The Art Deco Stock Exchange Club is the setting Friday, November 18, for Heritage's Annual Soiree. This elegant and festive black-tie affair, Heritage's most important fundraising event, will feature dancing to Jules Broussard in the elegant black marble lobby, and buffet dinner and gaming in the two-story top-level Stock Exchange Club.

The Art Deco theme with emphasis on the Soiree tradition of gaming tables, where winnings are redeemed for prizes generously donated by our members and friends in the community. Prizes received thus far range from a VIP evening at American Conservatory Theatre, to a dinner for 12 at the Haas-Lilienthal House prepared and served by our Board of Directors, to a weekend in a vineyard in the Valley of the Moon. About 400 people are expected to attend.

As described in Splendid Survivors, the lobby and club, designed by Miller and Pflueger in 1930, "... were superbly designed in the most up-to-date Moderne manner, executed in the finest materials. It was these spaces more than any other aspect of the fine complex that were so extremely influential locally, in effect, introducing this latest New York-Paris approach to design which incorporated fine art and fine materials in an overall historical scheme, to San Francisco. The finest individual art work in the building is the immense Diego Rivera mural in the stairwell of the Stock Exchange Club ...". Rivera, a Mexican artist, was brought to San Francisco to do this piece — his first in this country. It is an allegory of California sharing its agriculture, ports, mineral riches, and commercial interests.

The Club itself features inlaid metal and bronze fixtures, gold leafed ceilings, inlaid wood-paneled walls with ebony and pear-wood inlay window trim, polished chromium on steel stair railings depicting figures of polished brass, and Art-Deco furniture.

We are grateful for the support by our members and other friends of Heritage who help make the Soiree such a fun and profitable event. Watch for your invitation in October.

THE FOUNDATION FOR SAN FRANCISCO'S ARCHITECTURAL HERITAGE
2007 FRANKLIN STREET • SAN FRANCISCO, CALIFORNIA 94109 • (415) 441-3000

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To Save Or To Raze?

It is the quintessential urban confrontation.

An old building -- an office building, a house, or perhaps a church -- has served a fine purpose over time. But it is old, and the bricks and mortar and wood and pipes have been besieged by age, the kind of murrature that can require great injections of money to rejuvenate.

The choices are obvious. Destroy or seriously alter it and start anew. Level the structure and whatever historical baggage it has carried with it through the years. Build modern. Or salvage what is possible. Through restoration, create a new and vital space out of the old.

The financial, aesthetic, and cultural advantages of either option are rarely clear-cut. Money, politics, individual liberties, and personalities often weigh the issues, and the quality of cities and the urban lives within them exist within those shadows.

Such is the urban dilemma that surrounds the Mission United Presbyterian Church and a collection of other old church buildings in San Francisco. Mission United is a splendid historical structure that, according to some of its mostly Hispanic congregation, does not serve the present.

"It is an eyesore," said its pastor, the Rev. Joseph Mesa. Like other urban churches,
Plaids Due For The Planners

From The Executive Director's Desk

While the Planning Department, its director and his staff are frequent allies in Heritage's efforts to conserve our architectural resources, we sometimes find ourselves on opposite sides of the table on particular issues. In the foreseeable future, we are likely to continue to be opposed to project review decisions which may threaten important architectural resources.

Naturally, the media will continue to find public opposition to the planners' actions more newsworthy than the quiet satisfaction of many who have agreed with their decisions. Letters to the editor are typically of a critical nature.

The release of the Downtown Plan will surely result in extensive new criticism of the Department from the business community who will find the plan's controls too strict, and from environmentalists who will consider the plan too permissive. Heritage too may find itself on one side of the critics, even if we believe the preservation element to be largely supportable.

However, in times like these — when we are about to enter an extended period of increased controversy over the Downtown Plan proposal and the San Francisco Plan Initiative soon to be on the November ballot, it is important to reflect on the character of the people on the Planning Commission and in the Department. It is also important to reflect on a two-year pattern of actions, which may illustrate the nature of their commitment to historic preservation.

Over the past two years at Heritage, I have attended countless Planning Commission hearings, often lasting into the late hours of the night, and have been involved in countless meetings and negotiations with the Planning Director and his staff. I have become aware of the street 262, City Hall, and 450 McAllister Street.

While there may be room for improvement in the planning review process (such as in the public's access to pre-hearing negotiations, and tighter control over hearing schedules), I have found the Commission hearings and the Director's project reviews to be extremely fair and responsive to public concerns. In what other large U.S. city would the average citizen or special interest group representative have the opportunity to directly influence the quality and character of every major building project, as well as the policies governing the destiny of their neighborhood? In cities like Boston or Chicago, these decisions often are left to the "experts" or are handled by the Mayor's office behind closed doors.

Even though we have often failed to sway the Commission or Director to Heritage's point of view on a project, our views have always been fully considered. The persuasiveness of our arguments often has its intended effect on the next project or plan to come through for review. For example, we lost in our efforts to save the Haney Building, but the Department's second draft of Guiding Downtown Development proposed downtown zoning for the remainder of Kearny Street to preserve the architectural values and scale of the street, which we highlighted in our testimony.

By attending many Planning Commission hearings, or the flurry of project review meetings at the department, must wonder what motivates these people to do the thankless job of planning San Francisco and guiding its future development. Why, for instance, would anyone sit for 10 or more hours after night falls listening to the debate over developers and property owners and absorbing the critical and, at times, hostile testimony of so many irate citizens? The Planning Commissioners each have their own personal agenda. There is no doubt evident in the way the Commission conducts its business that each of them share a profound love of San Francisco, and a genuine sense of responsibility for its future. They also hold a common sense of fairness — a responsibility to balance the diverse and competing interests of all San Franciscans for the long-term economic, physical, and social well-being of the city. However, there are clearly strong differences among the Commissioners as to where the balance might lie in each planning decision.

