

FILE NO. 010102

RESOLUTION NO. 43-01

1 [Resolution to initiate the Designation of a Landmark at 1338 Filbert Street.]

2  
3 **Resolution initiating the Designation of a Landmark at 1338 Filbert Street, Block 524,**  
4 **Lots 31-34, pursuant to section 1004.1 of the San Francisco Planning Code.**

5  
6 WHEREAS, The group of four cottages in the 1300 block of Filbert Street was built in  
7 1907 in the aftermath of the Earthquake and Great Fire of 1906 by the same family of owners  
8 of the land since 1884, and;

9 WHEREAS, a subsequent leasee of the cottages, Marian Hartwell, an artist and  
10 faculty member of the California School of Fine Arts (CSFA) now known as the San Francisco  
11 Arts Institute, added a fifth cottage as a studio and her home, and;

12 WHEREAS, she developed there the School of Basic Design and Color after  
13 her tenure at CSFA and used the studio and her cottage for teaching, and several other of the  
14 cottages as rentals for her art students and others attending the CSFA, and;

15 WHEREAS the Filbert Street cottages provide a tangible link to the 19<sup>th</sup> Century history  
16 of Russian Hill as both a working class neighborhood and one that has contributed to the  
17 City's artistic traditions: now, therefore, be it

18 RESOLVED, that the San Francisco Board of Supervisors does hereby initiate the  
19 designation of the 1338 Filbert Street Cottages, Lots 31-34 in Block 524, as a Landmark, and  
20 so directs the Landmarks Preservation Advisory Board to place the property in consideration  
21 as a Landmark pursuant to Article 10 of the Planning Code and other applicable provisions of  
22 law.

23 **RECEIVED**

24 FEB 14 2001

25 **CITY & COUNTY OF S.F.**  
**DEPT. OF CITY PLANNING**  
**ADMINISTRATION**

Supervisor, Aaron Peskin / Newsom  
BOARD OF SUPERVISORS



City and County of San Francisco

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

Tails  
Resolution

File Number: 010102

Date Passed:

Resolution initiating the designation of a landmark at 1338 Filbert Street, Block 524, Lots 31-34, pursuant to Section 1004.1 of the San Francisco Planning Code.

January 22, 2001 Board of Supervisors — ADOPTED

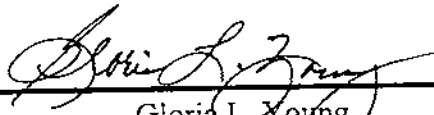
Ayes: 10 - Ammiano, Daly, Gonzalez, Hall, Maxwell, McGoldrick, Leno,  
Newsom, Peskin, Yee  
Absent: 1 - Sandoval

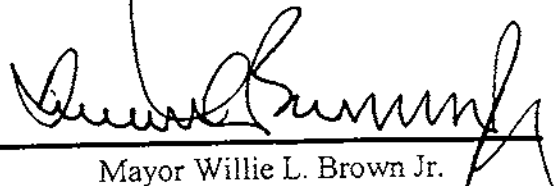
File No. 010102

I hereby certify that the foregoing Resolution was ADOPTED on January 22, 2001 by the Board of Supervisors of the City and County of San Francisco.

JAN 26 2001

Date Approved

  
Gloria L. Young  
Clerk of the Board

  
Mayor Willie L. Brown Jr.

**SAN FRANCISCO**  
**PLANNING COMMISSION**  
**RESOLUTION NO. 16187**

**ADOPTING FINDINGS RELATED TO THE DISAPPROVAL OF A LANDMARK DESIGNATION FOR 1338 FILBERT STREET, THE 1338 FILBERT COTTAGES, HISTORICALLY KNOWN AS THE BUSH COTTAGES (1907-1930s) AND THE SCHOOL OF BASIC DESIGN AND COLOR (1940s), AS LANDMARK NO. 232.**

