Proposals to Weaken Landmark Ordinance Defeated

Two proposed amendments, either of which would have set a national precedent by making San Francisco the first major city in the United States to exempt entire categories of buildings from landmark designation, were considered and turned down by a Board of Supervisors committee April 16th after incisive testimony by Heritage.

Earlier this year, Supervisor Quentin Kopp and Carol Ruth Silver introduced alternative amendments to the city's Article 10. Supervisor Kopp's proposal provided exemption from landmark designation for properties owned by any organization qualifying under Section 501(c)(3) of the Internal Revenue Code. Under the proposal, the exemption would continue to apply even if the building were sold to a new profit making owner.

"501(c)(3) organizations" are generally non-profit, charitable, religious or educational institutions serving public purposes. Supervisor Silver's proposal restricted its exemption to churches.

The three member Planning, Housing and Development Committee of the Board of Supervisors, chaired by Supervisor Silver, first dropped the Silver amendment and then voted down the Kopp proposal.

Introduction of the proposals followed statements made last fall by a spokesman for the Catholic Archdiocese that the Church would seek legislation exempting its buildings. At the April hearing, Lewis Giraudo, attorney for the Archdiocese, stated that the Church owns and operates over 200 buildings in the City and reiterated the substantial educational and social services provided by the Church. He argued that to continue to provide for those needs, the Church cannot have discretion over use of its properties impaired by possible future landmark designations.

Substantial testimony was provided by Heritage represented by its Executive Director. He stated in part:

"Heritage is not aware of a single example of a church or non-profit organization which has been inhibited in the full use of their property by restrictions which would seriously gut the City's already weak landmark ordinance and would lead to requests from other special interests for exemptions."

See "SUPERVISORS" page 3.
The HERITAGE NEWSLETTER is published quarterly in April, June, September and December by the Foundation for San Francisco's Architectural Heritage. Unsolicited articles and other copy are welcome and will be considered for publication. Call or write the Newsletter Editor for deadline dates.

San Francisco Heritage is a non-profit member supported organization dedicated to the conservation of important architectural and historical elements and diverse neighborhoods of the City through planning, education, advocacy and technical assistance.

Heritage is located at 207 Franklin Street, San Francisco, 94109. (415) 441-3000.

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FROM THE DESK OF THE EXECUTIVE DIRECTOR

LANDMARK RELIGIOUS BUILDINGS: THEIR FUTURE

Throughout the history of civilization, religious institutions and architecture have had a strong symbiotic relationship. The history of architecture in America, Europe and throughout the world is chronicated by cathedrals, temples, monastic buildings and other religious shrines. Few clients have released or challenged the architectural genius of mankind as have religious institutions. In turn, religious institutions have depended upon great architecture to symbolize the importance and power of religion in society, to attract the public to the message of God, and to provide much of the religious experience for those that seek it.

However, the public interest in maintaining and protecting religious buildings transcends their religious purposes. These structures are often the most important architectural feature of a neighborhood and are an integral part of our cultural heritage and environment. What would the Mission District be without Mission Dolores; Nob Hill without Grace Cathedral, Chinatown without Old St. Mary's or Presidio Heights without Temple Emanu-El? Indeed, what would San Francisco be without its outstanding collection of religious landmarks?

Today, the future of many religious buildings is threatened by a complex set of problems and changing public attitudes toward these properties.

- Many churches are faced with declining congregations; aging membership, and fewer resources, at a time when maintenance and energy costs for older buildings are rapidly increasing.

- With severe cut-backs in government social service programs, religious institutions are being called upon to minister basic food, shelter and serving programs to their congregations or neighborhoods, which change the historic function of their buildings.

- Potential hazards of earthquake damage, in our increasingly litigious society, release exposure of real liability and costs associated with upgrading old buildings to new standards. (The fate of St. Dominic's is foremost in our concerns)

- Inner-city churches occupying the potentially valuable real-estate development sites are often tempted to maximize the revenue potential of underutilized property for the larger benefit of their ministries.

With these forces at work, it is perhaps understandable that many religious organizations are not eager to receive the uncertain honor of landmark designation. Following the lead of church groups in New York, the Catholic Archdiocese of San Francisco recently fought a change in local legislation which would exempt religious buildings from Article 10 of the City Planning San Francisco's Landmarks Ordinance. This action followed a year of Church opposition to successful landmark designation requests from the Landmarks Preservation Advisory Committee for the First Presbyterian Church, The First Congregational Church, St. Boniface Catholic Church and others, which we supported.

On April 16, Heritage, the Landmarks Board and several other representative groups, including clergy members, successfully prevailed to the two members of the Planning, Housing and Development Committee of the Board of Supervisors to deny two proposals for exemption of religious landmarks.

While we can appreciate the problems these institutions are now facing in the management of historic property, we do not believe that it is appropriate or constitutionally sound for the city government to give special exemptions from local laws to religious organizations. At the April 16 hearing the city attorney's representative agreed with this point of view. He believed that such an exemption would open a floodgate of special-interest requests from other groups that would be resisted by other groups without addressing any of the underlying problems mentioned above.

