

Mural Design Information Form

LEAD ARTIST

ADDRESS

CITY

STATE

ZIP CODE

EMAIL

PHONE

PROJECT
COORDINATOR

Neil Ballard

ADDRESS

CITY

STATE

ZIP CODE

EMAIL

PHONE

SPONSORING
ORGANIZATION

ADDRESS

CITY

STATE

ZIP CODE

EMAIL

PHONE

FUNDING SOURCES

PROPOSED SITE
(address, cross
street)

DISTRICT

District numbers can be found at <http://sfgov.org/elections/district-citywide-maps>

MURAL TITLE

DIMENSIONS

ESTIMATED
SCHEDULE (start and
completion dates)

1. Proposal (describe proposed design, site and theme. Attach a separate document if needed).

2. Materials and processes to be used for wall preparation, mural creation and anti-graffiti treatment.

3. List individuals and groups involved in the mural design, preparation and implementation.

Attach the following documents to this form:

1. Lead artist's resume/qualifications and examples of previous work
2. Three (3) letters of community support
3. Letter or resolution approving proposal from city department **or**;
4. Letter of approval from private property owner along with Property Owner Authorization Form
5. Signed Artist Waiver of Property Rights for artwork placed upon city property **or**;
6. Signed Artist Waiver of Proprietary Rights financed in whole or in part by city funds for artwork placed upon private property
7. Maintenance Plan (including parties responsible for maintenance)
8. Color image of design
9. One image of the proposed site and indicate mural dimensions

Appendix 1

Lead Artist's Resume and Examples of Previous Work

Neil G. Ballard

Experience

February 2020 – Present

Self Employed, San Francisco – Designer & Illustrator

I design websites, logos and posters. I also manage and implement public art projects in my neighborhood. My work can be viewed at neilgballard.com.

July 2014 – February 2020

Ocean Avenue Association, San Francisco - Associate Director

The Ocean Avenue Association is a Community Benefit District that provides street cleaning, business assistance and corridor marketing services to Ocean Avenue. In this role, I was responsible for project management, grant writing, event planning, organizational budgeting, writing and designing outreach materials, merchant and community outreach, and website management.

August 2013 – February 2019

Ingleside-Excelsior Light, San Francisco - Accounts Executive

San Francisco, CA. Accounts Executive for Ingleside-Excelsior Light, a neighborhood newspaper. My position at the paper involved selling advertising space, designing ads, writing, illustrating, editing, and distributing stories in print and on social media. I had a regular series of comics journalism in the paper entitled "Illustrated Ingleside."

Technical Proficiencies

I am proficient in all Microsoft Office programs, Wordpress and all Adobe programs for drawing and design. I am also proficient in using Clip Studio for animation and illustration.

Education

January 2012 - June 2013

San Francisco State University - Bachelors of Arts

Magna Cum Laude B.A. in English (Emphasis in Creative Writing)

Volunteer Experience

I volunteer as an organizer of SF Zine Fest, as chair of the SF Municipal Transportation Authority's Citizen Advisory Council, as the Secretary-Treasurer of the Ingleside Merchants Association and as a board member of the Friends of the Geneva Car Barn and Powerhouse.

Neil G. Ballard

Artist Biography

Neil Ballard is an artist based in the Ingleside neighborhood of San Francisco. Ballard has lived and worked in Ingleside since 2013. For five years, Ballard worked for the Ocean Avenue Association where he managed public art projects and events from grant proposals to project execution. As a freelance artist and arts administrator, Ballard has worked on illustration projects for web and print marketing campaigns, product labels, awnings, websites and posters. Ballard completed his first mural in December 2020, transforming a graffiti-prone utility box with several stylized varieties of California native flowers. Ballard is currently managing a project to install a custom gateway at Ingleside Library, which has involved extensive interfacing with several city departments as well as community outreach.

Ballard's art practice to date has been centered almost entirely on the Ingleside neighborhood, and he intends to remain committed to neighborhood-centered projects. Ballard views his art practice as a means to promote Ingleside as the home to so many unique independent businesses, the likes of which make a full and vibrant urban life possible. Ballard is also currently working on comics that will tell unique stories of the Bay Area and he has been displaying those comics at Ingleside businesses since March of 2021.