What makes their job even more difficult is the lack of public understanding, even among many of us "regulars" at the hearings, of the legal boundaries on the decisionmaking powers of the Commission, which are imposed by the Planning Code, the City Charter, the Constitution, or a protective City Attorney's office. For example, the Commission cannot run rough-shod over the rights of property owners in denying uses and intensities of development clearly allowed by the Planning Code unless other laws pertain more discretion. It and the media could do much to improve understanding of the planning process, and what the Commission believes its legal limits are.

In order to understand the Commission's and the Planning Staff's attitudes toward historic preservation, one must look at a pattern of many decisions over the last two years that are public, and be aware of many routine day-to-day actions taken by Dean Macris and his staff to promote historic preservation and development. Since I came to San Francisco in May of 1981:

- The Commission has recommended designation of 37 city landmarks, more than the total of all landmarks designated in the previous four years; many of these were in the downtown, where owner opposition tends to be stronger;
- The Commission required the preservation of the California-Pacific Building at Sutter and Montgomery;
- The Department has produced two editions of Guiding Downtown Development with strong policies for preserving significant buildings; it has directed developers to save the R. Dalton Bookstore and 154 Sutter Street buildings and the S. F. Mining Exchange at 350 Bush Street;
- Mr. Macris and Toby Rosenblatt supported Heritage's special efforts to preserve the old Federal Reserve Bank on Sansome Street with a letter to the bank before bids were received, and assistance in amending the Planning Code to allow transfer of development rights from the property to property owners and developers. Since I came to San Francisco in May of 1981:

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**Heritage Annual Report 1982 — A Watershed Year**

Well into its second decade with a continuing string of preservation successes, Heritage entered 1982 as San Francisco's principal agency of architectural preservation. A physical symbol of the Agency's longevity is the rejuvenated look of the Haas-Lilienthal House, the very image of Heritage itself — new roof, fresh paint, interior refinishments, a fresh and secure appearance to this great Victorian lady.

But renovation of the house is only the visible cosmetics of a busy Heritage year, one that included significant preservation efforts, an expanded architectural survey of the city, scores of house and walking tours to enlarge an understanding and appreciation of the city's structural heritage and to preserve the best of San Francisco's past. The following are only highlights to illustrate the breadth of Heritage's 1982 efforts.

### Federal Reserve

**Heritage efforts were the lynchpin in negotiations to save the Haas-Lilienthal House.** And behind that downtown structure, Heritage worked with developers, architects, planners, and city officials to save or restore a host of old landmarks.

In 1982, they included the Belt Line Roundhouse at the foot of Telegraph Hill, Paoli's Restaurant on Commercial Street (the classically inspired restaurant was built at the former site of a 19th century railroad roundhouse), E. Dalton Bookstore, and 154 Sutter Street, a 19th century architectural masterpiece.

### Tours — City and the House

About 35,000 people visited our San Francisco's Architectural Heritage Tours, an expanded architectural survey of neighborhoods, such as Van Ness Avenue, south of Market, and the Tenderloin. We now are in the process of inventorying buildings in the outer parts of the city, from Market to Tenderloin, Van Ness, and Chinatown areas. City planners have already incorporated our C-3 results into revisions of Guiding Downtown Development.

### Other Education Programs

Monthly Programs, usually slide lectures by distinguished architects or architectural historians, continue to be a popular Heritage feature. The well-attended sessions — nearly 700 attendees in 1982 — included "A Look at Art Deco" and "San Francisco Unbound: Unrealized Projects for San Francisco."

### To the Future

In many ways, 1982 was a watershed year. Despite a difficult period of national economic woes, it was a full and vital year for Heritage, a year that saw progress and clarified challenges for the future.

### Extras

- Implementation of Heritage's downtown preservation strategy;
- City adoption of policies for protection of historic buildings in other parts of town, such as Van Ness Avenue, south of Market, and the Tenderloin;
- Completion of our extended survey and publication of a second volume of Splendid Survivors;
- Service from our Preservation Loan and Technical Assistance Program throughout San Francisco's target neighborhoods;
- Continued stewardship of the Haas-Lilienthal House;
- Action as a watchdog against demolition of significant historic buildings that may be threatened;
- Expansion of educational services for school-age children, and for adults through our tours and lectures.

By distinguished architects or architectural historians, continue to be a popular Heritage feature. The well-attended sessions — nearly 700 participants in 1982 — included "A Look at Art Deco" and "San Francisco Unbound: Unrealized Projects for San Francisco."

### The Financial Picture of Heritage in 1982

The financial picture of Heritage in 1982 is portrayed in the accompanying charts. The income column shows percentages of the total income derived from each of Heritage's main funding sources. The expense column shows what percentage of total funds disbursed that went to each major program area.

For the years ahead, we remain optimistic, despite the continued pressure against preservation.
A Splendid Restoration

The Rejuvenation of St. Boniface

The Vatican II Council Meetings in the 1960s had an eruptive impact on the Catholic world, including effects that go far beyond theological changes. The results included mandates for architectural linkage to the people. In an overwhelming number of instances, church buildings were too far removed from the people. "Get closer to your people," said Vatican II, and that often meant gut the church and start new.

