or disapprove the Mills Act application and contract. The Board of Supervisors shall conduct a public hearing to review the Historic Preservation Commission recommendation, information provided by the Assessor's Office, and any other information the Board requires in order to determine whether the City should execute a historical property contract for the subject property.

The Board of Supervisors shall have full discretion to determine whether it is in the public interest to enter into a Mills Act contract and may approve, disapprove, or modify and approve the terms of the contract. Upon approval, the Board of Supervisors shall authorize the Director of Planning and the Assessor-Recorder's Office to execute the historical property contract.

MILLS ACT REVIEW PROCEDURES

The Historic Preservation Commission is requested to review and make recommendations on the following:

- The draft Mills Act Historical Property Contract between the property owner and the City and County of San Francisco.
- The proposed rehabilitation and maintenance plan.

The Historic Preservation Commission may also comment in making a determination as to whether the public benefit gained through restoration, continued maintenance and preservation of the property is sufficient to outweigh the subsequent loss of property taxes to the City.

APPLICABLE PRESERVATION STANDARDS

Ordinance No. 191-96 amended the San Francisco Administrative Code by adding Chapter 71 to implement the California Mills Act, California Government Code Sections 50280 *et seq.* The Mills Act authorizes local governments to enter into contracts with private property owners who will rehabilitate, restore, preserve, and maintain a "qualified historical property." In return, the property owner enjoys a reduction in property taxes for a given period. The property tax reductions must be made in accordance with Article 1.9 (commencing with Section 439) of Chapter 3 of Part 2 of Division 1 of the California Revenue and Taxation Code.

TERM

Mills Act contracts must be made for a minimum term of ten years. The ten-year period is automatically renewed by one year annually to create a rolling ten-year term. One year is added automatically to the initial term of the contract on the anniversary date of the contract, unless notice of nonrenewal is given or the contract is terminated. If the City issues a notice of nonrenewal, then one year will no longer be added to the term of the contract on its anniversary date and the contract will only remain in effect for the remainder of its term. The City must monitor the provisions of the contract until its expiration and may terminate the Mills Act contract at any time if it determines that the owner is not complying with the

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terms of the contract or the legislation. Termination due to default immediately ends the contract term. Mills Act contracts remain in force when a property is sold.

ELIGIBILITY

San Francisco Administrative Code Chapter 71, Section 71.2, defines a “qualified historic property” as one that is not exempt from property taxation and that is one of the following:

- (a) Individually listed in the National Register of Historic Places;
- (b) Listed as a contributor to an historic district included on the National Register of Historic Places;
- (c) Designated as a City landmark pursuant to San Francisco Planning Code Article 10;
- (d) Designated as contributory to a landmark district designated pursuant to San Francisco Planning Code Article 10; or
- (e) Designated as significant (Categories I or II) or contributory (Categories III or IV) to a conservation district designated pursuant to San Francisco Planning Code Article 11.

All properties that are eligible under the criteria listed above must also meet a tax assessment value to be eligible for a Mills Act Contract. The tax assessment limits are listed below:

Residential Buildings

Eligibility is limited to a property tax assessment value of not more than \$3,000,000.

Commercial, Industrial or Mixed Use Buildings

Eligibility is limited to a property tax assessment value of not more than \$5,000,000.

Properties may be exempt from the tax assessment values if it meets any one of the following criteria:

- The qualified historic property is an exceptional example of architectural style or represents a work of a master architect or is associated with the lives of persons important to local or national history; or
- Granting the exemption will assist in the preservation and rehabilitation of a historic structure (including unusual and/or excessive maintenance requirements) that would otherwise be in danger of demolition, deterioration, or abandonment;

Properties applying for a valuation exemption must provide evidence that it meets the exemption criteria, including a historic structure report to substantiate the exceptional circumstances for granting the exemption. The Historic Preservation Commission shall make specific findings in determining whether to recommend to the Board of Supervisors that the valuation exemption should be approved. Final approval of this exemption is under the purview of the Board of Supervisors.

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PUBLIC/NEIGHBORHOOD INPUT

The Department has not received any public comment regarding the Mills Act Historical Property Contract.

STAFF ANALYSIS

The Department received eight Mills Act applications by the May 1, 2017 filing date. The Project Sponsors, Planning Department Staff, and the Office of the City Attorney have negotiated the eight attached draft historical property contracts, which include a draft rehabilitation and maintenance plan for the historic building. Department Staff believes the draft historical property contracts and plans are adequate, with the exception of 60-62 Carmelita Street. Please see below for complete analysis.

- a. **215 and 229 Haight Street (formerly 55 Laguna Street):** As detailed in the Mills Act application, the applicant proposes to rehabilitate and maintain the historic property. Staff determined that the proposed work, detailed in the attachments, is consistent with the Secretary of Interior's Standards for Rehabilitation.

The subject property is currently valued by the Assessor's Office at over \$3,000,000 (see attached Market Analysis and Income Approach reports). The subject property qualifies for an exemption as it is designated as San Francisco Landmark Nos. No. 257 and 259, Woods Hall and Woods Hall Annex. A Historic Structure Report was required in order to demonstrate that granting the exemption would assist in the preservation of a property that might otherwise be in danger of demolition or substantial alterations.

The applicant completed substantial rehabilitation of the building in 2016, including the roof, roof drainage system, exterior wall repair and painting, wood window repair and in-kind replacement, metal window repair and replacement, repair and in-kind replacement of exterior light fixtures, and moving of the Sacred Palm. Work to interior character-defining features in the lobby, corridor, and stairs was also completed in 2016. The proposed Rehabilitation Plan includes stabilizations and repair of the Ruben Kadish Mural by a conservator.

The proposed Maintenance Plan includes annual inspection of the exterior walls, roof drainage system, exterior lightwells, windows, roof and care of the Sacred Palm. Inspections and painting of the walls, roof drainage system, windows, will occur every ten years. Any needed repairs will be made in kind and will avoid altering, removing or obscuring character-defining features of the building.

No changes to the use of the property are proposed. Please refer to the attached Rehabilitation and Maintenance Plan for a full description of the proposed work. The attached draft historical property contract will help the applicant mitigate these expenditures and will induce the applicant to maintain the property in excellent condition in the future.

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- b. **56 Potomac Street:** The applicant proposes to amend the 2013 Mills Act Contract in whole. The property owners applied for a Mills Act Contract in 2013. The Historic Preservation Commission recommended approval of the Mills Act Contract on December 4, 2013 and the Mills Act Contract was adopted by the Board of Supervisors on December 17, 2013. Said determination is on file with the Clerk of the Board of Supervisors in File No. 131159. The 2013 Rehabilitation Plan included replacement of front stairs, repainting and replacement of windows on the front and rear facades. The applicant proposes to amend the 2013 Mills Act Contract in whole to complete remodel of the interior and exterior rear façade.

As detailed in the 2017 Mills Act application, the applicant proposes to restore the front façade and maintain the historic property. Staff determined that the proposed work, detailed in the attachments, is consistent with the Secretary of Interior's Standards for Rehabilitation and Restoration.

The subject property is currently valued by the Assessor's Office as under \$3,000,000 (see attached Market Analysis and Income Approach reports) and did not require a Historic Structure Report. The subject property qualifies for an exemption as a contributor the Duboce Park Historic District.

The proposed Rehabilitation Plan includes work to the front façade including, exploratory demolition of the stuccoed front facade to determine if any historic cladding remains and restoration of the façade based on documentary evidence; seismic evaluation and seismic upgrade as necessary; in kind roof replacement with asphalt shingles; retention and repair of historic front door; replacement of front stairs with compatible design and materials; and in-kind repair or replacement of fixed and double-hung wood windows.

The proposed Maintenance Plan includes annual inspection of primarily front façade including the foundation, front stairs and porch, siding, windows, attic and roof with in-kind repair of any deteriorated elements as necessary. Any needed repairs will be made in kind and will avoid altering, removing or obscuring character-defining features of the building.

No changes to the use of the property are proposed. Please refer to the attached Rehabilitation and Maintenance Plan for a full description of the proposed work. The attached draft historical property contract will help the applicant mitigate these expenditures and will induce the applicant to maintain the property in excellent condition in the future.

- c. **60-62 Carmelita Street:** As detailed in the Mills Act application, the applicant proposes to rehabilitate and maintain the historic property. Staff determined that the proposed work, detailed in the attachments, is consistent with the Secretary of Interior's Standards for Rehabilitation and Preservation with the exception of Rehabilitation Plan Scope #4, installation of a garage.

The subject property is currently valued by the Assessor's Office as under \$3,000,000 (see attached Market Analysis and Income Approach reports) and did not require a Historic Structure Report. The subject property qualifies for an exemption as a contributor to the Duboce Park Historic District.

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The applicant completed rehabilitation work to the building in 2016, including seismic upgrade to the foundation, exterior painting, and repair and reglazing of terrazzo front steps. The proposed Rehabilitation Plan includes installation of garage and roof replacement.

Department Recommendation: The Department recommends revisions to the Rehabilitation and Maintenance plans, specifically: Scope #4, Installation of garage. While the work was approved by the Historic Preservation Commission through Motion No. 0298 on January 18, 2017, the proposed scope of work does not conform to the overall purpose and intent of the Mills Act Program. Installing a garage is not necessary to rehabilitate and preserve the building. The Department recommends this scope of work be removed in order to forward a positive recommendation to the Board of Supervisors.

The proposed Maintenance Plan includes inspection of windows every five years, and inspection of the roof, gutters, downspouts, siding, and paint every two years. Any needed repairs will be made in kind and will avoid altering, removing or obscuring character-defining features of the building.

No changes to the use of the property are proposed. Please refer to the attached Rehabilitation and Maintenance Plan for a full description of the proposed work. The attached draft historical property contract will help the applicant mitigate these expenditures and will induce the applicant to maintain the property in excellent condition in the future.

- d. **101 Vallejo Street:** As detailed in the Mills Act application, the applicant proposes to rehabilitate and maintain the historic property. Staff determined that the proposed work, detailed in the attachments, is consistent with the Secretary of Interior's Standards for Rehabilitation and Preservation.

The subject property is currently valued by the Assessor's Office as over \$3,000,000 (see attached Market Analysis and Income Approach reports). The subject property qualifies for an exemption as it is designated as Landmark No. 91 (Gibb-Sanborn Warehouses) under Article 10 of the Planning Code, a contributor to the Northeast Waterfront Historic District, and individually listed on the National Register of Historic Places. A Historic Structure Report was required in order to demonstrate that granting the exemption would assist in the preservation of a property that might otherwise be in danger of demolition or substantial alterations.

The proposed Rehabilitation Plan includes structural upgrade, roof replacement, repair to skylights, foundation, watertable, brick façade, metal windows entryways, parapet bracing, and repair to character defining interior features such as the heavy timber framing.

The proposed Maintenance Plan includes annual inspection of the roof, skylights, parapet bracing, roof drainage system, foundation, watertable, windows and entryways. Any needed repairs will be made in kind and will avoid altering, removing or obscuring character-defining features of the building.

No changes to the use of the property are proposed. Please refer to the attached Rehabilitation and Maintenance Plan for a full description of the proposed work. The attached draft historical property contract will help the applicant mitigate these expenditures and will induce the applicant to maintain the property in excellent condition in the future.

- e. **627 Waller Street:** As detailed in the Mills Act application, the applicant proposes to rehabilitate and maintain the historic property. Staff determined that the proposed work, detailed in the attachments, is consistent with the Secretary of Interior's Standards for Rehabilitation and Preservation.

The subject property is currently valued by the Assessor's Office as over \$3,000,000. The subject property qualifies for an exemption as a contributor to the Duboce Park Historic District. A Historic Structure Report was required in order to demonstrate that granting the exemption would assist in the preservation of a property that might otherwise be in danger of demolition or substantial alterations.

The applicant has already completed a rehabilitation work to the property, including repair of a leak at the rear of the house. The proposed Rehabilitation Plan includes further repair of the leak at the rear of the house, replacement of the skylight, front stairway, concrete driveway with permeable paving, front windows with double hung wood windows with ogee lugs, roof and repainting of the house.

The proposed Maintenance Plan includes annual inspection all elevations, front stairs, and windows; and inspection of the roof every five years. Any needed repairs resulting from inspection will be made in kind and will avoid altering, removing or obscuring character-defining features of the building.

No changes to the use of the property are proposed. Please refer to the attached Rehabilitation and Maintenance Plan for a full description of the proposed work. The attached draft historical property contract will help the applicant mitigate these expenditures and will induce the applicant to maintain the property in excellent condition in the future.

- f. **940 Grove Street:** As detailed in the Mills Act application, the applicant proposes to rehabilitate and maintain the historic property. Staff determined that the proposed work, detailed in the attachments, is consistent with the Secretary of Interior's Standards for Rehabilitation and Preservation.

The subject property is currently valued by the Assessor's Office as over \$3,000,000 (all four parcels; see attached Market Analysis and Income Approach reports). The subject property qualifies for an exemption as it is a contributor to the Alamo Square Historic District. A Historic Structure Report was required in order to demonstrate that granting the exemption would assist in the preservation of a property that might otherwise be in danger of demolition or substantial alterations.

The applicant has already completed a substantial rehabilitation work to the property in 2015, including seismic improvements, entrance portico rehabilitation, exterior wood siding

rehabilitation and repair, and retaining wall rehabilitation. The proposed Rehabilitation Plan includes exterior repainting, repair to concrete retaining wall and steps, and roof replacement.

The proposed Maintenance Plan includes annual inspection of the condition of the paint, windows and doors, site grading and drainage. Inspection of the siding and trim and roof will occur every five years. Any needed repairs resulting from inspection will be made in kind and will avoid altering, removing or obscuring character-defining features of the building.

No changes to the use of the property are proposed. Please refer to the attached Rehabilitation and Maintenance Plan for a full description of the proposed work. The attached draft historical property contract will help the applicant mitigate these expenditures and will induce the applicant to maintain the property in excellent condition in the future.

- g. **973 Market Street:** As detailed in the Mills Act application, the applicant proposes to rehabilitate and maintain the historic property. Staff determined that the proposed work, detailed in the attachments, is consistent with the Secretary of Interior's Standards for Rehabilitation, Preservation and Restoration.

The subject property is currently valued by the Assessor's Office as over \$3,000,000 (all four parcels; see attached Market Analysis and Income Approach reports). The subject property qualifies for an exemption as it is a contributor to the Market Street Theater and Loft National Register Historic District. A Historic Structure Report was required in order to demonstrate that granting the exemption would assist in the preservation of a property that might otherwise be in danger of demolition or substantial alterations

The applicant has already completed a substantial rehabilitation work to the property, including seismic upgrade, terra cotta repair, window replacement, storefront system replacement, masonry and fire escape repair, and roof replacement. The proposed Rehabilitation Plan includes replacement of windows and storefronts to more closely match the historic and roof replacement.

The proposed Maintenance Plan includes annual inspection of the foundation, terra cotta, windows, storefront system, masonry, fire escape and roof on a five to ten year cycle. Any needed repairs will be made in kind and will avoid altering, removing or obscuring character-defining features of the building.

No changes to the use of the property are proposed. Please refer to the attached Rehabilitation and Maintenance Plan for a full description of the proposed work. The attached draft historical property contract will help the applicant mitigate these expenditures and will induce the applicant to maintain the property in excellent condition in the future.

- h. **1338 Filbert Street:** The applicant is reapplying for a Mills Act Contract. The property owners applied for a Mills Act Contract in 2016. The Historic Preservation Commission recommended approval of the Mills Act Contract on October 5, 2016 through Resolution No. 793. It was tabled by the Board of Supervisors on November 3, 2016.

As detailed in the Mills Act application, the applicant proposes to rehabilitate and maintain the historic property. Staff determined that the proposed work, detailed in the attachments, is consistent with the Secretary of Interior's Standards for Rehabilitation, Preservation and Restoration.

The subject property is currently valued by the Assessor's Office as over \$3,000,000 (all four parcels; see attached Market Analysis and Income Approach reports). The subject property qualifies for an exemption as it is designated San Francisco Landmark No. 232, 1338 Filbert Cottages. A Historic Structure Report was required in order to demonstrate that granting the exemption would assist in the preservation of a property that might otherwise be in danger of demolition or substantial alterations

The applicant has already completed a substantial rehabilitation work to the property, including historic resource protection during construction; seismic upgrade; in-kind roof replacement; and in-kind gutter replacement. The proposed Rehabilitation Plan includes retention and in-kind replacement of siding; structural reframing; retention and in-kind replacement of doors and windows; exterior painting; and restoration of the garden.

The proposed Maintenance Plan includes annual inspection of the garden, downspouts, gutters and drainage; inspection of doors and windows, millwork every two years; inspection of wood siding and trim every three years; selected repainting every four years; and inspection of the roof every five years with in-kind repair of any deteriorated elements as necessary. Any needed repairs will be made in kind and will avoid altering, removing or obscuring character-defining features of the building.

No changes to the use of the property are proposed. Please refer to the attached Rehabilitation and Maintenance Plan for a full description of the proposed work. The attached draft historical property contract will help the applicant mitigate these expenditures and will induce the applicant to maintain the property in excellent condition in the future.

ASSESSOR-RECORDER INFORMATION

Based on information received from the Assessor-Recorder, the following properties will receive an estimated first year reduction as a result of the Mills Act Contract:

- a. **215 and 229 Haight Street:** (formerly 55 Laguna Street): 21.33%
- b. **56 Potomac Street:** 26.51%

Mill Act Applications
October 4, 2017

2017-005434MLS; 2017-005884MLS; 2017-004959MLS; 2017-005396MLS; 2017-005880MLS; 2017-005887MLS; 2017-005419MLS; 2017-006300MLS
55 Laguna Street; 56 Potomac Street; 60-62 Carmelita Street; 101 Vallejo Street; 627 Waller Street; 940 Grove Street; 973 Market Street; 1338 Filbert Street

- c. 60-62 Carmelita: 50.40%
- d. 101 Vallejo Street: 29.76%
- e. 627 Waller Street: 59.43%
- f. 940 Grove Street: 62.26%
- g. 973 Market Street: 37.56%
- h. 1338 Filbert Street: #A: 25.16%, #B: 18.36%, #C: 24.74%, and #D: 17.59%

PLANNING DEPARTMENT RECOMMENDATION

- The Planning Department recommends that the Historic Preservation Commission adopt a resolution recommending **approval** of the Mills Act Historical Property Contracts and Rehabilitation and Maintenance Plans to the Board of Supervisors for the following properties:
 - 1. 215 and 229 Haight Street (formerly 55 Laguna Street),
 - 2. 56 Potomac Street,
 - 3. 101 Vallejo Street,
 - 4. 627 Waller Street,
 - 5. 940 Grove Street,
 - 6. 973 Market Street
 - 7. 1338 Filbert Street
- The Planning Department recommends that the Historic Preservation Commission adopt a resolution recommending **approval with conditions** of the Mills Act Historical Property Contract and Rehabilitation and Maintenance Plans for 60-62 Carmelita Street. Conditions of approval include:
 - 1. Revisions to the Rehabilitation and Maintenance Plans for 60-62 Carmelita Street, specifically removing Scope #4, Installation of garage. While the work was approved by the Historic Preservation Commission through Motion No. 0298 on January 18, 2017, the proposed scope of work does not conform to the overall purpose and intent of the Mills Act Program. Installing a garage is not necessary to rehabilitate and preserve the building. The Department recommends this scope of work be removed in order to forward a positive recommendation to the Board of Supervisors.

ISSUES AND OTHER CONSIDERATIONS

Mills Act Contract property owners are required to submit an annual affidavit demonstrating compliance with Rehabilitation and Maintenance Plans.

**Mill Act Applications
October 4, 2017**

2017-005434MLS; 2017-005884MLS; 2017-004959MLS; 2017-005396MLS; 2017-005880MLS; 2017-005887MLS; 2017-005419MLS; 2017-006300MLS
55 Laguna Street; 56 Potomac Street; 60-62 Carmelita Street; 101 Vallejo Street; 627 Waller Street; 940 Grove Street; 973 Market Street; 1338 Filbert Street

HISTORIC PRESERVATION COMMISSION ACTIONS

Review and adopt a resolution for each property:

1. Recommending to the Board of Supervisors approval of the proposed Mills Act Historical Property Contract between the property owner(s) and the City and County of San Francisco;
2. Approving the proposed Mills Act Rehabilitation and Maintenance Plan for each property.

Attachments:

- a. **215 & 229 Haight Street (formerly 55 Laguna)**
 - Draft Resolution
 - Draft Mills Act Historical Property Contract
 - Draft Rehabilitation Program & Maintenance Plan
 - Draft Mills Act Valuation provided by the Assessor-Recorder's Office
 - Pre-Approval Inspection Report
 - Mills Act Application and Historic Structure Report
- b. **56 Potomac Street**
 - Draft Resolution
 - Draft Mills Act Historical Property Contract
 - Draft Rehabilitation Program & Maintenance Plan
 - Draft Mills Act Valuation provided by the Assessor-Recorder's Office
 - Pre-Approval Inspection Report
 - Mills Act Application
- c. **60-62 Carmelita Street**
 - Draft Resolution
 - Draft Mills Act Historical Property Contract
 - Draft Rehabilitation Program & Maintenance Plan
 - Draft Mills Act Valuation provided by the Assessor-Recorder's Office
 - Pre-Approval Inspection Report
 - Mills Act Application
- d. **101 Vallejo Street**
 - Draft Resolution
 - Draft Mills Act Historical Property Contract
 - Draft Rehabilitation Program & Maintenance Plan
 - Draft Mills Act Valuation provided by the Assessor-Recorder's Office
 - Pre-Approval Inspection Report
 - Mills Act Application and Historic Structure Report
- e. **627 Waller Street**
 - Draft Resolution
 - Draft Mills Act Historical Property Contract
 - Draft Rehabilitation Program & Maintenance Plan

Mill Act Applications

October 4, 2017

2017-005434MLS; 2017-005884MLS; 2017-004959MLS; 2017-005396MLS; 2017-005880MLS; 2017-005887MLS; 2017-005419MLS; 2017-006300MLS
55 Laguna Street; 56 Potomac Street; 60-62 Carmelita Street; 101 Vallejo Street; 627 Waller Street; 940 Grove Street; 973 Market Street; 1338 Filbert Street

Draft Mills Act Valuation provided by the Assessor-Recorder's Office
Pre-Approval Inspection Report
Mills Act Application and Historic Structure Report

f. 940 Grove Street

Draft Resolution
Draft Mills Act Historical Property Contract
Draft Rehabilitation Program & Maintenance Plan
Draft Mills Act Valuation provided by the Assessor-Recorder's Office
Pre-Approval Inspection Report
Mills Act Application and Historic Structure Report

g. 973 Market Street

Draft Resolution
Draft Mills Act Historical Property Contract
Draft Rehabilitation Program & Maintenance Plan
Draft Mills Act Valuation provided by the Assessor-Recorder's Office
Pre-Approval Inspection Report
Mills Act Application and Historic Structure Report

h. 1338 Filbert Street

Draft Resolution
Draft Mills Act Historical Property Contract
Draft Rehabilitation Program & Maintenance Plan
Draft Mills Act Valuation provided by the Assessor-Recorder's Office
Pre-Approval Inspection Report
Mills Act Application and Historic Structure Report

<i>Case No.:</i>	2017-006300MLS
<i>Project Address:</i>	1338 Filbert Street
<i>Landmark District:</i>	Landmark No. 232 (1338 Filbert Cottages)
<i>Zoning:</i>	RH-2 (Residential- House, Two Family)
<i>Height and Bulk:</i>	40-X
<i>Block/Lot:</i>	0524/031, 032, 033, 034
<i>Applicant:</i>	1338 Filbert LLC 30 Blackstone Court San Francisco, CA 94123

SITE PHOTO



AERIAL PHOTO



SUBJECT PROPERTY



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. 908

HEARING DATE OCTOBER 4, 2017

Case No.: 2017-006300MLS
Project Address: 1338 Filbert Street
Landmark District: Landmark No. 232 (1338 Filbert Cottages)
Zoning: RH-2 (Residential- House, Two Family)
Height and Bulk: 40-X
Block/Lot: 0524/031, 032, 033, 034
Applicant: 1338 Filbert LLC
30 Blackstone Court
San Francisco, CA 94123
Staff Contact: Shannon Ferguson – (415) 575-9074
shannon.ferguson@sfgov.org
Reviewed By: Tim Frye – (415) 575-6822
tim.frye@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

ADOPTING FINDINGS RECOMMENDING TO THE BOARD OF SUPERVISORS APPROVAL OF THE MILLS ACT HISTORICAL PROPERTY CONTRACT, REHABILITATION PROGRAM, AND MAINTENANCE PLAN FOR 1338 FILBERT STREET:

WHEREAS, The Mills Act, California Government Code Sections 50280 et seq. ("the Mills Act") authorizes local governments to enter into contracts with owners of private historical property who assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property; and

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

WHEREAS, Ordinance No. 191-96 amended the San Francisco Administrative Code by adding Chapter 71, to implement Mills Act locally; and

WHEREAS, The Planning Department has determined that the actions contemplated in this Resolution are categorically exempt from with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) under section 15331; and

WHEREAS, The existing building located at 1338 Filbert Street is listed under Article 10 of the San Francisco Planning Code Planning Code as San Francisco Landmark No. 232 (1338 Filbert Cottages) and thus qualifies as a historic property; and

WHEREAS, The Planning Department has reviewed the Mills Act Application, Historical Property Contract, Historical Property Contract, Rehabilitation Program, and Maintenance Plan for 1338 Filbert Street, which are located in Case Docket No. 2017-006300MLS. The Planning Department recommends approval of the Mills Act historical property contract, rehabilitation program, and maintenance plan; and

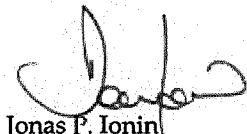
WHEREAS, The Historic Preservation Commission (HPC) recognizes the historic building at 1338 Filbert Street as an historical resource and believes the Rehabilitation Program and Maintenance Plan are appropriate for the property; and

WHEREAS, At a duly noticed public hearing held on October 4, 2017, the Historic Preservation Commission reviewed documents, correspondence and heard oral testimony on the Mills Act Application, Historical Property Contract, Rehabilitation Program, and Maintenance Plan for 1338 Filbert Street, which are located in Case Docket No. 2017-006300MLS.

THEREFORE BE IT RESOLVED that the Historic Preservation Commission hereby recommends that the Board of Supervisors approve the Mills Act Historical Property Contract, including the Rehabilitation Program, and Maintenance Plan for the historic building located at 1338 Filbert Street, attached herein as Exhibits A and B, and fully incorporated by this reference.

BE IT FURTHER RESOLVED That the Historic Preservation Commission hereby directs its Commission Secretary to transmit this Resolution, the Mills Act Historical Property Contract, including the Rehabilitation Program, and Maintenance Plan for 1338 Filbert Street, and other pertinent materials in the case file 2017-006300MLS to the Board of Supervisors.

I hereby certify that the foregoing Resolution was ADOPTED by the Historic Preservation Commission on October 4, 2017.



Jonas P. Ionin
Commissions Secretary

AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman

NOES: None

ABSENT: None

ADOPTED: October 4, 2017

Recording Requested by, and
when recorded, send notice to:
Shannon Ferguson
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

**CALIFORNIA MILLS ACT
HISTORIC PROPERTY AGREEMENT
1338 FILBERT STREET
SAN FRANCISCO, CALIFORNIA**

THIS AGREEMENT is entered into by and between the City and County of San Francisco, a California municipal corporation ("City") and 1338 Filbert LLC ("Owners").

RECITALS

Owners are the owners of the property located at 1338 Filbert Street, in San Francisco, California (Block 0524, Lots 031, 032, 033, 034). The building located at 1338 Filbert Street is designated as San Francisco Landmark No. 232 pursuant to Article 10 of the Planning Code, and is also known as the "Historic Property". The Historic Property is a Qualified Historic Property, as defined under California Government Code Section 50280.1.

Owners desire to execute a rehabilitation and ongoing maintenance project for the Historic Property. Owners' application calls for the rehabilitation and restoration of the Historic Property according to established preservation standards, which it estimates will cost three hundred thousand dollars (\$300,000.00). (See Rehabilitation Plan, Exhibit A.) Owners' application calls for the maintenance of the Historic Property according to established preservation standards, which is estimated will cost approximately eight thousand dollars (\$8,000.00) annually (See Maintenance Plan, Exhibit B).

The State of California has adopted the "Mills Act" (California Government Code Sections 50280-50290, and California Revenue & Taxation Code, Article 1.9 [Section 439 et seq.]) authorizing local governments to enter into agreements with property Owners to reduce their property taxes, or to prevent increases in their property taxes, in return for improvement to and maintenance of historic properties. The City has adopted enabling legislation, San Francisco Administrative Code Chapter 71, authorizing it to participate in the Mills Act program.

Owners desire to enter into a Mills Act Agreement (also referred to as a "Historic Property Agreement") with the City to help mitigate anticipated expenditures to restore and maintain the Historic Property. The City is willing to enter into such Agreement to mitigate these expenditures and to induce Owners to restore and maintain the Historic Property in excellent condition in the future.

NOW, THEREFORE, in consideration of the mutual obligations, covenants, and conditions contained herein, the parties hereto do agree as follows:

1. Application of Mills Act. The benefits, privileges, restrictions and obligations provided for in the Mills Act shall be applied to the Historic Property during the time that this Agreement is in effect commencing from the date of recordation of this Agreement.

2. Rehabilitation of the Historic Property. Owners shall undertake and complete the work set forth in Exhibit A ("Rehabilitation Plan") attached hereto according to certain standards and requirements. Such standards and requirements shall include, but not be limited to: the Secretary of the Interior's Standards for the Treatment of Historic Properties ("Secretary's Standards"); the rules and regulations of the Office of Historic Preservation of the California Department of Parks and Recreation ("OHP Rules and Regulations"); the State Historical Building Code as determined applicable by the City; all applicable building safety standards; and the requirements of the Historic Preservation Commission, the Planning Commission, and the Board of Supervisors, including but not limited to any Certificates of Appropriateness approved under Planning Code Article 10. The Owners shall proceed diligently in applying for any necessary permits for the work and shall apply for such permits within no more than six (6) months after recordation of this Agreement, shall commence the work within six (6) months of receipt of necessary permits, and shall complete the work within three (3) years from the date of receipt of permits. Upon written request by the Owners, the Zoning Administrator, at his or her discretion, may grant an extension of the time periods set forth in this paragraph. Owners may apply for an extension by a letter to the Zoning Administrator, and the Zoning Administrator may grant the extension by letter without a hearing. Work shall be deemed complete when the Director of Planning determines that the Historic Property has been rehabilitated in accordance with the standards set forth in this Paragraph. Failure to timely complete the work shall result in cancellation of this Agreement as set forth in Paragraphs 12 and 13 herein.

3. Maintenance. Owners shall maintain the Historic Property during the time this Agreement is in effect in accordance with the standards for maintenance set forth in Exhibit B ("Maintenance Plan"), the Secretary's Standards; the OHP Rules and Regulations; the State Historical Building Code as determined applicable by the City; all applicable building safety standards; and the requirements of the Historic Preservation Commission, the Planning Commission, and the Board of Supervisors, including but not limited to any Certificates of Appropriateness approved under Planning Code Article 10.

4. Damage. Should the Historic Property incur damage from any cause whatsoever, which damages fifty percent (50%) or less of the Historic Property, Owners shall replace and repair the damaged area(s) of the Historic Property. For repairs that do not require a permit, Owners shall commence the repair work within thirty (30) days of incurring the damage and shall diligently prosecute the repair to completion within a reasonable period of time, as determined by the City. Where specialized services are required due to the nature of the work and the historic character of the features damaged, "commence the repair work" within the meaning of this paragraph may include contracting for repair services. For repairs that require a permit(s), Owners shall proceed diligently in applying for any necessary permits for the work and shall apply for such permits within no more than sixty (60) days after the damage has been incurred, commence the repair work within one hundred twenty (120) days of receipt of the required permit(s), and shall diligently prosecute the repair to completion within a reasonable period of time, as determined by the City. Upon written request by the Owners, the Zoning Administrator, at his or her discretion, may grant an extension of the time periods set forth in this paragraph. Owners may apply for an extension by a letter to the Zoning Administrator, and the Zoning Administrator may grant the extension by letter without a hearing. All repair work shall comply with the design and standards established for the Historic Property in Exhibits A and B attached hereto and Paragraph 3 herein. In the case of damage to twenty percent (20%) or more of the Historic Property due to a catastrophic event, such as an earthquake, or in the case of damage from any cause whatsoever that destroys more than fifty percent (50%) of the Historic Property, the City and Owners may mutually agree to terminate this Agreement. Upon such termination, Owners shall not be obligated to pay the cancellation fee set forth in Paragraph 13 of this Agreement. Upon such termination, the City shall assess the full value of the Historic Property without regard to any restriction imposed upon the Historic Property by this Agreement and Owners shall

pay property taxes to the City based upon the valuation of the Historic Property as of the date of termination.

5. Insurance. Owners shall secure adequate property insurance to meet Owners' repair and replacement obligations under this Agreement and shall submit evidence of such insurance to the City upon request.

6. Inspections and Compliance Monitoring. Prior to entering into this Agreement and every five years thereafter, and upon seventy-two (72) hours advance notice, Owners shall permit any representative of the City, the Office of Historic Preservation of the California Department of Parks and Recreation, or the State Board of Equalization, to inspect of the interior and exterior of the Historic Property, to determine Owners' compliance with this Agreement. Throughout the duration of this Agreement, Owners shall provide all reasonable information and documentation about the Historic Property demonstrating compliance with this Agreement, as requested by any of the above-referenced representatives.

7. Term. This Agreement shall be effective upon the date of its recordation and shall be in effect for a term of ten years from such date ("Term"). As provided in Government Code section 50282, one year shall be added automatically to the Term, on each anniversary date of this Agreement, unless notice of nonrenewal is given as set forth in Paragraph 9 herein.

8. Valuation. Pursuant to Section 439.4 of the California Revenue and Taxation Code, as amended from time to time, this Agreement must have been signed, accepted and recorded on or before the lien date (January 1) for a fiscal year (the following July 1-June 30) for the Historic Property to be valued under the taxation provisions of the Mills Act for that fiscal year.

9. Notice of Nonrenewal. If in any year of this Agreement either the Owners or the City desire not to renew this Agreement, that party shall serve written notice on the other party in advance of the annual renewal date. Unless the Owners serves written notice to the City at least ninety (90) days prior to the date of renewal or the City serves written notice to the Owners sixty (60) days prior to the date of renewal, one year shall be automatically added to the Term of the Agreement. The Board of Supervisors shall make the City's determination that this Agreement shall not be renewed and shall send a notice of nonrenewal to the Owners. Upon receipt by the Owners of a notice of nonrenewal from the City, Owners may make a written protest. At any time prior to the renewal date, City may withdraw its notice of nonrenewal. If either party serves notice of nonrenewal of this Agreement, this Agreement shall remain in effect for the balance of the period remaining since the original execution or the last renewal of the Agreement, as the case may be. Thereafter, the Owners shall pay property taxes to the City without regard to any restriction imposed on the Historic Property by this Agreement, and based upon the Assessor's determination of the fair market value of the Historic Property as of expiration of this Agreement.

10. Payment of Fees. As provided for in Government Code Section 50281.1 and San Francisco Administrative Code Section 71.6, upon filing an application to enter into a Mills Act Agreement with the City, Owners shall pay the City the reasonable costs related to the preparation and approval of the Agreement. In addition, Owners shall pay the City for the actual costs of inspecting the Historic Property, as set forth in Paragraph 6 herein.

11. Default. An event of default under this Agreement may be any one of the following:

(a) Owners' failure to timely complete the rehabilitation work set forth in Exhibit A, in accordance with the standards set forth in Paragraph 2 herein;

(b) Owners' failure to maintain the Historic Property as set forth in Exhibit B, in accordance with the requirements of Paragraph 3 herein;

- (c) Owners' failure to repair any damage to the Historic Property in a timely manner, as provided in Paragraph 4 herein;
- (d) Owners' failure to allow any inspections or requests for information, as provided in Paragraph 6 herein;
- (e) Owners' failure to pay any fees requested by the City as provided in Paragraph 10 herein;
- (f) Owners' failure to maintain adequate insurance for the replacement cost of the Historic Property, as required by Paragraph 5 herein; or
- (g) Owners' failure to comply with any other provision of this Agreement.

An event of default shall result in Cancellation of this Agreement as set forth in Paragraphs 12 and 13 herein, and payment of the Cancellation Fee and all property taxes due upon the Assessor's determination of the full value of the Historic Property as set forth in Paragraph 13 herein. In order to determine whether an event of default has occurred, the Board of Supervisors shall conduct a public hearing as set forth in Paragraph 12 herein prior to cancellation of this Agreement.

12. Cancellation. As provided for in Government Code Section 50284, City may initiate proceedings to cancel this Agreement if it makes a reasonable determination that Owners have breached any condition or covenant contained in this Agreement, has defaulted as provided in Paragraph 11 herein, or has allowed the Historic Property to deteriorate such that the safety and integrity of the Historic Property is threatened or it would no longer meet the standards for a Qualified Historic Property. In order to cancel this Agreement, City shall provide notice to the Owners and to the public and conduct a public hearing before the Board of Supervisors as provided for in Government Code Section 50285. The Board of Supervisors shall determine whether this Agreement should be cancelled.

13. Cancellation Fee. If the City cancels this Agreement as set forth in Paragraph 12 above, and as required by Government Code Section 50286, Owners shall pay a Cancellation Fee of twelve and one-half percent (12.5%) of the fair market value of the Historic Property at the time of cancellation. The City Assessor shall determine fair market value of the Historic Property without regard to any restriction imposed on the Historic Property by this Agreement. The Cancellation Fee shall be paid to the City Tax Collector at such time and in such manner as the City shall prescribe. As of the date of cancellation, the Owners shall pay property taxes to the City without regard to any restriction imposed on the Historic Property by this Agreement and based upon the Assessor's determination of the fair market value of the Historic Property as of the date of cancellation.

14. Enforcement of Agreement. In lieu of the above provision to cancel the Agreement, the City may bring an action to specifically enforce or to enjoin any breach of any condition or covenant of this Agreement. Should the City determine that the Owners has breached this Agreement, the City shall give the Owners written notice by registered or certified mail setting forth the grounds for the breach. If the Owners do not correct the breach, or do not undertake and diligently pursue corrective action to the reasonable satisfaction of the City within thirty (30) days from the date of receipt of the notice, then the City may, without further notice, initiate default procedures under this Agreement as set forth in Paragraph 12 and bring any action necessary to enforce the obligations of the Owners set forth in this Agreement. The City does not waive any claim of default by the Owners if it does not enforce or cancel this Agreement.

15. Indemnification. The Owners shall indemnify, defend, and hold harmless the City and all of its boards, commissions, departments, agencies, agents and employees (individually and collectively, the "City") from and against any and all liabilities, losses, costs, claims, judgments, settlements, damages, liens, fines, penalties and expenses incurred in connection with or arising in whole or in part from: (a) any accident, injury to or death of a person, loss of or damage to

property occurring in or about the Historic Property; (b) the use or occupancy of the Historic Property by the Owners, their Agents or Invitees; (c) the condition of the Historic Property; (d) any construction or other work undertaken by Owners on the Historic Property; or (e) any claims by unit or interval Owners for property tax reductions in excess those provided for under this Agreement. This indemnification shall include, without limitation, reasonable fees for attorneys, consultants, and experts and related costs that may be incurred by the City and all indemnified parties specified in this Paragraph and the City's cost of investigating any claim. In addition to Owners' obligation to indemnify City, Owners specifically acknowledge and agree that they have an immediate and independent obligation to defend City from any claim that actually or potentially falls within this indemnification provision, even if the allegations are or may be groundless, false, or fraudulent, which obligation arises at the time such claim is tendered to Owners by City, and continues at all times thereafter. The Owners' obligations under this Paragraph shall survive termination of this Agreement.

16. Eminent Domain. In the event that a public agency acquires the Historic Property in whole or part by eminent domain or other similar action, this Agreement shall be cancelled and no cancellation fee imposed as provided by Government Code Section 50288.

17. Binding on Successors and Assigns. The covenants, benefits, restrictions, and obligations contained in this Agreement shall run with the land and shall be binding upon and inure to the benefit of all successors in interest and assigns of the Owners. Successors in interest and assigns shall have the same rights and obligations under this Agreement as the original Owners who entered into the Agreement.

18. Legal Fees. In the event that either the City or the Owners fail to perform any of their obligations under this Agreement or in the event a dispute arises concerning the meaning or interpretation of any provision of this Agreement, the prevailing party may recover all costs and expenses incurred in enforcing or establishing its rights hereunder, including reasonable attorneys' fees, in addition to court costs and any other relief ordered by a court of competent jurisdiction. Reasonable attorneys' fees of the City's Office of the City Attorney shall be based on the fees regularly charged by private attorneys with the equivalent number of years of experience who practice in the City of San Francisco in law firms with approximately the same number of attorneys as employed by the Office of the City Attorney.

19. Governing Law. This Agreement shall be construed and enforced in accordance with the laws of the State of California.

20. Recordation. Within 20 days from the date of execution of this Agreement, the parties shall cause this Agreement to be recorded with the Office of the Recorder of the City and County of San Francisco. From and after the time of the recordation, this recorded Agreement shall impart notice to all persons of the parties' rights and obligations under the Agreement, as is afforded by the recording laws of this state.

21. Amendments. This Agreement may be amended in whole or in part only by a written recorded instrument executed by the parties hereto in the same manner as this Agreement.

22. No Implied Waiver. No failure by the City to insist on the strict performance of any obligation of the Owners under this Agreement or to exercise any right, power, or remedy arising out of a breach hereof shall constitute a waiver of such breach or of the City's right to demand strict compliance with any terms of this Agreement.

23. Authority. If the Owners sign as a corporation or a partnership, each of the persons executing this Agreement on behalf of the Owners does hereby covenant and warrant that such entity is a duly authorized and existing entity, that such entity has and is qualified to do business

in California, that the Owner has full right and authority to enter into this Agreement, and that each and all of the persons signing on behalf of the Owners are authorized to do so.

24. Severability. If any provision of this Agreement is determined to be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, and each other provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

25. Tropical Hardwood Ban. The City urges companies not to import, purchase, obtain or use for any purpose, any tropical hardwood or tropical hardwood product.

26. Charter Provisions. This Agreement is governed by and subject to the provisions of the Charter of the City.

27. Signatures. This Agreement may be signed and dated in parts

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as follows:

CITY AND COUNTY OF SAN FRANCISCO:

By: _____ (signature) DATE: _____
_____ (name), Assessor-Recorder

By: _____ (signature) DATE: _____
_____ (name), Director of Planning

APPROVED AS TO FORM:
DENNIS J. HERRERA
CITY ATTORNEY

By: _____ (signature) DATE: _____
_____ (name), Deputy City Attorney

OWNERS

By: _____ (signature) DATE: _____
_____ (name), Owner

By: _____ (signature) DATE: _____
_____ (name), Owner

OWNER(S)' SIGNATURE(S) MUST BE NOTARIZED.
ATTACH PUBLIC NOTARY FORMS HERE.

Exhibit A: Rehabilitation/ Restoration Plan

SCOPE: #1

BUILDING FEATURE: Historic Resource Protection

REHAB/ RESTORATION *** MAINTENANCE **COMPLETED** *** PROPOSED

CONTRACT YEAR WORK COMPLETION started July 2013, principally done April 2015, and completed in the first quarter of 2017

TOTAL COST \$165,000

DESCRIPTION OF WORK:

Brick pathways disassembled and stored securely. Structure and exteriors of 1907 cottages shored against West limit of the lot to allow excavation. Loose siding, windows and doors catalogued, removed and protected inside the cottages. Cottages covered. Trees on the street protected in anticipation of rehabilitation of the lot. Cottages moved numerous times throughout the progress of foundations and returned to their original positions after foundation finished. Brick pathways rebuilt prior to garden rehabilitating.

This scope was approved before rehabilitation by the Historical Preservation Board and its execution is monitored by Mark Hulbert, Preservation Architecture. When on site situations require to make a change, Mark Hulbert discusses with Historical Preservation Planners before changes are approved and implemented. For example, the brick which was along the South wall, along Filbert Street, was not salvageable because compromised by too much water infiltration.

SCOPE: #2

BUILDING FEATURE: Foundation/ Structure

REHAB/ RESTORATION *** MAINTENANCE **COMPLETED** *** PROPOSED

CONTRACT YEAR WORK COMPLETION December 31, 2014

TOTAL COST \$800,000

DESCRIPTION OF WORK

Protect the site from failing retaining walls of the 5 Larkin adjacent properties along East Limit of lot with tie-backs and new walls when necessary, building and waterproofing new retaining wall along East, North and South,. Excavate foundations for the cottages and the studio, and rebuild the cement patio in front of the Studio

SCOPE: #3

BUILDING FEATURE: Roofs

REHAB/ RESTORATION *** MAINTENANCE **COMPLETED***** PROPOSED

CONTRACT YEAR WORK COMPLETION Finished in March 2016

TOTAL COST \$150,000

DESCRIPTION OF WORK:

The four roofs of the cottages and the roof of the studio need to be replaced and historical asphalt shingles have been installed after rafters consolidated and insulation and waterproofing in place.

This scope was approved before rehabilitation by the Historical Preservation Board and its execution is monitored by Mark Hulbert, Preservation Architecture. When on site situations require to make a change, Mark Hulbert discusses with Historical Preservation Planners before changes are approved and implemented.

SCOPE: #4

BUILDING FEATURE: Gutters

REHAB/ RESTORATION *** MAINTENANCE **COMPLETED ***** PROPOSED

CONTRACT YEAR WORK COMPLETION Done 2/2016

TOTAL COST: \$25,000

The redwood boxed gutters have been rebuilt.

SCOPE #5

BUILDING FEATURE: Siding

REHAB/ RESTORATION *** MAINTENANCE **COMPETED***** PROPOSED

CONTRACT YEAR WORK COMPLETION done at end of 2016

TOTAL COST \$200,000

DESCRIPTION OF WORK:

Original redwood siding to be clean, incorporated with replacement siding and put back on framing after water-proofing.

This scope was approved before rehabilitation by the Historical Preservation Board and its execution is monitored by Mark Hulbert, Preservation Architecture. When on site situations require to make a change, Mark Hulbert discusses with Historical Preservation Planners before changes are approved and implemented.

For example, the salvageable siding was decoupled from the structures after the contractor demonstrated on a small scale that it could be done without destroying the material. As such, the original siding can be installed and protected by waterproofing.

SCOPE: #6

BUILDING FEATURE: Structural

REHAB/ RESTORATION *** MAINTENANCE **COMPLETED***** PROPOSED

CONTRACT YEAR WORK COMPLETION: completed by first quarter of 2017

TOTAL COST \$125,000

DESCRIPTION OF WORK

Reframing the cottages, adding steel posts, sheer walls, throughout the cottages, insulation and water-proofing in order to enhance the protection of the siding. Rebuilding the stairs going to various units including cement stairs.

This scope was approved before rehabilitation by the Historical Preservation Board and its execution is monitored by Mark Hulbert, Preservation Architecture. When on site situations require to make a change, Mark Hulbert discusses with Historical Preservation Planners before changes are approved and implemented.

SCOPE: #7

BUILDING FEATURE: Doors and Windows

REHAB/ RESTORATION *** MAINTENANCE **COMPLETED***** PROPOSED

CONTRACT YEAR WORK COMPLETION completed by end 6

TOTAL COST \$300,000

DESCRIPTION OF WORK:

All doors and windows sent to Wooden Windows to rehabilitate, reframe, or replace with historical or new glass. Extensive doors and windows surveys were done over the years. The one included in the building permits had to be updated on the site.

This scope was approved before rehabilitation by the Historical Preservation Board and its execution is monitored by Mark Hulbert, Preservation Architecture. When on site situations require to make a change, Mark Hulbert discusses with Historical Preservation Planners before changes are approved and implemented.

SCOPE: #8

BUILDING FEATURE: Exterior Painting

REHAB/ RESTORATION ***

MAINTENANCE

COMPLETED

PROPOSED***

CONTRACT YEAR WORK COMPLETION By June 2017

TOTAL COST \$150,000

DESCRIPTION OF WORK

Siding, windows, stashes, wooden box gutters will be painted. Any loose and flaking paint have been removed.

Chosen colors were cleared with Historical Preservation Planner

SCOPE: #9

BUILDING FEATURE: Garden and Surroundings

REHAB/ RESTORATION ***

MAINTENANCE

COMPLETED

PROPOSED***

CONTRACT YEAR WORK COMPLETION by June 2017

TOTAL COST \$150,000

DESCRIPTION OF WORK

The garden, cited in the historical landmark designation, was destroyed by the previous owner. Its layout was designed with attention to similar plants and colored that originally, but changing varieties when necessary to use materials more adapted to the climate, The garden needs to be replanted and irrigation systems installed. Furthermore, the original brick paths and little patios will be returned where they were. Finally, a grapevine fence along Filbert Street will be rebuilt to reproduce the historical fence and allows the mews to be visible from the street.

This scope was approved before rehabilitation by the Historical Preservation Board and its execution will be monitored by Martha Fry, MFLA Associates. If on-site situations require that changes would need to be made, the Historical Preservation Board will be consulted.

Exhibit B: Maintenance Plan

SCOPE: #1

BUILDING FEATURE: Garden

REHAB/ RESTORATION **MAINTENANCE ***** COMPLETED **PROPOSED *****
CONTRACT YEAR WORK COMPLETION Every 6-12 months

TOTAL COST: \$10,000

Garden: the Garden will be maintained on a regular basis and the planting will not be replaced by non-native plants or by plants very different from those presented to the various preservation and planning committees for Landmark #232, at 1338 Filbert Street, or the Filbert Cottages, AKA the Bush Cottages, AKA School of Color and Design.

SCOPE: #2

BUILDING FEATURE: Downspouts

REHAB/ RESTORATION **MAINTENANCE ***** COMPLETED **PROPOSED *****
CONTRACT YEAR WORK COMPLETION Annually

TOTAL COST: 5,000

Downspouts: perform annual inspections of the downspouts. If any damage or deterioration is found, the extent and nature of the damage will be assessed. Any needed repairs will avoid altering, removing or obscuring character-defining features of the buildings. Work will be performed according to NPS Preservation Brief #47.

SCOPE: #3

BUILDING FEATURE: Gutters and Drainage

REHAB/ RESTORATION **MAINTENANCE ***** COMPLETED **PROPOSED *****
CONTRACT YEAR WORK COMPLETION Annually

TOTAL COST: \$3,000

Gutters and Drainage: Inspect annually during raining season. Debris will be removed and thorough inspection for leaks will be performed. Verify that no water is infiltrating the foundations. Work will be performed according to NPS Preservation Brief #47.

SCOPE: #4 BUILDING FEATURE: Doors and Windows

REHAB/ RESTORATION MAINTENANCE *** COMPLETED PROPOSED ***
CONTRACT YEAR WORK COMPLETION Every 2 years

TOTAL COST \$10,000

Windows and Doors: Perform regular inspections of the windows and exterior doors. If any damage or deterioration is found, the extent and nature of the damage will be assessed. Any needed repairs will avoid altering, removing or obscuring character-defining features of the buildings. If any elements are determined to be damaged or deteriorated beyond repair, replacement will be made in kind. This maintenance routine will be informed by the guidance outlined in the National Park Service's *Preservation Brief #47: Maintaining the Exterior of small and medium size historic buildings*.

SCOPE: #5 BUILDING FEATURE: Millworks

REHAB/ RESTORATION MAINTENANCE *** COMPLETED PROPOSED ***
CONTRACT YEAR WORK COMPLETION Every 2 years

TOTAL COST: \$5,000

Exterior Millwork: Inspect every 2 years all exterior millwork, stair railings and stair treads for dry rot or water damage. If any damages are found, they will be repair or replace in kind with appropriate materials. Work will be performed according to NPS Preservation Brief #47: *Maintaining the Exterior of small and medium size historic buildings*.

SCOPE: #6 BUILDING FEATURE: Wood Siding and Trims

REHAB/ RESTORATION MAINTENANCE *** COMPLETED PROPOSED ***
CONTRACT YEAR WORK COMPLETION Every 3 years

TOTAL COST: \$15,000

Wood Siding and Trim: Inspect every three years all wood siding and decorative trim and repair if necessary. Replacement will be made in kind if necessary. Wood Siding and Trim will be routinely maintained by the guidance outlined in the National Park Service's *Preservation #47: Maintaining the Exterior of Small and Medium Historic Buildings*

SCOPE: #7

BUILDING FEATURE: Exterior Paint

REHAB/ RESTORATION

MAINTENANCE ***

COMPLETED

PROPOSED ***

CONTRACT YEAR WORK COMPLETION Every 4 years

TOTAL COST: \$30,000

Exterior painting: Perform inspections every four years to assess if the exterior siding and windows need to be repainted. Painting and maintenance of painted *exterior elements will be undertaken in accordance with the National Park Service's Preservation Brief #10: Exterior Paint Problems on Historical Woodwork and Preservation Brief #47: Maintaining the exterior of small and medium size historic buildings*

SCOPE: #8

BUILDING FEATURE: Roofs

REHAB/ RESTORATION

MAINTENANCE ***

COMPLETED

PROPOSED ***

CONTRACT YEAR WORK COMPLETION Every 5 years

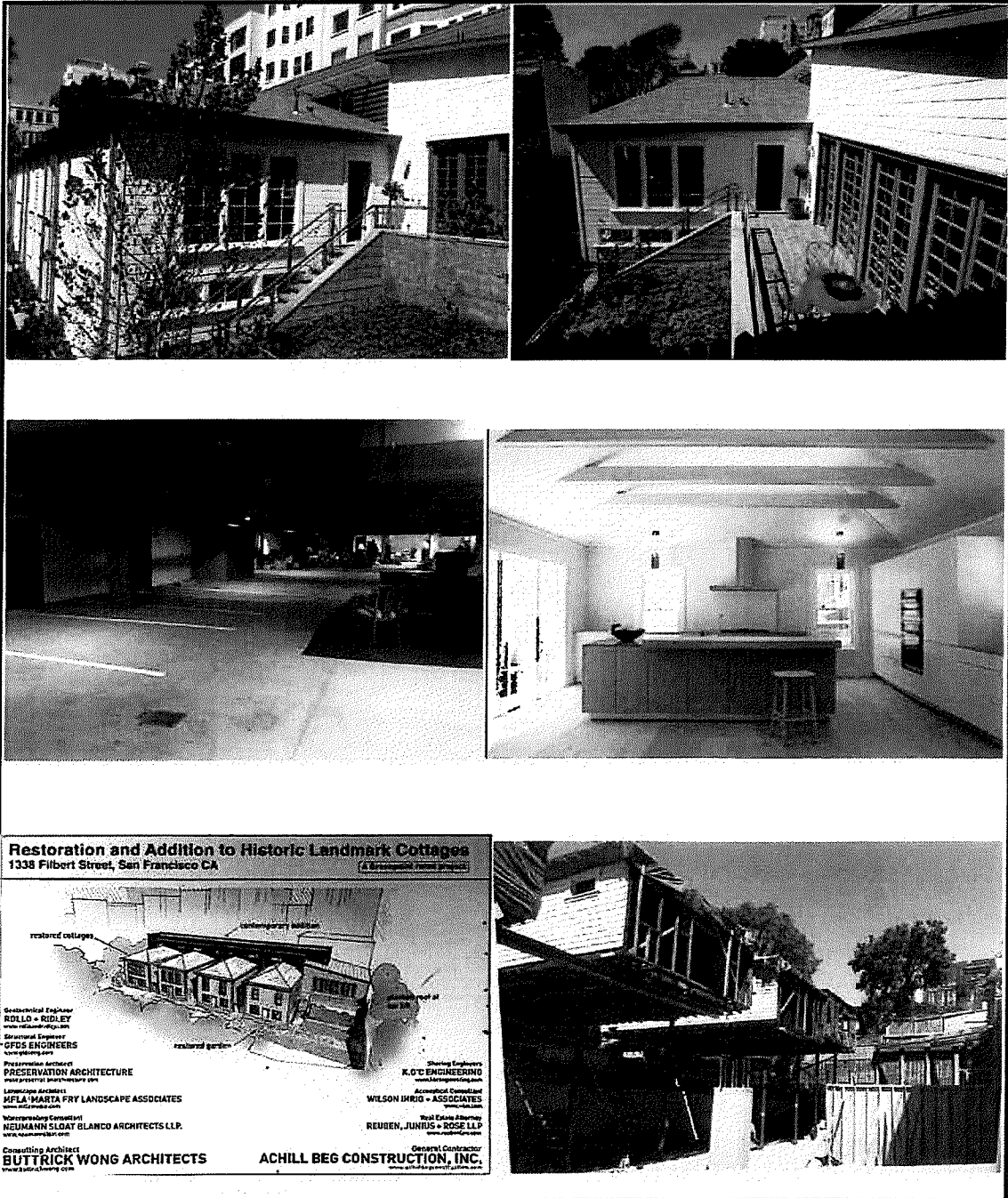
TOTAL COST: \$40,000

Roofs: Approximately every 5 years the roofs will be re-inspected by a licensed roof contractor. If any damage or deterioration is found, the extent and nature of the deterioration will be assessed. If the roof requires replacement, a new asphalt/ composition shingle roof will be installed. Replacement of the roof will avoid altering, removing or obscuring character-defining features of the building, including decorative elements, as well as eave trim and molding.

Roofs will be routinely maintained by the guidance outlined in the National Park Service's *Preservation #47: Maintaining the Exterior of Small and Medium Historic Buildings*



Office of the Assessor / Recorder - City and County of San Francisco
Mills Act Valuation



1338A Filbert Street

OFFICE OF THE ASSESSOR-RECORDER - CITY & COUNTY OF SAN FRANCISCO
MILLS ACT VALUATION

APN:	0524-031	Lien Date:	7/1/2017
Address:	1338 A Filbert Street	Application Date:	4/28/2016
SF Landmark No.:	232	Application Term:	10 years
Applicant's Name:	1338 Filbert LLC		
Agt./Tax Rep./Atty:	Dominique Lahaussois	Last Sale Date:	6/28/2007
Fee Appraisal Provided:	No	Last Sale Price:	\$735,000

FACTORED BASE YEAR (Roll) VALUE		INCOME CAPITALIZATION APPROACH		SALES COMPARISON APPROACH	
Land	\$806,063	Land	\$603,444	Land	\$2,475,000
Imps.	\$3,698,283	Imps.	\$2,767,754	Imps.	\$2,475,000
Personal Prop	\$0	Personal Prop	\$0	Personal Prop	\$0
Total	\$4,504,346	Total	\$3,371,198	Total	\$ 4,950,000

Property Description

Property Type:	Single-Tenant	Year Built:	1906/2016	Neighborhood:	Russian Hill
Type of Use:	Residential	(Total) Rentable Area:	4,063	Land Area:	8,594
Owner-Occupied:	Yes	Stories:	3	Zoning:	RH2
Unit Types:	Condominium	Parking Spaces:	Underground/2 spaces		

Total No. of Units: 1

Special Conditions (Where Applicable)

The tax relief granted through the Mills Act will apply to only the original structure, not to the excavated garage or new addition. The Mills Act value has been calculated by applying the Restricted Value calculation to the original 1,804 sq ft area in the original structure. The added 2,259 sq ft addition will retain that portion of the factored base year value. Therefore, the Recommended Value Estimate below is a blend of these two calculated values.

Conclusions and Recommendations

	Per Unit	Per SF	Total
Factored Base Year Roll	\$4,504,346	\$1,108.63	\$ 4,504,346
Income Approach - Direct Capitalization	\$3,371,198	\$829.73	\$ 3,371,198
Sales Comparison Approach	\$4,950,000	\$1,218.31	\$ 4,950,000
Recommended Value Estimate	\$ 3,371,198	\$ 830	\$ 3,371,198

Appraiser: Dennis May

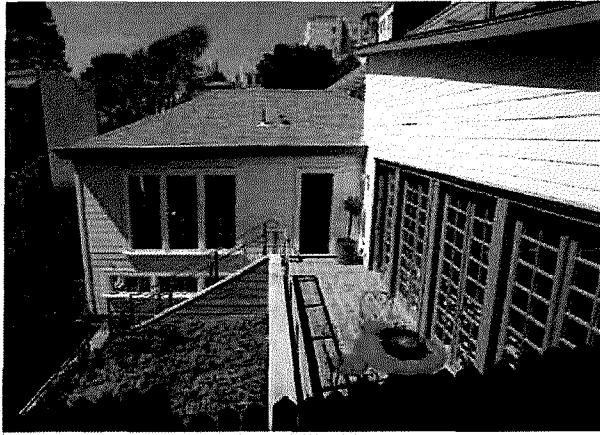
Principal Appraiser: Christopher Castle

Hearing Date:

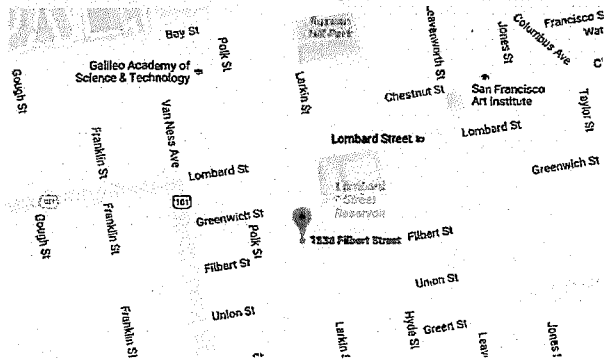
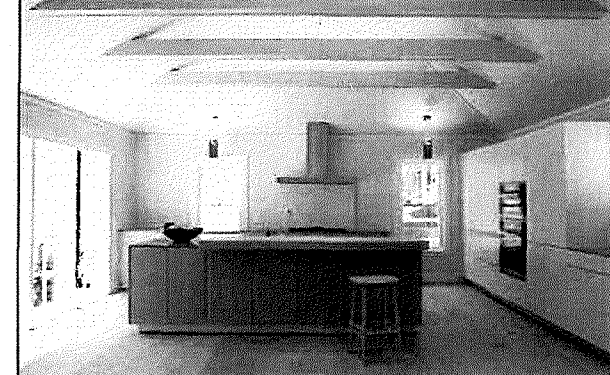
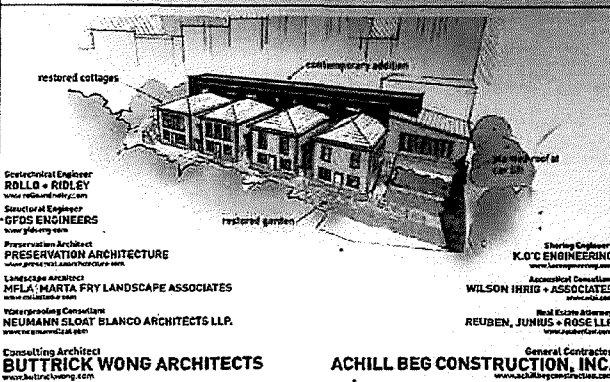
SUBJECT PHOTOGRAPHS AND LOCATOR MAP

Address: 1338A Filbert Street

APN: 0524-031



Restoration and Addition to Historic Landmark Cottages 1338 Filbert Street, San Francisco CA



INCOME APPROACH

Address: 1338A Filbert Street

Lien Date: 7/1/2017

	<u>Monthly Rent</u>	<u>Annualized</u>	
Potential Gross Income	\$60/sf X 4,063 sf \$20,315 x	12	\$243,780
Less: Vacancy & Collection Loss		3%	<u>(\$7,313)</u>
Effective Gross Income			\$236,467
Less: Anticipated Operating Expenses (Pre-Property Tax)*		15%	<u>(\$35,470)</u>
Net Operating Income (Pre-Property Tax)			\$200,997
Income Allocated to Restricted Portion of the Dwelling: 1,804 sf or 44.4%			\$89,243

Restricted Capitalization Rate

2017 interest rate per State Board of Equalization		3.7500%	
Risk rate (4% owner occupied / 2% all other property types)		4.0000%	
2016 property tax rate**		1.1792%	
Amortization rate for improvements only			
Remaining economic life (Years)	60	0.0167	<u>1.3667%</u>
Improvements constitute % of total property value	82%		10.2959%

VALUE ESTIMATE FOR RESTRICTED PORTION OF DWELLING **\$866,782**

(1) MILLS ACT VALUE WILL BE COMBINATION OF THE RESTRICTED PORTION VALUE AND THE FACTORED BASE YEAR VALUE OF THE NEW ADDITION PORTION:

\$866,782 + \$2,504,416 (55.6% of FBV of \$4,504,346) =	\$3,371,198
(2) FACTORED BASE YEAR VALUE	\$4,504,346
(3) MARKET VALUE OF ENTIRE PROPERTY	\$4,950,000

Notes:

* Annual operating expenses include water service, refuse collection, insurance, and regular maintenance items. Assumes payment of PG&E by lessee.

** The 2017 property tax rate will be determined in September 2017

Rent Comparables

Address: 1338A Filbert Street

Lien Date: 7/1/2016

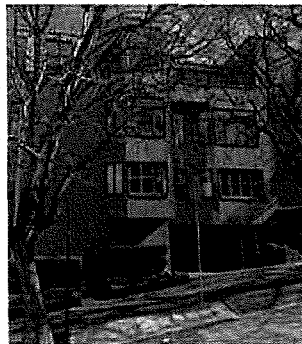
Rental Comp #1



Listing Agent:
Address:
Cross Streets:
SF:
Layout:
Monthly Rent
Rent/Foot/Mo
Annual Rent/Foot:

A. Todd 415-364-8633
3126 Scott Street #3
Greenwich
1,367
2 bed, 2 BA, leased parking
\$5,925
\$4.33
\$52.01

Rental Comp #2



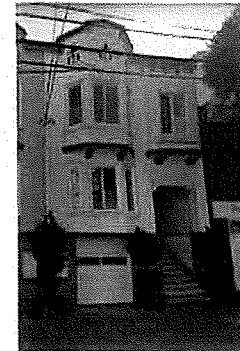
Joseph Johnston 415-236-6116 X116
2390 Hyde Street #3
Chestnut
3,000
3 bed, 3.5 BA, 1 car garage space
\$13,985
\$4.66
\$55.94

Rental Comp #3



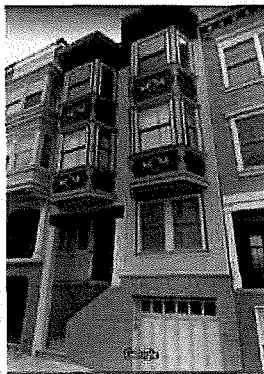
Christian Elbeck 415-236-6116
1432 Jefferson Street
Buchanan
2,800
4 bed, 3 BA, 1 car garage space
\$13,995
\$5.00
\$59.98

Rental Comp #4



Justin Yonker 415-806-4676
639 Chestnut Street
Mason
1,700
3 bed, 2 BA, 1 car garage space
\$8,950
\$5.26
\$63.18

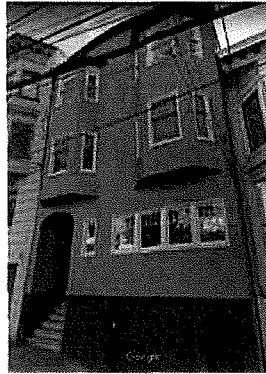
Rental Comp #5



Listing Agent:
Address:
Cross Streets:
SF:
Layout:



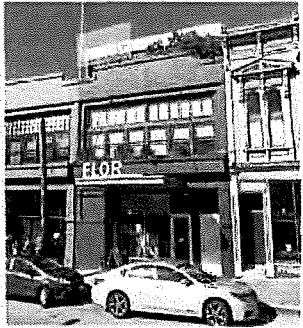
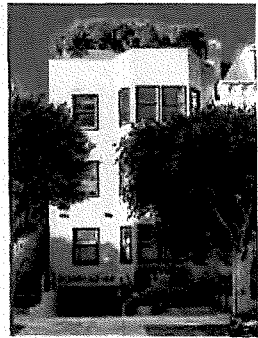
Christian Elbeck 415-236-6116
1724 Grant Avenue
Lombard
2,800
5 bed, 3.5 BA, 1 car garage space

Rental Comp #6



Suzanne C. Gregg 415-816-9133
1273 Filbert Street
Larkin
1,292
2 bed, 1.5 BA, 2 car garage spaces

SALES COMPARISON APPROACH

	Subject	Sale 1	Sale 2	Sale 3			
APN	0524-031	0105-064	0659-062	0591-022			
							
Address	1338 A Filbert Street	341 Filbert Street	2230 Bush Street	2064 Jackson Street			
Sale Price		\$4,725,000	\$5,250,000	\$7,250,000			
	Description	Description	Adjust.	Description	Adjust.	Description	Adjust.
Date of Valuation/Sale	07/01/17	07/06/16		5/4/2017		04/05/17	
Neighborhood	Russian Hill	Telegraph Hill		Lower Pacific Hts		Pacific Heights	
Proximity to Subject		10 blocks		21 blocks		11 blocks	
Lot Size	n/a	n/a		n/a		n/a	
View	partial bay/GG bridge	panoramic	(\$236,250)	none	\$262,500	panoramic	(\$362,500)
Year Blt/Year Renovated	1906/2016	1995		1919/2008		1909/2013	
Condition	Good/Remodeled	Good		Good		Good/Remodeled	
Construction Quality	Good	Good		Good		Good	
Gross Living Area	4,063	3,010	\$421,200	3,571	\$196,800	2,846	\$486,800
Total Rooms	8	6		6		7	
Bedrooms	4	3		3		3	
Full Bath/Half Bath	4/0	3/1	\$37,500	3/0	\$75,000	2/1	\$112,500
Stories	3	3		2		3	
Parking	2 car	2 car		2car		2 car	
Net Adjustments			\$222,450		\$534,300		\$236,800
Indicated Value			\$4,947,450		\$5,784,300		\$7,486,800
Adjust. \$ Per Sq. Ft.	\$0		\$1,644		\$1,620		\$2,631

VALUE RANGE:

\$4,947,450 to \$7,486,800

VALUE CONCLUSION:

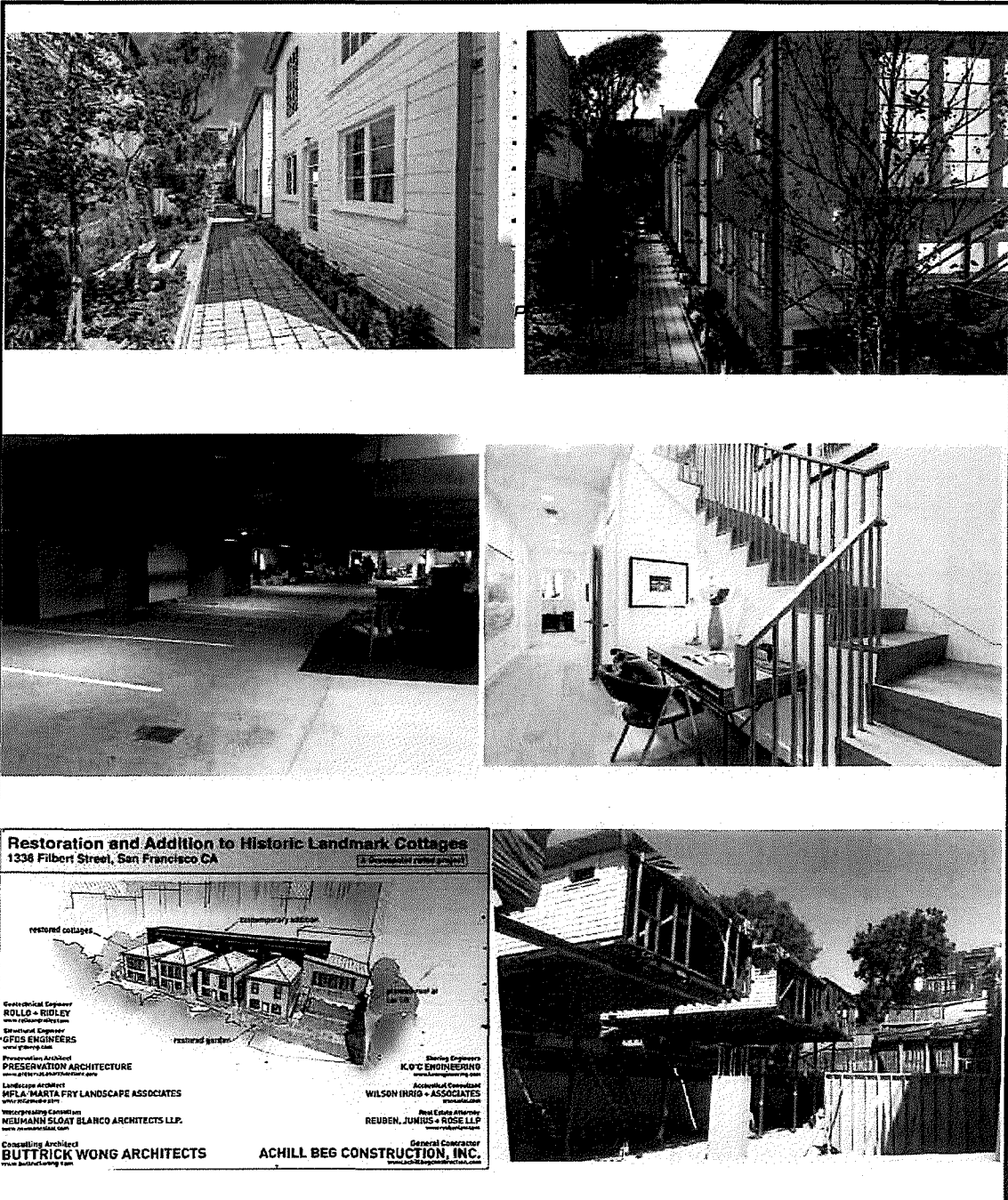
\$4,950,000

REMARKS:

Subject is a 1906 "earthquake cottage," one of four built on one parcel, which has been renovated and additional living space added in a three story structure joining the four cottages. Also, an 8-car garage was excavated and constructed underneath the cottages. The four cottages are now separate condominiums. Difference in GLA is adjusted at \$400 per sq ft, bath adjustment is \$75,000 for full bath, \$37,500 for half bath. View adjusted at 5%. Comp 1 is most similar to subject, more weight place on comp 1 indicated value.



Office of the Assessor / Recorder - City and County of San Francisco
Mills Act Valuation



1338B Filbert Street

**OFFICE OF THE ASSESSOR-RECORDER - CITY & COUNTY OF SAN FRANCISCO
MILLS ACT VALUATION**

APN:	0524-032	Lien Date:	7/1/2017
Address:	1338B Filbert Street	Application Date:	4/28/2016
SF Landmark No.:	232	Application Term:	10 years
Applicant's Name:	1338 Filbert LLC		
Agt./Tax Rep./Atty:	Dominique Lahaussais	Last Sale Date:	6/28/2007
Fee Appraisal Provided:	No	Last Sale Price:	\$537,000

FACTORED BASE YEAR (Roll) VALUE		INCOME CAPITALIZATION APPROACH		SALES COMPARISON APPROACH	
Land	\$588,919	Land	\$448,096	Land	\$1,837,500
Imps.	\$2,388,148	Imps.	\$1,792,383	Imps.	\$1,837,500
Personal Prop	\$0	Personal Prop	\$0	Personal Prop	\$0
Total	\$2,977,067	Total	\$2,240,479	Total	\$ 3,675,000

Property Description

Property Type:	Single-Tenant	Year Built:	1906/2016	Neighborhood:	Russian Hill
Type of Use:	Residential	(Total) Rentable Area:	2,620	Land Area:	8,594
Owner-Occupied:	No	Stories:	3	Zoning:	RH2
Unit Types:	Condominium	Parking Spaces:	Underground/2 spaces		

Total No. of Units: 1

Special Conditions (Where Applicable)

The tax relief granted through the Mills Act will apply only to the original structure, not to the excavated garage or new addition. The Mills Act value has been calculated by applying the Restricted Value calculation to the original 1,370 sq ft area in the original structure. The 1,250 sq ft addition will retain that portion of the factored base year value. Therefore, the Recommended Value Estimate below is a blend of these two calculated values.

Conclusions and Recommendations

	Per Unit	Per SF	Total
Factored Base Year Roll	\$2,977,067	\$1,136.29	\$ 2,977,067
Income Approach - Direct Capitalization	\$2,240,479	\$855.14	\$ 2,240,479
Sales Comparison Approach	\$3,675,000	\$1,402.67	\$ 3,675,000
Recommended Value Estimate	\$ 2,240,479	\$ 855	\$ 2,240,479

Appraiser: Dennis May

Principal Appraiser: Christopher Castle

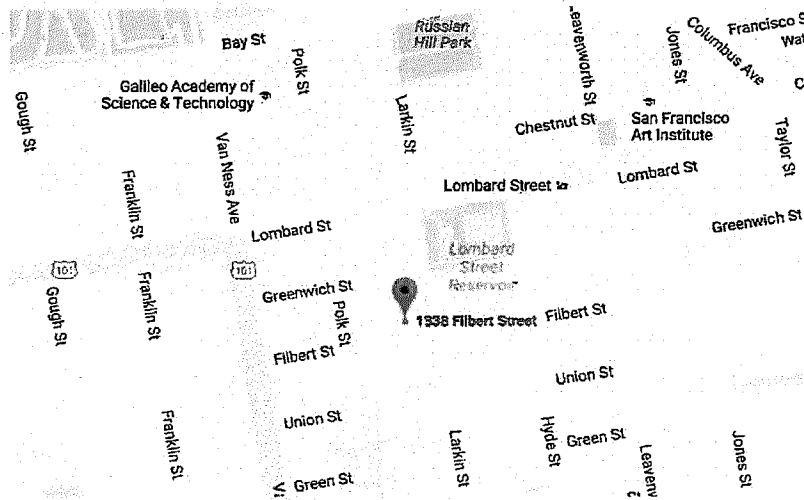
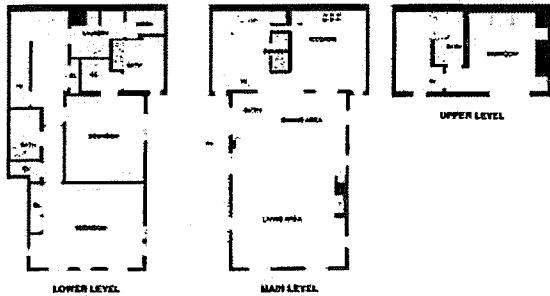
Hearing Date:

SUBJECT PHOTOGRAPHS AND LOCATOR MAP

Address: 1338B Filbert Street

APN: 0524-032

1338 FILBERT STREET, UNIT B



INCOME APPROACH

Address: 1338B Filbert Street

Lien Date: 7/1/2017

	<u>Monthly Rent</u>	<u>Annualized</u>	
Potential Gross Income	\$60/sf X 2,620 sf \$13,100 x	12	\$157,200
Less: Vacancy & Collection Loss		3%	<u>(\$4,716)</u>
Effective Gross Income			\$152,484
Less: Anticipated Operating Expenses (Pre-Property Tax)*		15%	<u>(\$22,873)</u>
Net Operating Income (Pre-Property Tax)			\$129,611
Income Allocated to Restricted Portion of the Dwelling: 1,370 sf or 52.3%			\$67,787

Restricted Capitalization Rate

2017 interest rate per State Board of Equalization		3.7500%	
Risk rate (4% owner occupied / 2% all other property types)		2.0000%	
2016 property tax rate**		1.1792%	
Amortization rate for improvements only			
Remaining economic life (Years)	60	0.0167	<u>1.3333%</u>
Improvements constitute % of total property value	80%		8.2625%

VALUE ESTIMATE FOR RESTRICTED PORTION OF DWELLING **\$820,418**

- (1) Mills Act value will be a combination of the Restricted Portion value and the factored base year value of the new addition portion:
\$820,418 + \$1,420,061 (47.7% of FBV of \$2,977,067) = **\$2,240,479**
- (2) Factored Base Year Value **\$2,977,067**
- (3) Market Value of entire property **\$3,675,000**

Notes:

* Annual operating expenses include water service, refuse collection, insurance, and regular maintenance items. Assumes payment of PG&E by lessee.