Neil G Ballard — Work Samples

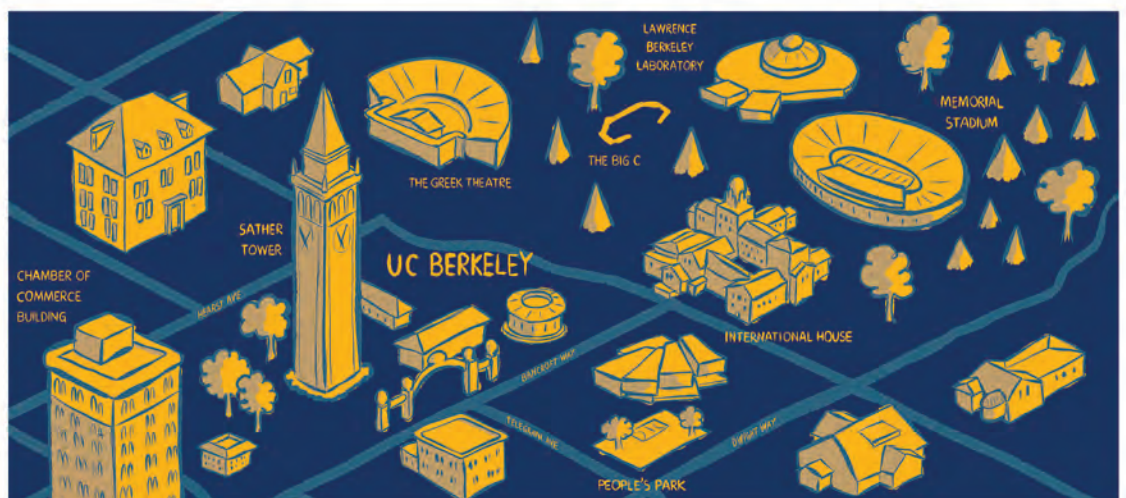


Utility Box Mural, Capitol Avenue, December 2020. Commissioned by Ocean Avenue Association to celebrate native plant gardens on Ocean Avenue side streets.

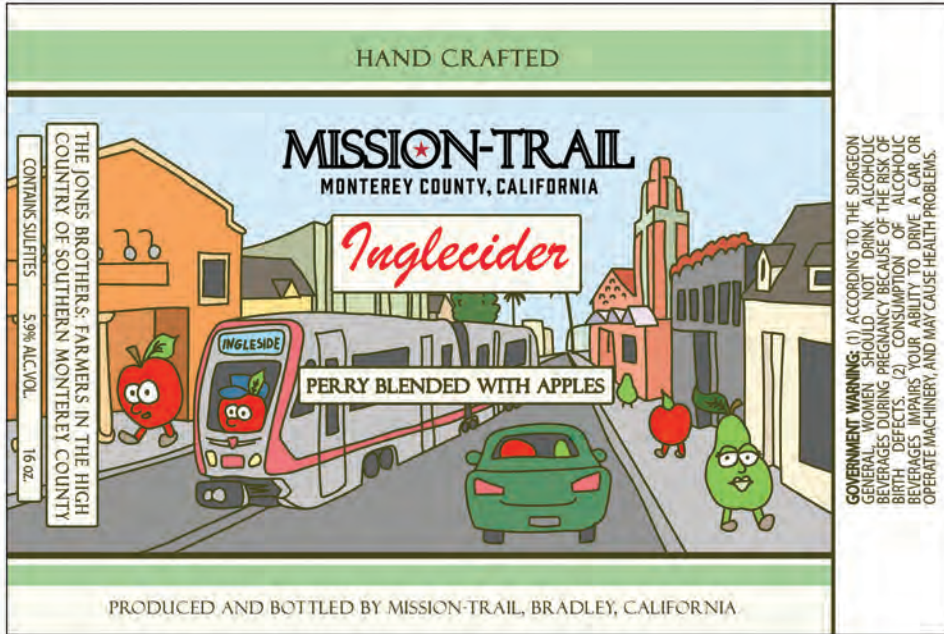


Poster illustration and design, Lunar New Year 2021. Commissioned by the Ocean Avenue Association and Ingleside Merchants Association.

Berkelium 5k illustrated map, October 2020. Commissioned by the Cal Alumni Association.