**WHEREAS,**

1. On January 26, 2001, the San Francisco Board of Supervisors adopted Resolution No. 43-01 initiating Landmark Designation of 1338 Filbert Street, the 1338 Filbert Cottages.
2. On March 21, 2001, the proposal for Landmark Designation was referred to the Landmarks Preservation Advisory Board, pursuant to Planning Code Section 1004.2, for the Board's review and recommendation of approval, disapproval, or modification of the proposal. The Landmarks Preservation Advisory Board reviewed the designation proposal and supporting documents and has heard testimony in a regularly scheduled, duly noticed public hearing on March 21, 2001 and did not make a recommendation to the Planning Commission on the designation proposal.
3. The 1338 Filbert Cottages are located on the north side of Filbert Street between Polk and Larkin Streets and occupy Assessor's Block 524, Lots 31, 32, 33, and 34.
4. F. Joseph Butler and Winifred Siegel prepared a Landmark Designation Report for 1338 Filbert Street, the 1338 Filbert Cottages, on behalf of the Little House Committee. The final report for the Landmarks Preservation Advisory Board hearing was submitted on March 14, 2001. Prior to that submittal, staff had been reviewing a draft report. The Little House Committee submitted updated copies of the Landmark Designation Report to the Planning Department on May 15, 2001.
5. On June 14, 2001, the Landmark Designation proposal for the 1338 Filbert Cottages was referred to the Planning Commission, pursuant to Planning Code Section 1004.3, for the Commission's review and approval, disapproval or modification.
6. On June 19, 2001, the Planning Department received a letter from The Little House Committee, where the authors stated that the period of significance would be changed from 1907, 1930s-1940s to 1907, 1930s-1972, and that other changes to the text, requested by Department staff, would not be made.
7. On June 26, 2001, the Planning Department mailed a letter to the Little House Committee, requesting additional information in support of this change in the period of significance, and stating that the Commission packets would be distributed on July 2, 2001. The authors were also made aware of their right to request a continuance, as this timeline would not allow time for staff review of additional materials or for formulation of a staff recommendation.
8. On July 12, 2001, the Commission reviewed the designation proposal and supporting documents and heard testimony in a regularly scheduled, duly noticed public hearing.

**Case No. 2001.0232L**

1338 Filbert Street

Assessor's Block 524, Lots 31, 32, 33, 34

Resolution No. 16187

**THEREFORE BE IT RESOLVED** that the Planning Commission hereby disapproves the Landmark Designation of The 1338 Filbert Cottages, limited to and comprising Block 524, Lots 31, 32, 33, and 34 and described in Exhibit A (attached), as Landmark No. 232, pursuant to Section 1004.3 of Article 10 of the Planning Code; and finds that

- The 1338 Filbert Cottages do not meet the criteria for Landmark Designation as set forth in Planning Code Section 1004(a)(1) having a "special character or special historical, architectural and aesthetic interest or value."
- The 1338 Filbert Cottages Designation Report does not meet the requirements of Planning Code Section 1004(b) describing the characteristics of the landmark. The Commission further notes that without a clear record of the property's significance, including information specifically requested by Department staff for inclusion in the Landmark Designation report, the Commission has no choice but to disapprove the proposal.
- Designation of the 1338 Filbert Cottages as a City Landmark would be a misuse of the Landmarking process, as it seemed from the testimony that the motivation for the Landmark Designation is preservation of open space and neighborhood character. Further, 1338 Filbert Street is private property and there are other means available to protect neighborhood character and to preserve open space.

**BE IT FURTHER RESOLVED** that the Commission hereby recommends that the Board of Supervisors disapprove the Landmark Designation of the 1338 Filbert Cottages, limited to and comprising Block 524, Lots 31, 32, 33, and 34 and described in Exhibit A (attached), as Landmark No. 232, pursuant to Section 1004.3 of Article 10 of the Planning Code; and

**BE IT FURTHER RESOLVED** that the Planning Commission hereby directs its Secretary to transmit this Resolution, the 1338 Filbert Cottages Landmark Designation Report and other pertinent materials in the Case file 2001.0232L to the Board of Supervisors.

I hereby certify that the foregoing Resolution was **ADOPTED** by the Planning Commission at its regular meeting of July 12, 2001.