The measures that were to affect churches worldwide were also to affect the direction of the nineteenth-century interior of San Francisco's venerable old "German church," St. Boniface, the imposing Germanic Revival landmark in the Tenderloin. (See Heritage Newsletter, Spring 1983.) The building's main altar and major symbols were at an otherworldly distance from the congregation. Besides, the interior was a mess. Eyes lifted heavenward, the congregation stared at gaping holes in the plaster from what seemed to have been eternal water seepage. Oil paintings were water damaged. Tile floor was even lifted and swabbed. Cleaning was consistently the most unyielding task. Two young men from the immediate Tenderloin neighborhood were hired to do the cleaning. "At times, they were cleaning over-engineered mosaics and oil paintings with cotton," said Lucy. The carved oak pews and handsome confessional were painstakingly cleaned with toothbrushes, and the walls and floors were scrubbed in various ways. "They were very careful," said Lucy. I told them 'You're not in a race. The minute you find a bit of color coming off, come and find me.' And they did." The original tile floor was even lifted and swabbed. (Carpeting over the original tile would have ruined what was rediscovered to be perfect natural acoustics in the building.) One of the man remains with the church as a non-skilled maintenance person, and the other landed a similar job nearby.

Painting presented different problems. "People were afraid they were going to lose their walls," said Lucy. "They were so happy that we planned to restore the original rather than paint over them." Some of the casein paint, formed from a water insoluble milk base, was ruined from water seepage from the roof. The new colors were carefully chosen for compatibility with the original auburn patterns. "We couldn't have bright, contrasting new paint next to the 100-year-old paint," said Lucy. "Whatever new paint was to be used it should really meld with the original." Even rough cement, exposed when the church was deliberately hand-painted to meld with the existing tile, was ground away. "In only one place, we would have had to destroy the paint," said Lucy. "Since the church work that even steel wool couldn't clean it." They took color samples, cleaned around it, then carefully repainted the original.

Cost of the project is difficult to pin down. Much of the work was done for below-market costs or with in-kind services. People, including skilled craftsmen, gave an inordinate amount of time to the restoration. For instance, one man, who had worked since age 11 on church restoration in England and was employed to work on St. Boniface, gave many extra hours of his free-hand artistic talents. It is in the unexpected items, though, where restoration costs could have gotten out of control. "For instance," said Lucy, "the daily rental of the scaffolding — there's where your costs can really mount up." Regardless, "We were still able to do it for far less than it would have cost to replace it," she noted.

The project is not viewed as a museum-type restoration. The church's "vital working heart of the Tenderloin," said Lucy. Along the way, it has discarded its original German ethnic ties and today serves the mainstream community. "While St. Boniface has had its rocky times, it has adapted to the dreams and the realities of the city's present circumstances.

While St. Boniface has had its rocky times, it has adapted to the dreams and the realities of the city's present circumstances.
One of San Francisco's fine early Victorians, celebrating its 100th birthday, is the setting Sunday, October 2, for a "light garden brunch and tour" to benefit Heritage. Jerry and Toby Levine have graciously made their 1883 home available to Heritage members and friends for this occasion.

Designed by early San Francisco architect Joseph Goaling and constructed by pioneer carpenter-builder-contractor Florence Crowley, this two-story, flat-fronted Italianate residence was built for Frank G. Edwards, an Englishman who came to San Francisco in 1859. His Guerrero Street residence was built as a showplace for his wares ("carpets, oil cloths and paper hangings"). The interior of this lovely home is largely intact and the parlor is still decorated exactly as it was when the Edwards family moved in. It features an elaborately carved white Italian marble mantelpiece and it retains its original carpet, ceiling, and wall medallion with original paint and gliding, gilt mirror, and molding. Because of these and other original and intact features of the house, including two other fireplaces, kitchen and library cabinet, stair, and newel post, Heritage is still decorated exactly as it was when the Edwards family moved in. It features an elaborately carved white Italian marble mantelpiece and it retains its original carpet, ceiling, and wall medallion with original paint and gliding, gilt mirror, and molding.

One description notes that "For 40 years, the Ferry Building was also a noted survivor of the 1906 earthquake and fire. The four great clock faces on the tower, powered by the swing action of a 14-foot pendulum, stopped dead at 5:17 a.m. on that fateful morning of April 18, 1906 -- and stayed that way for the year that followed as an ominous reminder for San Franciscans. To see it today is to view a building that has seen better times. No longer much of a hub of anything, it drowsily sits at the base of Market Street and encloses a hodge-podge of various offices and commercial spaces."

The Continental Development Corporation now has a plan to adaptively reuse and extend the Ferry Building, as well as the adjacent Agriculture Building and Pier One bulkhead building. Done well, the recycling of the building could restore its status as a revered symbol of the city. The developers plan to rehabilitate the Ferry and Agriculture buildings and construct a three-story building behind the bulkhead building on Pier One after an existing shed is demolished. The three buildings would be a mix of office, retail, and restaurant space, and would include a gallery in each building and a central atrium in the Ferry Building. The project also plans about four acres of exterior open space.

The Levine's flat-fronted Italianate home. Would accept not only an historical preservation easement on the exterior of this house, but also an easement on the interior.

Brunch will be served and music played in the garden, which contains a remnant of the original carriage house. Join us to celebrate the Edwards House's 100th birthday, its nomination to the National Register, and the interior/exterior easement donation to Heritage.

A contribution to Heritage of $15 will admit one person ($25 for two) to the delightful event. Space is limited so reserve early.

Please send me invitations to Heritage's Brunch on Sunday, October 2, Noon to 2:00 p.m. My check for $_________ is enclosed ($15 admits one person; $25 admits two).

Name__________________________

Day phone______________________

Please send this coupon with your check and a stamped, self-addressed envelope to:

HERITAGE, 2007 Franklin Street, San Francisco 94109.