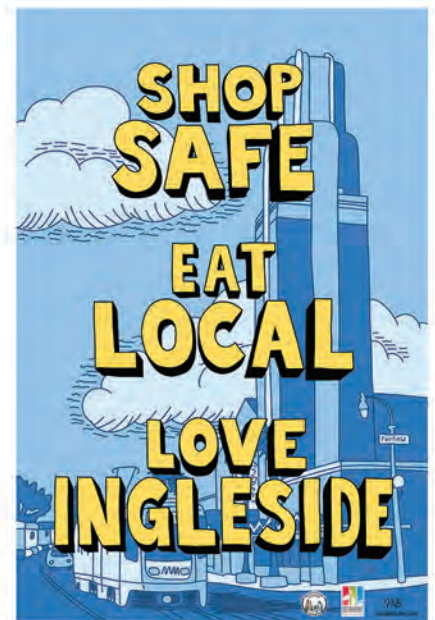
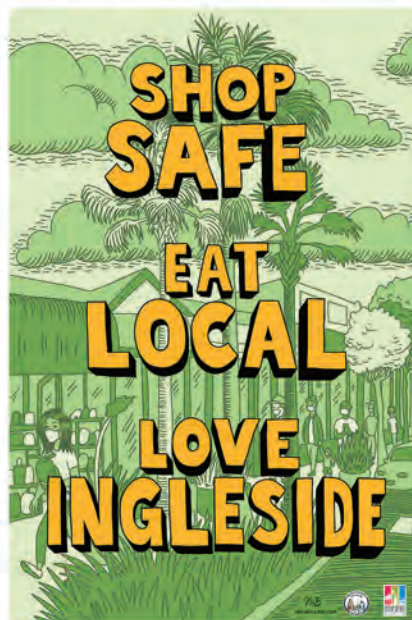
Neil G Ballard — Work Samples



Inglecider label, September 2020. I designed this jaunty neighborhood-themed label for Inglecider, a limited edition cider made by Mission Trail cidery (located in Bradley, CA) exclusively for Ingleside business Ocean Ale House.



"Shop Safe, Eat Local, Love Ingleside" Poster series, October 2020. I designed these posters to encourage people to shop at local businesses during the COVID-19 pandemic, and I managed two other artists who created their own poster designs with the same message. Commissioned by the Ingleside Merchants Association and Ocean Avenue Association.



Appendix 1.1

Supporting Artist's Resume and Examples of Previous Work

Eli Lippert
415 706 0449
elilippert88@gmail.com
434 Faxon Avenue, San Francisco, Ca 94112
www.elilippert.com

Recent Exhibitions

- ‘Castles Made of Fog’ Art by Eli Lippert and Max Marttila, Juan R. Fuentes Gallery, Accion Latina, San Francisco, Ca.
February - March 2019
- Solo show. Office of District 9 Supervisor Hilary Ronen, City Hall, San Francisco, Ca.
May - August 2018

Teaching Experience

- 2012 - 2016.
San Francisco Arts Commission. Teaching Artist. Where Art Lives Program.
- 2007 – 2013.
Precita Eyes Muralists. Youth Arts Coordinator. Urban Youth Arts Program.
Directing and painting numerous workshops and mural projects in various schools, communities, businesses throughout San Francisco and the Bay Area, teaching bi-weekly in-house art classes, event organizing and grant writing.

Mural Experience (Selected Projects)

- “The Bay” ©2019. Precita Eyes Muralists.
Mosaic Mural created for Golden State Warriors Chase Center.
1 Warriors Way, San Francisco, Ca.
12’ x 50’
- “Baobob Rising” ©2019. Precita Eyes Muralists.
Community Mural designed and painted for Glide Memorial Church and TNDC.
Collaboration with Monica Magtoto, Mel Waters and Malik Seneferu.
350 Ellis Street, San Francisco, Ca.
56’ x 65’
- “Existence is Resistance” ©2017. Precita Eyes Muralists and Berkeley Art Studio.
Directed by Eli Lippert and Priya Handa, Painted with UC Berkeley Students
Cesar Chavez Student Center, UC Berkeley
7’ x 62’
- “Calle 11” ©2017. Eli Lippert
Mural for Calle 11 Nightclub spanning entire exterior of building.
11th and Folsom St, San Francisco, Ca.
20’ x 120’