Linda D. Avery  
Commission Secretary

**AYES:** Commissioners Theoharis, Baltimore, Chinchilla, Lim, Salinas

**NOES:** Commissioner Joe

**ABSENT:** Commissioner Fay

**ADOPTED:** July 12, 2001

LANDMARK DESIGNATION REPORT  
DATE: JUNE 14, 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 H&B 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.

- **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-

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

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).<sup>2</sup>

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) and continued to teach the principles of the California Decorative style.<sup>3</sup>

- **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.

---

<sup>2</sup> See also course descriptions in the introduction to Appendix 5.

<sup>3</sup> 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 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.**

In addition to its relationship to the immediate post-earthquake date when it was built (discussed under Criteria A), 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 studio addition at the street and Cottage D at the western 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 a front outdoor area of brick (using the walkway in part) and has a small patio in the rear.<sup>5</sup> 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 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

---

<sup>5</sup> 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."

---

## 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 Bum 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 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

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. 6/8/00
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:

Winifred W. Siegel  
F. Joseph Butler, AIA (contributor)  
c/o The Little House Committee  
1048 Union Street  
San Francisco, CA 94133

---

**EXHIBITS**

**Exhibit A**     **DPR 523L**

**Exhibit B**     **Photographs**

1. Cottage A, 1338 Filbert Street. From Richard Sexton, *The Cottage Book*, p. 45
2. The complex, taken from Larkin and Greenwich Street apartments
3. Cottages A and B
4. Cottages B and C
5. Details of the buildings and grounds (two pages)

**Exhibit C**     **Maps**

1. Russian Hill
  2. Assessor's Map 1991, Block 524, Lots 31, 32, 33, 34
  3. 1979 Resubdivision Map
  4. Map of Features to be preserved
- Note: Sanborn and Red Cross Burn maps are in Appendix 2.

**Exhibit D**     **Documents**

1. Brochure, School of Basic Design and Color, 1948
2. Report on the 1338 Filbert Garden (Phoebe Cutler, Garden Historian, 2001)

**APPENDIX: RESEARCH DOCUMENTS**

**Section 1**     **Miscellaneous**

1. A. Add Bonn: Vita (page 1 of 5) 10/00; exhibit write-up, sample of work

**Section 2**     **Historical Maps (see also Exhibit C)**

- 2.A. List of historical maps
- 2.B. Copies of the Maps

**Section 3**     **Permits**

- 3.A. Table of Permits
- 3.B. Copies of Selected Permits

**Section 4**     **Ownership Documents**

- 4.A. History of the Buildings and their Owners
- 4.B. Ownership Table, 1887-1985
- 4.C. Copies
- 4.D. Ownership Table 1985-1992

**Section 5**     **Documents related to Marian Hartwell, California School of Fine Arts, SFA, Course Descriptions**

Introduction

- 5A. 1939-40 Catalog (cover and selected pages), with pictures and descriptive paragraphs.
- 5.B. 1929-1930 Catalog
- 5.C. 1931-1932, 1936-1939 (pages from catalogs)

Exhibit A.

LANDMARKS PRESERVATION ADVISORY BOARD CASE REPORT

THE 1338 FILBERT STREET COTTAGES



View of the patio of Cottage A. Windows facing west. Inset: grapestake fence.  
Photograph in Sexton, Richard, *The Cottage Book*, 1989. Page 45.

Year built: 1907

Style: Vernacular post-earthquake frame

First Owner (1907-1946): William K. Bush, butcher

Second owner (1946-1972): Marian Hartwell, painter, craftsman, faculty member of the California School of Fine Arts, creator of the School of Basic Color and Design at the 1338 Filbert Street cottages