Garden Brunch On—Guerrero Street Site

Ferry Building To Be Restored As City Hub

Long before the pyramid and massive rectangular blocks pierced the San Francisco skyline, it stood on the Embarcadero at the western end of Market Street as the very symbol of San Francisco. Designed by Arthur Page Brown and opened in 1898, the Ferry Building is known worldwide as a classic urban monument -- the city's Eiffel Tower, Big Ben, Campanile, and Statue of Liberty, its 235-foot-high clock tower, modeled after the Giralda Tower of the Cathedral of Seville, was the city's most conspicuous urban monument. Before completion of its days of glory, the Ferry Building was both a revered symbol of the city and a commercial and social hub, newsboys' shouts, slamming taxicab doors, and rumbling streetcars. Beyond being a social and commercial hub, the Ferry building was also a noted survivor of the 1906 earthquake and fire. The four great clock faces on the tower, powered by the swing action of a 14-foot pendulum, stopped dead at 5:17 a.m. on that fateful morning of April 18, 1906 -- and stayed that way for the year that followed as an ominous reminder for San Franciscans.

The project also plans about four acres of exterior public open space. The multi-faceted plan is now going through review. Heritage has expressed appreciation of the project's complexity, but it is concerned about the end result. "The building is one of the city's most significant," said Heritage Executive Director Grant Dehart, "and it is worthy of the most sensitive rehabilitation and reuse. The Agriculture Building is also a significant waterfront landmark and its original architectural integrity needs to be respected."

In a recent letter to the Continental Development Corporation, Dehart noted that Heritage enthusiastically supports most of the changes proposed, but that, "due to the unique significance of the buildings involved, we would have preferred (a proposal) that would have produced a more accurate restoration of the original structures."

One description notes that "For 40 years, the Ferry Building was also a noted survivor of the 1906 earthquake and fire. The four great clock faces on the tower, powered by the swing action of a 14-foot pendulum, stopped dead at 5:17 a.m. on that fateful morning of April 18, 1906 -- and the quake struck -- and stayed that way for the year that followed as an ominous reminder for San Franciscans."

The Levine's flat-fronted Italianate home.
A Re-Do For Hibernia’s Stately Domes

When workers began construction of the Hibernia Bank’s main branch at One Jones Street in 1892, what they sought was the erection of a three-story French Renaissance masterpiece. Almost 10 years later, following the design of architect W. A. Pissis, it was evident that the craftsmen had achieved their purpose. From its circular conference room with bronze fixtures to its soaring, fluted marble columns and variegated marble teller windows, the structure was a monument to the recently wealthy city, in which it was built.

Workers were in the process of completing an addition to the main building when most of the city was destroyed in the 1906 earthquake and fire. That Hibernia Bank was one of the few San Francisco buildings to survive in relatively good condition; the classic simplicity of the Colonial Revival crowns the first-floor vault area, and its octagon counterpart, which stretches across the commercial floor. The building was used as a temporary police station in the weeks following the disaster, and, in 1907, work began to rebuild the branch. Section by section, piece by piece, until every damaged stone was replaced. Care was taken to ensure that only the finest materials were used, and the original design was adhered to as closely as possible. The repairers, who finished in late 1908, were impressive enough to prompt one of the city’s most respected architects, Willis Polk, to declare the branch “the most beautiful building in San Francisco.”

Hibernia has recently embarked on a major renovation project for the Market-Jones branch, which was declared an historic landmark in 1961. The subjects of this renovation constitute what are considered to be the most distinctive features of the building: the huge circular glass dome that crowns the first-floor vault area, and its oblong counterpart, which stretches across the commercial floor.

Both domes, which were completed in 1909, have developed serious problems with sagging, oblong counterpart, which stretches across the commercial floor.

The result is usually sterile architecture like the old Abe Lincoln Hotel in San Francisco, the history, architecture and furnishings of the House, and tour tech.

How To Turn
A Traditional Hotel
Into A Hometel

1. Start over. Get rid of traditional architecture like the old Abe Lincoln Hotel in Springfield, Illinois, shown above. Demolish all those single rooms off those long hallways. Eliminate the usual coffee shop, bar, and lounge.

2. Then, do what we do. Replace traditional thinking with entirely new concept in hotel design......

It’s a real ad, and astonishingly, that’s the photo and part of the copy that went with it in Time and other national publications in May. The response, however, was not the outpouring of new customers that Granada Royale Hometel of Newport Beach, California, wanted. The company instead was deluged with angry letters from preservationists, and the ad hasn’t been seen since. “There is nothing innovative or original about demolishing,” wrote a woman. “Shortsighted egocentric minds such as yours collectively have been up to this sort of nonsense for way too long. The result is usually sterile architecture......

May Abe Lincoln’s ghost haunt your new building for eternity.”

Ironically, the firm has successfully rehabilitated three old hotels across the country. But Granada Royale considers the renovation “a concept in the lodging industry.” As the ad runs, “That’s the Granada Royale concept. We originated it. And if others really want to copy it, they could, but they’d have to start from the ground up. Undoubtedly.

As a result of the installation of insufficient support in 1909, the zinc exoskeleton has buckled, threatening both structural integrity and aesthetics. The panels will be removed separately, and solder joints will be sealed, which will relieve the tension of the exoskeleton and give "hinges" in the zinc. The panel will then be reshaped, cleaned, and reassembled before it is restored to its position in the dome. Because the deterioration of the domes was so far advanced, the original curve cannot be recreated with any high degree of accuracy. Reflection Studios will attempt to approximate by conforming the band of the panels to that of the steel supports. Once properly in place, the panels will have been restored to their formerly impressive state—one that has not been viewed by the public in over 50 years.