- “Ascension” ©2016. Eli Lippert.
Rockwell Modern Condominiums Courtyard.
Franklin and Pine Streets, San Francisco, Ca.
40' x 40'
- “Seek the Unknown” ©2015. Eli Lippert & Elaine Chu.
Google, 1 Market Street, San Francisco, Ca.
6' x 16'
- “We Are SF, We Are Giant” ©2015. Eli Lippert.
Mural created for San Francisco Giants “Take the Field” video for 2015 season.
8' x 16'
- "Tenderloin Restoration" ©2011-2013. Precita Eyes Muralists.
Restoration of seven hand painted historic signs in the Tenderloin District of San Francisco, (Originally painted in the 1930's – 1940's on four buildings including Original Joe's Italian Food, Warfield Hotel, Dalt Hotel and Ambassador Hotel)
- “Imagination Continues” ©2011. Eli Lippert.
Richmond Public Library, Richmond, Ca.
7' x 18'
- Revolution Must Arise" ©2010. Precita Eyes Muralists.
Portable mural on the theme of revolution, Friday Night Cultural Encounters.
DeYoung Museum. San Francisco, Ca. Temporary installation.
6' x 24'
- “Visible Means of Support” ©2009. Kerry James Marshall.
Two murals painted by Kerry James Marshall and Precita Eyes Muralists.
San Francisco Museum of Modern Art.
30' x 32' each.
- “Naturally, peace can come with love” ©2009. Precita Eyes Muralists, in collaboration with Alternative Initiative Network.
Co-Directing five murals painted with youth and community members in the towns of Alma Chaab and Bint Jbeil, Lebanon.
- Mural Night Gallery Project ©2008. Precita Eyes Muralists.
Directed By Eli Lippert, Fred Alvarado.
Four murals painted with the Urban Youth Arts Program in the lower 24th Street Corridor, San Francisco, Ca.
10' x 140'
- “Vamos Gigantes” ©2007. Precita Eyes Muralists for the San Francisco Giants.
PG&E Sub Station. 19th Street at Lexington Street, San Francisco, Ca.
25' x 100'

Artist Bio

Eli Lippert is a San Francisco born artist. Being raised in the Mission District surrounded by the monumental murals and art in the street inspired and sparked his interest in painting and community work. Involvement in local Non-Profit Arts Organizations from a young age grew to organizing and leading youth and community mural projects in schools and businesses throughout the Bay Area.

A lifelong passion for lettering as an art form has also brought him into the world of sign painting, a path which was sparked by a sign restoration project starting in 2011 restoring vintage hotel signs in the Tenderloin. Eli's mural work varies anywhere from large scale original exterior pieces spanning entire building facades and houses to leading youth designed murals to a wide range of studio work.

Eli Lippert — Work Samples



Protect The Sacred Mural



THE BAY © Precita Eyes Muralists 2019
Mosaic Tile Mural, 12' x 40', Chase Center,
San Francisco



Sutter Street Taqueria. 8'x 60' Acrylic on wall. 766 Sutter Street, Historic Folsom, Ca

Eli Lippert — Work Samples



McRoskey Mattress Co



Willie L. Brown Jr. Community Room.
Ingleside Presbyterian Church.



ASCENSION. The Rockwell, SF. 40' x 40', 2016

Appendix 2

Letters of Community Support

Mary Dickow

159 Jules Avenue • San Francisco, CA 94112
Phone: 415-307-9476 • E-Mail: marydickow@me.com

March 18, 2021

San Francisco Arts Commission
Visual Arts Committee
401 Van Ness Avenue, Room 125
San Francisco, CA 94102

To: Visual Arts Committee

I am writing in support of the Ocean Avenue Association proposal for a mural to be painted on Faxon Garage. As a 32-year homeowner in the neighborhood I have seen that public art investments along the Ocean Avenue corridor have improved our community and revitalized our business district.

Ingleside is in need of more public art to contribute to neighborhood identity, attract visitors, promote interaction in public spaces, create a sense of pride, encourage celebration and foster increased civic engagement.

Neil Ballard and Eli Lippert each come to this project with extensive public art experience and great passion for the neighborhood. I have seen the planned design for this mural and feel that it will be a positive addition to the neighborhood's visual landscape.

According to the Project for Public Spaces, "when people are engaged it provides a sense of ownership and the community becomes a better place to live, work and visit." I am excited to see the completion of this mural.

