1890 Bryant Street Studios

Welcome to 1890 Bryant Street! The 1890 Artist community includes over 100 artists working in various media and styles. We are a mixed-use building made up primarily of artist studios with some small businesses, which has been as varied as a bakery and an audio recording school. From printmakers, letter-press artists and photographers to graphic artists, painters, sculptors and fabric artists; you'll find creatives of all kinds. More than 20 years later, the continuity of a core group of "founding artists" within this ever-evolving community are a testament to the stability, affordability and creative spirit that endures.

History

1890 Bryant Street began life as one of two buildings on either side of Mariposa Street that served as the Best Foods mayonnaise factory. Built in 1949, it operated for many years until it was decommissioned as a factory in the 1980s. According to city planning maps, there is a 66 inch wide tunnel which runs under the street between the two buildings on Mariposa.

The building was eventually acquired by Cort Properties, which dedicated it as a creative space and starting in 2005 developed the 2nd & 3rd floors as artist studios. A fourth floor of studios and passenger elevators were added in 2015. The building's original freight elevator is still operational as well, but the loading dock and freight elevator are normally locked and must be scheduled though the building office.

1890's neighbor across Florida Street, Project Artaud, started out in 1971 as the first large artist Live/Work building in the "Mission Creek" neighborhood. They were followed by Developing Environments a block away on Alabama Street, and several more such as Art Explosion, Activspace and many more buildings that collectively are the largest concentration of artists in the city.

1890 Bryant Street's informal structure has developed a distinct "culture". Most of the artists are full or semi full-time artists who take their work and careers seriously, and are mindful of the quality and professionalism we maintain. We all want the best for our community and strive to keep our standards high. There is a friendly respect we show each other, a willingness to give of our expertise and a general feeling of pride in what we've collectively become - a pre-eminent artist building in San Francisco. All this makes 1890 a very special place, indeed.

How is 1890 Bryant Street Organized?

Unlike most other artist buildings in the city, 1890 Bryant Street has no overarching structure or governance. Each studio operates independently from each other and rents its space directly from Cort Properties. Within most studios there is a Primary Lease Holder (or Holders) who rent the space singly or with sub-leaser(s) carve outs.

The Primary Lease Holder has sole responsibility for their studio and has a direct relationship with the Cort Properties. Communications between the Cort Properties and the studios are directed at the Primary who then should relay these communications with their sub-leasers as appropriate. Any communication which a sub-leaser wishes to make to the Cort Properties is best in consultation with and coming through the Primary. Specific communications for building maintenance, problems, notifications etc. is covered below.

Stay Connected!

While we are all in our own studios working on our own art and careers, we are able to connect with each other and with the outside world.

1890 Bryant "Bulletin Board" (a managed GoogleGroup)
The 1890 Google Group is our internal communication system -- a useful forum for the artist community. As such, rules of respect and decorum are encouraged.

Things discussed on the Google Group include:

- Building and Security Issues
- Studio "For Rent" or Studiomate Availability
- Lost and Found
- "Free" Items / Giveaways
- Artist Grants or Exhibition opportunities
- Building Social Gathering Invites
- Open Studios Planning and Other Events Announcements

To join the 1890 Bryant GoogleGroup, **contact your Floor representative** (Please include Studio # and the primary Studio leaseholder if not yourself):

- 2nd Fl. - Diane Olivier, #203
- 3rd Fl. - Fuzz Grant #317
- 4th Fl. - Austin Boe #409

GoogleGroup Message Etiquette

New posts in the forum are sent to the entire 1890 Bryant community – so only communications intended for the entire building should be sent in this way. All of our email addresses are listed under "Members" in the Group so if you need to send an email to specific people, you can find it there. If you are looking for responses to your post, it is better to include your personal email address and request responses be sent directly to you!

(1) To start a new topic, please don't reply to an email. Instead, send a NEW email to 1890bryant@googlegroups.com with a subject that describes your topic.

(2) If you want your reply to be seen by the whole group, make sure to use ***Reply All***. The default is that responses are sent to the author alone.

(3) Do not forward a personal email without the original author's permission.

(4) Be constructive and respectful. The building manager for the Cort Properties is a member of the group.