Heritage Newsletter • Summer 1983

Docent Course Planned

A training course for Heritage docents for the Haas-Lilienthal House will be held this fall, beginning January 25. If you would enjoy conducting visitor tours of our landmark house, please apply.

The 10-week course will meet on Monday and Wednesday evenings from 7 - 9 p.m. It will cover the history and architecture of San Francisco, the history, architecture and furnishings of the House, and tour techniques. Heritage asks each docent for a one-year commitment to give tours once a month on Wednesdays or Sundays. The people available for the Wednesday hours are especially needed.

Being a Haas-Lilienthal House docent is a great way to share your enthusiasm for San Francisco history and architecture with others. Call Leslie Flint at 441-3000 for more information. Application forms will be selected after all applicants have been interviewed.
Mission United continued

Mission United's congregation has changed -- there is less income and maintenance costs are higher, such as those for heating. In the Mission United building, with its high-foot-technical ceiling, "it takes two hours to raise the temperature one degree," said an associate pastor. Maga says he has no money to maintain the building and "it is falling down." He wants to demolish the Mission District building and raise a new, more functional Spanish-style building, "to be a relief center for refugees from that catastrophe and from the Great Depression." (Ironically, it was nominated three years ago by Winchell T. Hayward, an engineer and active Mission United member who wants to see the church preserved.) Historically, the circa-1891 building not only survived the 1906 earthquake and fire, but served as a relief center for refugees from that catastrophe and from the Great Depression. Architecturally it rates a "4" (next to highest) on the city's 1976 Architectural Survey, and is considered by Heritage as being "of higher architectural and urban design (esthetic) significance than other churches that have been designated City Landmarks." Heritage has offered technical assistance to Mission United, Coalition of San Francisco Neighborhoods, Californians for Preservation Action, and Mission Housing Development Corporation. Preservationists argue that the church is one of a few surviving Romanesque-style churches built in San Francisco. In a letter to the City Planning Department, Dr. Grant Dehart, Heritage executive director, noted that the "interiors of the church are also highly distinctive, with contiguous, unstruc- ted ceiling, excellent large stained-glass rose windows and other windows that are largely original." Designed by the prominent San Francisco architectural firm of Percy and Hamilton, the building, along with St. John's Lutheran Church on 22nd Street, serves as a 19th-century visual bookend at the end of a row of stick-style Victorian houses. "Trinity Church (Mission United), St. John's and the Capp Street row create an architectural whole of the greatest importance to the architect- tural history of late Victorian San Fran- cisco," writes architectural historian Randolph Beahen. "Perhaps no other cluster of row houses and churches better dis- plays the rich character and textured fabric of San Francisco's historic Mission District." And therein lies the classic urban dilemma: too little worthwhile to save the building, too much of value at stake to destroy it. Is there a balance?

With a keen regard for both the building's history and the congregation's needs, there is perhaps a way at Mission United to protect both theological independence and the city's architectural heritage in an imaginative way that could point the direction to resolution of similar urban confrontations. It involves creative consideration of spaces, financing, timing, and image. A group of architects and engineers from the AIA's Heritage Committee has agreed to offer constructive guidance in support of a rehabilitation effort. They include Bruce Nonscher, Peter Culley, Grant Dehart, Arnold Lerner, Bruce O'Neill and Jay Tuoplan.

Space Needs

Mission United officials say they need between 12,000 and 15,000-sq.-ft. for new services -- classrooms and the like. The church now has only 12,800-sq.-ft. Heritage engineers, however, that careful modificati- tions to the present facility could open as much as 30,000-sq.-ft. of net usable space. It would involve inventive rearrangements, such as subdivision of the third-floor bal- cony and excavation of a basement. The in- tegrity of the church could be protected at the same time.

Simple redesigns could accommodate handi- capped access and improve energy efficiency, such as replacement of plate-glass win- dows with energy-saving glass and addition of weather-stripping, insulation, and solar panels. Heritage has offered technical assistance to Mission United "to consider the impact without energy costs in the reuse of the existing structure." Costs

Church estimates of major renovation run $49,000 per square foot; or $325,000 compared to $55 per square foot; or $800,000 for new con- struction. "We have no reason to question these cost figures," said Dehart. "However, we expect on closer examination that the di- fference in costs between new and new con- struction might be greater." He noted that exterior rehabilitation of St. John's Lutheran Church, one block away, is expected to cost only $26,000.

Although church pastors contend that reha- bilitation or delays could cause the church to lose funds from the national denomination, Heritage and preservationists have disagreed. They have learned that the church's National Presbytery does not limit

In some cases, legislation has even been sought to totally exempt them from landmark statutes.

In San Francisco, five downtown churches within Mission United are being considered by the landmarks commission: Fifth Church of Christ, Scientist (450 O'Farrell St.), Unitarian Church at the Church (491 Post St.), Grace Cathedral (1051 Taylor St.), Notre Dame des Victoires Church (564 Bush St.), and St. Boniface Church (1070 Golden Gate Ave.).

For various stated reasons ("interference in religious freedom," the individual is of "greater importance than the edifice," etc.), many balk at any discussion of landmark status.

The Landmarks Board will probably consider the five cases at different times throughout the fall. Mission United's case for demol- ition will be heard by the planning commission September 8th.

Many theological institutions have been through recent upheaval, and religion in general has gone through a metamorphosis in the past century. Why religious entities would subsequently seek to change their in- struments of worship, including structures, to accommodate their transformed present and future, is clear. But, remarkably, much that has meaning in terms of the history, style, or sense of place of American communi- ties goes with the past, and easiest to discard.