Sincerely,

A handwritten signature in black ink that reads "Mary Dickow". The signature is written in a cursive, flowing style.

Mary Dickow



Ocean Avenue Association
1728 Ocean Ave., PMB 154
San Francisco, CA 94112

March 23, 2021

Visual Arts Committee
San Francisco Arts Commission
War Memorial Building, Rm 125
401 Van Ness Ave
San Francisco, CA 94102

To Whom It May Concern:

The Ocean Avenue Association is pleased to present this proposal for a mural to be painted on Faxon Garage. On behalf of the Ocean Avenue Association Board of Directors, I would like to express our support of this project.

The mission of the Ocean Avenue Association is to create a clean, safe and beautiful Ocean Avenue through landscaping, cleaning, services and public art projects.

Ingleside needs more public art to contribute to neighborhood identity, attract visitors, promote interaction in public spaces, create a sense of pride, encourage celebration and foster increased civic engagement.

Neil Ballard and Eli Lippert each come to this project with extensive public art experience and great passion for the neighborhood. The mural that they create will be a positive addition to the neighborhood's visual landscape.

Sincerely,

A handwritten signature in black ink that reads "Daniel Weaver". The signature is written in a cursive, flowing style.

Daniel Weaver
Executive Director
info.oacbd@gmail.com
415-404-1296



March 23, 2021

To: SF Arts Commission, Visual Arts Committee

Re: **Faxon Garage Mural**

CHAIR

Miles Escobedo
Ocean Ale House

VICE CHAIR

Sabine Taliaferro
Ocean Cyclery

SECRETARY-TREASURER

Neil Ballard
Ingleside Community Fund

DIRECTORS

Raj Bhatt
Indulgence Tea Bar

Ahmad Murad
Fog Lifter Cafe

Peter Tham
Loc Tham Real Estate Group

Lucia Fuentes Zarate
The Ave Bar

Eric Heaney
Ingleside Community Power

To whom it may concern,

The Ingleside Merchants Association supports the Ocean Avenue Association's proposal for a mural to be painted on Faxon Garage.

Ingleside needs more public art to contribute to neighborhood identity, attract visitors, promote interaction in public spaces, create a sense of pride, encourage celebration and foster increased civic engagement.

Neil Ballard and Eli Lippert each come to this project with extensive public art experience and great passion for the neighborhood. They have each contributed wonderful artworks that enhance neighborhood businesses, such as Lippert's mural inside Ocean Ale House.

We have reviewed the planned design for this mural and we feel that it will be a positive addition to the neighborhood's visual landscape.

Thank you,
Ingleside Merchants Association

Appendix 3

Letter from Property Owner Approving Proposal

FAXON
GARAGE

545 Faxon Ave.
San Francisco, CA 94112
Phone: (415) 587-1063

Date: March 16, 2021

Re: Mural project on 545 Faxon Ave, San Francisco, CA 94112

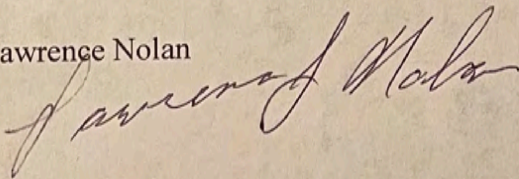
To whom this may concern,

I, Lawrence Nolan, am the owner of the property located at 545 Faxon Ave, San Francisco, CA 94112.

I have been presented a sample image of the proposed mural project to be painted on the face of the building. I approved work to be performed at no expense to me. Any question can be directed to Walee Gon, current lessee of property at the number listed above.

Sincerely yours,

Lawrence Nolan



Appendix 4

Signed Artist Waiver of Proprietary Rights for Artwork Placed on City Property

Waiver of Proprietary Rights

for Artwork Placed Upon PRIVATE PROPERTY under VARA and CAPA

The artist, **Neil Ballard**, has designed a work of visual art ("the Artwork") as described below. The Artwork will be located at the address below, with consent from **Lawrence Nolan** (hereinafter referred to as the "Property Owner").

DESCRIPTION: [type, mural, medium]:

This mural will be painted with acrylic paint and will depict a natural scene in a green, yellow and blue color palette.