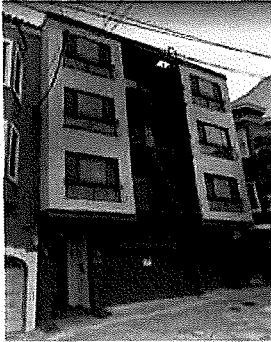
** The 2017 property tax rate will be determined in September 2017

Rent Comparables

Address: 1338B Filbert Street

Lien Date: 7/1/2017

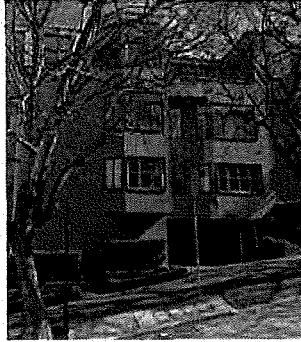
Rental Comp #1



Listing Agent:
Address:
Cross Streets:
SF:
Layout:
Monthly Rent
Rent/Foot/Mo
Annual Rent/Foot:

A. Todd 415-364-8633
3126 Scott Street #3
Greenwich
1,367
2 bed, 2 BA, leased parking
\$5,925
\$4.33
\$52.01

Rental Comp #2



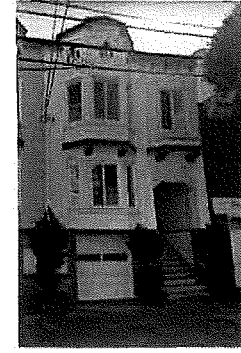
Joseph Johnston 415-236-6116 X116
2390 Hyde Street #3
Chestnut
3,000
3 bed, 3.5 BA, 1 car garage space
\$13,985
\$4.66
\$55.94

Rental Comp #3



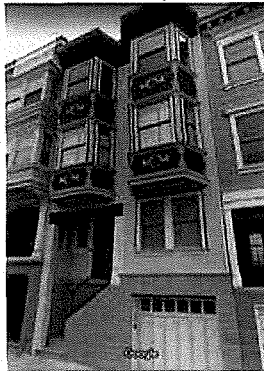
Christian Elbeck 415-236-6116
1432 Jefferson Street
Buchanan
2,800
4 bed, 3 BA, 1 car garage space
\$13,995
\$5.00
\$59.98

Rental Comp #4



Justin Yonker 415-806-4676
639 Chestnut Street
Mason
1,700
3 bed, 2 BA, 1 car garage space
\$8,950
\$5.26
\$63.18

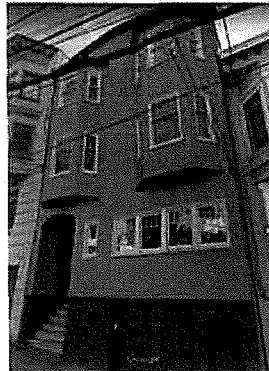
Rental Comp #5



Listing Agent:
Address:
Cross Streets:
SF:
Layout:


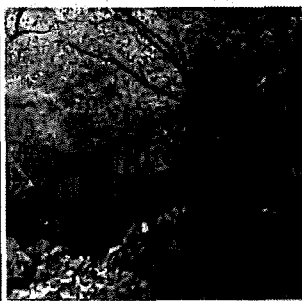


Christian Elbeck 415-236-6116
1724 Grant Avenue
Lombard
2,800
5 bed, 3.5 BA, 1 car garage space

Rental Comp #6



Suzanne C. Gregg 415-816-9133
1273 Filbert Street
Larkin
1,292
2 bed, 1.5 BA, 2 car garage spaces

SALES COMPARISON APPROACH

	Subject	Sale 1		Sale 2		Sale 3	
APN	0524-032	0105-064		0071-078		0094-049	
							
Address	1338B Filbert Street	341 Filbert Street		10 Southard Place #1		2129 Leavenworth Street	
		\$4,725,000		\$3,595,000		\$3,425,000	
	Description	Description	Adjust.	Description	Adjust.	Description	Adjust.
Date of Valuation/Sale	07/01/17	07/06/16		2/6/2017		06/02/17	
Neighborhood	Russian Hill	Telegraph Hill		Russian Hill		Russian Hill	
Proximity to Subject		10 blocks		2 blocks		2 blocks	
Lot Size	n/a	n/a		n/a		n/a	
View	none	panoramic	(\$236,250)	city and bay	(\$179,750)	Bay	(\$171,250)
Year Blt/Year Renovated	1906/2016	1995		1982		2009	
Condition	Good/Remodeled	Good		Good		Good	
Construction Quality	Good	Good		Good		Good	
Gross Living Area	2,620	3,010	(\$156,000)	2,161	\$183,600	2,540	\$32,000
Total Rooms	6	6		7		6	
Bedrooms	3	3		3		3	
Bathrooms	3/1	3/1		2/1	\$75,000	2/1	\$75,000
Stories	3	3		2		3	
Parking	2 car	2 car		2 car		2 car	
Net Adjustments			(\$392,250)		\$78,850		(\$64,250)
Indicated Value	\$3,675,000		\$4,332,750		\$3,673,850		\$3,360,750
Adjust. \$ Per Sq. Ft.	\$1,403		\$1,439		\$1,700		\$1,323

VALUE RANGE:

\$3,360,750 to \$4,332,750

VALUE CONCLUSION:

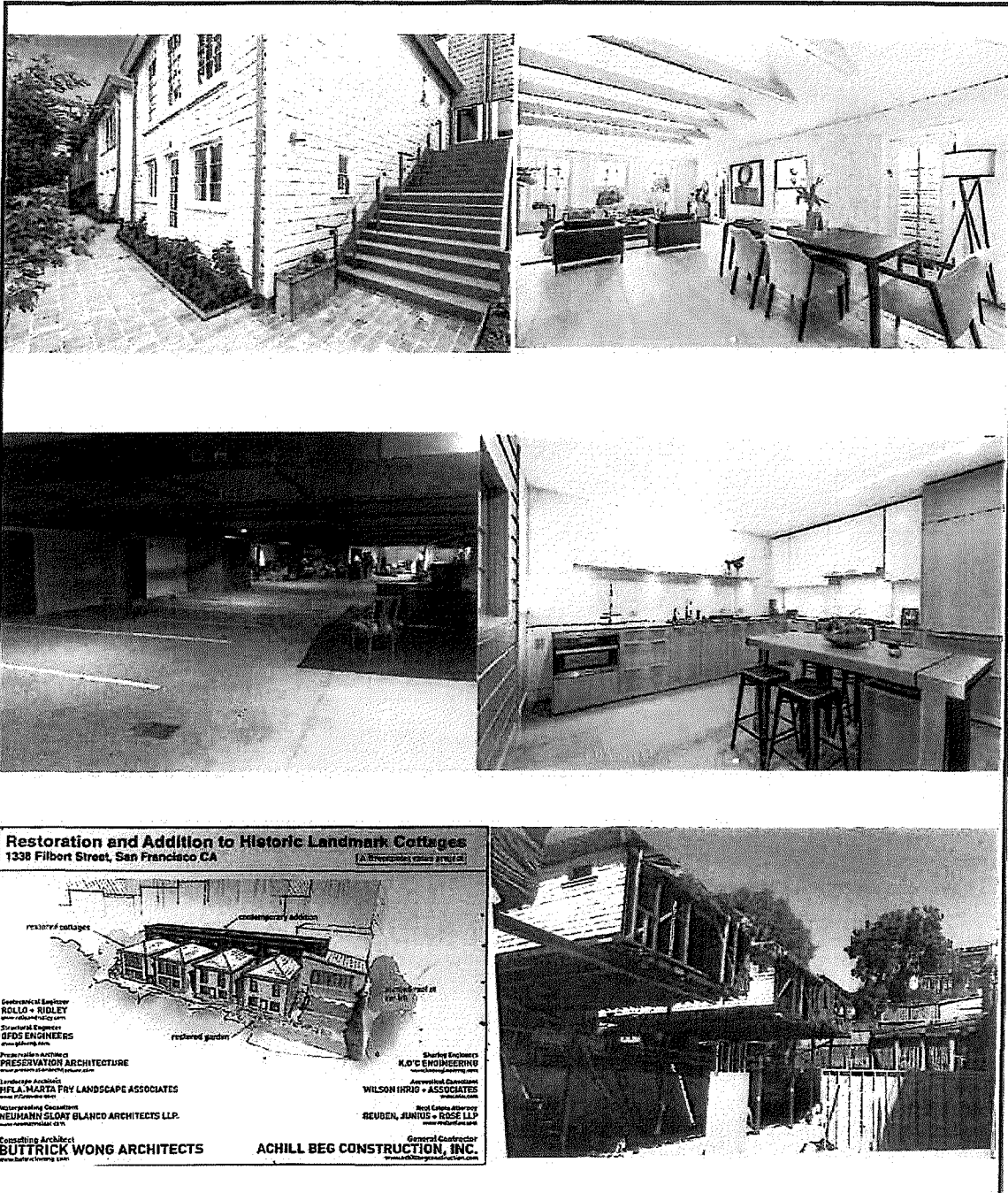
\$3,675,000

REMARKS:

Subject is a 1906 "earthquake cottage," one of four built on one parcel, which has been renovated and additional living space added in a three story structure joining the four cottages. Also, an 8-car garage was excavated and constructed underneath the cottages. The four cottages are now separate condominiums. Difference in GLA is adjusted at \$400 per sq ft, bath adjustment is \$75,000 for full bath, \$37,500 for half bath. View adjusted at 5%.



Office of the Assessor / Recorder - City and County of San Francisco
Mills Act Valuation



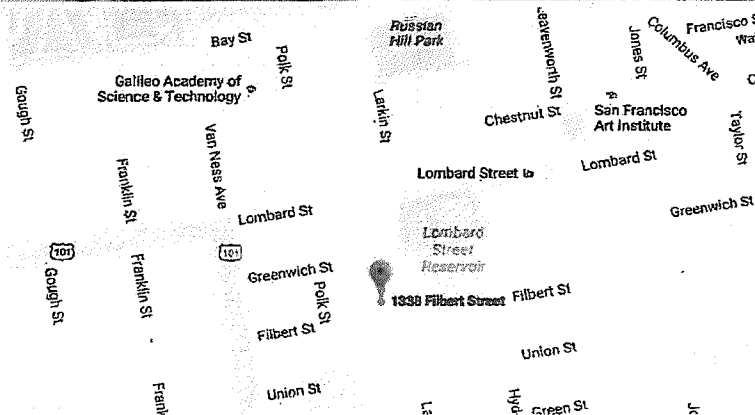
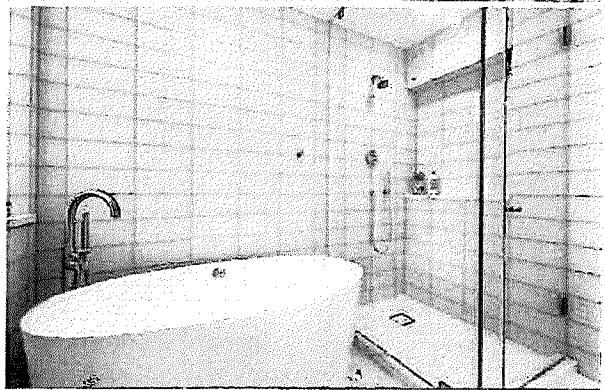
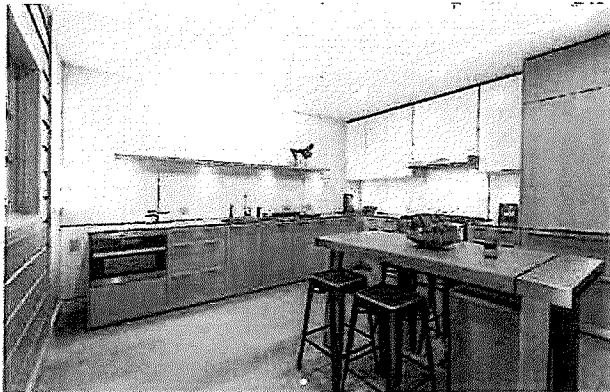
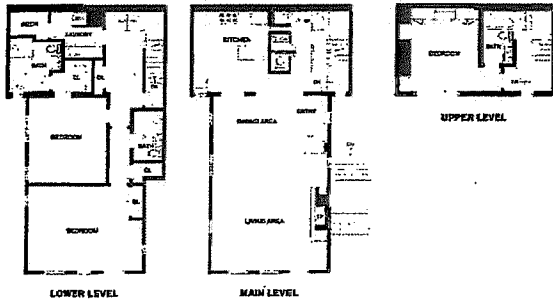
1338C Filbert Street

SUBJECT PHOTOGRAPHS AND LOCATOR MAP

Address: 1338C Filbert Street

APN: 0524-033

1338 FILBERT STREET, UNIT C



OFFICE OF THE ASSESSOR-RECORDER - CITY & COUNTY OF SAN FRANCISCO
MILLS ACT VALUATION

APN:	0524-033	Lien Date:	7/1/2017
Address:	1338C Filbert Street	Application Date:	4/28/2016
SF Landmark No.:	232	Application Term:	10 years
Applicant's Name:	1338 Filbert LLC		
Agt./Tax Rep./Atty:	Dominique Lahaussais	Last Sale Date:	6/28/2007
Fee Appraisal Provided:	No	Last Sale Price:	\$375,000

FACTORED BASE YEAR (Roll) VALUE		INCOME CAPITALIZATION APPROACH		SALES COMPARISON APPROACH	
Land	\$411,253	Land	\$505,680	Land	\$1,837,500
Imps.	\$2,376,584	Imps.	\$1,770,200	Imps.	\$1,837,500
Personal Prop	\$0	Personal Prop	\$0	Personal Prop	\$0
Total	\$2,787,837	Total	\$2,275,880	Total	\$ 3,675,000

Property Description

Property Type:	Single-Tenant	Year Built:	1906/2016	Neighborhood:	Russian Hill
Type of Use:	Residential	(Total) Rentable Area:	2,617	Land Area:	8,594
Owner-Occupied:	No	Stories:	3	Zoning:	RH2
Unit Types:	Condominium	Parking Spaces:	Underground/2 spaces		

Total No. of Units: 1

Special Conditions (Where Applicable)

The tax relief granted through the Mills Act will apply only to the original structure, not to the excavated garage or new addition. The Mills Act value has been calculated by applying the Restricted Value calculation to the original 1,084 sq ft area in the original structure. The 1,533 sq ft addition will retain that portion of the factored base year value. Therefore, the Recommended Value Estimate below is a blend of these two calculated values.

Conclusions and Recommendations

	Per Unit	Per SF	Total
Factored Base Year Roll	\$ 2,787,837	\$1,065.28	\$ 2,787,837
Income Approach - Direct Capitalization	\$2,275,880	\$869.65	\$ 2,275,880
Sales Comparison Approach	\$3,675,000	\$1,404.28	\$ 3,675,000
Recommended Value Estimate	\$ 2,275,880	\$ 870	\$ 2,275,880

Appraiser: Dennis May

Principal Appraiser: Christopher Castle

Hearing Date:

INCOME APPROACH**Address:** 1338C Filbert Street**Lien Date:** 7/1/2017

	<u>Monthly Rent</u>	<u>Annualized</u>	
Potential Gross Income	\$60/sf X 2,617 sf \$13,085	x 12	\$157,020
Less: Vacancy & Collection Loss		3%	<u>(\$4,711)</u>
Effective Gross Income			\$152,309
Less: Anticipated Operating Expenses (Pre-Property Tax)*		15%	<u>(\$22,846)</u>
Net Operating Income (Pre-Property Tax)			\$129,463
Income Allocated to Restricted Portion of the Dwelling: 1,084 sf or 41.4%			\$53,598

Restricted Capitalization Rate

2017 interest rate per State Board of Equalization		3.7500%	
Risk rate (4% owner occupied / 2% all other property types)		2.0000%	
2016 property tax rate**		1.1792%	
Amortization rate for improvements only			
Remaining economic life (Years)	60	0.0167	<u>1.4167%</u>
Improvements constitute % of total property value	85%		8.3459%

VALUE ESTIMATE FOR RESTRICTED PORTION OF DWELLING **\$642,208**

(1) Mills Act value will be a combination of the Restricted Portion value and the factored base year value of the new addition portion: \$642,808 + \$1,633,672 (58.6% of FBV of \$2,787,837) =	\$2,275,880
(2) Factored Base Year Value	\$2,787,837
(3) Market Value of entire property	\$3,675,000

Notes:

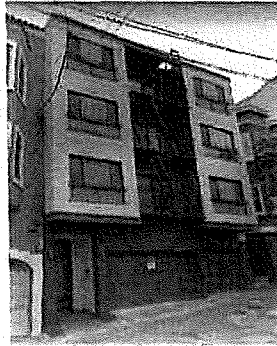
* Annual operating expenses include water service, refuse collection, insurance, and regular maintenance items. Assumes payment of PG&E by lessee.

** The 2017 property tax rate will be determined in September 2017

Rent Comparables

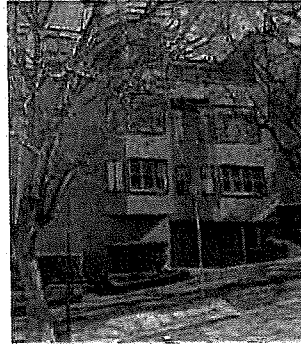
Address: 1338C Filbert Street
Lien Date: 7/1/2017

Rental Comp #1



Listing Agent: A. Todd 415-364-8633
Address: 3126 Scott Street #3
Cross Streets: Greenwich
SF: 1,367
Layout: 2 bed, 2 BA, leased parking
Monthly Rent: \$5,925
Rent/Foot/Mo: \$4.33
Annual Rent/Foot: \$52.01

Rental Comp #2



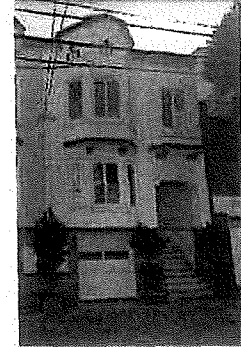
Listing Agent: Joseph Johnston 415-236-6116 X116
Address: 2390 Hyde Street #3
Cross Streets: Chestnut
SF: 3,000
Layout: 3 bed, 3.5 BA, 1 car garage space
Monthly Rent: \$13,985
Rent/Foot/Mo: \$4.66
Annual Rent/Foot: \$55.94

Rental Comp #3



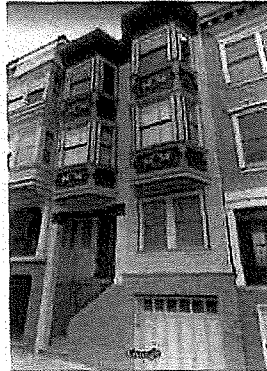
Listing Agent: Christian Elbeck 415-236-6116
Address: 1432 Jefferson Street
Cross Streets: Buchanan
SF: 2,800
Layout: 4 bed, 3 BA, 1 car garage space
Monthly Rent: \$13,995
Rent/Foot/Mo: \$5.00
Annual Rent/Foot: \$59.98

Rental Comp #4



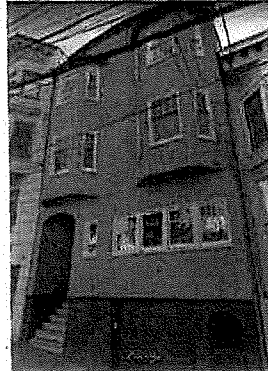
Listing Agent: Justin Yonker 415-806-4676
Address: 639 Chestnut Street
Cross Streets: Mason
SF: 1,700
Layout: 3 bed, 2 BA, 1 car garage space
Monthly Rent: \$8,950
Rent/Foot/Mo: \$5.26
Annual Rent/Foot: \$63.18

Rental Comp #5




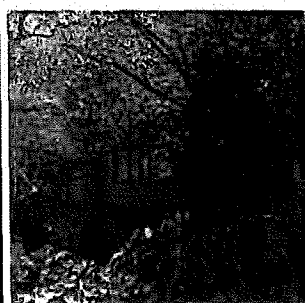


Listing Agent: Christian Elbeck 415-236-6116
Address: 1724 Grant Avenue
Cross Streets: Lombard
SF: 2,800
Layout: 5 bed, 3.5 BA, 1 car garage space

Rental Comp #6



Listing Agent: Suzanne C. Gregg 415-816-9133
Address: 1273 Filbert Street
Cross Streets: Larkin
SF: 1,292
Layout: 2 bed, 1.5 BA, 2 car garage spaces

SALES COMPARISON APPROACH

	Subject	Sale 1		Sale 2		Sale 3	
APN	0524-033	0105-064		0071-078		0094-049	
							
Address	1338C Filbert Street	341 Filbert Street		10 Southard Place #1		2129 Leavenworth Street	
		\$4,725,000		\$3,595,000		\$3,425,000	
	Description	Description	Adjust.	Description	Adjust.	Description	Adjust.
Date of Valuation/Sale.	07/01/17	07/06/16		2/6/2017		06/02/17	
Neighborhood	Russian Hill	Russian Hill		Russian Hill		Russian Hill	
Proximity to Subject		10 blocks		2 blocks		2 blocks	
Lot Size	n/a	n/a		n/a		n/a	
View	none	panoramic	(\$236,250)	city and bay	(\$179,750)	Bay	(\$171,250)
Year Bld/Year Renovated	1906/2016	1995		1982		2009	
Condition	Good/Remodeled	Good		Good		Good	
Construction Quality	Good	Good		Good		Good	
Gross Living Area	2,617	3,010	(\$157,200)	2,161	\$182,400	2,540	\$30,800
Total Rooms	6	6		7		6	
Bedrooms	3	3		3		6	
Bathrooms	3/1	3/1		2/1	\$75,000	2/1	\$75,000
Stories	3	3		2		3	
Parking	2 car	2 car		2 car		2 car	
Net Adjustments			(\$393,450)		\$77,650		(\$65,450)
Indicated Value	\$2,750,000		\$4,331,550		\$3,672,650		\$3,359,550
Adjust. \$ Per Sq. Ft.	\$1,051		\$1,439		\$1,700		\$1,323

VALUE RANGE: \$3,359,550 to \$4,331,550

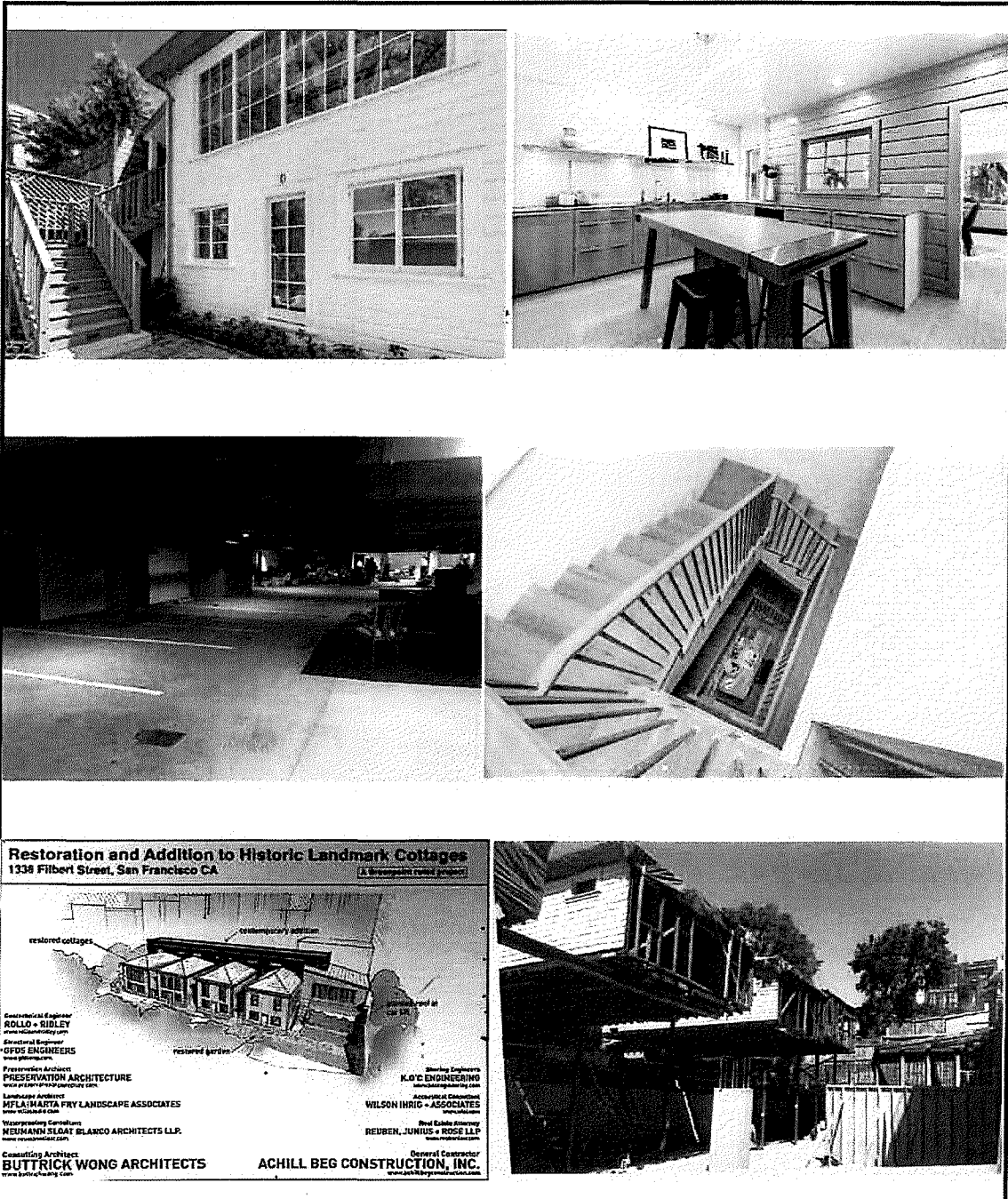
VALUE CONCLUSION: \$3,675,000

REMARKS:

Subject is a 1906 "earthquake cottage," one of four built on one parcel, which has been renovated and additional living space added in a three story structure joining the four cottages. Also, an 8-car garage was excavated and constructed underneath the cottages. The four cottages are now separate condominiums. Difference in GLA is adjusted at \$400 per sq ft, bath adjustment is \$75,000 for full bath, \$37,500 for half bath. View adjusted at 5%.



Office of the Assessor / Recorder - City and County of San Francisco
Mills Act Valuation



1338D Filbert Street

OFFICE OF THE ASSESSOR-RECORDER - CITY & COUNTY OF SAN FRANCISCO
MILLS ACT VALUATION

APN:	0524-034	Lien Date:	7/1/2017
Address:	1338D Filbert Street	Application Date:	4/28/2016
SF Landmark No.:	232	Application Term:	10 years
Applicant's Name:	1338 Filbert LLC		
Agt./Tax Rep./Atty:	Dominique Lahaussais	Last Sale Date:	6/28/2007
Fee Appraisal Provided:	No	Last Sale Price:	\$390,000

FACTORED BASE YEAR (Roll) VALUE		INCOME CAPITALIZATION APPROACH		SALES COMPARISON APPROACH	
Land	\$427,704	Land	\$363,900	Land	\$1,915,000
Imps.	\$2,726,206	Imps.	\$2,235,385	Imps.	\$1,915,000
Personal Prop	\$0	Personal Prop	\$0	Personal Prop	\$0
Total	\$3,153,910	Total	\$2,599,285	Total	\$ 3,830,000

Property Description

Property Type:	Single-Tenant	Year Built:	1906/2016	Neighborhood:	Russian Hill
Type of Use:	Residential	(Total) Rentable Area:	3,005	Land Area:	8,594
Owner-Occupied:	No	Stories:	3	Zoning:	RH2
Unit Types:	Condominium	Parking Spaces:	Underground/2 spaces		

Total No. of Units: 1

Special Conditions (Where Applicable)

The tax relief granted through the Mills Act will apply only to the original structure, not to the excavated garage or new addition. The Mills Act value has been calculated by applying the Restricted Value calculation to the original 1,210 sq ft area in the original structure. The 1,790 sq ft addition will retain that portion of the factored base year value. Therefore, the Recommended Value Estimate below is a blend of these two calculated values:

Conclusions and Recommendations

	Per Unit	Per SF	Total
Factored Base Year Roll	\$3,153,910	\$1,049.55	\$ 3,153,910
Income Approach - Direct Capitalization	\$2,599,285	\$864.99	\$ 2,599,285
Sales Comparison Approach	\$3,830,000	\$1,274.54	\$ 3,830,000
Recommended Value Estimate	\$ 2,599,285	\$ 865	\$ 2,599,285

Appraiser: Dennis May

Principal Appraiser: Christopher Castle

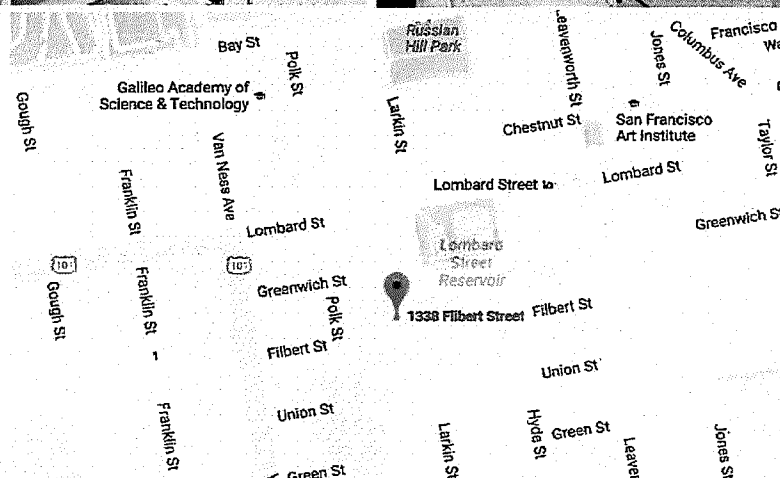
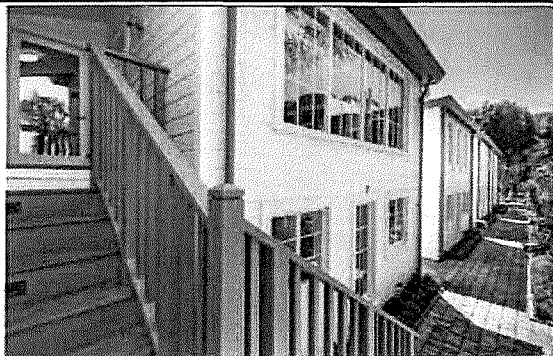
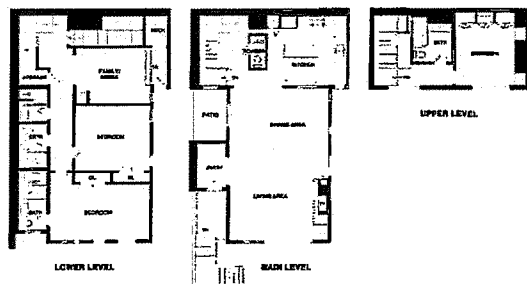
Hearing Date:

SUBJECT PHOTOGRAPHS AND LOCATOR MAP

Address: 1338D Filbert Street

APN: 0524-034

1338 FILBERT STREET, UNIT D



INCOME APPROACH**Address:** 1338D Filbert Street**Lien Date:** 7/1/2017

	<u>Monthly Rent</u>	<u>Annualized</u>	
Potential Gross Income	\$60/sf X 3,005 \$15,025 x	12	\$180,300
Less: Vacancy & Collection Loss		3%	<u>(\$5,409)</u>
Effective Gross Income			\$174,891
Less: Anticipated Operating Expenses (Pre-Property Tax)*		15%	<u>(\$26,234)</u>
Net Operating Income (Pre-Property Tax)			\$148,657
Income Allocated to Restricted Portion of the Dwelling: 1,210 sf or 40.3%			\$59,909

Restricted Capitalization Rate

2017 interest rate per State Board of Equalization		3.7500%	
Risk rate (4% owner occupied / 2% all other property types)		2.0000%	
2016 property tax rate**		1.1792%	
Amortization rate for improvements only			
Remaining economic life (Years)	60	0.0167	<u>1.4333%</u>
Improvements constitute % of total property value	86%		8.3625%

VALUE ESTIMATE FOR RESTRICTED PORTION OF DWELLING **\$716,401**

- (1) Mills Act value will be a combination of the Restricted Portion value and the factored base year value of the new addition portion:
\$716,401 + \$1,882,884 (59.7% of FBVY of \$3,153,910) = \$2,599,285
- (2) Factored Base Year Value **\$3,153,910**
- (3) Market Value of entire property **\$3,830,000**

Notes:

- * Annual operating expenses include water service, refuse collection, insurance, and regular maintenance items. Assumes payment of PG&E by lessee.
- ** The 2017 property tax rate will be determined in September 2017

Rent Comparables

Address: 1338D Filbert Street

Lien Date: 7/1/2017

Rental Comp #1



Listing Agent:
Address:
Cross Streets:
SF:
Layout:
Monthly Rent
Rent/Foot/Mo
Annual Rent/Foot:

A. Todd 415-364-8633
3126 Scott Street #3
Greenwich
1,367
2 bed, 2 BA, leased parking
\$5,925
\$4.33
\$52.01

Rental Comp #2



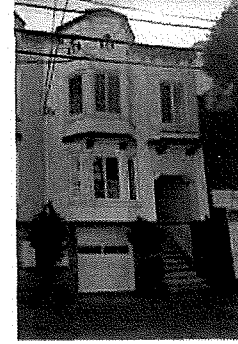
Joseph Johnston 415-236-6116 X116
2390 Hyde Street #3
Chestnut
3,000
3 bed, 3.5 BA, 1 car garage space
\$13,985
\$4.66
\$55.94

Rental Comp #3



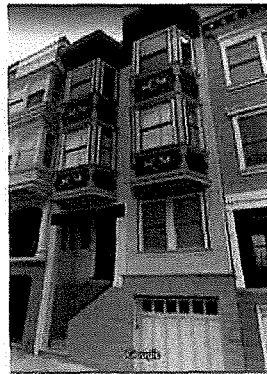
Christian Elbeck 415-236-6116
1432 Jefferson Street
Buchanan
2,800
4 bed, 3 BA, 1 car garage space
\$13,995
\$5.00
\$59.98

Rental Comp #4



Justin Yonker 415-806-4676
639 Chestnut Street
Mason
1,700
3 bed, 2 BA, 1 car garage space
\$8,950
\$5.26
\$63.18

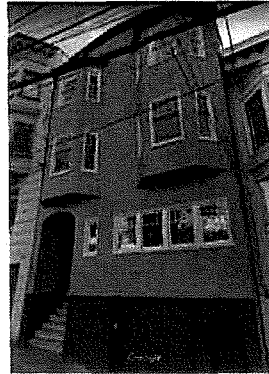
Rental Comp #5



Listing Agent:
Address:
Cross Streets:
SF:
Layout:



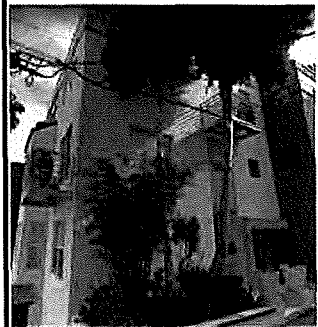

Christian Elbeck 415-236-6116
1724 Grant Avenue
Lombard
2,800
5 bed, 3.5 BA, 1 car garage space

Rental Comp #6



Suzanne C. Gregg 415-816-9133
1273 Filbert Street
Larkin
1,292
2 bed, 1.5 BA, 2 car garage spaces

SALES COMPARISON APPROACH

	Subject	Sale 1		Sale 2		Sale 3	
APN	0524-034	0105-064		0071-078		0094-049	
							
Address	1338D Filbert Street	341 Filbert Street		10 Southard Place #1		2129 Leavenworth Street	
		\$4,725,000		\$3,595,000		\$3,425,000	
	Description	Description	Adjust.	Description	Adjust.	Description	Adjust.
Date of Valuation/Sale	07/01/17	07/06/16		2/6/2017		06/02/17	
Neighborhood	Russian Hill	Russian Hill		Russian Hill		Russian Hill	
Proximity to Subject		10 blocks		2 blocks		2 blocks	
Lot Size	n/a	n/a		n/a		n/a	
View	none	panoramic	(\$236,250)	city and bay	(\$179,750)	Bay	(\$171,250)
Year Blt/Year Renovated	1906/2016	1995		1982		2009	
Condition	Good/Remodeled	Good		Good		Good	
Construction Quality	Good/Remodeled	Good		Good		Good	
Gross Living Area	3,005	3,010	(\$2,000)	2,161	\$337,600	2,540	\$186,000
Total Rooms	7	6		7		6	
Bedrooms	3	3		3		6	
Bathrooms	3/1	3/1		2/1	\$75,000	2/1	\$75,000
Stories	3	3		2		3	
Parking	2 car	2 car		2 car		2 car	
Net Adjustments			(\$238,250)		\$232,850		\$89,750
Indicated Value	\$3,400,000		\$4,486,750		\$3,827,850		\$3,514,750
Adjust. \$ Per Sq. Ft.	\$1,131		\$1,491		\$1,771		\$1,384

VALUE RANGE:

\$3,514,750 to \$4,486,750

VALUE CONCLUSION:

\$3,830,000

REMARKS:

Subject is a 1906 "earthquake cottage," one of four built on one parcel, which has been renovated and additional living space added in a three story structure joining the four cottages. Also, an 8-car garage was excavated and constructed underneath the cottages. The four cottages are now separate condominiums. Difference in GLA is adjusted at \$400 per sq ft, bath adjustment is \$75,000 for full bath, \$37,500 for half bath. View adjusted at 5%.



SAN FRANCISCO PLANNING DEPARTMENT

PRE-APPROVAL INSPECTION REPORT

Report Date: May 30, 2017
Inspection Date: May 30, 2017; 3:00pm
Case No.: 2017-006300MLS
Project Address: 1338 Filbert Street
Zoning: RH-2 (Residential- House, Two Family)
Height & Bulk: 40-X
Block/Lot: 0524/031
Eligibility: Landmark No. 232 (1338 Filbert Cottages)
Property Owner: 1338 Filbert LLC
Contact: Dominique Lahaussais
d_lahaussais@msn.com
Staff Contact: Shannon Ferguson – (415) 575-9074
shannon.ferguson@sfgov.org
Reviewed By: Tim Frye – (415) 575-6822
tim.frye@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PRE-INSPECTION

☒ Application fee paid

☐ Record of calls or e-mails to applicant to schedule pre-contract inspection

5/23/17: email property owner to schedule site visit

5/24/17: email property owner to confirm site visit for 5/30/17 at 3:00pm

5/30/17: email follow up with property owner requesting Rehab and Maintenance plan as a Word doc.
Confirming application will be forwarded to Assessor on June 1.

INSPECTION OVERVIEW

Date and time of inspection: May 30, 2017; 3:00pm

Parties Present: Dominique Lahaussois (property owner); Shannon Ferguson and Rebecca Salgado (SF Planning)

- ☒ Provide applicant with business cards
- ☒ Inform applicant of contract cancellation policy
- ☒ Inform applicant of monitoring process

Inspect property. If multi-family or commercial building, inspection included a:

- ☐ Thorough sample of units/spaces
- ☒ Representative
- ☐ Limited

- ☒ Review any recently completed and in progress work to confirm compliance with Contract.
- ☒ Review areas of proposed work to ensure compliance with Contract.
- ☒ Review proposed maintenance work to ensure compliance with Contract.
- ☐ Identify and photograph any existing, non-compliant features to be returned to original condition during contract period. **n/a**

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Does the application and documentation accurately reflect the property's existing condition? If no, items/issues noted: |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Does the proposed scope of work appear to meet the Secretary of the Interior's Standards? If no, items/issues noted: |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Does the property meet the exemption criteria, including architectural style, work of a master architect, important persons or danger of deterioration or demolition without rehabilitation? If no, items/issues noted: |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Conditions for approval? If yes, see below. |

Mills Act Pre-Approval Inspection Report
May 30, 2017

Case Number 2017-006300MLS
1338 Filbert Street

NOTES AND RECOMMENDATIONS

None

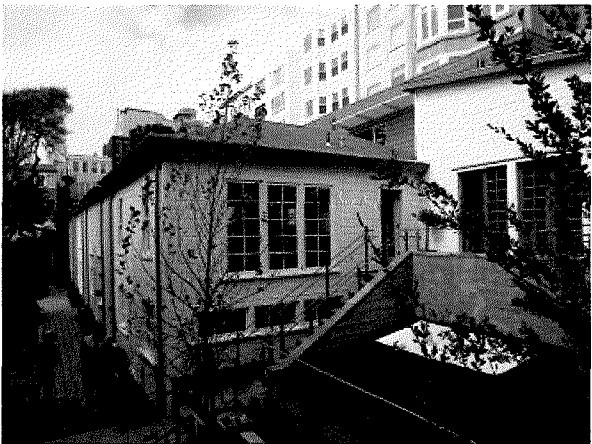
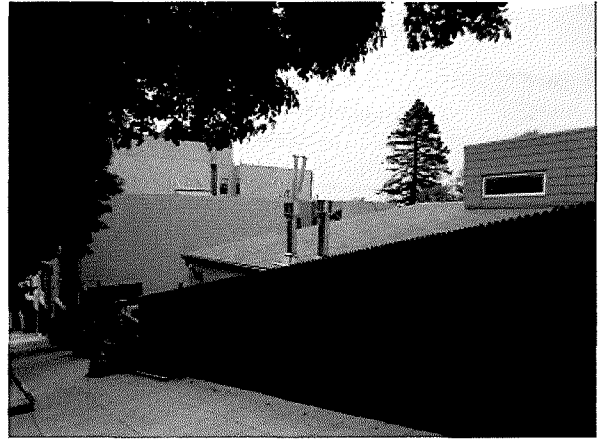
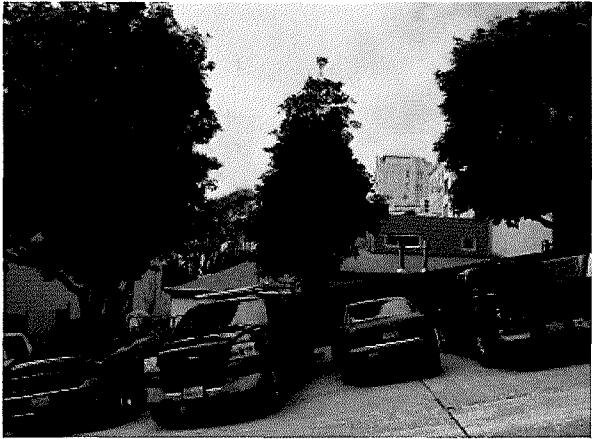
CONDITIONS FOR APPROVAL

None

Mills Act Pre-Approval Inspection Report
May 30, 2017

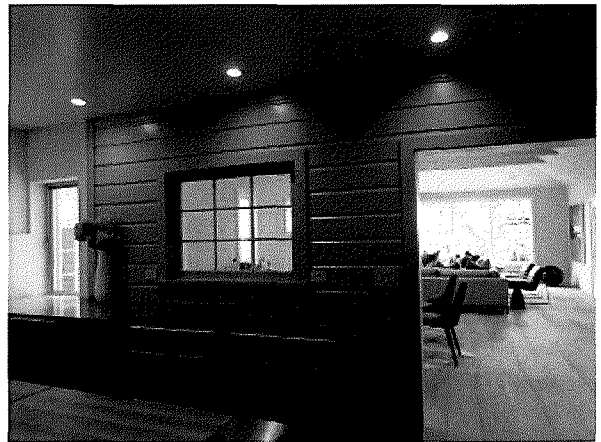
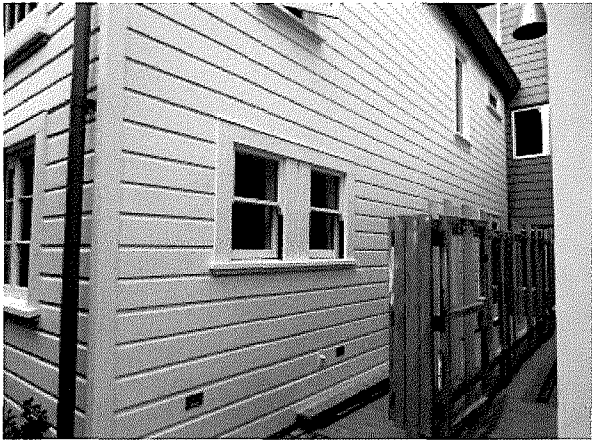
Case Number 2017-006300MLS
1338 Filbert Street

PHOTOGRAPHS



Mills Act Pre-Approval Inspection Report
May 30, 2017

Case Number 2017-006300MLS
1338 Filbert Street



APPLICATION FOR Mills Act Historical Property Contract

Applications must be submitted in both hard copy and digital copy form to the Planning Department at 1650 Mission St., Suite 400 by May 1st in order to comply with the timelines established in the Application Guide. Please submit only the Application and required documents.

1. Owner/Applicant Information (If more than three owners, attach additional sheets as necessary.)

PROPERTY OWNER 1 NAME: 1338 Filbert LLC	TELEPHONE: ()
PROPERTY OWNER 1 ADDRESS:	EMAIL:
PROPERTY OWNER 2 NAME: Dominique Lahaussois	TELEPHONE: 203.570.7827
PROPERTY OWNER 2 ADDRESS: 30 Blackstone Court SF 94123	EMAIL: D.Lahaussois@msn.com
PROPERTY OWNER 3 NAME: David N Low	TELEPHONE: 415-317-1976
PROPERTY OWNER 3 ADDRESS: 30 Blackstone Court SF 94123	EMAIL: dnlowjr@icloud.com

2. Subject Property Information

PROPERTY ADDRESS: 1338 Filbert Street	ZIP CODE: 94109
PROPERTY PURCHASE DATE: June 2007	ASSESSOR BLOCK/LOT(S): 0524.031/032/033/034
MOST RECENT ASSESSED VALUE: \$5,975,321	ZONING DISTRICT: RH.2

Are taxes on all property owned within the City and County of San Francisco paid to date? YES ☒ NO ☐

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) on a separate sheet of paper.

Do you own other property in the City and County of San Francisco? YES ☐ NO ☒

If Yes, please list the addresses for all other property owned within the City of San Francisco on a separate sheet of paper.

Are there any outstanding enforcement cases on the property from the San Francisco Planning Department or the Department of Building Inspection? YES ☐ NO ☒

If Yes, all outstanding enforcement cases must be abated and closed for eligibility for the Mills Act.

I/we am/are the present owner(s) of the property described above and hereby apply for an historical property contract. By signing below, I affirm that all information provided in this application is true and correct. I further swear and affirm that false information will be subject to penalty and revocation of the Mills Act Contract.

Owner Signature:  Date: **4/25/17**

Owner Signature:  Date: **4/27/17**

Owner Signature: _____ Date: _____

Non-owner occupied properties currently undergoing rehabilitation must provide additional information:

-The property bought in 2007 had been vacant for at least 7 years and could not be occupied or rented. Total area was 5,590 square feet between building 031 (Studio and Cottage A at approximately 2,000 square feet), building 032 (Cottage B at 1,480 square feet), building 033 (Cottage C or 1,035 square feet) and building 034 (Cottage D or 1,105 square feet).

-No income prior to renovation, and expenses included preservation architects for historical resource evaluation, architects for designing plans, lawyers, surveyors, soil and structural engineers, all the expenses associated with securing proper historical surveys and authorization, with getting building permits, as well as on going property taxes, financing costs and insurance. Further expenses to protect the site against squatters

-Rehabilitation started briefly in July 2013, stopped between August and November (because of legal continuance) and finally resumed in December 2013.

-It is anticipated that the rehabilitation will be completed by mid 2017 at which time we will be able to be owner-occupied in one unit and to generate rental income in the other units, or possibly selling at least two units in the short to medium term to be able to repay some loans incurred during renovation.

-the anticipated rental income for 031 is \$12,000 per month, for 032 \$9,500 per month, for 033 \$9,000 per month and for 034 \$10,000 per month. Expected expenses between \$2,000 and \$2,500 per cottage.



For Rent ▾

\$1.8K+ ▾

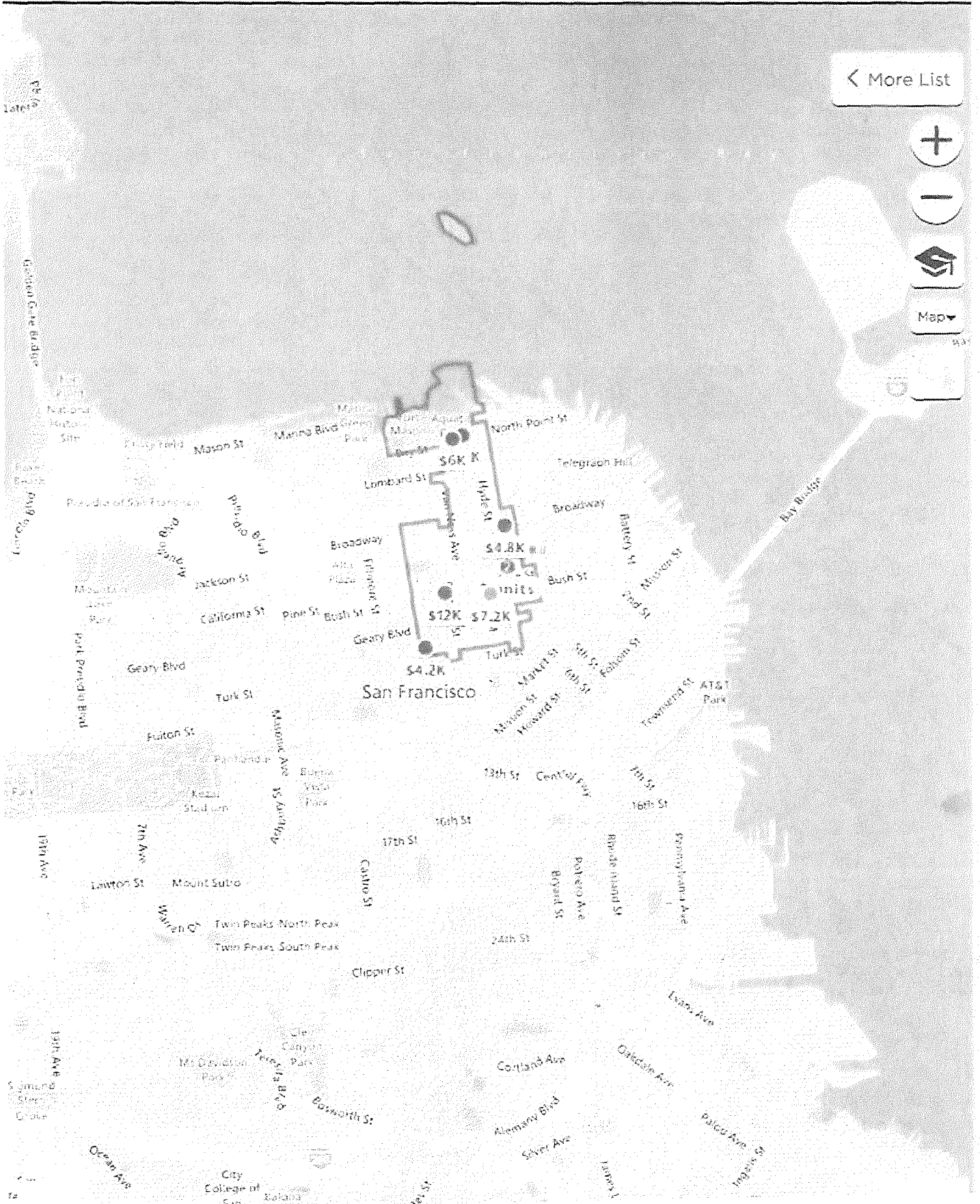
3+ Beds ▾

More (1) ▾

< More List



Map ▾

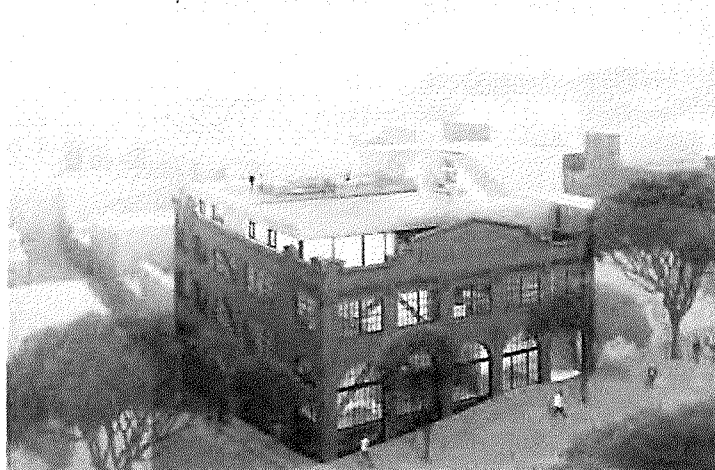


The Garage on Hyde

Home / California / San Francisco / The Garage on Hyde

1945 Hyde St, San Francisco, CA 94109 - Russi...

★★★★★



There are no available units.

A 3-4 bedroom, 2-3 bathroom, pet-friendly apartment

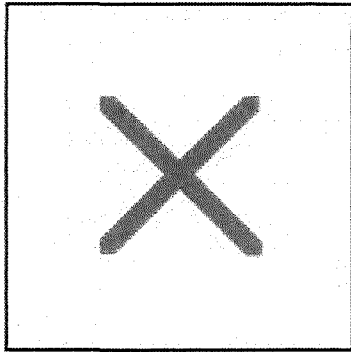
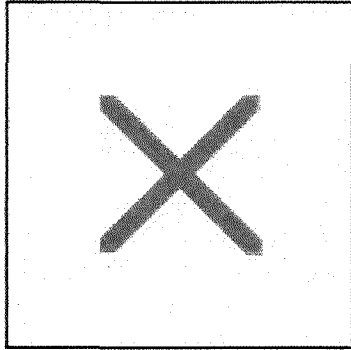
Below are rent ranges for similar nearby apartments.

1 Bed	440 sq ft	\$2,950	\$3,400	\$3,775
1 Bed	557 sq ft	\$1,800	\$2,275	\$4,800
2 Beds		\$3,200	\$3,700	\$4,500
3 Beds		\$4,100	\$4,500	\$5,700



Apartments.com™

© 2017 CoStar Group, Inc.



Map data ©2017 Google

Terms of Use

School data provided by GreatSchools

Below are rent ranges for similar nearby apartments.

Beds	Average Size	Lowest	Typical
Studio	554 Sq Ft		\$2,900
1 Bed	337 Sq Ft		\$1,800
2 Beds	1174 Sq Ft		\$3,200
3 Beds	2076 Sq Ft		\$4,650
4 Beds	3100 Sq Ft		\$11,500

Apartment Amenities

San Francisco rents drop back to 2015 levels

Which seems like good news, although at the time we called it a "rent apocalypse"

BY ADAM BRINKLOW | APR 3, 2017, 3:38PM PDT



Photo by Pete Nielsen

Spring may have sprung but the price of an apartment in San Francisco stayed mostly where it was over the last four weeks, with almost all of the data keeping the city firmly entrenched as the most expensive place to rent in the country.

In fact, peering at the numbers a little more closely reveals that the price of an apartment now, by and large, matches that of two years ago, the terrifying peaks experienced since then having petered out. (Albeit leaving a still intimidating figure in their place.)

Three rental sites released analyses of the median price of a one-bedroom apartment in San Francisco since Friday. On Zumper, a San Francisco apartment inched up 1.5 percent since February to \$3,320/month.

(Although since that's still down 7.5 percent year over year, it qualifies as good news if squinted at from the right angle.)

ApartmentList reports a figure of \$3,470/month, which is actually down a bit from the previous month, although since the decline is only 0.8 percent and a few dollars it amounts to not much at all. The year-over-year decline is one percent.



And Abodo says that prices dropped even more, tipping to \$3,470/month, down 1.45 percent month over month to form an almost perfect inversion of Zumper's analysis. (No year over year figure is available for the site's metrics.)

Earlier in the month, RENTCafe reported that San Francisco's still-absurd median apartment rent of \$3,360/month was at least behind New York City, something that's only happened a handful of times since 2014.

All told, a median price of between \$3,300-\$3,500/month for a San Francisco apartment remains the new normal.

Which means that these prices are basically interchangeable with those from two years ago. Zumper big drop of 7.5 percent since 2016 is only about a 2.3 percent drop from the same month in 2015, when the average was \$3,400, roughly in the middle of the current field of numbers.

Of course, back then these sorts of prices represented “a rental apocalypse,” which at the time was “making us retroactively feel like fools caught trying to plot out the end times on a Roman calendar.”

Back then, it was hard to imagine that similar figures might one day be interpreted as some strain of good news, however dissatisfying. But that day is here.

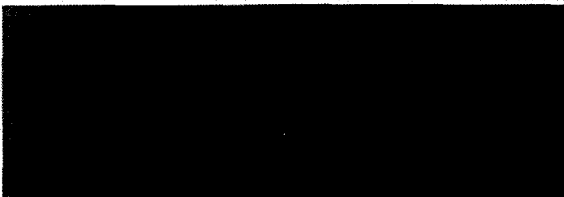
- [Zumper Rent Report](#)
- [Apartmentlist Rent Report](#)
- [Abodo Rent Report](#)
- [SF Rents Slip Beneath NY \[Curbed SF\]](#)
- [A Year Of Topping NY Rents \[Curbed SF\]](#)

THE LATEST



Tech companies should move closer to transit, says new report

BY ADAM BRINKLOW | 1 COMMENT



Secluded, stunning Russian Hill home asks \$3.9 million

BY BROCK KEELING | 2 COMMENTS

Comparable Rental Statistics for zip codes 94109 and 94133

Trulia/ Zillow/ Craigslist April 2016

Address	<u>description</u>	square footage	monthly rent other
2390 Hyde St #1 94109	3 and 3	3000 views	\$13,895
gated russian hill penthouse	3 and 2	views	\$13,500
1100 Lombard 94109	2 and 2.5	views	\$12,500
penthouse terrace patio	3 and ?	views	\$12,450
undisclosed 94109	2 and 3	views	\$11,000 furnished
2735 Larkin St #1 94109	2 and 2	views	\$10,995
2242 Leavenworth St 94133	3 and 2	2200	\$9,950
763 Bay Larkin 94109	3 and 3	1700	\$9,800
999 Green St, #1704, 94133	2 and 2	1681 views	\$9,000
flat plus studio	3 and 3	1800 views	\$8,900 furnished
premier condo doorman	3 and ?	1854	\$8,500
1360 Lombard St 94109	2 and 2		\$8,250 furnished
1056 Greenwich St 94133	3 and 2	2400 views	\$7,450
2625 Leavenworth St 94133	3 and 2	1400 views	\$7,500
wonderful and bright (hyde and filbert)	3 and 1.5		\$6,995 includes utilities
1173 Filbet St	3 and 1.5	1350	\$6,800
lovely victorian building	3 and 2		\$6,384
1425 Vallejo St 94109	2 and 2		\$5,195
		mean	\$9,392.44
		median	\$8,950

3. Property Value Eligibility:

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 ☒

*If the property value exceeds these options, please complete the following: Application of Exemption.

Application for Exemption from Property Tax Valuation

If answered "no" to either question above please explain on a separate sheet of paper, how the property meets the following two criteria and why it should be exempt from the property tax valuations.

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; or
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. (A Historic Structures Report, completed by a qualified historic preservation consultant, must be submitted in order to meet this requirement.)

4. Property Tax Bill

All property owners are required to attach a copy of their recent property tax bill.

PROPERTY OWNER NAME(S):	
Cottage A (lot 031) \$1,749,329	Cottage B (lot 032) \$1,525,238
Cottage C (lot 033) \$1,341,889	Cottage D (lot 034) \$1,358,865
MOST RECENT ASSESSED PROPERTY VALUE:	
aggregate of \$5,975,321	
PROPERTY ADDRESS:	
1338 Filbert Street	

5. Other Information

All property owners are required to attach a copy of all other information as outlined in the checklist on page 7 of this application.

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.

Owner Signature:

Date: 4/26/17

Owner Signature:

Date: 4/27/17

Owner Signature:

Date:



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

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

For Fiscal Year July 1, 2016 through June 30, 2017

Vol	Block	Lot	Account Number	Tax Rate	Original Mail Date	Property Location
04	0524	031	052400310	1.1792%	October 14, 2016	1338 FILBERT ST #1

Assessed on January 1, 2016

To: 1338 FILBERT LLC

1338 FILBERT LLC
DOMINIQUE LAHAUSOIS
30 BLACKSTONE CT
SAN FRANCISCO CA 94123

Assessed Value		
Description	Full Value	Tax Amount
Land	790,258	9,318.72
Structure	959,071	11,309.36
Fixtures		
Personal Property		
Gross Taxable Value	1,749,329	20,628.08
Less HO Exemption		
Less Other Exemption		
Net Taxable Value	1,749,329	\$20,628.08

Direct Charges and Special Assessments

Code	Type	Telephone	Amount Due
29	RENT STABILIZATION	(415) 701-2311	40.00
89	SFUSD FACILITY DIST	(415) 355-2203	36.06
91	SFCCD PARCEL TAX	(415) 487-2400	79.00
92	APARTMENT LIC. FEE	(415) 558-6288	81.50
98	SF - TEACHER SUPPORT	(415) 355-2203	236.98
Total Direct Charges and Special Assessments			\$473.54

► TOTAL DUE \$21,101.62

1st Installment	2nd Installment
\$10,550.81	\$10,550.81
Due: November 1, 2016 Delinquent after Dec 10, 2016	Due: February 1, 2017 Delinquent after April 10, 2017

Pay online at SFTREASURER.ORG



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

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

For Fiscal Year July 1, 2016 through June 30, 2017

Vol	Block	Lot	Account Number	Tax Rate	Original Mail Date	Property Location
04	0524	032	052400320	1.1792%	October 14, 2016	1338 FILBERT ST #2

Assessed on January 1, 2016

To: 1338 FILBERT LLC

1338 FILBERT LLC
DOMINIQUE LAHAUSOIS
30 BLACKSTONE CT
SAN FRANCISCO CA 94123

Assessed Value		
Description	Full Value	Tax Amount
Land	577,372	6,808.37
Structure	947,866	11,177.23
Fixtures		
Personal Property		
Gross Taxable Value	1,525,238	17,985.60
Less HO Exemption		
Less Other Exemption		
Net Taxable Value	1,525,238	\$17,985.60

Direct Charges and Special Assessments			
Code	Type	Telephone	Amount Due
29	RENT STABILIZATION	(415) 701-2311	40.00
89	SFUSD FACILITY DIST	(415) 355-2203	36.06
91	SFCCD PARCEL TAX	(415) 487-2400	79.00
92	APARTMENT LIC. FEE	(415) 558-6288	81.50
98	SF - TEACHER SUPPORT	(415) 355-2203	236.98
Total Direct Charges and Special Assessments			\$473.54

► TOTAL DUE \$18,459.14

1st Installment	2nd Installment
\$9,229.57	\$9,229.57
Due: November 1, 2016	Due: February 1, 2017
Delinquent after Dec 10, 2016	Delinquent after April 10, 2017

Pay online at SFTREASURER.ORG



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

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

For Fiscal Year July 1, 2016 through June 30, 2017

Vol	Block	Lot	Account Number	Tax Rate	Original Mail Date	Property Location
04	0524	034	052400340	1.1792%	October 14, 2016	1338 FILBERT ST #4

Assessed on January 1, 2016

To: 1338 FILBERT LLC

1338 FILBERT LLC
DOMINIQUE LAHAUSOIS
30 BLACKSTONE CT
SAN FRANCISCO CA 94123

Assessed Value		
Description	Full Value	Tax Amount
Land	419,318	4,944.59
Structure	939,547	11,079.13
Fixtures		
Personal Property		
Gross Taxable Value	1,358,865	16,023.73
Less HO Exemption		
Less Other Exemption		
Net Taxable Value	1,358,865	\$16,023.73

Direct Charges and Special Assessments			
Code	Type	Telephone	Amount Due
89	SFUSD FACILITY DIST	(415) 355-2203	36.06
91	SFCCD PARCEL TAX	(415) 487-2400	79.00
92	APARTMENT LIC. FEE	(415) 558-6288	81.50
98	SF - TEACHER SUPPORT	(415) 355-2203	236.98
Total Direct Charges and Special Assessments			\$433.54

► TOTAL DUE \$16,457.26

1st Installment

2nd Installment

\$8,228.63

\$8,228.63

Due: November 1, 2016

Due: February 1, 2017

Delinquent after Dec 10, 2016

Delinquent after April 10, 2017

Pay online at SFTREASURER.ORG



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

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

For Fiscal Year July 1, 2016 through June 30, 2017

Vol	Block	Lot	Account Number	Tax Rate	Original Mail Date	Property Location
04	0524	033	052400330	1.1792%	October 14, 2016	1338 FILBERT ST #3

Assessed on January 1, 2016

To: 1338 FILBERT LLC

1338 FILBERT LLC
DOMINIQUE LAHAUSOIS
30 BLACKSTONE CT
SAN FRANCISCO CA 94123

Assessed Value		
Description	Full Value	Tax Amount
Land	403,190	4,754.41
Structure	938,699	11,069.13
Fixtures		
Personal Property		
Gross Taxable Value	1,341,889	15,823.55
Less HO Exemption		
Less Other Exemption		
Net Taxable Value	1,341,889	\$15,823.55

Direct Charges and Special Assessments			
Code	Type	Telephone	Amount Due
29	RENT STABILIZATION	(415) 701-2311	80.00
89	SFUSD FACILITY DIST	(415) 355-2203	36.06
91	SFCCD PARCEL TAX	(415) 487-2400	79.00
92	APARTMENT LIC. FEE	(415) 558-6288	81.50
98	SF - TEACHER SUPPORT	(415) 355-2203	236.98
Total Direct Charges and Special Assessments			\$513.54

► **TOTAL DUE** **\$16,337.08**

1st Installment	2nd Installment
\$8,168.54	\$8,168.54
Due: November 1, 2016 Delinquent after Dec 10, 2016	Due: February 1, 2017 Delinquent after April 10, 2017

Pay online at SFTREASURER.ORG

Property was valued at an aggregate value of about \$2.2 million from time of purchase in June 2007 till July of 2015, when the rehabilitation work of the Filbert Cottages was reported to the San Francisco tax authorities for the year 2014. Therefore the property's value was increased to an aggregate of \$4,620,753, which is over the \$3million threshold. By now the latest tax valuation amounts to \$5,957,321 for the period ending June 30, 2017. In 2017 we reported that the amount expended by January 1, 2017 was \$6,588,347.

Therefore, we are applying for Exemption from Property Tax Valuation because it will assist in the preservation of the property which otherwise would have been in danger of demolition, substantial alteration, or disrepair. We are enclosing an Historical Structure Report presented in the accompanying book and consisting of the following, by chronological order:

- Landmark Designation Report; Dated 7/12/2001
- Historic Fabric Assessment, Carey & Co, 8/21/2006
- Door and Window Survey, Architectural Resources Group, 2/15/2008
- Significance Diagram, Page & Turnbull, 2/4/2008
- Roof and Chimney Rehabilitation, Page & Turnbull, 1/14/2009
- Brick and Paving, Page & Turnbull, 4/28/2009
- HRER, Page & Turnbull, 7/22/2009***
- Architectural Drawings, Buttrick Wong, 2009
- Landscape Drawings, MFLA, 2009
- Historic Buildings Survey, Mark Hulbert, August 2010

***The Historic Resource Evaluation (HRER), Page & Turnbull, July 2009, had the following appendices:

- Architectural Drawings, Buttrick Wong, June 2009
- Historic Fabric Evaluation, Carey & Co, August 2006
- Door and Window Survey,Architectural Resources Group, February 2008
- Significance Diagram, Page & Turnbull
- Roof and Chimney, Page & Turnbull, January 2009
- Brick Paving, Page & Turnbull, April 2009

5. Rehabilitation/Restoration & Maintenance Plan

A 10 Year Rehabilitation/Restoration Plan 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* and/or the California Historic Building Code.

YES ☒ NO ☐

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 ☐

Use this form to outline your rehabilitation/restoration plan. Copy this page as necessary to include all items that apply to your property. Begin by listing recently completed rehabilitation work (if applicable) and continue with work you propose to complete within the next ten years, followed by your proposed maintenance work. Arranging all scopes of work in order of priority.

Please note that *all applicable Codes and Guidelines apply to all work*, including the Planning Code and Building Code. If components of the proposed Plan require approvals by the Historic Preservation Commission, Planning Commission, Zoning Administrator, or any other government body, these **approvals must be secured prior to applying for a Mills Act Historical Property Contract**. This plan will be included along with any other supporting documents as part of the Mills Act Historical Property contract.

#	(Provide a scope number)	BUILDING FEATURE
		Rehab/Restoration <input type="checkbox"/> Maintenance <input type="checkbox"/> Completed <input type="checkbox"/> Proposed <input type="checkbox"/>
CONTRACT YEAR FOR WORK COMPLETION:		
TOTAL COST (rounded to nearest dollar):		
DESCRIPTION OF WORK		

3. Draft Mills Act Historical Property Agreement

Please complete the following Draft Mills Act Historical Property Agreement and submit with your application. A final Mills Act Historical Property Agreement will be issued by the City Attorney once the Board of Supervisors approves the contract. The contract is not in effect until it is fully executed and recorded with the Office of the Assessor-Recorder.

Any modifications made to this standard City contract by the applicant or if an independently-prepared contract is used, it shall be subject to approval by the City Attorney prior to consideration by the Historic Preservation Commission and the Board of Supervisors. This will result in additional application processing time and the timeline provided in the application will be nullified.

Mills Act Application

Recording Requested by,
and when recorded, send notice to:
Director of Planning
1650 Mission Street
San Francisco, California 94103-2414

California Mills Act Historical Property Agreement

1338 Filbert Street Cottages

PROPERTY NAME (IF ANY)

1338 Filbert Street SF CA 94109

PROPERTY ADDRESS

San Francisco, California

THIS AGREEMENT is entered into by and between the City and County of San Francisco, a California municipal corporation ("City") and 1338 Filbert LLC ("Owner/s").

RECITALS

Owners are the owners of the property located at 1338 Filbert Street, in San Francisco, California

0524

BLOCK NUMBER

1031/032/033/034

LOT NUMBER

The building located at

1338 Filbert Street

PROPERTY ADDRESS

is designated as San Francisco Landmark # 232, a "City Landmark pursuant to Article 10 of the Planning Code") and is also known as the Filbert Cottages aka Bush Cottages

HISTORIC NAME OF PROPERTY (IF ANY)

Owners desire to execute a rehabilitation and ongoing maintenance project for the Historic Property. Owners' application calls for the rehabilitation and restoration of the Historic Property according to established preservation standards, which it estimates will cost approximately Two Millions and Sixty Five Thousand, 065,000. See Rehabilitation Plan, Exhibit A.

AMOUNT IN WORD FORMAT

AMOUNT IN NUMERICAL FORMAT

Owners' application calls for the maintenance of the Historic Property according to established preservation standards, which is estimated will cost approximately up to Ninety Thousand, 90,000 annually. See Maintenance Plan, Exhibit B.

AMOUNT IN WORD FORMAT

AMOUNT IN NUMERICAL FORMAT

The State of California has adopted the "Mills Act" (California Government Code Sections 50280-50290), and California Revenue & Taxation Code, Article 19 [Section 439 et seq.] authorizing local governments to enter into agreements with property owners to potentially reduce their property taxes in return for improvement to and maintenance of historic properties. The City has adopted enabling legislation, San Francisco Administrative Code Chapter 71, authorizing it to participate in the Mills Act program.

Owners desire to enter into a Mills Act Agreement (also referred to as a "Historic Property Agreement") with the City to help mitigate its anticipated expenditures to restore and maintain the Historic Property. The City is willing to enter into such Agreement to mitigate these expenditures and to induce Owners to restore and maintain the Historic Property in excellent condition in the future.

NOW, THEREFORE, in consideration of the mutual obligations, covenants, and conditions contained herein, the parties hereto do agree as follows:

Mills Act Application

1. Application of Mills Act

The benefits, privileges, restrictions and obligations provided for in the Mills Act shall be applied to the Historic Property during the time that this Agreement is in effect commencing from the date of recordation of this Agreement.

2. Rehabilitation of the Historic Property

Owners shall undertake and complete the work set forth in Exhibit A ("Rehabilitation Plan") attached hereto according to certain standards and requirements. Such standards and requirements shall include, but not be limited to: the Secretary of the Interior's Standards for the Treatment of Historic Properties ("Secretary's Standards"); the rules and regulations of the Office of Historic Preservation of the California Department of Parks and Recreation ("OHP Rules and Regulations"); the State Historical Building Code as determined applicable by the City; all applicable building safety standards; and the requirements of the Historic Preservation Commission, the Planning Commission, and the Board of Supervisors, including but not limited to any Certificates of Appropriateness approved under Planning Code Article 10. The Owners shall proceed diligently in applying for any necessary permits for the work and shall apply for such permits not less than six (6) months after recordation of this Agreement, shall commence the work within six (6) months of receipt of necessary permits, and shall complete the work within three (3) years from the date of receipt of permits. Upon written request by the Owners, the Zoning Administrator, at his or her discretion, may grant an extension of the time periods set forth in this paragraph. Owners may apply for an extension by a letter to the Zoning Administrator, and the Zoning Administrator may grant the extension by letter without a hearing. Work shall be deemed complete when the Director of Planning determines that the Historic Property has been rehabilitated in accordance with the standards set forth in this Paragraph. Failure to timely complete the work shall result in cancellation of this Agreement as set forth in Paragraphs 13 and 14 herein.

3. Maintenance

Owners shall maintain the Historic Property during the time this Agreement is in effect in accordance with the standards for maintenance set forth in Exhibit B ("Maintenance Plan"), the Secretary's Standards; the OHP Rules and Regulations; the State Historical Building Code as determined applicable by the City; all applicable building safety standards; and the requirements of the Historic Preservation Commission, the Planning Commission, and the Board of Supervisors, including but not limited to any Certificates of Appropriateness approved under Planning Code Article 10.

4. Damage

Should the Historic Property incur damage from any cause whatsoever, which damages fifty percent (50%) or less of the Historic Property, Owners shall replace and repair the damaged area(s) of the Historic Property. For repairs that do not require a permit, Owners shall commence the repair work within thirty (30) days of incurring the damage and shall diligently prosecute the repair to completion within a reasonable period of time, as determined by the City. Where specialized services are required due to the nature of the work and the historic character of the features damaged, "commence the repair work" within the meaning of this paragraph may include contracting for repair services. For repairs that require a permit(s), Owners shall proceed diligently in applying for any necessary permits for the work and shall apply for such permits not less than sixty (60) days after the damage has been incurred, commence the repair work within one hundred twenty (120) days of receipt of the required permit(s), and shall diligently prosecute the repair to completion within a reasonable period of time, as determined by the City. Upon written request by the Owners, the Zoning Administrator, at his or her discretion, may grant an extension of the time periods set forth in this paragraph. Owners may apply for an extension by a letter to the Zoning Administrator, and the Zoning Administrator may grant the extension by letter without a hearing. All repair work shall comply with the design and standards established for the Historic Property in Exhibits A and B attached hereto and Paragraph 3 herein. In the case of damage to twenty percent (20%) or more of the Historic Property due to a catastrophic event, such as an earthquake, or in the case of damage from any cause whatsoever that destroys more than fifty percent (50%) of the Historic Property, the City and Owners may mutually agree to terminate this Agreement. Upon such termination, Owners shall not be obligated to pay the cancellation fee set forth in Paragraph 14 of this Agreement. Upon such termination, the City shall assess the full value of the Historic Property without regard to any restriction imposed upon the Historic Property by this Agreement and Owners shall pay property taxes to the City based upon the valuation of the Historic Property as of the date of termination.

5. Insurance

Owners shall secure adequate property insurance to meet Owners' repair and replacement obligations under this Agreement and shall submit evidence of such insurance to the City upon request.

6. Inspections.

Owners shall permit periodic examination of the exterior and interior of the Historic Property by representatives of the Historic Preservation Commission, the City's Assessor, the Department of Building Inspection, the Planning Department, the Office of Historic Preservation of the California Department of Parks and Recreation, and the State Board of Equalization, upon seventy-two (72) hours advance notice, to monitor Owners' compliance with the terms of this Agreement. Owners shall provide all reasonable information and documentation about the Historic Property demonstrating compliance with this Agreement as requested by any of the above-referenced representatives.

7. Term.

This Agreement shall be effective upon the date of its recordation and shall be in effect for a term of ten years from such date ("Initial Term"). As provided in Government Code section 50282, one year shall be added automatically to the Initial Term on each anniversary date of this Agreement, unless notice of nonrenewal is given as set forth in Paragraph 10 herein.

8. Valuation.

Pursuant to Section 439.4 of the California Revenue and Taxation Code, as amended from time to time, this Agreement must have been signed, accepted and recorded on or before the lien date (January 1) for a fiscal year (the following July 1-June 30) for the Historic Property to be valued under the taxation provisions of the Mills Act for that fiscal year.

9. Termination.

In the event Owners terminates this Agreement during the Initial Term, Owners shall pay the Cancellation Fee as set forth in Paragraph 15 herein. In addition, the City Assessor-Recorder shall determine the fair market value of the Historic Property without regard to any restriction imposed on the Historic Property by this Agreement and shall reassess the property taxes payable for the fair market value of the Historic Property as of the date of Termination without regard to any restrictions imposed on the Historic Property by this Agreement. Such reassessment of the property taxes for the Historic Property shall be effective and payable six (6) months from the date of Termination.

10. Notice of Nonrenewal.

If in any year after the Initial Term of this Agreement has expired either the Owners or the City desires not to renew this Agreement that party shall serve written notice on the other party in advance of the annual renewal date. Unless the Owners serves written notice to the City at least ninety (90) days prior to the date of renewal or the City serves written notice to the Owners sixty (60) days prior to the date of renewal, one year shall be automatically added to the term of the Agreement. The Board of Supervisors shall make the City's determination that this Agreement shall not be renewed and shall send a notice of nonrenewal to the Owners. Upon receipt by the Owners of a notice of nonrenewal from the City, Owners may make a written protest. At any time prior to the renewal date, City may withdraw its notice of nonrenewal. If in any year after the expiration of the Initial Term of the Agreement, either party serves notice of nonrenewal of this Agreement, this Agreement shall remain in effect for the balance of the period remaining since the execution of the last renewal of the Agreement.

11. Payment of Fees.

Within one month of the execution of this Agreement, City shall tender to Owners a written accounting of its reasonable costs related to the preparation and approval of the Agreement as provided for in Government Code Section 50281.1 and San Francisco Administrative Code Section 7L6. Owners shall promptly pay the requested amount within forty-five (45) days of receipt.

12. Default.

An event of default under this Agreement may be any one of the following:

- (a) Owners' failure to timely complete the rehabilitation work set forth in Exhibit A in accordance with the standards set forth in Paragraph 2 herein;
- (b) Owners' failure to maintain the Historic Property in accordance with the requirements of Paragraph 3 herein;
- (c) Owners' failure to repair any damage to the Historic Property in a timely manner as provided in Paragraph 4 herein;
- (d) Owners' failure to allow any inspections as provided in Paragraph 6 herein;
- (e) Owners' termination of this Agreement during the Initial Term;
- (f) Owners' failure to pay any fees requested by the City as provided in Paragraph 11 herein;
- (g) Owners' failure to maintain adequate insurance for the replacement cost of the Historic Property; or
- (h) Owners' failure to comply with any other provision of this Agreement.

Mills Act Application

An event of default shall result in cancellation of this Agreement as set forth in Paragraphs 13 and 14 herein and payment of the cancellation fee and all property taxes due upon the Assessor's determination of the full value of the Historic Property as set forth in Paragraph 14 herein. In order to determine whether an event of default has occurred, the Board of Supervisors shall conduct a public hearing as set forth in Paragraph 13 herein prior to cancellation of this Agreement.

13. Cancellation

As provided for in Government Code Section 50284, City may initiate proceedings to cancel this Agreement if it makes a reasonable determination that Owners have breached any condition or covenant contained in this Agreement, has defaulted as provided in Paragraph 12 herein, or has allowed the Historic Property to deteriorate such that the safety and integrity of the Historic Property is threatened or it would no longer meet the standards for a Qualified Historic Property. In order to cancel this Agreement, City shall provide notice to the Owners and to the public and conduct a public hearing before the Board of Supervisors as provided for in Government Code Section 50285. The Board of Supervisors shall determine whether this Agreement should be cancelled. The cancellation must be provided to the Office of the Assessor-Recorder for recordation.

14. Cancellation Fee

If the City cancels this Agreement as set forth in Paragraph 13 above, Owners shall pay a cancellation fee of twelve and one-half percent (12.5%) of the fair market value of the Historic Property at the time of cancellation. The City Assessor shall determine fair market value of the Historic Property without regard to any restriction imposed on the Historic Property by this Agreement. The cancellation fee shall be paid to the City Tax Collector at such time and in such manner as the City shall prescribe. As of the date of cancellation, the Owners shall pay property taxes to the City without regard to any restriction imposed on the Historic Property by this Agreement and based upon the Assessor's determination of the fair market value of the Historic Property as of the date of cancellation.

15. Enforcement of Agreement

In lieu of the above provision to cancel the Agreement, the City may bring an action to specifically enforce or to enjoin any breach of any condition or covenant of this Agreement. Should the City determine that the Owners has breached this Agreement, the City shall give the Owners written notice by registered or certified mail setting forth the grounds for the breach. If the Owners do not correct the breach, or if it does not undertake and diligently pursue corrective action, to the reasonable satisfaction of the City within thirty (30) days from the date of receipt of the notice, then the City may, without further notice, initiate default procedures under this Agreement as set forth in Paragraph 13 and bring any action necessary to enforce the obligations of the Owners set forth in this Agreement. The City does not waive any claim of default by the Owners if it does not enforce or cancel this Agreement.

16. Indemnification

The Owners shall indemnify, defend, and hold harmless the City and all of its boards, commissions, departments, agencies, agents and employees (individually and collectively, the "City") from and against any and all liabilities, losses, costs, claims, judgments, settlements, damages, liens, fines, penalties and expenses incurred in connection with or arising in whole or in part from: (a) any accident, injury to or death of a person, loss of or damage to property occurring in or about the Historic Property; (b) the use or occupancy of the Historic Property by the Owners, their Agents or Invitees; (c) the condition of the Historic Property; (d) any construction or other work undertaken by Owners on the Historic Property; or (e) any claims by unit or interval Owners for property tax reductions in excess those provided for under this Agreement. This indemnification shall include, without limitation, reasonable fees for attorneys, consultants, and experts and related costs that may be incurred by the City and all indemnified parties specified in this Paragraph and the City's cost of investigating any claim. In addition to Owners' obligation to indemnify City, Owners specifically acknowledge and agree that they have an immediate and independent obligation to defend City from any claim that actually or potentially falls within this indemnification provision, even if the allegations are or may be groundless, false, or fraudulent, which obligation arises at the time such claim is tendered to Owners by City, and continues at all times thereafter. The Owners' obligations under this Paragraph shall survive termination of this Agreement.

17. Eminent Domain

In the event that a public agency acquires the Historic Property in whole or part by eminent domain or other similar action, this Agreement shall be cancelled and no cancellation fee imposed as provided by Government Code Section 50288.

18. Binding on Successors and Assigns

The covenants, benefits, restrictions, and obligations contained in this Agreement shall be deemed to run with the land and shall be binding upon and inure to the benefit of all successors and assigns in interest of the Owners.

Mills Act Application

19. Legal Fees.

In the event that either the City or the Owners fail to perform any of their obligations under this Agreement or in the event a dispute arises concerning the meaning or interpretation of any provision of this Agreement, the prevailing party may recover all costs and expenses incurred in enforcing or establishing its rights hereunder, including reasonable attorneys' fees, in addition to court costs and any other relief ordered by a court of competent jurisdiction. Reasonable attorneys' fees of the City's Office of the City Attorney shall be based on the fees regularly charged by private attorneys with the equivalent number of years of experience who practice in the City of San Francisco in law firms with approximately the same number of attorneys as employed by the Office of the City Attorney.

20. Governing Law.

This Agreement shall be construed and enforced in accordance with the laws of the State of California.

21. Recordation.

The contract will not be considered final until this agreement has been recorded with the Office of the Assessor-Recorder of the City and County of San Francisco.

22. Amendments.

This Agreement may be amended in whole or in part only by a written recorded instrument executed by the parties hereto in the same manner as this Agreement.

23. No Implied Waiver.

No failure by the City to insist on the strict performance of any obligation of the Owners under this Agreement or to exercise any right, power, or remedy arising out of a breach hereof shall constitute a waiver of such breach or of the City's right to demand strict compliance with any terms of this Agreement.

24. Authority.

If the Owners sign as a corporation or a partnership, each of the persons executing this Agreement on behalf of the Owners does hereby covenant and warrant that such entity is a duly authorized and existing entity, that such entity has and is qualified to do business in California, that the Owner has full right and authority to enter into this Agreement, and that each and all of the persons signing on behalf of the Owners are authorized to do so.

25. Severability.

If any provision of this Agreement is determined to be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, and each other provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

26. Tropical Hardwood Ban.

The City urges companies not to import, purchase, obtain or use for any purpose, any tropical hardwood or tropical hardwood product.

27. Charter Provisions.

This Agreement is governed by and subject to the provisions of the Charter of the City.

38 Signatures.

This Agreement may be signed and dated in parts

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as follows:

CARMEN CHU
ASSESSOR-RECORDER
CITY & COUNTY OF SAN FRANCISCO

Date

JOHN RAHAIM
DIRECTOR OF PLANNING
CITY & COUNTY OF SAN FRANCISCO

Date

APPROVED AS PER FORM
DENNIS HERRERA
CITY ATTORNEY
CITY & COUNTY OF SAN FRANCISCO

Signature

Date

Print name
DEPUTY CITY ATTORNEY

Signature

Date 4/27/17

Signature

Date 7/27/17

Print name
OWNER

Dominique Lehoucq

Print name
OWNER

DAVID LOW

Owners' signatures must be notarized. Attach notary forms to the end of this agreement.
(If more than one owner, add additional signature lines. All owners must sign this agreement.)

Met. Act Application

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

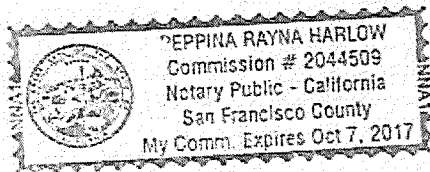
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of San Francisco)
 On April 27, 2017 before me, Peppina Rayna Harlow, Notary Public,
 Date Here Insert Name and Title of the Officer
 personally appeared Dominique Lahanssois, DAVID LOW
 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.