But what is past, even in religious archite- cture, is indeed prologue. And, perhaps, in the case of the Mission United Presbyterian Church, entering a new millennium may in- dicate course can fuse yesterday's architectural splendor with tomorrow's religious needs.
'Preserving Low-Income Housing in San Francisco,' a multi-media exhibit originally created by Heritage for Preservation Week in May, has since been a featured display throughout the city. Co-sponsored by the 13 most prominent city groups involved in affordable housing issues, the exhibit was first shown at the Cadillac Hotel and was later featured at the Main Public Library and the City Hall Rotunda. Most recently, it was on display at the City Fair.

The photos here are just a few from the multi-media show. Most were taken by Arnold Lerner, a Heritage staff architect and brilliant photographer, who was also one of those most instrumental for creation of the exhibit.
"Nonredeeming" Highrise Blocked

A 39th design attempt at a Kearny Street highrise construction that would have "overwhelmed" a number of historic structures was unanimously rejected by the City Planning Commission on July 28. "We wholeheartedly supported the denial," said Grant Dehart, Heritage executive director, who reported the Board's opposition to "fascade preservation" and the proposed loss of buildings in the block of the Ballade Building.

The Lincoln Property Company's latest proposal for a 310-foot-tall building at the northeast corner of Kearny and Sutter Streets had, in the words of Director of City Planning Dean McAsis, "no redeeming features." Commissioners voted the rare public rejection on the recommendation of the Landmarks Preservation Advisory Board, reported Heritage's executive director.

Commissioners voted the rare public rejection on the recommendation of the Landmarks Preservation Advisory Board, reported Heritage's executive director. "A line on the sand has to be drawn at some place San Francisco has to remain San Francisco," Dean McAsis said.

The 19-story building would "overwhelm Sutter Street with an overpowering design." It would exceed recommended heights along Kearny Street, and it would have gutted all but the façades of two old and highly rated buildings: 200 Kearny (Robertson Blk., No. 1), and the Central Realty Building at 154 Sutter. The Lincoln Property Company also ran head-on into a Landmarks Preservation Advisory Board recommendation that the corner be included in an historic district.

After more than a year of attention given the Kearny Street by Heritage and the Urban Design Committee, Commissioner Jerome Klein reflected on these values and argued that "A line on the sand has to be drawn at Sutter Street and Kearny Street. There's no place in San Francisco has to remain San Francisco. I draw it there," Kearny Street is considered a historic and other areas concerned with the downtown as a symbolic division between the historic Financial District and the low-rise shopping area.

McAsis noted that the proposed building's design was contrived and out of scale with Heritage's Splendid Survivors' survey. In 1891, when San Francisco was built, he said, "I draw it there," Kearny Street is considered a historic and other areas concerned with the downtown as a symbolic division between the historic Financial District. It was a major signal to others that the Planning Commission intends to direct future highrise development away from the historic building sites north of Market where the highest number of significant buildings are concentrated. While Carl Danielson has met frequently with Heritage's Preservation Policy Committee and has been praised for his cooperative approach, none of the highrise proposals designed by his firm, Osmus and Merrill, were sympathetic with the character of Kearny and Sutter Streets.

Minneapolis Protection Sought

As predicted, Heritage Newsletter, Spring 1983, developer Walter Sharkey's plans for full demolition of the old San Francisco Mining Exchange Building, an official city site at 350 Bush St., were the subject of four previous development proposals turned down by the Planning Commission. To retain only the façade of the Mining Exchange, it was to be "stuck like a postage stamp to the bottom" of the proposed new tower. The Planning Department requires a full environmental impact review on the demolition request, after which it could delay issuance for six months, said the department. The Planning Department requires a full environmental impact review on the demolition request, after which it could delay issuance for six months.

The new Home Improvement Loan Program offers two to fifteen-year loans at either 3 percent or 9.95 percent interest -- depending on income -- for everything from new roofs and insulation, to wiring and plumbing or exterior repairs. To qualify for either loan, family income may not exceed $37,900.

If city planners have their way, there is a new look on the way for the northeast corner of Van Ness Avenue. The strip that is today made of auto dealerships, parking lots, gas stations, and apartment houses may one day be transformed into a highrise corridor with dense housing space... a proposal drafted by the Planning Department. While the scheme has the general support of preservationists, Heritage is concerned about the fate of the Van Ness Avenue corridor, particularly the office buildings used as showrooms now sitting empty or underused.

Clark Danielson from both Dean McAsis and Heritage that intensive development of this corridor would be incompatible with the historic character of downtown San Francisco. It was a major signal to others that the Planning Commission intends to direct future highrise development away from the historic building sites north of Market where the highest number of significant buildings are concentrated. While Carl Danielson has met frequently with Heritage's Preservation Policy Committee and has been praised for his cooperative approach, none of the highrise proposals designed by his firm, Osmus and Merrill, were sympathetic with the character of Kearny and Sutter Streets.

"HILF" On The Way

San Francisco homeowners may not have to wait for interest rates to drop before they can fix up their homes. Home improvement loans for as little as three-percent interest may now be made through an innovative program put together by the Mayor's Office of Housing and Economic Development and two local lenders.

The new Home Improvement Loan Program offers two to fifteen-year loans at either 3 percent or 9.95 percent interest -- depending on income -- for everything from new roofs and insulation, to wiring and plumbing or exterior repairs. To qualify for either loan, family income may not exceed $37,900. Qualifiers must own and live in a San Francisco home that has one to four "units," or individual residential spaces. If the home has two to four units, it must have been built before 1978. Whichever qualifiers elect to do the work themselves or hire it out, personal arrangements can be made for the improvement work.