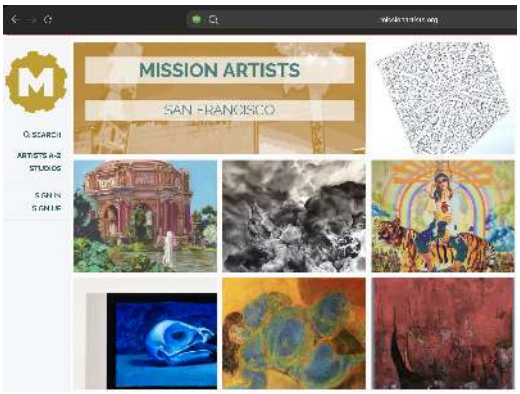
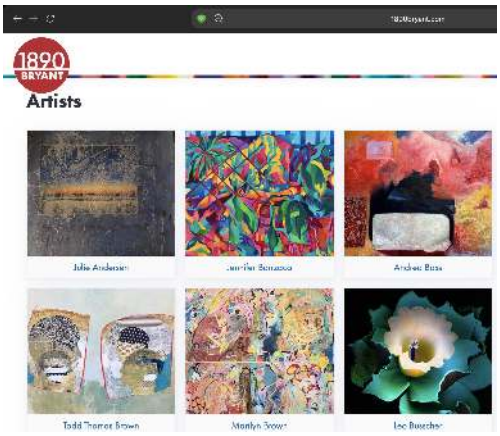
(5) Want to research if your question has been asked and answered before? View previous posts: https://groups.google.com/forum/#!forum/1890bryant

WHY ARE THERE TWO WEBSITES?

Like most organization's websites, www.1890bryant.com is a work in progress.

More than 15 years ago, the www.missionartists.org website was created by a collaboration between 1890 Bryant artists (thank you!) and neighboring artists from Project Artaud, Studio 17 and Art Explosion. Mission Artists United (MAU) has the goal of connecting neighborhood artists and their studio buildings as well as coordinating a Spring Open Studios. Today there are more than 300 artist profiles from buildings throughout the greater Mission on this web site.

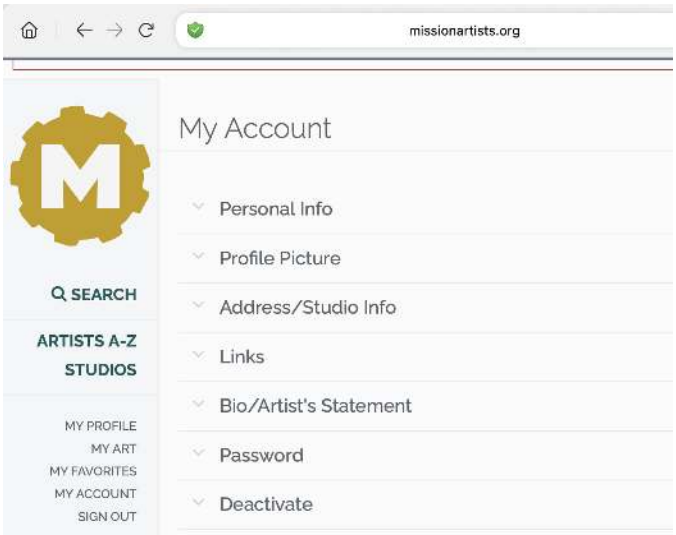
These two sites now work together, and your 1890Bryant.com artist page profile is **automatically populated with your info and selected art images** that are hosted on www.missionartists.org

www.missionartists.org	>>> Your profile is added to the1890 artists roster >>>	www.1890bryant.com
• Create/edit your Profile info • Upload/Arrange/Delete up to 20 images • Mission Art Building/Studios		• Exclusive for our building • Your Artist Profile & four images featured • Search/Events/Press pages
	Art images are pulled over >>>	

How To Create Your 1890 Website Presence

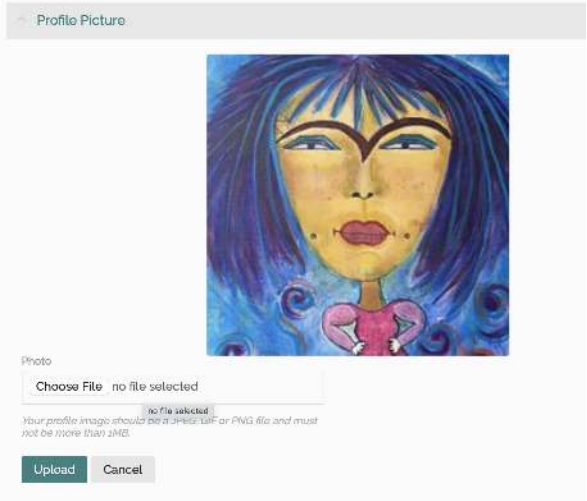
Step One: Your Mission Artists Profile

Create an account on missionartists.org (secret word: the-mission-rocks)
In the left side navigation, click '**My Account**'