Signature [Signature]
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is 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: _____
 Document Date: _____ 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: _____

7. Notary Acknowledgment Form

The notarized signature of the majority representative owner or owners, as established by deed or contract, of the subject property or properties is required for the filing of this application. (Additional sheets may be attached.)

State of California

County of:

On: _____
DATE

before me,

INSERT NAME OF THE OFFICER

NOTARY PUBLIC personally appeared:

NAME (S) OF SIGNER(S)

who proved to me on the basis of satisfactory evidence to be the person(s) who 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.

(see attached certificate)

SIGNATURE

(PLACE NOTARY SEAL ABOVE)

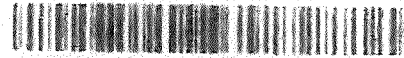
Recording requested by
David Low
Dominique Lahaussois

And, when recorded, mail this deed and tax
statements to:

Name: 1338 Filbert, LLC Care of Dominique
Lahaussois

City, State & Zip: 30 Blackstone Court, SF,
CA 94123

Phone: 203-570-7827



San Francisco Assessor-Recorder

Carmen Chu, Assessor-Recorder

DOC- 2013-J764241-00

Monday, SEP 30 2013 12:46:47

Ttl Pd \$36.00 Rcpt # 0004803509

REEL K992 IMAGE 0250

car/JL/1-7

QUITCLAIM DEED

[Husband and Wife to LLC]

TRA: City and County of San
Francisco

APN: Voluing 04 Block 524
Lots 13, 13 and 24

☒ This transfer is exempt from the documentary transfer tax based on:

This conveyance changes the manner in which title is held. Grantors
and Grantee remain the same and continue to hold the same proportionate
interest. R & T 11911

☐ The documentary transfer tax is \$ _____

City Tax, if any \$ _____

County Tax, if any \$ _____

and is computed on:

☐ the full value of the property conveyed

☐ the full value less the liens and encumbrances remaining thereon at
the time of sale

The property is located in ☐ an unincorporated area ☐ the city of _____

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and
valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged,
David N. Low Jr. and Dominique Lahaussois, Husband and Wife, hereinafter referred to as "Grantors",
do hereby remise, release, and forever quitclaim unto 1338 Filbert, LLC, a Limited Liability Company
organized under the laws of the state of California, hereinafter "Grantee", the following lands and
property, together with all improvements located thereon, lying in the County of San Francisco, State of
California, to-wit:

☐ See Legal Description Attached as Exhibit A incorporated by reference as though set forth in
full

☒ Legal Description:

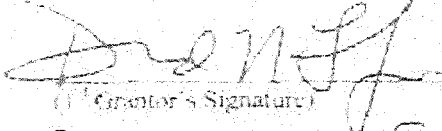
1235 Filbert Street, #1-A, San Francisco, California. Title No: 13-35516778-RM. Locale
No. CAUT17738-2355-0035516778

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned
by Grantors, if any, which are reserved by Grantors.

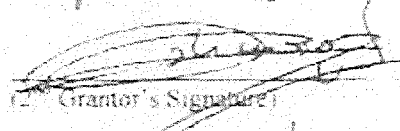
SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of
record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all
appurtenances thereunto belonging.

WITNESS Grantor(s) hand(s) this the 24 day of September 2013


(1) Grantor's Signature

David N. Low, Jr.
Print Name


(2) Grantor's Signature

Dominique Lehaussier
Print Name

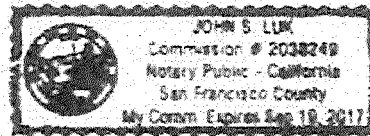
State of California
County of SAN FRANCISCO

On 28th SEPTEMBER 2013, before me, JOHN S. LUK, Notary Public
(here insert name and title of the officer), personally appeared

DAVID N. LOW
who proved to me on the basis of satisfactory evidence to be the person whose name is
subscribed to the within instrument and acknowledged to me that he executed the same in his
authorized capacity, and that by his signature on the instrument the person, or the entity upon
behalf of which the person 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.

Signature John S. Luk



(Seal)

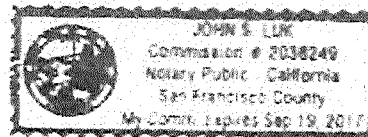
State of California
County of SAN FRANCISCO

On 28th SEPTEMBER 2018 before me, JOHN S. LUK NOTARY PUBLIC
(here insert name and title of the officer), personally appeared

DOMINIQUE E. LAHAUSSELS

who proved to me on the basis of satisfactory evidence to be the person whose name is
subscribed to the within instrument and acknowledged to me that he executed the same in his
authorized capacity, and that by his signature on the instrument the person, or the entity upon
behalf of which the person 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.



Signature

[Handwritten Signature]

(Seal)

Grantor(s) Name, Address, phone:
David Low and Dominique Lahausseles
1 Deer Park Drive
Greenwich
CT 06830
415-317-1976
203-576-7827

Grantee(s) Name, Address, phone:
138 Filbert TL
Care of Dominique Lahausseles
30 Blackstone Court
San Francisco
CA 94173
203-576-7827
SEND TAX STATEMENTS TO GRANTEE

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

PARCEL A:

UNIT NO. 1, LOT 3), AS SHOWN ON THE MAP ENTITLED "PARCEL MAP OF 1338 FILBERT STREET, A CONDOMINIUM, BEING A RESUBDIVISION OF LOT 10, PORTION OF ASSESSOR'S BLOCK NO. 524, SAN FRANCISCO, CALIFORNIA" WHICH MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA ON AUGUST 27, 1979, IN PARCEL MAP BOOK 11, AT PAGES 80 AND 81, INCLUSIVE.

EXCEPTING THEREFROM, THE FOLLOWING:

- (A) NON-EXCLUSIVE EASEMENTS THROUGH SAID UNITS, APPURTENANT TO THE COMMON AREA, AND ALL OTHER UNITS, FOR INGRESS, EGRESS, SUPPORT AND REPAIR OF THE COMMON AREA AND ALL UNITS;
- (B) NON-EXCLUSIVE EASEMENTS, APPURTENANT TO THE COMMON AREA, FOR ENCROACHMENT UPON THE AIR SPACE OF THE UNIT BY THOSE PORTIONS OF THE COMMON AREA LOCATED WITHIN THE UNIT.

PARCEL B:

TOGETHER WITH THE FOLLOWING APPURTENANT EASEMENTS:

- (A) A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, SUPPORT AND REPAIR THROUGH THE COMMON AREA AS SHOWN ON THE MAP.
- (B) AN EXCLUSIVE EASEMENT FOR THE USE OF THE RESTRICTED COMMON AREA "A", AS SHOWN ON THE MAP.
- (C) AN EXCLUSIVE EASEMENT TO USE RESTRICTED COMMON AREA "B", AS SHOWN ON THE MAP.

SAID RESTRICTED COMMON AREA "B" TO BE USED IN COMMON WITH ADJACENT UNIT NO. 2.

PARCEL C:

AN UNDIVIDED 1/4 INTEREST AS TENANTS IN COMMON WITH ALL OTHER UNIT OWNERS IN AND TO THE COMMON AREA, AS SHOWN ON THE MAP.

EXCEPTING THEREFROM EXCLUSIVE EASEMENTS FOR USE OF RESTRICTED COMMON AREA OTHER THAN THOSE SHOWN IN PARCEL "B" ABOVE, IN FAVOR OF THE UNITS, AS SHOWN ON THE MAP.

PARCEL D:

TOGETHER WITH THE FOLLOWING EASEMENTS APPURTENANT TO THE COMMON AREA:

- (A) NON-EXCLUSIVE EASEMENTS FOR ENCROACHMENTS UPON THE AIR SPACE OF ALL OF THE UNITS BY AND FOR THE PORTIONS OF THE COMMON AREA LYING WITHIN THE UNITS.

ASSESSOR'S PARCEL NO. 1, Lot 031, Block 0524

File No. 13-35516778-8M
Locate No. CACT17738-7738-2355-0235516778

SECTION A

EXCEPTING THEREFROM, THE FOLLOWING:

PARCEL B

SAID RESTRICTION COMMON AREA "B" TO BE USED IN COMMON WITH ADJACENT UNIT NO. 1

EXCEPTING THEREFROM EXCLUSIVE EASEMENTS FOR USE OF RESTRICTED COMMON AREA OTHER THAN THOSE SHOWN IN PARCEL "B" ABOVE, IN FAVOR OF THE UNITS, AS SHOWN ON THE MAP.

4. NON-EXCLUSIVE EASEMENTS FOR ENCROACHMENTS UPON THE AIR SPACE OF ALL OF THE UNITS BY AND FOR THE PORTIONS OF THE COMMON AREA LYING WITHIN THE UNITS.

PARCEL FOUR:

PARCEL A:

UNIT NO. 4, LOT 34, AS SHOWN ON THE MAP ENTITLED "PARCEL MAP OF 1138 FILBERT STREET, A CONDOMINIUM, BEING A RESUBDIVISION OF LOT 10, PORTION OF ASSESSOR'S BLOCK NO. 524, SAN FRANCISCO, CALIFORNIA", WHICH MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA ON AUGUST 27, 1979, IN PARCEL MAP BOOK 15, AT PAGES 80 AND 81, INCLUSIVE.

EXCEPTING THEREFROM, THE FOLLOWING:

- A. NON-EXCLUSIVE EASEMENTS THROUGH SAID UNITS APPURTENANT TO THE COMMON AREA, AND ALL OTHER UNITS, FOR INGRESS, EGRESS, SUPPORT AND REPAIR OF THE COMMON AREA AND ALL UNITS;
- B. NON-EXCLUSIVE EASEMENTS APPURTENANT TO THE COMMON AREA, FOR ENCROACHMENT UPON THE AIR SPACE OF THE UNIT BY THOSE PORTIONS OF THE COMMON AREA LOCATED WITHIN THE UNIT.

PARCEL B:

TOGETHER WITH THE FOLLOWING APPURTENANT EASEMENTS:

- A. A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, SUPPORT AND REPAIR THROUGH THE COMMON AREA AS SHOWN ON THE MAP.
- B. AN EXCLUSIVE EASEMENT FOR THE USE OF THE RESTRICTED COMMON AREA "E" AS SHOWN ON THE MAP.

PARCEL C:

AN UNDIVIDED 1/4 INTEREST AS TENANTS IN COMMON WITH ALL OTHER UNIT OWNERS IN AND TO THE COMMON AREA, AS SHOWN ON THE MAP.

EXCEPTING THEREFROM EXCLUSIVE EASEMENTS FOR USE OF RESTRICTED COMMON AREA OTHER THAN THOSE SHOWN IN PARCEL "B" ABOVE, IN FAVOR OF THE UNITS, AS SHOWN ON THE MAP.

PARCEL D:

TOGETHER WITH THE FOLLOWING EASEMENTS APPURTENANT TO THE COMMON AREA:

- A. NON-EXCLUSIVE EASEMENTS FOR ENCROACHMENTS UPON THE AIR SPACE OF ALL OF THE UNITS BY AND FOR THE PORTIONS OF THE COMMON AREA LYING WITHIN THE UNITS.

ASSESSOR'S PARCEL NO. Lot 034, Block 0524

PARCEL THREE:

PARCEL A:

UNIT NO. 3, LOT 33, AS SHOWN ON THE MAP ENTITLED "PARCEL MAP OF 1338 FILBERT STREET, A CONDOMINIUM, BEING A RESUBDIVISION OF LOT 10, PORTION OF ASSESSOR'S BLOCK NO. 524, SAN FRANCISCO, CALIFORNIA", WHICH MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA ON AUGUST 27, 1979, IN PARCEL MAP BOOK 11, AT PAGES 80 AND 81, INCLUSIVE.

EXCEPTING AND RESERVING, HOWEVER, THE FOLLOWING:

- A. ANY PORTION OF THE COMMON AREA LYING WITHIN SAID UNIT;
- B. NON-EXCLUSIVE EASEMENTS THROUGH SAID UNIT, APPURTENANT TO THE COMMON AREA AND ALL OTHER UNITS, FOR INGRESS, EGRESS, SUPPORT AND REPAIR OF THE COMMON AREA AND ALL OTHER UNITS; AND
- C. NON-EXCLUSIVE EASEMENTS, APPURTENANT TO THE COMMON AREA, FOR ENCRoACHMENT UPON THE AIR SPACE OF THE UNIT BY THOSE PORTIONS OF THE COMMON AREA LOCATED WITHIN THE UNIT.

PARCEL B:

TOGETHER WITH THE FOLLOWING APPURTENANT EASEMENTS:

- A. NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, AND SUPPORT OF SAID PARCEL ONE ABOVE REFERRED TO, THROUGH THE COMMON AREA AND FOR REPAIR OF SAID PARCEL ONE THROUGH ALL OTHER UNITS AND THROUGH THE COMMON AREA;
- B. AN EXCLUSIVE EASEMENT FOR THE USE OF THE RESTRICTED COMMON AREA DESIGNATED AS AREA "D", AS SHOWN ON THE MAP HEREIN REFERRED TO.

PARCEL C:

AN UNDIVIDED 25% INTEREST AS TENANTS IN COMMON WITH ALL OTHER UNIT OWNERS IN AND TO THE COMMON AREA, AS SHOWN ON THE MAP HEREIN REFERRED TO.

EXCEPTING AND RESERVING THEREFROM EXCLUSIVE EASEMENTS FOR USE OF RESTRICTED COMMON AREAS OTHER THAN THOSE SHOWN IN PARCEL B ABOVE, AS SHOWN ON THE MAP HEREIN REFERRED TO.

PARCEL D:

TOGETHER WITH THE FOLLOWING EASEMENTS APPURTENANT TO THE COMMON AREA:

- A. NON-EXCLUSIVE EASEMENTS THROUGH EACH UNIT FOR SUPPORT AND REPAIR OF THE COMMON AREA AND
- B. NON-EXCLUSIVE EASEMENTS FOR ENCRoACHMENTS UPON THE AIR SPACE OF ALL OF THE UNITS BY AND FOR THE PORTIONS OF THE COMMON AREA LYING WITHIN THE UNITS.

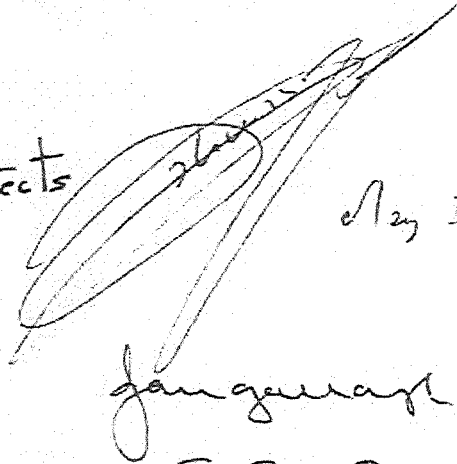
ASSESSOR'S PARCEL NO. LOT 033, BLOCK 0524

EXHIBIT A - CONSTRUCTION COSTS

Attached signed Contractors Bid Proposal

based on the Plans, including

- DBL ✓ 1) Landmark Restoration and Addition, dated Dec 201
✓ 2) Project Specifications, and
✓ 3) Project Schedules
produced by Buttrick Wong Architects



May 3, 2013

Jan Gaurax
5-3-13

29

Achill Beg Construction, Inc.
Cost Breakdown
Project: Filbert Street Cottages

Architect: Buttrick Wong Architects

Location: 1338 Filbert Street, San Francisco, CA 94109

Engineer: GFDS Engineers

#	Description	May 1, 2011 ACHILL BEG	May 1, 2011 LLC
010	General Requirements	\$ 234,400	\$ 388,250
	Project coordination & supervision	\$ 70,000	
	Site set-up & temporary toilet for workers	\$ 9,900	
	Tools, storage box & equipment rental	\$ 9,300	
	Forklift, loading & unloading	\$ 7,800	
	Scaffolding for exterior work & netting containment	\$ 28,400	
	Sidewalk safety barricade	\$ 4,100	
	Progress clean up and debris removal	\$ 19,200	
	Final clean-up	\$ 8,500	
	Mock-ups / design documentation / layout diagrams	T & M By Owner	
	Flashing at property line walls	.	
	Roofing & roof flashings	.	
	Kitchen cabinets, master bedroom cabinets & wall panels	.	
	MEP Systems, design & equipment	.	
	Dumbwaiter	.	
	Car lift	.	
	Rolling car gate	.	
	Low voltage systems	.	
	Fireplace flues & vents	.	
	Shower pans & interior waterproofing	.	
	Retaining wall rebuild	.	
	Brick masonry paving replacement	.	
	Brick masonry wall	.	
	Siding replacement with representative window trims	.	
	Soffit repairs	.	
	Window & door flashings	.	
	Colored concrete stairs	.	
	Roofing & roof flashings	.	
	Photo documentation & CDRM, Surveys, Monitoring & Final Affidavit during Excavation	\$ 13,000	
	Preservation measures & site protection	\$ 11,000	
	Green point documentation & compliance, certification, weekly site meeting & documentation	\$16,200	
	Sidewalk encroachment & closure permit and traffic control permits	Allowance 2,500	
	General contractor's liability insurance	\$12,000	
	Owner's wrap insurance policy - construction - 10 years thereafter	By Owner Excluded	\$125,000
	Builder's Risk Insurance Policy	By Owner	\$50,000
	Temporary water & power during construction	By Owner Excluded	\$10,000
	Special inspection fees & coordination	Allowance	\$5,000
	SF DBI permit plan check & parking permits and fees (18 Months)	Allowance	\$6,250
	PG & E charges & fees	Allowance	\$15,000
	2" Domestic Water Meter Service SF Water Dept	Allowance	\$12,000
	6" Fire Service	Allowance	\$15,000
	New sewer lateral	\$ 10,500	
	New street grading	\$ 12,000	
	Preservation architects review & consultation	By Owner Excluded	\$150,000.00
020	Site Preparation & Demolition	\$ 969,967	\$ -
	Selective demolition & removal		
	Existing non-historically contributing additions % of work completed & paid	\$ 3,500	
	Existing foundations, slab on grade & site structures	\$ 3,250	
	Existing SF Landmark cottages temporary shoring / lifting / bracing	\$ 26,240	

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Page 1 of 1

Achill Beg Construction, Inc.

Cost Breakdown

Project: **Filbert Street Cottages**

Architect: **Buttrick Wong Architects**

Location: **1338 Filbert Street, San Francisco, CA 94109**

Engineer: **GFDS Engineers**

#	Description	May 1, 2017 ACHILL BEG	May 1, 2017 L.L.C.
	Exterior stairs framing, up to Unit D	\$ 8,310	
	Blocking, nailers, sheathing	\$ 12,540	
	Holddowns, hangers, post cap, straps & ties	\$ 14,000	
	Premium for FSC certified lumber for framing	\$ Included	
	Floating subfloor system for radiant heating	\$ 73,050	
080	Thermal & Moisture Protection	\$ 184,275	\$ -
	Batts insulation at roofs, walls & floors	\$ 13,010	
	Spray insulation in new addition ceiling	\$ 6,360	
	Cellulose insulation in new addition walls	\$ 7,310	
	Premium for low VOC insulation for Green point point	\$ 2,500	
	Modify bitumen roofing / traffic topping	\$ 38,000	
	Waterproofing membrane / sheetmetal pans - shower area	\$ 2,865	
	Stainless steel flashings & downspouts	\$ 38,555	
	Stainless steel drain pans at laundry area	\$ 4,770	
	Hot dipped heavy gauge GSM valley flashing, edges & parapets	\$ 10,815	
	Natural zinc skirt flashing and zinc base flashings	\$ 8,400	
	Sealant and caulking	\$ 5,410	
	Living Roof	\$ 6,300	
	Henry's Air Bloc waterproofing	\$ 20,000	
090	Exterior Finishes	\$ 275,840	\$ -
	Exterior window treatments, trims & moldings	\$ 12,210	
	Clear cedar wood siding, painted	\$ 51,900	
	Wood cedar siding, 1 1/2" x groove, painted	\$ 4,950	
	Stucco finish - New Addition East Wall	\$ 9,800	
	Zinc siding panels 18 gauge, brackets & hat channels	\$ 108,680	
	Prep & paint exterior wood siding & trims - low VOC paint	\$ 71,300	
	Glass dividing fence between units	\$ 17,000	
100	Doors, Windows & Skylights	\$ 393,420	\$ -
	Custom windows, wood frames, double pane	\$ 167,060	
	Aluminum "Blomberg" windows	\$ 24,000	
	Interior & exterior custom wood doors & frames	\$ 126,590	
	Windows installation - Labor	\$ 21,370	
	Doors installation - Labor	\$ 21,030	
	Window & door flexible flashings	\$ 6,700	
	Aluminum infill panels, clear anodized	\$ 9,330	
	Door hardware	\$ 8,140	
	Access doors	\$ 1,500	
	Skylight, triple insulated	\$ 4,800	
	Skylight option, lens cover	\$ 2,900	
110	Interior Finishes	\$ 695,400	\$ -
	Sheetrock wall & ceilings, level 4 finish	\$ 91,600	
	Interior wall handrails & brackets	\$ 18,920	
	Interior molding, trims, casing, baseboards, - paint grade	\$ 78,000	
	Bathrooms floor tile & walls tile - allow \$20/SF for materials	\$ 98,350	
	Bathrooms floor tile & walls tile - Labor	\$ 73,760	

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Page 1 of 1

Achill Beg Construction, Inc.

Cost Breakdown

Project: Filbert Street Cottages

Architect: Buttrick Wong Architects

Location: 1338 Filbert Street, San Francisco, CA 94109

Engineer: GFDS Engineers

R	Description	May 1, 2013	
		ACHILL BEG	L.L.C.
	Excavation, shoring, tiebacks & lagging system	\$ 886,730	
	Shoring, tiebacks & lagging system	-	
	Mass excavation & soldier beams	-	
	Asbestos Abatement & Mitigation by MG Remediation, Inc.	\$ 8,281	
NEW	Drainage System for Perimeter Concrete Walls	\$ 41,966	
030	Landscaping & Planting	\$ 107,980	\$ 75,000
	Landscape planting, irrigation & site lighting	Excluded	\$75,000
	Reconstruct (e) grapestakes fence over (e) stepped masonry wall & concrete footings	\$ 14,250	
	New auto sliding gate including 'Door King 9070' slide gate operator	\$ 9,540	
	Pl. fence, 6'-0" high pressure treated posts and framing cedar wooden planks	\$ 15,260	
	Side yard fences, 4" x 4" steel tube, 1/2" wood & safety glass panels, back to back	\$ 34,080	
	Trellises, 5'-4" x 3'-2" lumber attached to steel brackets & stainless steel fasteners	\$ 15,000	
	Main gates, steel frames with wood infill (4 I.A.)	\$ 3,180	
	Sidewalk entry gate including hardware	\$ 1,060	
	Landscape screen	\$ 12,500	
	Prune street trees prior to construction	\$ 1,200	
	Protect (e) street trees during construction	\$ 1,910	
040	Concrete	\$ 887,160	\$ -
	Reinforced concrete foundations including rebars & formwork	\$ 594,400	
	Concrete foundations - mat slabs	-	
	Concrete retaining walls	-	
	Concrete suspended slab, 14"	-	
	Concrete columns	-	
	Concrete slabs	-	
	Excavate for concrete foundations	-	
	Sand and drain rock	-	
	Flush in concrete for Green point points	-	
	Concrete sidewalk, curb & gutter	\$ 23,500	
	Prepave 300R & 160R waterproofing system [Quote dated 06/19/2012]	\$ 225,750	
	New concrete retaining wall under the sidewalk	\$ 20,610	
	New integral color concrete stairs	\$ 22,900	
050	Masonry	\$ 179,700	\$ -
	Remove (e) brick paving, salvage, palletize, store, clean & reinstall	\$ 46,000	
	New precast concrete pavers between cottages A+B & C+D	\$ 7,900	
	Storage facility for existing bricks to be determined	\$ 6,300	
NEW	Slabstone all elements	\$ 119,500	
060	Metals	\$ 197,250	\$ -
	Structural steel framing, plates & connections	\$ 126,400	
	Structural steel framing - tube steel	-	
	Steel plates, bolts, welding and miscellaneous	-	
	Metal stair fabrication	\$ 61,250	
	Coated metal fabric at stucco wall - Trellis on New Addition East Wall	\$ 9,600	
070	Wood Framing	\$ 546,730	\$ -
	Rough framing for floors and walls	\$ 377,430	
	Rough framing for re-framing of cottage roofs 4x \$12000	\$ 48,000	
	Interior stairs framing	\$ 12,400	

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Page 1 of 10

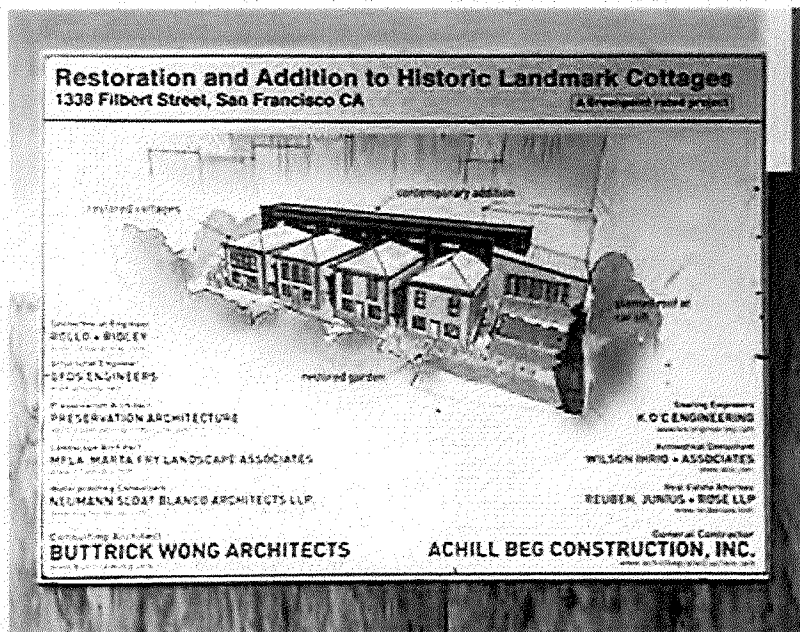
Noe Hill in San Francisco

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San Francisco Landmarks



6 January 2004



25 January 2016

San Francisco Landmark #232
Filbert Cottages
AKA Bush Cottages
1338 Filbert
Built 1907

Four vernacular frame cottages stand on a mews perpendicular to Filbert Street. They were built just after the 1906 Earthquake and Fire had devastated Russian Hill, and the high demand for housing was met by skilled craftsmen-builders rather than by known architects. Vernacular cottages are characterized by rusticity, simplicity, minimal embellishment, informality, modest scale, and sensitivity to the site. They anticipate the craftsman style popular in the early 20th century.

During the 1940s, Marian Hartwell used one cottage as her home and as the School of Basic Design & Color where she taught the principles of the California Decorative Style. The other three cottages were rented to students and other tenants.

From 1926-40, Hartwell had taught in the Design Department of the California School of Fine Arts



25 January 2016
(Click Photos to Zoom)

during the period of great WPA art, both nationally and in San Francisco. The murals in Coit Tower, Rincon Annex, and Beach Chalet were painted by her colleagues and students: Piazzoni, Cravath, Stackpole, Oldfield, Labaudt. The fever of activity of the muralists beginning in 1934 made San Francisco a center for this kind of art and the political activity that accompanied it.

Hartwell eventually bought the Filbert Street property and lived there until 1972. She designed the common garden, brick walkways, and patios that are still there.

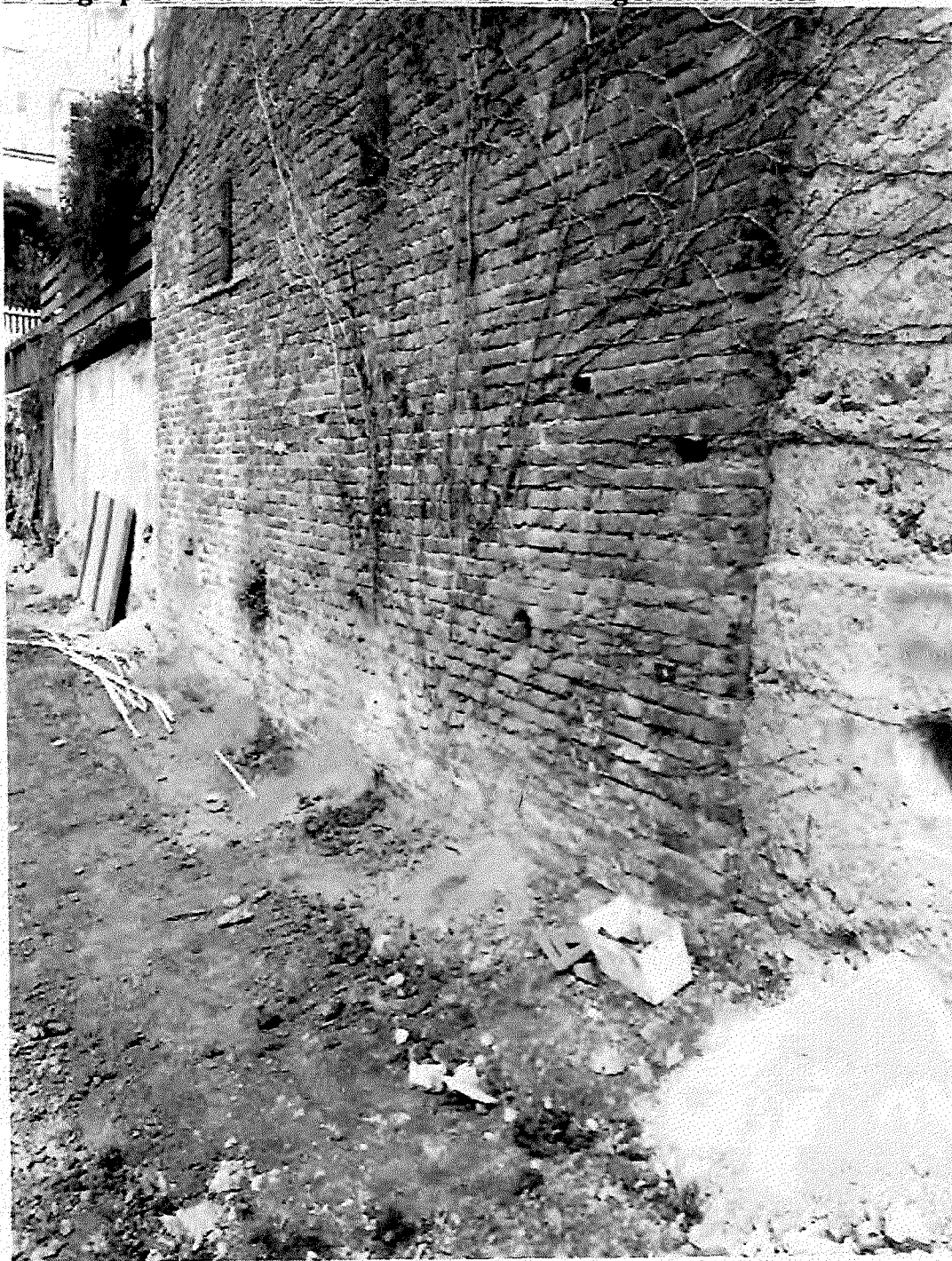
Source: Russian Hill Neighbors and San Francisco Planning Commission Resolution 16187 dated 12 July 2001



For years, a plywood fence has blocked the cottages from view.

When we visited the property in early 2016, a renovation was in progress. Perhaps the cottages and garden may soon be visible from Filbert Street.

Photographic Illustrations of 1338 Filbert during Rehabilitation

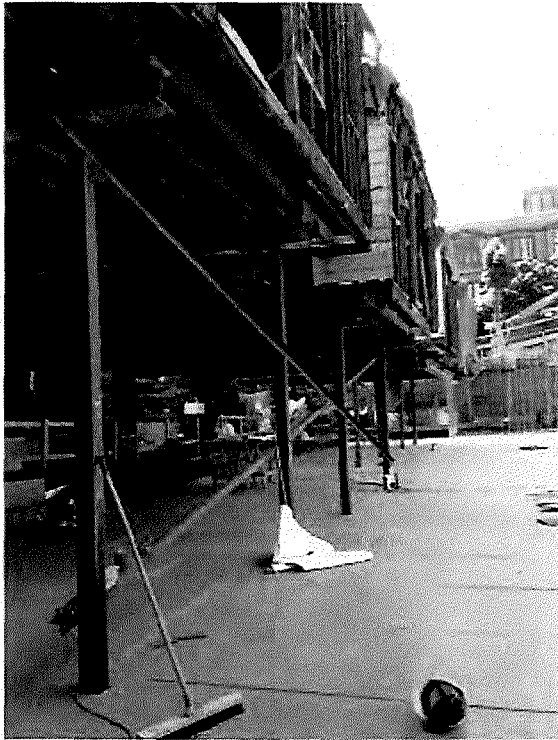


Some retaining walls of the Larkin's neighbors



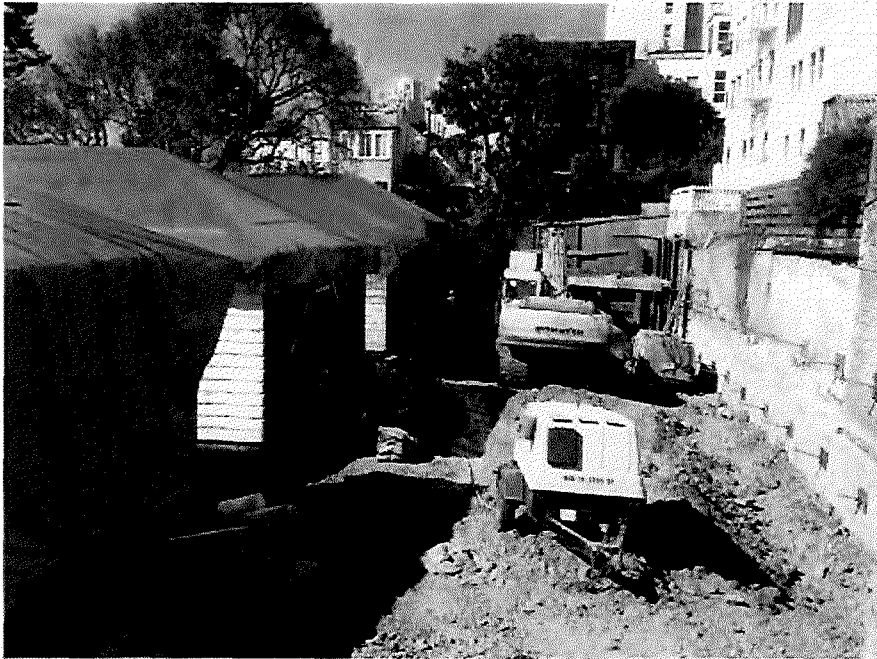
Shoring during Rehabilitation





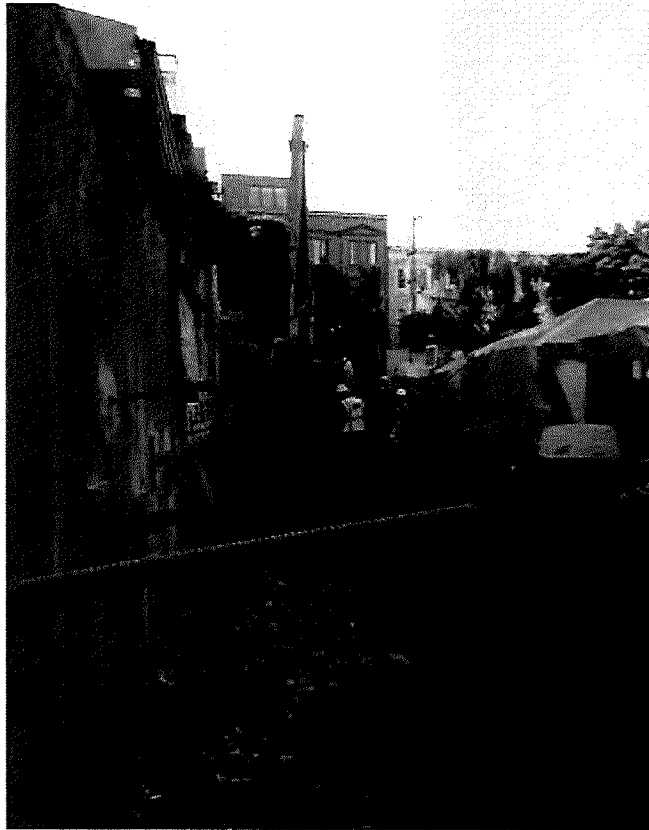
More shoring during Rehabilitation





Cottages shored and cribbed during Rehabilitation





Ties Backs in Consolidated Larkin Retaining Walls



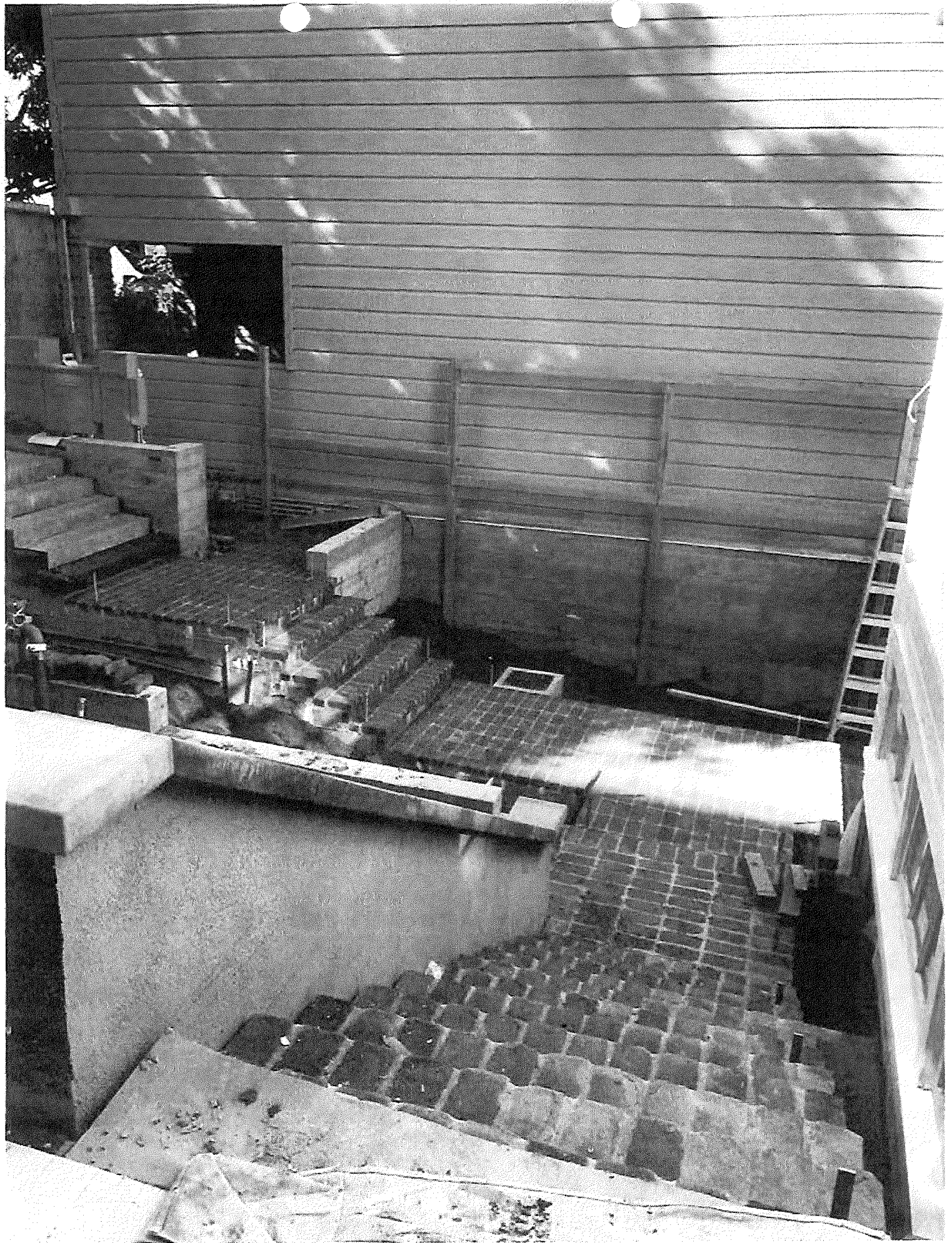


More retaining walls of the Larkin's neighbors



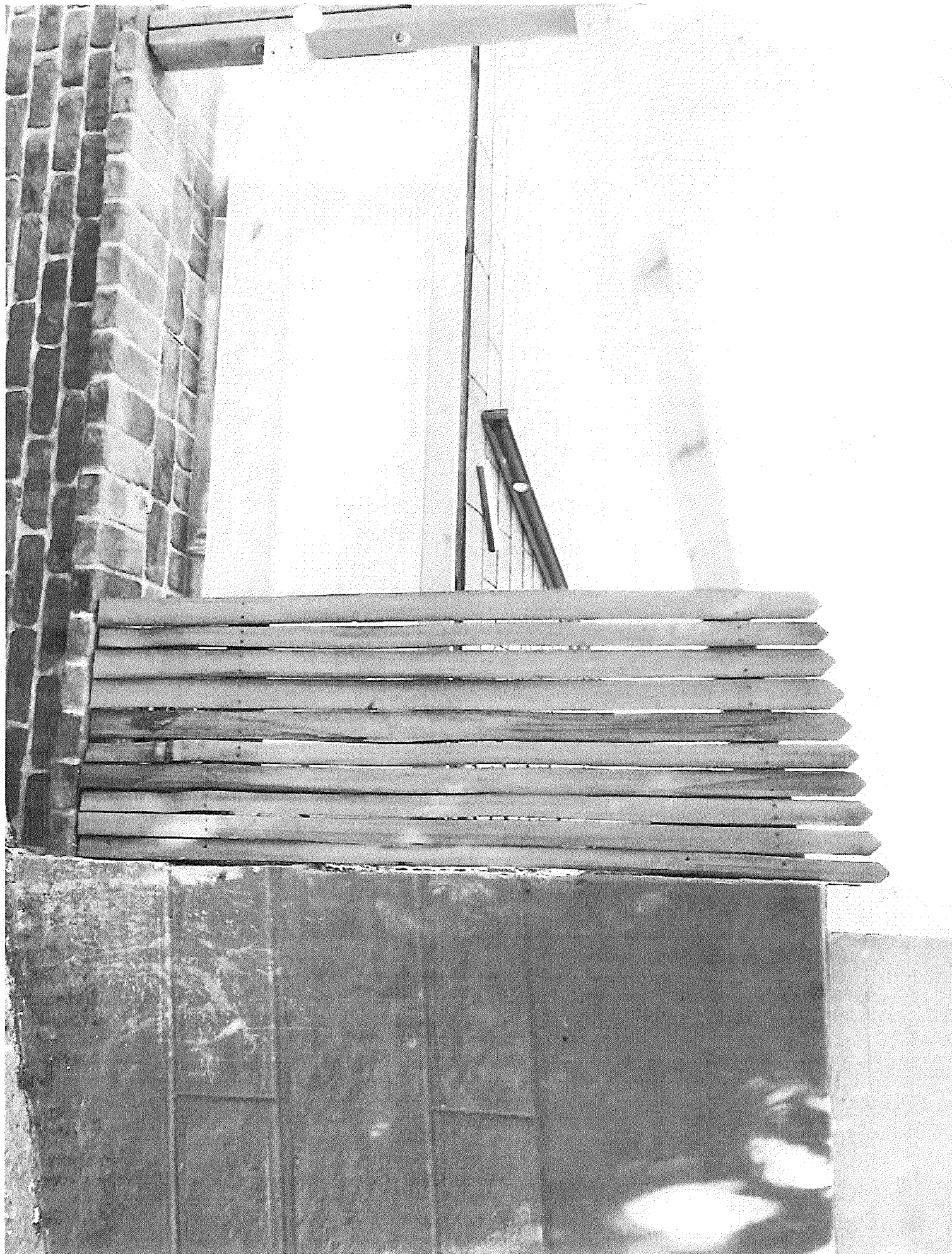
Pictures of 1338 Filbert Street in 2017, showing final restoration of the roofs, brick pathways, the siding and painted cottages, the grape stake fence and the planting of the Garden:









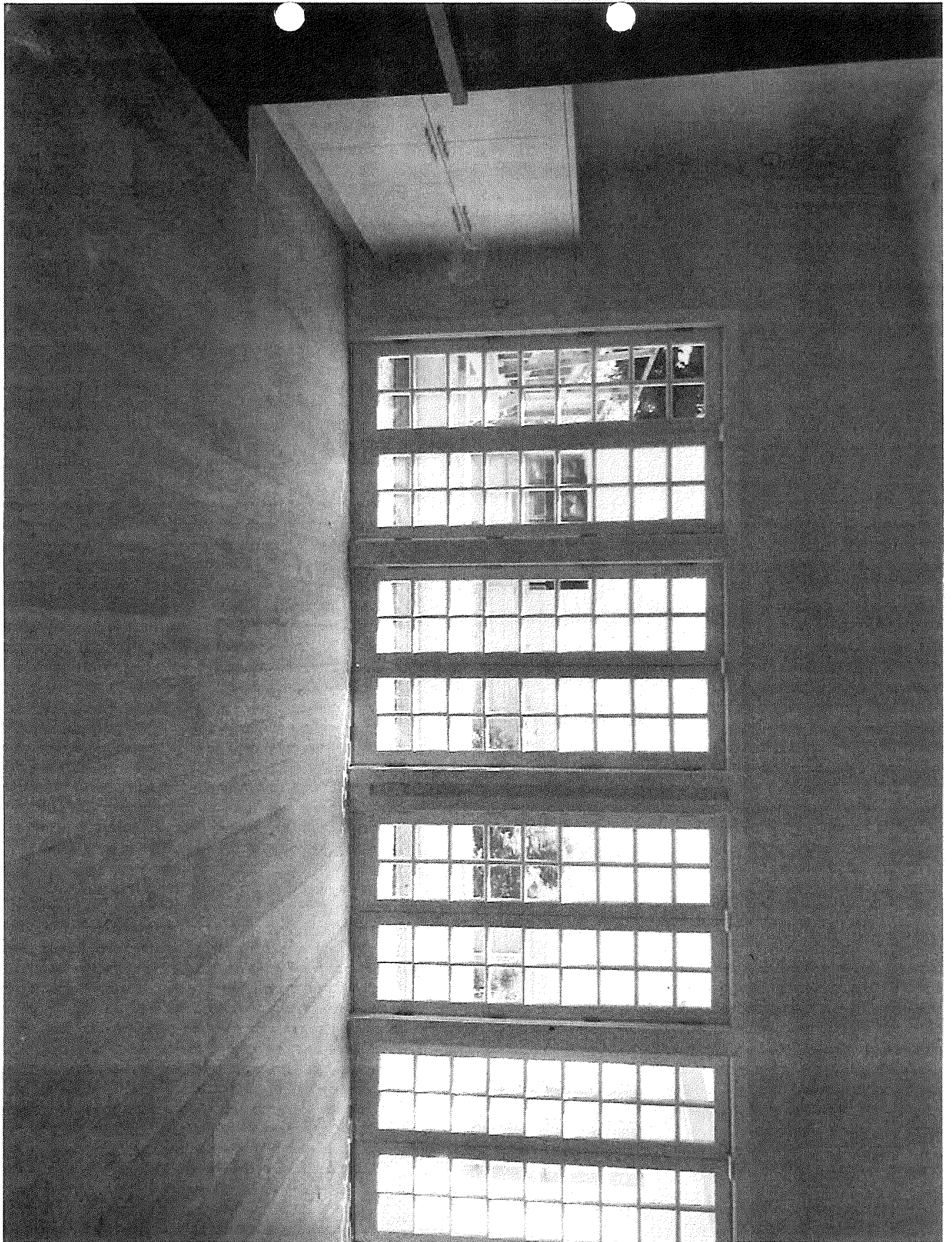


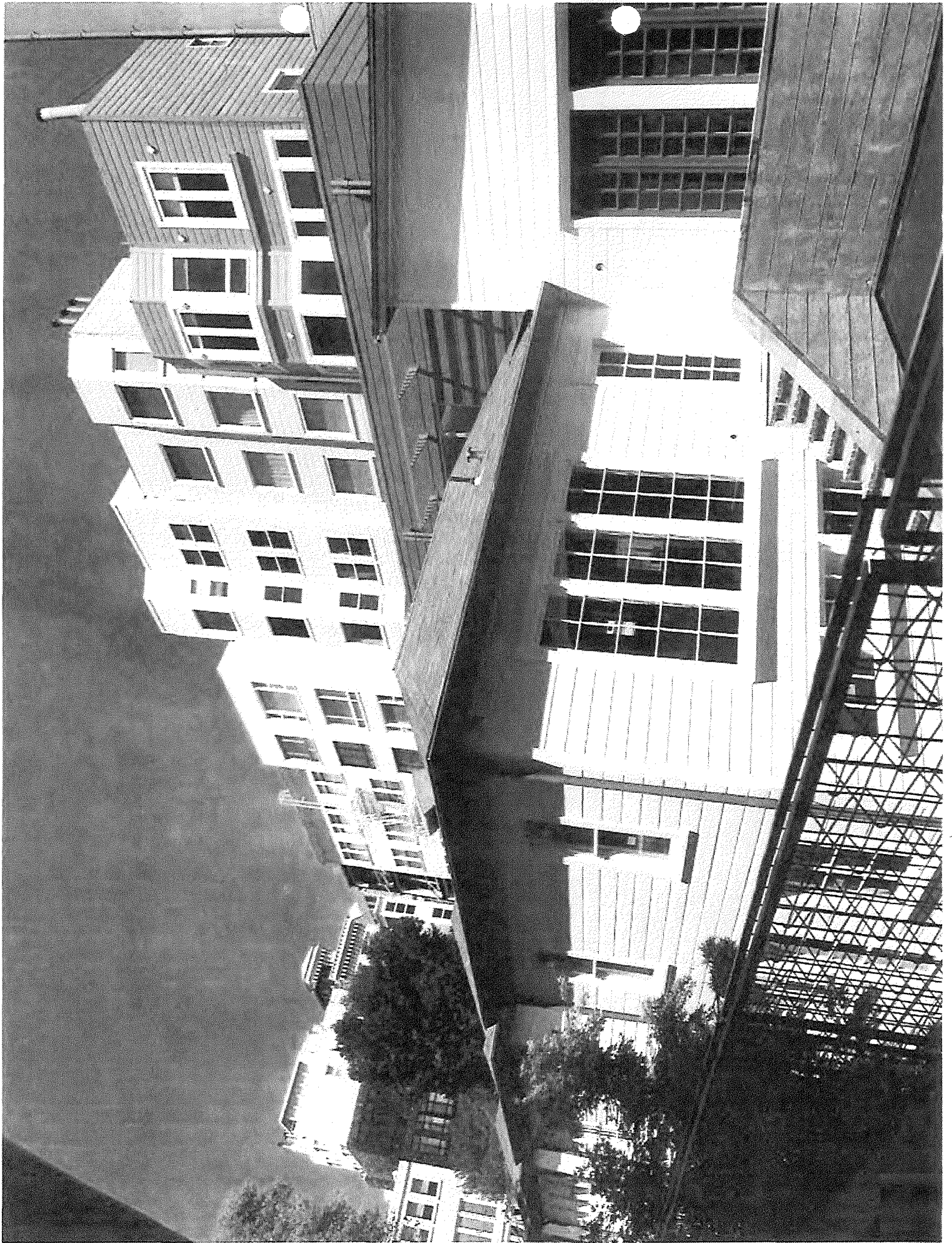


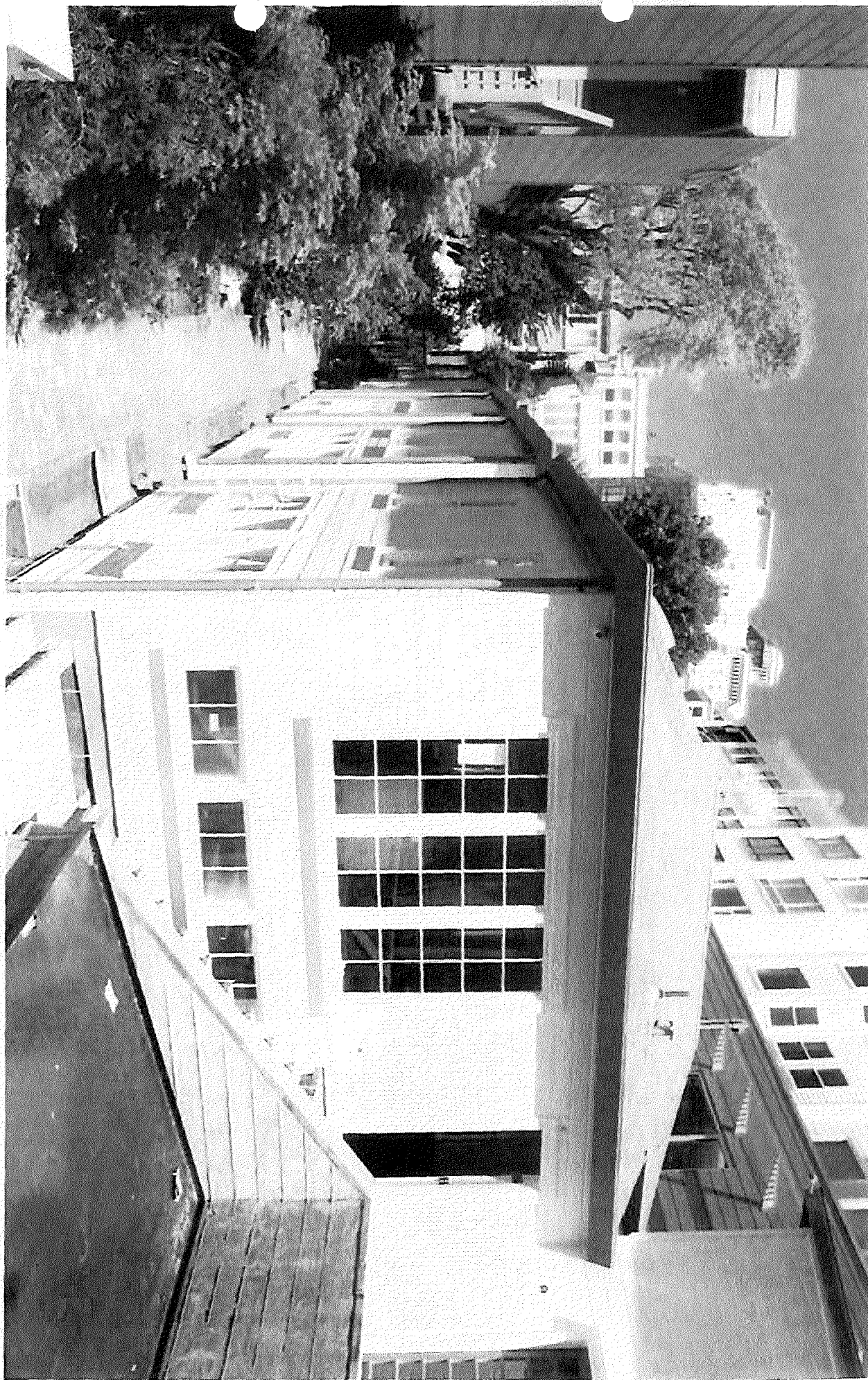




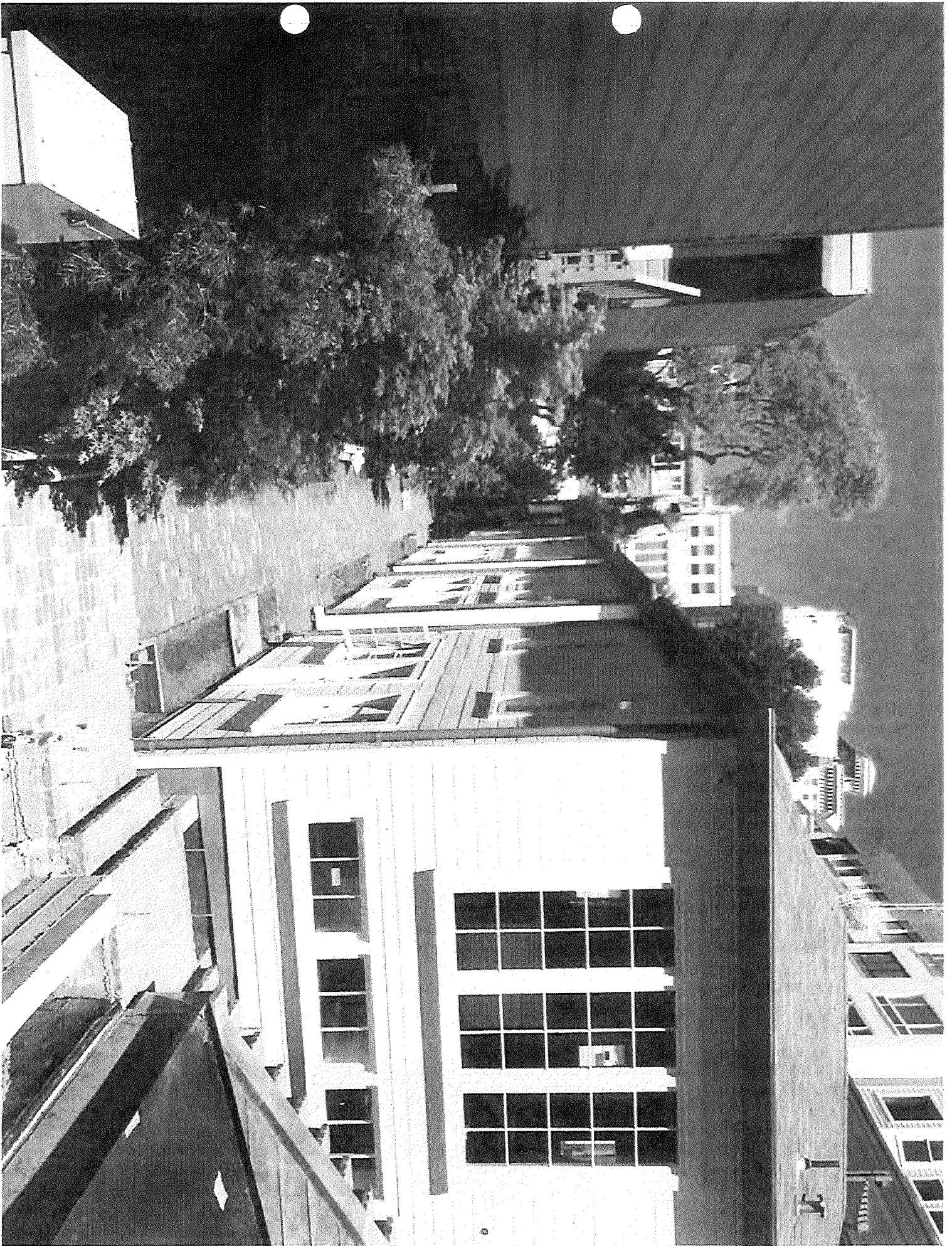














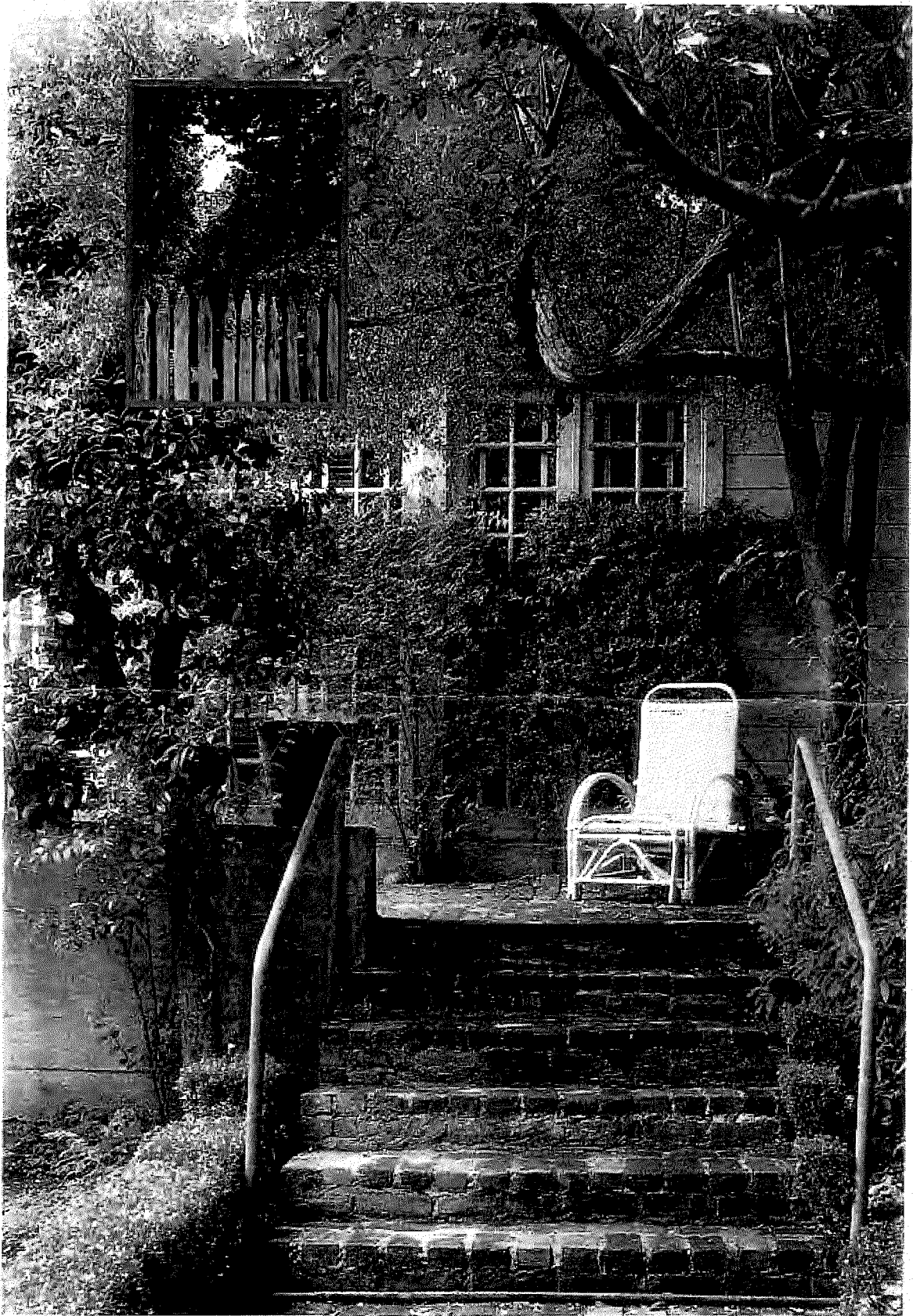
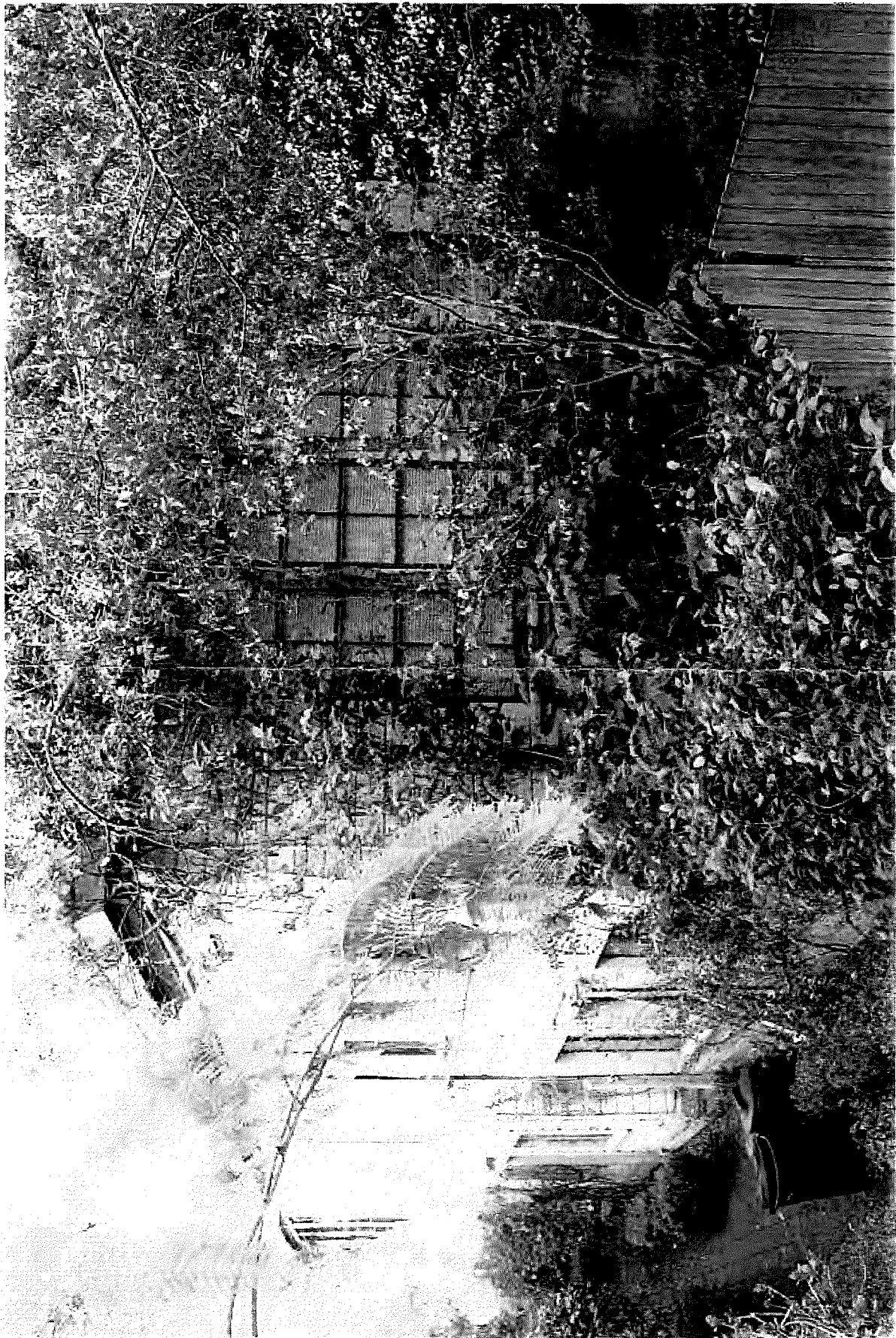


EXHIBIT B-1
Cottage A Studio
From Sexton, *"The Cottage Book,"* p. 45.

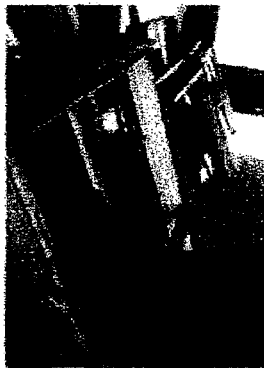
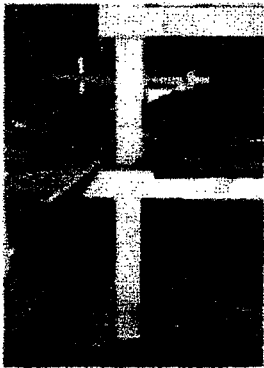


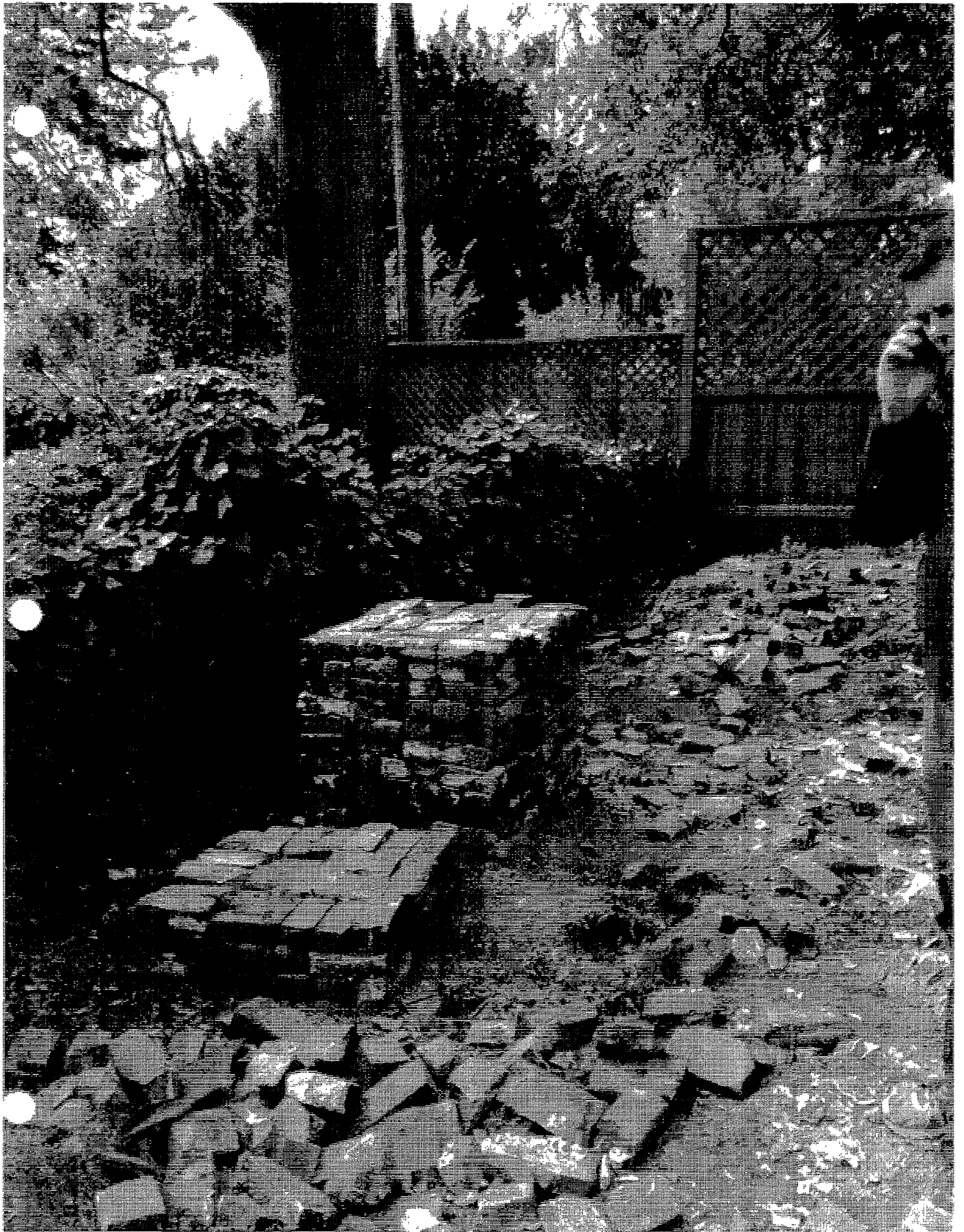


original fence

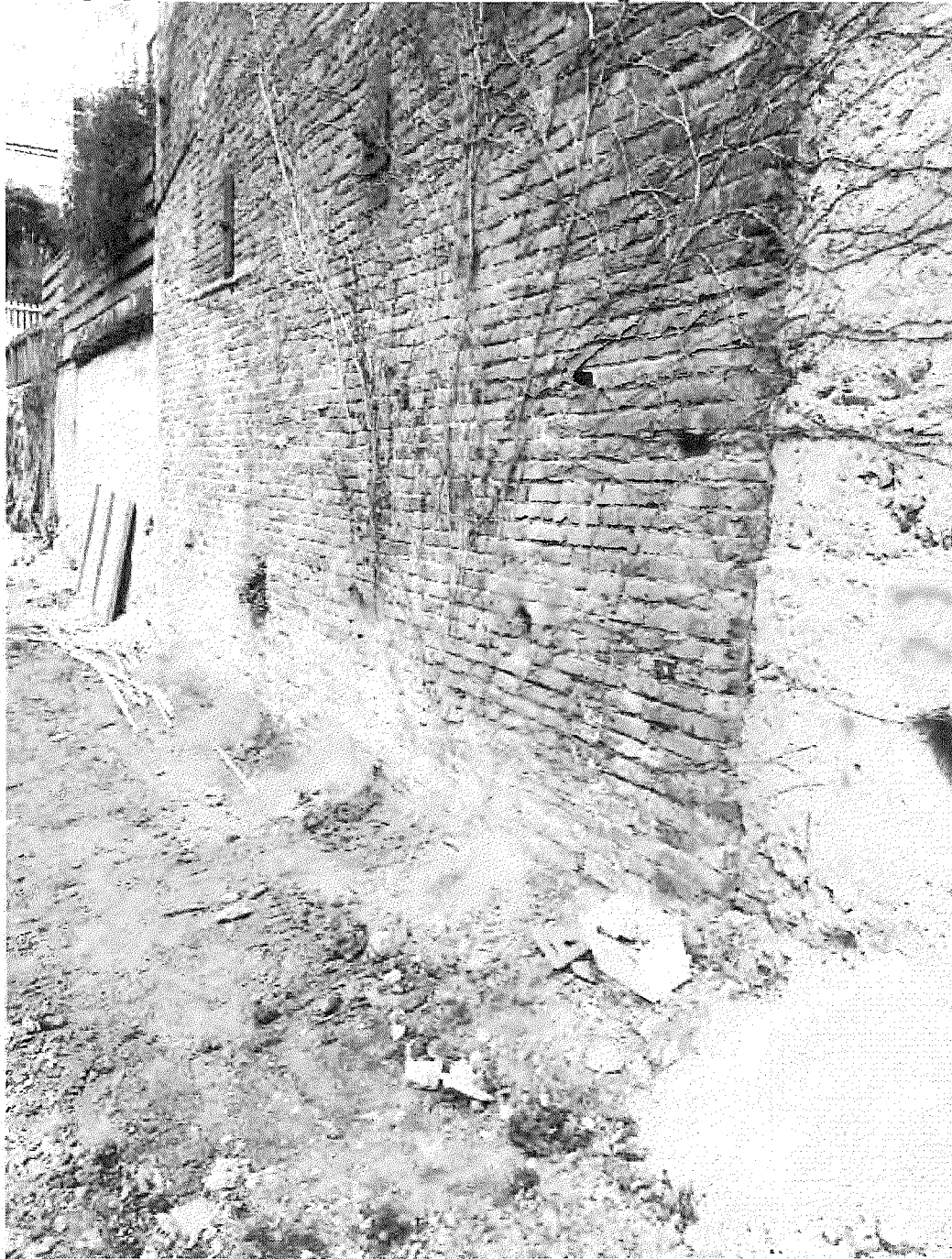
8/1/13

Gmail - Photos from 1338 Filbert week 7





Photographic Illustrations of 1338 Filbert during Rehabilitation

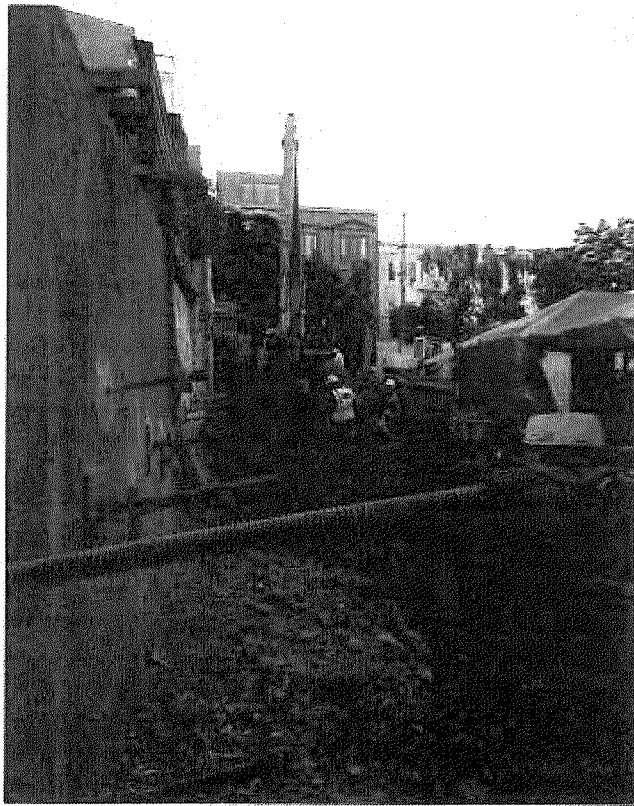


Some retaining walls of the Larkin's neighbors



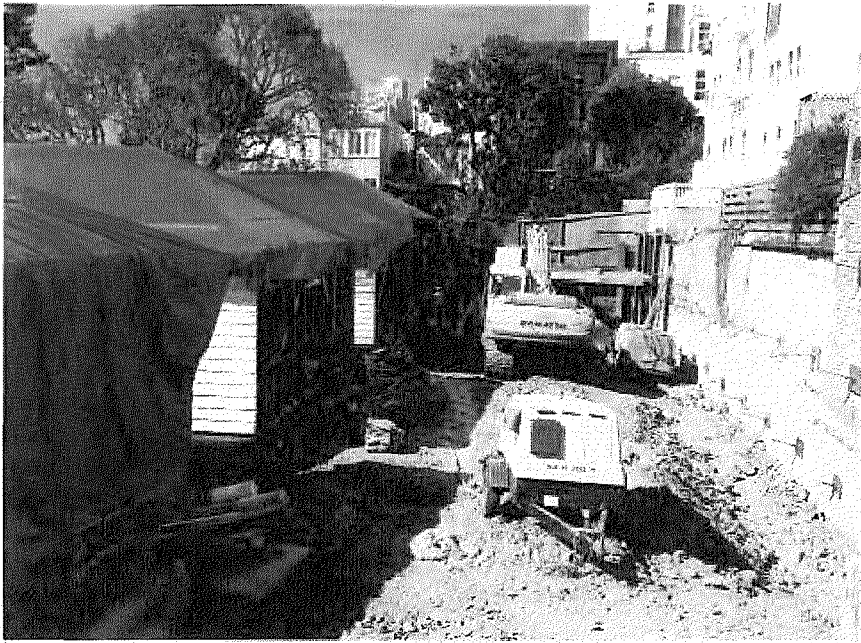
More retaining walls of the Larkin's neighbors





Ties Backs in Consolidated Larkin Retaining Walls



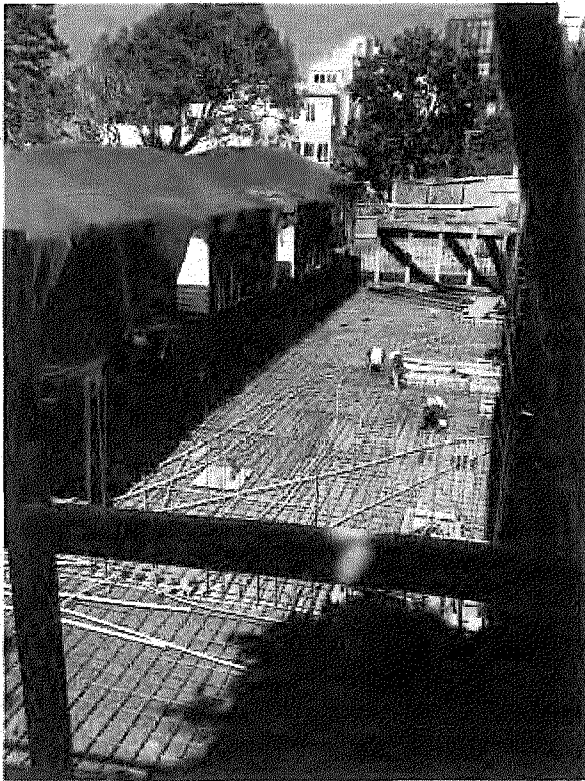


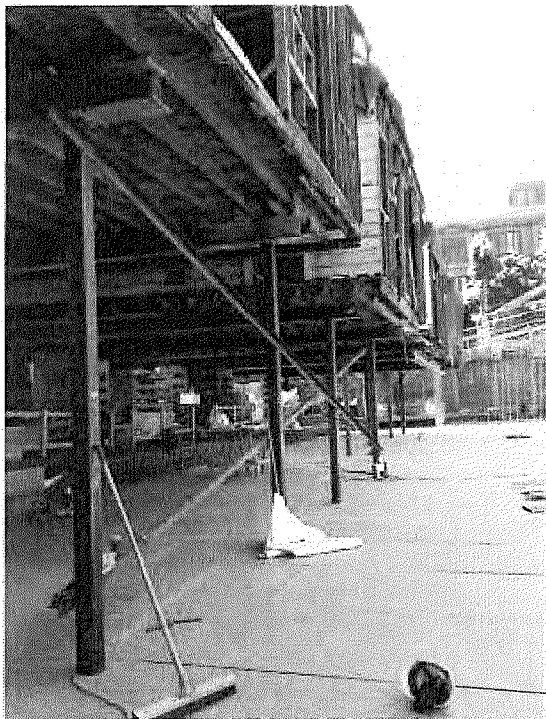
Cottages shored and cribbed during Rehabilitation





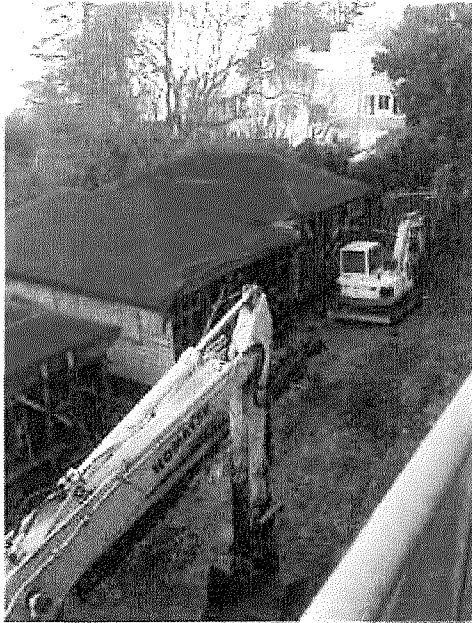
Shoring during Rehabilitation



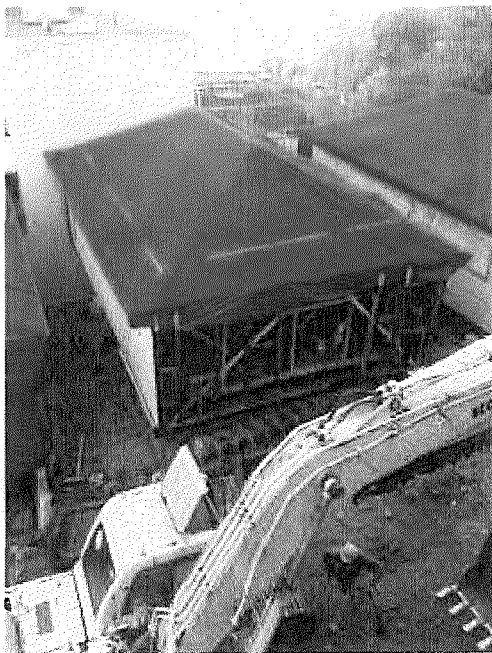


More shoring during Rehabilitation

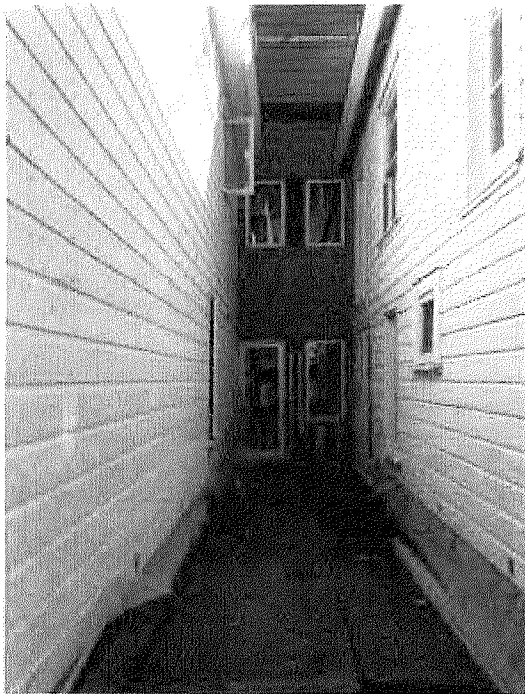




Cottages viewed from Larkin's neighbors



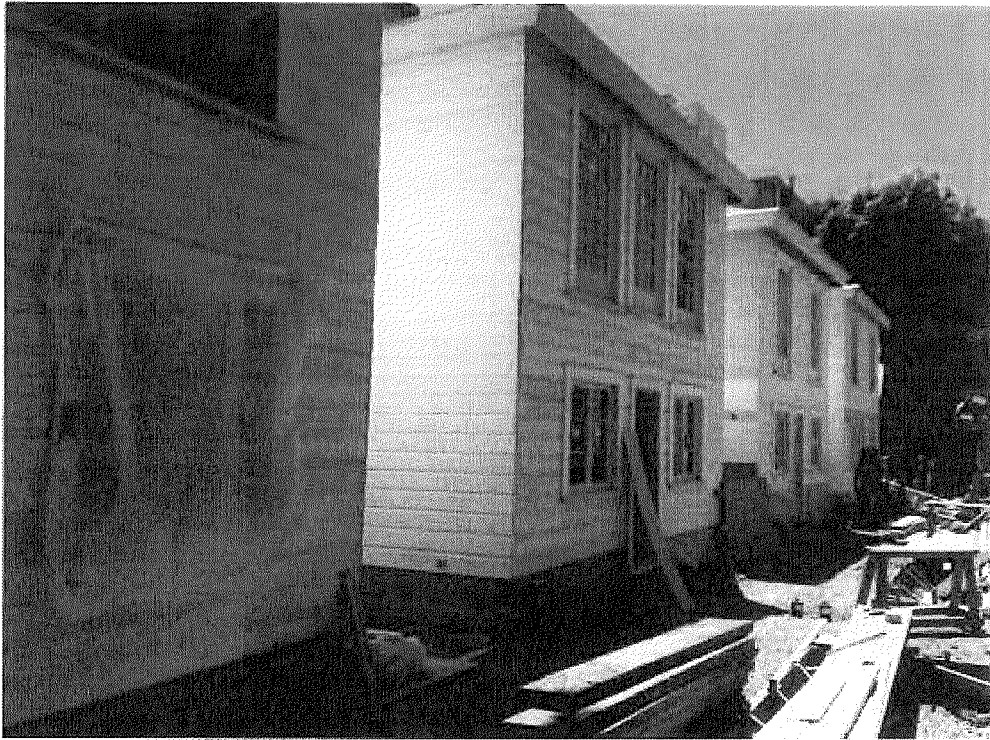




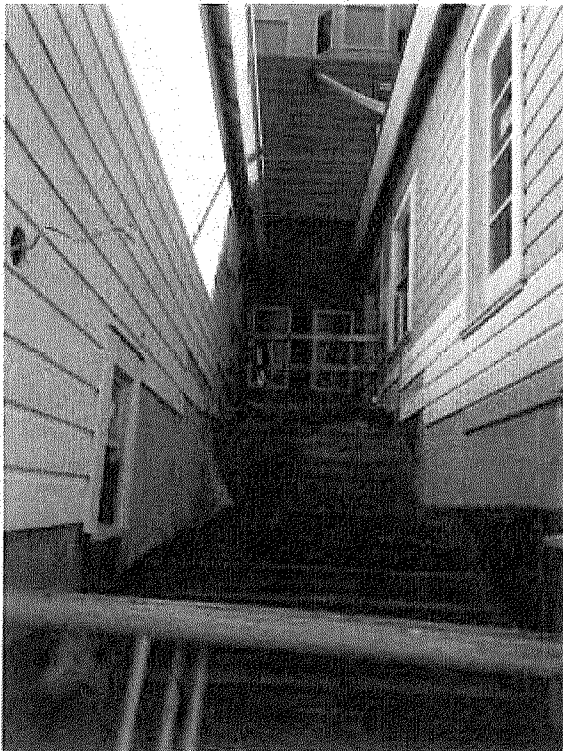
Between Cottage C and Cottage D
April 2016



View from the street Cottages A through D, April 2016



Looking from Cottage D to Cottage A ,
April 2016



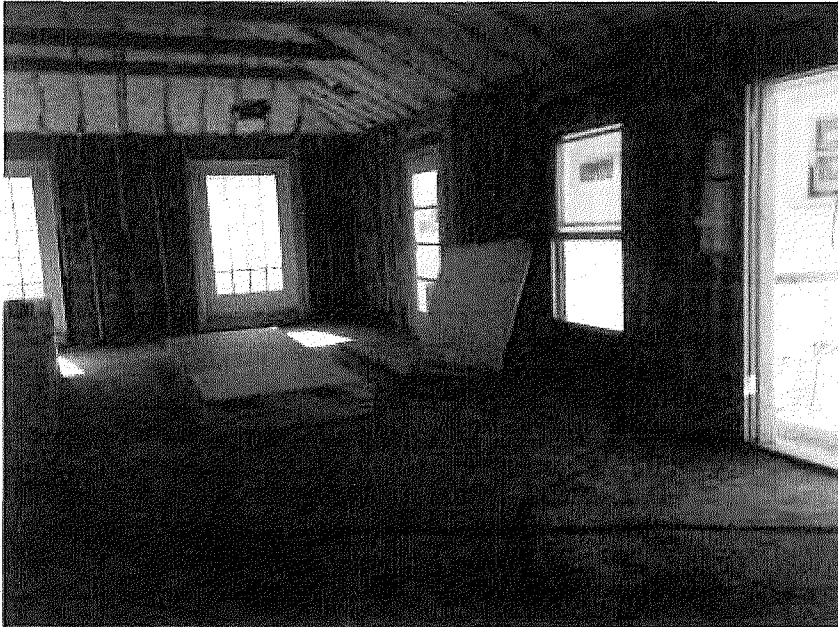
Between Cottage B and Cottage C
April 2016



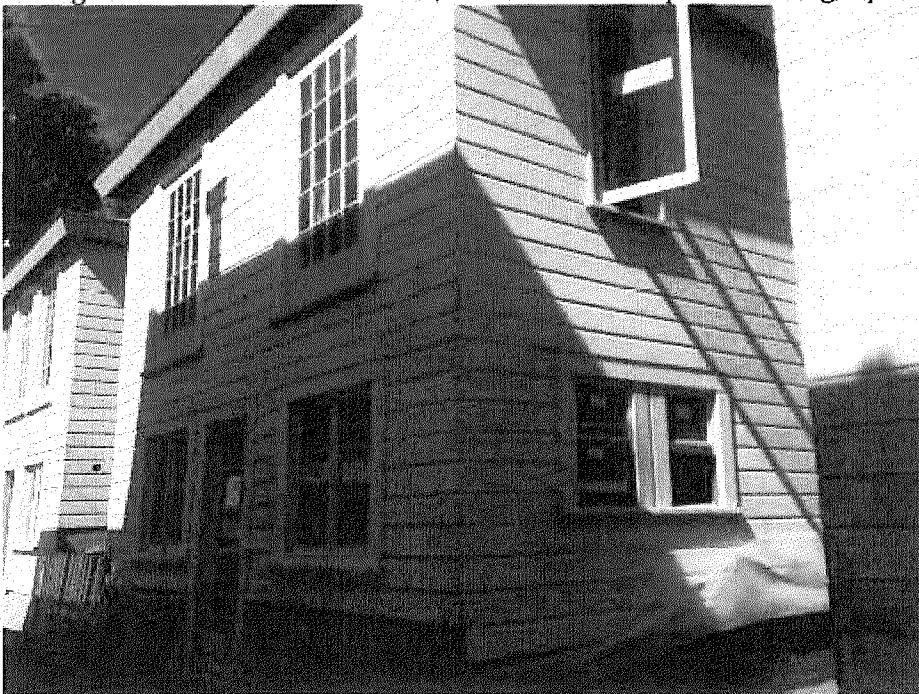
Main doors of the Studio ready for installation, April 2014



South Façade of Cottage A waiting for siding, April 2016



Cottage B from inside and outside, all windows and partial siding, April 2016





Cottage C from inside and outside, April 2016





Cottage D, exterior before stairs, April 2016



Restored entry door and window in unit D, April 2016

HISTORICAL STRUCTURE REPORT

1338 Filbert LLC

- Landmark Designation Report; Dated 7/12/2001
- Historic Fabric Assessment, Carey & Co, 8/21/2006
- Door and Window Survey, Architectural Resources Group, 2/15/2008
- Significance Diagram, Page & Turnbull, 2/4/2008
- Roof and Chimney Rehabilitation, Page & Turnbull, 1/14/2009
- Brick and Paving, Page & Turnbull, 4/28/2009
- HRER, Page & Turnbull, 7/22/2009
- Architectural Drawings , Buttrick Wong, 2009
- Landscape Drawings, MFLA, 2009
- Historic Buildings Survey, Mark Hulbert, August 2010

LANDMARK DESIGNATION REPORT
DATE: JULY 12, 2001
CASE NO.: 2001.0232L

LANDMARKS BOARD VOTE: NO ACTION
APPROVED: N/A
PLANNING COMMISSION VOTE:
APPROVED:
PROPOSED LANDMARK NO.: 232

PAGE 1

HISTORIC NAME: Bush Cottages (1907-1946)
School of Basic Design and Color (1940's)

POPULAR NAME: 1338 Filbert Cottages

ADDRESS: 1338 Filbert Street, San Francisco

BLOCK/LOTS: 524/31,32,33,34
Location and Siting maps, Exhibit C.