Applications for the affordable loans can be obtained at a branch of Crocker National Bank or San Francisco Federal Savings and Loan Association. For information, call the Mayor's Office of Housing, 863-4457. Heritage will be assisting qualified owners of architectural significance to obtain loans by evaluating rehabilitation work that will qualify.

Van Ness Plan Released

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Federal Do's And Don’ts For Restoration

With the Economic Recovery Tax Act of 1981, preservation increasingly means significant cost savings for owners of architecturally or historically significant properties. The government allows property taxpayers a tax credit for up to 25 percent of rehabilitation costs for a historic building. National Register Historic District, city, county, or state tax breaks or credits may be appropriate for partitioning, but significant interior spaces. An old factory structure, or site and its environment, or cultural, architectural, or historical material, requires the elegant commonsense measures. And not only might they lead to important savings, they are an excellent guide to rehabilitatng an historic building. They can keep some people from getting carried away with restoration ripping out and replacing such old material, which is not just expensive, but which can damage the architectural and historical character of the building. They include:

•Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

•Changes that may have taken place in the course of time are evidence of history and development, and no alteration shall be made which will destroy the original character or architectural integrity of the structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible. For instance, watch your windows. You’ll probably flunk the standards test if old six-over-six, double-hung windows are changed for single-pane glass.

•Distinctive stylistic features or examples of craftsmanship that characterize a building, structure, or site shall be treated with sensitivity. For example, a fireplace, and basements, window trim, and detailed porch latticework should be preserved.

•Deteriorated architectural features shall be repaired rather than replaced wherever possible. In the event replacement is necessary, the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of materials, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures. For instance, material should be used when replacing deteriorated wood siding with new exterior walls. A one-story building may be repaired rather than altered.

•Surface cleaning of structures shall be undertaken with the greatest means possible. Consolidating and other cleaning methods that will damage the historic building materials shall not be undertaken. The National Park Service, the Interior agency that makes decisions on projects, would not look kindly on new painting or use of harsh acid on brick, limestone, and marble.

•Every reasonable effort shall be made to provide a property for its originally intended purpose. For instance, perhaps the original wall to which the wing is added should not be destroyed.

•Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historic, architectural, or cultural material, and such design is compatible with the size, color, texture, form, and significance of the property, neighborhood, or environment. This is a matter of taste and judgment. An example might be that a one-story addition to a one-story building, with the addition compatible with original and site should be more appropriate than a three- or four-story, out-of-character with the historic building.

•Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. For instance, if a wing is added to the rear of a historic structure, the original wall to which the wing is attached should not be destroyed. It might be better to open the wall only where access is needed. Sometimes developers or building owners might be encouraged to work with the state or federal architectural review under the Interior Department standards. In San Francisco, however, these officials might be asked to provide a less detailed and negotiable interpretation of the standards, to the extent allowed under national precedent. For example, changes to significant buildings required to meet state and local building codes are usually permitted. Rehabilitation project sponsors too often pass up the most attractive tax benefits and valuable design advice from the trained state and federal architects because of their lack of understanding of the process.

For more information on the tax benefits for rehabilitation the National Register process, or Interior’s standards for rehabilitation, call Heritage staff (441-3000), the State Office of Historic Preservation (445-8006), or the National Park Service (556-7741).

Volunteers Honored

Each year the Heritage Board of Directors acknowledges those volunteers who have given Heritage significant service by giving them a special honor at the annual Awards Banquet. Honorary memberships are given to those meeting one of the following criteria:

1. Donation of significant continuing volunteer or professional services.

2. Donation of significant continuing volunteer or professional services.

Each of these extraordinary volunteer services in 1982, the following people were given honorary memberships for 1983:

Bruce Bensinger -- Designer of the new House signage and long-term continuing support

Joe Campbell -- Photographer for Heritage’s downtown survey

Loriada Clemen -- Chairperson of the Board of San Francisco

Pat Parquer -- President of the Walks Council and special tour coordinator

Alan Pate -- Editor of the Bay Window and member of the Docent Council

Keith Fulton -- Photographer for the Retail Historic District project

Richard Rohman -- Chairperson and Victorian Archon revisions

Laura Fink -- President of the Haas-Alleni-

A House Docent Council

Vivian Spelman -- Docent Scheduler

Richard Rothman -- Heritage Walks Coordinator

Christa Vragel -- Haas-Alleni-...
PLANNERS cont.

and rehabilitation of the older structures, such as the former W. and J. Sloane building on Sutter and current proposals to restore a group of five buildings between Geary and Maiden Lane at Grant.

a The Planning staff routinely suggests that developers eyeing sites of significant buildings for new development consult with Heritage’s Preservation Policy Committee in early stages of project evaluation;

b A Splendid Survivors has almost become the official city guide to significant buildings of the downtown through its daily use in the Planning Department. In 1981, Dean Macris nominated Splendid Survivors for a national award from the National Trust for Historic Preservation;

c The Department staff has developed a plan for Van Ness Avenue with policies to preserve most of the significant buildings for reuse.

There are only a few examples of the many historic preservation actions taken by the Planning Department that deserves to be recognized and appreciated. While we cannot support the Department in other efforts to save only facades of significant buildings such as the One Sansome bank, the White Investment Company building, and the Maskey Building, they do represent additional concern for the historic character of the downtown. We believe this pattern of actions bodes well for preservation and the Downtown Plan. While we have not coordinated it as of this writing, George Williams and his staff have worked closely with Heritage in developing the lists of buildings to be preserved in the Plan, and in the design of the preservation policies and implementing tools. Mr. Williams served on Heritage’s Advisory Committee for our “Preservation Strategy for Downtown San Francisco.”