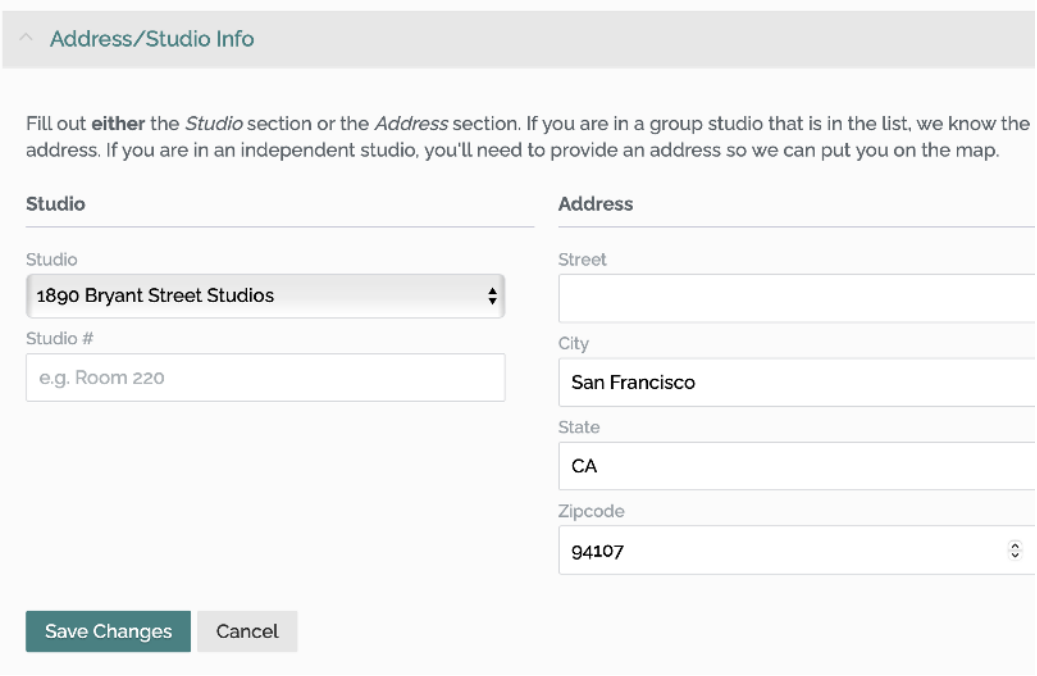


The first 3 items should be completed immediately: Personal Info, Profile image & Address/Studio Info.

Your profile image should be a JPEG, GIF or PNG file and must not be more than 1MB.



For the Address/Studio section, **you only need to complete the *Studio* section.** Just select 1890 Bryant Studios and enter your Studio #.



Step Two: Manage Your Art Image Library on Mission Artists

Your work images are also stored on missionartists.org
In the left side navigation, click '**My Art**'

This page has 4 tabs:

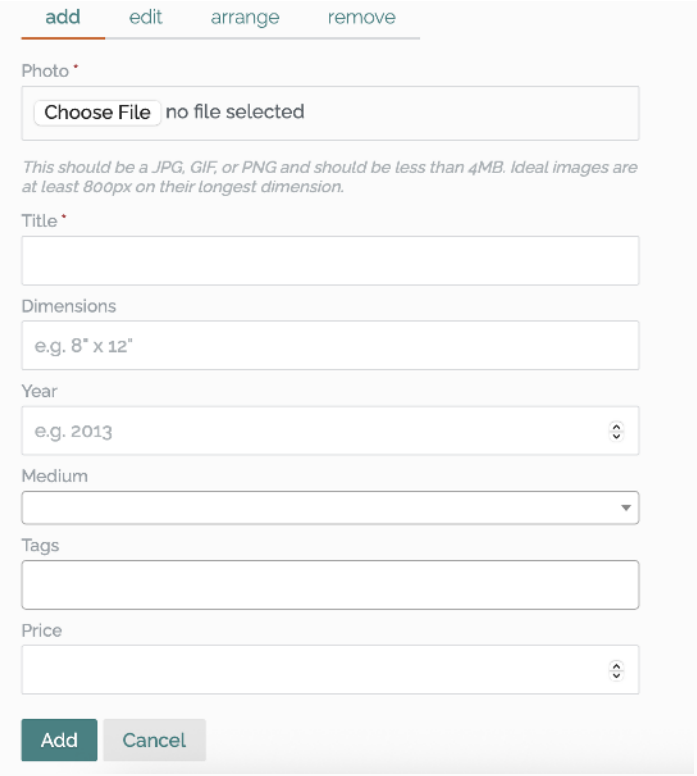
add	edit	arrange	remove

This basic functionality allows for a single image file with artist information to be imported. Up to 20 images can be displayed on – but only the first 4 will be displayed on the 1890 Bryant website.

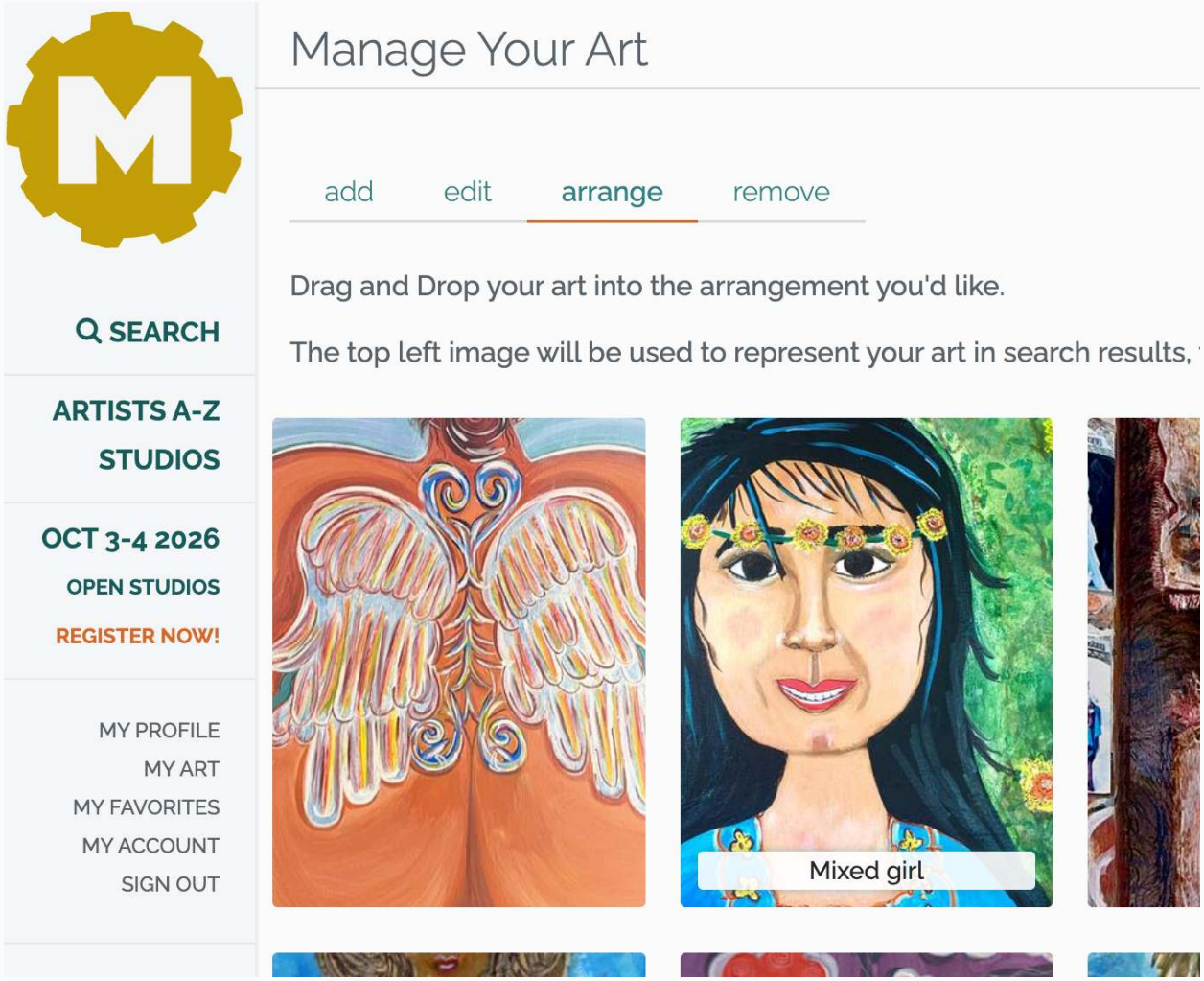
The website accepts JPG, GIF, or PNG and should be less than 4MB. Ideal images are at least 800px on their longest dimension.