OWNER: John P. Willis, 1338 Filbert Street

ORIGINAL USE: Residential/Rental/ Non-Owner Occupied

INTERIM USE: 1943-c. 1951: Institutional (Studio Addition); Residential/Rental
(Cottages B, C, D, students and others); Owner occupied
(Cottage A, from 1946)
1951-1972: Residential/Rental/ Owner occupied
1972-1990: Residential/Rental/non-owner occupied
1990- 2000: Residential/Rental/Owner occupied

CURRENT USE: Residential/home office, owner occupied (Building A).
Month-to-month use (Buildings B, C, D) by acquaintances of the
owner

ZONING: RH-2 (Residential, House, Two-Family) District and 40-X Height &
Bulk District

NATIONAL REGISTER CRITERIA:

(A) X Association with events that have made a significant contribution to
the broad patterns of our history..

(B) X Association with the lives of persons significant in our past.

(C) X Embody distinctive characteristics of a type, period, or method of
construction, or that represent the works of a master, or that possess
high artistic values, or that represent a significant and distinguishable
entity whose components may lack individual distinction.

(D) Has yielded, or may be likely to yield information important in history
or prehistory.

- **Period(s) of Significance:** 1907, 1930's-1972
- **Integrity**

The 1907 structure maintains integrity of location, setting, materials, workmanship, feeling and association. The four cottages remain parallel to each other in their original location. The 1943 studio addition perpendicular to and a part of Cottage A and the vertical additions made to the cottages in 1951 to accommodate additional tenants retain the original character of the 1907 buildings, and are included in the features to be preserved (page 3 and Exhibit C.4). The additions made to the rear of Cottages B, C, and D (probably 1953) are not visible to the street or to the walkway frontage of the cottages, and are excluded from the list of features to be preserved.

ARTICLE 10 REQUIREMENTS – SECTION 1004 (b):

- **Boundaries of the Landmark Site**

Encompassing all of and limited to Lots 31-34 in Assessor's Block 524. Exhibits C.2, Assessor's Map Revised 1991, and C.3, Resubdivision Map 1979.

- **Characteristics of the landmark which justify its designation: National Register Criteria A, B, and C (events, persons, building) as follows:**

- (A) Associated with the aftermath of the 1906 earthquake and fire and the post-emergency housing needs of that time.

Associated with important periods of San Francisco's art history.

- (B) Associated with the life of Marian Hartwell, a faculty member of the California School of Fine Arts (now the San Francisco Art Institute). Hartwell taught subject areas of the California Decorative Arts for fourteen years and was a colleague of the great muralists and sculptors on the CSFA staff who created the distinguished public art of the 1930's and 1940's in the Bay Area. Hartwell left the CSFA in 1940 and opened the School of Basic Design and Color in the cottages at 1338 Filbert Street in the 1940's.

- (C) Embodies distinctive characteristics of vernacular post-earthquake period architecture (wood frame, rusticity, simplicity, informality); provides a unique example of siting, court plan, craftsman-period references. The buildings and ambiance of the landscaped and designed setting (planting, fencing, brickwork) together represent a distinguishable entity.

- **Description of the particular features that should be preserved**

Structures (Exhibit C.4):

1907 Cottages: the exterior of the four original footprint cottages, including the 1951 22" additions to the height, and excluding the rear additions (probably in 1953) to Cottages B, C, and D.

1943 studio addition to Cottage A with entry patio.

Landscaping features (Exhibit C.4):

The landscape is an integral part of the site's visual and historic presence, and connects with the professional design interests of the woman who installed it. The primary features to be preserved are:

The grapestake gated-fence and the stepped brick wall under it

Brick pathways and stairways

Brick patios

Boxwood hedges throughout

Two plum trees, southern property line

Three leptospermum (Australian tea) trees, trimmed as a hedge over the fence

Japanese Maple tree, Cottage A courtyard

Mature magnolia, east property line

Flowering shrubs west of the walkway

DESCRIPTION

1. BACKGROUND

- **The Location.** The complex is located on the north side of Filbert Street between Polk and Larkin Streets, on a rectangular parcel with a frontage of 62.5 feet, and a depth of 137.5 feet north/south between Filbert and Greenwich. The parcel begins 100 feet west of Larkin Street (Exhibit C, Maps).
- **The Block.** The 1300 block of Filbert Street has seven multiple-unit brick or stucco apartment buildings (three with Filbert Street addresses, four others on the Polk and Larkin corners). The majority of the block's buildings are three or four-story Victorian-style apartment buildings. A single building moved to 1364 Filbert after the earthquake was placed at the back of its lot. Another post-earthquake building was moved behind 1346-1350, a four-story Victorian, and is not visible from the street. The 1338 Filbert configuration of parallel buildings in a landscaped setting provides a unique visual presence on this block, and adds to its diversity.
- **The Neighborhood Surroundings.** The block of Larkin Street uphill from the complex on the east has been rated by the Junior League in their 1963-1968 Survey (38) as an "architecturally strong neighborhood (both sides of the block)." The Greenwich Street buildings that adjoin and overlook the cottages on the north include a mix of two and three-story buildings similar to those on Filbert; a nine-

story high rise on Larkin between Greenwich and Lombard (circa 1920's) can be seen from the property.

Pictures taken from the Larkin Street apartment building on the south side of Filbert and from a Greenwich Street apartment show the cottages as a cluster of small buildings surrounded by greenery, and because the complex is downhill from them and built partially below grade, surrounding structures have visual access to the property (Exhibit B, Photographs).

- **Description of the 1907 Cottages, the 1943 Studio Addition and the Landscape at 1338 Filbert Street (site maps are in Exhibit C)**. 1338 Filbert Street consists of four two-story 1907 frame buildings (referred to in the permits as A, B, C, D, running from Filbert Street at the south of the property to the north of the property), originally 20' x 30,' and a studio addition to Cottage A built in 1943. The cottages are wood, parallel to each other, and oriented with their long dimension parallel to the street property line. A brick walkway extends the full length of the property, and at night is illuminated by craftsman-style lantern lighting at the corner of each building. The complex is surrounded by mature shrubs and trees. The studio addition to Cottage A creates an L-shaped space on two sides of a patio, and is visible from the front gate.

The complex is built on a steep portion of Filbert Street. It is separated from the sidewalk by a 62-foot long grapestake fence, which supports a continuous hedge formed by three 60-year old Australian tea trees. Dark red foliage from plum trees planted next to the fence in a below-grade garden area shows above the fence and the hedges. At the end of the eastern frontage of the property, one can see only glimpses of Cottage A's roof and red pipes; otherwise, only foliage is visible until one reaches the gate near the western edge of the fence. The gate opens onto five brick stairs leading down to the ground level of the buildings, the walkway, and a six-foot wide garden area that continues the full length of the property.

The central door of each cottage and doors added for one-room units open directly onto the brick walkway so that each has access to a small patio area defined by its front door, the walkway, and plantings. The windows vary from building to building, and include two-by-three-light windows on either side of the doors in Cottages A and B, four-by-five-light doors used as windows (the door hardware visible) on the second floors of B and C, a similar door-sized window, three-by-four-light in D, and a door-sized single pane on the second floor of C (Photographs, Exhibit B.3,4,5). The wooden frames are painted dark green. Because the walkway and plantings are close to the cottages, a pedestrian experiences the complex as a mews.

The buildings are separated by six-foot walkways, some of which have stairways or doors leading to apartment units. Additions have been made in the rear of cottages B, C and D. Building B has an apartment accessible from the rear, not visible from the front.

In addition, Cottage A has a brick stairway leading to its private front patio and a closely-planted garden area visible from the gate. One wall of the 1943 studio addition bordering this outdoor space includes six floor-to-ceiling panels of two-by-nine glass lights with two-foot ironwork filigree across the bottom that give the appearance of French doors. The adjoining wall has three two-by-five-light panels that together appear to be a horizontal window facing south (Photographs, Exhibit B). At the rear of Cottage A, not visible from the entry gate, is a patio adjoining a Larkin Street neighbor's brick wall (approximately 20 feet high) and facing clerestory windows on the studio's north-facing wall.

Cottage D uses the western extension at the end of the walkway as a patio and entry area. It has a first floor doorway leading to a studio apartment and a stairway at the north end of the building leading to the second floor units. Cottage D extends to the east boundary of the property and has a small rear patio.

2. ALTERATIONS

- **Summary of Alterations.** Appendix 3 provides a list of available permits and copies. Permits are not available for certain additions referred to in other documents (see Appendix 3.10 – 11.a).
 - 1943 Addition of a 600-square-foot art studio (1943, to Building A).
 - 1951 Addition of 22" height and interior reconfiguration to create second story living quarters (1951, probably Cottage C). Second story windows may have been added in C at this time. B and D may also have been altered at this time; 1979 permit requests describe them as buildings of 1000 square feet.
 - 1953 Addition of a 323-square-foot room and bath, window at the rear of B.
 - 1954 Window enlarged, Cottage A.
- **The First Alterations: Permit for Marian Hartwell's Studio (1943).** There is no record that the buildings were altered between 1907 and 1943. A permit to build a studio addition to the residence (Cottage A) of Marian Hartwell, a renter who was a craftsman and painter teaching at the California School of Fine Arts, was approved June 23, 1943 (Appendix 3.B. 4.). Hartwell indicated on the "Description of the Work to be Done" section of the Permit Request, "... work room, studio for teaching... Room to be used for professional work in designing-collaborating with students... Second-hand material used."
- **The Second Alterations (1947-1955): Marian Hartwell, Owner.** In 1946, Hartwell purchased the buildings. Permit requests between 1947 and 1955 signed by Hartwell outline changes she made to convert the cottages from four to ten units of

2

3

4

EXHIBITS
A-D

5

rental housing. The exterior changes conformed with the building styles of the original buildings, and are visible today.¹

STATEMENT OF SIGNIFICANCE

CRITERIA A: ASSOCIATED WITH EVENTS THAT HAVE MADE A SIGNIFICANT CONTRIBUTION TO OUR HISTORY

1. Relationship to the immediate Post-Earthquake Period

Before the 1906 earthquake and fire, the property at what was later numbered 1338 Filbert Street consisted of two lots owned by a Peter Mathews, each with a house. Mr. Mathews' daughter was married to William Bush, who also lived on the site. After the fire that burned the north side of the 1300 block of Filbert Street in 1906 (Burn Map, Appendix 2.B.5), and the death of Peter Mathews in December, 1906, William Bush requested permits to build the Filbert Street cottages as rental housing. In the post-earthquake disruptions, it was not always possible for burned-out families to rebuild on the same property, but Bush's decision to rebuild there eventually resulted in the property being owned by the same family from 1885 until 1946.

The architecture itself represents the post-earthquake period when the demand for housing was met by anonymous craftsman-builders rather than known architects. As noted by Sally Woodbridge (19, p.10), "... the 1906 earthquake created the kind of egalitarian social situation[s] that made living in minimal spaces seem appropriate." The cottages demonstrated the effectiveness of quickly-built, closely-spaced construction as an innovative housing solution in a period of crisis when so many people who had lost their homes were looking for housing.

2. Relationship to the History of Art in San Francisco

Marian Hartwell, instructor and then head of the Design Department of the California School of Fine Arts (CSFA) from 1926-1940, was associated with the cottages during 35 years of its 94-year history, first as a renter (1937-1946) and then as the owner (1946-1972). The story of her life and work provides significant connections between the cottages, important periods of San Francisco art history, and San Francisco's most distinguished art institution.

- The California Decorative Style of the Early 20th Century

Hartwell's activities in the art world of the 1920's, including her teaching at the CSFA, occurred when the "California Decorative Style," popular in the early years of the century, was still included in the curriculum. A catalog from a 1972 Oakland Museum exhibit on the work of Arthur Mathews, Director of the California School of Fine Arts

¹ Margot Patterson Doss, author of *San Francisco at Your Feet* (32) lived on Greenwich and confirms that Hartwell also replanted shrubbery and laid bricks on the pathways, but cannot confirm the date. The work may have been part of the remodeling that took place in the 1950's.

from 1900-1906, describes the California Decorative Style as "elegantly styled and finely crafted work ranging from murals to easel paintings, frames, furniture, decorative objects, and publications" (11.f.).

Hartwell's description of the Design Department in the 1929-1930 CSFA Catalog describes the importance of the principles of the California Decorative Style in her teachings.

"The Design Department of the California School of Fine Arts is planned as an integral part of the study of fine arts. Its particular field is color, form, and line as related to pure Design and the applied arts. Its objective is the enlargement of the understanding of the Fine Arts in their application to Interior Decoration and the Industrial Arts, and the preparation of Instructors" (Appendix 5.B.p.3).²

The School of Basic Design and Color. When Hartwell left the CSFA, she opened a school in her studio at the 1338 Filbert cottages, the School of Basic Design and Color (Brochure, Exhibit D-1) and continued to teach the principles of the California Decorative style.³

- **Hartwell and the WPA Art of the 1930's**

The 1930's, when Hartwell was on the CSFA faculty, was the period of great WPA art, both nationally and in San Francisco, where "the murals at Coit Tower... were a pioneer federal arts project" (16, Tom Malloy, Foreword).

The Coit Tower, Rincon Annex and Beach Chalet murals were created by many of Hartwell's colleagues and students at the CSFA. Faculty rosters (Appendix 5) and the Landmarks Preservation Advisory Board's 1975 history of the San Francisco Art Institute (39) include, with Hartwell, the names of the major defining artists of the 1930's (Piazzoni, Cravath, Stackpole, Oldfield, Labaudt). The fever of activity of the muralists beginning in 1934 made San Francisco a center for this kind of art and the political activity that accompanied it.

For additional information on the life of Marian Hartwell, see Appendix 5, Introduction, and for her significance as a person and in the design of the Filbert Street cottages and landscape see Criteria B and C below.

² See also course descriptions in the introduction to Appendix 5.

³ Hartwell did not return to the CSFA when it expanded after the war. By that time, the school had become the West Coast birthplace of Abstract Expressionism, and the new faculty included not the "Fine Arts" group, but the Abstract Expressionists, including Clyfford Still and Mark Rothko.

CRITERIA B: ASSOCIATION WITH THE LIVES OF PERSONS SIGNIFICANT IN OUR PAST

Marian Hartwell, as mentioned above in connection with Criteria A, was head of the Design Department and taught Basic Crafts, Historic Design, Beginning and Advanced Design and Color Theory at the California School of Fine Arts for 14 years (1926-1940), except for two years when she traveled independently to European art centers). She was an early member of the San Francisco Society of Women Artists and presented a program to them on European Art in 1929. Because her professional interest was in teaching and in the area of crafts and design, examples of her work are not found in major museums and collections. Through her life and work, however, Marian Hartwell provides a connection to an extended period of San Francisco art history (see Criteria A).

Her significance lies in the combination of her work as an influential teacher, head of a department in a distinguished center of art education in the Bay Area, colleague to artists creating well-known public work still available to the community, and creator of a school where the kind of art she practiced and taught could be continued. The influence of the school at 1338 Filbert is still noted by a currently-practicing local painter who attended it 60 years ago. Add Bonn, now 90 years old, has exhibited in the major museums of the Bay Area, now exhibits at the Art Institute and local galleries, and in the literature available at the exhibitions, credits Hartwell as a major influence in the development of her architectural painting style (Appendix 1.A).

What is visible at 1338 Filbert Street is also connected to the work and life of Marian Hartwell. As a renter, in 1943, she designed and had built the studio addition to her apartment, later used for her school. As an owner, in 1946, she housed students attending the school as well as students attending the CSFA in the other cottages; the complex was known as an "art place." As designer of the garden, she arranged a brick and plant landscape that reflected her professional expertise in design and color.⁴

In terms of the architecture of the buildings (see Criteria C), Hartwell made alterations that allowed increased occupancy, but did so by raising the height of the buildings 22", inserting windows made with older materials, and made interior reconfigurations, thereby retaining the period look and materials of the buildings. (Additions were made to the rear of the buildings in 1953, not visible from the street or from the front walkway; these are excluded from the list of features to be preserved. See Exhibit C-4.)

Hartwell's significance is in part that she was a person who connected art, teaching, architectural and garden design, entrepreneurship, and a 30-year stewardship of a historic property, making changes only in a way that was sensitive to the original. This combination determined the architecture and ambiance of a visually distinctive complex on Russian Hill, and influenced some of the students who lived and studied there.

⁴ See Exhibit D-2 for Phoebe Cutler's report (43) relating the garden details to Hartwell's time and design principles.

CRITERIA C: EMBODY DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION, OR THAT REPRESENT THE WORK OF A MASTER, OR THAT POSSESS HIGH ARTISTIC VALUES, OR THAT REPRESENT A SIGNIFICANT AND DISTINGUISHABLE ENTITY WHOSE COMPONENTS MAY LACK INDIVIDUAL DISTINCTION.

The architecture represents that of the post-earthquake period when the demand for housing was met by craftsman-builders, not architects. Buildings were quickly and simply built, with modest if any ornamentation (see Criteria A). In addition, the significance of the architecture is based on the unique siting of the cottages on the lot, the unusual use of the court plan, the typical vernacular style with craftsman period references, and the early use of the cottage configuration as a form of housing for people of modest means. (A description of the original buildings taken from the permits may be found in Appendix 3. 10-11.a).

- **The siting.** The cottages are semi-detached, with Cottage A and its 1943 studio addition at the street and Cottage D at the northern end of the property. All four are oriented with their long dimension parallel to the street frontage (Exhibits C.3-4) and with their entries facing and approximately ten feet from the west side property line. The unusual siting allowed four homes to be built on a 62.5' wide parcel at a time when housing was in great demand.

Two other examples of perpendicular-to-the-property-line siting remain on Russian Hill: 1135-1139 Green (1909) and 2540-2550 Hyde (1900), both of which have attached gardens. 1135 Green, however, is built on a cliff and is not visible from the street. Both Green and Hyde Street were designed by architects and are larger in scale. 1338 Filbert remains the sole Russian Hill representative of vernacular cottages sited in a mews-like configuration.

The building arrangement at 1338 Filbert allows the first cottage, the pathway, gardens and open space to be viewed from the sidewalk at the front gate; conventional siting at that time would have set the front doors of all four cottages at the sidewalk. The unconventional siting takes advantage of the width of the lot for its walkways and gardens, and creates an enclosed community in which public and private spaces are related.

- **The court plan.** Each cottage opens directly onto the brick walkway and an adjoining brick area to the west property line suitable for two or three chairs. Each also has a patio in the rear.⁵ These cottages, placed in a garden setting, become an early representation of a later hallmark of California architecture that connected the indoors with the outdoors.
- **The vernacular architecture of 1907 and craftsman period elements.** As noted in Criteria A, the complex is an example of the post-earthquake period when the demand for

⁵ Sally Woodbridge's introduction in Sexton (19, p. 9) says, "The court plan permitted developers to raise densities while allowing people to live on the ground level, a very important part of the California image... The landscaping was usually managed communally and promoted a spirit of neighborliness along with the feeling of privacy from the street."

housing was met by skilled craftsmen-builders rather than known architects. Woodbridge and Woodbridge wrote in the AIA's *Architecture San Francisco* (20, p.192), "Although the bungalow was the building type identified with the Craftsman style, in San Francisco, apartment complexes—compact versions of bungalow courts—are among the most effective examples of the style." With its rusticity, simplicity, the use of wood, minimal embellishment, informality, modest scale, and sensitivity to the site, 1338 Filbert exemplifies many of the characteristics of craftsman-era building.

- **The cottages as a design example for modest-size housing.** Throughout their nearly 100-year history, the cottages have provided a housing option for people of modest means. Studio apartments here have direct access to the out of doors and informal contact with neighbors. Practicing and student architects alike can see in this complex a working model of a now-rare, still viable housing configuration.⁶
- **The cottages' aesthetic contribution to the neighborhood.** The cottages offer strong interest to neighbors and visitors, both for the ambiance of a protected enclave surrounded by mature and well-planned greenery, and for the wood, brick, fence, gnarled vine and outdoor space.

THE RELATIONSHIP BETWEEN THE CRITERIA CATEGORIES

While individual National Register criteria make this unusual property of great interest, significance is most meaningful when the interrelationship of the three criteria on the site is considered. For example, the earthquake is both historical event (A) and an influence on the architecture (C). Marian Hartwell's importance relates to two periods of San Francisco art history (A), the influence she had on students (B), and the strong design of the studio, brickwork, and landscape that provide a rare aesthetic and historic combination on Russian Hill (C). It is the combination that makes the whole of more value than the contributing parts.

⁶ The work of Donald MacDonald, a San Francisco architect who is "one of the nation's leading advocates and practitioners of cottage design and development" (19, p.117), has been strongly influenced by cottage housing in San Francisco. MacDonald contributed a section, "The Past is Tomorrow," to Sexton's book, in which 1338 Filbert is pictured.

REFERENCE LIST

Directories, Library Resources

1. Langley, *San Francisco Directory*, 1874, 1880, 1884-6, 1888-90, 1893
2. Crocker-Langley, *San Francisco Directory*, 1896-1901
3. *San Francisco Directory*, 1902-1935
4. *San Francisco City Directory*, 1936-1953
[1937: Hartwell, Instructor at CSFA, 1338 Filbert]
5. *California School of Fine Arts, San Francisco*. (Directory, 1939-1940) with faculty biographies, schedule of classes, description of Design Department classes (Appendix 5.A.)
6. *CSFA Directory*, 1929-1930, pp. 22-25. Faculty listing; description of Design classes, (In Appendix 5.B.)
7. *CSFA Directory*, 1931-1932; 1936-1937, 1937-1938, 1939. Faculty lists. (In Appendix 5.C.)
8. *CSFA Directory*, 1938. Faculty List and Design and Color Composition course description. (In Appendix 5.C.)
9. California Death Index 1905-1929 (California Genealogical Society, Oakland)
10. San Francisco Block Books (various). 1894, 1906
11. *Western Addition Map Book* (pages 245-344), Map #411, page 250, Revised 1991
- 11.a. Red Cross Burn Map, 1906. (Appendix 2.B.5.)
- 11.b. Sanborn Map, Second Series, 1899-1900, Reel 1, Volume 2 (Appendix 2.B.1)
- 11.c. Sanborn Map, 1899 Updated to 1905, Volume 1, Map 107 (Appendix 2.B. 2)
- 11.d. Sanborn Map, 1913-1915, Reel 3, Volume I-IV, (Appendix 2.B.3).
- 11.e. Sanborn Map, 1913-1928 updated to 1950, reel 5, Vol. 1 and 2, p.99 (Appendix 2.B.4)
- 11.f. Jones, Harvey L., *Mathews: Masterpieces of the California Decorative Style*. Catalog, The Oakland Museum, 1972.

Books

12. Bakalinsky, Adah. *Stairway Walks in San Francisco*, Wilderness Press, Berkeley, 1995. [p.25: 1338 Filbert]
13. Corbett, Michael. *Splendid Survivors, San Francisco's Downtown Architectural Heritage*. California Living Books, Foundation for San Francisco's Architectural Heritage, 1979 pp. 9-13
14. Hockaday, Joan and Henry Bowles. *The Gardens of San Francisco*. Timber Press, Portland, Oregon, 1988. Refers to Alice Eastwood, botanist, who lived on Russian Hill.
15. Hughes, Edom Milton. *Artists in California 1786-1940*, Hughes Publications, San Francisco, 1986. (pp. 202, 297, 298)
16. Jewett, Masha Zakheim. *Coit Tower, San Francisco*. Volcano Press, San Francisco, 1983. Provides biographies of Coit Tower artists, including faculty and students at the CSFA.
17. Kostura, William. *Russian Hill: The Summit, 1853-1906*. Aerie Publications, San Francisco, 1997.
18. Olmstead, Roger and T.H. Watkins, *Here Today*. Sponsored by Junior League of San Francisco. Chronicle Books, 1968 (Introduction and Chapter on Russian Hill)
19. Sexton, Richard. *The Cottage Book*. Chronicle Books, San Francisco, 1989. [p. 45, two pictures and text for 1338 Filbert. Preface and Introduction for background, Donald MacDonald section on cottages and current architecture].
20. Woodbridge, Sally B. and John M. Woodbridge, *Architecture San Francisco*, San Francisco, American Institute of Architects, 1982

Magazines, Newspapers, Websites

21. *California Art Research Project, San Francisco WPA Project 2874, 1936-1937.* Smithsonian Institute Information System website. List of monographs on artists of the period.
22. "Hartwell Will go to Europe 1928" *Argus Magazine* (became *Art Digest*), June, 1927
23. "Mrs. Mary E. Bush" (obituary). *Chronicle*, 4/27/40, page 9.
24. Skylight Sketch, "Montgomery Street Skylight." 2/4/46, p.1. Article on Joan Hinchman, designer of textiles and screens sold at Gumps, who studied with Marion [sic] Hartwell in 1939 at the California School of Fine Arts.
25. "Women Artists Will Hear Talk on European Art." *San Francisco Chronicle*, 9/8/29.
- 25.a. Starr, Kevin, "California Colors and Classical Themes were the Hallmark of Mathews' Murals," *San Francisco Magazine*, December, 1980. P.50.

Oral Histories

26. Cravath, Ruth and Dorothy Wagner Puccinelli Cravath. *Two San Francisco Artists and Their Contemporaries 1920-1975.* An oral history conducted by Ruth Teiser and Catherine Harroun, 1977. UC Bancroft Library, Regional Oral History Office. Ruth Cravath Wakefield was a well-known sculptor who grew up on Russian Hill. She was a good friend of Hartwell's, founded the Society of Women Artists and had a studio at Filbert and Hyde. A photograph of her taken by Imogen Cunningham is included.
27. Cravath, Ruth. *Oral History Conversation with Ruth Cravath.* Smithsonian Institution, Archives of American Art [on the Web]. Conducted by Mary McChesney, 9/23/65.
28. Oldfield, Helen. *Otis Oldfield and the San Francisco Art Community, 1920's - 1960's.* 1931. Conducted by Michaela DuCasse and Ruth Cravath, 1981. UC Bancroft Library. Helen Oldfield was the wife of Otis Oldfield, prominent artist and faculty member of the CSFA.

Personal Communications (includes date of contact)

Note: the following people were contacted for information they might provide on the history of the buildings, people or periods.

29. Blatchly, Jayne Oldfield. Knew Hartwell as a friend of her father's (Otis Oldfield, faculty of the CSFA) 5/30/00
30. Bonn, Add. Artist, Member of SF Women Artists, exhibited through the SF Art Association at MOMA, deYoung, Legion. Attended Hartwell's School of Basic Design and Color in the 1940's. Ms. Bonn knows of another student who came to study with Hartwell, Carmen Stevens, a wood carver, who died some years ago. 7/14/00 - 3/16/01.
31. Cello, Armand. Last regular tenant at 1338 Filbert 4/30/00, 8/3/00. Described the pleasure of living close to the outdoors for ten years, even in a studio.
32. Doss, Margaret Patterson. Author of *San Francisco at your Feet* and neighbor at 1331 Greenwich. Provided information on use of the cottages for CSFA/Art Institute student housing; information on the botany and horticulture community on adjoining blocks of Russian Hill. 4/17/00
33. Gunderson, Jeff. San Francisco Art Institute Librarian. Provided Hartwell file, CSFA Directories. Provided and suggested references.
34. Hesthal, Edna Drescher Van Nuys. Artist. Lived at 1338 as a CSFA student. 6/3/00
35. Jewett-Zakheim, Masha, author of *Coit Tower (16)*.

36. McClintock, Elizabeth. (Founder of Strybing Arboretum, author of *Trees of San Francisco*, UC Berkeley Faculty). The conversation was about Russian Hill gardens when she lived on Lombard Street. 6/6/00
37. Piazzoni-Wood, Mireille. Her father was on the CSFA faculty at the same time as Hartwell. 5/31/00

Other

38. Junior League of San Francisco, Inc. Individual files on six properties on the 1100-1350 blocks of Filbert. Research notes for the 1963 survey.
39. Landmarks Preservation Advisory Board, Final Case Report, December 17, 1975, "*San Francisco Art Institute*", p. 5, lists Hartwell and other faculty members of the 20's and 30's and describes public art.
40. George H. Murray, "*Say Frank, You Remember*," Memoir, January 12, 1952 (page 7 includes a mention of "Billy Bush's butcher shop"). Typed copy given to William Kostura by a Russian Hill resident, John Walsh.
41. *The Guide to Architecture in San Francisco*, Peregrine Books, 1976. Lists buildings by Robert Marquis, an owner of the 1338 Filbert Cottages. *Architecture Records in the Bay Area*, Lowell, ed. 1988 lists Marquis Associates buildings.
42. *School of Basic Design and Color, Fall Term '46-Spring Term '47*. Brochure, for the school Marian Hartwell ran at 1338 Filbert Street, Exhibit D.
43. Cutler, Phoebe, "*The Garden at 1338 Filbert Street*," May, 2001 report by garden historian, Exhibit D.2.

RATINGS: none

PREPARED BY:

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1048 Union Street
San Francisco, CA 94133

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 13

*P1. Resource name(s) or number: 1338 Filbert Street Cottages
*P2. Location: *a. County: San Francisco
*c. Address: 1338 Filbert Street
*e. Assessor's Parcel Number: Block 0254, Lots 31, 32, 33, 34

City: San Francisco

Zip: 94109

*P3a. Description:

PLEASE SEE CONTINUATION SHEET, PAGE 3

*P3b. Resource Attributes: HP3 — Multiple Family Property

*P4. Resources Present: ☒ Buildings ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☒ Landscaping

P5a. Photo



P5b. Photo date: March 2001

*P6. Date Constructed: 1907.
Sources: 1907 Permits; 1907
Water Records

*P7. Owner and Address:
John P. Willis
1338 Filbert Street
San Francisco, CA 94109

*P8. Recorded by:
Winifred W. Siegel
1342 Filbert Street
San Francisco, CA 94109

*P9. Date Recorded:
June 2001

*P10. Survey Type:
Intensive

*P11. Report Citation: none

The south-facing window of Cottage A. Cottages B and C appear in the background along the brick pathway going north. Photo taken March, 2001.

*Attachments: ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☒ Other: Photographs, Reference List

BUILDING, STRUCTURE, AND OBJECT RECORD

State
DEP/
CO

Page 2 of 13

*Resource Name: 1338 Filbert Street Cottages

- B1. Historic name:: Bush Cottages (1907-1946); School of Basic Design and Color (1940's)
B2. Common name: 1338 Filbert Cottages
B3. Original Use: Residential/Rental/Non-Owner Occupied
Interim Use: 1943-c.1951: Institutional (studio addition); Residential/Rental (Cottages B, C, D, students and others); Occupied (Cottage A, from 1946)
1951-1972: Residential/Rental/Owner Occupied
1972-1990: Residential/Rental/Non-Owner Occupied
1990-2000: Residential/Rental Owner Occupied
B4. Present use: Residential/home office, owner occupied (Building A); B, C, and D used by acquaintances of the owner.
*B5. Architectural Style: 1907 vernacular, post-earthquake frame
*B6. Construction History:
1907: four cottages built in the current alignment
1943: addition of art studio adjoining Cottage A on the south and extending to the east property line
1951: addition of 22' height and interior reconfiguration to create second story living quarters (Cottage C, and probably D)
Second story windows may have been added at this time.
1953: addition of 523 square feet to rear of Cottage B
1954: Window enlarged, Cottage A.
Circa 1950's: patios and garden enhanced with brick, vines, hedges and shrubs
*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____
*B8. Related Features: landscaping, walkway, patio areas, fence
B9a. Architect: unknown b. Builder: 1907: W. K. Bush, using Armstrong Construction Company
1943 studio: Marian Hartwell, using Carl Anderson Construction
1950's (circa) landscaping: Marian Hartwell, using labor of a tenant (per personal conversation with neighbor)
*B10. Significance: Theme(s): Association with Post-Earthquake Period (A)
1907 Post-Earthquake Cottage Architecture (C)
Marian Hartwell and San Francisco Art History (B)
Aesthetic contribution to the block and neighborhood (Other)

Area: San Francisco

Period of Significance: 1907-1972 Property Type: Residential

Applicable Criteria: A, B and C

PLEASE SEE CONTINUATION SHEET PAGE 5

Sketch Map: Parcel Map, 1979

- B11. Additional Resource Attributes:
HP 29: Landscape Architecture: brick walkway and patio
HR 30: Trees, Vegetation
HP 46: Fence

PLEASE SEE CONTINUATION SHEET, PAGE 7

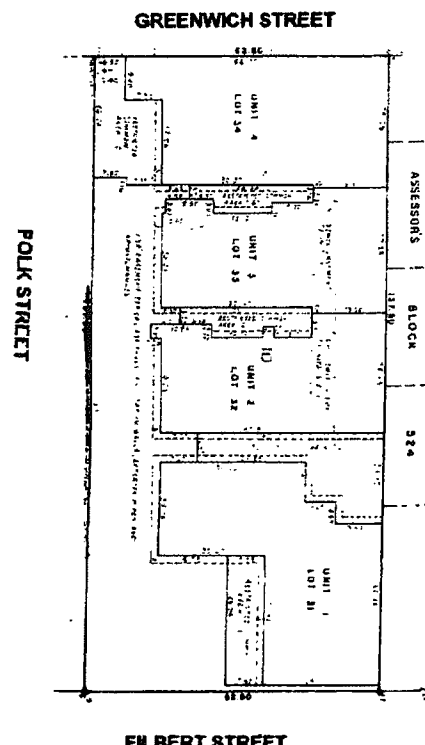
*B12. References:

PLEASE SEE CONTINUATION SHEET, PAGE 8

B13. Remarks:

- *B14. Evaluator: Winifred W. Siegel
*Date of Evaluation: March 2001

(This space reserved for official comments.)



State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # _____ HRI# _____ Trinomial _____
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Page 3 of 13 *Resource Name: 1338 Filbert Street Cottages
 *Recorded by: Winifred W. Siegel *Date: June 2001 ☒ Continuation ☐ Update

P3a. DESCRIPTION (from Primary Record)

338 Filbert is a complex of four two-story frame buildings ("cottages") originally built as rental units for four families. Cottage A as an attached one-story art studio, added in 1943. The buildings were modified in the 1940's and 1950's to be used as ten rental units. Additions to the rear, made in the 1950's are at the eastern property line of Cottages B and C, and the northern side of Cottage D. The cottages are built on a rectangular parcel with a frontage of 62.5 feet east/west between Polk and Larkin streets, and a depth of 137.5 feet north/south between Filbert and Greenwich; the parcel begins 100 feet west of Larkin.

The cottages are parallel to each other, with their roofs perpendicular to the (south to north) property line. The first view of the complex from the street is of the wooden grapestake fence, above which is a thick Australian Tea tree hedge. Above the hedge is dark red foliage, fifteen feet high, from plum trees planted next to the fence in a below-grade garden area. At the eastern end of the property's uphill frontage, one can see glimpses of the studio addition's roof and vent; otherwise, only foliage is visible until one reaches the wooden gate near the western property line. At the gate, one can view a brick walkway that extends the full length of the property, and to the right (east), Cottage A, built at a level five stairs down from the gate, as are all the buildings except the art studio addition. The fence, the walkways, and the buildings relate to each other in scale, proportion and period feeling, and together create the ambiance of the complex.

The most immediately visible feature of the first cottage is a south-facing horizontal window (picture, page 1) five feet high and six feet wide. It is composed of three panels, each of ten lights, set in wood frames. This window overlooks Cottage A's brick patio and shade garden. The window wall forms an L with the art studio addition. A view down the walkway shows the fronts of cottages B and C (cottage D cannot be seen from the gate), with front doors opening up to the walkway. Also visible are some of the brick areas adjoining parts of the walkway that serve as outdoor sitting areas for each cottage. The overall impression from the gate is of "mews" in a densely planted, but orderly-appearing area of shrubs, trees and hedges.

Neighborhood Context

- **The Block.** The 1300 block of Filbert Street has seven multiple-unit brick or stucco apartment buildings (three with Filbert Street addresses, four others on the Polk and Larkin corners). The majority of the block's buildings are Victorian-style structures of two or three flats. A 1911 shingled building of two flats is immediately west of the cottages. The 1906 fire destroyed the buildings on the north side of Filbert, including the two homes on what became the 1338 property. The buildings on the block date from 1910 to circa 1930 except for 1364 Filbert, from 1904, moved after the earthquake to the back of that lot, and 1350A, moved to an area behind a four-story Victorian, and not visible from the street. A one-floor cottage at the sidewalk of 1361 Filbert was built in 1916. Pictures taken from the Larkin Street apartment building on the south side of Filbert and from a Greenwich Street apartment to the north (picture, page 10) show the tops of the cottages as a row of buildings in a park-like setting; this configuration is unique on the block.
- **The Neighborhood.** The block of Larkin Street uphill from the complex on the east has been rated by the Junior League in their 1963-1968 Survey as an "architecturally strong neighborhood (both sides of the block)." The Greenwich Street buildings that adjoin and overlook the cottages on the north include a mix of two and three-story buildings similar to the three-and-four story buildings of flats on Filbert; a nine-story high rise on Larkin between Greenwich and Lombard (circa 1920's) can be seen from the property.

Architectural Description

The four cottages are vernacular frame buildings, built in a post-earthquake period when the high demand for housing was met by skilled craftsmen-builders rather than by known architects. It is characterized by rusticity, simplicity, minimal embellishment, informality, modest scale, and sensitivity to the site. The overall appearance references the craftsman style of the early 20th century.

The central door of each cottage, and doors added for one-room units, open directly onto the brick walkway so that each has access to a small patio area defined by its front door, the walkway, and plantings and small brick areas on the west side of the walkway. The windows vary from building to building, and include a mix of multiple-paned windows, some with the long dimension vertical and others with the long dimension horizontal. There are several vertical installations of what appear to be used doors (door hardware visible) and one with a door-sized glass pane. The window and door panes are installed in wooden frames painted dark green. Between buildings are six-foot wide paths, some with gates and doors leading to second-floor units.

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

Primary # _____
HRI# _____
Trinomial _____

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*Resource Name: 1338 Filbert Street Cottages

*Recorded by: Winifred W. Siegel

*Date: June 2001

☒ Continuation

☐ Update

[P3a. DESCRIPTION, from Primary Record, continued]
[Architectural Description, continued]

Cottage A has a brick stairway leading to a gate to its private front patio and garden area, the whole visible from the entry to the complex. The west-facing wall of the addition that overlooks this patio includes six floor-to-ceiling panels of two-by-nine glass with two-foot ironwork filigree across the bottom, giving the appearance of French doors. In the rear of Cottage A is a patio adjacent to a Larkin Street property's brick retaining wall (approximately 20 feet high) and clerestory windows on the studio addition's north side.

Cottage D uses the end of the brick walkway as its patio and entry area. It has a first floor doorway leading to a studio apartment and a stairway at the north end of the building leading to the second floor.

• **Alterations.** Alterations include:

- the addition of a 600 square-foot art studio (1943, Cottage A).
- the addition of 22' in height and interior reconfiguration to create second story and rear living quarters (1951, probably Building C). Second story windows may have been added in Building C at this time. Building D may also have been altered in 1951: 1979 permit requests describe it as a building of 1000 square feet (the file does not contain the permit).
- the addition of a 323-square foot room and bath, window (1953, behind Building B).
- enlargement of a window (1954, Building A).
- installation of brick in patio and walkway areas and development of the landscape with hedges, shrubs, trees (c. 1954).

Changes were made in conformity with the original buildings' materials and aesthetics.

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Recorded by: Winifred W. Siegel

*Date: June 2001

Resource Name: 1338 Filbert Street Cottages

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D. SIGNIFICANCE (from Building, Structure, and Object Record)

Historical History

Pre-Earthquake, 1894-1905: Peter Mathews, a gardener, milkman and laborer, lived at 1312 Filbert (which became 1338 Filbert) from 1885 to 1905. The Sanborn Map 1899-1900 Updated to 1905, shows the property divided into two lots, each with a house at Filbert Street. William K. Bush, a butcher, also lived at 1312 Filbert from 1897 to 1905. He was the son of John Bush, a boilermaker at the Pacific Iron Works in San Francisco, and Julia E. Bush. William Bush married Mary E. Mathews, Peter Mathews' daughter. The property passed from Peter Mathews to his daughter, and then to William K. Bush.

Post Earthquake: The Bush Cottages. After the fire that burned the north side of the 1300 block of Filbert Street in 1906, William K. Bush requested permits to build the Filbert Street cottages as rental housing. He did not live at the Filbert Street address again. The 1907 permits for the cottages include rough sketches of the intended placement of 20' x 30' frame buildings. 1979 permits state that they were "originally constructed in 1907 as a one-story, type 5-N, with basement for one family, with the basement used for storage." 1907 water records show "four families with four basins, baths and water closets," and the 1913-15 Sanborn map shows four buildings in the current alignment. Ownership was maintained in the Mathews-Bush families until 1946, when the property was sold to Marian Hartwell. The permit record has no requests for alterations or additions until 1943, when Marian Hartwell, then a renter, built an addition to cottage A to use as an art studio.

Marian Hartwell's Ownership, 1946-1972. In the 1940's, Marian Hartwell developed the School of Basic Design and Color, using Cottage A as a classroom and the other units to house her students and other renters, some of whom attended the California School of Fine Arts, where she had been a faculty member until 1940. In the 1950's, she added some square footage at the rear, reconfigured the cottages into 10 units and added brick to the walkways and outdoor patio areas and landscaping as it appears today. The cottages continued as rental units for working people and retirees.

1972-Present. In 1972, Marian Hartwell sold the property to Marquis Investors (Robert and Ellen Marquis). Robert Marquis was a San Francisco architect. In 1979, they subdivided it into four condominiums and, beginning in 1985, sold it to investors who continued to make the units available to renters. Between 1988 and 1992, the buildings were resold until, in 1992, all four were owned solely by the present owner, John P. Willis, who has lived in Building A since 1989.

D. Significance of the Association with the Earthquake (Criterion A).

1906 earthquake and fire destroyed the housing that had been on the property. The need for housing in San Francisco, and the architectural choices that became available were directly influenced by this defining event in San Francisco history.

D. Significance of the Architecture (Criterion C)

As a reflection of the social conditions. In the first wave of construction after the earthquake emergency, William K. Bush built the four cottages as rental property. Constructing multiple units of a material that could be used for quick construction and building densely on a site were alternatives made appropriate in a period of San Francisco history when many people had lost their homes and were looking for housing. The architecture provided a housing option for people of moderate means, and has continued that focus throughout its history.

As representative of the builders of the period. The architecture represents the post-earthquake use of anonymous skilled craftsman-builders rather than known architects.

The siting. The cottages are arranged from the front to the back of the property, with their long dimension perpendicular to the south property line. Conventional siting at that time would have set the buildings along the property line at the street. Two other examples of perpendicular-to-the-property line siting remain on Russian Hill: 1135-1139 Green (1909) and 2540-2550 Hyde (1900), but these are architect-designed buildings, larger in scale; the Green Street row is on a cliff and not visible from the street. 1338 is the sole remaining example of buildings in a mews-like configuration from the front to the back of the property. The unconventional siting also allowed placement of four units on a lot with a 62.5 foot frontage.

The court plan. Each cottage opens directly onto a front outdoor "court" area of brick, using the walkway in part. The court plan is an early development of what would become a hallmark of California architecture that connected the indoors with the outdoors, and related public and private spaces.

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*Resource Name: 1338 Filbert Street Cottages

*Recorded by: Winifred W. Siegel

*Date: June 2001

☒ Continuation

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B10. SIGNIFICANCE (from Building, Structure, and Object Record, continued)
(The Significance of the Architecture, continued)

- **The aesthetic contribution to the neighborhood.** The cottages offer a unique visual presence in the neighborhood, one where the aesthetic pleasure offered by the architecture and the setting of the cottages in their landscape is enhanced by the historic connections and references to the art and architecture interests in the Russian Hill community.

The significance of Marian Hartwell and San Francisco Art History, 1930-1940 (Criterion B)

Marian Hartwell, instructor and then head of the Design Department of the California School of Fine Arts from 1926-1940, was associated with the cottages during 35 years of its 94-year history, first as a renter (1937-1943) and then as the owner (1946-1991). The story of her life and work provides long-term connections between the cottages, significant periods of San Francisco art history, and a distinguished art institution in San Francisco.

- **Hartwell's Early Years.** Hartwell was born September 23, 1891, received a BA in History from Stanford in 1914, and joined CSFA in 1926 to teach Basic Crafts, Historic Design, Beginning and Advanced Design, and Color Theory. These subjects were in the field of the California Decorative Style, popular in the early years of the century, and still a substantial part of the CSFA curriculum in the 1930's. Hartwell's description of the Design Department in the 1939-1940 CSFA Catalog describes the department's focus as follows:

"The Design Department of the California School of Fine Arts is planned as an integral part of the study of fine arts. particular field is color, form, and line as related to pure Design and the applied arts. Its objective is the enlargement of the understanding of the Fine Arts in their application to Interior Decoration and the Industrial Arts, and the preparation of Instructors." One of her courses, Applied Design and Craft, was a course for "students who have reached some understanding of Color and Design, for the application of problems developed in the Design Classes in the various crafts mediums of Batik, Block Printing, Faience decoration, Creation of abstract Architectural decorative motifs in course plaster."

- **Hartwell and the WPA Art of the 1930's.** The 1930's, when Hartwell was on the CSFA faculty, was the period of great WPA art, represented in San Francisco by the murals created in Coit Tower, Rincon Annex and the Beach Chalet, most of them by Hartwell's colleagues and students at the CSFA. Many of the mural artists of these buildings also appear in the CSFA catalog of those years. Her picture and a short descriptive paragraph are included in the 1939-1940 CSFA catalog. Hartwell left the CSFA in 1941 in a major staff reduction. When the CSFA again hired faculty after the War, the "Fine Arts Group" was replaced with Figurative painters and Abstract Expressionists.
- **Hartwell's School of Basic Design and Color (1940's) at the 1338 Filbert Street Cottages.** After leaving the CSFA in 1941, Hartwell designed and supervised the building of the studio as an addition to Cottage A while still a renter, and created the School of Basic Design and Color there. By 1946, she had purchased the cottages and was teaching in the studio and housing art students in the other cottages. We have been unable to locate records of the length of time the school operated, but we have met a San Francisco artist, Add Bonn, now 90 years old, who came to the school specifically to study with Marian Hartwell, and is pictured with her on the school's 1946-1947 brochure. Ms. Bonn continues to exhibit her work, credits Hartwell with being a decisive influence on her architectural urban landscape paintings, and serves as a living connection with the history of the cottages.
- **A Summary of the Significance of Marian Hartwell and the Cottages in San Francisco's Art History.** Marian Hartwell provides a connection to an extended period of San Francisco art history through both her life and her work. Her significance lies in her professional work as a teacher, head of a department in a center of art education important to San Francisco and the Bay Area, one with a strong presence on Russian Hill. She was a colleague of the artists who created public work that is still available to San Francisco residents and visitors, and created a school where the kind of art she practiced and taught could be continued. Her changes in the cottages and development of the garden were done in a way that reflected the principles of the art that she taught.

The Relationship between the Criteria Categories

While individual criteria apply to this property, significance is most notable when the interrelationship of the three criteria on this sheet is considered. For example, the earthquake is both an historical event and an influence on the architecture. Marian Hartwell's importance relates to two periods of San Francisco art history, to the influence she had on students, and to the strong design

B. 11. Additional Resource Attributes (from Building, Structure and Object Record)

Strong design of the studio, brickwork, and landscape that provide a rare historic and aesthetic combination on Russian Hill. The combination makes the whole of more value than the contributing parts.

The following list includes specific elements requested under the landmark designation (see plan on page 9):

Structures to be preserved:

1907 Cottages: the exterior of the four original footprint cottages, including the 1951 22' addition to the height, and excluding the rear additions (probably made in 1953) to Cottages B, C, D.

The 1943 studio addition to cottage A with entry patio

Landscaping to be preserved:

The landscape is an integral part of the site's visual and historic presence, and connects with the professional design interests of Marian Hartwell, who installed it. The primary features that support the scale and proportion of the buildings and create the ambiance of the complex are:

- The grapestake gated fence and the stepped brick wall under it
- The brick pathways and stairways
- The brick patios
- Boxwood hedges throughout
- Two plum trees, southern property line
- Three leptospermum (Australian Tea) trees, trimmed as a hedge over the fence
- The Japanese maple tree, Cottage A courtyard
- Mature magnolia, east property line
- Flowering shrubs, west of the walkway

***B12. REFERENCES (from Building, Structure and Object Record)**

Directories, Library Resources, Public Documents

San Francisco Directory, selected years from 1874-1953

California School of Fine Arts Catalog and Faculty Directories, 1929-1930, 1931-1932, 1936-1937, 1937-1938, 1939

San Francisco Block Books (various). 1894, 1906

Western Addition Map Book (pages 245-344), Map #411, page 250, Revised 1991

Red Cross Burn Map, 1906

Sanborn Maps, 1899-1900, 1899 Updated to 1905, 1913-1915, 1913-1928 updated to 1950

Tap Records

McEnerny Judgment, March 24, 1911

Sales Ledgers, 1939-1947 (Recorder's Offices)

Parcel Map, 1979, Book 11, Official Records

Grant Deeds (Ledgers, 1980-1990)

Permits (Planning Department Offices)

Books

Bakalinsky, Adah. *Stairway Walks in San Francisco*. Berkeley, Wilderness Walks, 1998, p. 25 (mention of 1338 Filbert).

Corbett, Michael. *Splendid Survivors, San Francisco's Downtown Architectural Heritage*. California Living Books,

Foundation for San Francisco's Architectural Heritage, 1979 pp. 9-13

Hughes, Edom Milton. *Artists in California 1786-1940*, Hughes Publications, San Francisco, 1986. (pp. 202, 297, 298)

Jewett, Masha Zakheim. *Coit Tower, San Francisco*. Volcano Press, San Francisco, 1983.

Kostura, William. *Russian Hill: The Summit, 1853-1906*. Aerie Publications, San Francisco, 1997.

Olmstead, Roger and T.H. Watkins, *Here Today*. Sponsored by Junior League of San Francisco. Chronicle Books, 1968 (Introduction and Chapter on Russian Hill)

Sexton, Richard. *The Cottage Book*. Chronicle Books, San Francisco, 1989. Page 45 has two pictures and text for 1338 Filbert.

Oral Histories

Cravath, Ruth and Dorothy Wagner Puccinelli Cravath. *Two San Francisco Artists and Their Contemporaries 1920-1975*.

An oral history conducted by Ruth Teiser and Catherine Harroun, 1977. UC Bancroft Library, Regional Oral History Office. Ruth Cravath Wakefield was a well-known sculptor who grew up on Russian Hill. She was a good friend of Hartwell's, founded the Society of Women Artists and had a studio at Filbert and Hyde.

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

Primary # _____

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*Resource Name: 1338 Filbert Street Cottages

*Recorded by: Winifred W. Siegel

*Date: June 2001

☒ Continuation

☐ Update

Cravath, Ruth. *Oral History Conversation with Ruth Cravath*. Smithsonian Institution, Archives of American Art [online Web]. Conducted by Mary McChesney, 9/23/65.

Oldfield, Helen. *Otis Oldfield and the San Francisco Art Community, 1920's - 1960's*. 1931. Conducted by Michael DuCasse and Ruth Cravath, 1981. UC Bancroft Library. Helen Oldfield was the wife of Otis Oldfield, prominent artist and faculty member of the CSFA.

Communications (included as sources of historical information)

Blatchly, Jayne Oldfield (5/30/00, J. Butler). Knew Hartwell as a friend of her father's (Otis Oldfield, faculty of the CSFA).
Bonn, Add. (7/14/00; 12/00; 3/16/01, W. Siegel). Artist, Member of SF Women Artists, exhibited through the SF Art Association at MOMA, deYoung, Legion. Attended Hartwell's School of Basic Design and Color in the 1940s.
Ms. Bonn knows of another student who came to study with Hartwell, Carmen Stevens, a wood carver, who lived there some years ago.

Doss, Margaret Patterson (4/17/00, W. Siegel). Author of *San Francisco at your Feet* and neighbor at 1331 Green Street.
Gunderson, Jeff (several, 3/00-3/01, W. Siegel). San Francisco Art Institute Librarian

Hesthal, Edna Dresher Van Nuys (6/3/00, 12/13/00, W. Siegel). Artist. Lived at 1338 as a CSFA student. 6/3/00

Jewett-Zakheim, Masha, author of *Coit Tower*. (6/28/00, W. Siegel).

Piazzoni-Wood, Mireille (5/30/00, J. Butler). Her father was on the CSFA faculty at the same time as Hartwell. 5/31/00

Other

Cutler, Phoebe, *The Garden at 1338 Filbert Street*, May, 2001 Report by garden historian.

Junior League of San Francisco, Inc. Individual research files on six properties on the 1100-1350 blocks of Filbert Street.
Landmarks Preservation Advisory Board, Final Case Report, December 17, 1975, "*San Francisco Art Institute*", p. 5.
Hartwell and other faculty members of the 20's and 30's and describes public art.

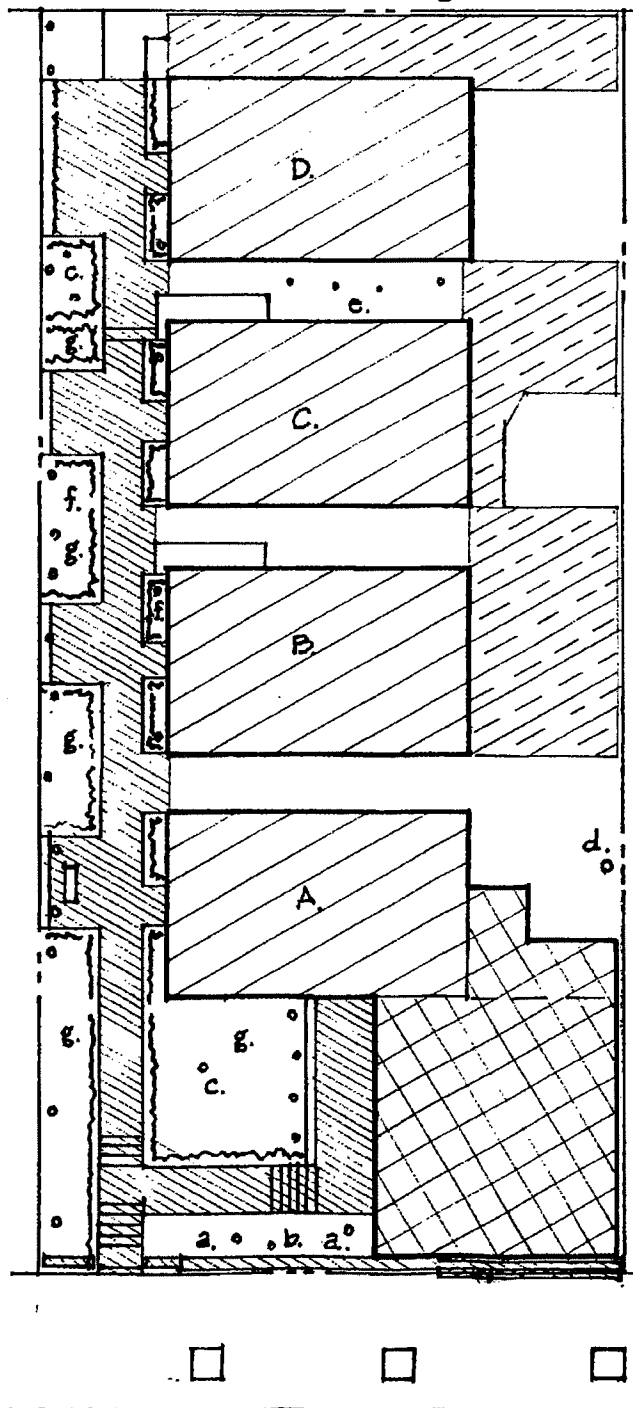
George H. Murray, "*Say Frank, You Remember*," Memoir, January 12, 1952 (page 7 includes a mention of "Billy B. Murray's butcher shop"). Typed copy given to William Kostura by a Russian Hill resident, John Walsh.

The Guide to Architecture in San Francisco, Peregrine Books, 1976. Lists buildings by Robert Marquis, an owner of 1338 Filbert Cottages.

School of Basic Design and Color, Fall Term '46-Spring Term '47. Brochure, for the school Marian Hartwell ran at 1338 Filbert Street

Plan of the 1338 Filbert Street cottages and features

1338 Filbert Street Cottages



Key

Features to be Preserved:

I. Buildings



Four 1907 Cottages A-D
Bush-Matthews
(Raised 22" in 1951)



1943 Studio Addition
Hartwell

II. Features of landscape and hardscape which contribute to the site's visual and historical significance



Boxwood hedges, shrubs and trees



Brick path/stair



Grape stakes fence, brick wall, Australian Tea hedge

III. Major Contributory Plants

- a. 2 Plum trees
- b. 3 *Leptospermum laevigatum* Australian Tea, trimmed as hedge
- c. Japanese Maples
- d. Magnolia
- e. *Pittosporum*
- f. Boxwood hedges throughout
- g. Flowering shrubs

FILBERT STREET

NOT TO SCALE



APPENDIX 3

3.A. Introduction

3.B. Table of Permits

3.C. Copies of Permits

3.A. Introduction

The first permits for buildings configured as on the current site at 1338 Filbert were dated 1907 and signed by William K. Bush, owner. The three available 1907 permit requests signed by Bush include rough sketches of the intended placement of each of the buildings for which a permit was being requested (Appendix 3.B. 1, 2, 3). The buildings are described as one-story frame buildings, 20' x 30'. One permit has presumably been lost since 1979 permit requests for all four buildings (A, B, C, D) state that each was "originally constructed in 1907 as a one-story, type 5-N, with basement for one family, with the basement used for storage." 1907 water records show "four families with four basins, baths and water closets," and the 1913-15 Sanborn edition shows four buildings in the current alignment (Appendix 2.B.3.).

3.B. TABLE OF PERMITS for 1338 Filbert Street

PERMIT APPROVAL DATE	APPLICATION NUMBER	INFORMATION (Note: the letters for the buildings may have been applied later and are not always consistent)
9/23/07	12255 (copy, 3.B.1)	Building B. Application for a one-story building. The drawing shows the proposed building, to be 20 x 30', in the middle of the lot. Estimated cost: \$600. Wm. Bush (2224 Greenwich), owner. Architect: "owner." Armstrong Construction.
9/23/07	12256 (copy, 3.B.2.)	Labeled Building C. Same as above. Drawing shows the proposed building near the rear of the property.
9/23/07	12257 (copy, 3.B.3)	Labeled Building D. Same as above. Drawing shows three detached buildings. "D", unshaded, is toward the street.
6/23/43	72240 (copy, 3.B.4)	Marian Hartwell, "Leasee", Permit to Make Additions. Add studio, provide two means of egress. From "residence" to "residence and studio". \$450. "Addition to house: studio workroom, studio for teaching (present accommodations are inadequate). Room to be used for professional work in designing-collaborating with students. Part of work is related to occupational work in veterans hospitals. Light construction, second hand material used." Contractor: Carl Andersen, 49 Etna

Bolded numbers in parentheses refer to the Reference List, beginning on page 11.
[Landmark Designation Report July 12, 2001]

LANDMARK DESIGNATION REPORT
DATE: JULY 12, 2001
CASE NO.: 2001.0232L

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LANDMARKS BOARD VOTE: NO ACTION
APPROVED: N/A
PLANNING COMMISSION VOTE:
APPROVED:
PROPOSED LANDMARK NO.: 232

PERMIT APPROVAL DATE	APPLICATION NUMBER	INFORMATION (Note: the letters for the buildings may have been applied later and are not always consistent)
5/19/47	97462	All four buildings. Request for permit for alterations. Miss Marian Hartwell "Foundation, ratproofing, shoring of buildings, misc. \$3500. Use of building: rental housing. Five tenants." Clyde Construction 1944 Union [Owner's authorized agent: not legible]
[10/2/50 canceled 10/9/50]	131640	Permit request canceled [One family to two families Marian Hartwell, Owner, 1338 Filbert Raise building 2 feet to provide 8' ceiling in basement and install studio room and bath on open plans. Ground floor 800 square feet, height 20'. Clyde Construction, 1944 Union]
4/2/51	135782 (copy, 3.B.5.)	[not indicated; appears to be building C] Marian Hartwell. One to two families. To create an additional story. "Raising building 22 inches to obtain ceiling height [assuming 8', as on canceled permit request above]; installation of living quarters." Contractor: Gustave Bystrom, Mill Valley
2/25/53	0153214 (copy, 3.B.6.)	Building B Marian Hartwell, owner. General contractor: owner \$1500. Bedroom to studio-bedroom (one person) "Wreck part of present building- retain plumbing lines. Room with bath and two closets. Slanting roof. One window on west side- remainder of west side an addition to cottage B." One story, no additional story. "addition of 323 sq.ft. floor area to existing building which is 600 sq.ft."
5/7/54	165047 (copy, 3.B.6.a.)	[not indicated; appears to be building A] Marian Hartwell. Is two stories. Enlarge one window on South side of house.
2/7/55	172264	Building C Marian Hartwell Fireplace. "fireplace with screen of same material that projects from wall." Contractor: Edwin Nelson
8/5/71	0399202 (copy, 3.B.7.)	Building A Marian Hartwell (1338 Filbert #2) "Legalize building per inspection report by Div. Of Apt. & Hotel Inspection." for two apartments and one housekeeping unit. \$4500 2 stories (basement included), 2 families to 3 or 4. "For three units" Supervision of Construction: self. Permit request Includes: electrical report, plumbing, and affidavit from Robert Gallagher that since 1955 there have been "10 apts with kitchens and continuous occupancy at this address."

Bolded numbers in parentheses refer to the Reference List, beginning on page 11.
[Landmark Designation Report July 12, 2001]

LANDMARK DESIGNATION REPORT

DATE: JULY 12, 2001

CASE NO.: 2001.0232L

PAGE 19

LANDMARKS BOARD VOTE: NO ACTION

APPROVED: N/A

PLANNING COMMISSION VOTE:

APPROVED:

PROPOSED LANDMARK NO.: 232

PERMIT APPROVAL DATE	APPLICATION NUMBER	INFORMATION (Note: the letters for the buildings may have been applied later and are not always consistent)
8/5/71	0399203 (copy, 3.B.8.)	Building B, Marian Hartwell (1338 Filbert #2) "Comply to Div. Of Apt. and Hotel Insp. Report -- Legalize Building." \$4500. Permit for three units, legalizing 2 apartments and one housekeeping unit (no additional story in two-story building, including basement) Supervision of Construction: self; Architect or engineer: "sublet". Includes electrical and plumbing reports, statement from Elaine Hodges, tenant since 1956 ("frequent guest of Miss Comelia Long (Lung?), tenant." Testifies to 10 apartments, "each with its own kitchen," continuous occupancy; statement from Gallagher as above.
2/9/72	405891 (copy, 3.B.8.a.)	Building C To legalize existing buildings as two units, two stories, two families. Marian Hartwell, owner. [No cost indicated.]
2.8.72	405895 (copy, 3.B.9)	To legalize existing building -- as two units. Total of 10 units on property. Marian Hartwell
8/2/79	7907803 (copy, 3.B.10.)	Building B, Application to install handrail on the outside. Owner of Record: Marquis Investors, 2040 Green. From attached Description of Property: "Premises contain four separate buildings... 1338B is a 2-story, type 5-N without basement... 2 dwelling units, and one guest room with cooking, one occupancy on 2 floors. The first floor is used for one dwelling unit.. Building originally constructed in 1907 as a 1-story, type 5-N with basement for 1 family, with basement used for storage. There is a record of a permit to alter this building to its present use... 1972. Building covers approximately 1000 sq. ft. of a lot 62.5 x 137.5, zoned R-4. Former zoning was 2nd residential. Bldg. Semi-detached. Land assessed at \$20,425; improvements at \$21,350. No off street parking. Attached Waiver of Time Restrictions is signed by Axel Clawson, 1338 D Filbert. Includes electrical and plumbing reports. Violation: "handrails for exterior stairs are missing."
8/8/79	7907862 (copy, 3.B.10.a.)	Building D Marquis, Owner [Axel Clawson, Applicant/Owner signature] Installation of vent on water heater. Description: two-story type 5-N without basement. Two dwelling units. Built 1907 as a one-story type 5-N with basement for one family. Basement storage. Altered in 1972 to present use. 1000 sq. feet. Former zone 2nd residential semi-detached. No off street parking. Needs vent for gas water heater.

Bolded numbers in parentheses refer to the Reference List, beginning on page 11.
[Landmark Designation Report July 12, 2001]

LANDMARK DESIGNATION REPORT

DATE: JULY 12, 2001

CASE NO.: 2001.0232L

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LANDMARKS BOARD VOTE: NO ACTION

APPROVED: N/A

PLANNING COMMISSION VOTE:

APPROVED:

PROPOSED LANDMARK NO.: 232

PERMIT APPROVAL DATE	APPLICATION NUMBER	INFORMATION (Note: the letters for the buildings may have been applied later and are not always consistent)
8/24/79	7908205 (copy, 3.B.11.)	Building A Owner: Marquis Investors, 2460 Green. Axel Clawson, applicant. Description of Property [same as 7907803 above]. Bring electrical and plumbing to code. Violations: "Walls in the shower of #1 is [sic] in disrepair. The bathroom in #2 is lacking the required window area and has no substitute approved for exhaust system..."
8/20/79	7908206 (copy, 3.B.11.a)	Building C Bring electric and plumbing to code. Axel Clawson, 199 Carl Owner: J. Marquis Investors, 2460 Green. Premises contain 4 separate buildings. C is a two-story, type 5-N with basement. Two dwelling units, one occupant on two floors, First floor is used for one dwelling unit. Built in 1907 [etc. as on 7907803, above]. Needs to take care of electrical and water violation.
8/2/79	7907862	Building D. Install vent on water heater in Unit #10
10/4/89	08918898	James Kunz, agent for John Parker Willis, 3141 (?) Balboa. Installation of new kitchen cabinets and appliances. Lighting tracks, paint, unit #1. 10 dwelling units. JMK Construction.
10/5/89	8918898	Job Card, Building C? Kitchen
9/24/91	9117750	Reroofing. Job Card, roof. Good News Roofing.

Bolded numbers in parentheses refer to the Reference List, beginning on page 11.
[Landmark Designation Report July 12, 2001]

APPENDIX 4: Ownership History and Documents

- 4.A. History of the Buildings and Owners
- 4.B. Tables of Owner Documents (1887-1985 and 1985-1982)
- 4.C. Copies

4. A. History of the Buildings and their Owners

- **Pre-Earthquake: The History of the Early Owners (1894-1905): Peter Mathews and William K. Bush**

In the 1894 *Handy Block Book of San Francisco* (10), the name Peter Mathews is penned in as owner of the property in Western Addition Block 26, Lot 10 (subsequently 1312 Filbert, and currently 1338 Filbert, Block 524, Lots 31-34).

Peter Mathews, listed in selected years from 1877 to 1887 in issues of the *San Francisco City Directory* (2) as gardener, milkman and laborer, lived on the southwest corner of Union and Franklin from 1877-1885 and at 1312 Filbert from 1885 to 1905 (Appendix 4.B.1). Peter Mathews died on December 18, 1906 at the age of 81 (9).

The first available Sanborn map to show the property, designated then as two lots, 1310 and 1312 Filbert, is the 1899-1900 edition (11.b). The earlier 1886-1892 edition does not include the north side of the 1300 block of Filbert Street. Both the 1899, and the 1899-1900 updated to 1905 editions (Appendix 2. B. 1 and 2) show the property divided into two lots, each with a house at Filbert Street, plus a small outbuilding at the northeast corner of the eastern lot.

William K. Bush also lived at 1312 Filbert from 1897 to 1905. Bush was married to Mary E. Mathews, Peter Mathews' daughter.

William K. Bush was the son of John Bush, a boilermaker at the Pacific Iron Works in San Francisco (*SF Directory*, 1874) and Julia E. Bush. They lived at 1234 Vallejo in 1894. William Bush is listed there in 1880; by 1889, William Bush, Elizabeth Bush, Joseph Bush and Theodore Bush lived at 1716 Hyde with John Bush (2).

In 1897, William Bush was listed for the first time at 1312 Filbert Street. The *Directories* from 1880 through 1909 that listed occupations note that he was a butcher, and he is also listed with Joseph Bush at the Bush Brother's Butcher Shop, 2203 Polk Street, in the 1890 and in certain subsequent *Directories*. A memoir written in the 1950's by George H. Murray (40) about the neighborhood in the late 1890's mentions "Billy Bush's butcher shop around Vallejo and Polk." (By 1920, William K. Bush was listed as "Mech;" the 1924 and 1928 *Directories* list him in "Real Estate," and living at

1238 Third Avenue, and his last listing is at his residence at 1238 Third Avenue, in 1930).

• Summary of Mathews-Bush Ownership Records, 1887-1946

Breviate #10551 shows that in 1887, Peter Mathews gave the property to his daughter, "Mary E. Mathews, of the same place," as a gift (recorded September 8, 1910). On May 25, 1910, Mary E. Bush ("formerly Mary E. Mathews, under which name she acquired the within described property") gave the property to William K. Bush (recorded September 8, 1910, Appendix 4.B.2.). Sales Ledgers 1914-1938 show an August 15, 1911 gift from W. K. Bush to M.E. Bush recorded on March 23, 1931, Appendix 4.B.3. Mary E. Bush died on April 23, 1940 in Humboldt County. Her sons, Bernard J. Bush, W. J. Bush, and C. M. Bush continued to own the property (Appendix 4.B.4 and 5) and to rent it to five tenants until August 10, 1946, when Bernard J. Bush sold it to Marian Hartwell.

4.B. TABLE OF DOCUMENTS OF OWNERS (1887-1985)

1338 Filbert: Block 524/10, Western Addition Old Block 26, New Block 524

YEAR	OWNER	SOURCE/NOTES
1885	Peter Mathews	The following volumes of the <i>San Francisco City Directory</i> (1) show Peter Mathews living at 1312 or 1312A: 1885-1886, 1886, 1887, 1899, 1900, 1905(1312A); he was not listed in 1874 or 1907. (Note: not every SFCD volume was reviewed.)
July 9, 1887 Breviate #10551 Copy, 4.B.1	From Peter Mathews to Mary E. Mathews "of the same place"	Date of Record September 8, 1910 (gift), <i>Sales in Western Addition</i> , Book 2, Part 1, Vol.1** Two lots, 1 and 2. Deed, Book 438, page 257.
May 25, 1910 Breviate #10551 Copy, 4.B.2	From Mary E. Bush ("formerly Mary E. Mathews") to William K. Bush "of the same place..."	Date of Record September 8, 1910 (consideration \$10). Book 438, page 438. <i>Sales in Western Addition</i> , Book 2, Part 1, Vol.1
March 14, 1911 Breviate #10712	William K. Bush	McEnerney Judgment. Date of Record March 24, 1911 #23296.
August 15, 1911 Breviate #16724 Copy 4.B.3	From W. K. Bush to M. E. Bush [William K. Bush and Mary E. Bush, "his wife"]	Recorded March 23, 1931 (gift). Sales ledgers 1914-1938.
September 21, 1936 Breviate #19461 Copy, 4.B.4	From M. E. Bush to B. J. Bush [Bernard J. Bush]	Recorded May 8, 1940 (grant). Sales Ledgers 1939-1947. Note: Mary E. Bush died on April 23, 1940. In Garberville, CA. She lived with Bernard Bush according to her obituary in the <i>Chronicle</i> , April 27, 1940. Her sons are listed there as W. J., Clarence M. and Bernard J.