13

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

City: San Francisco

Zip: 94109

\*e. Assessor's Parcel Number: Block 0254, Lots 31, 32, 33, 34

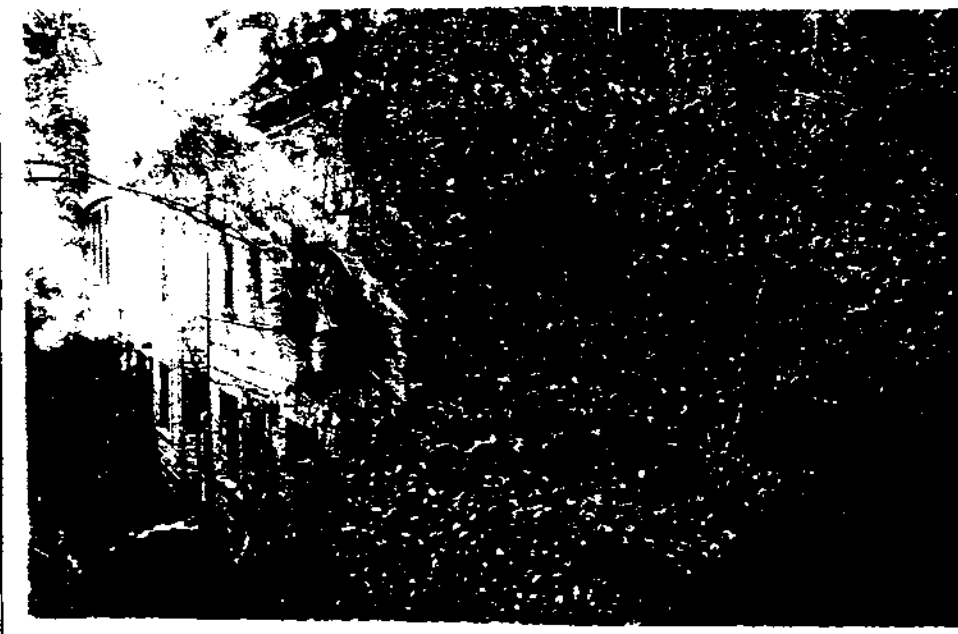
\*P3a. Description:

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

4

**BUILDING, STRUCTURE, AND OBJECT RECORD**

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); 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  
**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 area, 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 48: Fence

PLEASE SEE CONTINUATION SHEET, PAGE 7

**\*B12. References:**

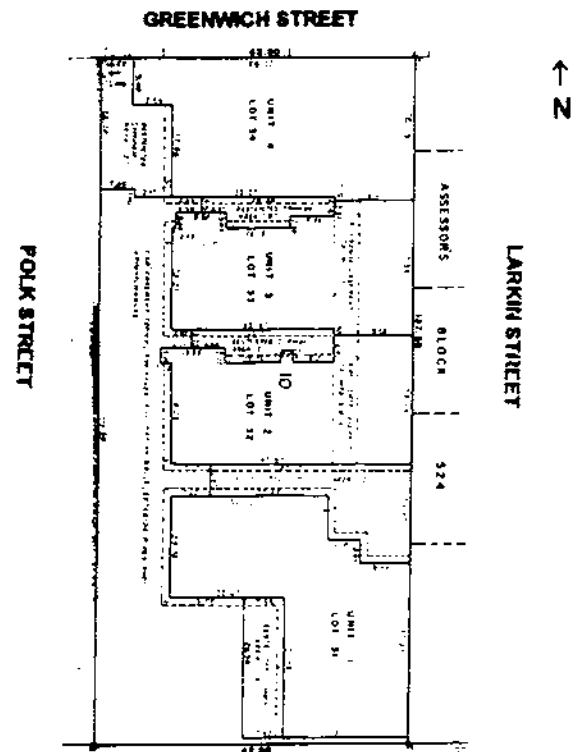
PLEASE SEE CONTINUATION SHEET, PAGE 8

**B13. Remarks:**

\*B14. Evaluator: Winifred W. Siegel

\*Date of Evaluation: March 2001

(This space reserved for official comments.)



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)

1338 Filbert is a complex of four two-story frame buildings ("cottages") originally built as rental units for four families. Cottage A has 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 ambience 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 a 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 a "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 20<sup>th</sup> 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.