TITLE, DATE: "The Natural World," May 2021

DIMENSIONS: 10.5' (h) x 51.5' (w)

ADDRESS/LOCATION: Faxon Garage, 545 Faxon Avenue, SF CA 94112


As a condition of the Property Owner's approval and authorization to create the Artwork on the Property, Artist agrees to waive and does hereby waive voluntarily all rights to attribution and integrity with respect to the Artwork and any and all claims as may arise under the Visual Artists Rights Act of 1990, 17 U.S.C. §§106A and 113(d) ("VARA"), the California Art Preservation Act (Cal. Civ. Code §§987 and 989) ("CAPA"), or any other local, state, foreign or international law, as currently drafted or as may be hereafter amended, that conveys the same or similar rights (collectively "Moral Rights Laws"), with respect to the Artwork, its display, removal from display, exhibition, installation, conservation, storage, study, alteration and any other activities conducted by the Property Owner or any future owner of the Property. If the Artwork is incorporated into a building such that the Artwork cannot be removed from the building without physical defacement, mutilation, alternation, distortion, destruction, or other modification (collectively, "Modification") of the Artwork, Artist waives any and all such claims under any Moral Rights Laws arising out of or against any current or future owners of the Property, and its agents, officers and employees, for Modification of the Artwork.

The Property Owner, or any future owner of the Property, has the absolute right to change, modify, destroy, remove, relocate, move, replace, transport, repair or restore the Artwork, in whole or in part without prior notice to the Artist. However, if the Property Owner, or any future owner of the Property, modifies the Artwork without the Artist's consent in a manner that is prejudicial to Artist's reputation, Artist retains the right to disclaim authorship of the Artwork in accordance with 17 U.S.C. § 106A (a) (2).

The Property Owner has no obligation to pursue claims against third parties for modifications or damage to the Artwork done without the Property Owner's authorization. However, the Property Owner may pursue claims against third parties for modifications or damage or to restore the Artwork if the Artwork has been modified without the Property Owner's or Artist's authorization. In the event that the Property Owner pursues such a claim, Property Owner shall notify the Artist, and Artist shall cooperate with the Property Owner's efforts to prosecute such claims.

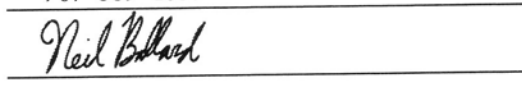
Artist bears the sole responsibility for providing the San Francisco Arts Commission and Property Owner with any changes to the Artist's Address for Notice. Notice of changes must be mailed to the Arts Commission: 401 Van Ness Avenue, Suite 325, San Francisco, CA 94102 and to the Property Owner: **545 Faxon Avenue, San Francisco, CA 94122.**

PROPERTY OWNER

Property Owner: Lawrence Nolan
(or Authorized Agent): Walee Gon
Address: 545 Ocean Avenue 545 Faxon Ave
San Francisco, CA ~~94122~~ 94112
Email: waleegon@gmail.com
Phone: (415) 587-1063
SIGNATURE: 
DATE: 4 / 3 / 21

ARTIST

ARTIST understands the effect of this waiver and hereby acknowledges that ARTIST is surrendering the rights described herein with respect to the Artwork.

Artist: Neil Ballard
Address: 1758 Ocean Avenue PMB 252
San Francisco, CA 94112
Email: neilgballard@gmail.com
Phone: 707-889-4837
SIGNATURE: 
DATE: 3 / 24 / 21

For more information regarding VARA and CAPA:

<http://www.sfartscommission.org/our-role-impact/about-commission/policies-guidelines/visual-artists-rights-act>

<http://www.sfartscommission.org/our-role-impact/about-commission/policies-guidelines/california-art-preservation-act>

Waiver of Proprietary Rights

for Artwork Placed Upon PRIVATE PROPERTY under VARA and CAPA

The artist, **Eli Lippert**, has designed a work of visual art ("the Artwork") as described below. The Artwork will be located at the address below, with consent from **Lawrence Nolan** (hereinafter referred to as the "Property Owner").

DESCRIPTION: [type, mural, medium]:

This mural will be painted with acrylic paint and will depict a natural scene in a green,
yellow and blue color palette.