MANAGE YOUR ART

A single image is imported with the "Add" button, and an image Title is the only required text.



Up to 20 images can be imported – **but only the first 4** will be displayed on 1890bryant.com. JPG, GIF, or PNG files less than 4MB, with image size maximum of 800px.



The additional functions allow you to **edit** an image's text descriptions, **arrange** the order of the images with drag and drop, or remove images from your image library.

add	edit	arrange	remove

THAT'S IT – YOUR PROFILE AND ART WILL BE POSTED INTO THE 1890 BRYANT WEB DIRECTORY.

All About “Open Studios”

1890 Bryant Street currently hosts Open Studios three times per year -- Spring, Fall and Holiday (Dec). These are our biggest, building-wide events and much planning and preparation goes into the administration of these events. It is also a time when we as a building come together in common cause to ensure that the event runs smoothly and efficiently.

Spring Open Studios
The Spring Open Studios are organized and promoted by Mission Artists United with other buildings in the area often participating. Spring Open Studios currently scheduled the second weekend in April, with a Friday Preview from 6-9 pm and a Saturday / Sunday schedule of 12-6 pm.

Fall Open Studios
Our Fall Open Studios are part of a larger San Francisco ArtSpan Open Studios event scheduled for five consecutive weekends. Starting in 1975, ArtSpan’s program now engages more than a thousand artists throughout SF and welcomes tens of thousands of visitors. Our Sat / Sun schedule is set out by ArtSpan. The building schedule is a Friday Preview 6-9pm and a Saturday / Sunday schedule of 11am-5pm.
We do not choose our Fall dates which are set by ArtSpan. An 1890 Bryant volunteer will serve as a representative to ArtSpan, and will convey that we do not want our Fall Open Studios date to be the same as the Folsom Street Fair, which always reduces our attendance.

Holiday Market
Typically the first weekend following Thanksgiving, the Holiday volunteers decorate the floors for a festive sales event that attracts many guest artists.

Open Studios "Dos" and "Don'ts"
We want everyone to have a successful event, but there are some courtesy rules:

> NO ARTWORK MAY BE HUNG ON ANY OUTSIDE WALLS -- this is a hard and fast rule from our Cort Properties.
>
> Artwork may be displayed outside your studio on easels but not to impede the flow of traffic. Signs or other inducements may be placed outside your studio but also, not impeding traffic or flow.
>
> Be courteous to your neighbors -- if you're playing music, make sure it doesn't disturb the other studios (unless they're OK with it!)
>
> Serving Food or Drink? Make sure you have a trash can available in your studio to minimize trash in the hallway. Monitor alcohol to ensure visitors do not overindulge.

How to participate in Open Studios?

There are some requirements and incentives besides just making a bunch of art and cleaning your studio. Since we do this as a building, each participating artist (including guest artists) is expected to abide by the following guidelines:

Pay Your Building Fee:
Artists are responsible for all costs incurred for running Open Studios, so we must charge a fee for participation (security, janitor, advertising, supplies etc.). The Treasurers have the responsibility for collecting the fees and they decide on the payment service (currently via Zelle). Treasurers give the final list of names to the Print/ Design volunteers so that maps and a roster of participating artists can be produced.

Open Studio Fees:

- $50 Resident artists who are ArtSpan members (only applies to Fall OS)
- $75 Resident artists who are not ArtSpan members
- $150 Guest artists (guest are listed in building signage & maps)

For guest artists, it is the responsibility of the inviting artist to make sure their guests pay their fees and are acquainted with the rules of our building.