## B10. SIGNIFICANCE (from Building, Structure, and Object Record)

### The 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 S-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.

### The significance of the Association with the Earthquake (Criterion A).

The 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.

### The 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.

Page 7 of 13

\*Resource Name: 1338 Filbert Street Cottages

\*Recorded by: Winifred W. Siegel

\*Date: June 2001

Continuation

Update

**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

McEnerney 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**

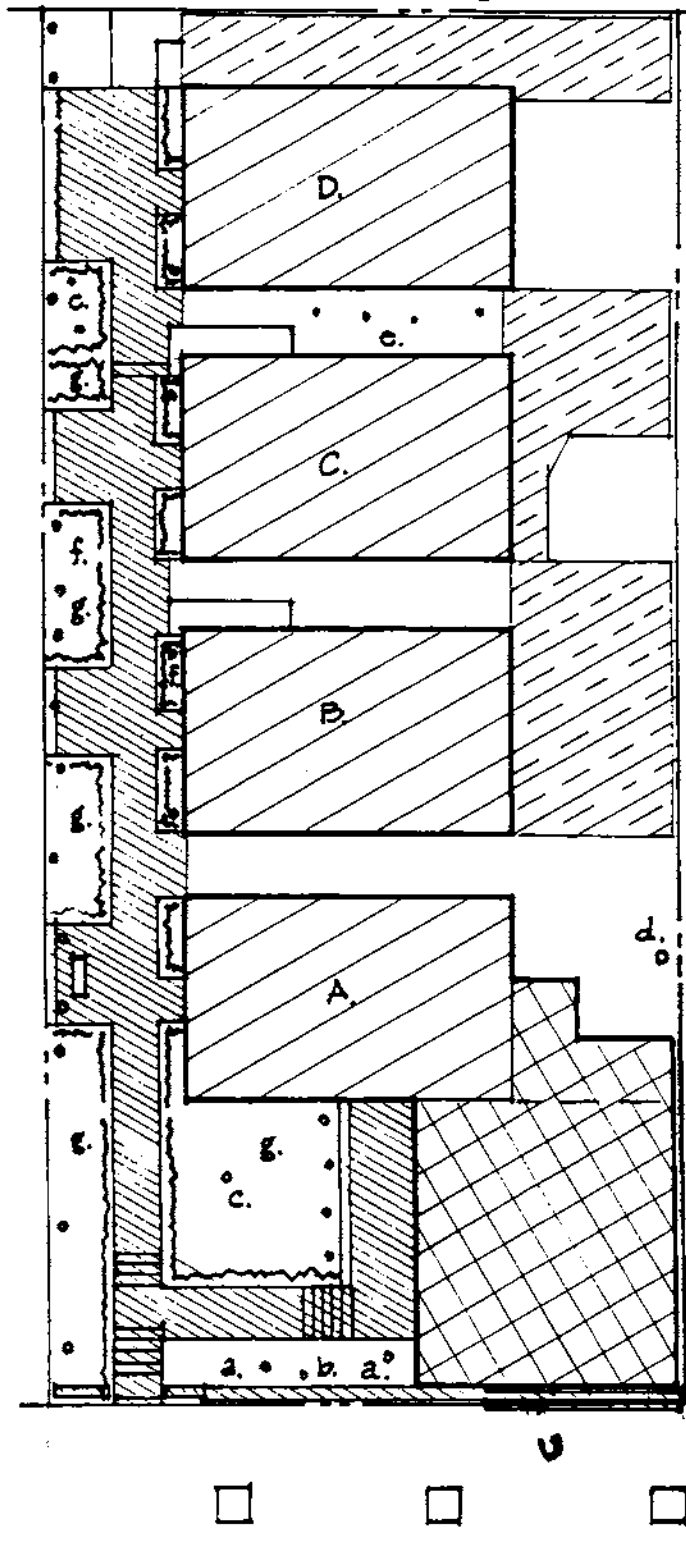
Cravath, Ruth and Dorothy Wagner Puccinelli Cravath. *Two San Francisco Artists and Their Contemporaries 1920-1975*.

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.

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 N