TITLE, DATE: "The Natural World," May 2021

DIMENSIONS: 10.5' (h) x 51.5' (w)

ADDRESS/LOCATION: Faxon Garage, 545 Faxon Avenue, SF CA 94112


As a condition of the Property Owner's approval and authorization to create the Artwork on the Property, Artist agrees to waive and does hereby waive voluntarily all rights to attribution and integrity with respect to the Artwork and any and all claims as may arise under the Visual Artists Rights Act of 1990, 17 U.S.C. §§106A and 113(d) ("VARA"), the California Art Preservation Act (Cal. Civ. Code §§987 and 989) ("CAPA"), or any other local, state, foreign or international law, as currently drafted or as may be hereafter amended, that conveys the same or similar rights (collectively "Moral Rights Laws"), with respect to the Artwork, its display, removal from display, exhibition, installation, conservation, storage, study, alteration and any other activities conducted by the Property Owner or any future owner of the Property. If the Artwork is incorporated into a building such that the Artwork cannot be removed from the building without physical defacement, mutilation, alternation, distortion, destruction, or other modification (collectively, "Modification") of the Artwork, Artist waives any and all such claims under any Moral Rights Laws arising out of or against any current or future owners of the Property, and its agents, officers and employees, for Modification of the Artwork.

The Property Owner, or any future owner of the Property, has the absolute right to change, modify, destroy, remove, relocate, move, replace, transport, repair or restore the Artwork, in whole or in part without prior notice to the Artist. However, if the Property Owner, or any future owner of the Property, modifies the Artwork without the Artist's consent in a manner that is prejudicial to Artist's reputation, Artist retains the right to disclaim authorship of the Artwork in accordance with 17 U.S.C. § 106A (a) (2).

The Property Owner has no obligation to pursue claims against third parties for modifications or damage to the Artwork done without the Property Owner's authorization. However, the Property Owner may pursue claims against third parties for modifications or damage or to restore the Artwork if the Artwork has been modified without the Property Owner's or Artist's authorization. In the event that the Property Owner pursues such a claim, Property Owner shall notify the Artist, and Artist shall cooperate with the Property Owner's efforts to prosecute such claims.

Artist bears the sole responsibility for providing the San Francisco Arts Commission and Property Owner with any changes to the Artist's Address for Notice. Notice of changes must be mailed to the Arts Commission: 401 Van Ness Avenue, Suite 325, San Francisco, CA 94102 and to the Property Owner: **545 Faxon Avenue, San Francisco, CA 94122.**

PROPERTY OWNER

Property Owner: Lawrence Nolan
(or Authorized Agent): Walee Gon
Address: ~~545 Ocean Avenue~~ 545 Faxon Ave
San Francisco, CA ~~94122~~ 94112
Email: waleegon@gmail.com
Phone: (415) 587-1063
SIGNATURE: 
DATE: 4/3/21

ARTIST

ARTIST understands the effect of this waiver and hereby acknowledges that ARTIST is surrendering the rights described herein with respect to the Artwork.

Artist: Eli Lippert
Address: 434 Faxon Avenue
San Francisco, Ca 94112
Email: elilippert88@gmail.com
Phone: 415-706-0449
SIGNATURE: 
DATE: 3 / 27 / 2021

For more information regarding VARA and CAPA:

<http://www.sfartscommission.org/our-role-impact/about-commission/policies-guidelines/visual-artists-rights-act>

<http://www.sfartscommission.org/our-role-impact/about-commission/policies-guidelines/california-art-preservation-act>

Appendix 5

Maintenance Plan



Ocean Avenue Association
1728 Ocean Ave., PMB 154
San Francisco, CA 94112

March 23, 2021

Visual Arts Committee
San Francisco Arts Commission
War Memorial Building, Rm 125
401 Van Ness Ave
San Francisco, CA 94102

Re: Faxon Garage Mural Maintenance Plan

To Whom It May Concern:

Ocean Avenue Association manages the Ocean Avenue Community Benefit District. Ocean Avenue Association provides regular street cleaning and graffiti abatement through a contract with CleanScapes.

Every year, our organization budgets for artwork upkeep & maintenance contingency costs so we can adequately maintain the artworks in the public realm of Ocean Avenue.

The mural that is planned for Faxon Garage is no exception, and we will see to its maintenance as needed in the future.

Sincerely,

A handwritten signature in black ink that reads "Daniel Weaver". The signature is written in a cursive, flowing style.

Daniel Weaver
Executive Director
info.oacbd@gmail.com
415-404-1296

Appendix 6

Color Image of Design



Appendix 7

Existing Site Conditions