Heritage is, however, attempting to address the special problems of religious and other non-profit groups who own landmark quality buildings. We initiated and advocated a special zoning amendment for the Downtown Plan that would permit non-profit owned buildings permanently devoted to cultural, educational, recreational, religious or social service facilities to sell or transfer more development potential from these sites to other locations than would be available to private owners. This could provide a major source of revenue for maintaining these structures and their social functions. We have provided substantial technical advisory assistance to mission United Presbyterian Church and other religious groups for the reuse and rehabilitation of landmark structures. We have provided technical assistance to several non-profit groups, including churches, on the workings of the transfer of development rights concept in the Downtown Plan, and on Federal tax benefits for attracting private investors to limited partnerships with non-profits for rehabilitation. We have also supported the passage of state legislation which now permits the use of the State Historic Building Code, for the
While I believe that monumental and beautiful architecture will continue to serve religious purposes, as it has throughout history as a community that values landmark churches for their religious functions or for their aesthetic values has an obligation to support real solutions to their problems of today.

Perhaps an "endangered religious landmarks" fund is needed so that financial contributions, devotional rights, or other forms of support for aesthetic improvements to integration of landmarks might be raised. Heritage will continue to seek solutions to the problems of these institutions, while assuring that Landmark quality structures that have existed for decades are not unnecessarily threatened.

H. Grant Dehart

SUPERVISORS

Article 10 designation. The Landmarks Board and Planning Commission have the responsibility and desire to consider questions of hardships imposed on any property owners as part of the Certificate of Appropriateness review. This amendment will certainly open a full public discussion of the issues.

Heritage raised questions concerning the application to all of the buildings owned by family associations in Chinatown; buildings such as those of the Chinese Historical Society and Metropolitan Club; YMCA's and YWCA's; colleges; schools; and museums.

Buildings must be used to accomplish the church's mission, and only secondarily do they serve an aesthetic purpose, Pastor Delange of St. Francis Lutheran, who also opposed the amendments acknowledged. However, he argued that timeless architecture must be protected and that ideas of the current generation should not, in a moment of irreversible decision, take precedence over the work of past generations to construct and maintain church buildings, nor over the right of future generations to share in and benefit from that heritage.

The committee was also advised of the objection by the San Francisco Redevelopment Agency Plans, was radically inconsistent with guidelines in the proposed Downtown Plan including the proposed conservation area of historic buildings immediately adjacent to the YBC projects.

Heritage and others urged the Agency to delay and sought to bring about a re-examination of the significance of the building by the Landmarks Board based on the newly available information that the hotel was designed by the Reid Brothers, architects of the Fairmont Hotel. Heritage also enlisted the assistance of Supervisor Bill Maher. Treatment of the existing hotel, as well as the size of new construction on the site under the Agency Plans, was radically inconsistent with guidelines in the proposed Downtown Plan including the proposed conservation area of historic buildings immediately adjacent to the YBC projects.

Cruel to the Agency's argument that retention was infeasible, was their estimate of costs to rehabilitate and convert the building to other uses. Heritage funded an independent engineering assessment which found that the Agency's estimates were inflated by over 100%.

Armed with this information, and the revised position of the Landmarks Board urging preservation of the building, Heritage supported Supervisor Maher's Resolution calling for retention of the Jessie for senior housing, long a goal of TODCO and others.

The Board of Supervisors has adopted the Resolution. Although it cannot require the Agency to retain the hotel, the Agency is expected to do so. Requests for bids to demolish the Jessie have been withdrawn at this time, and TODCO has threatened to initiate a ballot measure making the Agency subject to direction by the Board if the Jessie is not preserved.

SUPERVISORS CALL FOR SAVING JESSIE ST. HOTEL

Aply described by one writer as a gem of a building, Jessie Street Hotel appears to have escaped the San Francisco Redevelopment Agency's plans for demolition. Located between 3rd and Annie Street, the building was originally designed in 1912 as a residential quarters for employees of the Palace Hotel. Its facade was done in a classic Renaissance style. Retention of the building represents a victory for Heritage, Tenants and Owners Development Corporation (TODCO), North of Market Planning Coalition and others.

The Yerba Buena Center Plan originally proposed the demolition of all buildings east of Third Street. In 1984, Heritage convinced the agency to retain the Williams Building (SE Corner of Mission and 3rd) but failed to also bring about a modification of the plan to ensure retention of the Jessie. Hotel, despite the fact that it meets the criteria for the National Register.

Late last year, after quietly negotiating a go ahead from state and federal agencies to demolish the Jessie, the Agency planned to advertise for demolition bids.

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FINAL ACTION:

POWER OF LOCAL GOVERNMENTS TO PROHIBIT LANDMARK DEMOLITIONS UPHELD

The United States Supreme Court has refused to review a California Supreme Court ruling which indirectly affirmed the constitutionality of landmark ordinances throughout California, including San Francisco. This action in March eliminated a threat to landmark ordinances which arose in 1983.

In that year, the California Court of Appeals alarmed the preservation community by the reasoning used in their ruling in Nash vs. City of Santa Monica. In that case, the Court agreed with a Santa Monica property owner who claimed the local rent control ordinance, under which he had been denied a permit to demolish his residential building, was unconstitutional. The Court found that Santa Monica could not prohibit demolition of a structure because it violated a constitutionally protected right to go out of business.

The ruling called into question the validity of many historic preservation ordinances currently in effect in California, including San Francisco, which delay or prevent demolition of designated historic and architecturally significant structures.