Volunteers Make It Happen:
Volunteering for Open Studio tasks is not a requirement – but the past 20 years of 1890 Open Studios has only been possible with artists pitching in and volunteering to make these events a success. Our totally fabulous Volunteer Coordinator is Paul Morin of Studio #318 who offers us an online Volunteer Signup app Check it out!

Open Studio Artist Demos
After positive feedback from recent Open Studio events, artist demos are planned for all the floors, and are promoted on EventBrite and Building Signage throughout the weekend. Celebrated artist and teacher Diane Olivier is our volunteer coordinator, and schedules 20 min slots beginning at 1:00 pm with the final at 3:30 pm. To be on the schedule email Diane Olivier with:

- Your name
- Your studio number
- Twitter-length description of your demo (that's 240 characters :-)

Promote Promote Promote! 1890's PR and Marketing volunteers are able to do a lot of promotion as a building community – and our neighborhood Mission Artists and ArtSpan also does a lot. But you are our best promotion. This is an amazing building with an incredible array of artists so it's not too hard to spread the word to your friends and collectors.

Building Management

As stated above, communications with building management are best done through the Primary leaseholder of each studio but in case of emergency, of course everyone should know who to contact.

- For day-to-day issues with the building (trash, light bulb replacement, plumbing issues etc.), send an email to ops@cortsf.com
- For emergencies or urgent matters (plumbing leaks, compromised front door, elevator malfunction, etc.), send an email to Maurice at ops@cortsf.com or call him at 628-289-7882.
- To get in touch with the Building Management office for other issues (rent, utilities, etc), the best email is info@cortsf.com

Security

Building security is an important issue at 1890 Bryant and we all want a safe and secure environment in which to work. The neighborhood within which 1890 sits has seen many changes over the years and we at 1890 have been a witness to those changes. People who have been here for a long time remember the rash of burglaries we had more than a decade ago. Several studios were broken into and items were stolen. This necessitated the installation of the "puck" locks seen on studio doors. To insure the security of the building:

- Make sure when entering or leaving that the door closes firmly behind you.
- Make sure that any guests you have to likewise.
- Make sure all internal security doors are closed behind you.
- Do not let anyone into the building that you do not know.
- Make sure guests have your contact number - no front door entry system.

For concerns about building security, contact ops@cortsf.com and for **active security emergencies, call 911.**

Trash / Recycling

A janitor works three times per week to pick up the trash, do general cleaning and restock bathroom supplies. There is a designated area on each floor located near the bathroom where you can deposit your trash. Please make sure your trash is secure in closed bags if possible and not just dumped loosely on the carts as it has to be taken down to the trash bin on the first floor via the elevator. (Be mindful of your neighbors -- if you have anything particularly smelly, take it down to the front of the building and deposit it in the city trash can there.) For major clean out of a studio (large pieces of furniture etc.) please make your own arrangements to dispose of your trash.

1890 currently cannot offer recycling. If you have questions, contact ops@cortsf.com

Loading Dock / Freight Elevator

The loading dock and freight elevator are locked and must be scheduled by contact ops@cortsf.com

Free Stuff & Giveaways

Art supplies, furniture and similar items that people want to give away or donate should be announced on the Google Group and not left in the hallway! Some floors have (unauthorized) small spots to place free items. If you place items outside of your studio, you are responsible for disposal of them if they are not taken within one week. Do not place such items in hallways in the week before an Open Studios or similar event!

What CAN I do in the Hallway?

If you need to move something temporarily into the hallway, please make sure there's a sign with your Studio Number and a date when it will be moved. During Open Studios, the hallway rules are bent somewhat to allow people to have items in the hallway to promote their spaces.

The Cort Family Trust sets all building policy; the guidelines of this handbook are intended to augment that policy with information specific to 1890 Bryant Artists. The purpose of this handbook is to compile and set down the institutional knowledge that we the artists have developed over the past number of years, which enables us to operate so professionally and efficiently.

WHO TO CONTACT FOR BUILDING MATTERS:

- For urgent matters (plumbing leaks, compromised front door, elevator malfunction, etc.): Maurice ops@cortsf.com Phone: 628-289-7882
- Non-urgent matters (repair needs, etc.): Maurice ops@cortsf.com 628-289-7882
- Approvals for electrical work, etc.: Annette mgd@cortsf.com 415-405-5780
- Rent payment questions: Rosemary info@cortsf.com Phone: 415-706-7182
- Outside Call Panel names/phone changes: Rosemary info@cortsf.com