Bolded numbers in parentheses refer to the Reference List, beginning on page 11.
[Landmark Designation Report July 12, 2001]

LANDMARK DESIGNATION REPORT
DATE: JULY 12, 2001
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LANDMARKS BOARD VOTE: NO ACTION
APPROVED: N/A
PLANNING COMMISSION VOTE:
APPROVED:
PROPOSED LANDMARK NO.: 232

YEAR	OWNER	SOURCE/NOTES
September 2, 1941 Breviate #19831 Copy, 4.B.5	From W. J. Bush & Wife [?] to B. J. Bush [William J. Bush and Clarence M. Bush to Bernard J. Bush]	Recorded October 30, 1941 (grant). Sales Ledger 1939-1947. Note: W. J. and C.M. are identified as William J. and Clarence M., husband and wife (?), 3805, p. 219.
August 10, 1946	To Marian Hartwell.	Recorded August 10, 1946 (grant). Sales Ledger 1939-1947. Water department records 7/18/47: 4 2-story studios = 4 families.
January 15, 1972 (date of record)	From Marian Hartwell to Marquis Investors	Book 606, page 298, Sales Ledgers 1967-1979
August 27, 1979		Parcel Map of 1338 Filbert Street, a Condominium, being a Resubdivision of Lot 10 into Lots 31-34, Portion of Assessor's Block No. 524,* filed August 27, 1979 in Parcel Map Book 11 at Pages 80 and 81, Official Records.
March 15, 1985 Copy, 4.B.6	Marquis Investors grants to Harold Burk and Pola B. Burk ½ interest, and Victor Sztainbaum and Betty Sztainbaum, ½ interest on Lot 010, Block 524..	Partnership Grant Deed. Book D801 page 1413, Sales Ledgers 1980-1990
September 23, 1988 Copy, 4.B.7	Pola Burk, widow (1/4) and Pola Burk, Executrix of the Estate of Harold Burk (1/4) and Victor Sztainbaum and Betty Sztainbaum (1/2) to John Paul Willis and Denise Silver, husband and wife	Condominium Grant Deed, Document E249134, Book E686, page 459

Bolded numbers in parentheses refer to the Reference List, beginning on page 11.
[Landmark Designation Report July 12, 2001]

LANDMARK DESIGNATION REPORT
DATE: JULY 12, 2001
CASE NO.: 2001.0232L

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LANDMARKS BOARD VOTE: NO ACTION
APPROVED: N/A
PLANNING COMMISSION VOTE:
APPROVED:
PROPOSED LANDMARK NO.: 232

OWNERSHIP 1985-1992

LOT	DATE	SALES BOOK, PAGE	SOLD (OR QUITCLAIM) TO:
31	6/9/87	Sales Book E359, page 946	Szteinbaum, Samuel
	4/13/88	E571, page 185	Szteinbaum, Victor and Betty ½ Burk, Pola ¼, Burk, Harold, Estate ¼.
	9/23/88	E686, page 459	Willis, John P. and Silver, Denise, as husband and wife
	10/27/92	F742, page 179	Willis, John P. (Quitclaim from Silver)
32	3/15/85	D 801, page 1413	Burk, Harold and Pola ½ Szteinbaum, Victor and Betty ½
	9/23/88	E686, page 474	Dick, Robert S. and Kathryn E.
	6/12/91	F395, page 371	Willis, John P. and Silver, Denise, as husband and wife
	6/12/91	F 395, page 371	Willis, John P. (Quitclaim from Silver)
33	3/15/85	D801, page 1413	Burk, Harold and Pola ½ Szteinbaum, Victor and Betty ½
	9/23/88	E686, page 489	Willis, John P. and Silver, Denise, as husband and wife
	10/27/92	F742, page 179	Willis, John P. (Quitclaim from Silver)
34	3/15/85	D801, page 1413	Burk, Harold and Pola ½ Szteinbaum, Victor and Betty ½
	9/23/88	E686, page 474	Dick, Robert S. and Kathryn E.
	6/12/91	F395, page 373	Willis, John and Silver, Denise
	6/12/91	F395, page 373	Willis, John P. (Quitclaim from Silver)

Bolded numbers in parentheses refer to the Reference List, beginning on page 11.
[Landmark Designation Report July 12, 2001]

APPENDIX 5 .

Introduction: Marian Hartwell's History

- 5. A. 1939-1940 CSFA Catalog (cover and selected pages) with biography paragraph
- 5.B. Catalog, 1929-1930
- 5.C. 1931-1932, 1936-1939 (pages from 5 CSFA catalogs)

Introduction: Marian Hartwell's History

- **Hartwell's Early Years**

Marian Hartwell was born September 23, 1891, received a BA in History from Stanford in 1914, and joined the CSFA in 1926 to teach Basic Crafts, Historic Design, Beginning and Advanced Design, and Color Theory (Gunderson, 33). Hughes (15) lists her as a "Craftsman, Painter, active in San Francisco in the 20's and 30's as an instructor in the CSFA." In 1927 and 1928, she traveled independently to European art centers and in 1929 presented an account of her trip to the San Francisco Society of Women Artists (22) of which she was a member.

- **Hartwell and the California Decorative Style** (see text, p. 6 for discussion)

Hartwell's picture and a short descriptive paragraph are included in the 1939-1940 CSFA catalog (5.A.). Course descriptions include the following:

"APPLIED DESIGN AND CRAFTS: a course for students who have reached some understanding of Color and Design, for the application of problems developed in the Design Classes in the various crafts mediums of Batik, Block Printing, Faience decoration, Creation of abstract Architectural decorative motifs in course plaster.—Miss Hartwell" (6, 1929-1930, p.24, Appendix 5.B).

DESIGN AND COLOR COMPOSITION: Course 1. Basic form and space composition related to industrial forms and decoration (ceramics, textiles, bookbinding, and furniture). Dark-light and color. Illustrated lectures showing the principles as they are used in the fine and commercial arts."(7, 1936-1937) (Appendix 5.C.p.4.)

By 1941, Hartwell had left the CSFA, as had at least 12 of the 19 faculty members pictured. Because the CSFA was losing students, it reduced the staff. The copy of the 1939-1940 Directory/Catalog that was given to us by Jayne Blatchly, Otis Oldfield's daughter (5), has his hand-written notation on the cover, "End of the 'Fine Arts Fraternity'" and, next to the picture of each of those faculty members, a notation about where they had gone. Next to Hartwell's picture, he has written "her school." (5.A.) By the time the CSFA again increased its student population in 1946, the school had

become "the West Coast birthplace of Abstract Expressionism" (38) p.5, and the new faculty included not the "Fine Arts Group," but the Abstract Expressionists.

- **Hartwell's School of Basic Design and Color (1940's) at the 1338 Filbert Street Cottages**

After leaving the CSFA, Hartwell designed and built a studio as an addition to the cottage she rented at 1338 Filbert. By 1946, she had purchased the cottages and had created the School of Basic Design and Color there, teaching in the studio and housing art students in the other cottages (Brochure, Exhibit D). Both Margot Patterson Doss (32) and Edna Dresher VanNuys Hesthal (34), a CSFA student who lived at 1338 Filbert in the late 1930's, confirmed that the cottages were used for housing for students of Hartwell's and the CSFA.

- **Legalization (1971-1972)**

Hartwell made four permit requests to legalize the buildings "per inspection report by the Division of Apartment and Hotel Inspection," probably in preparations for the sale of the property and move to Santa Barbara. Attachments to these permit requests include affidavits that since 1955, "there have been ten apartments with kitchens and continuous occupancy at this address. (An earlier permit, from 1947, had noted five apartments at the 1338 Filbert address.)

- **The History after Marian Hartwell, 1972-Present**

1972- 1985, Robert Marquis. Robert Marquis was a San Francisco architect known for building San Francisco town houses, St. Francis Square, and the JFK Memorial Library in Vallejo (1970). He and his wife Ellen bought the Filbert Street property from Marian Hartwell in 1972, subdivided it into four condominiums (1979), and sold it to investors beginning in 1985, who continued to make the units available to renters.

1985-Present. Between 1988 and 1992, the buildings were resold until, in 1992, all four were owned solely by the present owner. (Appendix 4.A. has a list of these transactions). Three buildings (8 units) were used as rental units until mid-1998; thereafter, as tenants left, they were not replaced. Since 1989, the owner has lived and had his office in Cottage A. In December, 1999, the remaining tenants were given notice to vacate. The last tenant moved out in September 2000. Currently some units are used on a month-to-month basis by family members, friends or acquaintances of the owner.

1338 Filbert Street Cottages

Exhibit C-4

Key

Features to be Preserved:

I. Buildings



Four 1907 Cottages A-D
Bush-Matthews
(Raised 22" in 1951)



1943 Studio Addition
Hartwell

II. Features of landscape and hardscape which contribute to the site's visual and historical significance



Boxwood hedges, shrubs
and trees



Brick path/stair



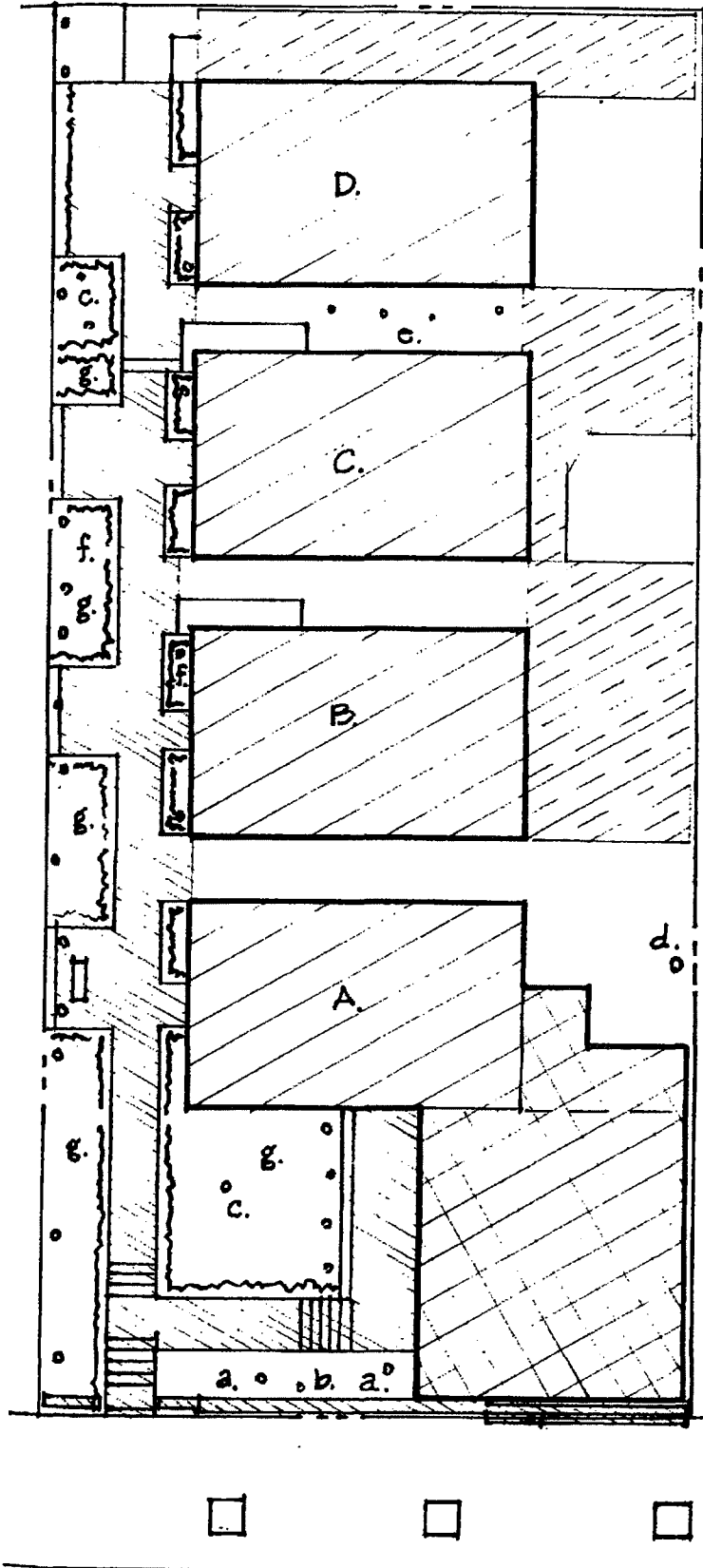
Grape stakes fence, brick
wall, Australian Tea hedge

III. Major Contributory Plants

- a. 2 Plum trees
- b. 3 *Leptospermum laevigatum* Australian Tea, trimmed as hedge
- c. Japanese Maples
- d. Magnolia
- e. *Pittosporum*
- f. Boxwood hedges throughout
- g. Flowering shrubs

FILBERT STREET

NOT TO SCALE



Historic Fabric Assessment

1338 FILBERT STREET COTTAGES
San Francisco, California

August 21, 2006

Prepared by
Carey & Co., Inc.
Old Engine Co. No. 2
460 Bush Street
San Francisco

Historic Fabric Assessment

1338 FILBERT STREET COTTAGES
San Francisco, California

August 21, 2006



Prepared for
Mr. John Willis
3298 Pierce Street
San Francisco, CA 94123

Prepared by
Carey & Co., Inc.



CAREY & CO. INC.
ARCHITECTURE

Historic Fabric Assessment
1338 FILBERT STREET COTTAGES
San Francisco, California

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INTRODUCTION

Carey & Co. Inc. was commissioned to undertake a physical fabric assessment of five structures located at 1338 Filbert Street. The property has been identified as a San Francisco historic resource. This assessment addresses the four Bush Cottages built in 1907 and the 1943 studio built for the School of Basic Design and Color, as well as site components and landscaping.

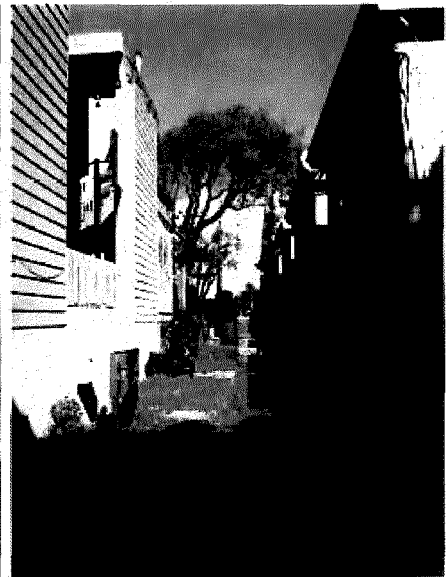
Carey & Co. Inc. has prepared the following Physical Fabric Assessment to aid in advising the property owner regarding the appropriate treatment for the historic resources while further developing the property.

Background information, including the Landmark Designation Report, permit history, and as-built drawings, was provided by representatives of the property owner and reviewed prior to commencing the assessment. Field surveys were conducted in February and March 2006, during which both exterior and interior conditions were evaluated for each structure and supplemented by digital photo-documentation. An additional field visit was conducted in August 2006. Stabilization of the structures would aid in arresting continuing deterioration.

Figure 1 (left): Site facing south toward Filbert Street.

Figure 2 (right): Site facing north, cottages at right side of path.

This report identifies the character defining features of the property relative to its historical context, rating the importance of each feature to the historical integrity of the site, and assesses the existing physical condition of each identified feature. A feature may be determined to be in overall poor physical condition, while retaining characteristics that lend to the separate determination of historical significance and integrity. No independent archival research was undertaken by Carey & Co. Inc. Recommendations for treatment or use are not included in this report.



EVALUATION METHODOLOGY

The property was evaluated using a three-tiered historic value rating system coupled with a three-tiered condition rating system. Assessing historic value entails professional judgement with consideration to historic context and meaning, and is primarily informed by historic documentation and on-site observation of physical evidence. No independent historical research was conducted by Carey & Co. Inc. for this report. Historic value ratings are based on the context and period of significance provided in the Landmark Designation Report for 1338 Filbert Street dated June 14, 2001. The historic value ratings are as follows:

Significant: The space or component is directly linked to the qualities that make the structure/property historically important. Overall, they make a primary contribution to the property's historic character and interpretation.

Contributing: The space or component may not be particularly important as an individual element, but as a group these elements contain sufficient historic character to impact the overall significance and interpretation of the property.

Non-contributing: The space or component is not historic, or is historic but has been substantially altered or modified, so as to largely diminish its historic integrity. The character and interpretation of the property are not affected by these elements.

The term *condition*, as used by Carey & Co. Inc., refers only to the physical state of the building materials and features as surveyed and analyzed by a qualified professional. The assessment of an element's condition is based on technical observation of the status of the physical material in reference to issues such as deterioration, structural stability or failure thereof, corrosion, water damage, etcetera.

The condition ratings are as follows:

Good: The space or component is intact, functional, and physically sound. Deterioration is limited to minor repairs and cosmetic issues.

Fair: The space or component shows signs of wear and some deterioration. Repairs may include minimal replacement of materials.

Poor: The space or component is severely deteriorated or missing. Repairs may require replacement of a majority of original material to restore structural and/or functional integrity.

BACKGROUND

Development of the property at 1338 Filbert Street, after the 1906 earthquake and fire, began with the erection of four modest wood-frame cottages in 1907, the Bush Cottages. The cottages remained relatively unaltered until the 1940s and 1950s when additions were made to each cottage along the east edge of the property and existing features were altered to accommodate a shift in use. At this time the outdoor spaces were also developed and landscaped.

SUMMARY HISTORY

A brief history of the property is included in this report in order to provide the historical context by which the character defining features were identified and historic values were determined. The following summation consists of a compilation of excerpts from the Landmark Designation Report for 1338 Filbert Street dated June 14, 2001:

"Before the 1906 earthquake and fire, the property at what was later numbered 1338 Filbert Street consisted of two lots owned by a Peter Mathews, each with a house. Mr. Mathews' daughter was married to William Bush, who also lived on the site. After the fire that burned the north side of the 1300 block of Filbert Street in 1906, and the death of Peter Mathews in December, 1906, William Bush requested permits to build the Filbert Street cottages as rental housing. In the post-earthquake disruptions, it was not always possible for burned-out families to rebuild on the same property, but Bush's decision to rebuild there eventually resulted in the property being owned by the same family from 1885 until 1946.

The architecture itself represents the post-earthquake period when the demand for housing was met by anonymous craftsman-builders rather than known architects...The cottages demonstrated the effectiveness of quickly-built, closely-spaced construction as an innovative housing solution in a period of crisis when so many people who had lost their homes were looking for housing." (page 6)

"Marian Hartwell, instructor and then head of the Design Department of the California School of Fine Arts (CSFA) from 1926-1940, was associated with the cottages during 35 years of its 94-year history, first as a renter (1937-1946) and then as the owner (1946-1972). The story of her life and work provides significant connections between the cottages, important periods in San Francisco art history, and San Francisco's most distinguished art institution." (page 6)

"When Hartwell left the CSFA, she opened a school in her studio at the 1338 Filbert Street cottages, the School of Basic Design and Color and continued to teach the principles of the California Decorative style." (page 7)

"What is visible at 1338 Filbert Street is also connected to the work and life of Marian Hartwell. As a renter, in 1943, she designed and had built the studio addition to her apartment, later used for her school. As an owner, in 1946, she housed students attending the school as well as students attending the CSFA in the other cottages; the

complex was known as an "art place." As a garden designer, she arranged a brick and plant landscaped that reflected her professional expertise in design and color." (page 8)

"In terms of the architecture of the buildings (see Criteria C), Hartwell made alterations that allowed increased occupancy, but did so by extending the facades 22", inserting windows made with older materials, and made interior reconfigurations, thereby retaining the period look and materials of the buildings. (Additions were made to the rear of the buildings, not visible from the street or from the front walkway; these are excluded from the list of features to be preserved)."¹ (page 8)

"Permit requests between 1947 and 1955 signed by Hartwell outline changes she made to convert the cottages from four to ten units of rental housing. The exterior changes conformed with the building styles of the original buildings, and are visible today." (pages 5 and 6)

PERIOD OF SIGNIFICANCE

The periods of significance for 1338 Filbert Street, as identified in the 2001 Landmark Designation Report, are 1907 and the 1930s-1940s. These two dates/periods relate to the initial construction of the buildings and the subsequent occupation and alterations of artist Marian Hartwell.

Features identified in this report dating to the periods of significance are typically valued as either significant or contributing. Elements added or altered after the periods of significance are considered non-contributing to the historicity of the property.

¹ Permit reference to extension of facades by 22" does not indicate which cottage received this alteration. The Landmark Designation Report June 14, 2001 states "addition of 22" height and interior reconfiguration to create second story living quarters (1951, probably Cottage C). Carey & Co. asserts in this report that the height addition was actually made to Cottage D based on field observations indicating that the roof ridge of Cottage D is approximately two feet higher than the other three cottages.

DESCRIPTION

The complex of structures located at 1338 Filbert Street consists of four two-story wood-frame 1907 cottages set parallel to each other with access walkways in between. A variety of rear/east additions have been made to each cottage and some have subsequently been removed. A studio structure projects perpendicularly from the first cottage to the sidewalk of Filbert Street at the east property line. Landscape features include paving, retaining walls, fencing, and vegetation.

GENERAL DESCRIPTION

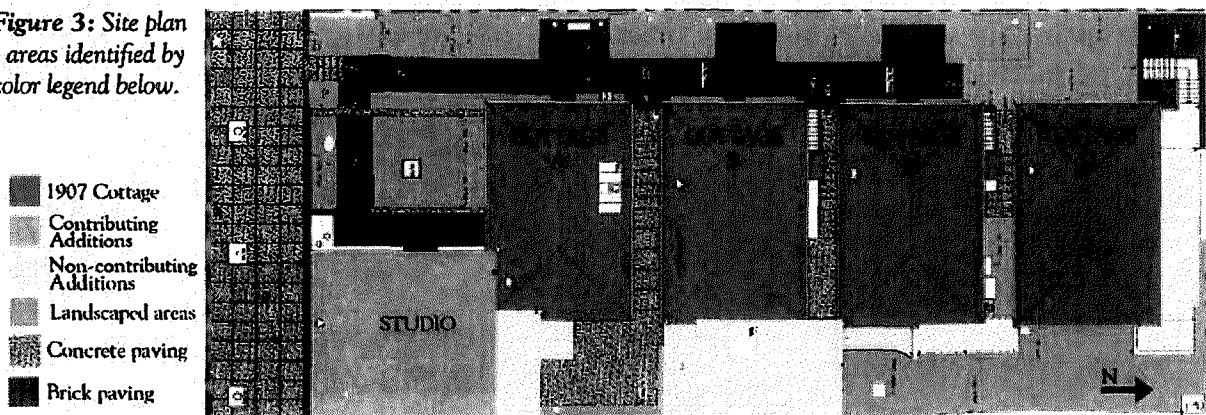
The roughly rectangular shaped cottages and studio are of wood-frame construction set upon concrete foundations. Asphalt shingle-clad hipped roofs with shallow overhangs protect the horizontal wood sided walls. Each cottage is comprised of a studio unit at the first floor, consisting of a main living space with small kitchen and bathroom, and a larger living unit at the second floor featuring a variety of living spaces, kitchen and bathroom. Various additions extend the upper units to the rear. The lower units are accessed directly from the main entry path at the front/west facade, while upper units are entered at the south elevation of each cottage by way of paved path/stair or wood stair and porch.

The studio structure is also wood-frame construction, but is a single story under a broad shed roof. It is accessed by a flight of stairs and terraces and is level with the upper units of the cottages. The interior features a large living space and open kitchen and is connected to the first cottage.

The site is characterized by brick paved paths that connect the cottages and studio, brick or concrete terraces and brick edged planters, and grapestake gated fences between cottages. The primary paved path descends a flight of stairs from Filbert Street and runs north along the west facing primary elevations of the cottages. Each lower unit features an enlarged paved area across the primary path from its entry door and the upper units include planters between the cottages and/or rear yard space.

For the purposes of this report the buildings have been identified as illustrated below.

Figure 3: Site plan
- areas identified by
color legend below.



COTTAGE A

EXTERIOR

Building upon the common elements mentioned in the general description, Cottage A exhibits more differentiating features and early alterations than the other cottages due to its location and connection to the studio structure. Clad in horizontal wood v-groove siding with corner boards at the west elevation, the walls are punctuated by a variety of window and door types, mostly multi-lite and wood. Noteworthy features include floor-to-ceiling upper story windows at the south facade, lantern-like lighting at the southwest corner, and upper unit entry from the south terrace.

A false beveled drop-siding clad rear addition connects the interiors of Cottage A and the adjacent studio structure. The rear addition exhibits fixed four-over-one wood windows, French doors, and a flat roof.

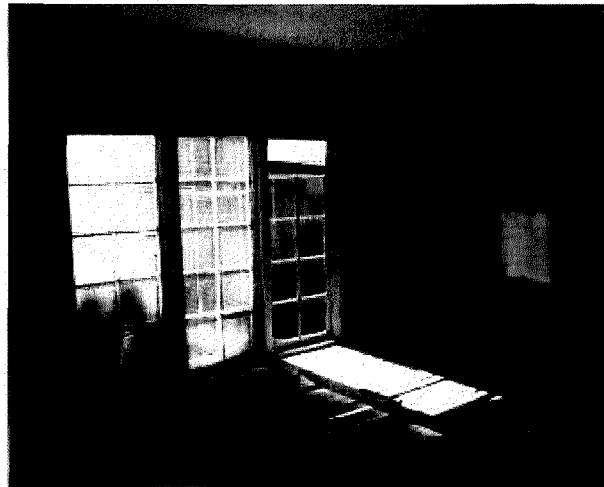
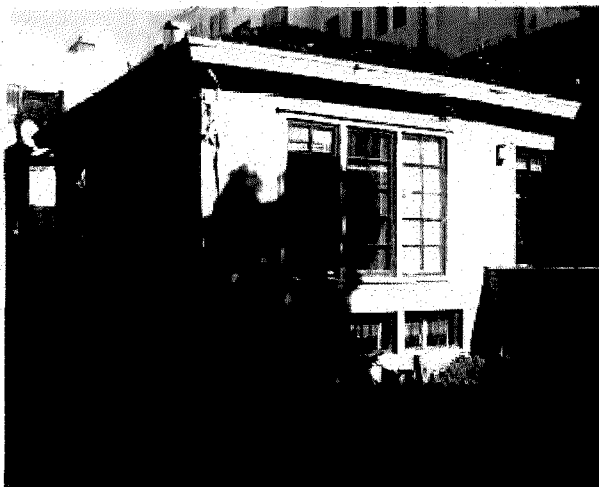
Related landscaping includes a grapestake fence and gate, a concrete walk and stair between Cottages A and B, and a rear concrete patio accessed from the addition.

INTERIOR

The upper/primary unit interior is composed of a large open room with modern kitchen and bath at the east/rear. The main room features floor-to-ceiling windows, a fireplace flanked by built-in casework, and a large skylight positioned above the fireplace and around the chimney. General finishes include press board, gypsum board or wood bead board on the walls and ceilings. Flooring is carpet over vinyl tile. Other finishes include track and recessed lighting, wood base, and wood window trim. The rear addition acts as an open passageway between Cottage A and the Studio.

Figure 4 (left):
southwest corner of
Cottage A.

Figure 5 (right):
interior of Cottage
A, main room, facing
southwest.



The lower studio unit is roughly half the size of the upper unit with expressed battered and stepped foundation walls and crawlspace access. The unit is composed of a living room, small bathroom and kitchen, and large closet and built-in casework. Some important features of the lower unit are the wood casement windows at the west wall, fixed wood basement/clerestory windows at the south wall, and the utilitarian kitchen with counter dining space. Finishes include press board, wood veneer tile flooring, red concrete bathroom floor, and simple wood trim at openings.

STUDIO ADDITION

EXTERIOR

The Studio structure adjoins Cottage A at its southeast corner, bordered to the south by Filbert Street and west by landscaped terraces with both concrete and brick retaining walls. A brick stair with pipe railing ascends from the main walkway up the terraces to access the Studio. The Studio can also be entered from the rear patio shared with Cottage A.

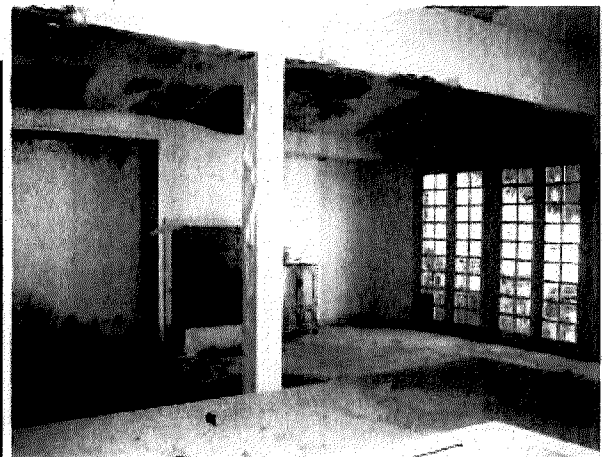
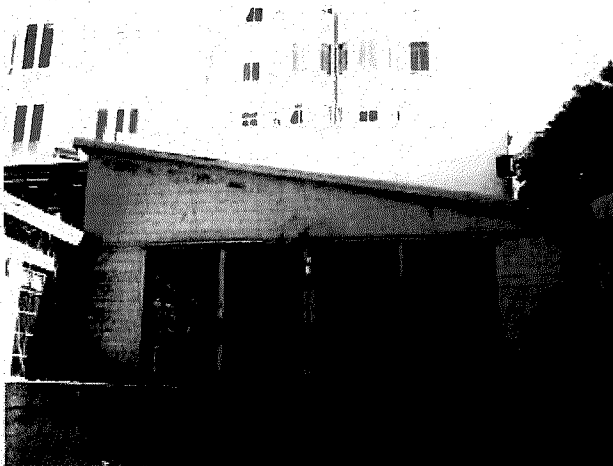
The single-story structure's v-groove horizontal wood sided walls support a large shed roof sloping down to the south. Illuminating the interior are a band of six wood clerestory windows at the north elevation, the edge windows are double-hung for ventilation, and a series of four sets of French doors at the primary/west facade opening onto the front terrace.

*Figure 6 (right):
west exterior facade
of Studio structure.*

*Figure 7 (left):
interior of Studio,
facing southwest.*

INTERIOR

The Studio is currently organized as an open floor plan. The ceiling slope and structural columns and beams are exposed. The Studio features a fireplace, small open kitchen and



connecting passageway to Cottage A. Interior finishes include painted gypsum board walls and ceiling, carpet, and modern kitchen fixtures.

COTTAGE B

EXTERIOR

Wood rustic horizontal drop-siding covers the main walls of Cottage B, while the rear studio addition is clad in v-groove horizontal siding. The upper unit of the cottage is accessed by wood stair and porch at the north facade and by concrete stair and walk between Cottages B and C. Distinguishing features of Cottage B include salvaged glazed wood sliding doors installed as fixed windows at the west facade of the upper unit. Also, a separate single room studio addition to the rear is accessed from the rear patio of Cottage A. The flat roof of the rear studio steps up to allow for clerestory windows.

INTERIOR

Arranged similarly to Cottage A, unique aspects of Cottage B's interior include a wood-burning brick fireplace and built-in shelving in the upper unit main room and french doors in the kitchen. Finishes include press board, carpet, simple quarter-round wood trim, and vinyl tile flooring in the lower unit.

The rear studio addition consists of a small room with open kitchen and small bathroom. South-facing clerestory windows and a domed skylight illuminate the space.

*Figure 8 (left):
southwest corner of
Cottage B.*

*Figure 9 (right):
rear/east studio
addition to Cottage B.*



COTTAGE C

EXTERIOR

Cottage C is distinguishable by its wood rustic drop-siding and wood stair and porch entry at the north facade. Three large windows also differentiate the west facade at the upper unit - two salvaged glazed sliding doors flanking a solid picture window. A small addition with a gable roof projects to the rear, leaving a narrow yard accessible only through Cottage D.

INTERIOR

A fireplace, built-in casework, and modern kitchens and bathrooms are also features of Cottage C. In addition to these standard elements, Cottage C includes a rear addition for storage. Press board, wood trim, and track lighting are among the upper unit finishes. The lower unit is typical with built-in shelving and carpet.

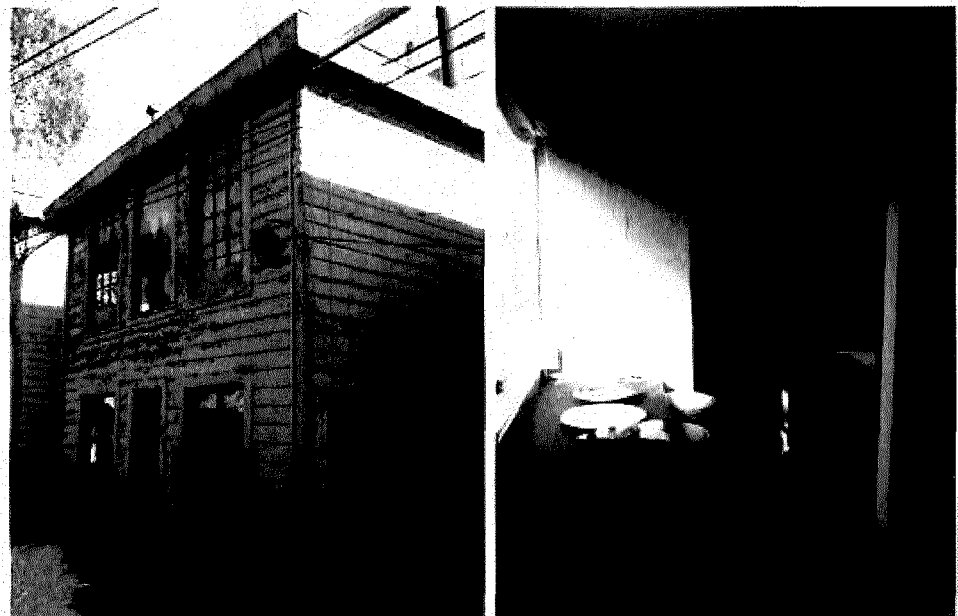
COTTAGE D

EXTERIOR

A continuous band of windows on the west facade at the upper unit and a side addition to the north with a large entry porch and L-shaped stair differentiate Cottage D. Also notable are the angled 1940s boxed eaves with integrated gutter system, which remain

Figure 10 (left): southwest corner of Cottage C.

Figure 11 (right): interior Cottage C, lower unit kitchen, facing north.



intact on Cottage D. The other three cottages feature the remains of this element, most missing the soffit component exposing the rafter tails and allowing miscellaneous conduit to run higher up the wall. Cottage D also features a higher roof line and wood rustic drop-siding.

INTERIOR

The typical upper unit with fireplace and built-in shelving has been expanded north in Cottage D to allow for a larger bathroom, closet and storage, as well as a more open floor plan. Access is also provided to the rear yard through French doors. The lower unit also benefits from the north addition with a larger main room, kitchen, and closet. Carpet covers both unit floors and the upper unit features an applied wood tongue-and-groove ceiling.

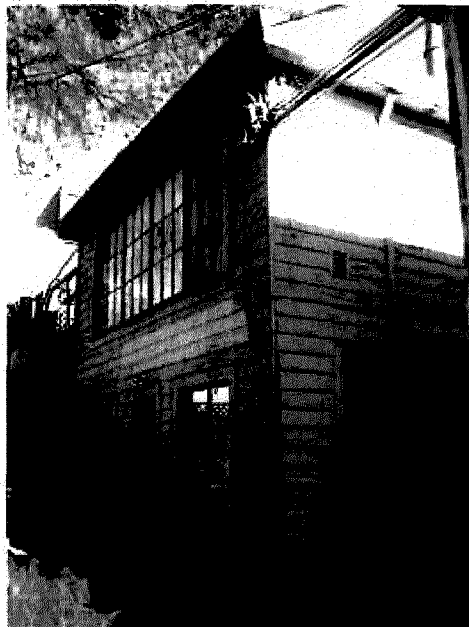
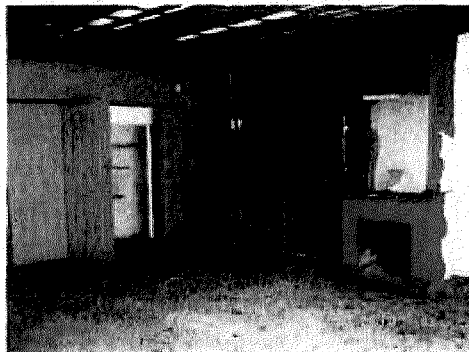


Figure 12 (top left):
southwest corner of
Cottage D.



Figure 13 (top right):
rear/east yard of Cottage
D, facing north.



**Figure 14 (bottom
left):** interior of Cottage
D, main room, facing
southeast.



**Figure 15 (bottom
right):** interior of
Cottage D, lower unit,
facing north.

EVALUATION

Carey & Co. Inc. surveyed all exterior and interior spaces to identify and evaluate the character defining features of the property. Character defining features are those elements or concepts that contribute to the property's historic value and interpretation relative to its historic context. The property's periods of significance are 1907 and the 1930s-1940s.

EXTERIOR ELEMENTS

The following elements are common among the 1907 portions of the cottage and studio exteriors unless otherwise noted (see *Location* in side bar). Each element is described, assigned a historic value and condition rating, and most are illustrated. Value and condition ratings listed in the side bar are general for each feature type. Individual circumstances and/or conditions that differ are called out in the narrative.

SCALE/ PROPORTION
Location: Cottages
Value: Significant
Condition: N/A

The two-story detached massing of the original cottage ensemble creates the human-scale and turn-of-the-century vernacular feeling experienced from the exterior landscape areas. This quality is significant to the property's interpretation and retains good integrity, despite the rear additions and the Studio, which do not contribute to this factor. Though Cottage D was raised 22" in 1951, just outside the period of significance, this non-contributing alteration does not equal a significant negative impact to the overall scale and proportion of the site.

REAR ADDITIONS
Location: Cottages
(excluding Studio)
Value: Non-contributing
Condition: N/A

All additions to the rear/east of the original 1907 cottage structures, as well as the addition to the north of Cottage D, were constructed outside of the period of significance and are therefore non-contributing elements. This does not include the Studio and lower unit additions to each cottage, which are considered contributing and listed in the Landmark Designation Report.

ROOF FORM
Location: Cottages
and Studio
Value: Significant
Condition: Good - Fair

A wood-frame hipped roof covers the original portion of each cottage, while additions are topped by flat and shed roofs. The hipped roof form is significant in differentiating the 1907 portions of the cottages from the later additions for identification and interpretation purposes and has been maintained separate from addition roofs. The Studio features a large span shed roof original to its construction and significant to its interpretation.

**COMPOSITION
SHINGLES**
Location: Cottages
Value: Contributing
Condition: Fair - Poor

Though not physically the original material, building permits identify composition shingling as original to the design. The type of roof cladding currently used is therefore a contributor to the structures' historic character. Most material appears in poor condition and is at the end of its practical lifespan. The south slope of Cottage A seems to have suffered in particular a greater degree of deterioration.

CONCRETE**FOUNDATIONS***Location: Cottages**Value: Contributing**Condition: Fair*

The lower units of each cottage express board-formed battered and stepped concrete foundation walls at their interiors. In some cases wood shelving has been integrated into the projecting portions. The incorporation of the foundation walls into the lower unit design and aesthetic is a defining feature. The foundation walls appear sound.

WOOD FRAMING*Location: Cottages**and Studio perimeter**Value: Significant**Condition: Fair*

The cottages and additions are of wood-frame construction including large dimension members such as the floor joists shown below. The quick, vernacular methods of construction are significant to the structures' post-earthquake history. Framing at the foundation and in below-grade areas exhibits some deterioration and moisture problems.

EXTERIOR**WINDOW TRIM***Location: Cottages**Value: Contributing**Condition: Fair*

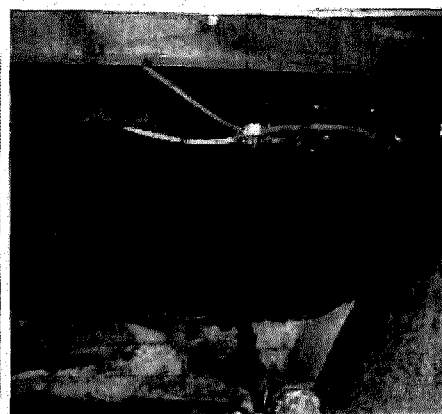
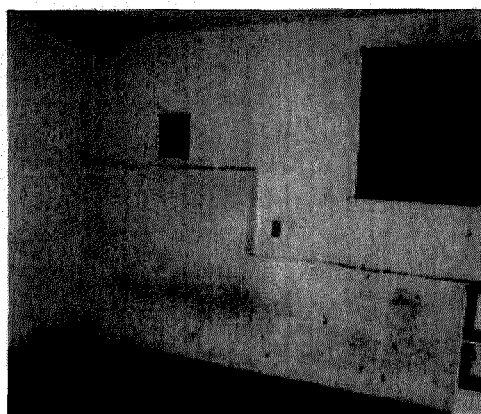
Wood window trim consists of a simple 6" surround with butt joints, slightly projecting sill, and simple apron element. Double-hung windows at the west facades feature more decorative molded aprons. These surrounds are generally in fair, weathered condition. Surrounds of narrower dimension are later alterations and considered non-contributing.

EXTERIOR**DOOR TRIM***Location: Cottages**Value: Contributing**Condition: Fair*

The contributing exterior door trim is comprised of a 6" simple wood surround and wood threshold. Where they remain, these elements appear to be in fair condition. Thresholds are worn and those closer to the ground have suffered greater deterioration and moisture damage.

Figure 16 (left):
Battered, stepped
foundation wall exposed
at lower unit interiors.

Figure 17 (right):
Wood framing members,
view from crawlspace
below upper unit.



**BOXED EAVES/
GUTTERS**

Location: Cottages
Value: Contributing
Condition: Fair

The eave and gutter system used by the main portions of the cottages appears to be mid-twentieth century in styling, falling within the property's second period of significance. The eave design consists of angled fascia boards with smooth mitered connections and enclosed soffits. This composition allows the drainage system to be concealed within the eave with downspouts penetrating the assembly where necessary. Cottage D retains this element in its entirety, while Cottages A, B, and C are missing the soffit element. Materials suffer from some moisture damage and general deterioration. More severe deterioration is evident near downspout penetrations requiring Dutchman repair or limited replacement of surrounding material.

WOOD CLADDING

Location: Cottage and
 Studio
Value: Significant
Condition: Fair

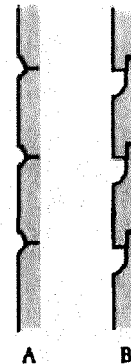
Horizontal wood siding is common to all the structures on the site, most with corner board details at the west facade only. Two profiles of historic wood siding are used: v-groove and rustic drop siding (cove). All other types of siding are non-contributing.

Rustic Drop: This is the common profile found on the main bodies of Cottages B, C, and D, and likely the original cladding. Infill siding, where openings were closed and Cottage D was raised, was installed in-kind. The wood appears sound except for material located within +/- 12" of the ground or adjacent vegetation. All cladding material is suffering from paint deterioration.

V-groove: This profile appears on the main body of Cottage A and the Studio. It is likely that this siding replaced original drop siding on Cottage A at the time the Studio was constructed. It is generally in fair condition suffering from cosmetic damage, i.e. peeling or deteriorating paint. The wood appears sound except for material located within +/- 12" of the ground or adjacent vegetation.

Figure 18 (right):
 Boxed eave with
 concealed gutter,
 Cottage D.

Figure 19 (left): Siding
 types - A: v-groove, B:
 rustic drop siding.



WOOD WINDOWS:**CASEMENT****Location:** Cottages**Value:** Significant**Condition:** Fair - Poor

Wood casement windows flank the lower unit entry door at each cottage. Each casement features a narrow frame and is divided horizontally into three stacked lites. These windows have reached a critical state of deterioration. Their fragile construction has made them susceptible to moisture damage and abuse. Several are unable to close tightly and are missing glass. Paint degradation is affecting all windows.

Cottage A casements: Damage is primarily at lower rail joints requiring Dutchman or epoxy repairs.

Cottage B casements: Fair condition requiring some repair.

Cottage C casements: Window north of door requires some repair, south window has been damaged beyond repair.

Cottage D casements: Damage is primarily at lower rail joints requiring Dutchman or epoxy repairs.

WOOD WINDOWS:**DOUBLE-HUNG****Location:**

Cottages A, B, & C

Value: Contributing**Condition:** Fair

Double-hung wood windows are featured on all four cottages at various locations. They are typically one-over-one with shaped stops at the upper sash. The wood and glazed members of these windows appear in fair condition suffering from some weathering. Operability is an issue - some windows have been fixed closed and those that are operable need sash cord or hardware repairs. Paint is also degrading.

Contributing double-hung windows include:

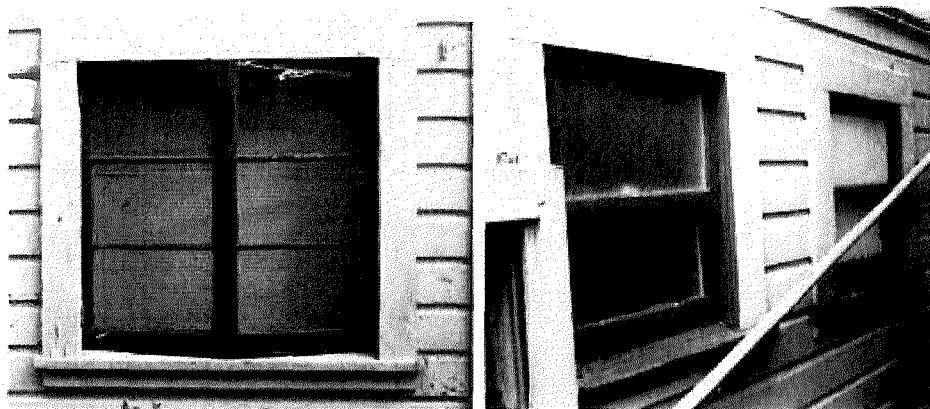
Cottage A: (2) at upper unit west facade

Cottage B: (2) at lower unit south facade, (1) at upper unit south facade and (1) at upper unit north facade

Cottage C: (1) at lower unit south facade, (1) at upper unit north facade

Figure 20 (left):
Divided wood
casement.

Figure 21 (right):
One-over-one wood
double-hung.



WOOD WINDOWS:**FIXED****Location:***Cottages A & D***Value:** *Contributing***Condition:** *Fair*

Fixed wood windows occur on three of the cottages in varying locations and configurations. These windows are wood frame with divided lites and range in size from modest to floor-to-ceiling. Some deterioration is evident at fixed windows located on the main cottage elevations and specifically at muntins. The clerestory windows at Cottage A's lower unit have suffered greater deterioration due to adjacent vegetation, but remain repairable.

Contributing fixed windows include:

Cottage A: (3) clerestories at lower unit south facade, (3) floor-to-ceiling windows at upper unit south facade

Cottage D: (4) consecutive windows at upper unit west facade, glazing has been painted

WOOD WINDOWS:**SALVAGED DOORS****Location:***Cottages B & C***Value:** *Significant***Condition:** *Fair*

During the mid-century alterations salvaged glazed sliding doors, fixed in place, were installed in upper unit west facades of Cottages B and C. These are wood frame multi-lite doors with their original handle hardware. They provide near floor-to-ceiling glazing. Exterior trim at these doors consist of simple 6" plus wood surrounds with either mitered or butt joints and no sills. These doors appear to be in fair condition exhibiting some signs of weather deterioration and diminishing paint. Glazing is intact.



Figure 22 (right):
Fixed divided lite, over
basement clerestory.



Figure 23 (right):
Salvaged door installed
fixed at upper unit.

WOOD DOORS:
STACKED GLAZING
Location:
Cottages A & C
Value: Significant
Condition: Fair

Glazed single doors provide the primary entry to both upper and lower units. Several of these doors exhibit narrow frames with glazing divided by horizontal muntins into five stacked lites. Of these doors the entry doors to the lower units of Cottages A & C are significant. The wood frames and dividing members appear in fair condition, although some repair is needed near bases. Both doors are operable. The condition of the glazing varies, some panes are broken or missing. These doors match the lower unit casement windows in character and age.

WOOD DOORS:
FRENCH
Location: Studio
Value: Significant
Condition: Good - Fair

French doors are prevalent through out the property on both cottages and additions. Most are non-contributing. The Studio, however, features a series of four tall narrow French doors - each leaf divided into 18 lites. These doors share continuous trim and are separated by mullions. Only one of the doors retains intact hardware and serves as the primary entrance to the Studio. These four pairs of doors are considered significant. The wood frames and dividing members of the doors appear in fair condition. All doors are operable. The condition of the glazing varies, some lower panes are missing.

Figure 24 (left):
Single wood door
with vertically stacked
glazing.

Figure 25 (right):
Series of tall, narrow
french doors set in a
row at the Studio west
facade.



WOOD DOORS:**DIVIDED GLAZING****Location:** Cottages**Value:** Non-contributing**Condition:** Good - Fair

Another single door type in both upper and lower units is slightly wider with multi-lite glazing (number of lites varies). These doors are non-contributing as they were installed a various times all likely after the periods of significance. The wood frames and dividing members of these doors appear in fair condition. All doors are operable. The condition of the glazing varies, some panes are broken or missing.

WOOD DOORS: SOLID**Location:** Cottages**Value:** Not-contributing**Condition:** Good - Fair

Solid flush exterior doors are non-contributing, but in functional and operable condition.

**WOOD PORCH &
ACCESS STAIR****Location:** Cottage C**Value:** Contributing**Condition:** Poor

Only two of the cottages retain early wood stair configurations and covered entry porches. Wood risers and treads ascend from brick landings at the north facades of Cottages B and C. The porches at the upper unit entry doors consist of wood landings and wood posts supporting small shed roofs. They also feature simple wood railings with square balusters. Wood skirts enclose the area under each stairway. The stair at Cottage C appears of earlier construction than Cottage B, exhibiting less replacement material. This stair is potentially a contributing element. The stair, landing floor, and skirting at Cottage C are in critical condition having suffered much abuse over the years. The railings and roof appear in fair condition with a few missing balusters. A majority of the stair at Cottage B has been reconstructed after the period of significance and is therefore non-contributing.

Figure 26 (left):
Single divided-lite door.

Figure 27 (right):
Covered wood entry
porch and stair at
Cottage C.



SKYLIGHTS

Location: Cottage A,
Cottage B (addition)

Value: Non-contributing

Condition: Fair

Skylights were added to Cottage A and incorporated in the studio addition to Cottage B during the mid-century modifications, just outside of the property's period of significance. Therefore, skylights are considered non-contributing features. Glazing appears intact, however water penetration is evidenced by interior staining of ceiling material surrounding the openings.

LIGHTING

Location: Cottages and
Studio

Value: Non-contributing

Condition: Fair

Three types of exterior lighting can be found on the property: corner mounted way-finding garden lamps, wall mounted early industrial entry porch fixtures, and wall mounted plastic fixtures. The metal industrial style porch lamps at Cottages B & C may border the period of significance and appear in fair condition. All other lighting is non-contributing.

UTILITY ELEMENTS

Location: Cottages and
Studio

Value: Non-contributing

Condition: Fair

Exterior building mounted utility elements such as conduit, wiring, and plumbing lines and fixtures are non-contributing.



Figure 28:
Wall mounted industrial
entry porch light.

INTERIOR ELEMENTS

The following elements are common among the cottage and studio interiors unless otherwise noted (see *Location* in side bar). Each element is described, assigned a historic value and condition rating, and most are illustrated. Value and condition ratings listed in the side bar are general for each feature type. Individual circumstances and/or conditions that differ are called out in the narrative.

FLOORING

Location: all

Value: Non-contributing

Condition: Fair - Poor

Layers of carpet and vinyl tiling are non-contributing. Wood finish flooring underneath these materials was not visible and requires further destructive investigation to verify its existence and condition. Original or early wood flooring would be considered a significant interior feature.

WALL & CEILING
FINISHES

Location: all

Value: Non-contributing

Condition: Fair - Poor

Interior surfaces are either press board, gypsum board, or wood bead board in a few locations (Cottage A). These materials are non-contributing. However, the substrate should be investigated further to determine its historical value and condition.

Figure 29 (left):
Early wall paper
mounted to horizontal
wood board substrate,
exposed in Cottage C.



Figure 30 (right):
Bead board mounted to
substrate, exposed in
Cottage A.



INTERIOR WINDOW TRIM**Location:** Cottages**Value:** Contributing**Condition:** Fair

Contributing interior wood window trim is limited to surrounds four inches or more in width and of butt joint construction. This trim is most often found at the wood double-hung windows in upper units. All wood trim seems to be in fair condition.

INTERIOR DOORS**Location:** all**Value:** Non-contributing**Condition:** Fair

There are no original interior doors. Most are mid-century or later alterations. These doors are typically solid or hollow core with modern hardware. They are non-contributing elements and appear to be in fair condition.

INTERIOR DOOR TRIM**Location:** Cottages**Value:**

>4" - contributing

<4" - non-contributing

Condition: Fair

Interior wood trim around doors at the perimeter walls are contributing if four inches or more in width with simple profile. However most interior door trim appears to be of the narrow modern variety and considered non-contributing elements. Trim, in general, is in fair condition.

Figure 31 (left):
Interior window trim
around double-hung
window, west wall of
Cottage A.

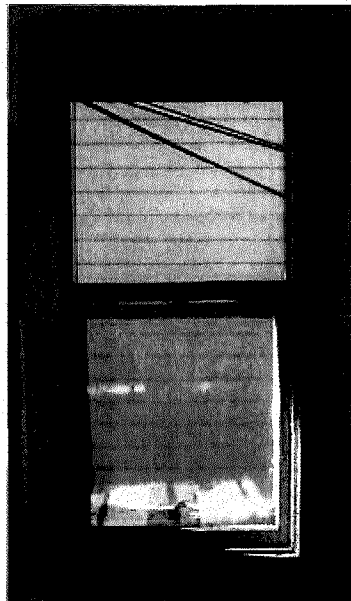
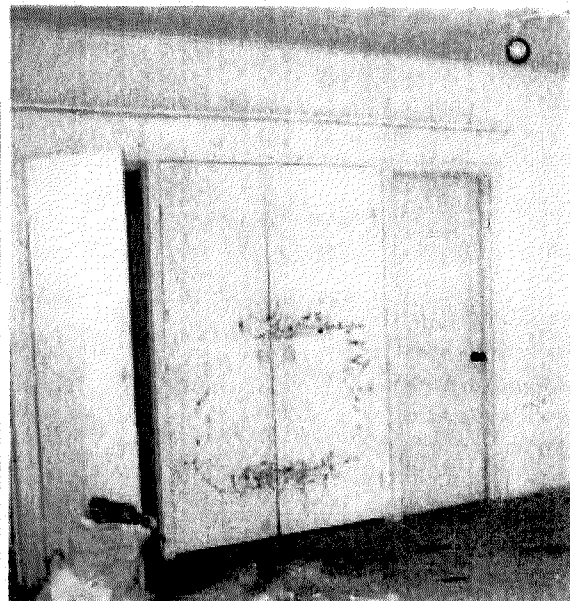


Figure 32 (right):
Interior doors and trim
at Cottage B.



FIREPLACE

Location: all

Value: Non-contributing

Condition: Fair

The upper unit main room of each cottage, as well as the Studio, features a brick veneer fireplace with elevated hearth. Concealed metal flues penetrate the roof and terminate with metal caps. These fireplaces appear to be functional and intact requiring only cosmetic repair.

CASEWORK

Location: Cottages

-lower units only

Value: Contributing

Condition: Fair

Built-in casework is only common to the lower units of the cottages. This includes wood shelving integrated with the battered foundation walls, and kitchen cabinet and counter elements. These elements are in fair condition in each lower unit. All casework at upper units appears to be non-contributing.

LIGHTING

Location: all

Value: Non-contributing

Condition: Good

Interior lighting is primarily ceiling mounted or track lighting. A majority are fairly recent fixtures. None are contributors to the property's character.

Figure 33 (left):
Typical fireplace.

Figure 34 (right):
Built-in shelving and trim at lower unit, Cottage C.



**KITCHEN & BATH
FIXTURES**

Location: all

Value: Non-contributing

Condition: Good - Fair

Most kitchens and bathrooms have been updated over the years. There are no original or contributing common fixtures.

**MECHANICAL,
ELECTRICAL, &
PLUMBING**

Location: all

Value: Non-contributing

Condition: Fair

Interior systems have all been upgraded over time. There are no early wiring, piping, or conditioning systems. Existing elements are all non-contributing.



Figure 35: Existing kitchen, upper unit of Cottage D.

REFERENCES

BACKGROUND

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San Francisco: June 14, 2001.

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INTRODUCTION AND METHODOLOGY

At the request of Buttrick Wong Architects, Architectural Resources Group was asked to conduct a survey of the doors and windows at the structures at 1338 Filbert Street. ARG visited the site on February 4, 2008 to conduct the survey using as-built drawings provided by Buttrick Wong Architects. The goal of the survey was two-fold: to assess whether a door or window is historic and of those that are judged to be historic, to evaluate whether the door or window is repairable. Historic value was assessed through on-site evaluation of the building elements; no additional historic research was performed as part of this report. Doors and windows were considered to be historic if they appeared to have been installed during the periods of significance identified in the 2001 Landmark Designation Report: 1907, when the cottages were constructed; and the 1930s-1940s, when the structures were occupied and altered by artist Marian Hartwell.

As part of the survey, the basic condition of the doors and windows were recorded for reference purposes. The condition categories include the following:

- Good: The component is physically sound, requiring only cosmetic repair.
- Fair: The component is somewhat deteriorated, requiring only minimal replacement of materials and cosmetic repair.
- Poor: The component is severely deteriorated or missing, requiring replacement in kind.

Each door or window was then placed in a treatment category, based on the condition and whether or not the component is historic. The treatment categories are as follows:

- Repair: The component is historic, and it should be repaired as part of the proposed work.
- Replace in kind: The component is historic, but it is too deteriorated to be repaired in a cost effective manner. The door or window should be replaced to match the historic design.
- Not historic: The component is not historic and may be repaired or replaced at the discretion of the design team.

The type, condition, treatment category and any additional notes about each door and window are included in the spreadsheets that follow.

CONCLUSION

Most of the windows at the Filbert Cottages are historic and should be maintained after being repaired to working order. Several of the historic windows are in a severe state of deterioration or are missing; these windows should be replaced to match the historic design. Many of the

Filbert Cottages – Door and Window Survey
San Francisco, California
15 February 2008

doors are not historic, but the few doors that are historic should be repaired and maintained. Only one historic door is in such poor condition that it merits replacement in kind.

REFERENCES

Carey & Co. Inc. "Historic Fabric Assessment: 1338 Filbert Street Cottages." San Francisco: 21 August 2006.

San Francisco Landmark Designation Report, 1338 Filbert Cottages, 14 June 2001.

Filbert Cottages
Door Survey
ARG #07127

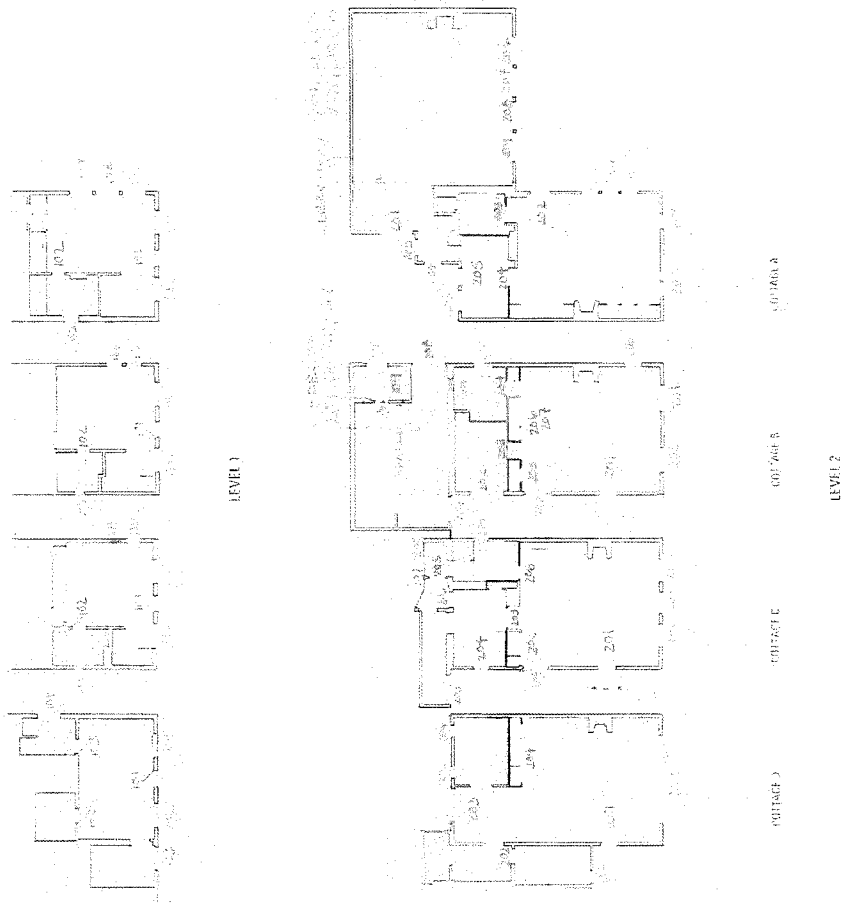
Cottage	Number	Door Type	Historic?	Condition	Treatment Category	Notes
A	101	1x5 French door	Y	Poor	Replace in kind	3 broken panes and bottom rail
A	102	Solid-core door	N	Good	N/A - not historic	
A	201	2x5 French doors (pair)	N	Fair / Poor	N/A - not historic	1 broken pane, rotted wood
A	202	2x5 French door	N	Fair	N/A - not historic	Deterioration at sill
A	203	Solid-core door	N	Fair	N/A - not historic	
A	204	Solid-core door	N	Fair	N/A - not historic	
A	205	2x5 French door	N	Fair / Poor	N/A - not historic	
A	206	2x9 French doors (pair)	Y	Fair / Poor	Repair	1 broken pane, deteriorated bottom rail
A	207	2x9 French doors (pair)	Y	Fair	Repair	
A	208	2x9 French doors (pair)	Y	Fair	Repair	2 panes missing, 1 pane cracked
A	209	2x9 French doors (pair)	Y	Fair	Repair	1 cracked pane
B	101	Solid-core door	N	Fair	N/A - not historic	Replace to match 101 at A and C
B	102	Hollow-core door	N	Fair / Good	N/A - not historic	
B	201	Solid-core door	N	Fair / Good	N/A - not historic	
B	202	2x4 French doors (pair)	Y	Fair	Repair	1 missing pane
B	203	Hollow-core door	N	Good	N/A - not historic	
B	204	Flush door	N	Good	N/A - not historic	
B	205	Plywood door	N	Fair / Good	N/A - not historic	
B	206	Solid-core door	N	Fair / Good	N/A - not historic	
B	207	Solid-core doors (pair)	N	Fair / Good	N/A - not historic	
B	208	2x5 French doors (pair)	N	Fair / Good	N/A - not historic	
B	209	Hollow-core door	N	Fair / Poor	N/A - not historic	
C	101	1x5 French door	Y	Fair	Repair	2 missing panes and mullion
C	102	Solid-core door	N	Good	N/A - not historic	
C	201	1x4 French door	Y	Fair	Repair	2 broken panes
C	202	Plywood doors (pair)	N	Fair	N/A - not historic	
C	203	Paneled wood door with glazing	N	Fair	N/A - not historic	Missing knob hardware
C	204	2x5 French door	N	Fair	N/A - not historic	1 broken pane
C	205	2x3 French door	N	Fair	N/A - not historic	
C	206	Hollow-core door with panel veneer	N	Fair	N/A - not historic	
D	101	2x4 French door	Y	Fair	Repair	2 broken panes and deteriorated bottom rail
D	102	Paneled wood door	Y	Good	Repair	
D	103	Paneled wood door	Y	Good	Repair	
D	201	2x5 French door	Y	Fair	Repair	3 broken panes and damage at hinges
D	202	Paneled wood door	Y	Good	Repair	
D	203	2x4 French doors (pair)	Y	Fair?	Repair	Condition may be found to be worse under coating at bottom rails
D	204	Hollow-core doors (3-part)	N	Fair	N/A - not historic	

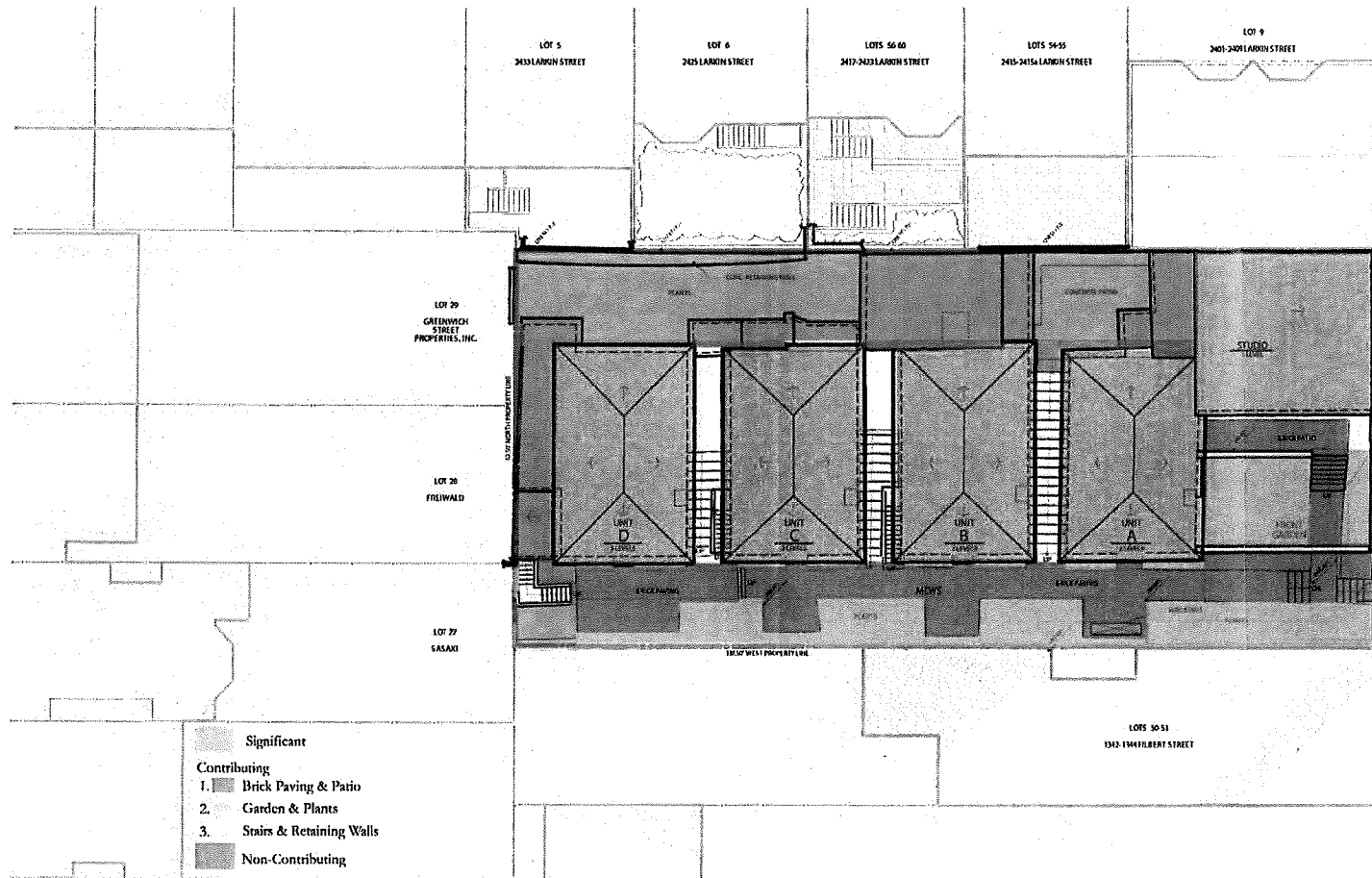
13 Repair
1 Replace in kind
23 N/A - Not Historic

Filbert Cottages ARG
Window Survey
ARG #07127

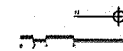
Cottage	Number	Sash Type	Historic?	Condition	Treatment Category	Notes
A	101	1x3 casement (pair)	Y	Fair	Repair	Deteriorated bottom rail
A	102	1x3 casement (pair)	Y	Poor	Replace in kind	
A	103	1-lite transom	Y	Fair	Repair	Deteriorated bottom rail
A	104	3-lite fixed	Y	Fair / Poor	Repair	Deteriorated bottom rail
A	105	3-lite fixed	Y	Fair / Poor	Repair	Deteriorated bottom rail
A	106	3-lite fixed	Y	Poor	Replace in kind	Deteriorated bottom rail
A	201	1/1 double-hung	Y	Fair	Repair	
A	202	1/1 double-hung	Y	Fair	Repair	
A	203	1x3 casement (pair)	Y	Fair	Repair	2 broken panes
A	204	4/1 fixed bungalow style	N	Fair / Good	N/A - Not Historic	
A	205	4/1 fixed bungalow style	N	Fair / Good	N/A - Not Historic	1 pane broken
A	206	2x5 fixed	Y	Fair / Good	Repair	
A	207	2x5 fixed	Y	Fair / Good	Repair	
A	208	2x5 fixed	Y	Fair / Good	Repair	
A	209	2/2 double-hung clerestory	Y	Fair / Good	Repair	
A	210	2x2 fixed clerestory	Y	Fair / Good	Repair	
A	211	2x2 fixed clerestory	Y	Fair / Good	Repair	
A	212	2x2 fixed clerestory	Y	Fair / Good	Repair	
A	213	2x2 fixed clerestory	Y	Fair / Good	Repair	
A	214	2/2 double-hung clerestory	Y	Fair / Good	Repair	
B	101	1x3 casement (pair)	Y	Fair / Poor	Repair	
B	102	1x3 casement (pair)	Y	Fair	Repair	Deteriorated bottom rail
B	103	1-lite awning	Y	Poor	Replace in kind	Missing bottom rail and pane
B	104	1/1 double-hung	Y	Fair	Repair	Deteriorated bottom rail
B	105	1/1 double-hung	Y	Fair	Repair	Deteriorated bottom rail
B	201	4x5 fixed (salvaged door)	Y	Fair	Repair	Deteriorated bottom rail
B	202	4x5 fixed (salvaged door)	Y	Fair	Repair	Deteriorated bottom rail
B	203	1/1 double-hung	Y	Fair / Good	Repair	
B	204	Hopper	Y	Missing	Replace in kind	Missing sash
B	205	1/1 double-hung	N	Poor / Fair	N/A - Not Historic	Replace to match 104 and 105
B	206	1/1 double-hung	Y	Good	Repair	Covered by wall finish on both sides
B	207	1x3 casement (pair)	Y	Fair	Repair	Deteriorated bottom rail
B	208	1x3 hopper	N	Fair	N/A - Not Historic	
B	209	3-lite fixed clerestory	N	Fair	N/A - Not Historic	
B	210	3-lite fixed clerestory	N	Fair	N/A - Not Historic	
B	211	3-lite fixed clerestory	N	Fair	N/A - Not Historic	
B	212	3-lite fixed clerestory	N	Fair	N/A - Not Historic	
C	101	1x3 casement (pair)	Y	Poor	Replace in kind	
C	102	1x3 casement (pair)	Y	Poor	Replace in kind	
C	103	1-lite awning	Y	Fair	Repair	
C	104	1/1 double-hung	Y	Fair	Repair	Deteriorated bottom rail
C	105	1/1 double-hung	Y	Fair	Repair	Deteriorated bottom rail
C	201	3x5 fixed (salvaged door)	Y	Fair / Poor	Repair	Deteriorated bottom rail
C	202	1-lite fixed	N	Fair	Replace in kind	Replace with salvaged sash to match 201 and 203
C	203	3x5 fixed (salvaged door)	Y	Fair / Poor	Repair	Deteriorated bottom rail (may require replacement in kind)
C	204	1/1 double-hung	Y	Fair	Repair	
C	205	Sliding window	N	Fair	N/A - Not Historic	Deteriorated bottom rail
C	206	2x4 fixed	Y	Good / Fair	Repair	
C	207	3x3 fixed	N	Poor	N/A - Not Historic	
C	208	1-lite casements (pair)	N	Fair	N/A - Not Historic	1 broken pane
C	209	Hopper	Y	Poor	Replace in kind	Missing sash
D	101	1x3 casement (pair)	Y	Fair	Repair	
D	102	1x3 casement (pair)	Y	Fair	Repair	
D	103	1x3 casement (pair)	Y	Fair / Poor	Replace in kind	
D	104	3-lite awning	Y	Good	Repair	
D	201	3x3 fixed (4-part)	Y	Fair	Repair	2 panes replaced with louvers
D	202	1/1 double-hung	N	Fair / Good	N/A - Not Historic	
D	203	1x3 casement	Y	Fair	Repair	Deteriorated bottom rail
D	204	1x3 casement	Y	Fair	Repair	

37 Repair
9 Replace in kind
12 N/A - Not Historic

[illegible]



EXISTING SITE PLAN SH. 1.0



GARTISSE FENCE
OVERSTREETED
ADJACENT LOT

FILBERT STREET

STREET IDEAS

MEMORANDUM

DATE	January 14, 2009	PROJECT NO.	08207
TO	Buttrick Wong Architects	PROJECT NAME	Filbert Cottages
OF	1144 65 th Street Unit E Emeryville, CA 94608	FROM	Shannon Ferguson, Architectural Historian Michael Tornabene, Designer
CC	File	VIA	Email

REGARDING: ROOF AND CHIMNEY REHABILITATION AT THE FILBERT COTTAGES

This memorandum will address the proposed roof and chimney rehabilitation treatment for the Filbert Cottages (1338 Filbert Street), as well as provide additional detail for review specifically regarding the *Secretary of the Interior's Standards for Rehabilitation*, Standards 4 and 6. Page & Turnbull has been retained to assess the available treatment options, as well as provide recommendation to the appropriate roof cladding. At the request of Buttrick Wong Architects, Page & Turnbull conducted a site visit on December 16, 2008, to analyze the historic integrity of the roof assembly, as well as assess alterations to the roof during the structures' periods of significance. This memo provides a summary of our review.

SECTION 1 – CONTEXT: This section provides the context for Page & Turnbull's review, including an abbreviated history of the Filbert Cottages as well as a description of the components and construction of the roof assemblies.

The cottages are situated on Block 524, Lots 31, 32, 33, and 34 in the Russian Hill neighborhood of San Francisco (**Figure 1**). The four original cottages were built in 1907 in a row running north and south. A later addition, called the studio, was added to the foremost cottage (Cottage A, closest to the street) in 1943 (**Figures 3-4**). Later additions were made to the rear of three of the cottages, probably in 1953. The property also contained a landscaped garden. The exterior of the four original footprint cottages, except for the additions added to the rear of the three cottages, the studio, and certain landscaping features were determined to be a San Francisco Landmark by the San Francisco Board of Supervisors in 2003. The cottages were determined to meet National Register of Historic Places Criterion A, for their association with the aftermath of the 1906 Earthquake and Fire and the post-emergency housing needs of the time, and for their association with important periods in San Francisco art history. The cottages were found to meet Criterion B for their association with the life of Marian Harwell, a faculty member of the California School of Fine Arts (now the San Francisco Art Institute). Lastly, the cottages were found to meet Criterion C for embodying distinctive characteristics of vernacular post-earthquake period architecture (wood frame, rusticity, simplicity, informality); the cottages also feature unique siting, a court plan, and Craftsman-period references. The landscape was also found to represent a distinguishable entity under Criterion C. As stated in the Landmark Designation report, the cottages' periods of significance are 1907 and 1930s-1972.

Cottages A, B, C and D are each capped by a hipped roof with boxed eaves (**Figure 5**). The roof assemblies consist of common rafters with purlins with hip rafters and a ridge board. Wood shingles, six to eight inches in width, are fastened directly to the purlins with a

double overlap. No sheathing or diaphragm appears to exist, as the shingles are visible and exposed on the underside of the roof. The wood shingles are covered with two layers of roofing material consisting of layers of asphalt shingles and tar. Roof drainage consists of box gutters. A layer of metal, likely a previously installed gutter, covers the perimeter of the roof. The Studio has a shed roof with common rafters. The roof is covered in lengths of asphalt paper (Figure 6). Both the Cottages and Studio have a round metal flue to provide exhaust for interior fireplaces.

SECTION 2 – VISUAL OBSERVATIONS: This section of the report describes conditions observed during our site visit on December 16, 2008.

Samples of the roofing materials were taken in three areas: (1) back of Cottage A; (2) joint of Cottage A and Studio; and (3) ridge of Cottage C (Figures 1-2, 7-8). The following observations were noted at each location:

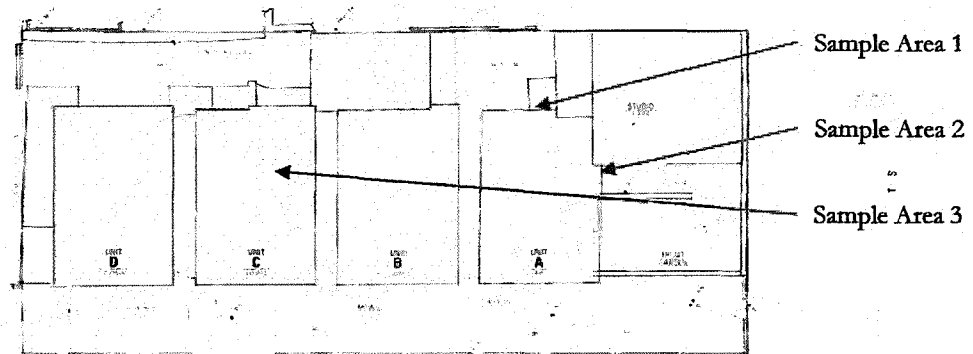


Figure 1. Filbert Cottages existing site plan (Buttrick Wong Architects, 2008).

Sample Area 1:

Three layers of roof cladding are visible in this location. Visible layers, starting with earliest material applied to the extant roof framing, include:

- **Wood Shingle and Metal Flashing:** The earliest layer of roof cladding consists of redwood shingles that vary in width between 6 and 8 inches, with an exposure of approximately 10 inches. A painted sheet metal surface is fastened to the top surface of the shingles and continues into the existing gutter.
- **Red Asphalt Shingle and Tar:** Two distinct layers of red asphalt tiles are applied to the surface of the wood shingles. The two distinct roof cladding campaigns are differentiated by a layer of tar applied to the surface of the first asphalt shingle layer.
- **Black Asphalt Shingle:** A single layer of overlapping black asphalt shingles forms the most recent roof cladding applied.

Sample Area 2:

All layers of roof cladding at Sample Area 2 were consistent with those noted at Sample Area 1. These layers consist of black asphalt on top, followed by a double layer of red asphalt shingles, tar, a single layer of red asphalt shingles, and finally the wood shingles. The order of the roofing layers should be consistent with sample area 1 and 3.

Sample Area 3:

Three layers of roof cladding are visible in this location. Visible layers, starting with earliest material applied to the extant roof framing, include:

- Wood Shingle: The earliest layer of roof cladding consists of redwood shingles that vary in width between 6 and 8 inches (the exposure was unknown at this location). No sheet metal was visible at this sample area.
- Red Asphalt Paper and Tar: Two distinct layers of red asphalt rolled paper are applied to the surface of the wood shingles. The two distinct roof cladding campaigns are differentiated by a layer of tar applied to the surface of the first asphalt paper layer.
- Black Asphalt Shingle: A single layer of rolled black-asphalt sheathing forms the surface material.

Asphalt shingles on Cottages B and D appear to have been recently installed and are in fair condition, and thus no investigative demolition was undertaken at these roofs (Figure 2). Asphalt shingles on Cottages A and C are in poor condition with many shingles broken and missing, exposing the different layers of roofing material.

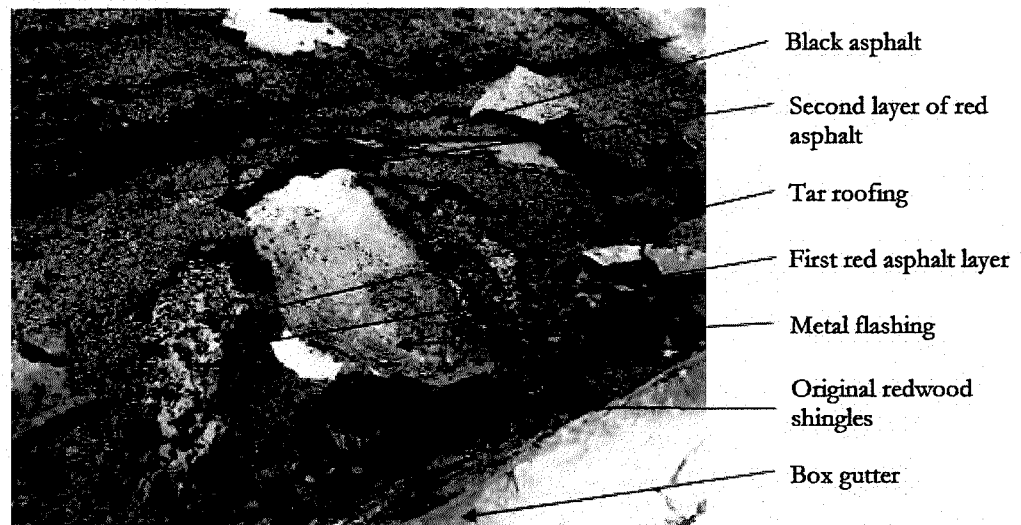


Figure 2. Detail of layers of roofing material at Sample Area 1. Note wood shingles on bottom, followed by metal flashing, red asphalt, tar, another layer of red asphalt and finally black asphalt.

SECTION 3 – DISCUSSION: This section is intended to review some of the factors in determining the appropriate solution for repairing the cottage roofs, including proper treatment of a Landmark building under the *Secretary of the Interior's Standards for Rehabilitation*.

The Secretary of the Interior's Standards for Rehabilitation (the Standards) are the benchmark by which Federal agencies and many local government bodies evaluate rehabilitative work on historic properties. The Standards are a useful analytic tool for understanding and describing the potential impacts of substantial changes to historic resources. Compliance with the Standards does not determine whether a project would cause a substantial adverse change in the significance of an historic resource. Rather, projects that comply with the Standards benefit from a regulatory presumption that they would have a less-than-significant adverse impact on an historic resource. Projects that do not comply with the Standards may or may not cause a substantial adverse change in the significance of an historic resource.

According to Secretary's Standards 4 and 6, respectively, "Changes to a property that have acquired historic significance in their own right will be retained and preserved," and "deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence."

The Landmark Designation report for the Filbert Cottages establishes the periods of significance as 1907 and 1930s-1972. Historically significant features and materials from the first period of significance (1907) include the wooden shingles found on the roofs of the cottages. The boxed eaves and asphalt and tar roofing materials are historically significant features and materials from the second period of significance (1930s-1972).

In addition, the Filbert Cottages can be compared to the "earthquake shacks" constructed as immediate housing for a population that was left homeless after the 1906 Earthquake and Fire. Like the Filbert Cottages, earthquake shacks were built in rows in a vernacular style with wood roof rafters and purlins covered with wood shingles and round metal flues for chimneys approximately 10" in diameter (Figures 9-11). Based on this documentary evidence, it would be appropriate to repair or replace in kind the wood roof rafters, shingles and round metal flues dating from the first period of significance.

Because the boxed eaves and asphalt and tar roofing materials from the second period of significance represent changes to the property that have acquired historic significance in their own right, it would also be appropriate to repair or replace these materials in kind.

SECTION 4 – RECOMMENDATION: This section provides guidance on how to proceed with determining the appropriate roof rehabilitation of the subject property.

As discussed in the Context section of this report, the Landmark Designation outlines two distinct periods of significance for the subject property. As such, two alternative treatments are available for the rehabilitation of the roof cladding and one alternative treatment for the chimney that are historically accurate and representative of the cottage's period of

significance. These options are:

Rehabilitation with Wood Shingles (Typical to the Original Period of Significance, 1907):

In-kind reinstallation of shingle cladding would constitute a minor alteration under the San Francisco Planning Code, and does not have an impact on the integrity of the historic resource. Page & Turnbull recommends installation of shingles matching the oldest extant layer in finish, dimension, and surface treatment. Shingles characteristic to the earliest period of the cottage's construction are 1/4 inch redwood, 6-8 inches wide, with a rough finish; further analysis would be necessary to determine exact exposure depth. New wood shingles should consist of fire retardant treated Class A assemblies in accordance with CBC Section 1505.6.

Rehabilitation with Asphalt Shingle (Typical to the Second Period of Significance, 1930s-1972):

Red asphalt shingles, likely installed by Marian Harwell, would also be an appropriate replacement roof cladding representative of the second period of significance. New asphalt shingles should be designed to match the historic red asphalt in size, color, and installation pattern. Further analysis would be necessary to determine exact exposure depth and surface color. While red asphalt shingles are an appropriate roof cladding, they are not required. Black asphalt shingles would also be an appropriate roof cladding.