The City of Santa Monica appealed to the California Supreme Court which agreed to review the Appeals Court action. However, because all of the participants in the case had addressed only rent control and housing issues, San Francisco Heritage with the assistance of the National Trust and Californians for Preservation Action, the National Trust for Historic Preservation, an agency charged with reviewing federal projects that affect historic resources. The budget would be reduced $346,000.

The Haas-Lilienthal House is available for rental for receptions, dinners and other events.

Unique in San Francisco as the only large Victorian-era residence open to the public which retains its ambiance as a family home, the House rooms provide an elegant and at the same time comfortable setting.

Rental rates vary with the nature of the event and number of guests. For further rental information, please telephone 411-3011.

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STATE HISTORIC PRESERVATION OFFICER NAMED

The appointment of Kathy Guattieri as the new state historic preservation officer was announced in April. A former member of the State Historic Resources Commission and a National Trust Advisor, Ms. Guattieri is from Foster City.

MAJOR REDUCTIONS IN FEDERAL FUNDS FOR PRESERVATION

Federal funding for preservation will cease beginning October 1, 1985 unless Congress overrules—as it has for the past four years—the Reagan administration budget proposals. The proposals released February 5, would compound the budget's impact on historic preservation activities by slashing many arts and housing programs.

Among the new budget proposals that affect preservation are:

- Zero funding for the National Trust and state preservation offices which received matching grants of $25.48 million from the Historic Preservation Fund in fiscal year 1985.
- Cutting by one third the staff of the Advisory Council on Historic Preservation, an agency charged with reviewing federal projects that affect historic resources. The budget would be reduced $346,000.
- Slashing $32.7 million from the budgets of the National Endowments for the Arts and Humanities.
- Slashing the Institute of Museum Services budget by 99 percent—from $21.5 million to $292,000.
- Scraping the United States contribution to the U.S. Committee of Monuments and Sites, $122,000 in fiscal year 1985.
- Wiping out both the Urban Development Action Grants ($440 million in fiscal year 1985) and Economic Development Administration grants.
- Reducing Community Development Block Grants by 3.48 million.
- Ending the Rental Rehabilitation Grants, Rental Housing Development Grants and Rehabilitation Loan Fund programs.

The national lobby organization, Preservation Action, the National Trust and a nationwide grassroots effort have successfully defeated the President's proposal for each of the last four years.

Should you wish to add your voice to this effort, write your representatives in the U.S. Congress soon and send a copy to Preservation Action at 1722 Connecticut Avenue, NW, Washington D.C. 20009.

Information on several bills in the California State Legislature affecting historic resources was received too late to be included. For further information, write the Heritage Action Steering Committee, c/o the California Preservation Foundation, 55 Sutter Street, Suite 593, San Francisco, CA 94104.
LITTLE KNOWN FACTS FROM THE SURVEY FILES

MARCHBANK APARTMENTS
626—630 Leavenworth
1917

This six story and basement apartment building was designed by James Francis Dunn for John W. Marchbank, described in his obituary as a "latterday Robin Hood." Marchbank was born in Canada, mined in Idaho (where he lost one leg in a hunting accident), became a big-time gambler in Alaska during the Yukon gold rush, and came to San Mateo in 1902. There, he established a string of gambling houses and owned the Tamforan race track. These ventures together with real estate investments such as the Marchbank enabled him to accumulate a sizeable estate by the time of his death in 1947.

Dunn designed many other residential buildings in San Francisco including the well-known Alhambra Apartments at 860 Geary Street. The Marchbank is unusual in that each floor contained a stair, elevator, hall, foyer, living-room, oval dining room with west and east exposures, kitchen, bedroom, bath and dressing-rooms, all in a street frontage of under twenty-three feet with a depth of sixty-eight feet. The facade, with a prominent cornice of lions heads, egg and dart molding, swags, and cartouche using the date of construction, is as elegant as the interior.

A balcony surmounts the arched entrance which leads to a highly ornamented lobby incorporating inlaid red and white marble and curving staircase. A penthouse tops the structure. The Marchbank is an excellent example of elegant apartment living in the teens and twenties. The building remains apartments today.

MEMBERS BONUS RECEPTION

The first Bonus Reception for Heritage members to be held in 1985 filled the "Bransten House" to capacity for a lively evening April 26th.

The law firm of Stotter and Samuels sponsored a champagne and hors d'oeuvres reception to accompany an open house for Heritage members and to formally present a facade easement over 1735 Franklin Street from M. Dee Samuels of Stotter and Samuels as other partners, Lawrence Stotter (l) and C. Rick Chamberlin (r) look on.

HISTORIC DISTRICT CREATED

San Francisco's fifth historic district, was approved by the Planning Commission in March. The Liberty-Hill Historic District encompasses approximately nine blocks.

Liberty Hill, the first historic district, in the Mission, includes portions of blocks along Liberty, Hill, 20th, 21st, Guerrero, Valencia, Lexington and San Carlos Streets. This area is one of San Francisco's oldest residential neighborhoods. It survives due to the fact that the 1906 fire was halted at 20th street.

NEW PROPOSAL FOR MID-MARKET

A "Mid-Market Revitalization and Conservation District" has been proposed by Supervisor Nancy Walker for the corridors of Market and Mission Streets between Fifth and Ninth.

The creation of the District, with lower height limits than currently proposed under the Downtown Plan, would require removal of the area from the boundaries of the Downtown Plan. Supervisor Walker, the North of Market Planning Coalition and the South of Market Planning Alliance, argue that a special zone is needed to preserve the lower cost housing and neighborhood services which currently exist in the area.
Dehart's article on the dangers of facadism appeared nationally in 1984.

1984 was an active and successful year for The Foundation for San Francisco's Architectural Heritage. Acting on behalf of our members and assisted by corporate, foundation, and individual gifts, Heritage continued to build upon its well established record as the leading organization in San Francisco dedicated to the conservation of important architectural and historical elements and diverse neighborhoods of the City through planning, education, advocacy and technical assistance.

Through its activities in 1984, Heritage has seen a growth in its capabilities, enhancement of its credibility, and increased success in issues affecting its concerns.

Highlights of 1984 are organized here by program departments within the Heritage organization.

CONSERVATION

Conservation of important buildings in San Francisco was significantly advanced in 1984 as a result of Heritage's work with the City Planning Department and other groups.

Through the Heritage Preservation Policy Committee design review process, and public testimony, several important buildings were saved from demolition and many others spared inappropriate alterations. These included: Pier 42, The Mission United Presbyterian Church, Herbst Theater and the Oriental Warehouse. In addition, Heritage was able to affect major changes in the degree to which development proposals for the Northeast Waterfront Historic District, Jackson Square, South Beach and the Fatail District maintain the historic scale and character of these areas.

During 1984, Heritage was able to further improve the proposed Downtown Plan, which when issued in 1983 already incorporated many of Heritage's recommendations. A New Conservation District was established on Pine Street, between Montgomery and Sansome; floor area limits were lowered in the C-3-A and C-3-R districts reducing economic incentives to demolish older buildings and maintaining the value of transferable development rights, a major preservation incentive. A review by the City Landmarks Board has been incorporated into the design review of alterations to significant buildings, and nationally accepted criteria have been adopted. If enacted in 1985, the Downtown Plan promises to be one of the strongest and most comprehensive preservation programs in the Nation, because of the leading role taken by Heritage. The Plan protects 251 buildings, and encourages preservation of 192 more.

Heritage has become nationally known for its earlier architectural survey of a portion of the downtown area. During 1984, an extended building by building survey of all previously unsurveyed areas included in the Downtown Plan area was completed by Heritage. These surveys enabled Heritage to influence the replanning of the Tenderloin, Chinatown, South of Market, Van Ness Avenue and the Northeast Waterfront Historic District.

In each of these areas, San Francisco Heritage has convinced the Planning Department to include explicit policies to preserve architecturally valuable buildings and historic districts in the revised plans and rezoning proposals.

Heritage, which is considered to have the best developed facade easement program on the West Coast, accepted two additional conservation easements in 1984 permanently protecting these structures and bringing the number of easements held to seventy.

Unfortunately, 1984 also involved some losses. Heritage did not succeed in its efforts to save the Gough School, the former Cogswell College Building in the Mission, and 212 Stockton Street from demolition; or to prevent inappropriate alterations to the Monadnock Building on Market Street.

EDUCATION

Existing educational programs involving Haas-Lilienthal House tours, heritage building walks programs, architectural walks and the bookstore continued to communicate well during 1984.

"Heritage Hikes," a combined House tour and neighborhood walk program for San Francisco elementary school children was begun on a regular basis in March. The program has received consistently enthusiastic evaluations from teachers and students. Heritage Hikes introduces children, and their teachers who receive training from Heritage, to basic architectural concepts and San Francisco history. Over 80 teachers and nearly 800 students participated in the program during 1984, made possible in part by funding from the Junior League of San Francisco, the San Francisco Examiner Benefit Fund and Mrs. WilliamBritton.

The Haas-Lilienthal House, which is unique in San Francisco as the only large Victorian era house open to the public which retains its original elegant, yet, home-like atmosphere, was seen by nearly 10,000 visitors on regularly scheduled and specially arranged tours during 1984. Thousands of additional visitors enjoyed the house as guests at our traditional December event; Mother's Day and Preservation Week and October Open Houses; or as guests at the dozens of private functions held at the House last year.

Heritage Docents, the volunteer house guides who interpret the house for visitors, are a vital part of the Heritage Board-staff-volunteer team. One of the largest classes of Docents in the history of Heritage completed training in 1984, increasing the number of active house guides to over 100.

Heritage efforts played a key role in saving the early Oriental Warehouse.
of the newel post in the main staircase, Among general maintenance activities in Sixty-five events, earning nearly $60,000 purpose continued to increase as it has During 1984, use of the House for this during the year. restoration work was completed under Heritage supervision on the McMullen House, a National landmark, in the Mission District, converting it to a home for 27 mentally disabled adults. Through the PLTAP program, Heritage also prepared and presented a detailed preliminary design proposal for adaptive reuse of the classically styled buildings of the vacant Polytechnic High School in Height Aubury. In addition, architectural services were provided to 14 other rehabilitation projects with a rehabilitation budget totaling approximately $160,000 and creating a total of thirty-four units in older, historic buildings scattered throughout San Francisco's residential neighborhoods.

FUNDRAISING & MEMBERSHIP
A number of successful fundraising opportunities were available to Heritage in 1984, helping to provide funds necessary to carry out its programs.

In November, the annual soleiro was held in the historic Hibernia Bank building at Jones and Market, co-chaired by Mr. Michael Tobin, CEO and Mr. Carl Gustavson, President of Hibernia Bank. Exact $40,000 was raised, making it the most successful of any Heritage soleiro. Four hundred guests attended the affair which featured dining, gaming and dancing.