Rehabilitation with Round Metal Flue (Typical of Both Periods of Significance) a Metalbestos (or equal) flue-pipe style, 10" diameter, with a stainless finish would be appropriate.

Regardless of the cladding material chosen, the boxed eaves should be repaired or replaced in-kind. These eaves represent the historic condition, existing both at the original construction period and during the second period of significance.

Both roof and chimney treatments appear to be consistent with the *Secretary of the Interior's Standards for Rehabilitation*, and as such would not affect the landmark status of the Filbert Cottages.

SECTION 5 – PHOTOGRAPHS: This section includes photographs of the Filbert Cottages by Page & Turnbull, December 16, 2008, unless otherwise noted.



Figure 3: View of the primary (west) facades of the cottages and south façade of Cottage A. Note boxed eaves.



Figure 4. View of the primary (west) façade of the studio.



Figure 5. Detail of cottage roofs. Note the round metal flues on the cottages.

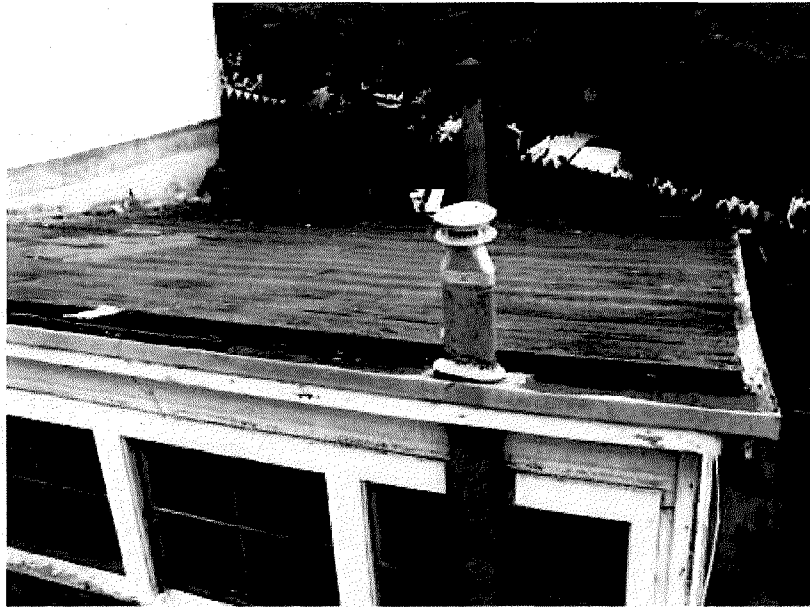


Figure 6. Detail of Studio roof. Note the round metal flue in the background.



Figure 7. Location of Sample 2 at the joint of Cottage A and Studio.



Figure 8. Location of Sample 3 at the ridge of Cottage C. Sample area is circled in red.

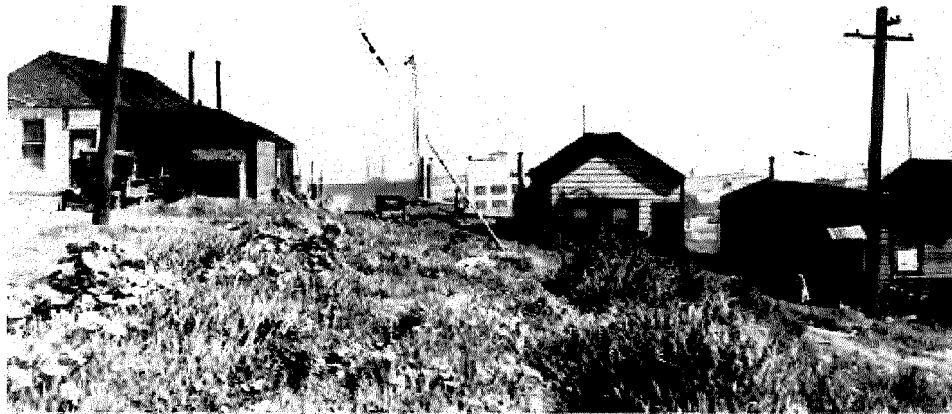


Figure 9. Row of shacks on First Street, 1934. Note shack at left with hipped roof clad in wood shingles (San Francisco History Center, San Francisco Public Library).



Figure 10. Earthquake shack, 1906. Note exposed rafter tails, wood shingles and round flue (San Francisco History Center, San Francisco Public Library).



Figure 11. Richmond district refugee camp, 1906. Note roof construction consisting of rafters and purlins (San Francisco History Center, San Francisco Public Library).

MEMORANDUM

DATE	April 28, 2009	PROJECT NO.	08207
TO	Buttrick Wong Architects	PROJECT NAME	Filbert Cottages
OF	1144 65th Street Unit E Emeryville, CA 94608	FROM	Michael Tornabene Ben Marcus
CC	File; Ruth Todd	VIA	E-mail

REGARDING: BRICK PAVING OF 1338 FILBERT ST.

This memorandum was prepared by Page & Turnbull at the request of Buttrick Wong Architects to address the treatment of brick paving at the Filbert Street Cottages (1338 Filbert Street).

Currently unoccupied, the Filbert Cottages are being rehabilitated by Buttrick Wong as residential units. To facilitate parking, a below grade parking structure is planned which require excavating under the existing structures. The construction of the parking structure and rehabilitation of the houses will disrupt the site's landscaping, including character defining brick pavement and steps, features deemed significant in the property's 2001 Landmark Designation Report.

Buttrick Wong has requested that Page & Turnbull evaluate means of preserving the brick pavement in place during construction, and specify procedures for selective removal and reinstallation of the historic bricks where necessary. Page & Turnbull conducted site visits on December 16th, 2008, and March 12th, 2009, to analyze the integrity of the brick paving and review viable alternatives for its preservation.

The following memorandum summarizes the pavement's historic context and significance, describes its current conditions, evaluates options for in-situ protection and selective removal, and makes recommendations for its conservation and post-construction restoration.

Context and Site Description

Located in San Francisco's Russian Hill neighborhood, 1338 Filbert Street consists of four cottages in a row built in 1907. Known as "earthquake cottages," the structures were built to provide housing after the 1906 earthquake. A later addition, called the studio, was added to the foremost cottage (Cottage A, closest to the street) in 1943. The brick pavement consists of a walkway that extends the length of the west half of the site. Four small projecting patios connect the entry of each cottage to the walkway; on the opposite side of the walkway are larger patios for each cottage. Brick steps and an elevated brick patio are located in front of the studio.

The Landmark Designation Report for the property establishes the periods of significance as 1907 and 1930s-1972. The landscape of the first period of significance is unknown, and no documentation of it has been found to date. The current landscape features, which are listed in the report as "brick pathways, stairs and patios" appear to date from the second period of significance (1930s-1972) and are established as significant because of their association with Marian Hartwell, an artist and former resident.



Figure 1: View looking south of the brick path and 1907 cottages, at left.

Visual Observations

The following construction details and conditions of the brick pavement were observed on December 16th, 2008, and March 12th, 2009:

- The pavement is constructed with common bricks of varying sizes. At least three different sizes of brick were noted.
- Some bricks exhibited a stamp with the letters "C H" (Figure 2).¹
- All bricks sit upon a compacted sandy soil bed (no evidence of concrete setting bed or slab was found except at the stairs and patio adjacent to the studio) (Figure 3).
- All pavers are set in a "stacked" coursing pattern. Garden plots are bordered by raised brick planters (figure 4).
- Grout was used in all joints between the brick units
- Grout joints are typically 1/4 in. or less in the central walkway. Areas of brick patios adjacent to garden plots have joints of varying width.
- Hard concrete (Portland cement) parge coverings were added at some heavily trafficked areas, such as some stairs and patios. At these locations, the original bricks may also have been removed and replaced or reinstalled.
- There is approximately 1122 s.f. of brick paving, broken down into the following areas:
 1. Walkway: 545 s.f.
 2. Projecting patios adjacent to garden plots in front of cottages A, B, & C: 148 s.f.
 3. Patio of cottage D: 209 s.f.
 4. Patio of Studio: 135 s.f. (Figure 5)
 5. Path and Stair to Studio: 85 s.f.
- Deterioration conditions include:
 - Biological growth including algae, moss and higher plants
 - Cracked, spalled and missing masonry units
 - Cracked, eroded and missing mortar joints
 - General soiling of the brick surface

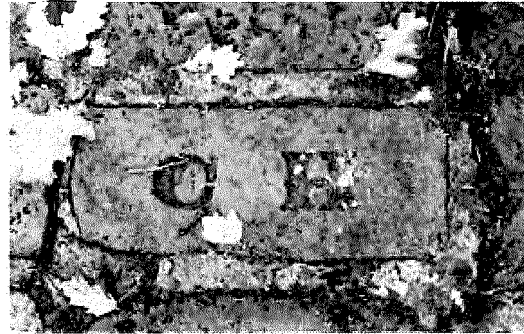


Figure 2: Stamped brick



Figure 3: Bedding is a soil/sand mixture



Figure 4: Walkway showing "stacked" coursing and raised brick planter

¹ Preliminary research revealed that "CH" may not be a manufacturer's stamp, but that bricks used in the construction of City Hall were stamped "C H." For information on stamped bricks see "California Bricks," <http://calbricks.netfirms.com/brick.ch.html>

Proposed Treatment Options

The Landmark Designation Report establishes the brick paving as a character-defining feature of the property and landscape. As such, the paving must be retained to comply with the guidelines established by *The Secretary of the Interior's Standards for Rehabilitation* (the Standards). Two primary treatment options are viable for the conservation of the extant brick paving. The choice of option is based directly upon the proposed construction activity at or around the paved area. The options are outlined below.

Retain in Place:

Retention of portions of the pathways and patio (Figure 5) in situ is possible and would be a preferable preservation option. However, because of the adjacent subterranean site work proposed, significant protection must be installed to mitigate potential damage and allow for full restoration. To adequately protect all masonry, the following layers should be installed above the bricks during construction:

- One layer of plastic sheathing
- One layer of 1-2 inch thick polyethylene foam
- One layer of 1 in. plywood over flat surfaces, with at least 4 in. extending past of all masonry surfaces
- 2x4 wood blocking at both sides of raised brick garden plot enclosures. Cover with plywood cut to fit and secure to wood blocking with screws.
- If heavy construction equipment is to be used, add one layer of 4 ft. by 8 ft. Trench Plate® (if no construction or heavy lifting equipment is expected on or adjacent to the existing masonry path-of-travel, a second layer of 1 in. plywood can be substituted for the Trench Plate®)

Remove and Re-install:

Proposed subterranean site-work at the south eastern portion of the site is likely to damage the brick steps and pathway in that area. In addition, the garden in the courtyard between Cottage A and the Studio (Figure 5) will be removed and replaced in a somewhat different configuration due to the need to add a carlift for access to the garage.

Due to the potential for damage to the historic fabric, a viable treatment option in this area is the removal, salvage, and re-installation of the brick. The loose construction of the historic pavement on a soil/sand bedding would allow for retention of a high percentage of the existing masonry (retention of at least 95% of the individual brick units is anticipated). Masonry units would be removed and salvaged where possible, with new masonry installed to match the historic upon reinstallation where necessary.

Recommendations

Page & Turnbull recommends preserving the pavement in place where possible using the protective measures outlined above. In areas directly affected by the garage construction, the bricks should be removed and reinstalled. To accomplish this, comprehensive documentation of the brick pavement throughout the site is necessary. The following section outlines procedures for preliminary vegetation removal (necessary for accurate documentation), documentation, brick removal mock-ups, proper storage, and brick reinstallation.



Figure 5: Garden in between of Cottage A and Studio (lower right). The garden will be reconfigured, and the adjacent steps and walkway will most likely have to be removed and reinstalled.

Vegetation Removal

Currently, the historic brick paving is overgrown with plants, moss and algae which obscure the individual pavers making accurate documentation difficult. Prior to beginning any survey, the pathways and adjacent garden plot areas should be completely cleared of plants. Plant removal should be accomplished without damage to the historic bricks, using hand tools only. Surface dirt, algae, and moss should be removed with a stiff, natural bristle brush. NOTE: chemical biocides, weed killers, or other chemicals should *not* be used during plant removal.

Documentation of Brick Walkway, Garden Enclosures, Steps and Patio

Accurate documentation is critical to reproducing the existing configuration and appearance of the brick pavement following rehabilitation of the cottages. Documentation must be completed *before* any demolition or construction work on the site or structures is undertaken. Once the site has been cleared of plants, detailed measured drawings of the brick paver walkways and terraces should be completed.

The survey of the pavement should be performed by personnel trained in producing measured drawings and photogrammetry, and must include the following:

- An overall plan showing the layout and design of the brick walkways, garden enclosures, stairs and terraces, and their relationship to structures, retaining walls, and other features within the site.
- A minimum of three (3) detail plans or high resolution photogrammetric images, keyed to the overall plan, which divide the brick pavement into sections (by brick type and location, for example) in order to document the configuration of individual bricks in greater detail. Detail drawings or photographs should depict each brick, including steps and garden plot enclosures (low walls formed of vertically laid bricks). Information including typical brick size and joint width should be recorded and photographic representation of each brick type in a particular area keyed to the detail sheets.
- Rectified photogrammetric recording of raised features such as stairs, terraces, and garden plot enclosures.

Brick Removal Mock-ups

Following documentation, the historic brick pavers which will be directly affected by the construction of the parking garage should be properly removed and stored, with their location noted on drawings. Mock-ups of brick removal and cleaning techniques should be tested on a small area of the pavement before full removal is undertaken. The following are recommended mock-ups for removal and cleaning.

Mock-up 1: Removal in Sections

1. Cut the pavement into 2 foot by 2 foot square sections. Make cuts **ONLY** through mortar joints. Do not cut through brick units.
2. Label section and mark location on corresponding drawings.
3. Dig a small trench approximately one foot down on either side of the sectioned pavement.
4. Insert shovels underneath pavement section and remove section.
5. Remove bricks from one location (i.e. Patios, steps, etc.) at a time. Do not mix different brick types or sizes on a single palette unless they are removed from the same area.
6. Stack brick sections on a wooden or plastic palette (palette bottom should be covered with layers of polyethylene plastic sheet to separate bricks from wood, as rising water, wood rot, and chemically treated wood can stain the masonry).
7. Protect stacked bricks from elements if they are to remain at the site or be exposed to moisture.

Mock-up 2: Piecemeal Removal

1. Define area of bricks to be removed based on location of proposed construction/excavation activities (i.e. 5 square feet of walkway, steps, 10 square feet of patio, etc.).
2. Remove bricks from one location (i.e. Patios, steps, etc.) at a time, taking care to clean and store bricks by brick type and size. Do not mix different brick types or sizes on a single palette unless they are removed from the same area.
3. Pry loose bricks up from the soil bedding using hand tools only to reduce the potential for damage.
4. Remove all loose mortar by hand using a chisel. Tenacious mortar should be removed by chipping only the mortar portion away with a small brick hammer, or with a hammer and sharp masonry chisel. A hand held short stroke pneumatic hammer and chisel may be also be used, though care must be taken not to chip or otherwise damage the brick units. Further testing of mortar removal techniques should be conducted to establish the gentlest and most efficient mortar removal process.
5. Clean bricks of dust and surface soiling using a natural bristle brush and potable water. To preserve the historic appearance and "patina" of the bricks, no wire bristle brushes or chemical cleaners should be used for cleaning.
6. See steps 6 and 7 above.

Reinstallation

Reinstallation of the bricks should take place during the landscaping phase of the project after major construction has been completed. Due to the age of the historic bricks and the desire to preserve their historic appearance, a combination of installation techniques should be used which adequately supports new pavement while protecting the historic masonry units. The following are recommendations for bedding the reinstalled walkway, ensuring proper drainage, rebuilding the steps, and selecting an appropriate grout for joints.

Bedding and Joints

Brick paving can be classified by two basic systems; flexible and rigid. Flexible brick pavements usually consist of mortarless brick paving over a sand setting bed and an aggregate base. Rigid brick pavements generally consist of mortared brick paving over a concrete slab. The extant historic pavement is a unique "combination system," with mortared joints over a compacted soil bedding.

Page & Turnbull recommends reproducing as closely as possible the existing appearance of the pavement in order to retain the status of a character defining feature. This includes reproducing the existing configuration and mortar joints. Because the existing historic walkway is installed on soil alone, the removed bricks should be reinstalled in a manner similar to the historic paving. However, adequate compaction and grading of the soil, combined with appropriate bedding materials such as compacted aggregate base rock and leveling sand will ensure proper drainage. In addition, a soft mortar will retain the current appearance of the joints, yet remain permeable. The following are recommended products and procedures for preparing the base layer and reinstalling the paving bricks.

1. Lay out the guidelines of walkways and steps based on historic configuration of bricks, recorded in previously completed documentation. Historic configuration includes asymmetries such as slightly rotated configuration of the overall paving in relation to buildings, variable joint sizes, etc. Such variations help to retain the historic character of the paving and avoid an overly "restored" look.
2. Dig out the soil to leave room for adequate bedding material. Bedding should include 6-8 inches of compacted aggregate base rock and two inches of bedding sand (total of 8-10 inches). Once subgrade has been excavated, compact the bottom using a mechanical compactor to avoid future settling or heaving of the pavement.

3. Install a 6-8 Inch base layer of compacted aggregate base rock. Aggregate base rock is a dense, graded blend of coarse and fine aggregate which when properly placed and compacted provides a stable base
4. Cover base rock layer with landscaping fabric. Lay the fabric on top of the tamped gravel. Overlap the sheets about 2 inches. Then spread, smooth, and tamp a two inch layer of sand.
5. Dampen sand and draw a straightedge across the sand to smooth it out. Screed the sand, give the surface a slight crown so that water will run off easily. A slope of 1/8 to 1/4 inch per foot is recommended for pavement and stair treads.²
6. Use a level to check for proper slope and to make sure the bricks are all at the same height. Lay out bricks taking care to match the "stacked" coursing of the historic pavement.
7. Joint should be filled with a dry, lime based mortar mix rather than plain sand. This will provide a durable surface that matches the historic joint appearance, but allows water to permeate reducing potential ponding on the walkway surface. Sweep dry mortar mix into the joints, remove excess mortar, and sprinkle the surface gently with water until the mix is wet. Repeat the sprinkling process twice at 15-minute intervals to ensure adequate water in the mortar. The mortar will harden within a few hours. Over the following days, dampen the surface once again. The concrete will bond with the sand to form a hard joint.

Grout Type

Mortar should conform to ASTM C 270 Specification for Mortar for Unit Masonry. For historic brick paving, a soft mortar is recommended which will reduce potential damage to the brick units from thermal expansion, preferential deterioration and weathering, and cracking. A Type 'O' mortar is recommended consisting of the following component proportions:

- 1 part portland cement;
- 2 parts hydrated lime or lime putty;
- 9 parts washed sand, with color chosen to match the existing historic mortar.

The thickness of the mortar joints should be 1/4 inch to match the joint spacing of the existing historic walkway. Joints in the garden patio areas can vary within an average of 1/4 inch.

Stairs

Brick steps should be supported by a concrete base. Deflections or settlement of the support must be minimized to avoid cracking in the brickwork. Figure 5 shows a typical concrete support system for steps. Brick should be adequately bonded to the support or restrained around its perimeter to avoid loosening of units. Mortar is usually used to bond the brick to the concrete. This paving system is very effective when proper materials and installation are used. Dowels or ties into the mortar joints are not necessary since the mortar provides adequate bond. Since the paving assembly is supported on its own footing, an isolation joint should be used between the pavement and steps.

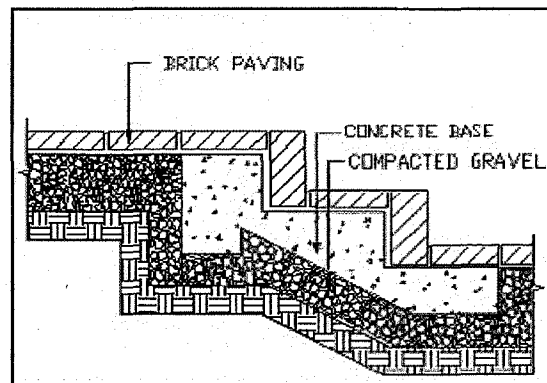


Figure 6: Typical construction of brick stairs, showing concrete base and aggregate base layer

² Brick Institute of America (BIA). Technical Notes 29 - Brick in Landscape Architecture - Pedestrian Applications, July 1994.

<http://www.gobrick.com/BIA/technotes/t29.htm>. Accessed March 18th, 2009.

Garden Plot Enclosures

Raised brick garden plot enclosures were constructed using bricks laid end-to-end, with the narrow face of the brick mortared to the underlying paver. Where protection in situ is possible, garden plot enclosures should be surrounded by 2 x 4 inch wood blocking at both sides and covered with plywood cut to fit and secured to the wood. Where garden plot enclosures must be removed, especially at the southern portion of the site, accurate reconstruction is necessary. Reconstruction is a simple procedure involving laying a thin band of new mortar bedding at the edge of the underlying pavers, laying bricks end-to-end (narrow face down, leaving 1/4 to 3/8 inch joints between the bricks), and grouting joints using the mixture specified in the previous "Grout Type" section. Bedding joints should be tooled to avoid excess mortar on the surface of the adjacent pavers.

Conclusion

In addition to providing expertise in preservation matters, Page & Turnbull was asked to consider issues of sustainability such as increasing the drainage capacity of the pavement system through compacted aggregate base rock and the addition of water permeable joints. We agree that a base layer that increases permeability is an improved approach, and have included recommendations for such a system within the "Bedding and Joints" section. Regarding material for joints, we have recommended that new joint material resemble the existing joint system, which is a hard, likely Portland cement-based mortar. To increase porosity, we have suggested a soft, high sand-content, lime-based mortar that is brushed into joints in dry form, and sets up in place with water. The increased porosity and softness of this mortar should increase water percolation, while retaining the historic appearance of the joints.

The brick pavers at 1338 Filbert Street are a character defining feature listed in the properties' Landmark Designation Report and should be documented, protected and conserved during the planned rehabilitation of the cottages. Where possible, the pavers should be retained in situ and adequately protected. Where construction and excavation will interfere directly with the paving, careful removal, storage, and reinstallation using historically appropriate grouts should be carried out to ensure the preservation of these significant features.

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Historic Resource Evaluation
Final Draft

Filbert Street Cottages
1338 Filbert Street
San Francisco, California

22 July 2009

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I. INTRODUCTION

This Historic Resource Evaluation (HRE) has been prepared at the request of Buttrick Wong Architects for proposed alterations to the Filbert Street Cottages, also known as the Bush Cottages, at 1338 Filbert Street, San Francisco, California. The cottages are situated on Block 524, Lots 31, 32, 33, and 34 in the Russian Hill neighborhood of San Francisco (see Figure 1, site plan). The four original cottages were built in 1907 in a row running north and south. A later addition, called the studio, was added to the foremost cottage (Cottage A, closest to the street) in 1943. Later additions were made to the rear of three of the cottages, probably in 1953. The property also contained a landscaped garden. The exterior of the four original footprint cottages, except for the additions added to the rear of the three cottages, the studio, and certain landscaping features, were determined to be a San Francisco Landmark by the San Francisco Board of Supervisors in 2003 and are therefore considered historic resources for the purposes of review under the California Environmental Quality Act (CEQA).

The current owner of the Filbert Street Cottages proposes to add a three story addition behind the cottages and to construct a subterranean parking garage with a car lift. The exterior of the cottages and studio would be repaired or restored.

This report provides a description and historical context for the cottages, a review of a historic fabric assessment performed by Carey & Co. (August 21, 2006), a review of the door and window survey prepared by ARG (February 15, 2008), and an evaluation of the proposed project under the provisions of CEQA and the *Secretary of the Interior Standards for the Rehabilitation of Historic Properties (Secretary's Standards)*. The project evaluation is based upon design documents dated June 5, 2009, prepared by Buttrick Wong Architects (Appendix A).

II. SUMMARY OF DETERMINATION

The Filbert Street Cottages are designated as San Francisco Landmark #232, and are significant for their association with the aftermath of the 1906 Earthquake and Fire, their association with the life of Marian Hartwell, a faculty member of the California School of Fine Arts (now the San Francisco Art Institute), and as an example of vernacular post-earthquake period architecture with unique siting and court plan. Further discussion of the historical significance of the cottages can be found in the Landmark Designation Report, dated July 12, 2001 (Appendix B).

Page & Turnbull did not independently assess the historic significance of the Filbert Street Cottages, but has relied on the Board of Supervisors ordinance and the Landmark Designation Report for determination of significance of the cottages. As a San Francisco Landmark, the property is automatically eligible for inclusion in the California Register of Historic Resources. The cottages are therefore a historic resource under CEQA.

Page & Turnbull has been working with the project team to improve the treatment of the historic cottages and studio, and has reviewed several iterations of the proposed design. The project analysis in this report is based on the most recent design (design documents dated June 5, 2009), which appears to comply with the *Secretary of the Interior's Standards for Rehabilitation* and does not appear to have an impact on historic resources under CEQA.

III. CURRENT HISTORIC STATUS

The following section examines the national, state, and local historical ratings currently assigned to the Filbert Street Cottages:

National Register of Historic Places

The National Register of Historic Places (National Register) is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

The Filbert Street Cottages are not currently listed in the National Register of Historic Places, and do not appear to have been evaluated for potential eligibility.

California Register of Historical Resources

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places. Properties of local significance that have been designated under a local preservation ordinance (local landmarks or landmark districts) or that have been identified in a local historical resources inventory may be eligible for listing in the California Register and are presumed to be significant resources for purposes of CEQA unless a preponderance of evidence indicates otherwise.

The Filbert Street Cottages are not currently listed in the California Register of Historical Resources, but as a San Francisco Landmark (see below), the property appears to be eligible for listing.

San Francisco City Landmarks

San Francisco City Landmarks are buildings, properties, structures, sites, districts and objects of "special character or special historical, architectural or aesthetic interest or value and are an important part of the City's historical and architectural heritage."¹ Adopted in 1967 as Article 10 of the City Planning Code, the San Francisco City Landmark program protects listed buildings from inappropriate alterations and demolitions through review by the San Francisco Landmarks Preservation Advisory Board. These properties are important to the city's history and help to provide significant and unique examples of the past that are irreplaceable. In addition, these landmarks help to protect the surrounding neighborhood development and enhance the educational and cultural dimension of the city. As of May 2008, there are 259 landmark sites, eleven historic districts, and nine Structures of Merit in San Francisco that are subject to Article 10.

The Filbert Street Cottages were designated San Francisco Landmark #232, on April 3, 2003, by Ordinance 53-03, effective May 3, 2003. The cottages were determined to meet National Register of Historic Places Criterion A for their association with the aftermath of the 1906 Earthquake and Fire and the post-emergency housing needs of the time, and for their association with important periods in San Francisco art history. The

¹ San Francisco Planning Department, *Preservation Bulletin No. 9 – Landmarks*. (San Francisco, CA: January 2003)

cottages were found to meet Criterion B for their association with the life of Marian Hartwell, a faculty member of the California School of Fine Arts (now the San Francisco Art Institute). Lastly, the cottages were found to meet Criterion C for embodying distinctive characteristics of vernacular post-earthquake period architecture (wood frame, rusticity, simplicity, informality); the cottages also feature unique siting, a court plan, and Craftsman-period references. The landscape was also found to represent a distinguishable entity under Criterion C. Further discussion of the historical significance of the cottages can be found in the Landmark Designation Report, dated July 12, 2001 (**Appendix B**).

Because the Filbert Street Cottages are a designated landmark under Article 10 of the San Francisco Planning Code, any proposed project on the site must be demonstrated to meet the Secretary of the Interior's Standards, and a Certificate of Appropriateness will be required before a building permit is issued.

Other Studies

The Filbert Street Cottages were previously studied by Carey & Co. and Architectural Resources Group (ARG). Carey & Co. prepared a Historic Fabric Assessment (August 21, 2006), and ARG completed a door and window survey (February 15, 2008). These reports concurred with the conclusions of the Landmarks Designation Report regarding the significance of the property, and did not include any additional historical research.

IV. EXISTING CONDITIONS

The Filbert Street Cottages are situated on the north side of Filbert Street between Larkin and Polk Streets in the Russian Hill neighborhood of San Francisco. The property consists of four rectangular-plan cottages with rear additions and one attached rectangular-plan studio, all currently vacant and in poor condition. The site is 62.50' wide and 137.50' deep and is located below the grade of the sidewalk on Filbert Street. The site is nearly flat while the street and sidewalk of Filbert Street have a steep grade. Along Filbert Street the property is bordered by a wooden fence that rests on a stepped brick wall that is below grade. A wooden gate in the fence provides access to concrete steps that descend to a walkway running in front of the cottages. The cottages are arranged in a row running the entire depth of the lot, with the studio at a higher grade than the cottages. The buildings on the property are minimally visible from Filbert Street because they are several feet below grade and blocked from view by a six foot high fence running along the sidewalk at the property line. The sidewalk contains mature street trees that screen almost entirely views to the property from the street.

The site is entered by descending a flight of stairs from Filbert Street to a brick paved path that runs north along the primary (west) facades of the cottages. The west facades contain the entries to the cottages. The brick pathway contains brick-edged planters. At the south end of the site, a brick pathway and flight of stairs lead up to the studio, which is bordered by a brick patio. Because of the change in grade, a concrete retaining wall supports the brick patio. A concrete retaining wall runs along the east edge of the property.

The four cottages are two-story, wood framed structures built in 1907. The cottages are referred to as A, B, C, and D running from Filbert Street to the north of the property. The cottages are roughly rectangular in plan and sit upon concrete foundations. The hipped roofs have shallow overhangs and are clad in asphalt shingles. The walls have horizontal wood siding. Each cottage has two units. Generally, the ground floor units have a living space, a small kitchen, and a bathroom, and are built into the slope of the hill (facing east) with windows on three sides. The lower units are entered directly from the main entry path at the west façade. A somewhat larger unit is located on the second story of each cottage, consisting of a variety of living spaces, a kitchen and bathroom, and windows on all four sides. The upper units are entered from wooden stairs located between the cottages. The rear façade of Cottage B features a non-historic rear addition that abuts

the concrete retaining wall to the east, while the other cottages (which feature smaller non-historic rear additions) each have open space to the rear.

The studio, connected to Cottage A at the front of the property, is also wood framed with a single story and shed roof. It is accessed by a flight of brick stairs leading to a brick terrace off the main pathway. The studio's interior features a large living space and kitchen and is connected to Cottage A by a hallway on the north side of the studio.

Horizontal wood siding is common to all the structures and consists of two profiles of historic siding, either V-groove or rustic drop siding. All four cottages are capped by hipped roofs with shallow overhangs clad in asphalt shingles. Cottage D features boxed eaves, while the eaves of the other cottages are open. Windows vary from structure to structure, and include a mix of multiple-paned, wood-sash fixed and casement windows, double-hung wood-sash windows, and wood-sash awning windows. There are several installations of what appear to be multiple-paned, wood-frame glass doors, with door hardware still intact.

The Landmark Designation Report states that Marian Hartwell made "alterations that allowed increased occupancy, but did so by raising the height of the buildings²²", inserting windows made with older materials, and made interior reconfigurations, thereby retaining the period look and materials of the buildings²². The permit history is fragmentary and without sufficient detail to determine the specifics of the changes Hartwell made in the 1940s and 1950s. No historic photos are contained in the Landmark Designation Report or the DPR form completed in 2001. A search of San Francisco Public Library digital photos did not yield any photos.

Landscape

The site formerly contained landscaping attributed to Hartwell. The Landmark Designation Report and subsequent action by the Board of Supervisors identified a number of landscape elements and plants as part of the landmark designation. Most of the landscape features identified in the Landmark Designation Report were removed in 2001 and 2002 by previous owners, leaving only the brick pathways, steps, patio and brick edged planter boxes intact. Page & Turnbull conducted a site visit on November 30, 2008, and observed that the boxwood trees bordering the studio patio and Cottage A appear to be growing back, while all other plantings designated in the Landmark Designation Report appear to have been removed.

V. HISTORIC CONTEXT

Development of Russian Hill

According to the San Francisco Planning Department, Russian Hill is a roughly rectangular district comprised of more than fifty blocks in an area bounded by Van Ness Avenue to the west, Pacific Avenue to the south, Bay Street to the north and Mason Street to the east. The dominant physical feature of the neighborhood is Russian Hill itself, with a summit that rises to 360 feet at the intersection of Vallejo and Florence Streets. Russian Hill streets can be steep, especially the blocks east of Jones Street and north of Green Street. Indeed, the neighborhood boasts three of the steepest blocks in the city: Filbert, between Leavenworth and Hyde; Jones, between Union and Filbert; and Jones between Green and Union. Several other blocks on Russian Hill were entirely too steep to be graded for vehicular traffic. Stairs still remain today that climb the right-of-ways along Vallejo and Green Streets, between Taylor and Jones, and also Greenwich, between Hyde and Larkin. Like nearby Telegraph Hill, these stair streets have become lush jungle-like gaps in the city due to the dedicated gardening efforts of many of the neighbors. The combined effects of dead-end streets, street stairs

²² Landmarks Designation Report, p. 8

and the traffic diverting Broadway Tunnel have contributed to the quiet and occasionally quasi-rural atmosphere of Russian Hill.

Russian Hill was named for the presence of Russian graves noticed by Bayard Taylor in 1849-1850, presumably the graves of Russians living in the Ft. Ross colony, seventy miles to the north. The name Russian Hill was initially applied to the entire ridge rearing up to the west of Yerba Buena Cove. Eventually Nob Hill got its own name and, henceforth, the name Russian Hill referred to the summit located north of Pacific Avenue.

Throughout the first two decades of American rule, Russian Hill remained relatively sparsely populated due to its steep grades; horse-drawn buggies and wagons could only approach the summit from the west. Nevertheless, like Telegraph and Rincon Hills, Russian Hill had excellent views and attracted weekend day trippers who scaled the formidable heights for picnics and panoramic views of downtown, San Francisco Bay, and Marin County.

The first section of Russian Hill to be settled was the Summit, a compact two-block enclave bounded by Jones Street to the west, Green Street to the north, Taylor Street to the east and Broadway to the south. The Summit of Russian Hill contains approximately two-dozen dwellings that are some of the oldest and most significant in San Francisco. From the 1850s to the 1880s, the Summit of Russian Hill was inhabited by a number of prominent individuals, several of whom were active members of San Francisco's artist's colony.

Development of Russian Hill lagged until an easier means of transportation could transverse the hills. The expansion of the cable car system finally reached the portion of Russian Hill near Filbert Street in 1891. The California Street Cable Railroad Company's O'Farrell, Jones and Hyde line began service on February 9, 1891, the last entirely new cable car lines built in the city. The line originally started at O'Farrell and Market and ran on O'Farrell, Jones, Pine, and Hyde to Beach Street.³ Although the Hyde Street cable car ran just two blocks east of the Filbert Street Cottages, a Sanborn map of 1899 shows about half of the block bounded by Filbert, Polk, Greenwich and Larkin Streets still vacant.

The Summit of Russian Hill was spared from the destruction of 1906 Earthquake and Fire. Most of the block bounded by Broadway, Jones, Green and Taylor was saved, as well as the south side of Green Street between Jones and Leavenworth Streets.

Following the 1906 Earthquake and Fire, the bohemian traditions of the 1890s continued on into the twentieth century, at least on the Summit. The surrounding streets, particularly toward the south and west to Van Ness were quickly reconstructed with dense rows of wood-frame flats and apartment buildings designed in a variety of styles. Prior to the disaster, Russian Hill had ceased to be a desirable residential neighborhood for the city's elite. Following its rapid reconstruction, the surrounding blocks filled up with working-class residents of various ethnic and religious groups and diverse trade affiliations. The higher elevations remained somewhat more desirable, resulting in the construction of more elaborate and expensive apartment buildings closer to the Summit such as the elaborate Tudor Revival complex at 1117-33 Green built in 1909. The majority of the apartment buildings and flats built on Russian Hill did not fit into this category. More typical is a three-story, fourteen-unit Classical Revival apartment building located at 1650 Jones Street. Designed and built in 1907 by architect T. Patterson Ross, 1650 Jones is a typical, if larger than average, example of the relatively inexpensive post-quake construction.

Russian Hill was almost entirely reconstructed within five years of the disaster. Most of the buildings in the neighborhood date from the immediate post-quake reconstruction. Construction after 1906, however, did not just consist of apartment buildings or flats. One of the most interesting examples of post-quake

³ (<http://www.streetcar.org/mim/cable/history/index.html>, accessed December 8, 2008 and <http://www.cable-car-guy.com/html/ccocg.html#bec> accessed December 8, 2008.)

reconstruction on Russian Hill is a row of three Tudor Revival cottages perched high atop a concrete retaining wall at 1135-39 Green Street. The cottages were designed by architect Maxwell G. Bugbee and constructed in 1909. Like 1338 Filbert Street, these cottages are all located on a single lot and are perpendicular in their orientation to the street. They replaced a similar cluster of cottages that were destroyed in 1906.

The 1915 Sanborn Map reveals that most of Russian Hill was solidly reconstructed. Nothing changed physically or socially in the neighborhood until the late 1920s, when developers began constructing several high-rise concrete apartment buildings in the area. The Spanish Colonial Revival apartment buildings built at 945, 947 and 1101 Green Street were initially quite controversial with Russian Hill residents, much as the 1960s high rises would be 40 years later. The 1920s also witnessed the construction of a booming commercial district on Upper Polk Street. One of the monuments of this era is the Alhambra Theater at 2320-36 Polk Street, designed by architect Timothy Pflueger and completed in 1926.

Between the late 1920s and early 1960s, Russian Hill remained largely unchanged physically. With very few exceptions, the neighborhood had long since been built out. During the Depression and the Second World War, very little new construction occurred. As the post-quake apartment buildings erected in the years immediately following 1906 aged, many owners began to remodel them. During the 1930s and 1940s, many buildings were either partially or fully stripped of their original siding and covered in stucco, a much more durable material. Other buildings were more systematically remodeled in the Art Deco or Streamline Moderne styles.

The 1960s witnessed one of the greatest periods of upheaval on Russian Hill as dozens of longtime residents fought a second and much more threatening wave of high-rise development. Although a half-dozen major buildings were constructed, including the twenty-five-story Summit at 999 Green (designed by Anshen & Allen in 1964) and the Royal Towers at 1750 Taylor (designed in 1965), a major battle erupted over the proposed construction of a massive project on the block bounded by Larkin, Hyde, Chestnut and Lombard Streets in 1972. The project called for the construction of two separate high-rise apartments, one 25 stories and the other, 31 stories. After a series of protracted battles at the San Francisco Planning Commission and the Board of Supervisors, the project was ultimately defeated and a height limit of 40 feet was enacted for Russian Hill.

With a limit of 40 feet in place, there is not much incentive to demolish functional residential buildings that are already at this height or taller, and Russian Hill has therefore undergone few physical changes since the 1970s. Socially, Russian Hill remains a diverse neighborhood with a mixture of ethnic groups and income levels. Over the past three decades, Chinese immigrants have moved from Chinatown to Russian Hill. Meanwhile, unlike many more transient neighborhoods, many long-time residents have remained on Russian Hill, particularly at the Summit, where family ownership patterns have ensured the preservation of many historic buildings and landscape features.

Site History

According to the Landmark Designation Report, before the 1906 Earthquake and Fire, the property consisted of two lots, each containing a residence. Peter Mathews, a gardener, milkman and laborer lived at one of the houses. William Bush, a butcher, lived in the other house along with his wife, Mary E. Mathews, Peter Mathew's daughter. Ownership of the property transferred to Mary in 1887 and later to William Bush. After the 1906 Earthquake and Fire, William Bush requested permits to build the Filbert Street cottages as rental housing. The 1907 building permit includes rough sketches of the placement of four 20' x 30' wood frame buildings. A 1979 permit states that the cottages were originally constructed as single-family residences, each one-story with a basement for storage. 1907 water records show four families with four basins, baths, and water closets. The property remained in the Bush family until 1946, when it was sold to Marian Hartwell.

Marian Hartwell was a faculty member at the California School of Fine Arts until 1940. In 1943, Hartwell, then a renter, built an addition to Cottage A to use as an art studio and classroom for her School of Basic Design and Color. The other cottages were used to house her students and other renters. Hartwell purchased the property in 1946, and in the 1950s she added the additions to the rear and reconfigured the cottages into ten units. She also added the brick walkways, patios and landscaping.

Although additions to the rear of the cottages and other structural changes have been made over the decades, the 2001 Landmark Designation Report only chronicles the alterations to the four original cottages and the studio as they existed during the period of significance.

VI. EVALUATION

Page and Turnbull did not independently assess the historic significance of the Filbert Street Cottages since the Filbert Street Cottages were designated San Francisco Landmark #232, on April 3, 2003, by Ordinance 53-03, effective May 3, 2003. The Board of Supervisors incorporated the Landmark Designation Report dated July 12, 2001, into the ordinance; that report found that the cottages meet several National Register of Historic Places criteria for Historic Significance.

The National Register of Historic Places (National Register) is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level. Resources are eligible for the National Register if they meet any one of the four criteria of significance and if they sufficiently retain historic integrity. However, resources under fifty years of age can be determined eligible if it can be demonstrated that they are of "exceptional importance," or if they are contributors to a potential historic district. The four criteria serve as a guide in evaluating historic properties that may be significant to local, state or national history and therefore worthy of designation.

National Register criteria are defined in depth in *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation*. There are four basic criteria under which a structure, site, building, district, or object can be considered eligible for listing in the National Register. These criteria are:

Criterion A (Event): Properties associated with events that have made a significant contribution to the broad patterns of our history;

Criterion B (Person): Properties associated with the lives of persons significant in our past;

Criterion C (Design/Construction): Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant distinguishable entity whose components lack individual distinction; and

Criterion D (Information Potential): Properties that have yielded, or may be likely to yield, information important in prehistory or history.

The following sections provide a summary of previous evaluations of the significance of the Filbert Street Cottages:

San Francisco Landmark Designation Report (July 12, 2001)

The Landmark Designation Report asserted that the cottages meet three of the National Register criteria:

Criterion A, for being associated with the aftermath of the 1906 Earthquake and Fire and the post-emergency housing needs of the time, and for being associated with important periods in San Francisco art history.

Criterion B, for their association with the life of Marian Hartwell, a faculty member of the California School of Fine Arts.

Criterion C, for embodying distinctive characteristics of vernacular post-earthquake period architecture (wood frame, rusticity, simplicity, informality), unique siting, a court plan, and craftsman-period references. The landscape was found to represent a distinguishable entity under Criterion C.

Ordinance 53-03 passed by the Board of Supervisors states in finding number 13 that the Landmark Designation Report dated June 14, 2001, as amended on July 12, 2001, "is hereby incorporated by reference as if fully set forth herein." Thus the Board of Supervisors essentially stated that the resource is National Register-eligible, although such a determination can only be officially made by the State Historical Resources Board and the Keeper of the National Register.

The ordinance states that the features to be preserved are those generally described in the Landmark Designation Report (case No 2001.0232L). That report, dated July 21, 2001, finds that the particular features that should be preserved are:

1. Exterior of the four original footprint cottages, including the 22" additions to the height (1951), and excluding the rear additions (probably 1953) to Cottages B, C, and D.
2. Studio addition to Cottage A with entry patio (1943).
3. Landscaping features:

- Grapestake fence and stepped brick wall under it
- Brick pathways and stairways
- Brick patios
- Boxwood hedges throughout
- 2 plum trees, southern property line
- 3 leptospermum (Australian Tea) trees, trimmed as hedge over the fence
- Japanese maple tree, Cottage A courtyard
- Mature magnolia, east property line
- Flowering shrubs, west of walkway

The additions made to the rear of Cottages B, C and D are specifically excluded from the list of features to be preserved.

Further discussion of the historical significance of the cottages and features to be preserved can be found in the Landmark Designation Report, dated July 12, 2001 (**Appendix B**).

Carey & Co., Historic Fabric Assessment (August 21, 2006)

Carey & Co performed a Historic Fabric Assessment on the cottages and their conclusions are contained in a report dated August 21, 2006. This historic fabric report can be used to help determine the character defining features of the property and the specific features that are historically significant. Such features should be treated according to the *Secretary of Interior Standards for Rehabilitation*.

The report was based on observations of the visible features during visits in February, March and August 2006 and the description contained in the Landmark Designation Report. Carey & Co. did not conduct independent historical research and did not conduct any destructive testing. Carey & Co. used a three-tiered historic value rating system (Significant, Contributing, Non-contributing) and a three tiered condition rating system (Good, Fair, Poor). In Carey & Co.'s opinion, features that are Significant or Contributing have sufficient historic character to contribute to the overall significance and interpretation of the property.

The features and elements that are significant and contributing in the Carey & Co. report are:

- Scale /Proportion: The two-story detached massing of the four cottages.
- Wood Cladding: Horizontal wood siding in either v-groove or rustic drop siding (cove). All other siding is not historic.
- Roof Form: Wood-framed hipped roof for the cottage and large span shed roof for the studio clad with composition shingles.
- Boxed Eaves/Gutter: Angled fascia boards with smooth mitered connections and enclosed soffits.
- Concrete Foundations: Lower units with board-formed battered and stepped concrete foundation wall at the interiors.
- Wood Framing: Wood frame construction including large diameter floor joists.
- Door and Window Trim: Door and window trim of simple 6" surrounds are contributing but narrower surrounds are not.
- Windows:
 - Wood casement windows flanking the door on the lower units.
 - Wood double hung windows on Cottages A, B and C.
 - Fixed windows on Cottages A and C.
 - Salvaged doors used as windows on Cottages B and C.
- Doors: Staked glazed entry to the lower level of Cottages A and C.⁴
- Interior Door and Window Trim: Significant wood window and door trim is limited to surrounds four inches or more in width. Most door trim is narrow, modern trim and is non-contributing.

⁴ Carey & Co said that the Wood Porch and Access Stairs only on Cottage C are *potentially* contributing.

- Casework: Built-in casework on the lower units includes wood shelving integrated with the battered foundation walls, and kitchen cabinet elements.

Further discussion of the significant features of the cottages can be found in the Carey & Co. Historic Fabric Assessment, dated August 21, 2006 (**Appendix C**).

Architectural Resources Group, Door and Window Survey (February 15, 2008)

Architectural Resources Group (ARG) conducted a survey of the doors and windows at the cottages on February 4, 2008 to assess whether the doors and windows are historic and—of those that are judged to be historic—to evaluate whether the door or window is repairable. Doors and windows were considered to be historic if they appeared to have been installed during the periods of significance. As part of the survey, windows and doors were classified into three condition categories: good, fair and poor. Based on the condition, each door or window was then placed in a treatment category: repair, replace in kind, or not historic. ARG did not conduct independent historical research and concluded in their report dated February 15, 2006, that most of the windows at the cottages are historic and should be retained after being repaired to working order. Several of the historic windows were in a severe state of deterioration and should be replaced in kind. Most of the doors are not historic, but those that are should be retained and repaired. The historic doors and windows identified by ARG should be treated according to the *Secretary of Interior Standards for Rehabilitation*.

Further discussion of the condition of the doors and windows of the cottages can be found in the ARG Door and Window Survey, dated February 15, 2008 (**Appendix D**).

Conclusion

After conducting a site visit on November 30, 2008, Page & Turnbull concurs with Carey & Co.'s list of significant and contributing features and elements identified above, with the exception of the built-in casework, which lacks distinction and is in poor condition. Additionally, Page & Turnbull agrees with ARG's assessment of the historic doors and windows. It should be noted that the doors and windows have further deteriorated since the ARG site visit was conducted on February 4, 2008. Page & Turnbull also observed that of the landscape features identified in the Landmark Designation Report that were cut down in 2001 and 2002 by the previous owners, the boxwood trees planted along the Studio patio and Cottage A appear to be growing back. All other plantings identified in the Landmark Designation Report no longer exist. Further discussion of the condition and significance of the landscaping can be found in the significance diagrams prepared by Page & Turnbull (**Appendix E**).

Although in poor condition, Page & Turnbull believes that the property retains the essential physical features that made up its appearance during the period of significance, identified as 1907 and 1930s-1972 in the Landmark Designation Report. The property has lost some historic materials through physical deterioration; however, it retains a majority of the features that illustrate its style in terms of the massing, spatial relationships, proportions, pattern of windows and doors, texture of materials, and utilitarian ornamentation. The property as a whole retains its essential physical features that enable it to convey its significance. Despite its poor condition, the cottages retain their integrity of location, setting, design, materials, workmanship, feeling, and association.

VII. PROJECT SPECIFIC IMPACTS

This section analyzes the proposed project and whether it complies with the Secretary Standards for Rehabilitation.

Proposed Project

The current owner of the Filbert Street Cottages proposes to renovate the cottages and return them to single-family use. The proposed project includes constructing a new three-story addition to the rear of the cottages, changing the interiors, raising the cottages slightly to bring their foundation slabs above grade, excavating underneath and around the cottages to accommodate a new garage, and altering some landscape elements.

The project sponsor proposes to demolish the non-historic one-story rear additions of Cottages B, C and D and the non-historic addition at the north side of Cottage D. A new three story, rectangular-plan addition would be constructed at the rear of the cottages, and would abut the retaining wall to the east. The roofline of the addition would be higher than that of the cottages, but lower than the highest portion of the existing retaining wall to minimize its visibility from the street. The height of the proposed addition is largely driven by the floor heights of the existing cottages, which reflects the desire for seamless circulation and spatial transitions between old and new. The addition would be clad in a horizontal rain screen and would be punctuated by large rectangular aluminum frame windows. The rear façade of the addition facing the adjacent property would be screened with a wood trellis. The addition would be capped by a ballasted flat roof. The three story addition would contain mechanical rooms, laundry rooms and bathrooms on the first floor. Kitchens would be located on the second floor and the third floor would contain additional bedrooms and bathrooms.

The interiors of the cottages would be reconfigured as part of the rehabilitation, and existing interior partitions (which do not appear to be historic) would be removed. The ground level of the cottages would be excavated to provide additional living space and would be reconfigured to contain a family room/media room and bedroom. The second level of the cottages would contain a living room/dining room and bathroom in Cottages B, C and D, while Cottage A would contain a bedroom and bathrooms. Cottage A would connect with the studio, which would contain a living room/dining room and a stair providing access to a loft in the third floor of the new addition. Wherever possible, the new rear addition would feature floor heights at the same level as those of the existing cottages to provide a seamless interior transition between the two. Cottages B, C, and D and the studio would each contain a new fireplace, which would replace the existing fireplaces in approximately the same location; the existing fireplace in Cottage A would be removed. Existing kitchen and bathroom fixtures would be removed.

The composition shingle roofing, which is in poor condition, would be replaced with new asphalt shingles. Historically, the cottages have featured both wood shingles and composition shingles, and the new shingles would be designed to match the old in size and shape. (See Appendix F).

The foundation slabs of the cottages are currently below grade, which is causing deterioration of the wood siding near the base of the buildings. The cottages would therefore be raised slightly to bring their foundation slabs above grade. Each building would be raised from the bottom by approximately seven inches as part of the re-grading of the site; the cottages are all slightly different heights, and would be raised by varying amounts (see Table 1). The height of the studio would also be raised slightly: a raised roof addition would be constructed at the studio's east wall to accommodate stair access to the third floor of the Cottage A addition, and the roof of the studio would be raised to add new flashing at the clerestory windows. Two 7" boards to match the existing would be installed just above the windows on the west façade to accomplish these changes.

Table 1. Summary of proposed height changes to cottages

	Height Above Grade		
	<i>Existing</i>	<i>Proposed</i>	<i>Difference</i>
Cottage A	23'-3 1/2"	23'-10"	6 1/2"
Cottage B	23'-6"	24'-0 1/2"	6 1/2"
Cottage C	23'-2"	23'-8 1/2"	6 1/2"
Cottage D	24'-2"	24'-9"	7"
Studio	14'-10"	16'-0"	14 1/2" (relationship to Cottage A only changes by 8 1/4")

A new subterranean eight-car parking garage with additional space for tenant storage would be constructed underneath the footprint of the cottages and addition above. Vehicular access to the garage would be provided by a car lift that would be located at the south side of the property. In the open position, the car lift would raise from the basement to allow vehicular entry. When in the closed position, the roof of the car lift would be level with the ground. The roof of the car lift would be sloped in relation to the site and would have a planted canopy. Pedestrian access to the garage would be provided by stairs located at the northwest and southwest corners of the garage and would lead to the front and rear of the garden. Each condo unit would have access to the garage via a private internal stairway. The stairways are all located in the new addition, with the exception of one, which is located at the west end of Cottage A.

As part of the excavation for the new parking garage, the project sponsor proposes a grade change between the cottages. The site is currently sloped considerably, and would be re-graded to provide flat access to the new addition behind the cottages. A fence would be installed between Cottages A and B and Cottages C and D to screen the newly graded areas and the new three-story addition. New door openings would be cut in the secondary facades of each cottage to provide additional egress. The existing stairways to the second floors of the cottages would all be removed. A new concrete stairway in a similar configuration to the existing would be installed between Cottages B and C, and a new wood stairway at the northwest corner of Cottage D would be installed to match the existing.

The brick pathway that runs north along the west facing elevations of the cottages and brick patio bordering the studio would be retained. To accommodate the excavation for the subterranean garage, the brick paving would either be protected in place during construction or carefully removed and reinstalled to exactly match the existing orientation and paving pattern (see Appendix G). The brick stairway leading to the studio would be relocated adjacent to Cottage A, and the low concrete retaining wall to the west would be removed. The planted areas next to the brick path would be filled with new plant material similar in size, species, and location to the plantings listed in the Landmark Designation Report. The grapestake fence over the stepped brick wall would be reconstructed and a new gate to allow car access would be added.

California Environment Quality Act (CEQA)

The California Environment Quality Act (CEQA) is state legislation (Pub. Res. Code §21000 et seq.), which provides for the development and maintenance of a high quality environment for the present-day and future through the identification of significant environmental effects.⁵ CEQA applies to "projects" proposed to be undertaken or requiring approval from state or local government agencies. "Projects" are defined as "...activities which have the potential to have a physical impact on the environment and may include the

⁵ State of California, California Environmental Quality Act, http://ceres.ca.gov/topic/env_law/ceqa/summary.html, accessed 31 August 2007.

enactment of zoning ordinances, the issuance of conditional use permits and the approval of tentative subdivision maps.”⁶ Historic and cultural resources are considered to be part of the environment. In general, the lead agency must complete the environmental review process as required by CEQA. In the case of the proposed project at the Filbert Street Cottages, the City of San Francisco will act as the lead agency.

According to CEQA, a “project with an effect that may cause a substantial adverse change in the significance of an historic resource is a project that may have a significant effect on the environment.”⁷ Substantial adverse change is defined as: “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historic resource would be materially impaired.”⁸ The significance of an historic resource is materially impaired when a project “demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance” and that justify or account for its inclusion in, or eligibility for inclusion in, the California Register.⁹ Thus, a project may cause a substantial change in a historic resource but still not have a significant adverse effect on the environment as defined by CEQA as long as the impact of the change on the historic resource is determined to be less-than-significant, negligible, neutral or even beneficial.

A building may qualify as a historic resource if it falls within at least one of four categories listed in CEQA Guidelines Section 15064.5(a), which are defined as:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.).
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of section 5024.1 (g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency’s determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852).
4. The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Pub. Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Pub. Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Pub. Resources Code sections 5020.1(j) or 5024.1.¹⁰

⁶ Ibid.

⁷ CEQA Guidelines subsection 15064.5(b).

⁸ CEQA Guidelines subsection 15064.5(b)(1).

⁹ CEQA Guidelines subsection 15064.5(b)(2).

¹⁰ Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.

The Filbert Street Cottages are San Francisco Landmark #232, and is thus included in the local register of historical resources. As such, the property falls within category 2 and therefore appears to qualify as a historic resource under CEQA.¹¹

City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources

As a certified local government and the lead agency in CEQA determinations, the City and County of San Francisco has instituted guidelines for initiating CEQA review of historic resources. The San Francisco Planning Department's "CEQA Review Procedures for Historical Resources" incorporates the State's CEQA Guidelines into the City's existing regulatory framework.¹² To facilitate the review process, the Planning Department has established the following categories to establish the baseline significance of historic properties based on their inclusion within cultural resource surveys and/or historic districts:

- **Category A – Historical Resources is divided into two sub-categories:**
 - **Category A.1 – Resources listed on or formally determined to be eligible for the California Register.** These properties will be evaluated as historical resources for purposes of CEQA. Only the removal of the property's status as listed in or determined to be eligible for listing in the California Register of Historic Resources by the California Historic Resources Commission will preclude evaluation of the property as an historical resource under CEQA.
 - **Category A.2 – Adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register.** These properties will be evaluated as historical resources for purposes of CEQA. Only a preponderance of the evidence demonstrating that the resource is not historically or culturally significant will preclude evaluation of the property as an historical resource. In the case of Category A.2 resources included in an adopted survey or local register, generally the "preponderance of the evidence" must consist of evidence that the appropriate decision-maker has determined that the resource should no longer be included in the adopted survey or register. Where there is substantiated and uncontroverted evidence of an error in professional judgment, of a clear mistake or that the property has been destroyed, this may also be considered a "preponderance of the evidence that the property is not an historical resource."
- **Category B - Properties Requiring Further Consultation and Review.** Properties that do not meet the criteria for listing in Categories A.1 or A.2, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for the purposes of CEQA.
- **Category C - Properties Determined Not To Be Historical Resources or Properties For Which The City Has No Information indicating that the Property is an Historical Resource.** Properties that have been affirmatively determined not to be historical resources, properties less than 50 years of age, and properties for which the City has no information.¹³

¹¹ According to CEQA Guidelines Section 15064.5(a), Category 3: "Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources."

¹² San Francisco Planning Department, *San Francisco Preservation Bulletin No. 16: City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources* (October 8, 2004).

¹³ San Francisco Planning Department, "San Francisco Preservation Bulletin No. 16 – CEQA and Historical Resources" (May 5, 2004) 3-4.

The Filbert Street Cottages are designated as San Francisco Landmark #232, and are thus included in Article 10 of the San Francisco Planning Code, which qualifies as an adopted local register. Consequently, the Filbert Street Cottages are classified under **Category A.2 – Adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register**, and are therefore considered by the City and County of San Francisco to be a historic resource under CEQA.

Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties

The Secretary of the Interior's Standards for the Treatment of Historic Properties (the Standards) are the benchmark by which Federal agencies and many local government bodies evaluate rehabilitative work on historic properties. The Standards are a useful analytic tool for understanding and describing the potential impacts of substantial changes to historic resources. Compliance with the Standards does not determine whether a project would cause a substantial adverse change in the significance of an historic resource. Rather, projects that comply with the Standards benefit from a regulatory presumption under CEQA that they would have a less-than-significant impact on an historic resource. Projects that do not comply with the Standards may or may not cause a substantial adverse change in the significance of an historic resource.

The following analysis applies each of the Standards to the proposed project at the Filbert Street Cottages. The analysis is based upon design documents dated June 5, 2009, prepared by Buttrick Wong Architects (**Appendix A**). The findings are summarized in Table 2.

Rehabilitation Standard 1: *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

The Filbert Street Cottages would continue to be used for residential purposes, although as owner-occupied units instead of rentals as during the period of significance. The continued residential use makes the project comply with Rehabilitation Standard 1.

Rehabilitation Standard 2: *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.*

The one-story rear additions located behind Cottages B, C and D would be demolished as part of the proposed project. As these additions are non-contributing, distinctive materials would not be removed and spaces and spatial relationships that characterize that portion of the property would not be impacted. It appears that the new addition would not require the removal of a significant amount of the cottages' distinctive materials, and any necessary removal would occur at the rear of the cottages. Some historic fabric would be removed to accommodate the grade changes and new door and window openings on the secondary facades, but would not significantly alter the character of the property. Additionally, existing openings at the rear of the cottages would be retained and used to access the new addition.

The new three-story addition would be located at the rear of the cottages to minimize its impact on the Filbert Street Cottages, and would preserve the spatial relationships of the cottages as a row of semi-detached individual units. Since the height of the upper levels of the addition takes its cue from the 9'-0" nominal floor height, it would not overshadow the historic character of the cottages. Although the new addition would be taller than the cottages, it would be lower than the highest point of the existing retaining wall, and thus would not greatly affect the cottages' setting. The new three-story addition would be minimally visible from the street and the historic brick pathway, and visualizations of the site illustrate that the pedestrian perception of the cottages would not be impacted. The attachment of the new addition to the cottages would not require the removal of distinctive features or materials. While a small portion of the studio roof would be removed

to accommodate a raised roof stair addition that provides stair access to the third floor of the Cottage A addition, this action would not significantly alter the property's distinctive features.

The cottages would be raised slightly to bring their foundation slabs above grade. Each building would be raised from the bottom by approximately seven inches as part of the re-grading of the site, but the overall proportions and spatial relationships of each cottage would be retained and preserved (see Table 1). The roof of the studio would be raised slightly to add new flashing at the clerestory windows, and two 7" boards to match the existing would be installed just above the windows on the west façade to accomplish this change. The alterations at the studio would not significantly affect the relationship between the studio and Cottage A (due to the proposed grade changes, the relative height of the studio and Cottage A would change by eight inches).

The proposed project requires grading the area between Cottages A and B and Cottages C and D—currently sloped—in order to achieve level access to the new three-story addition at the rear of the property. A fence would be installed between Cottages A and B and Cottages C and D to screen the newly graded areas and the new three-story addition to preserve the spatial relationship of the cottages to the site. A new concrete stairway in a similar configuration to the existing would be installed between Cottages B and C, and a new wood stairway at the northwest corner of Cottage D would be installed to match the existing.

The proposed landscape changes to the site would also preserve the historic character of the property, and would not result in the removal of distinctive features. The brick paving is a character-defining feature of the site, and would be retained as part of the proposed project. The brick stairway near the studio would be moved to accommodate the new car lift; this would not result in the loss of historic character, as the stairway would be relocated just north of its current location. New plantings would be located in the historic planting beds and would feature specimens similar in size and species to the original.

The scale and spatial relationships of the cottages would be retained, and the new three-story addition would not diminish the integrity of setting of the property. Therefore, as designed, the project complies with Rehabilitation Standard 2.

Rehabilitation Standard 3: *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.*

The proposed project does not include adding features that create a false sense of historical development. No conjectural features or elements from other historical properties would be added. As designed, the proposed project therefore complies with Rehabilitation Standard 3.

Rehabilitation Standard 4: *Changes to a property that have acquired significance in their own right will be retained and preserved.*

At the Filbert Street Cottages, changes which have acquired significance in their own right include the 1943 studio addition, the 22" raised height (1951), alterations to the windows, and the landscaping and brick paving (all of which are called out as significant in the Landmark Designation Report).

The proposed project would retain and preserve the 1943 studio addition. The project would also retain and repair all existing windows on the primary (west) facades of the cottages, with the exception of the second story of Cottage C, where a salvaged multi-pane, wood-sash window similar to the existing adjacent windows would replace the existing wood-frame, plate glass window. Doors on the primary facades would also be retained and repaired. The door on Cottage B is deteriorated beyond repair and would be replaced in kind.

In addition, the boxed eaves, brick patios and pathways would be retained and preserved. The proposed project does require the relocation of the brick stair, which provides access to the studio at the east side of the property.

Significant later additions to the Filbert Street Cottages would largely be retained and preserved, and therefore the project complies with Rehabilitation Standard 4.

Rehabilitation Standard 5: *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The rehabilitation of the cottages would be undertaken in a manner consistent with the Standards and as much as possible of the distinctive materials, features, finishes, or construction techniques that characterize the property would be repaired or replaced with salvaged materials or new, compatible materials. Distinctive materials and finishes such as the horizontal wood siding would also be preserved. The wood frame construction including the large floor joists and the wood framed hip roof are examples of construction techniques from the first period of significance (1907) that would be preserved. The proposed project would salvage doors and windows from the existing rear additions and other locations and use them to replace deteriorated windows or install them in new locations, thereby continuing the building tradition of Marian Hartwell, who used salvaged materials in the alterations she made to the cottages.

Landscaping to be retained includes the brick pathways and patios, planting beds and front garden, and the brick wall beneath the grape stake fence. The grape stake fence would be repaired, and the brick stairway would be relocated just north of its current location. New plantings would be located in the historic planting beds and would feature specimens similar in size and species to the original.

As designed, the project largely complies with Rehabilitation Standard 5.

Rehabilitation Standard 6: *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The proposed project includes provisions to largely repair, rather than replace, historic materials. The historic windows and doors would be retained and repaired. Where severely deteriorated, windows and doors would be replaced with a new feature that matches the old in design and materials. The proposed project would also salvage doors and windows from the existing rear additions to be demolished and other locations and use them to replace deteriorated materials.

The landscaping at the Filbert Street Cottages is in poor condition. The project sponsor intends to replace the plants listed in the Landmark Designation Report with similar species and similar sized specimens in the approximate locations of the historic plantings where possible, which is a compatible treatment for this feature. The brick patios and walkways would be retained and restored. The brick paving would either be protected in place during construction or carefully removed and reinstalled to exactly match the existing orientation and paving pattern. Both options would be a compatible treatment for this feature.

The composition shingle roofing, which is in poor condition, would be replaced with new asphalt shingles to match the historic in size and shape. While the project drawings specify a galvalume roof, this was not an appropriate roofing material for the Filbert Street Cottages, and the project sponsor has changed the program to instead include asphalt shingles. (See **Appendix F** for additional information).

As designed, the project is largely in compliance with Standard 6.

Rehabilitation Standard 7: *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

No chemical or physical treatments are proposed as part of the project. However, if chemical or physical treatments are necessary, they would be undertaken using the gentlest means possible, and treatments that cause damage to historic materials would not be used.

As designed, the project complies with Standard 7.

Rehabilitation Standard 8: *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measure will be undertaken.*

The proposed project involves substantial excavation. However, the areas around the building foundation have been previously disturbed, resulting in a low probability of encountering prehistoric archaeological material. If archaeological material is found, construction would be halted for proper investigation in compliance with Rehabilitation Standard 8. The project is thus assumed to be compliant with Standard 8.

Rehabilitation Standard 9: *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and environment.*

As discussed in Standard 2, the new three-story addition would be a simple, rectangular mass located at the rear of the cottages in order to preserve the spatial relationships of the cottages as a row of semi-detached individual units. Since the height of the upper levels of the addition takes its cue from the 9'-0" nominal floor height, it would not overshadow the historic character of the cottages, and would allow for smooth circulation and spatial transitions between old and new. Although the new addition would be taller than the cottages, it would be lower than the highest point of the existing retaining wall, and thus its size and scale would not affect the cottages' integrity. The new three-story addition would be minimally visible from the street and the historic brick pathway, and visualizations of the site illustrate that the pedestrian perception of the cottages would not be impacted. Furthermore, the attachment of the new addition to the cottages would not require the removal of any distinctive features or materials. While a small portion of the studio roof would be removed to accommodate a raised roof stair addition that provides stair access to the third floor of the Cottage A addition, this action would not significantly alter the property's distinctive features.

The new addition would be contemporary in style and detailing to remain differentiated from, yet compatible with, the historic fabric of the Filbert Street Cottages. The design of the proposed addition is simple in form and materials, with horizontal rainscreen siding and minimal details to help the building blend in, and recede into the background of the existing cottages. The fenestration pattern of the addition is compatible with the rhythm of the cottages, and all new windows will remain differentiated from the historic in size, materials, and mullion configuration.

Substantial excavation would be required for the new subterranean parking garage and car lift to be constructed underneath the footprint of the cottages. The existing brick paving, brick staircase, and other landscaping features would be protected in place or removed and reinstalled during excavation. The finished result of the excavation would not be visible above ground and therefore would not affect any of the property's materials, features, or spatial relationships. The proposed project also requires grading the area between Cottages A and B and Cottages C and D—currently sloped—in order to achieve level access to the

new three-story addition at the rear of the property. A fence would be installed between Cottages A and B and Cottages C and D to screen the newly graded areas and the new three-story addition to preserve the spatial relationship of the cottages to the site. New siding to match the existing would be installed on the secondary facades of each cottage to patch the area where re-grading occurs (between Cottages A and B and Cottages C and D). A new concrete stairway in a similar configuration to the existing would be installed between Cottages B and C, and a new wood stairway at the northwest corner of Cottage D would be installed to match the existing.

As designed, the project complies with Rehabilitation Standard 9.

Rehabilitation Standard 10: *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Because of the extensive excavation and site grading to accommodate the new three-story addition, subterranean garage and additional living space, future removal of these features, while technically possible, would be unlikely once they were built. If such removal were to occur, the essential form and integrity of the cottages and studio would be substantially intact. The installation of the car lift requires relocation of the existing brick stairway, a contributing feature of the cottages. While this does impact the integrity of this feature, if the car lift were removed in the future, the relocated brick stairway may be returned to its historic location. Finally, raising the cottages from the bottom and raising the height of studio roof are well-documented, and could be reversed if necessary in the future.

While the extensive excavation and site grading would be difficult to reverse, it could be done without altering the essential form and integrity of the cottages and studio. Therefore, as designed, the project complies with Standard 10.

Table 2. Summary of Project Compliance with the Secretary of the Interior's Standards for Rehabilitation

Standard 1: Retain Historic Use or Compatible New Use	
<i>Task</i>	<i>Compliance?</i>
Renovation for continued residential use	Y
Standard 2: Avoid removal of distinctive materials or alteration of features, spaces and spatial relationships	
<i>Task</i>	<i>Compliance?</i>
Demolish existing non-contributing, one-story rear additions	Y
Construct new three-story addition at rear of cottages (height of upper levels takes cue from 9'-0" nominal height of the second floor of the existing cottages, and relationship of individual cottages is still apparent)	Y
Construct raised-roof addition at east wall of studio, and raise roof of studio slightly to accommodate new stair	Y
Raise cottages to bring foundations above grade	Y
Grade changes are screened by fences between cottages	Y
Retain brick pathways and patio	Y
Relocate brick stairway, using salvaged brick	Y
Retain planting beds and front garden	Y
Repair grape stake fence	Y
Retain stepped brick wall beneath grape stake fence	Y
Standard 3: Creating False Sense of Historical Development Prohibited	
<i>Task</i>	<i>Compliance?</i>
Project does not include addition of conjectural features or elements	Y
Project does not include addition of elements from other historical properties	Y
New windows and doors on cottages and new construction will be recognizable as new	Y
Replace composition shingling with new asphalt shingles	Y
Standard 4: Retain and Preserve Significant Changes to Property	
<i>Task</i>	<i>Compliance?</i>
Retain studio (1943)	Y
Retain windows on primary elevations of cottages and studio, including salvaged multi-pane window at Cottage C	Y
Retain 22" raised height of the cottages (1951)	Y
Retain existing windows and doors from periods of significance	Y
Retain brick pathways and patios	Y
Relocate brick stairway at studio	Y
Retain planting beds and front garden	Y
Repair grape stake fence	Y
Retain stepped brick wall beneath grape stake fence	Y

Table 2. Summary of Project Compliance with the Secretary of the Interior's Standards for Rehabilitation (continued)

Standard 5: Preservation of Characteristic Materials, Features, Finishes, and Construction Techniques	
<i>Task</i>	<i>Compliance?</i>
Retain wood cladding on exterior of cottages and studio	Y
Retain boxed eaves of cottages	Y
Retain existing windows and doors from periods of significance	Y
Retain roof shape and volume	Y
Retain brick pathways and patios	Y
Relocate brick stairway at studio	Y
Retain planting beds and front garden	Y
Repair grape stake fence	Y
Retain stepped brick wall beneath grape stake fence	Y
Standard 6: Repair and Replacement of Deteriorated Features; Replacement of Missing Features	
<i>Task</i>	<i>Compliance?</i>
Repair any deteriorated windows/doors rather than replace	Y
Replace severely deteriorated windows/doors in-kind	Y
Salvage windows/doors from demolished areas and reinstall where needed	Y
Repair existing horizontal wood siding	Y
Repair existing boxed eaves	Y
Replace plants listed in Landmark designation report with similar species and similar sized specimens in approximate locations of historic plantings (see sketch in Landmark Designation Report)	Y
Replace composition shingle roof with asphalt shingles	Y
Standard 7: Gentlest Possible Chemical or Physical Treatments	
<i>Task</i>	<i>Compliance?</i>
No chemical or physical treatments proposed	N/A
Standard 8: Preservation of Archaeological Resources	
<i>Task</i>	<i>Compliance?</i>
Limited potential to encounter archaeological material; if archaeological material found, project will comply with Standards	N/A

Table 2. Summary of Project Compliance with the Secretary of the Interior's Standards for Rehabilitation (continued)

Standard 9: Alterations Will Not Destroy Characteristic Features and Be Discernable from, but Compatible with Historic Materials	
<i>Task</i>	<i>Compliance?</i>
New three story addition will be differentiated from the old through simple, contemporary design. Addition features compatible yet differentiated fenestration pattern, shape, and mullion configuration.	Y
New three story addition retains relationship of cottages as individual units, and is lower than the rear retaining wall to minimize visual impact. Height of upper levels takes cue from 9'-0" nominal height of the second floor of the existing cottages.	Y
New three story addition includes raised-roof addition to studio	Y
New window and door openings occur on secondary facades	Y
Brick stairway at studio will be relocated	Y
Excavation for subterranean garage and additional living space on ground floor will not be visible from the exterior	Y
Fences installed between cottages to screen newly graded areas and new addition	Y
Standard 10: New Additions Will Not Impair Integrity of Historic Property if Removed	
<i>Task</i>	<i>Compliance?</i>
Essential form and integrity of cottages and studio would be intact if three-story addition was removed	Y
If car lift is removed, relocated brick stairway may be returned to historic location depending on the re-installation technique of bricks	Y
Excavation for the subterranean garage and additional living space on the ground level	Y
Drawings clearly document where impacts to historic fabric occur	Y
Raising height of studio roof is well-documented, and could be reversed if necessary in the future	Y

Analysis of Project Specific Impacts under CEQA

Because the Filbert Street Cottages are considered to be a historic resource under CEQA, the proposed project must be evaluated for potential impacts on the site. According to Section 15126.4(b)(1) of the Public Resources Code (CEQA), if a project complies with the *Secretary of the Interior's Standards for Rehabilitation*, the project's impact "will generally be considered mitigated below a level of significance and thus is not significant." If a project does not comply with the Standards, it must be evaluated under CEQA to determine whether or not it will have a significant adverse impact on the historic resource.

As demonstrated in the preceding analysis, the project as currently designed appears to be in compliance with the *Secretary of the Interior's Standards for Rehabilitation*, and does not appear to affect the eligibility of the Filbert Street Cottages for listing in any local, state, or national historical registers. Because the proposed project at the Filbert Street Cottages complies with the *Secretary's Standards*, it does not appear to have a significant effect on the environment under CEQA.

Analysis of Cumulative Impacts under CEQA

CEQA defines cumulative impacts as follows:

"Cumulative impacts" refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. The individual effects may be changes resulting from a single project or a number of separate projects. The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.¹⁴

The proposed project at the Filbert Street Cottages does not appear to have any cumulative impacts as defined by CEQA.

Analysis of Need for Mitigation

According to Section 15126.4 (b) (1) of the Public Resources Code: "Where maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of the historical resource will be conducted in a manner consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*, the project's impact on the historical resource will generally be considered mitigated below a level of significance and thus is not significant." Because the proposed project at the Filbert Street Cottages would not have a significant adverse effect on a historic resource, no mitigation measures would be required.

¹⁴ CEQA Guidelines, Article 20, subsection 15355.

VIII. CONCLUSION

The Filbert Street Cottages were built in 1907 and are designated as San Francisco Landmark #232. The cottages are significant for their association with the aftermath of the 1906 Earthquake and Fire, their association with the life of Marian Hartwell, a faculty member of the California School of Fine Arts (now the San Francisco Art Institute), and as an example of vernacular post-earthquake period architecture with unique siting and court plan.

Page & Turnbull did not independently assess the historic significance of the Filbert Street Cottages, but has relied on the Board of Supervisors ordinance and the Landmark Designation Report for determination of significance of the cottages. As a San Francisco Landmark, the property is automatically eligible for inclusion in the California Register of Historic Resources. The cottages are therefore a historic resource under CEQA.

As the above analysis demonstrates, the alterations proposed to the Filbert Street Cottages appear to comply with *Secretary of the Interior's Standards for Rehabilitation*. Because the proposed project at the Filbert Street Cottages appears to comply with the *Secretary's Standards*, it does not appear to have a significant effect on the environment under CEQA.

IX. REFERENCES CITED

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Carey & Co., Inc. Architecture. *Historic Fabric Assessment, 1338 Filbert Street Cottages*, dated August 21, 2006.

Architectural Resources Group. *Filbert Cottages – Door and Window Survey*, dated February 15, 2008.

Published

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A Knopf, 2003.

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Landmark Designation Report, Date July 12, 2001 Case No. 2001.0232L

Online Resources

www.streetcar.org/mim/cable/history/index.html, accessed December 8, 2008.

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<http://www.sfgov.org/site/uploadedfiles/planning/preservation/PresBulletin18ARCHSTYLES.pdf> (accessed September 2006).

Maps

Sanborn Insurance Company Maps, 1886-1950.

X. PHOTOGRAPHS

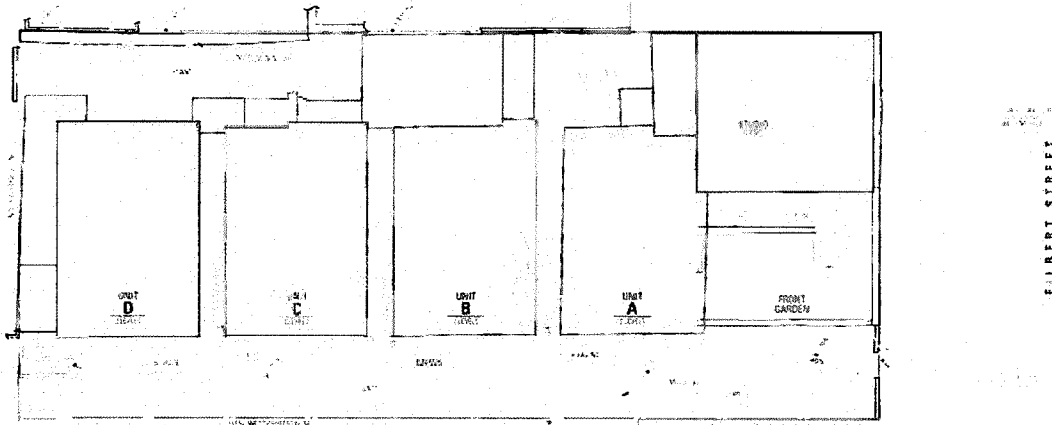


Figure 1. Existing site plan (Buttrick Wong Architects).



Figure 2. View of property from Filbert Street. View north.

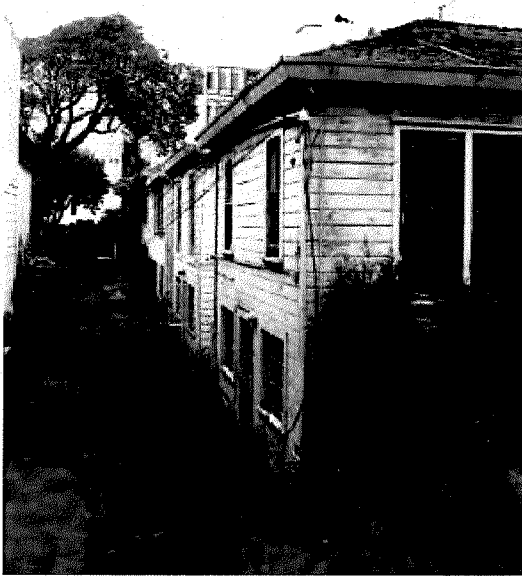


Figure 3. West facade of cottages. Note brick pathway. View north.



Figure 4. West facade of studio. View east.



Figure 5. West facade of Cottage C. Note door used as window. View east.



Figure 6. Detail of brick steps to be relocated. View north.

XI. APPENDICES

- A. Architectural Drawings, Buttrick Wong Architects, June 5, 2009*
- B. Landmark Designation Report, July 21, 2001*
- C. Historic Fabric Evaluation, Carey & Co., August 21, 2006*
- D. Door and Window Survey, ARG, February 15, 2008*
- E. Significance Diagram, Page & Turnbull*
- F. Roof and Chimney Rehabilitation Memo, Page & Turnbull, January 14, 2009*
- G. Landscape and Paving Rehabilitation Memo, Page & Turnbull, April 28, 2009*

[illegible][illegible]

CENTER LINE
 FINISH LINE
 EXISTING IMPV ELEVATION
 NEW IMPV ELEVATION
 BASE LINE
 SLOPING SECTION
 WALL SECTION
 ELEVATION
 DETAIL
 WINDOW
 DOOR

PLANNING DEPARTMENT INFO

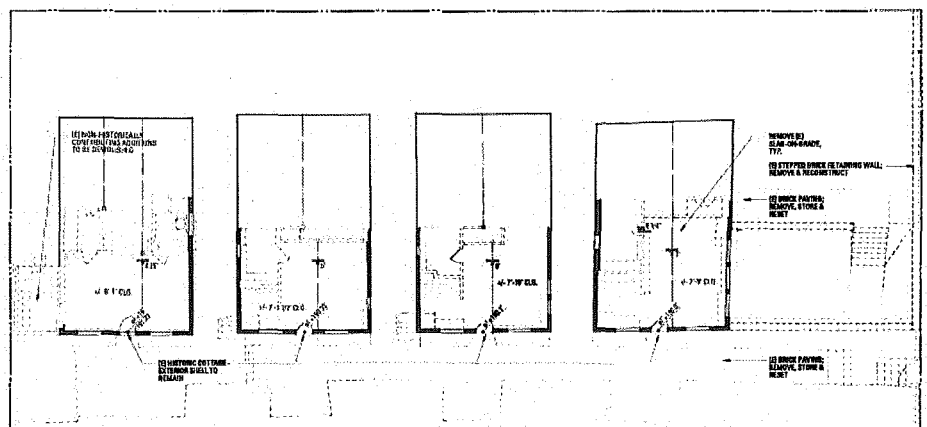
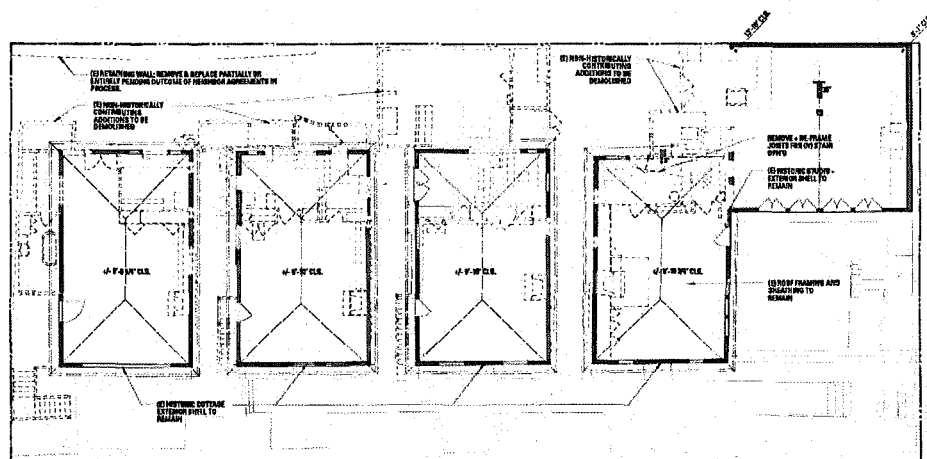
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VEHICLE	VEHICLE	5-18-67	12:10	TYPE 1 AUTO IN DRIFT	NO
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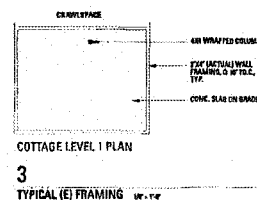
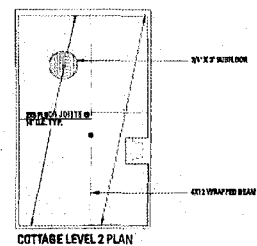
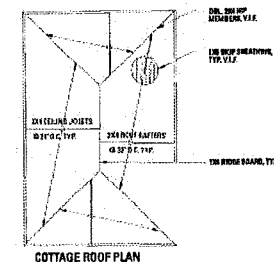
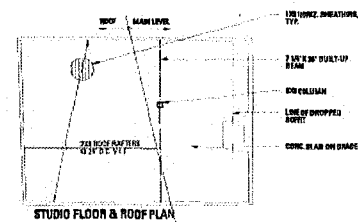
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2/15/80	UTILITIES	15.00	10.00
3/1/80	SALES	75.00	85.00
3/15/80	PAYROLL	50.00	35.00
4/1/80	RENT	25.00	10.00
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6/15/80	UTILITIES	15.00	(15.00)
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7/15/80	PAYROLL	50.00	25.00
8/1/80	RENT	25.00	0.00
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9/1/80	SALES	85.00	70.00
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11/15/80	PAYROLL	50.00	25.00
12/1/80	RENT	25.00	0.00
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4/15/83	UTILITIES	15.00	1025.00
5/			



LEGEND

 EXISTING WALLS TO REMAIN

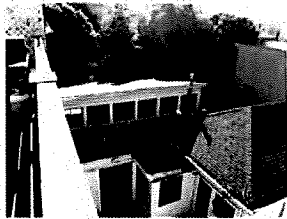
 EXISTING WALLS TO BE DEMOLISHED



3 TYPICAL (E) FRAMING

NOTES:

1. COMPLETELY PRESERVE AND ARCHITECT PRIOR TO COMMENCING ANY WORK.
2. ALL CEILING CHIMNEY STONES ARE FINISH TO EXIST EXCEPT FOR COTTAGE A. COTTAGE A DIMENSIONS ARE 11.5 BY 2.5 JOIST.
3. FOR EXTERIOR DOOR & WINDOW INFORMATION SEE SEIT ELEVATIONS.
4. ALL EXISTING HISTORIC MATERIAL TO REMAIN SHALL BE REPAIRED, OR REPLACED IN KIND IF DAMAGED OR SIGNIFICANT DETERIORATION IS IDENTIFIED DURING CONSTRUCTION.
5. ALL BRICK PAVING TO BE REMOVED, CATALORIED, STORIED, AND REPLACED.