In May, the second annual Round-O Tour, an afternoon of Baroque music and champagne was enjoyed in four historic Presidio Heights homes. The event raised $600 for Heritage.

Heritage's corporate membership program continued to grow. New corporate members in 1984 included the Harsh Investment Corporation, Embarcadero Center Ltd., Sohio Petroleum Company, Gerald D. Hines Interests, Pacific Bell, and the Fairmont Hotel.

A number of grants were received by Heritage in 1984 to support its programs. The William Randolph Hearst Foundation, the Bernard Osher Foundation, and the San Francisco Department of City Planning supported the completion of the extended Heritage surveys, with grants totaling more than $18,500.

Grants were also received from the Bank America Foundation, Rosenberg Capital Management, the Moore Dry Dock Foundation, the San Francisco Hotel Tax Fund, and the Catherine M. Davis Trust to support the efforts of Heritage which preserve the character and quality of San Francisco's architectural heritage.

THE FUTURE
1985 will be an even more challenging year for San Francisco Heritage. Much of the work done in 1984 laid a foundation for achievements which will require in 1985, and future years, to complete. Among these are the development and implementation of a comprehensive program for the conservation of the interior of the H-House. In addition, Heritage will undertake major new efforts during 1985 including improved educational programs, publication of the extended surveys, and increased assistance to San Francisco's neighborhoods.

Finally, during 1985 Heritage expects to see efforts, to which it has made major commitments in past years, successfully completed. These include adoption of the proposed Downtown Plan, now amended to contain policies for the preservation of significant numbers of notable buildings, as a result of Heritage efforts.

1985 will be an exciting year of growth and challenge for the Foundation for San Francisco's Architectural Heritage. Its Board of Directors, staff, and active volunteers look forward to the continuing support and involvement of you, the Foundation's largest local preservation organization. Through your support, Heritage has increasingly attracted national attention for its innovation and success.
**MAJOR SF GOTHIC**

**ST. DOMINIC’S THREATENED**

In news which shocked many readers, San Francisco newspapers reported in March that the leadership of St. Dominic’s Church was contemplating closing the building within a month, and that demolition might follow because of seismic safety concerns. Since that time, the church has announced results of their more optimistic structural study which found a very low risk of damage from earthquakes. However, the study did find a need for structural upgrading and general maintenance estimated to cost several million dollars.

Heritage, which has supported city landmark status for the building over the opposition of the church, moved quickly to meet with Church leaders to offer technical assistance and dispel any misunderstanding concerning the implications of landmark designation.

St. Dominic’s Church itself, one of the most imposing Gothic structures in the City, is the latest of four churches on the site and part of a square block complex owned and operated by the Dominican Order for over one hundred years. The current Church was built principally between 1923 and 1928 but contains many decorative elements salvaged from an even larger edifice destroyed in the 1906 quake.

The development of St. Dominic’s Priory and Pariah, begun with the purchase of the block bounded by Bush, Steiner, Pierce and Pine Streets in 1863, and parallels the development of San Francisco itself. At that time, the block was on the outskirts of town and the area primarily one of sand dunes. By 1880, the parish had grown sufficiently to enable authorization of a new church. The imposing structure took 10 years to build and another 5 years to complete. Construction lagged as the congregation struggled to raise the necessary funds. By 1898, the structure, which could seat 2000 worshippers, had cost approximately $200,000. With its twin towers, each 178 feet high, the Church was of a monumental nature.

During the 1906 quake, it was substantially destroyed. Views of its fallen twin towers, showing exposed structural framework still holding a roof and gold crosses suspended in mid-air were some of the most popular photographs of quake damage.

Church number three, was used until completion of the current building. The St. Rose Academy building, built just prior to the quake survives today as part of the complex. It was operated as a parochial school for girls. No student was prevented from attending because of an inability to pay.

The current church, was designed by the Beezer Brothers, architects, of Seattle, to seat 1200 persons and with a 130 foot tower which can be seen for many blocks. Artisans of many nationalities worked in wood, stone, glass and metal to create its rich interiors, and a number of major religious elements were saved from the previous structure. When it opened the Examiner described the building as “a triumph in ecclesiastical art.”

There exists a further continuity between the various generations of churches built by the Dominicans on the site. The first Church, built in the 1870’s, was described by the Order to be “pure Gothic.” Of the 1920’s design, it was written:

> “With a desire to express in concrete for the ultimate in spiritual and devotional aspirations of the Catholic Church, the new church... has been designed in pure Gothic style. While there has been no rigid adherence to... old buildings, yet there has been throughout the whole period of design an effort to feel the spirit of the medieval builders, and having caught that spirit, to execute along the same lines....”

Spurred by the announcement of possible demolition, the City Landmark Preservation Board held a public hearing in early April to consider landmark designation for St. Dominic’s. In testimony before the Board, Heritage’s Executive Director argued that St. Dominic’s met the purpose and criteria of the landmark ordinance and should be designated eventually. Dehart urged the Board to pass a resolution stating it to be their intention to designate St. Dominic’s but to withhold formal action on the recommendation for designation until the Dominicans could complete their engineering and architectural studies.

The Board chose to withhold any action, complying with Mayor Feinstein’s written request to cease designation of churches until the Board of Supervisors had taken action on pending legislation to exempt all churches from the landmarks ordinance. (See related article) Dehart maintained his proposed motion would have been consistent with Feinstein’s request.