ROOF BETWEEN COTTAGE A + STUDIO



NON-CONTRIBUTING ADDITIONS @ COTTAGES B, C + D



VIEW FROM STREET



COTTAGE B



COTTAGE C



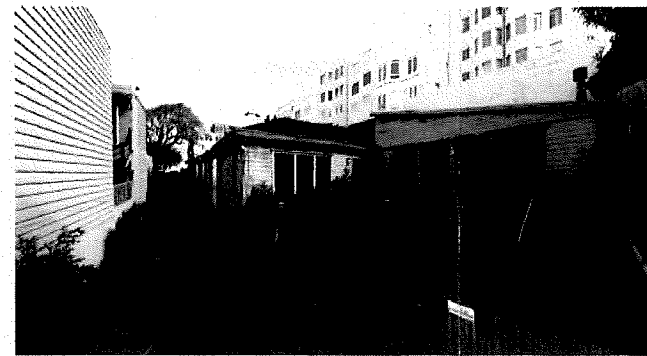
LOOKING EAST TOWARDS LARKIN ST NEIGHBORS



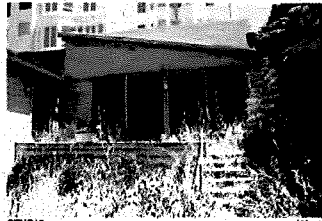
DOOR SILL COTTAGE A



HISTORIC (NON LONGER EXISTING) GATE



VIEW FROM INSIDE GATE

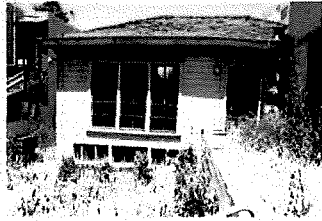


STUDIO

West



North



COTTAGE A

South



West



North



East



COTTAGE B

South



South



West



North

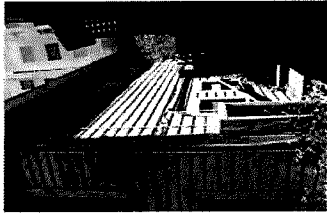
BUTTRICK WONG Architects
1144 95th Street Unit E Emeryville, CA 94608 T/510.954.8200

EXISTING COTTAGE PHOTOS

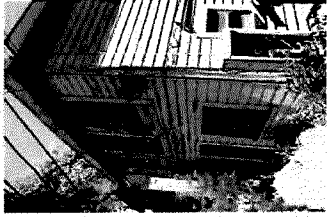
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610



COTTAGE C
South



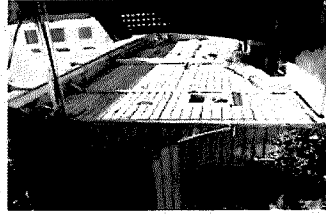
West



North



East



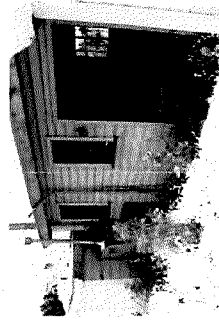
COTTAGE D
South



West



North



East

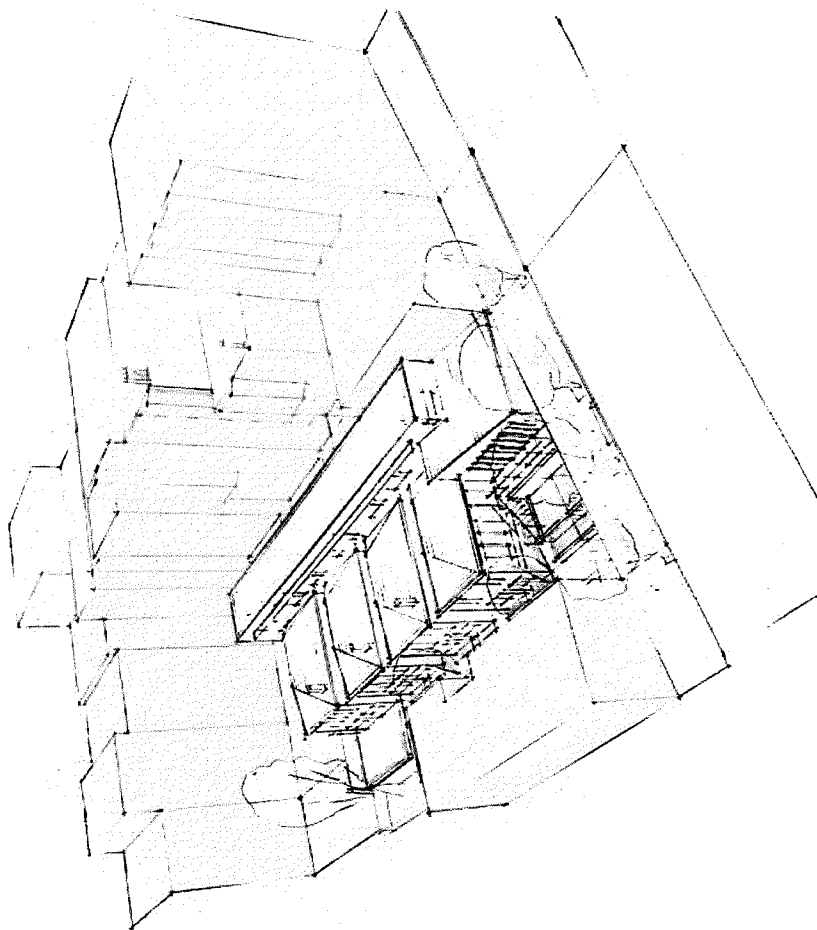
BUTTRICK WONG Architects
114108 Street Line E. Emeryville, CA 94608 P 916.764.1700

EXISTING COTTAGE PHOTOS

FILBERT STREET COTTAGES
1014 FILBERT STREET, SAN FRANCISCO, CA 94109

A0.4

15" x 11"

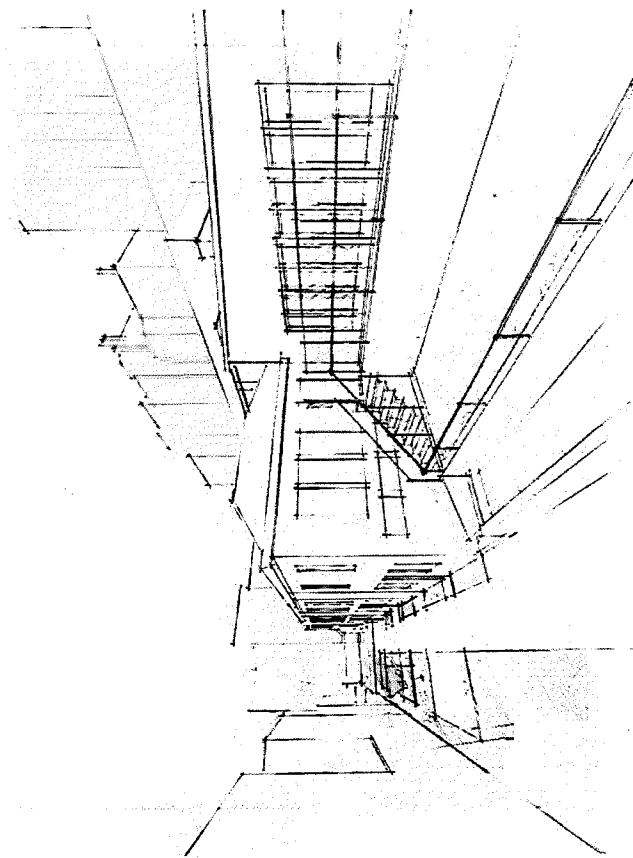


A0.5

FILBERT STREET COTTAGES
1200 FILBERT STREET, SAN FRANCISCO, CA 94109

AERIAL VIEW LOOKING NORTHEAST

BUTTRICK WONG Architects
11440 STEVENSON AVENUE, SUITE 1100, SAN FRANCISCO, CA 94132

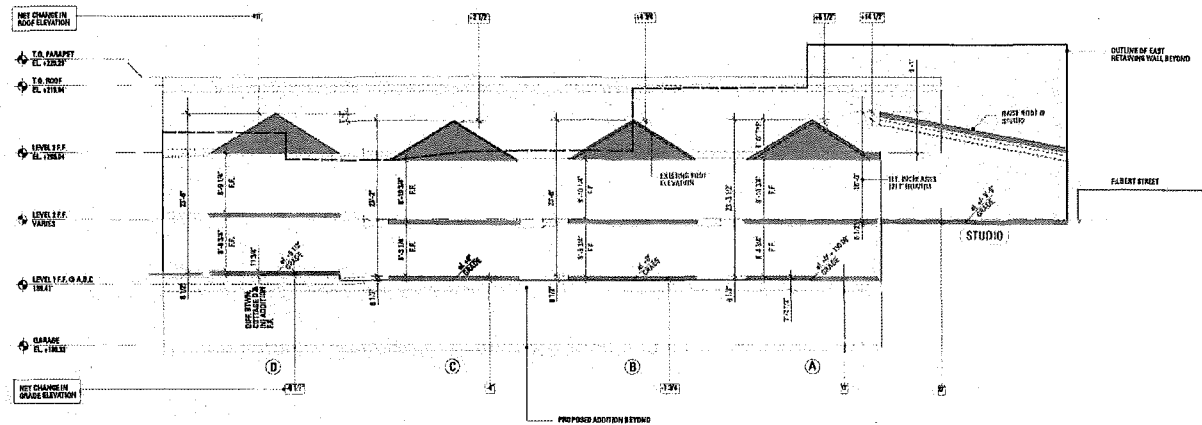


A0.6

FILBERT STREET COTTAGES
1201 FILBERT STREET, SAN FRANCISCO, CA 94115

VIEW FROM ENTRY GATE

BUTTRICK WONG Architects
1111 BAY STREET, SUITE 100, SAN FRANCISCO, CA 94133



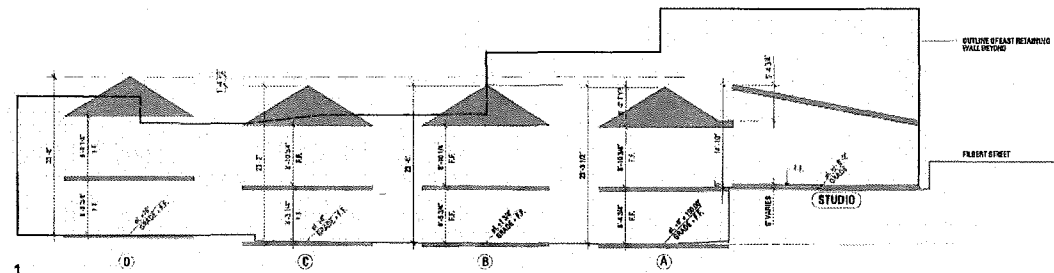
NOTES:

1. FLOOR TO FLOOR MEASUREMENTS AS TAKEN BY DINA ON 1/24/10. MEASUREMENTS ARE APPROXIMATE, AND VARY BY +/- ONE INCH.
2. ROOF HEIGHTS ARE ASSUMED AND HAVE NOT BEEN FIELD VERIFIED.
3. FOR MORE INFORMATION SEE SECTIONS A-B.

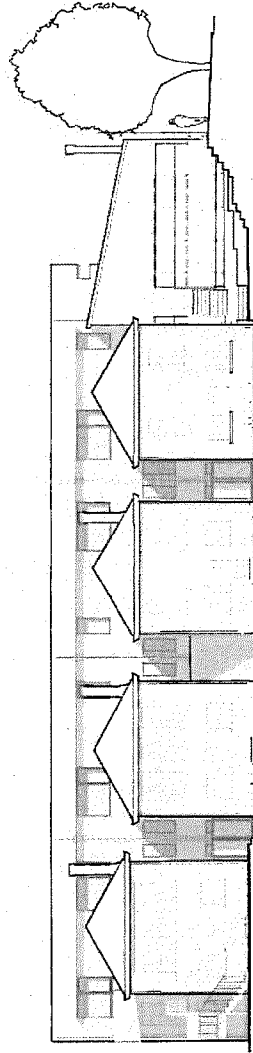
HOW BUILDING HEIGHT ADJUSTMENTS ARE DETERMINED:

1. FLOOR TO FLOOR AND FINISH HEIGHTS OF ALL EXISTING COTTAGES ARE MAINTAINED.
2. EXISTING GRADE @ COTTAGE A IS THE BATHING WORKPOINT. THIS ASSUMES THAT BATHING PRIVATELY BE REMOVED AND RESET LEVEL TO THIS DATUM.
3. LEVEL 1 OF COTTAGES A, B, C, & D AT THE SAME ELEVATION & TO ABOVE GRADE. THE HIGHER RELATIVE GRADE ELEVATION OF LEVEL 1 AT COTTAGE B IS SURVEILY REDUCED.
4. THE NEW GARAGE CEILING LEVEL IS DETERMINED BY A NEW SLAB THICKNESS, PLUS ADDITIONAL DEPTH REQUIRED FOR FINISH AND STAIRS. THE GARAGE FLOOR SLAB IS 3" BELOW THE CEILING.
5. LEVEL 1 OF THE ADDITION IS DETERMINED BY ADDING A 3" TOPPING SLAB ABOVE THE 1" OF GARAGE SLAB.
6. LEVEL 2 OF THE ADDITION VARIES FROM COTTAGE TO COTTAGE AND IS DETERMINED BY THE INDIVIDUAL LEVEL 1 AT EACH COTTAGE.
7. THE STUDIO FLOOR IS RAISED PLUMBLY TO ALIGN WITH LEVEL 1 OF COTTAGE A. THE STUDIO FLOOR IS RAISED TO ACCOMMODATE NEW FINISHING AT THE CLERESTORY WINDOWS.

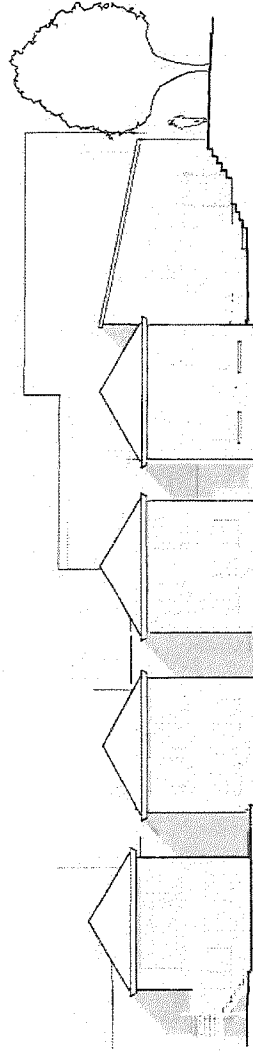
2
PROPOSED SCHEMATIC SECTION - LOOKING EAST w.r.v.



1
EXISTING SCHEMATIC SECTION - LOOKING EAST w.r.v.



PROPOSED WEST ELEVATION W-12



EXISTING WEST ELEVATION W-12

NOTES:
1. FOR ADDITIONAL INFORMATION SEE ELEVATION A-2

A0.8

FILBERT STREET COTTAGES
1000 FILBERT STREET, SAN FRANCISCO, CA 94109

WEST ELEVATION STUDIES

BUTTRICK WONG Architects
11401 AVENUE 10, SAN FRANCISCO, CA 94134



A
VIEW OF ENTRY



B
VIEW OF STUDIO STAIR



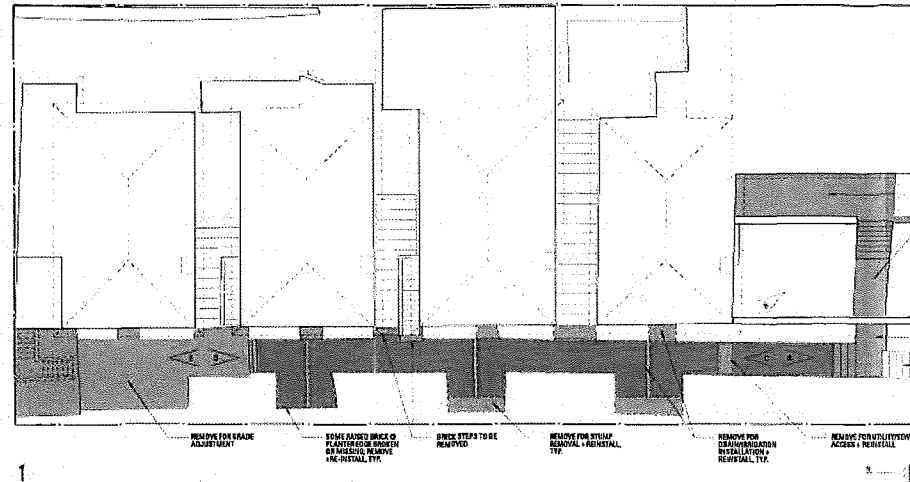
C
VIEW OF MEWS LOOKING NORTH



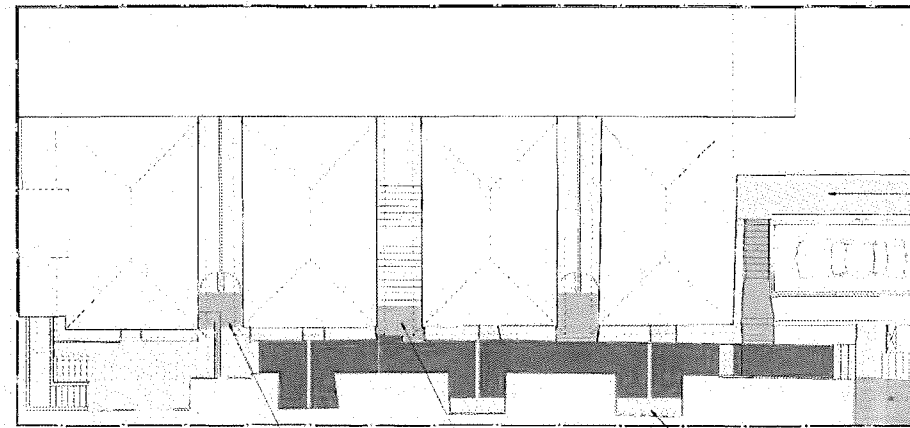
D
VIEW OF MEWS LOOKING SOUTH



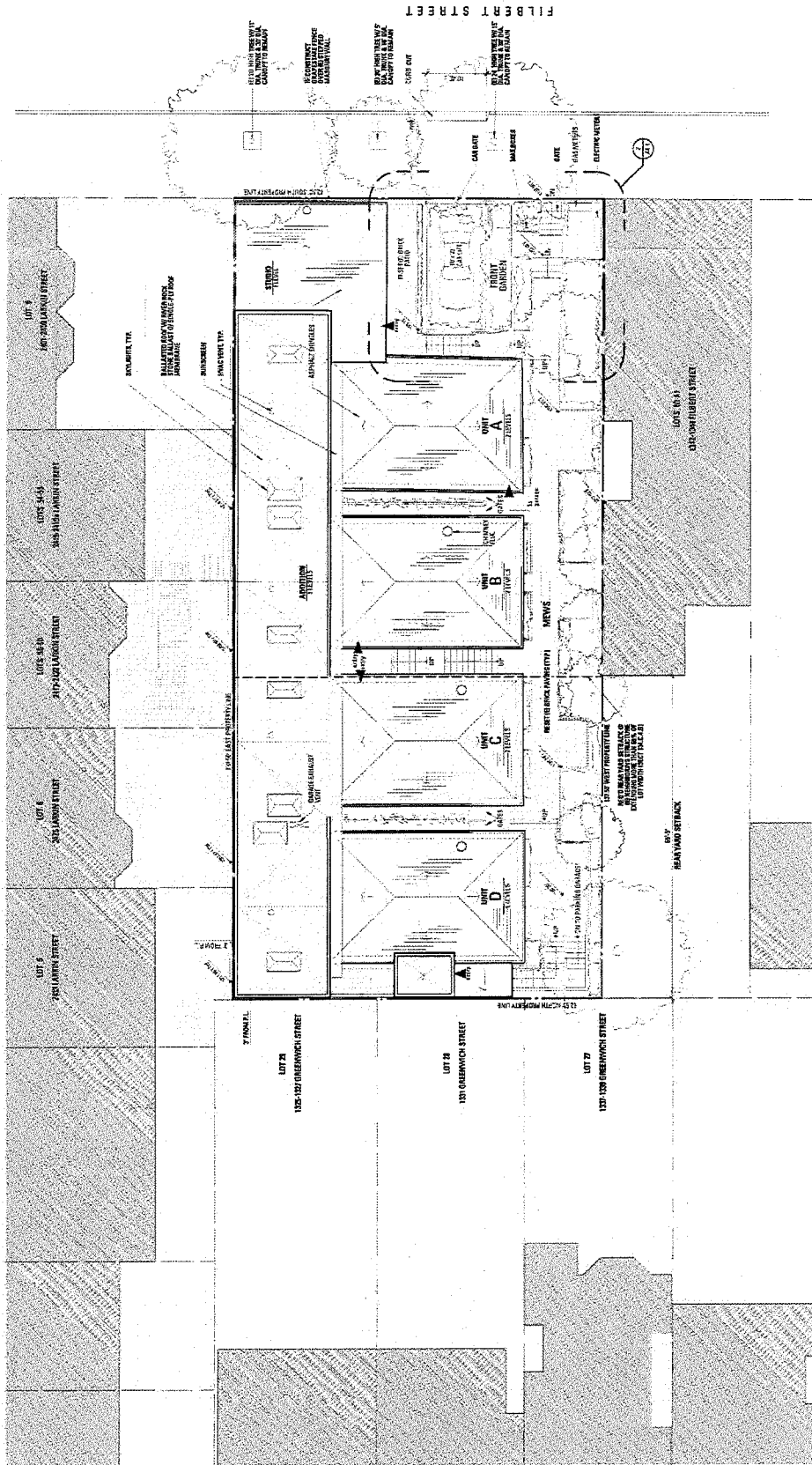
E
VIEW OF MEWS IN FRONT OF COTTAGE D



1
BRICK PAVING REMOVAL PLAN 1/2



2
BRICK PAVING RESTORATION PLAN 2/2



SITE PLAN 18-157

SITE PLAN

FILBERT STREET COTTAGES

BUTTRICK WONG Architects
1144 85th Street Unit E, Emeryville, CA 94608 P/510.594.8700

A1.1

Year	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	

[illegible]

LEVEL 2 5,065.9 SF

LEGEND

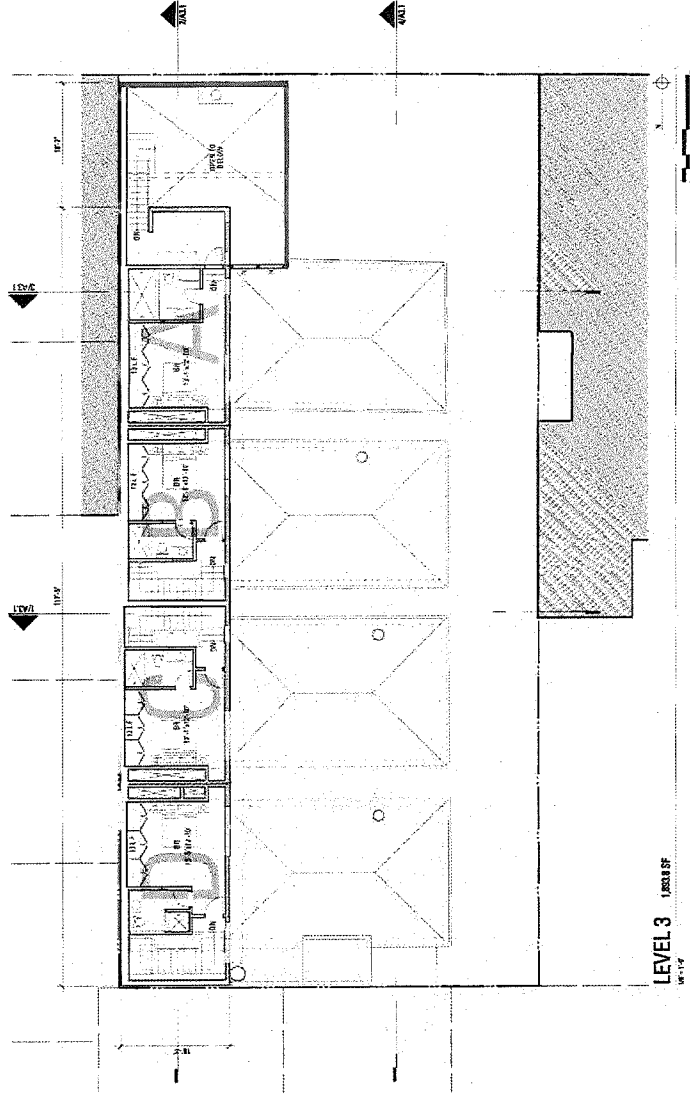
	EXISTING WALLS TO REMAIN
	NEW EX WALLS
	NEW EX WALLS
	NEW PARTY WALLS: 2x12x10' 1" AIR GAP & 2 LAYERS GYPS E&C
	NEW FIRE-RATED PARTYWALLS:
	HISTORIC WINDOW/DOOR
	EXISTING, NON-HISTORIC WINDOW/DOOR
	NEW WINDOW/DOOR
	WASTE LINE
	WASTE LINE FROM ABOVE

BUTTRICK WONG Architects
1144 9th Street Unit E Emeryville, CA 94608 P 910 504.8700

4.5.00	Kategorie subvencije
5.10.00	Planiranje subvencija
5.1.00	Isplata subvencija

LEVEL 2 PLAN
64
FILBERT STREET COTTAGES
1338 FILBERT STREET, SAN FRANCISCO, CA 94109

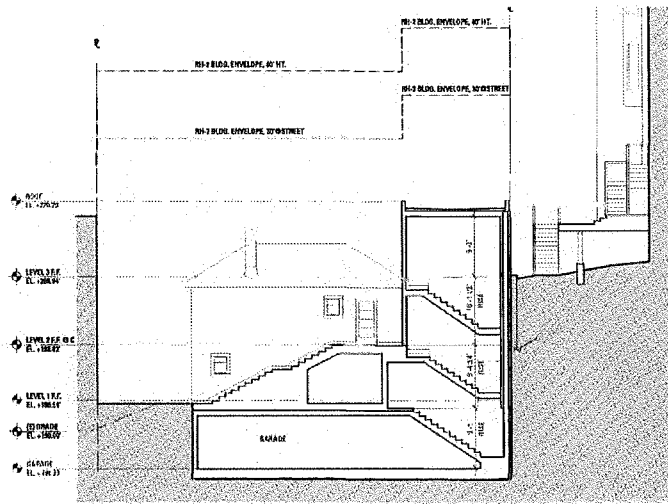
A2.2



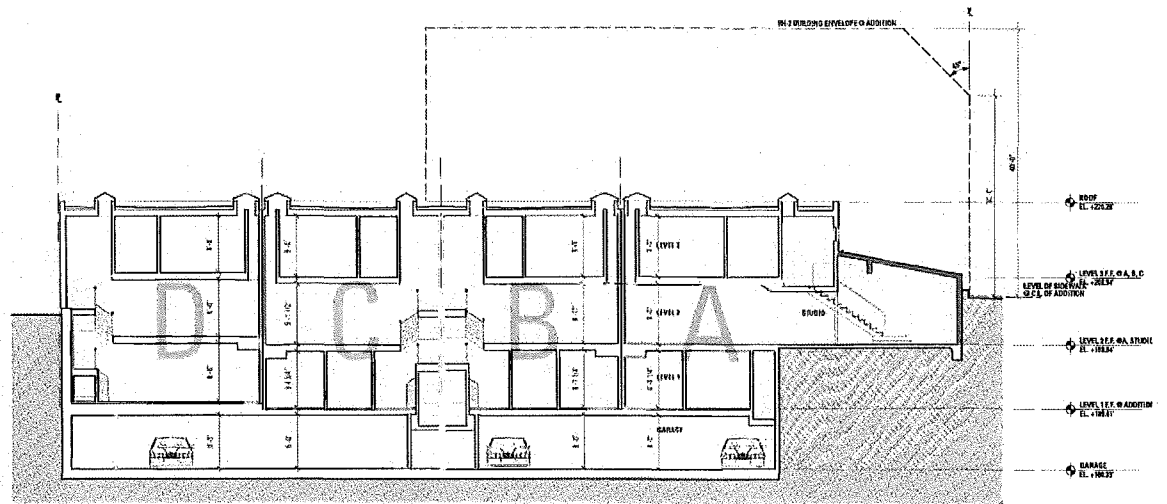
LEGEND

	EXISTING WALL TO REMAIN
	NEW EXTERIOR WALLS
	NEW INTERIOR WALLS
	NEW PARTY WALLS (0.5% W/ 1" ANGLE & 1" LATHING OVER BA, 90°)
	NEW PARTY WALLS
	EXISTING HYDROPODS
	NEW HYDROPODS
	EXISTING NON-STRUCTURAL HYDROPODS
	NEW HYDROPODS
	WASTE LINE
	WASTE LINE FROM ABOVE

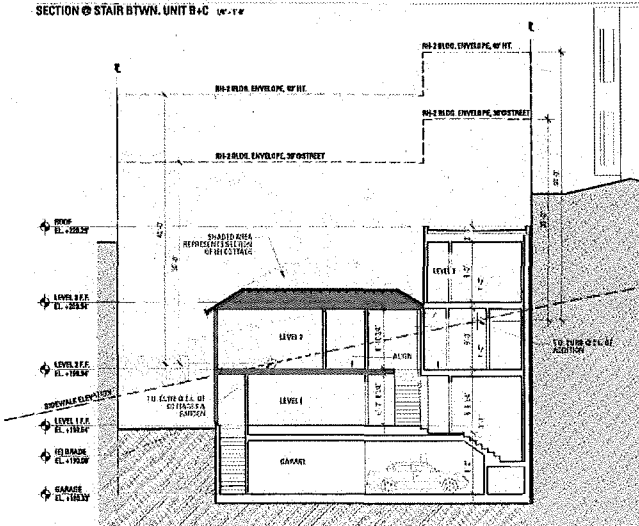
[illegible]



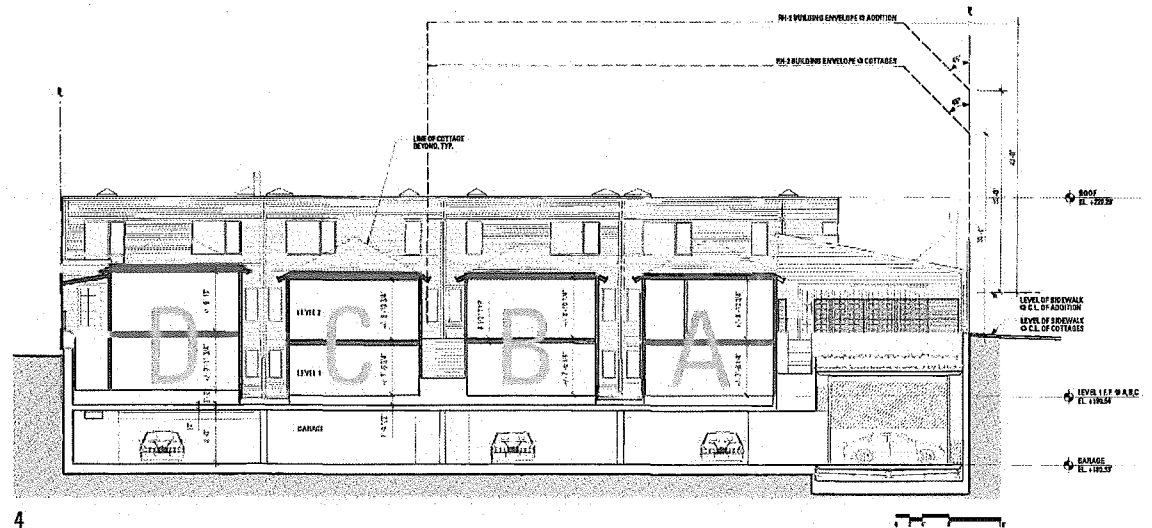
1
SECTION @ STAIR BTWN. UNIT B+C W-14



2
SECTION THROUGH ADDITION W-14



3
SECTION @ UNIT A W-14



4
LONGITUDINAL SECTION W-14

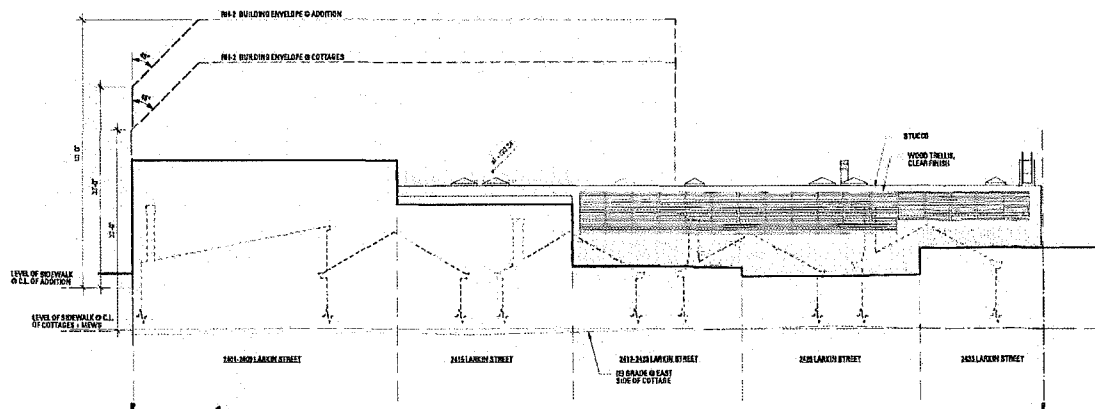
BUTTRICK WONG Architects
1140 16th Street Suite 200, San Francisco, CA 94103 775.919.1710

LEGEND	
	EXISTING WALLS TO REMAIN
	NEW WALLS

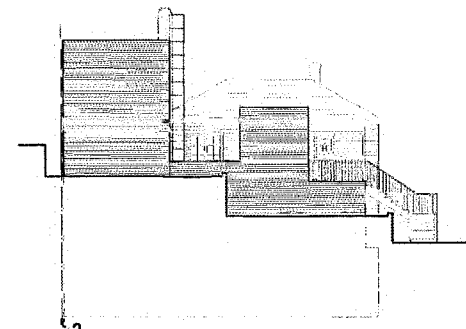
0.00	Marker (vertical)
0.00	Marker (horizontal)
0.00	Marker (diagonal)

SECTIONS
FILBERT STREET COTTAGES
FROM FILBERT STREET, SAN FRANCISCO, CA 94109

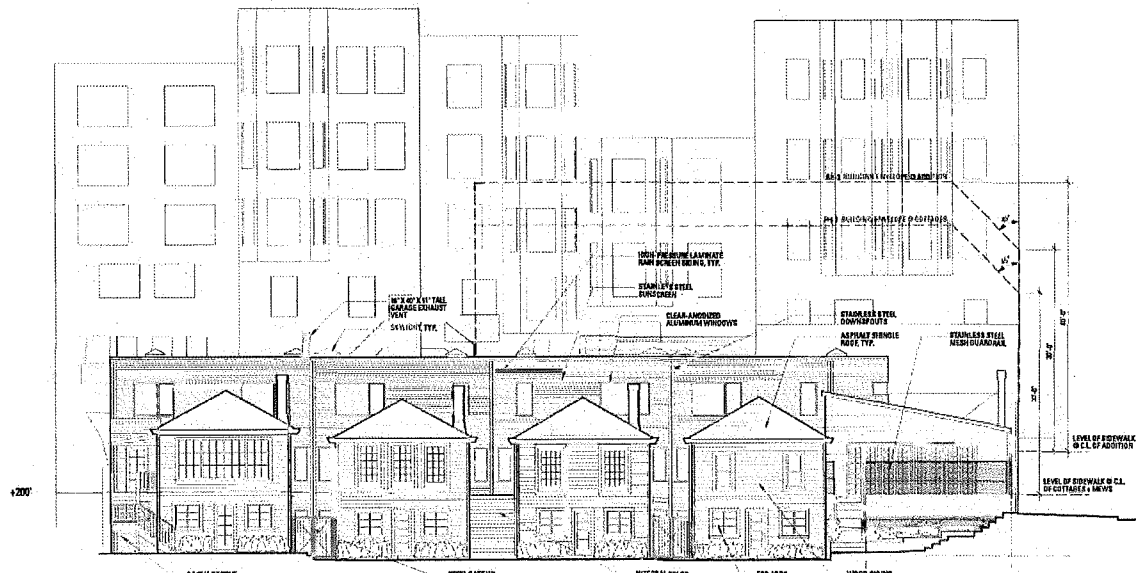
A3.1



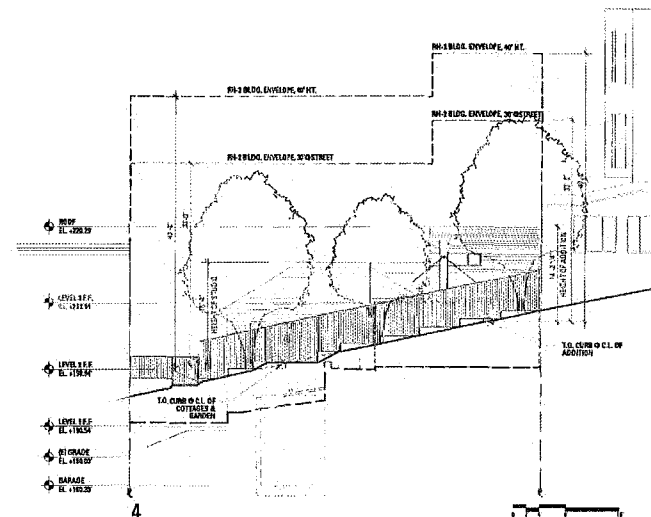
1
EAST ELEVATION (VIEW FROM MEISLIN PROPERTY) (W.F. 10)



2
NORTH ELEVATION (W.F. 11)



3
WEST ELEVATION (W.F. 12)



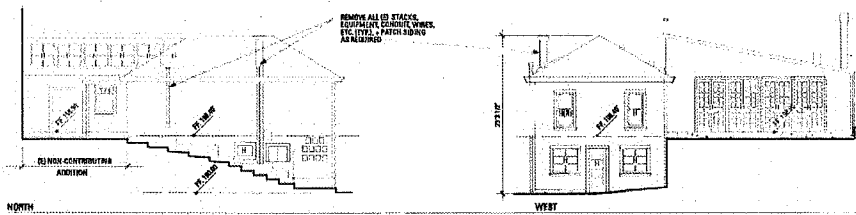
4
SOUTH ELEVATION (W.F. 13)

BUTTRICK WONG Architects
1141 9th Street Unit E Emeryville, CA 94608 715.936.8700

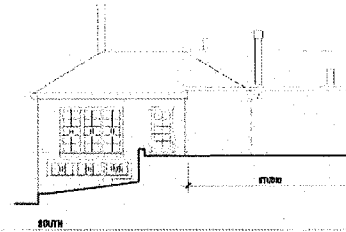
DATE	DESCRIPTION
6.8.19	Per Stage 1 submitted
5.15.19	Planning submitted
5.15.19	Final plan review

ELEVATIONS
FILBERT STREET COTTAGES
1328 FILBERT STREET, SAN FRANCISCO, CA 94115

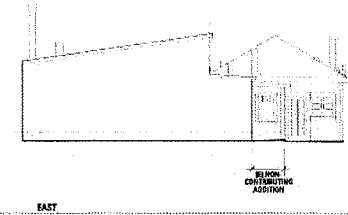
A3.2



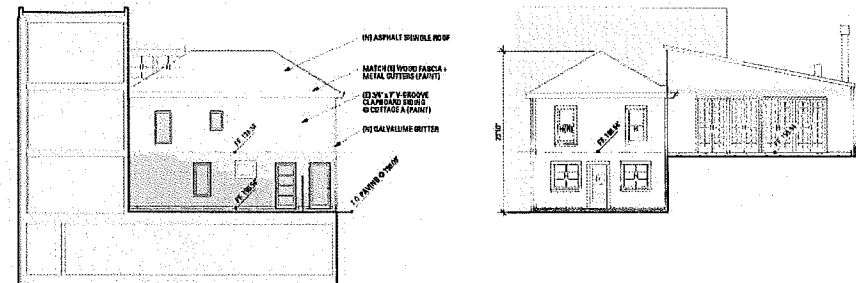
NORTH
EXISTING COTTAGE A W - F



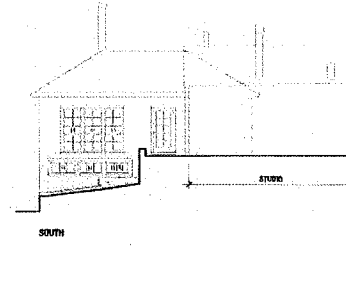
SOUTH



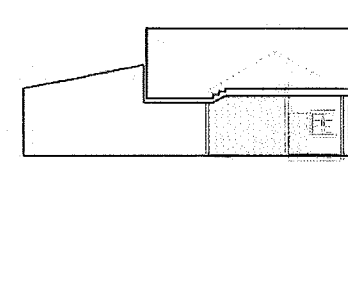
EAST



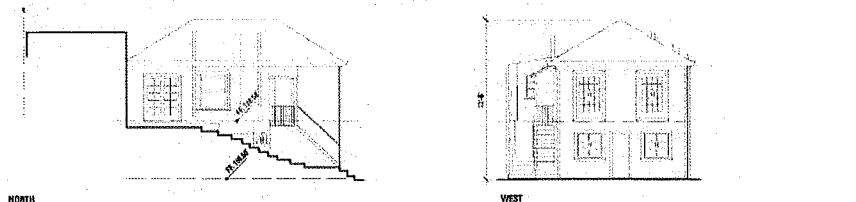
NORTH
PROPOSED COTTAGE A W - F



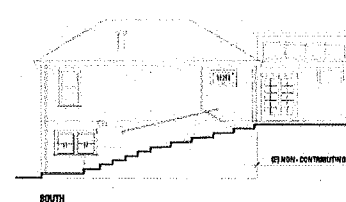
SOUTH



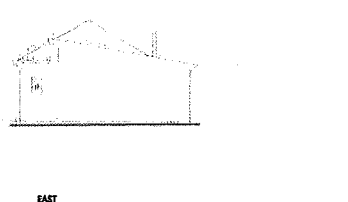
EAST



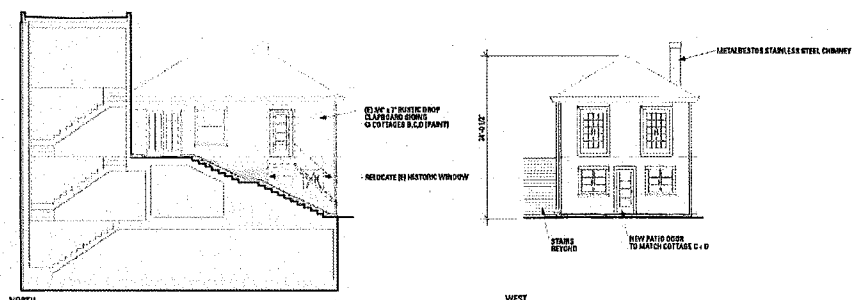
NORTH
EXISTING COTTAGE B W - F



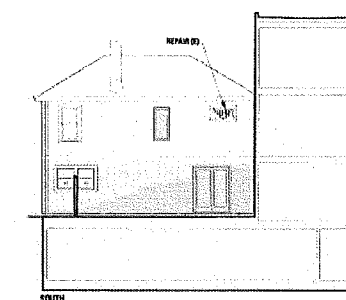
SOUTH



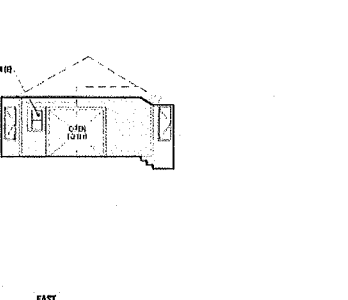
EAST



NORTH
PROPOSED COTTAGE B W - F



SOUTH



EAST

BUTTRICK WONG Architects
1144 8th Street Unit E Emeryville, CA 94608 P/510 554 8728

LEGEND				
(S) OPENING OR WINDOW TO BE RESTORED	NEW OPENING OR WINDOW	NEW REAR ADDITION	(H) - HISTORIC WINDOW	(R) - RESTORED WINDOW

6.5'0"
11.0'0"
5.5'0"
PPV 5/10/17 4/17

Heritage industrial
Painting included
Highline review

UNIT A+B ELEVATIONS
FILBERT STREET COTTAGES
1123 FILBERT STREET, SAN FRANCISCO, CA 94109

A3.3



BUTTRICK WONG Architects
1141 60th Street Unit E Emeryville, CA 94608 775.518.8100

LEGEND

(H) - HISTORIC WINDOW (R) - RESTORED WINDOW

NEW OPENINGS ON SITE

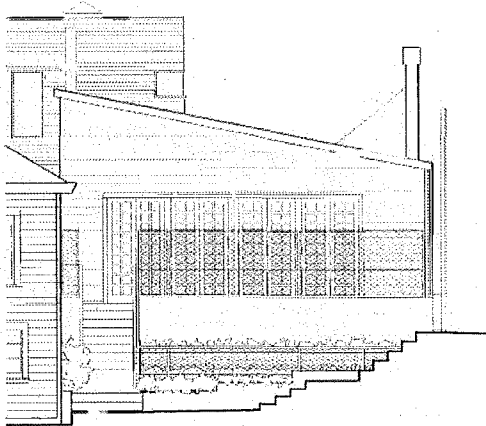
NEW REAR ADDITION

0.5" = 1'-0" 1/4" = 1'-0" 1/8" = 1'-0"

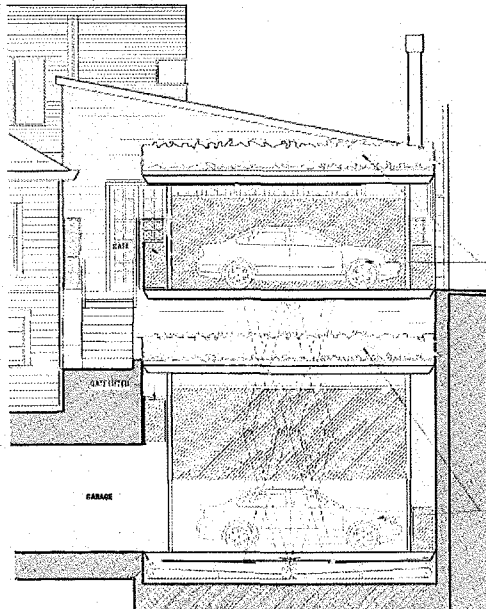
0.5" 1/4" 1/8"

UNIT C+D ELEVATIONS
FILBERT STREET COTTAGES
1328 FILBERT STREET, SAN FRANCISCO, CA 94109

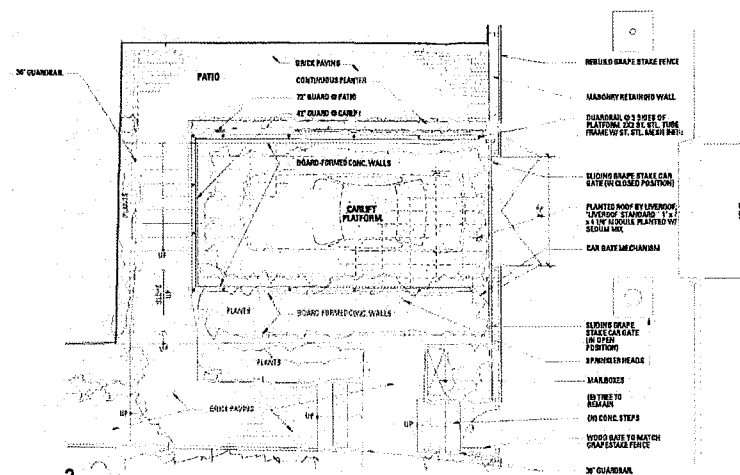
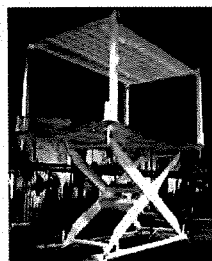
A3.4



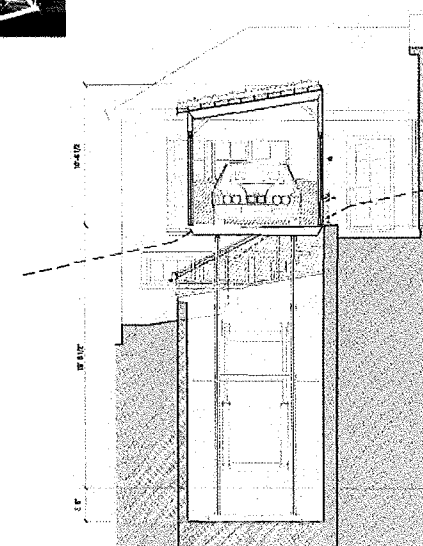
1
LIFT ELEVATION (CAR DOWN) 1/4" = 1'-0"



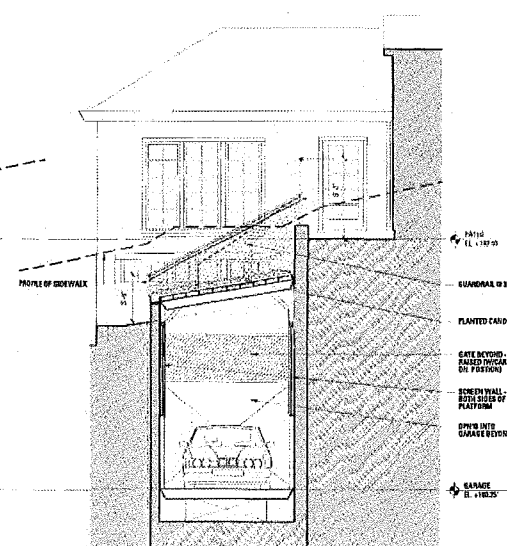
3
LIFT SECTION (CAR SHOWN UP+DOWN) 1/4" = 1'-0"



2
LIFT PLAN 1/4" = 1'-0"



4
LIFT SECTION - (CAR UP) 1/4" = 1'-0"



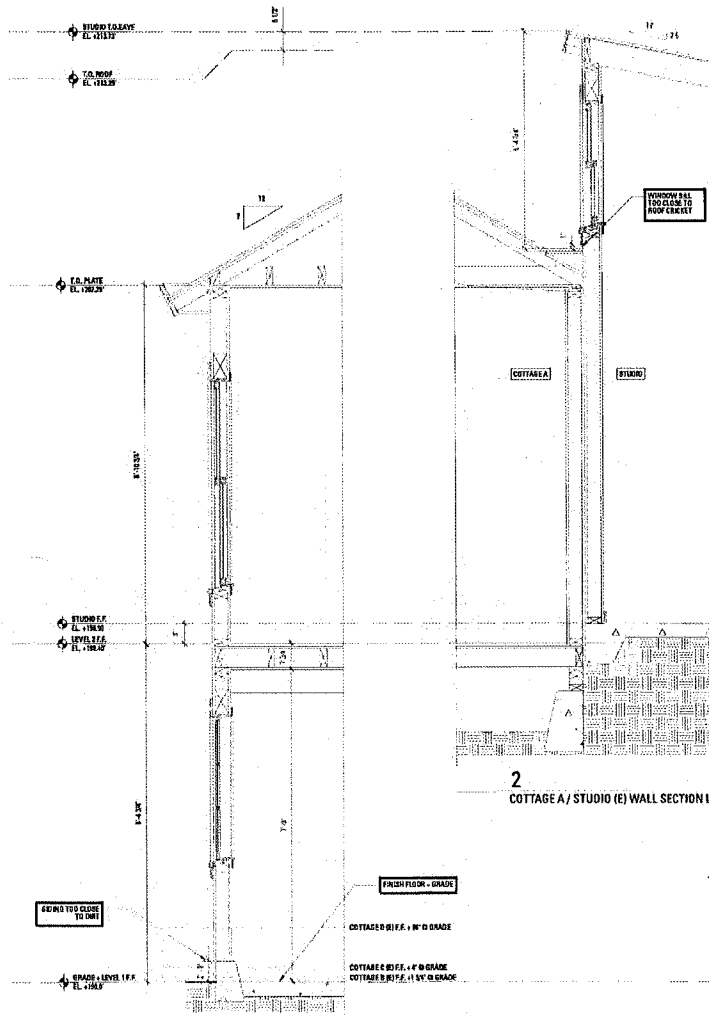
5
LIFT SECTION - (CAR DOWN) 1/4" = 1'-0"

BUTTRICK WONG Architects
1144 69th Street, Suite C, Emeryville, CA 94608 754 516 5410

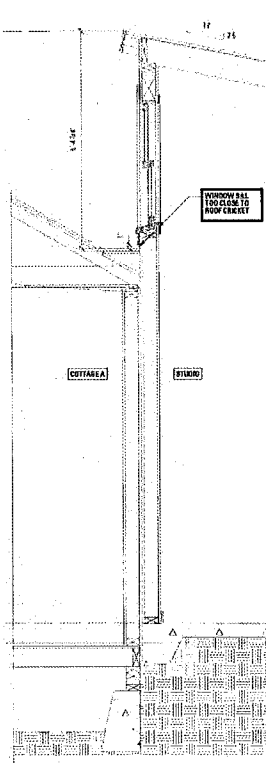
5.5.01 Not to scale
5.5.02 Planning allowed
5.5.03 Neighbor review
1/4" = 1'-0"

CARLIFT
F16
FILBERT STREET COTTAGES
1304 FILBERT STREET, SAN FRANCISCO, CA 94115

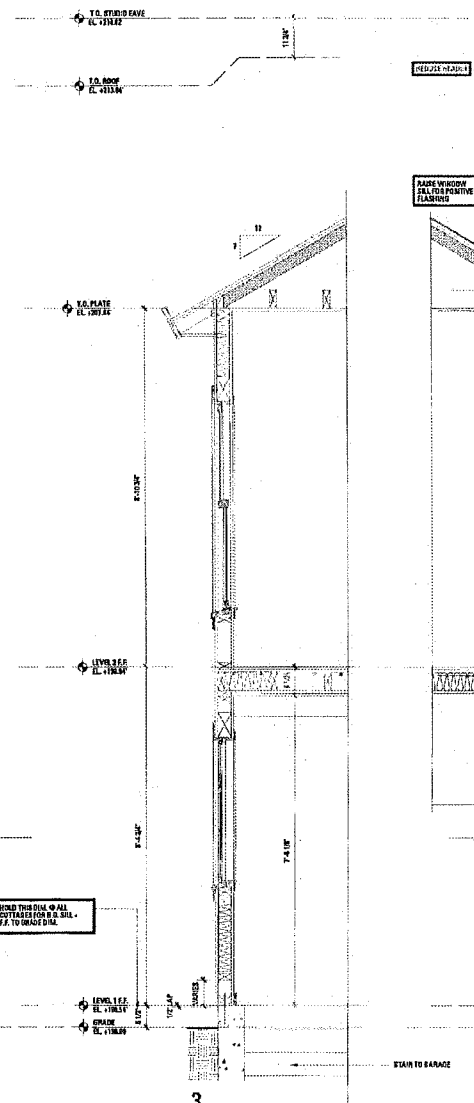
A4.1



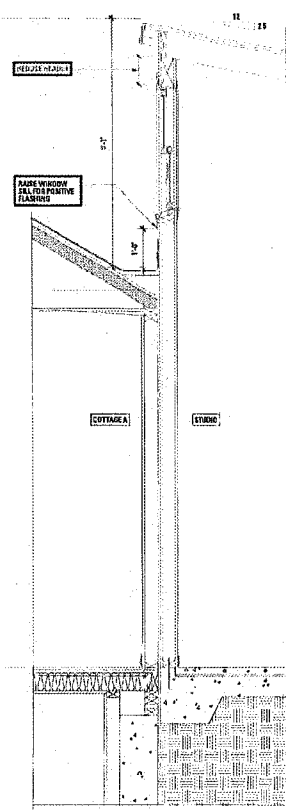
1
COTTAGE A (E) WALL SECTION LOOKING NORTH 1/4" = 1'-0"



2
COTTAGE A / STUDIO (E) WALL SECTION LOOKING EAST 1/4" = 1'-0"



3
COTTAGE A (N) WALL SECTION LOOKING NORTH 1/4" = 1'-0"



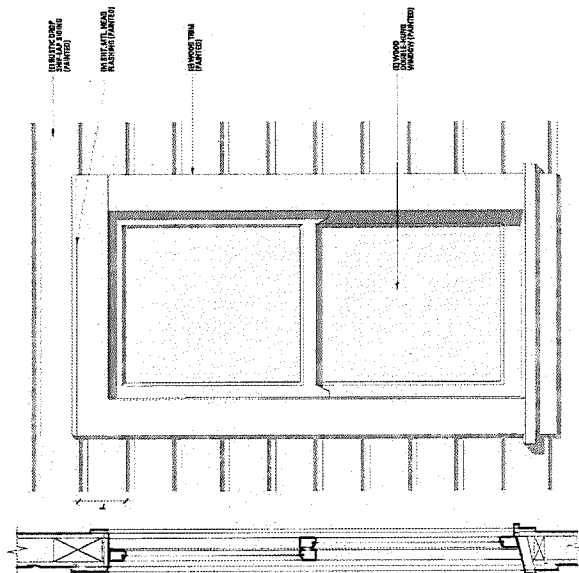
4
COTTAGE A / STUDIO (N) WALL SECTION LOOKING EAST 1/4" = 1'-0"

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1144 8th Street, Suite 200, San Francisco, CA 94103-1100

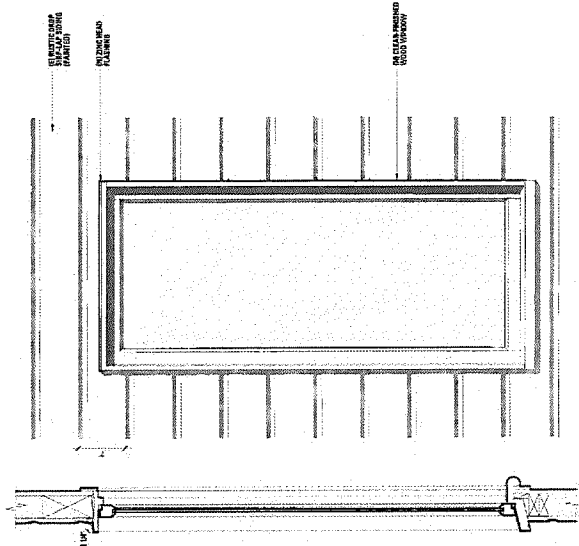
5.5.00
5.5.01
5.5.02
5.5.03
5.5.04
5.5.05
5.5.06
5.5.07
5.5.08
5.5.09
5.5.10
5.5.11
5.5.12
5.5.13
5.5.14
5.5.15
5.5.16
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5.5.67
5.5.68
5.5.69
5.5.70
5.5.71
5.5.72
5.5.73
5.5.74
5.5.75
5.5.76
5.5.77
5.5.78
5.5.79
5.5.80
5.5.81
5.5.82
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5.5.84
5.5.85
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5.5.87
5.5.88
5.5.89
5.5.90
5.5.91
5.5.92
5.5.93
5.5.94
5.5.95
5.5.96
5.5.97
5.5.98
5.5.99
5.5.100

3/16" SECTIONS
FILBERT STREET COTTAGES
1220 FILBERT STREET, SAN FRANCISCO, CA 94108

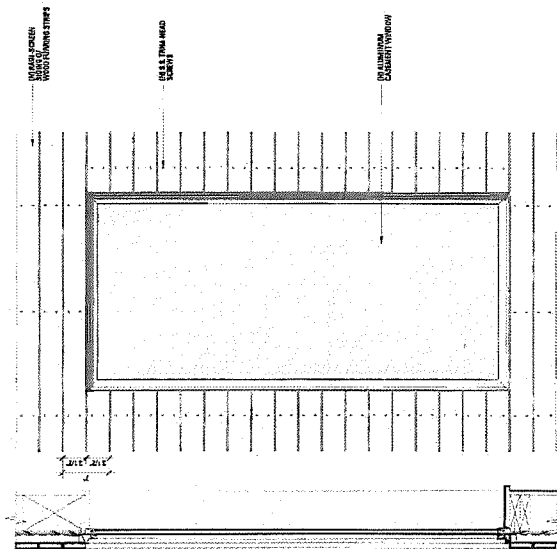
A4.2



1 (R) WINDOW IN HISTORIC WALL 3'-10"



2 (R) WINDOW IN HISTORIC WALL 3'-10"



3 (R) WINDOW IN (R) WALL 3'-10"

BUTTRICK WONG Architects
 11400 Broadway, Suite 100, San Francisco, CA 94103
 Tel: 415.774.1100 Fax: 415.774.1101
 www.bwarchitects.com

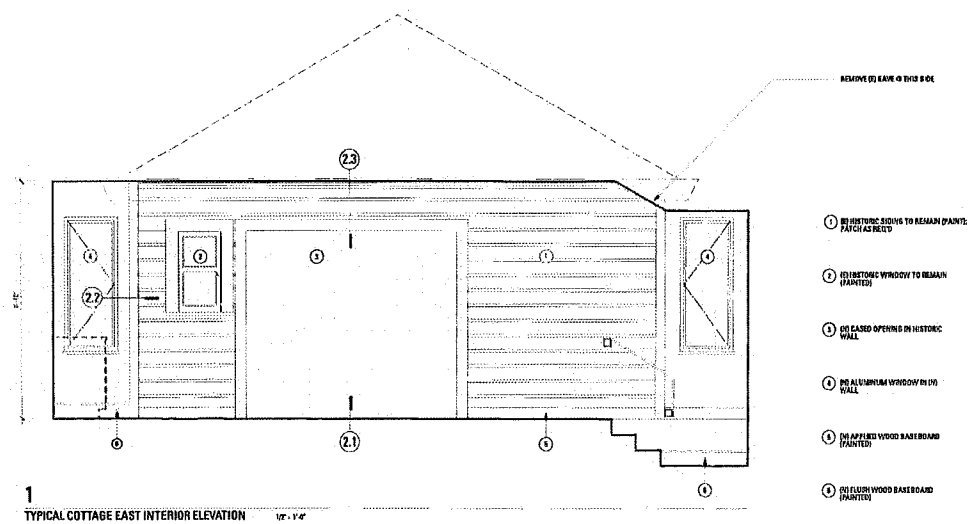
WINDOW DETAILS
FILBERT STREET COTTAGES
 1501 FILBERT STREET, SAN FRANCISCO, CA 94115

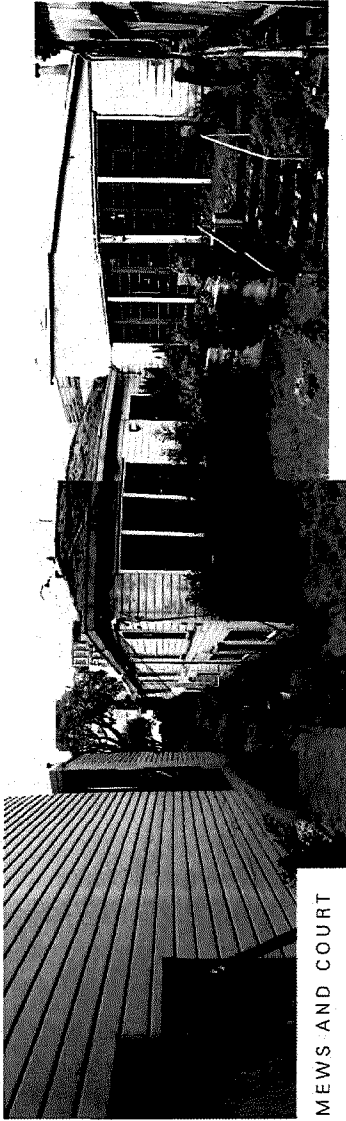
A4.4



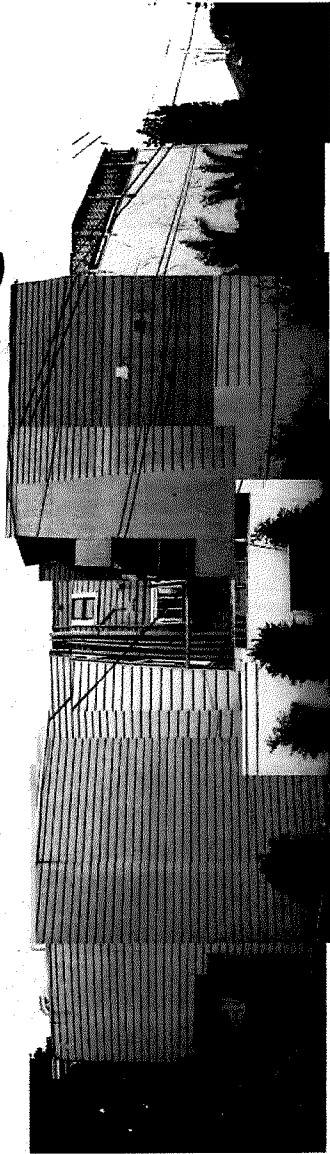
NOTES:

1. ALL EXISTING HISTORIC MATERIAL TO REMAIN SHALL BE PRESERVED IN PLACE, OR REPLACED IN KIND IF DRYROT OR SIGNIFICANT DETERIORATION IS IDENTIFIED DURING CONSTRUCTION.





MEWS AND COURT



WEST OF LOT MASSING



FILBERT STREET SCAPE



1338 FILBERT
CITY AGES SAN FRANCISCO

EXISTING CONDITIONS



AERIAL

L1
May 05, 2009

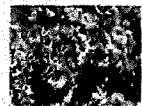
MFLA

HISTORIC LANDSCAPE PALETTE



a
Prunus cerasifera var. "Atropurpurea",
Purple cherry plum

Constraints: Wind burn, weak
wood and breakage, a "trash tree"



b
Leptospermum laevigatum,
Australian Tea Tree



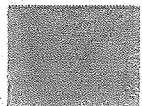
c
Acer palmatum,
Japanese Maple



e
Pittosporum tobira,
Pittosporum

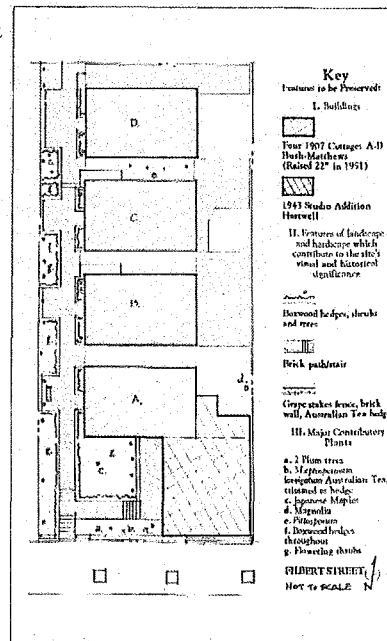


f
Buxus sempivirens,
Boxwood



g
Flowering Shrubs
(Understory)

Not specifically prescribed
in the Report.



HISTORIC KEY PLAN*

* SOURCE : LANDMARK DESIGNATION REPORT,
JULY 21, 2001. CASE NO.: 2001.0232L

NOTE REGARDING RECOMMENDED ALTERNATE TREE SPECIES :

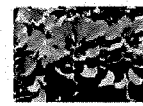
SPECIES RECOMMENDED AS ALTERNATES TO THOSE LISTED IN THE CULTURAL LANDSCAPE REPORT ARE SELECTED TO SHARE VALUES AND CHARACTERISTICS (E.G., COLOR, TEXTURE, PATTERN, FORM) OF THOSE IN THE REPORT AND DO NOT AMOUNT TO A SIGNIFICANT IMPACT ON THE CULTURAL RESOURCE. THESE RECOMMENDED SPECIES ARE SELECTED BASED ON THEIR HORTICULTURAL VALUES RELATING TO SUITABILITY TO SAN FRANCISCO'S CLIMATE AND URBAN ENVIRONMENT, AND THEIR DISEASE RESISTANCE.

PROPOSED LANDSCAPE PALETTE



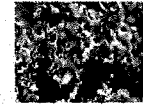
a alt. 1
Cercus canadensis,
Redbud var. "Forest pansy"

Shared Value: Purple leaves,
pink spring flowers



a alt. 11
Cotinus coggygia, "Royal purple",
Purple smoke tree

Shared Value: Purple leaves,
prolific ornamental panicles



b
Leptospermum laevigatum [cultivar],
Australian Tea Tree



c
Acer palmatum,
Japanese Maple



e
Pittosporum tobira,
Pittosporum



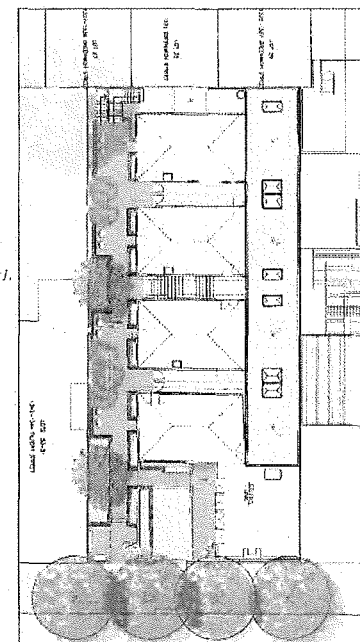
f
Buxus sempivirens,
Boxwood



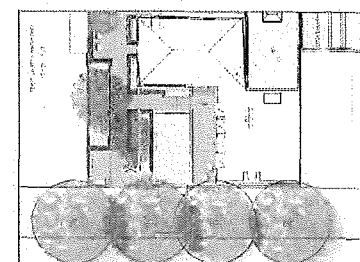
g
Shrubs [UNDERSTORY]



h
Vines and Espaliers [SCREENING]

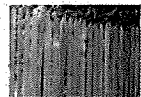


Proposed Plan



Front Entry Alternative - Maple at Garage
Lift (TBD)

PROPOSED LANDSCAPE MATERIALS AND FINISHES PALETTE



GRAPE STAKE FENCE



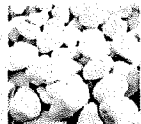
BRICK PATHS AND STAIRS



PLANTED RAILINGS



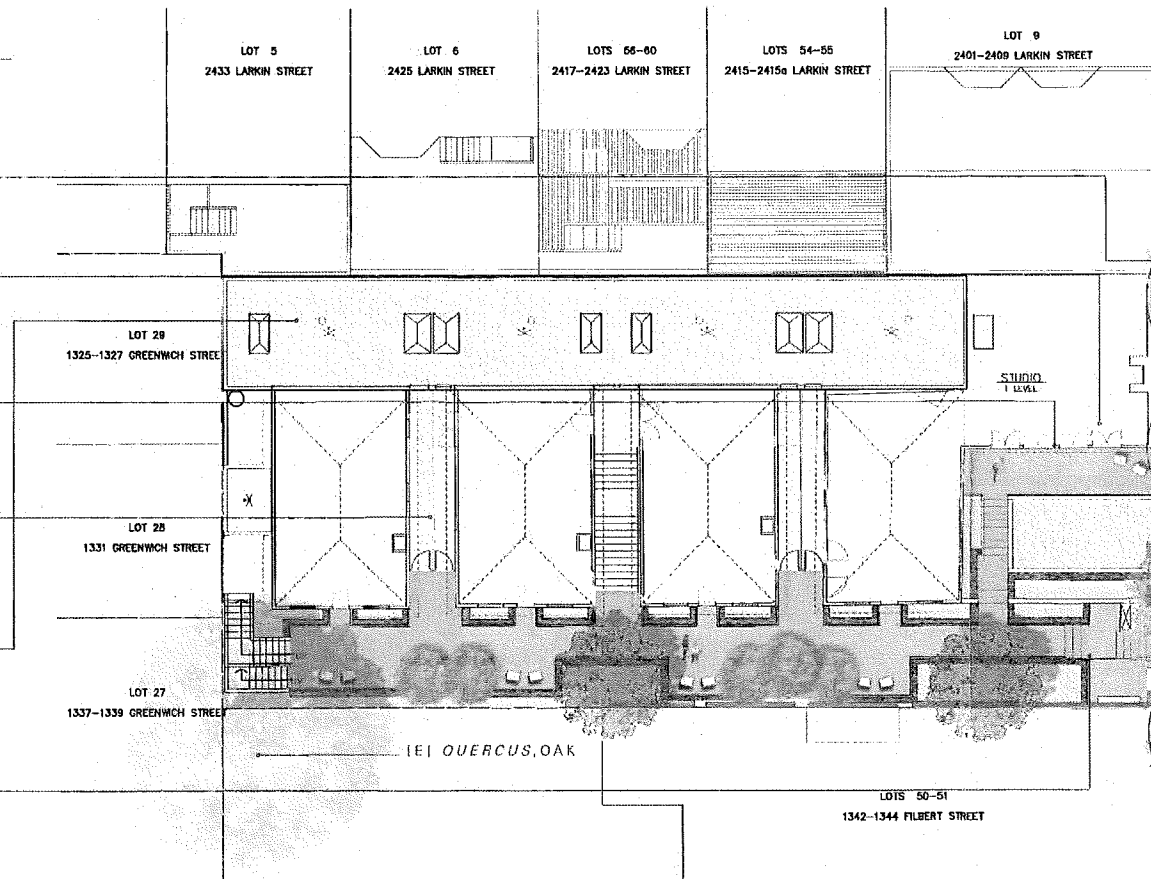
TRANSLUCENT SCREENS



ORNAMENTAL BALLAST ROOF



VERTICAL SCREEN
WITH ESPALIER



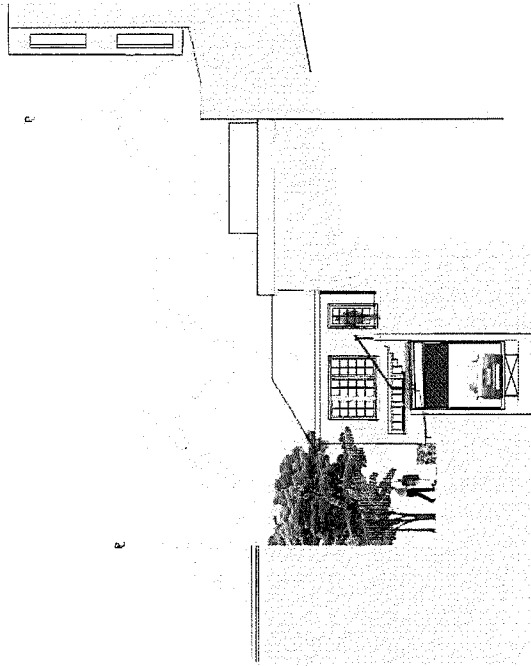
1E1 STREET TREES
PITTOSPORUM UNDULATUM
VICTORIAN BOX

1338 FILBERT

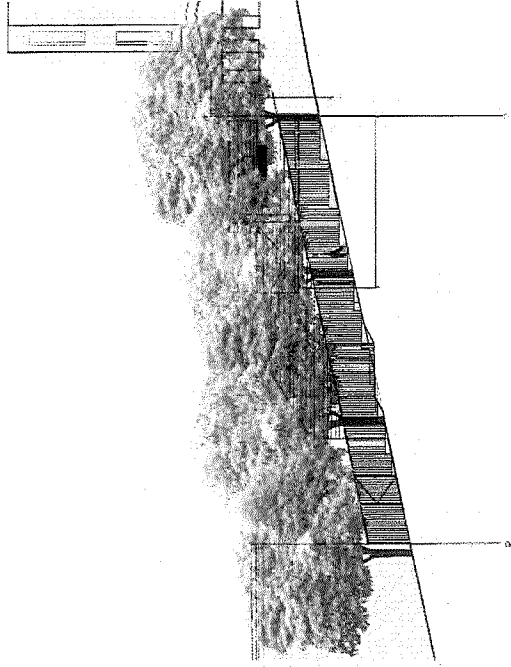
PROPOSED LANDSCAPE PLAN

L3
May 05, 2009

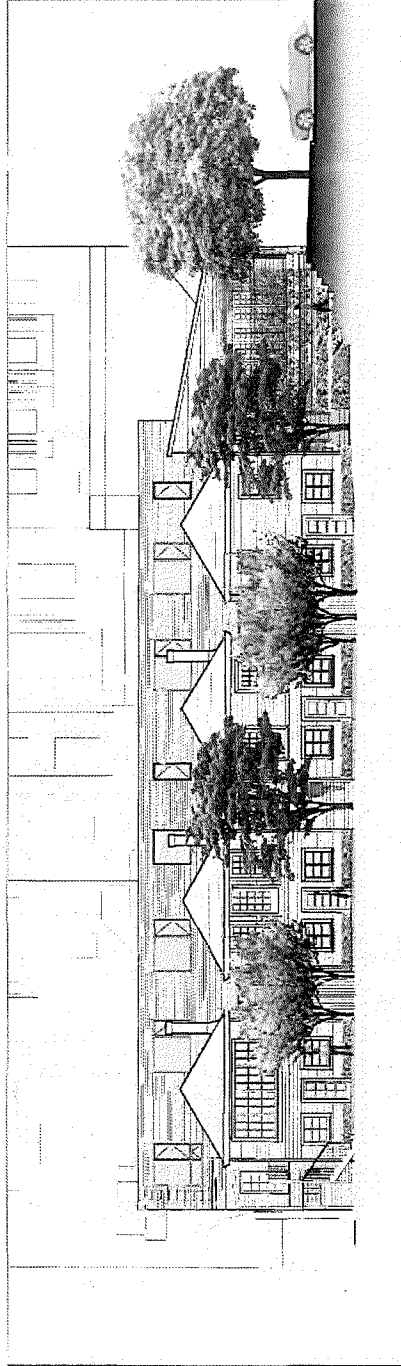
MFLA



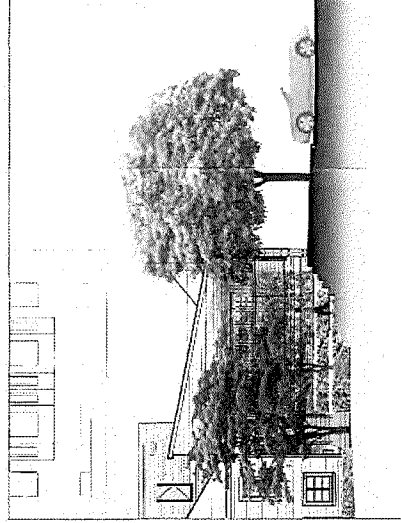
ENTRY SECTION ELEVATION



STREETSCAPE AND FRONT ELEVATION



EAST MEWS ELEVATION



EAST MEWS ELEVATION ALTERNATIVE
Maple at Garage Lift (TBD)

**BUSH COTTAGES/SCHOOL OF
BASIC DESIGN & COLOR
1338 Filbert Street, San Francisco, California
HISTORIC BUILDINGS SURVEY**

August 11, 2010

HISTORIC BUILDINGS SURVEY

Bush Cottages/School of Basic Design and Color
(Filbert Street Cottages)
City and County of San Francisco, California

Location: 1338 Filbert Street, San Francisco, CA
(North side of Filbert Street centered between Polk and Larkin Streets)

Significance: [from Historic Resource Evaluation, page 2]

The [Bush Cottages/School of Basic Design and Color] are significant for their association with the aftermath of the 1906 Earthquake and Fire, their association with the life of Marian Hartwell, a faculty member of the California School of Fine Arts (now the San Francisco Art Institute), and as an example of vernacular post-earthquake period architecture with unique siting and court plan.

History: [from Historic Resource Evaluation, page 7]

Before the 1906 Earthquake and Fire, the property consisted of two lots, each containing a residence. Peter Mathews, a gardener, milkman and laborer lived at one of the houses. William Bush, a butcher, lived in the other house along with his wife, Mary E. Mathews, Peter Mathew's daughter. Ownership of the property transferred to Mary in 1887 and later to William Bush. After the 1906 Earthquake and Fire, William Bush requested permits to build the Filbert Street cottages as rental housing. The 1907 building permit includes rough sketches of the placement of four 20' x 30' wood frame buildings. A 1979 permit states that the cottages were originally constructed as single-family residences, each one-story with a basement for storage. 1907 water records show four families with four basins, baths, and water closets. The property remained in the Bush family until 1946, when it was sold to Marian Hartwell.

Marian Hartwell was a faculty member at the California School of Fine Arts until 1940. In 1943, Hartwell, then a renter, built an addition to Cottage A to use as an art studio and classroom for her School of Basic Design and Color. The other cottages were used to house her students and other renters. Hartwell purchased the property in 1946, and in the 1950s she added the additions to the rear and reconfigured the cottages into ten units. She also added the brick walkways, patios and landscaping.