According to the Reverend John Flannery, St. Dominic’s is the only church building within the Catholic Archdiocese which is not owned by the Archdiocese. Although the Archdiocese makes the decision whether to use the building as a parish church, the building itself is owned by the Dominican Order who will make the decision on the fate of the structure. He has stated that the Order has no desire to demolish the building and wants to accomplish any necessary changes with as little change to the appearance as possible.

Further engineering studies are underway, and will be completed in the next few months by the Church’s firm of Rutherford and Chekene. The Church has begun to discuss organization of a fund-raising effort. Information can be obtained by contacting the Parish Secretary at 567-7524.

The present St. Dominic’s Church is the fourth built by the Dominican Order on this site.
STAFF CHANGES

Mark Ryser has joined Heritage as Deputy Director. Mark, who has most recently been Legislative Coordinator for San Francisco State Senator, Milton Marks, was instrumental in the passage in 1984 of a significant package of state legislation to assist the conservation of historic resources. He holds an MA in Urban Planning and has been a member of the City of Sacramento Design Review and Preservation Board.

Heritage’s new Architectural Historian is Christopher Nelson. Christopher most recently taught American Culture and Architectural History at the University of California, Santa Barbara. He has done consulting work in architectural history; coordinated portions of the City of Santa Barbara’s Architectural and Historic Resources Survey; and published numerous articles on California Architectural History.

Patricia Long joined Heritage as Administrative Assistant. Patricia recently served HaIler Systems as Showroom Manager, and Butterfield and Butterfield as both Office Administrator in their Los Angeles office and Administrative Assistant in San Francisco. She also has experience with Sotheby Parke Bernet, Inc. in Los Angeles and has a Bachelor of Arts degree in Art History from Scripps College in Claremont, California.

VOLUNTEERS REQUESTED

Volunteers are a vital part of the Heritage Board-staff-volunteer team. Our effectiveness depends in part on you. Heritage has begun a new program to increase volunteer involvement. Among the projects for which we are currently seeking help are:

- Working with building survey files
- Organizing our photo and slide files
- Photographing occasional events
- Office assistance on Mondays and Fridays
- Various aspects of Newsletter
- Comparative shopping for telephone systems
- Graphic art
- Updusting Heritage slide presentation
- Membership invitation mailings
- Staging occasional receptions

If you have some time to share, please call us to talk about your interests and our needs.

The Heritage Newsletter is looking for neighborhood representatives to bring to the Editor’s attention, activities in your area affecting architectural and historical features. Have a favorite rehabilitation project; know of a little known feature of design, landscape, architecture or planning; or concerned about possible threat to one of your area’s treasures? If you are already the "eyes and ears" in your neighborhood when history is involved, share your knowledge with us.

HOW TO RETAIN LATH & PLASTER

The Old House Journal recently announced the availability of two publications to aid in the reuse and restoration of old style "wet" lath and plaster.

A four page reprint, published by the Journal explains how to rescue old plaster and save money when replacement is necessary. It also points out that plaster is a better insulating material against sound and temperature. Price: .50c including postage.

"Plastering Skills," is a reprint of a textbook classic, out of print for 10 years. The book was written to teach all the basic skills of wet plastering and is acknowledged to be the best in the field. Price: $24.45 including postage.

Both publications are available from the Old House Journal 69A Seventh Avenue, Brooklyn New York 11217.

NEW HOUSE DOCENT CLASS

Eight enthusiastic Hass-Lilienthal House docents have just completed the Spring docent training class with high honors.

Ready to begin giving tours, our new guides are:

O. Paul Fout, III
Lucille Griffiths
Andi Jackson
June Jasek
Faye R. LeClair
Deanna L. Ponting
Peter Sichel

LIMITED PARTNERSHIP
HISTORIC PROPERTY

OPHIKAO, H. Kahaloa House
Circa 1885, Hawaiian Gothic Homestead
House on certified State Preservation List.
Historically located in the beautiful, rare
environment along black sand Puna Coast,
east of Kalapana, where Rev. William Ellis
preached the gospel in 1823 on King Kamehameha’s Royal Highway at Ophikao, Ha-
wait. Owner seeks investment capital with
Limited Partners, $5000 minimum on Time-
share or Interest return of 6% for ten year
contract. Robert E. Oliver III, 3114 Laguna
Street, San Francisco, CA 94123.
(415) 922-2633.

WALNUT EAST LAKE STAGE SURROUND
FROM A 1890’S SAN FRANCISCO METHODIST
CATHEDRAL.
HEAVY BRASS DOOR KNOBS FROM A SAN
FRANCISCO HOTEL.

OPHIBIAO, H. Kahaloa House
Circa 1885, Hawaiian Gothic Homestead
House on certified State Preservation List.
Historically located in the beautiful, rare
environment along black sand Puna Coast,
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contract. Robert E. Oliver III, 3114 Laguna
Street, San Francisco, CA 94123.
(415) 922-2633.

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415-466-7677.

HERITAGE NEWSLETTER SPRING 1985
BOOK REVIEW

Mayan Revival Style
Marjorie Ingle
Peregrine Smith, Salt Lake City
1984. 92 pp. $15.95

The various Period Revival styles of the 1920's are currently of great interest to architects and architectural historians. For architects, they represent a style which combines modern materials and theory with traditional elements and thus allow contemporary designers greater latitude while still basically remaining in the modernistic mainstream. For architectural historians, Period Revivals offer a field that is now old enough to have remained uninvestigated. Marjorie Ingle's Mayan Revival Style is the latest monograph in this area, and she deftly illustrates both the traditional aspect of the Mayan style and its modernistic aspirations. She places it in the ongoing national quest for a "100% American" architectural style, traces its origin and theorists, and illustrates the best as well as the less-successful examples of the style.

Although interest in Mayan "style" was relatively shortlived and never achieved widespread appeal, it did lead to the design and limited production of furniture, jewelry, carpets and ties, in addition to architecture. Southern California was the heartland of the "Mayan Revival," and its style appears to have had little impact on San Francisco. Evidently, the only local architectural example is the lobby at 450 Sutter designed by Miller and Pfueger, with which Ingle concludes her short book.

For anyone interested in one of the more exotic Period Revivals of the 1920's, Ingle's book is recommended. The text is very readable, lively and straightforward, the illustrations generally good, the color photographs excellent and the coverage comprehensive.

FRIENDS OF ORINDA THEATRE
ASK HELP

An open letter to Members of San Francisco Heritage:
The ongoing efforts of Friends of the Orinda Theatre to preserve this landmark have been well covered in the press. Last month the State Supreme Court issued its own stay of demolition and sent the case back to the Court of Appeals. However, this action only guarantees that the theatre will remain standing until the case can be heard. The building is still threatened.

Friends of the Theatre have successfully matched a $2500 grant from the National Trust. However, the complexities of the litigation and the vigorous response by the owner/developer of the site have resulted in legal fees beyond our expectations. We need your support. Contributions will help ensure that the legal battle can go forward. Tax deductible contributions can be made payable to the Berkeley Architectural Heritage Association, and sent to Friends of the Orinda Theatre, 120 Village Square, #19, Orinda, 94563.

ON THE EDGE OF THE WORLD: FOUR ARCHITECTS IN SAN FRANCISCO AT THE TURN-OF-THE-CENTURY
Richard Longstreth
1983. 455 pp. $40.00

Richard Longstreth has made a significant contribution to the history of Bay Area architecture. This is the most recent volume in MIT Press' excellent architectural history series, and is not only the best in that series but also serves to emphasize the nationally significant contributions of San Francisco architects. Longstreth contends that the Bay Area at the turn of the century was fertile ground for a new regional architecture that combined European tradition with the unfettered freedom of a new land. The result was an imaginative "Academic Eclecticism" that provided the basis for a unique regional architectural style, the "Bay Area Tradition."

On the Edge of the World opens with a discussion of the prevailing architectural theory of the late nineteenth and early twentieth centuries, which Longstreth terms "Academic Eclecticism." Within this concept, the academic training of the important San Francisco architects Ernest Coxhead, Willis Polk, A.C. Schweinfurth and Bernard Maybeck is then examined. Contrary to most previous literature on the subject, Longstreth views this shared academic education as a source of architectural inspiration and integrity. He then investigates the four architects' work -- country, rural, suburban and city houses, and civic projects -- in the context of the prevailing national "Academic Eclecticism." The result, Longstreth believes, was a unique architectural style that borrowed from European traditions but also reacted imaginatively to the land, climate, and resources of the Bay Area to create a new regional architectural expression.

Reflecting the often—times confused nature of this transitional period, the book is somewhat oddly organized and the final chapter on Maybeck appears to have been added at the last minute. Nevertheless, the illustrations are copious and excellent, the bibliography extensive, and the notes detailed and extremely useful. On the Edge of the World will become the standard work on San Francisco architecture of the 1890's, and invaluable reading to anyone interested in that crucial and exhilarating period.
NEW MEMBERS

The programs and activities of Heritage are made possible by the continuing support of our current members whose dues and contributions make up the largest single source of support. We welcome the following new members:

Diane K. Ainsworth  
Susan Angevin  
Anne Averill/Christian Hansen  
Merrill Budlong  
David S. Caine  
Carin Capolongo  
Coast Coordinators, Inc.  
Steve Colman  
Sallie A. Damberg  
Daudee Douglas  
Charles E. Flagg  
Martin M. Filler  
Linda Fleming  
John Flickinger  
0. Paul Fout Ill  
Fred S. James & Co. of California  
Alfred Gilbert  
Joseph Martin Gollop, Jr.  
Bonnie Grigsby  
John H. Hanan  
David Hobstetter  
William S. Hooper  
Howard, Well, Labouissee, Friedlich, Inc.  
Lorraine A. Hutton  
A.P. Jackson  
M/M Raymond W. Jasek  
Mrs. Robert E. Joyce  
Daniel Katzman  
Christopher Keir  
Robert Klein  
Norman T. Larson  
Diane M. Leufman  
A.V. Laurins  
Susan M. Leary  
Faye Lefker  
Rolf A. Lie  
Elizabeth Lucaschi  
Bryan MacaMahon  
Louis Marjon  
M. Meri  
Joanna C. Ombby  
James Passage  
Petroleum Accountants Society  
Deanna L. Ponling  
Neil Ransick/Lynn Norris  
Burton Rockwell  
Schools of the Sacred Heart  
Mrs. Martha H. Samuels  
Jennifer Scott/Everett Golden  
M/M Richard Shankwiler  
Margaret Shenehan  
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The Putnam Young Readers Group  
Artin Wainberger  
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NEW HERITAGE NOON WALK

NEW MONTGOMERY STREET: MIRROR OF SF PRESERVATION ISSUES

A walking tour of New Montgomery Street has recently been added to the Heritage repertoire. It admires the bravado of William Ralston in conceiving this street where none existed; the grande dame of the City's hotels, The Palace, and her sparkling brooch—the Garden court; George Keating's whimsical yet elegant Sharon Building; and the Art Deco glory of Pfleuger's Pacific Telephone Building with its chinoiserie style lobby.