Description: [from Historic Resource Evaluation, pages 4-5]

The [Bush Cottages/School of Basic Design and Color] are situated on the north side of Filbert Street between Larkin and Polk Street in the Russian Hill Neighborhood of San Francisco. The property consists of four rectangular-plan cottages with rear additions and one attached rectangular-plan studio, all currently vacant and in poor condition. The site is 62.50' wide and 137.50' deep and is located below the grade of the sidewalk on Filbert Street. The site is nearly flat while the street and sidewalk of Filbert Street have a steep grade. Along Filbert Street the property is bordered by a wooden fence that rests on a stepped brick wall that is below grade. A wooden gate in the fence provides access to concrete steps that descend to a walkway running in front of the cottages. The cottages are arranged in a row running the entire depth of the lot, with the studio at a higher grade than the cottages. The buildings on the property are minimally visible from Filbert Street because they are several feet below grade and blocked from view by a six foot high fence running along the sidewalk at the property line. The sidewalk contains mature street trees that screen almost entirely views to the property from the street.

The site is entered by descending a flight of stairs from Filbert Street to a brick paved path that runs north along the primary (west) facades of the cottages. The west facades contain the entries to the cottages. The brick pathway contains brick-edged planters. At the south end of the site, a brick pathway and flight of stairs lead up to the studio, which is bordered by a brick patio. Because of the change in grade, a concrete retaining wall supports the brick patio. A concrete retaining wall runs along the east edge of the property.

The four cottages are two-story, wood framed structures built in 1907. The cottages are referred to as A, B, C, and D running from Filbert Street to the north of the property. The cottages are roughly rectangular in plan and sit upon concrete foundations. The hipped roofs have shallow overhangs and are clad in asphalt shingles. The walls have horizontal wood siding. Each cottage has two units. Generally, the ground floor units have a living space, a small kitchen, and a bathroom, and are built into the slope of the hill (facing east) with windows on three sides. The lower units are entered directly from the main entry path at the west façade. A somewhat larger unit is located in the second story of each cottage, consisting of a variety of living spaces, a kitchen and bathroom, and windows on all four sides. The upper units are entered from wooden stairs located between the cottages. The rear façade of Cottage B features a non-historic rear addition that abuts the concrete retaining wall to the east, while the other cottages (which feature smaller non-historic rear additions) each have open space to the rear.

The studio, connected to Cottage A at the front of the property, is also wood framed with a single story and shed roof. It is accessed by a flight of brick stairs leading to a brick terrace off the main pathway. The studio's interior features a large living space and kitchen and is connected to Cottage A by a hallway on the north side of the studio.

Horizontal wood siding is common to all the structures and consists of two profiles of historic siding, either V-groove or rustic drop siding. All four cottages are capped by hipped roofs with shallow overhangs clad in asphalt shingles. Cottage D features boxed eaves, while the eaves of the other cottages are open. Windows vary from structure to structure, and include a mix of multiple-paned, wood-sash fixed and casement windows, double-hung wood-sash windows, and wood-sash awning windows. There are several installations of what appears to be multiple-paned, wood-frame glass doors, with door hardware still intact.

Summary of Alterations: [from Landmark Designation Report, page 5]

- 1943 Addition of a 600-square-foot art studio (to Building A).
- 1951 Addition of 22' height and interior reconfiguration to create second story living quarters (probably to Cottage C). Second story windows may have been added in C at this time. B and D may also have been altered at this time 1979 permit request describe them as buildings of 1000 square feet.
- 1953 Addition of a 323-square-foot room and bath, window at the rear of B.
- 1954 Window enlarged, Cottage A.

Existing Conditions

Currently vacant, the property and its structures are in poor condition. Building materials, doors and windows, and interiors are deteriorated and damaged. The landscape is also deteriorated, with most of the identified historic landscape feature missing, leaving only the brick pathways, steps and planters intact.

Sources:

Landmark Designation Report, Date July 12, 2001, Case No. 2001.02321.

Page & Turnbull, Inc. *Historic Resource Evaluation, 1338 Filbert Street Cottages*, dated July 22, 2009.

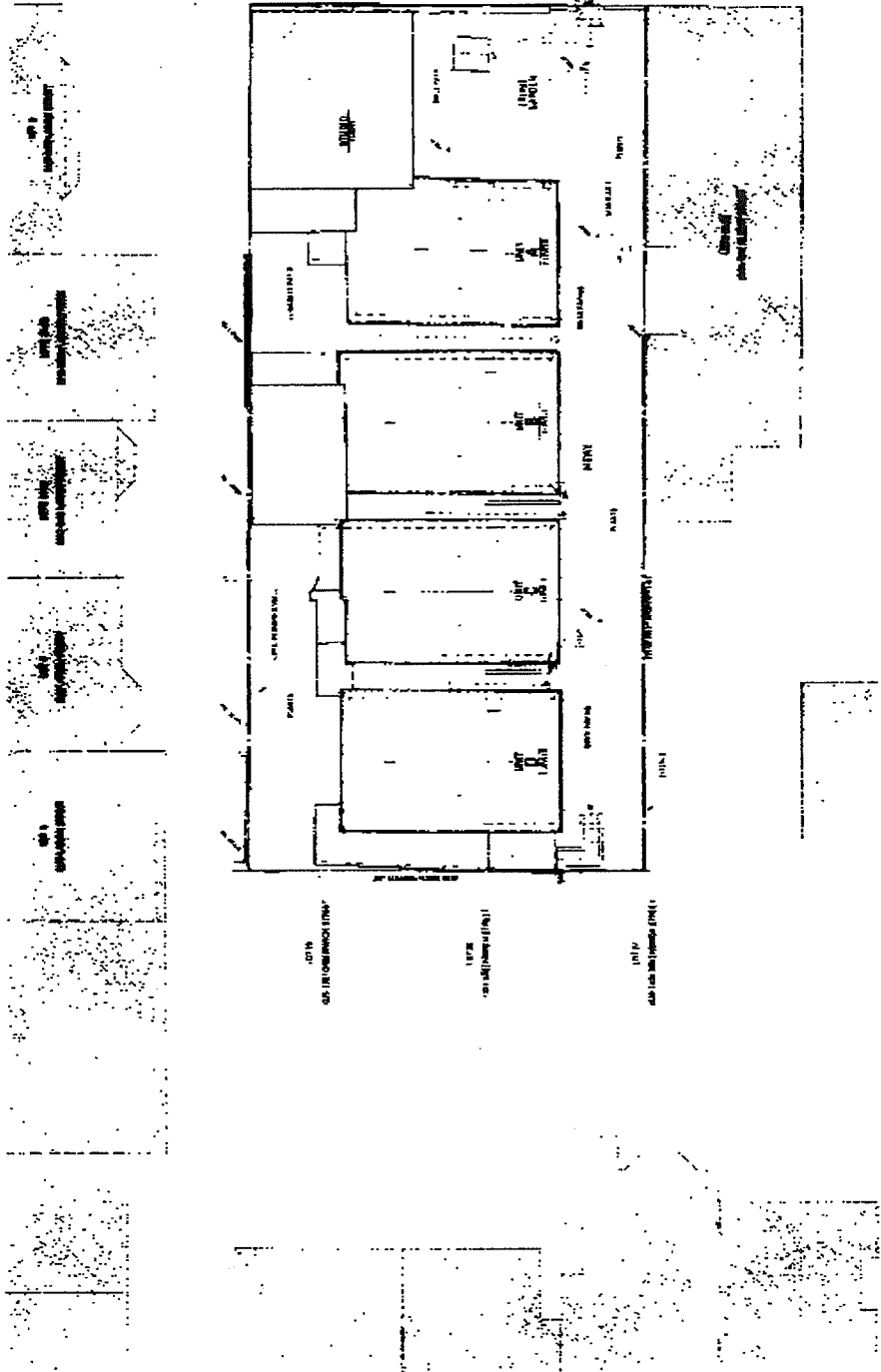
Preparers:

Mark Hulbert, Preservation Architecture, 446 17th Street #302, Oakland, CA 94612,

mhulbert@earthlink.net, 510-418-0285.

Frank Deras, Frank Deras Photography, 118 Randolph Street, Napa, CA 94559, mail@frankderas.com, 707-252-4900.

Date of Historic Buildings Survey Publication: August 8, 2010



EXISTING SITE PLAN

BUTTRICK WONG Architects
 1100 West 1st Street, Suite 100, San Francisco, CA 94104
 Tel: 415.774.1100 Fax: 415.774.1101

FILBERT STREET COTTAGES
 1100 West 1st Street, Suite 100, San Francisco, CA 94104

EXISTING SITE PLAN

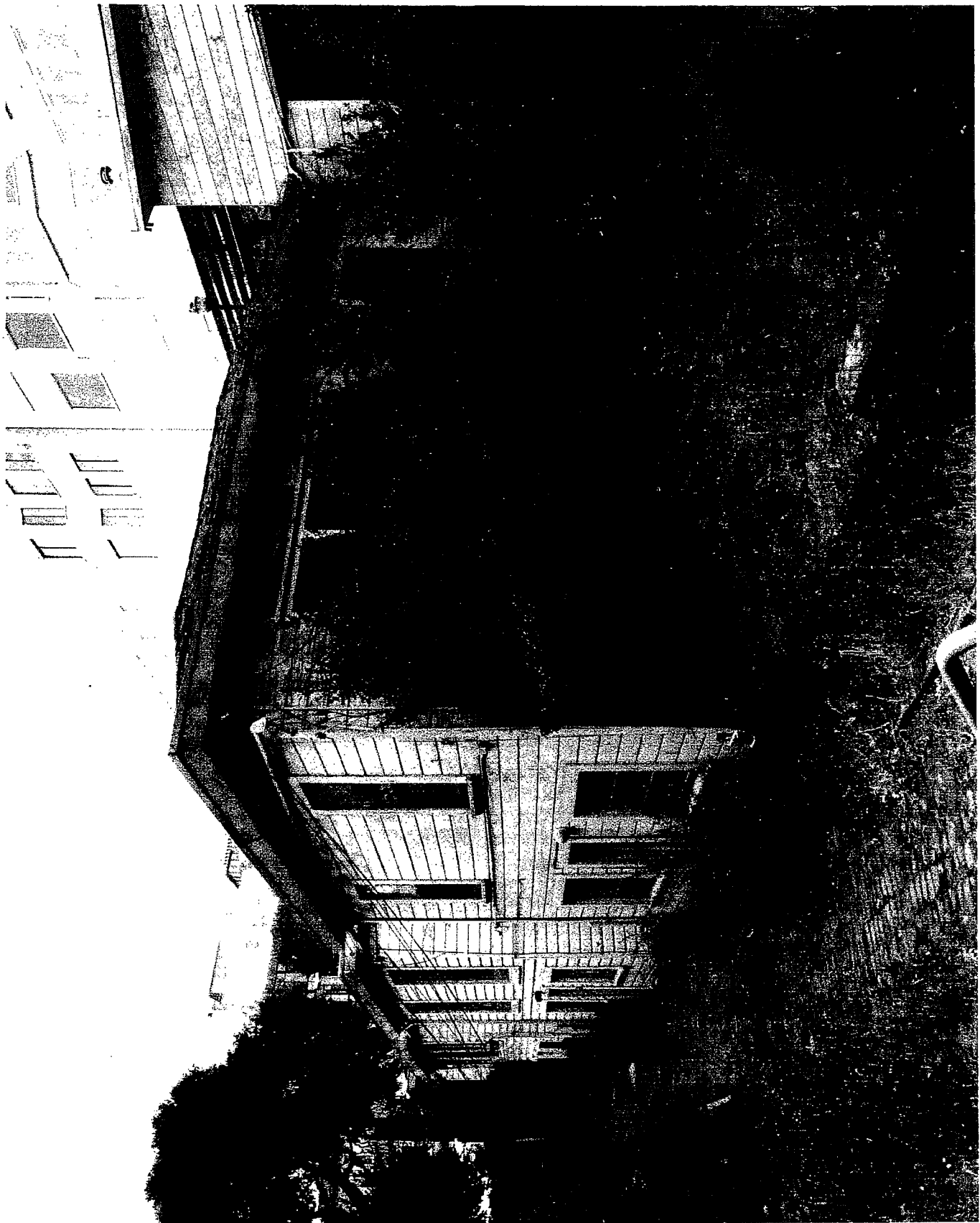
X1.1

HISTORIC BUILDINGS SURVEY

**Bush Cottages/School of Basic Design and Color
(1338 Filbert Street Cottages)
City and County of San Francisco, California**

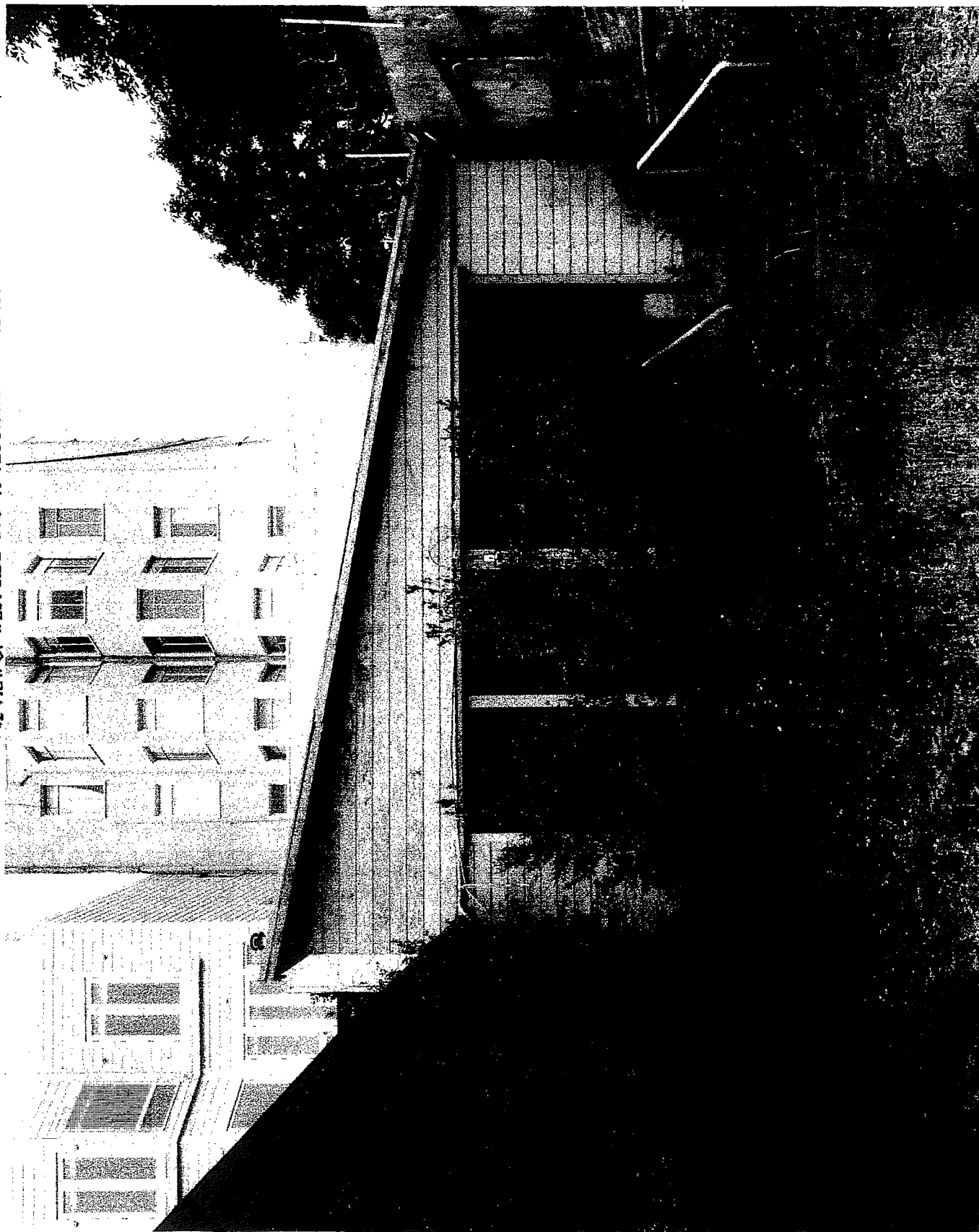
**INDEX TO PHOTOGRAPHS
Frank Deras Jr., Photographer
Photographs produced July 20th, 2010**

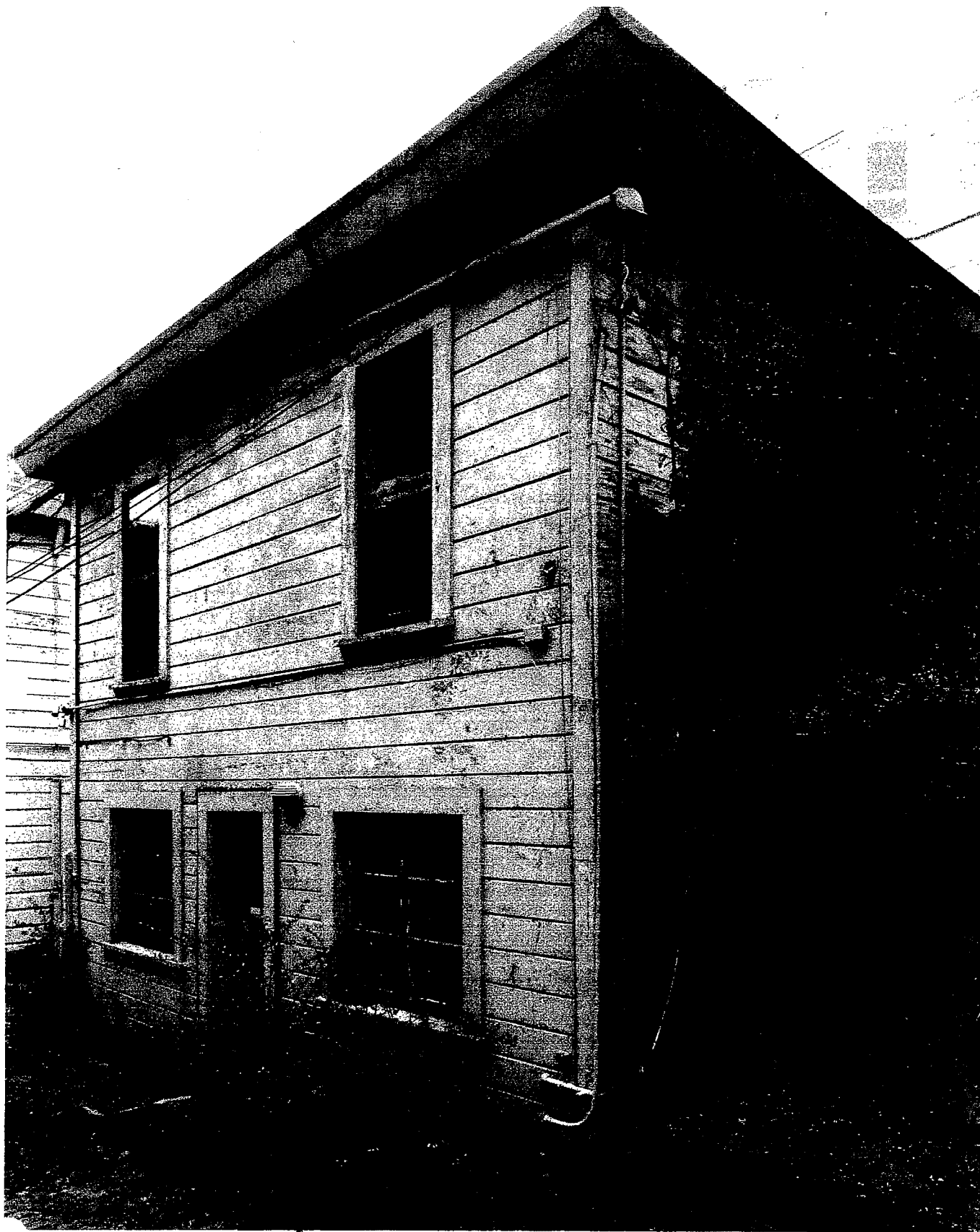
- #1 OVERALL VIEW FROM CORNER OF SITE, LOOKING NORTH**
- #2 VIEW OF WEST SIDE "STUDIO", LOOKING NORTHEAST**
- #3 VIEW OF WEST SIDE "COTTAGE A", LOOKING NORTH**
- #4 VIEW OF COURT BETWEEN COTTAGES "A & B", LOOKING NORTHEAST**
- #5 VIEW OF WEST SIDE "COTTAGE B", LOOKING NORTH**
- #6 VIEW OF COURT BETWEEN COTTAGES "B & C", LOOKING NORTHEAST.**
- #7 VIEW OF WEST SIDE OF "COTTAGE C", LOOKING NORTH**
- #8 VIEW OF COURT BETWEEN COTTAGES "C & D", LOOKING NORTHEAST**
- #9 VIEW OF WEST SIDE OF COTTAGES "A & B", LOOKING SOUTHEAST**
- #10 VIEW OF WEST SIDE OF COTTAGE "D", LOOKING NORTH**
- #11 VIEW OF WALKWAY FROM REAR OF PROPERTY, LOOKING SOUTHEAST**
- #12 VIEW FROM COURT BETWEEN "STUDIO", "COTTAGE A & B", LOOKING SOUTH**
- #13 VIEW FROM COURT BETWEEN "STUDIO", "COTTAGE A & B", LOOKING SOUTHWEST**
- #14 VIEW FROM LANDING OF ENTRY GATE, LOOKING NORTHWEST**
- #15 DETAIL VIEW OF DOOR AND WINDOW AT WEST SIDE OF "COTTAGE B", LOOKING NORTHEAST**
- #16 VIEW OF EAST SIDE OF "COTTAGE D", LOOKING NORTHWEST**
- #17 INTERIOR VIEW OF "COTTAGE D" SECOND FLOOR, LOOKING SOUTHWEST**
- #18 VIEW FROM FIRST FLOOR ENTRY DOOR INTO INTERIOR OF "COTTAGE B", LOOKING EAST**
- #19 INTERIOR VIEW AT SECOND FLOOR OF "COTTAGE B", LOOKING SOUTH**
- #20 INTERIOR VIEW AT "STUDIO", LOOKING EAST**
- #21 INTERIOR VIEW AT "STUDIO", LOOKING WEST**
- #22 INTERIOR VIEW AT SECOND FLOOR OF "COTTAGE A", LOOKING NORTH**



#1 OVERALL VIEW FROM CORNER OF SITE, LOOKING NORTH
HISTORIC BUILDING SURVEY

#2 VIEW OF WEST SIDE "STUDIO", LOOKING NORTHEAST



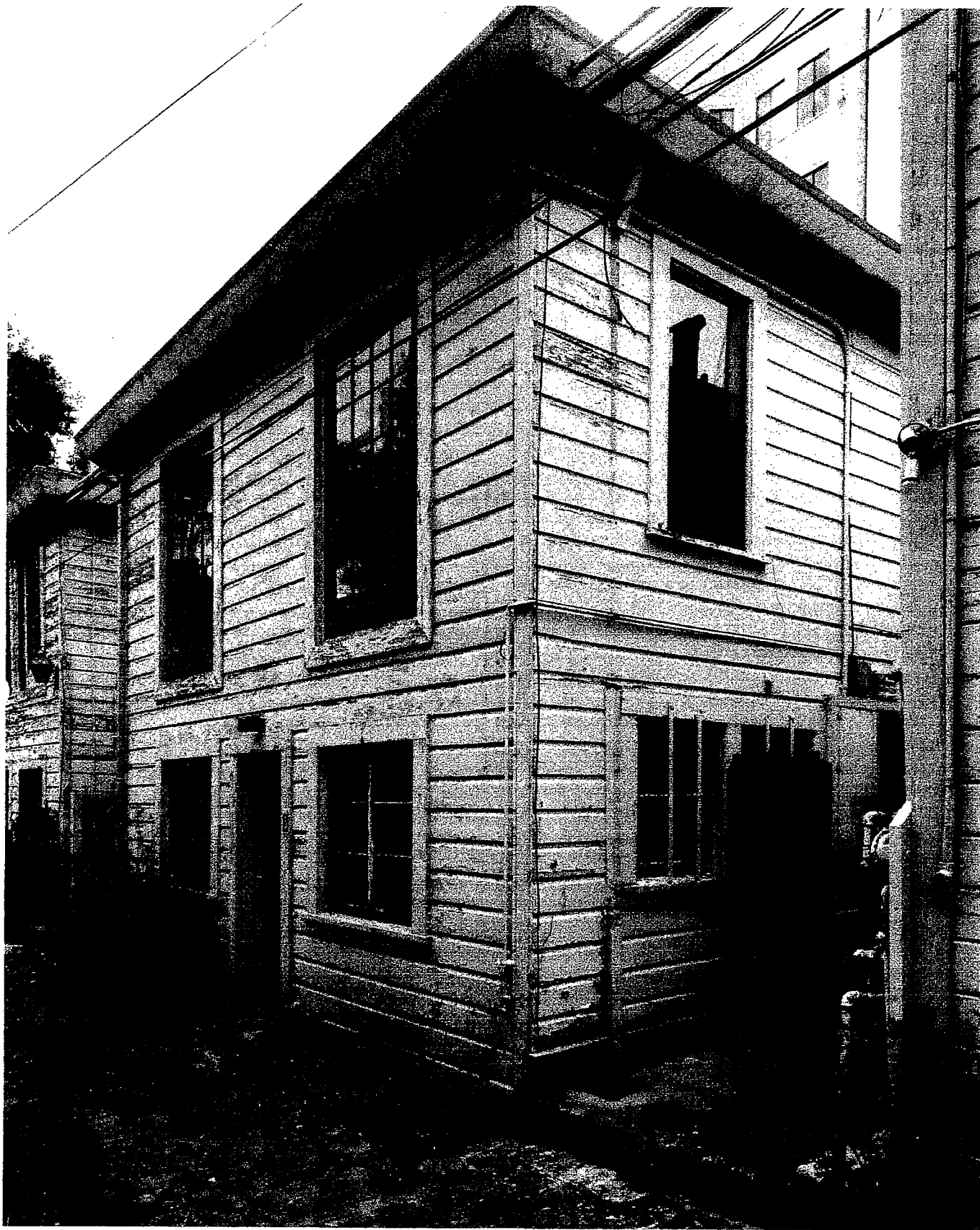


#3 VIEW OF WEST SIDE "COTTAGE A", LOOKING NORTH

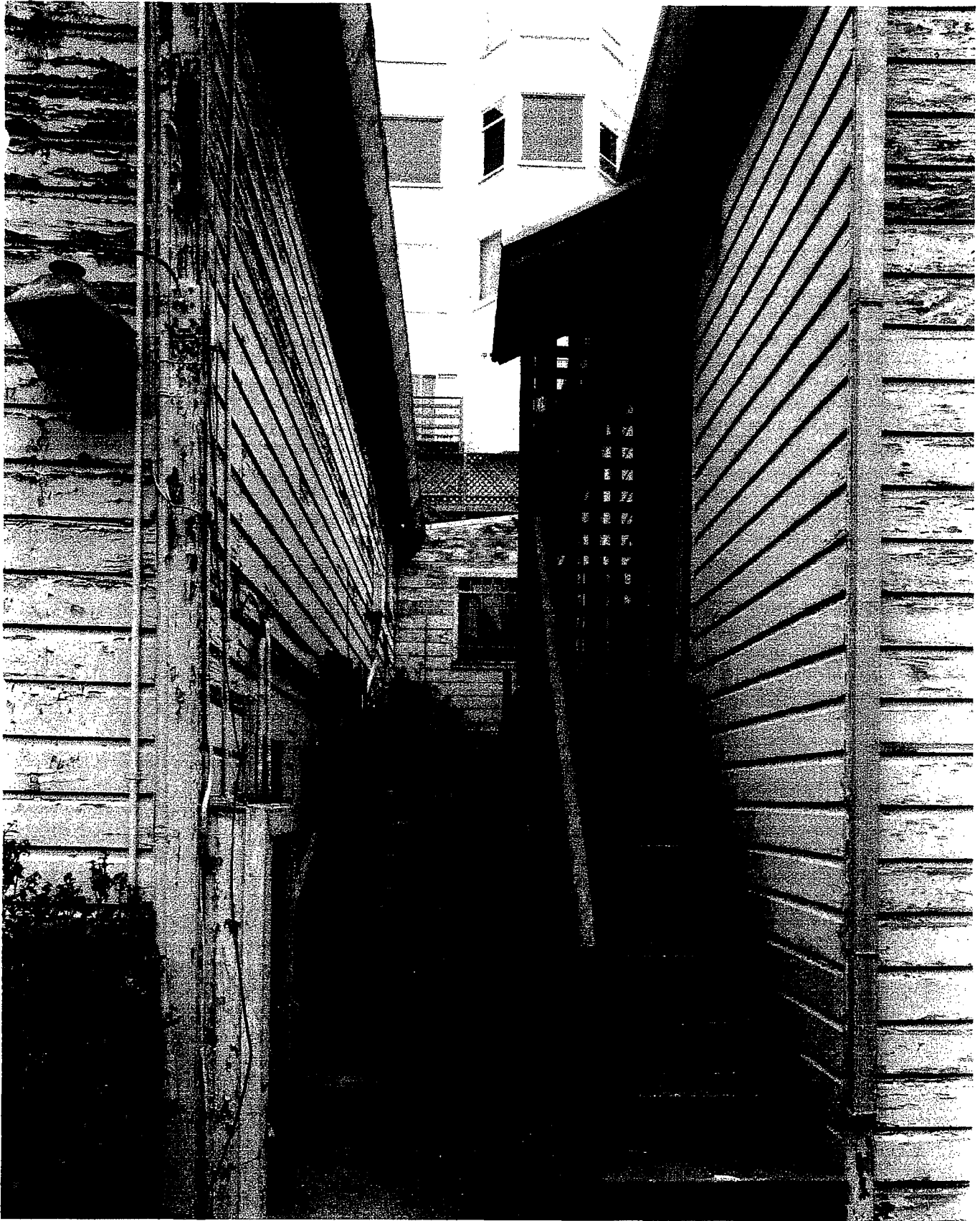
HISTORIC BUILDING SURVEY



#4 VIEW OF COURT BETWEEN COTTAGES "A & B", LOOKING NORTHEAST



#5 VIEW OF WEST SIDE "COTTAGE B", LOOKING NORTH

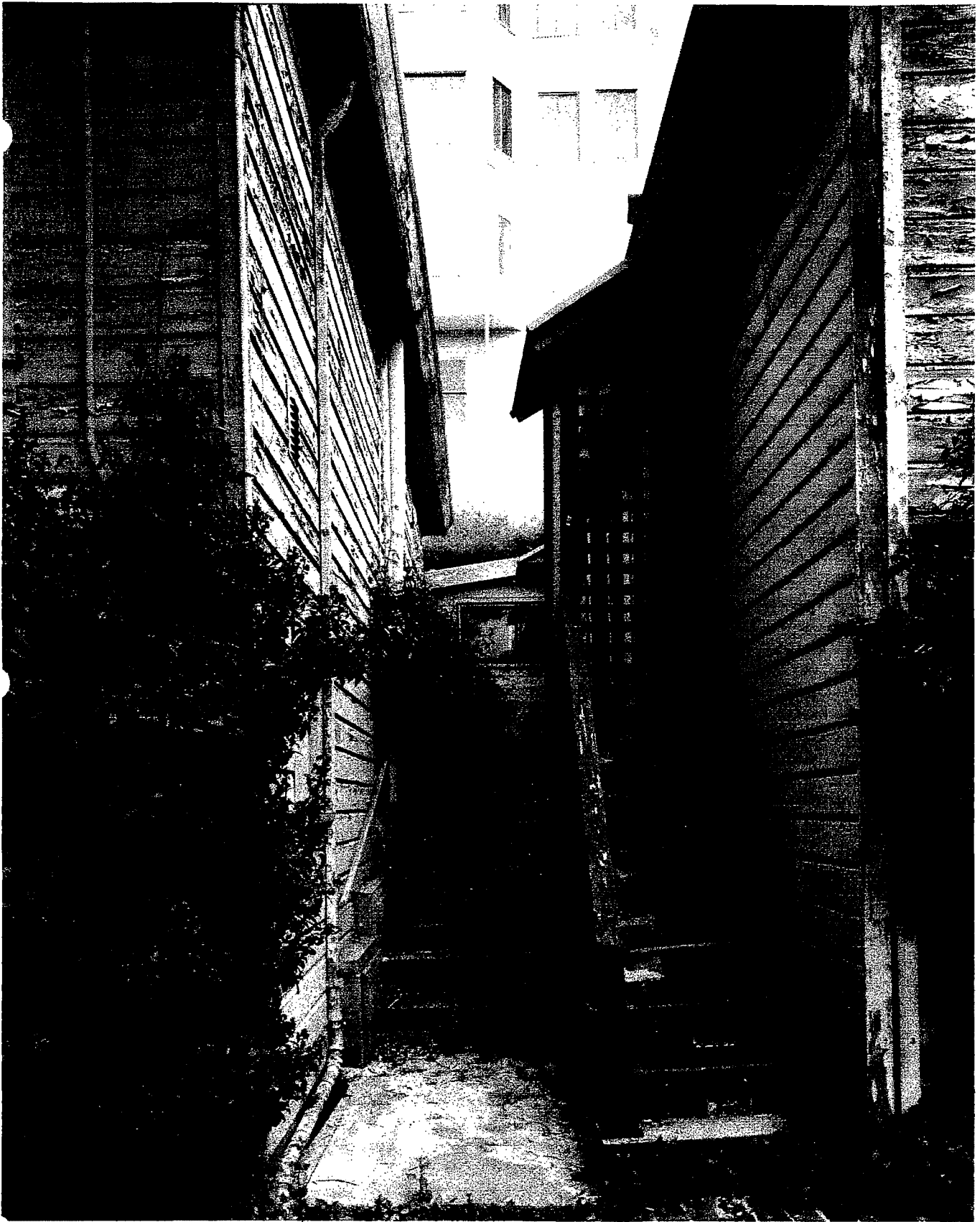


#6 VIEW OF COURT BETWEEN COTTAGES "B & C", LOOKING NORTHEAST



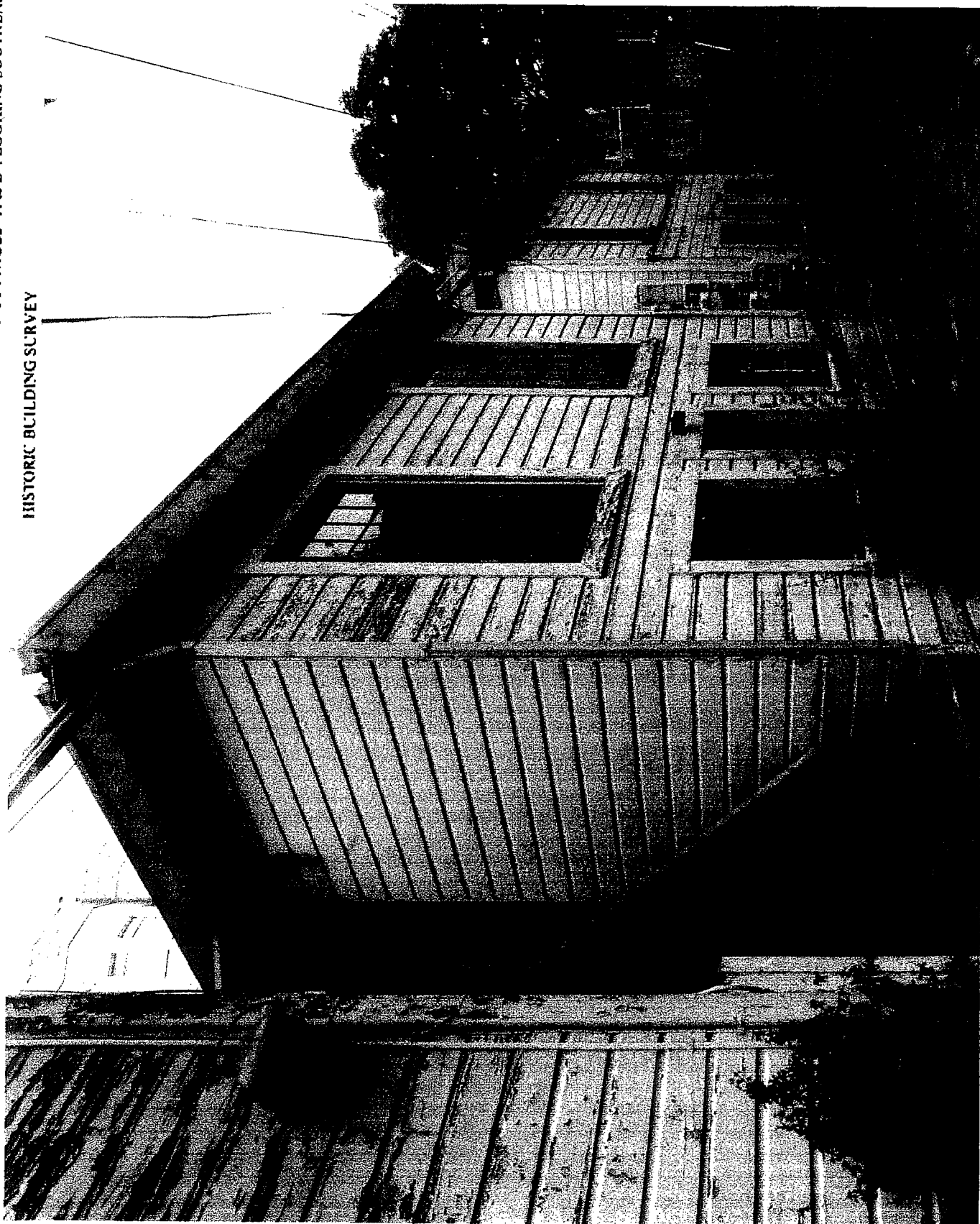
#7 VIEW OF WEST SIDE OF "COTTAGE C", LOOKING NORTH

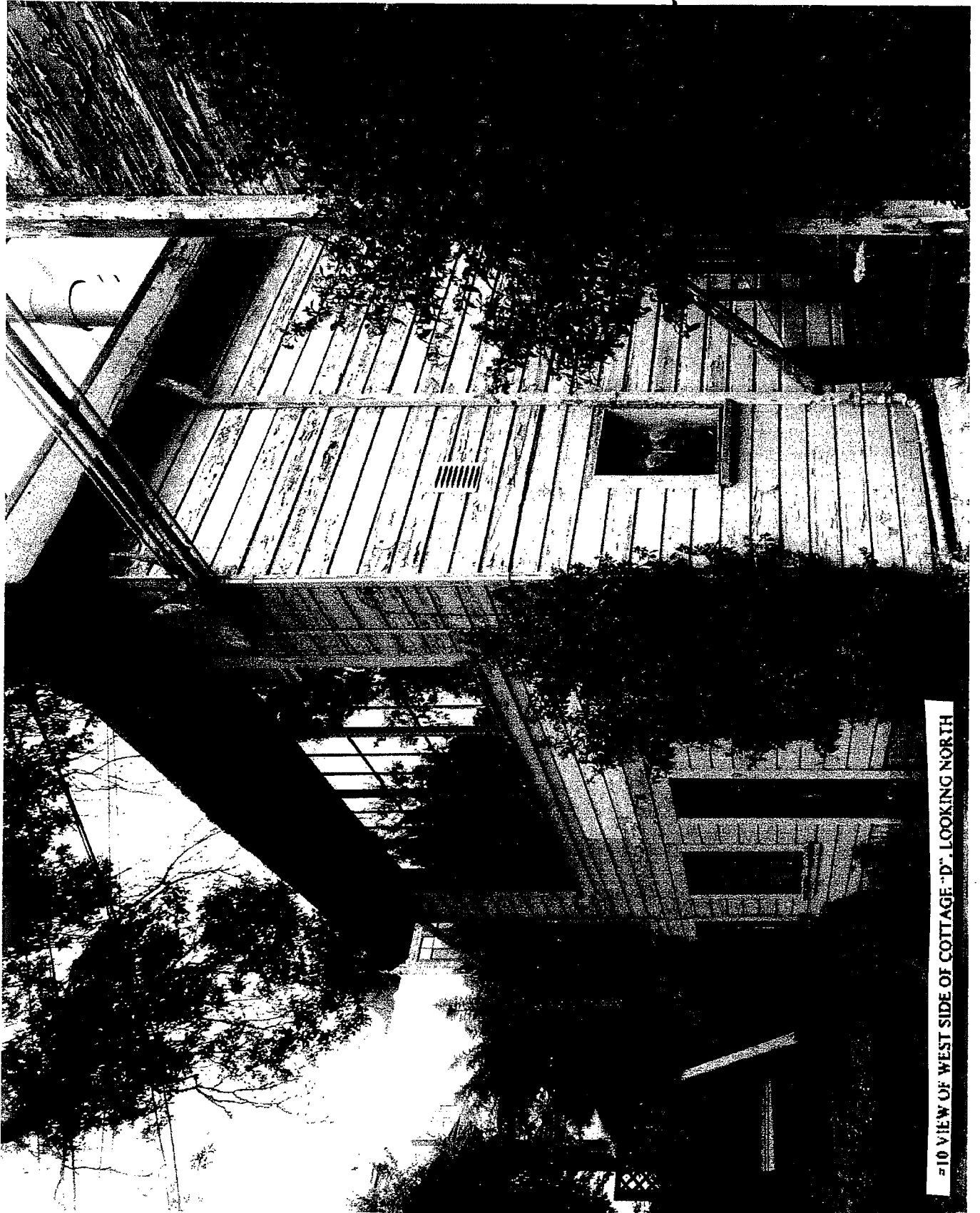
HISTORIC BUILDING SURVEY



*8 VIEW OF COURT BETWEEN COTTAGES "C & D", LOOKING NORTHEAST

#9 VIEW OF WEST SIDE OF COTTAGES "A & B", LOOKING SOUTHEAST
HISTORIC BUILDING SURVEY

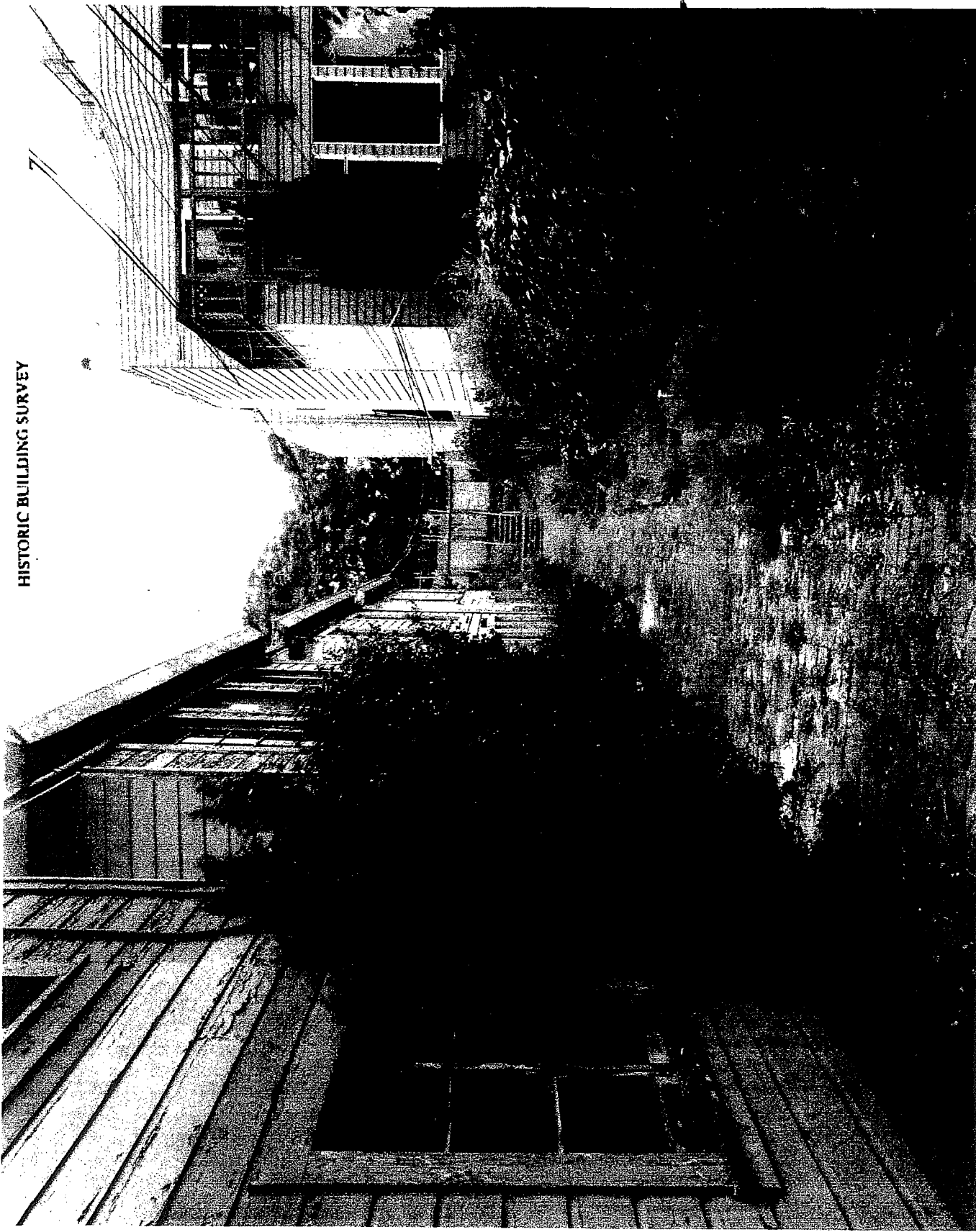




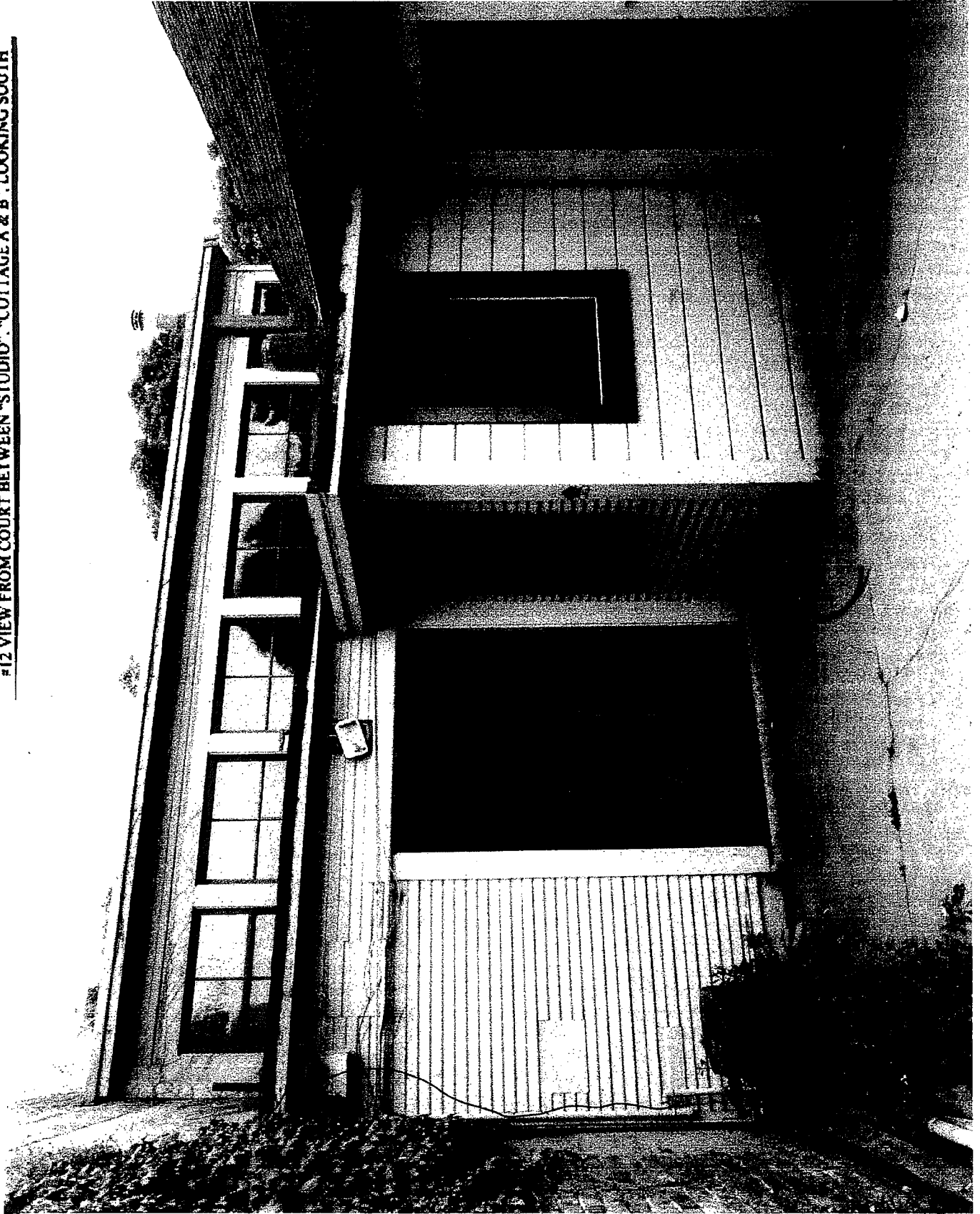
#10 VIEW OF WEST SIDE OF COTTAGE - "D", LOOKING NORTH

411 VIEW OF WALKWAY FROM REAR OF PROPERTY, LOOKING SOUTHEAST

HISTORIC BUILDING SURVEY



#12 VIEW FROM COURT BETWEEN "STUDIO" - "COTTAGE A & B" - LOOKING SOUTH



#13 VIEW FROM COURT BETWEEN "STUDIO", "COTTAGE A & B", LOOKING SOUTHWEST
HISTORIC BUILDING SURVEY

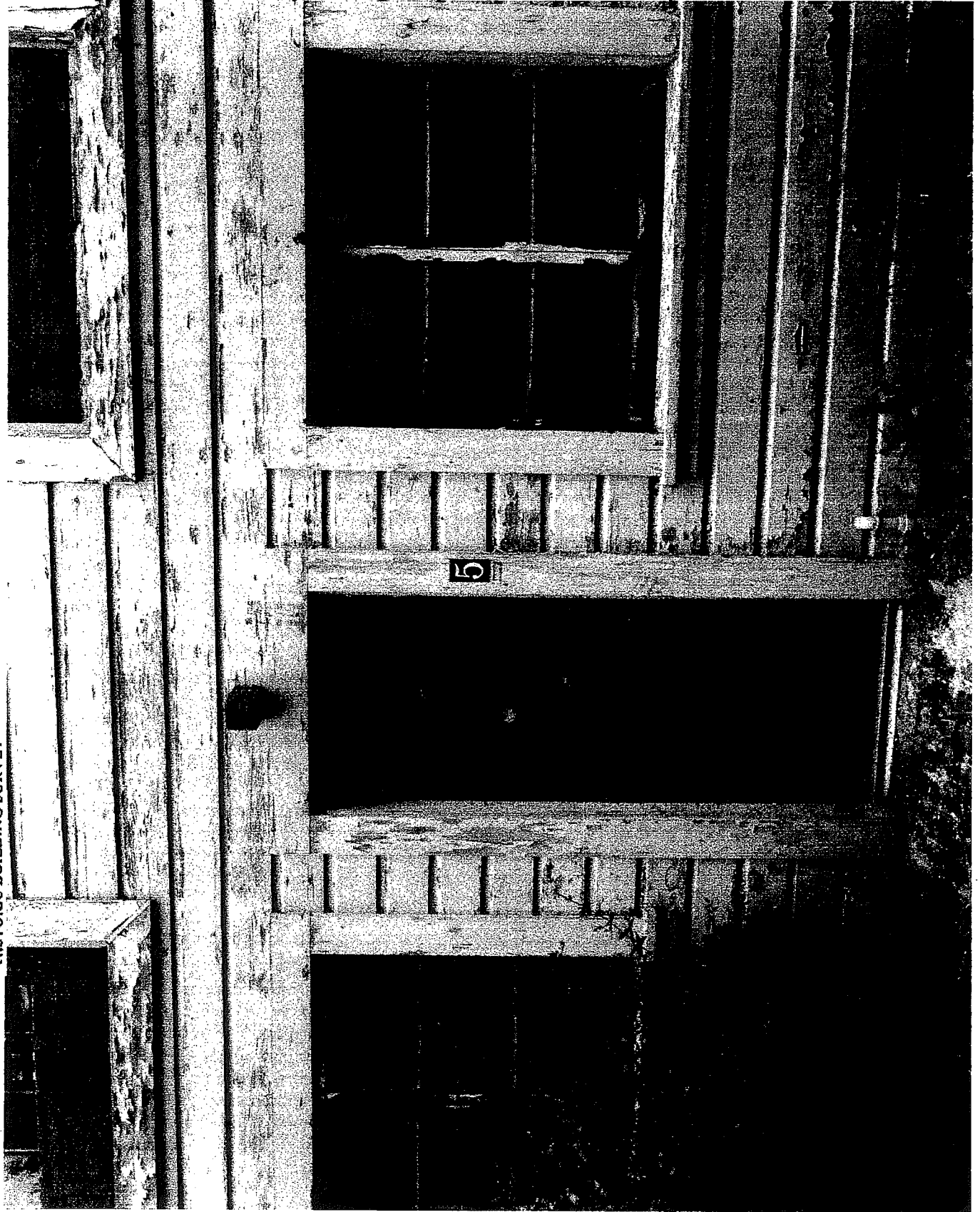


#14 VIEW FROM LANDING OF ENTRY GATE, LOOKING NORTHWEST

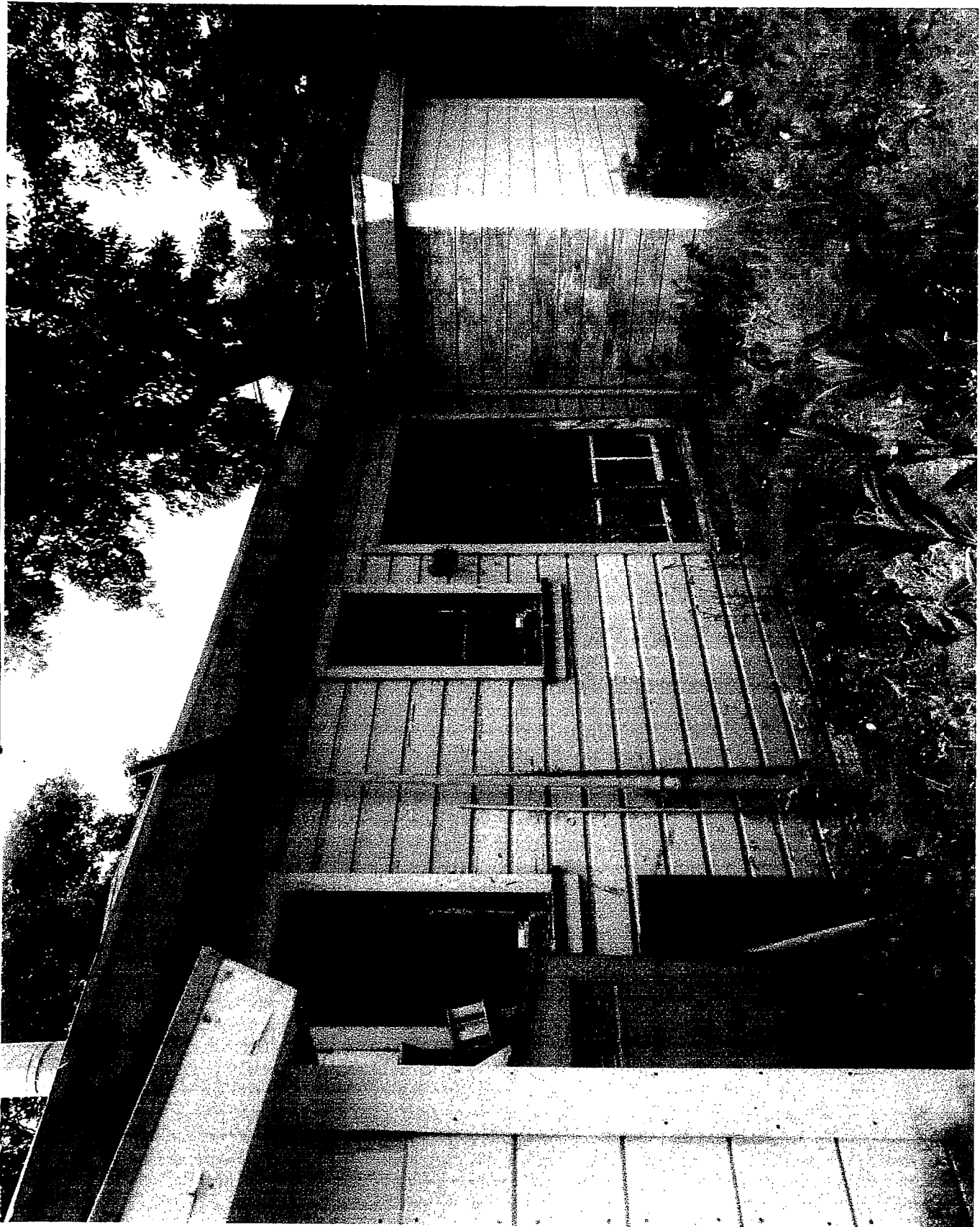


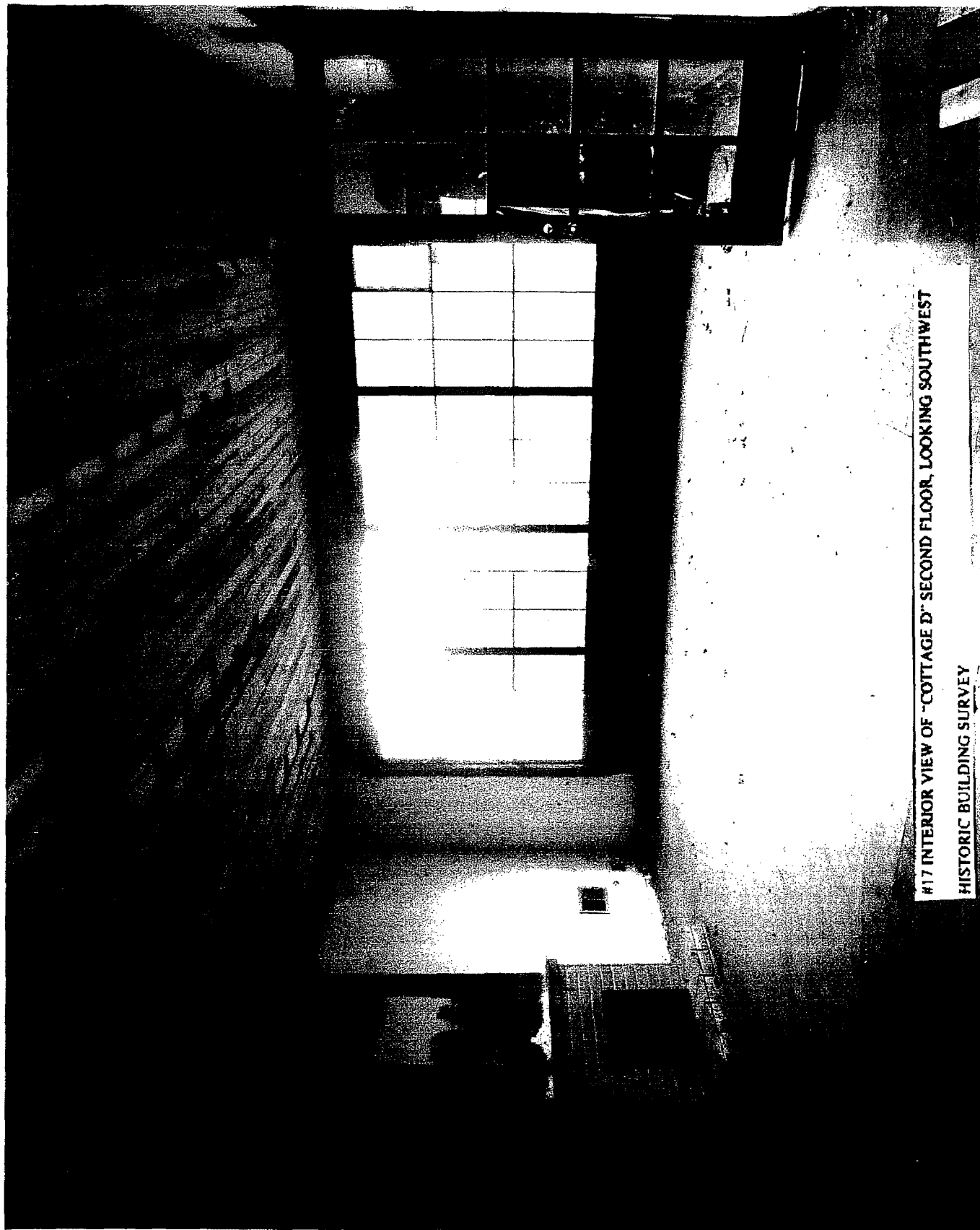
#15 DETAIL VIEW OF DOOR AND WINDOW WEST SIDE "COTTAGE B". LOOKING NORTHEAST

HISTORIC BUILDING SURVEY



#16 VIEW OF EAST SIDE OF "COTTAGE D", LOOKING NORTHWEST





#17 INTERIOR VIEW OF "COTTAGE D" SECOND FLOOR, LOOKING SOUTHWEST

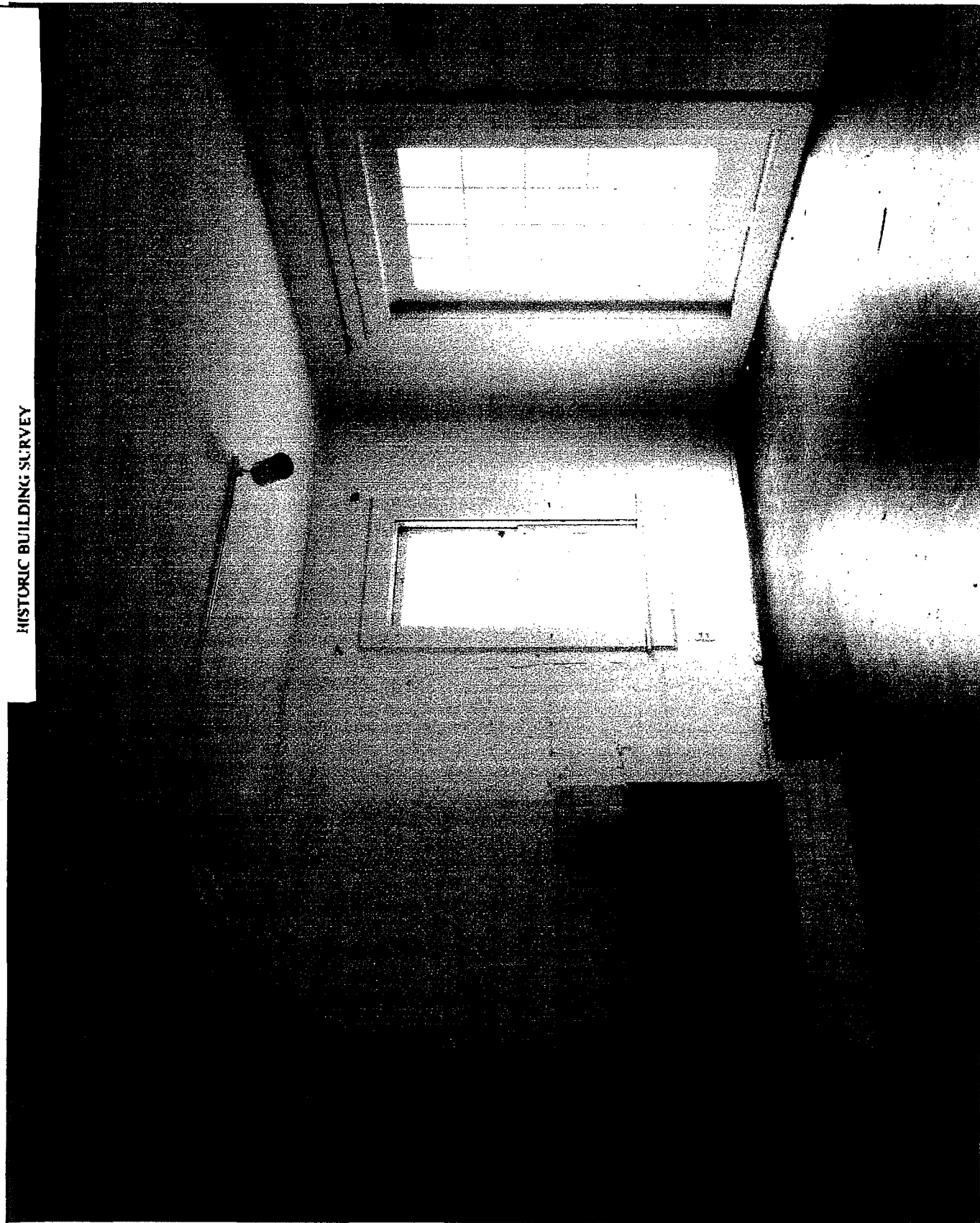
HISTORIC BUILDING SURVEY

#18 VIEW FROM FIRST FLOOR ENTRY DOOR OF INTERIOR "COTTAGE B", LOOKING EAST

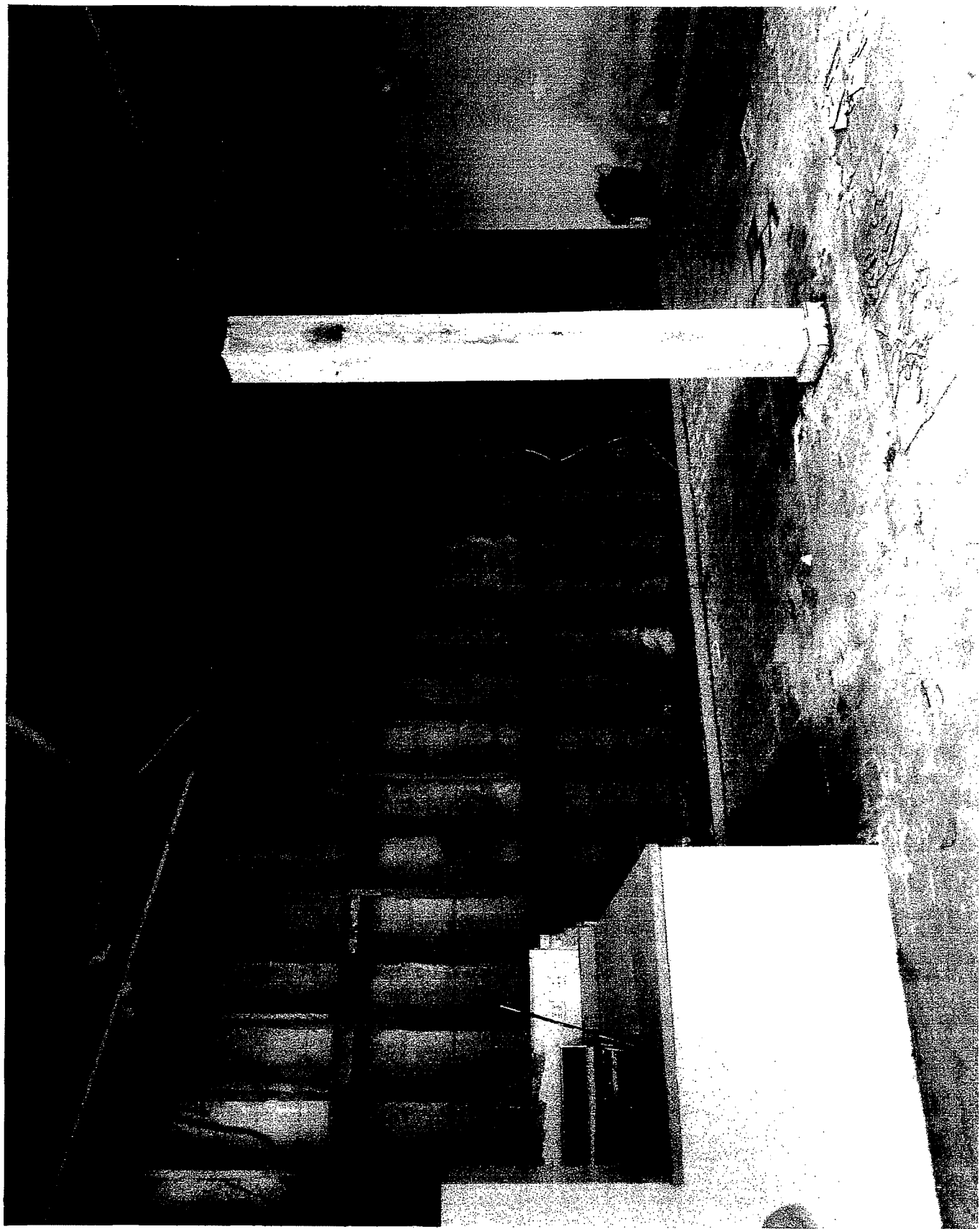


#19 INTERIOR VIEW AT SECOND FLOOR OF "COTTAGE B", LOOKING SOUTH

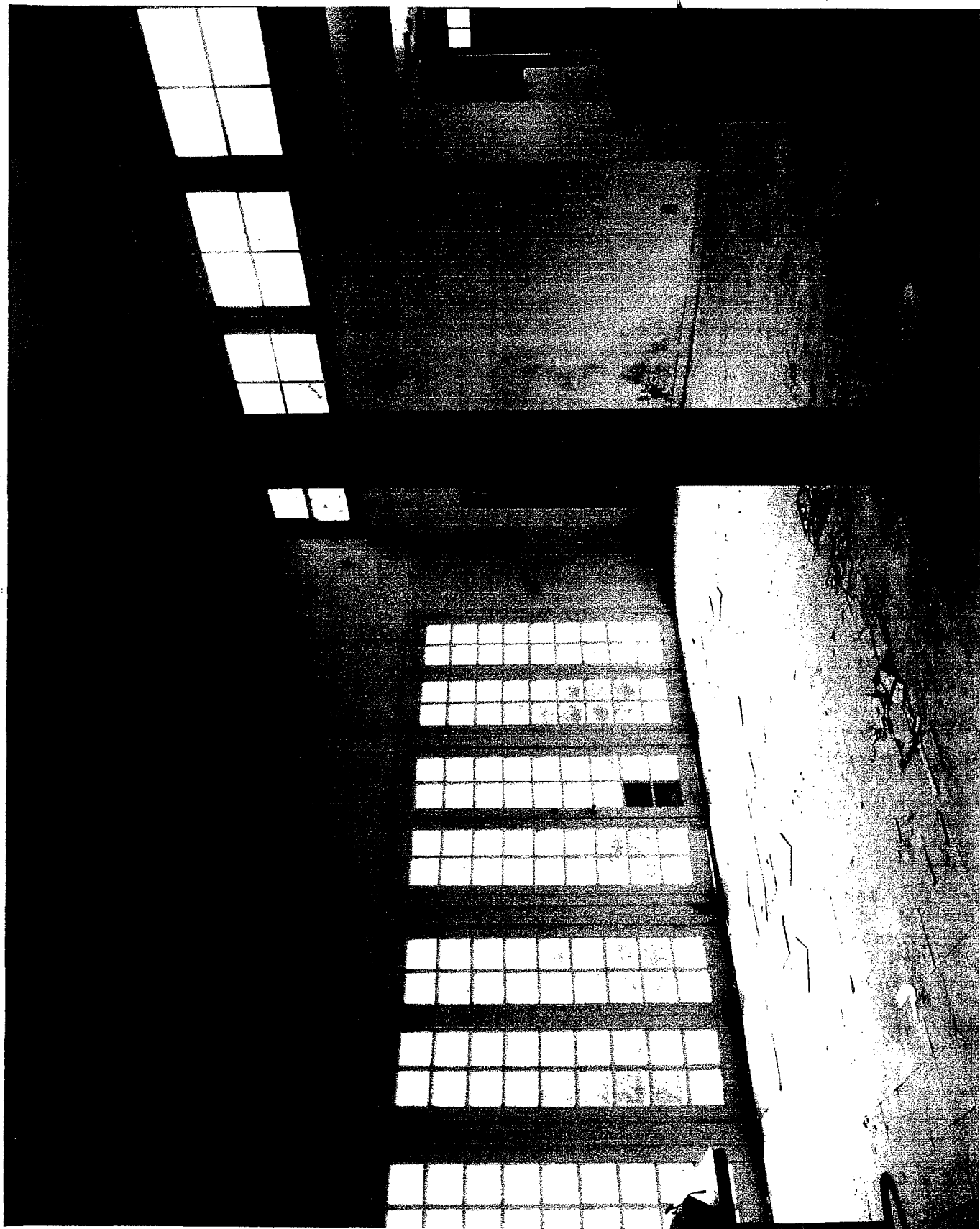
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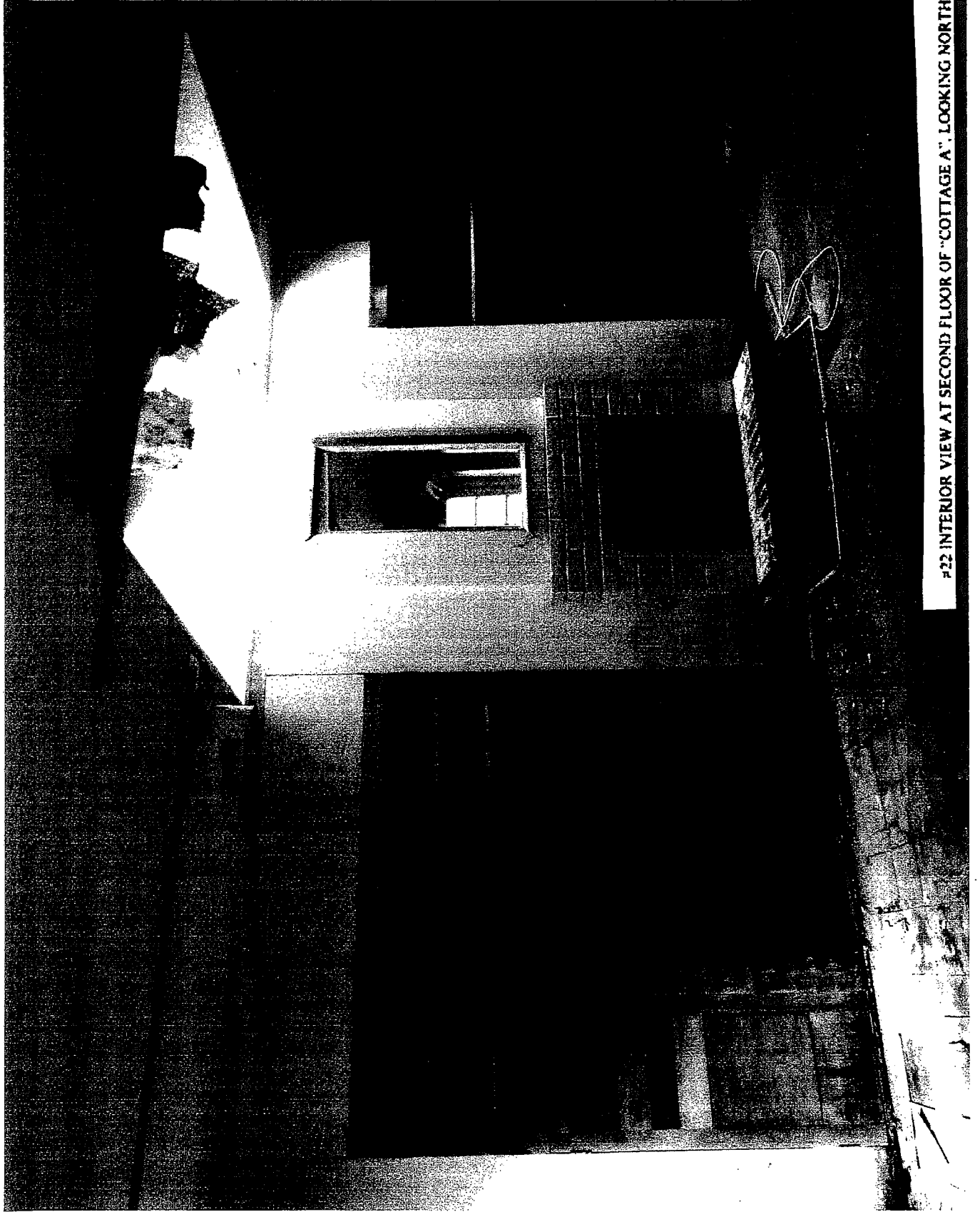


#20 INTERIOR VIEW AT "STUDIO" LOOKING EAST



#21 PRIOR VIEW AT "STUDIO", LOOKING WEST
HISTORIC BUILDING SURVEY





#22 INTERIOR VIEW AT SECOND FLOOR OF "COTTAGE A", LOOKING NORTH



SAN FRANCISCO PLANNING DEPARTMENT

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2017 OCT 11 PM 4:25

RZ

October 10, 2017

Ms. Angela Calvillo, Clerk
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Re: Transmittal of Planning Department Case Numbers: 2017-005434MLS; 2017-005884MLS; 2017-004959MLS; 2017-005396MLS; 2017-005880MLS; 2017-005887MLS; 2017-005419MLS; 2017-006300MLS

Eight Individual Mills Act Historical Property Contract Applications for the following addresses: 215 and 229 Haight Street (formerly 55 Laguna Street), 56 Potomac Street; 60-62 Carmelita Street; 101 Vallejo Street; 627 Waller Street; 940 Grove Street; 973 Market Street; 1338 Filbert Street

BOS File Nos: _____ (pending)

Historic Preservation Commission Recommendation: Approval

Dear Ms. Calvillo,

On October 4, 2017 the San Francisco Historic Preservation Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Mills Act Historical Property Contract Applications. At the October 4, 2017 hearing, the Commission voted to approve the proposed Resolutions.

The Resolutions recommend the Board of Supervisors approve the Mills Act Historical Property Contracts as each property is a historical resource and the proposed Rehabilitation and Maintenance plans are appropriate and conform to the *Secretary of the Interior's Standard for the Treatment of Historic Properties*. Please refer to the attached exhibits for specific work to be completed for each property.

The Project Sponsors submitted the Mills Act applications on May 1, 2017. As detailed in the Mills Act application, the Project Sponsors have committed to Rehabilitation and Maintenance plans that will include both annual and cyclical scopes of work. The Mills Act Historical Property Contract will help the Project Sponsors mitigate these expenditures and will enable the Project Sponsors to maintain the properties in excellent condition in the future.

The Planning Department will administer an inspection program to monitor the provisions of the contract. This program will involve a yearly affidavit issued by the property owner verifying

**Transmittal Materials
Mills Act Historical Property Contracts**

compliance with the approved Maintenance and Rehabilitation plans as well as a cyclical 5-year site inspection.

The Mills Act Historical Property Contract is time sensitive. Contracts must be recorded with the Assessor-Recorder by December 30, 2017 to become effective in 2018. Your prompt attention to this matter is appreciated.

If you have any questions or require further information please do not hesitate to contact me.

Sincerely,



Aaron D. Starr
Manager of Legislative Affairs

cc: Erica Major, Office of the Clerk of the Board
Andrea Ruiz-Esquide, City Attorney's Office

Attachments:

Mills Act Contract Case Report, dated October 7, 2015

215 and 229 Haight Street (formerly 55 Laguna Street)

Historic Preservation Commission Resolution
Draft Mills Act Historical Property Contract
Draft Rehabilitation & Maintenance Plans
Draft Mills Act Valuation provided by the Assessor-Recorder's Office
Mills Act Application
Historic Structure Report

56 Potomac Street

Historic Preservation Commission Resolution
Draft Mills Act Historical Property Contract
Draft Rehabilitation & Maintenance Plans
Draft Mills Act Valuation provided by the Assessor-Recorder's Office
Mills Act Application

60-62 Carmelita Street

Historic Preservation Commission Resolution
Draft Mills Act Historical Property Contract
Draft Rehabilitation & Maintenance Plans
Draft Mills Act Valuation provided by the Assessor-Recorder's Office
Mills Act Application

Transmittal Materials
Mills Act Historical Property Contracts

101 Vallejo Street

Historic Preservation Commission Resolution
Draft Mills Act Historical Property Contract
Draft Rehabilitation & Maintenance Plans
Draft Mills Act Valuation provided by the Assessor-Recorder's Office
Mills Act Application
Historic Structure Report

627 Waller Street

Historic Preservation Commission Resolution
Draft Mills Act Historical Property Contract
Draft Rehabilitation & Maintenance Plans
Draft Mills Act Valuation provided by the Assessor-Recorder's Office
Mills Act Application

940 Grove Street

Historic Preservation Commission Resolution
Draft Mills Act Historical Property Contract
Draft Rehabilitation & Maintenance Plans
Draft Mills Act Valuation provided by the Assessor-Recorder's Office
Mills Act Application
Historic Structure Report

973 Market Street

Historic Preservation Commission Resolution
Draft Mills Act Historical Property Contract
Draft Rehabilitation & Maintenance Plans
Draft Mills Act Valuation provided by the Assessor-Recorder's Office
Mills Act Application
Historic Structure Report

1338 Filbert Street

Historic Preservation Commission Resolution
Draft Mills Act Historical Property Contract
Draft Rehabilitation & Maintenance Plans
Draft Mills Act Valuation provided by the Assessor-Recorder's Office
Mills Act Application
Historic Structure Report

FORM SFEC-126:
NOTIFICATION OF CONTRACT APPROVAL
(S.F. Campaign and Governmental Conduct Code § 1.126)

City Elective Officer Information <i>(Please print clearly.)</i>	
Name of City elective officer(s): Members, Board of Supervisors	City elective office(s) held: Members, Board of Supervisors

Contractor Information <i>(Please print clearly.)</i>	
Name of contractor: 1338 Filbert LLC	
Please list the names of (1) members of the contractor's board of directors; (2) the contractor's chief executive officer, chief financial officer and chief operating officer; (3) any person who has an ownership of 20 percent or more in the contractor; (4) any subcontractor listed in the bid or contract; and (5) any political committee sponsored or controlled by the contractor. Use additional pages as necessary. 1338 Filbert LLC	
Contractor address: 30 Blackstone Court San Francisco, CA 94123	
Date that contract was approved: <i>(By the SF Board of Supervisors)</i>	Amount of contracts: #A: 13,362 ; #B: \$6,036; #C: \$8,686; #D: \$6,540 (estimated property tax savings)
Describe the nature of the contract that was approved: Mills Act Historical Property Contract	
Comments:	

This contract was approved by (check applicable):

☐ the City elective officer(s) identified on this form

☒ a board on which the City elective officer(s) serves: San Francisco Board of Supervisors
Print Name of Board

☐ the board of a state agency (Health Authority, Housing Authority Commission, Industrial Development Authority Board, Parking Authority, Redevelopment Agency Commission, Relocation Appeals Board, Treasure Island Development Authority) on which an appointee of the City elective officer(s) identified on this form sits

Print Name of Board

Filer Information <i>(Please print clearly.)</i>	
Name of filer: Angela Calvillo, Clerk of the Board	Contact telephone number: (415) 554-5184
Address: City Hall, Room 244, 1 Dr. Carlton B. Goodlett Pl., San Francisco, CA 94102	E-mail: Board.of.Supervisors@sfgov.org

Signature of City Elective Officer (if submitted by City elective officer)

Date Signed

Signature of Board Secretary or Clerk (if submitted by Board Secretary or Clerk)

Date Signed