The walk is a stroll along one of our more graciously urban spaces where, with the exception of Pfleuger's tower, the massing, height, scale, and texture of the architecture uniformly expresses the early 20th century ideal of the City Beautiful. Along the narrow streets opening to either side—Stevenson, Jessie, Minna, and Natomas, we sometimes see dusty relics of the smaller city that once was San Francisco. There we might find an auto parking garage in the gothic style, a terra-cotta company's polychrome storefront and a hotel designed by the Fairmont's architects. Linger here we might not complete the entire route to the site of the proposed Yerba Buena Gardens or along Third Street to "Paperboy Angle" at Market.

In the context of these buildings and physical designs current preservation concerns and successes are discussed. A conservation District, encompassing portions of New Montgomery and Second Streets is proposed as part of the innovative Downtown Plan in which Heritage has been actively involved. The impact of the City's parapet ordinance on the Sharon Building's extraordinary cornice has not been resolved. Efforts of Heritage and others to reverse actions by the City which would allow the Palace Hotel to construct a new tower, shading the world famous Garden Court, are still underway.

The Pacific Telephone building is currently undergoing a major rehabilitation project involving replacement of deteriorated exterior terra cotta. The Jessie Hotel appears to have been spared demolition, as a result of the efforts of Heritage, TOCCO, and other organizations (See related article). It joins the Williams Building, which Heritage also championed, to give a sense of past development and design diversity in the Yerba Buena Center Project.

Having taken the tour, you may wish to return to this distinct area of downtown which so palpably expresses the character of development in older San Francisco, a city we see passing before us into the pages of history books. You may also wish to encourage friends and acquaintances to take this walk which better than any other illustrates the work of Heritage. That which will survive here will do so in significant part due to the strong role which your organization has taken.

Heritage seeks to ensure the preservation of the Sharon Bldg.'s massive cornice.
CALENDAR

MAY 17 - 19

CRAFTFAIR

The 10th Annual American Crafts Council "Craftfair," One of five juried craftfairs held throughout the U.S. each year, the San Francisco show will exhibit the work of 425 artisans. Showplace Square Concourse, 8th and Brannon. For information call 863-3906.

MAY 31 - JUNE 2

STATE CONFERENCE

Conserving the Character of Your Community is the theme of this year's State Historic Preservation Conference to be held in Claremont, California. The Conference includes introductory as well as technical sessions. For more information, contact the California Preservation Foundation, 55 Sutter Street, Suite 593, San Francisco, 94104. Telephone: 527-7808.

AIA CONVENTION

JUNE 9 - 12

Full or one-day registration to the 1985 American Institute of Architects Annual Convention is available to members. Moscone Convention Center. For more information call the AIA San Francisco Chapter at 362-7397.

SPECIAL AIA LECTURE SERIES

Evening Lecture Series, sponsored by the AIA/SF Museum of Modern Art. Four part series, featuring three avant-garde architects and one of architecture's best known critics:

- Allan Greenberg June 8
- Tom Wolfe June 9
- Michael Graves June 10
- Robert A.M. Stern June 11

Moscone Center. Series tickets $30. For more information, call the City Ticket Office at 392-4400 or SF AIA.

PHOEBE HEARST PATRON OF CALIFORNIA ARCHITECTURE

JUNE 11

Phoebe Hearst was California's most important architectural benefactor of the late nineteenth and early twentieth centuries and a woman of continuing influence. Her work demonstrates the crucial role of benefactors in the development of a California, particularly San Francisco, style of architecture.

This illustrated lecture by Christopher Nelson, Heritage architectural historian, will focus on Mrs. Hearst's architectural and philanthropic projects, particularly at the University of California and Mills College, as well as her involvement with well-known Bay Area architects.

SYNAGOGUE ARCHITECTURE IN SAN FRANCISCO

JULY 9

Since the Gold Rush, the Jewish community in San Francisco has played a very important role in cultural and commercial life. An illustrated slide lecture by Christopher Nelson will trace the development of synagogue designs from the modest frame buildings of the 1850's to the magnificent Temple Emanu-El of the 1920's. The search for a distinctly Jewish architecture will be emphasized and put into the general context of architectural and cultural developments of the nineteenth and early twentieth centuries in San Francisco.

Heritage evening programs begin at 7:45 in the Ballroom of the Haas-Lilienthal House, 2007 Franklin Street.

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Victorian and Edwardian Pacific Heights

The eastern Pacific Heights neighborhood, surviving Victorian and pre-World War I mansions, elaborate family homes and smaller row houses. Where: The Haas-Lilienthal House, 2007 Franklin Street, San Francisco. When: 12:30 - 2:30 p.m., Sundays

THE FOUNDATION FOR SAN FRANCISCO'S ARCHITECTURAL HERITAGE