Based on what we see in the Downtown Plan and our knowledge of other cities, the Department’s proposal may be the strongest and most comprehensive preservation program of any major U. S. city while, at the same time, preserving the reasonable property values of building owners. The plan’s general preservation intent has been previewed in the Piloting Downtown Development report of the Department. We expect that the guiding of new highrise development away from the remaining concentrations of significant buildings north of Market and a liberal use of transfers of development rights from such buildings will be coupled with demolition controls over the most significant buildings throughout the C-3 zoning district.

If approved by the Commission and the Board of Supervisors, such a program should provide long-term protection for San Francisco’s downtown architectural heritage while not inhibiting needed economic growth.

Therefore, before the bell rings for the next round of conflict over downtown development controls, let us salute and express our appreciation to the President of the Planning Commission, Toby Rosenblatt, our special friend Sue Bienman, all of the Planning Commissioners, Director Dean Macris, his deputies, George Williams and Bob Panosker, and all of the dedicated and professional staff of the Department. We also salute the members and staff of the Landmarks Preservation Advisory Board headed by President Patrick McGrew, who have had significant influence in the Department’s preservation accomplishments cited above.

Happenings

The largest annual meeting of American preservationists is set for San Antonio, Texas, October 26-30. Sponsored by the National Trust, the 37th National Preservation Conference -- five days of workshops, plenary sessions, tours, and special events -- is expected to draw over 2,000 participants. For information, write the National Preservation Conference, National Trust for Historic Preservation, 1785 Massachusetts Ave., N.W., Washington, D.C. 20036.

Most of it will go unnoticed to the average eye, but Pacific Telephone’s headquarters is undergoing a multi-million dollar face-lift. Corrective work on the building at 140 New Montgomery Street consists mainly of exterior tile repair on the terra cotta brick. The company doing the restoration work considered alternatives to the original glazed terra cotta and decided that fiberglass would create joint problems and that lightweight aggregate blocks would not even approximate the original structure. A decision was made to match the rest of the building’s surface. So be it to the original. New terra cotta tiles have been created by the same terra cotta manufacturer, Gladding-McBean and Co., that made the originals in the 1920s. The restoration is expected to be complete in 1984.

Seventeen-thousand signatures turned in to the City Planning Commission in November’s ballot to require new planning guidelines to curb development in San Francisco. If passed, the initiative would require the Board of Supervisors to revise the city’s master plan to include a set of new priorities on future development. The measure avoids specific numbers or height limits that dosed previous some control measures. Instead, it deals in general terms about "balanced growth." In coming months, Heritage will be coordinating the initiative as it relates to the proposed Downtown Plan.

Members of the Association for Preservation Technology are hands-on experts in myriad aspects of preservation. Now, a new west coast chapter has been opened in San Francisco. In other national chapters, it plans conferences, travel seminars, and research projects. Contact David Look at 415-556-7742.

A Gift Of Heritage

Yes, I would like to give one-year memberships in Heritage to:

Name __________________________
Address _________________________
City, zip ________________

Enclosed is my tax-deductible contribution of $ __________ (Please list additional recipients on a separate sheet. Memberships may be for $25 or more. If you give two memberships of $25 each — $50 total — we will send you a copy of Lauriston.)

My name _________________________
Address _________________________
City, zip ________________

HERITAGE, 2007 Franklin Street, San Francisco, California 94109. (415) 441-3000.
The Lessons Of The Federal Reserve

Heritage Newsletter • Summer 1983

Careful, aggressive negotiation saved the old Federal Reserve Building for San Francisco's future.

Law and the Development Process, co-sponsored by the Conservation Foundation, the National Trust for Historic Preservation, and the American Bar Association, Dehart chronicles the case of the old Federal Reserve Bank Building and the negotiation process that eventually saved it from demolition and insured its preservation as a vital place of architectural heritage. This article was reported by Dehart during his visit to San Francisco.

The Federal Reserve in the heart of the Financial District was at risk of being torn down to make way for a high-rise tower. Heritage, a preservation group, stepped in to save and recycle the bank building.

At the same time, Heritage also met with representatives and bidders, including whatever judicial opinions might be handed down in San Francisco.

The upshot?

1. Start negotiations early. Preservation advocates must take a lead role in negotiations.
2. Be clear about what your goals are. Heritage was clear about preserving the building.
3. Be patient. The negotiations persisted for years.
4. Be prepared to delay. Heritage agreed not to file a lawsuit if the bank building was preserved.
5. Be willing to compromise. Heritage considered the value of federal agency status.
6. Be aware of potential litigation. Heritage urged the Planning Department to initiate a minor amendment to the City Landmark Law that would allow transfer of 100 percent of the unused development potential from the bank building to the vacant lot just north of the bank across Commercial Street.

The bank building was eventually saved, and Heritage learned the lessons that the Federal Reserve Bank was a "federal agency" status, and the Damoclean threat of another test of federal agency status was averted.

Heritage urged the Planning Department to initiate a minor amendment to the City Landmark Law that would allow transfer of 100 percent of the unused development potential from the bank building to the vacant lot just north of the bank across Commercial Street.

A few years later, the Planning Code was changed to allow transfer of development rights.

The bank building was designated a City Landmark, and the Planning Department was able to transfer development rights.

The Federal Reserve received a market price for its property.

Embarcadero Center West got the property immediately adjacent to Embarcadero Center, and it is pursuing development plans with the support of the property owners.

Heritage urged the Planning Department to initiate a minor amendment to the City Landmark Law that would allow transfer of development rights.

The Planning Department helped avoid a major controversial demolition proposal and possible litigation from one side or the other.

The negotiations succeeded partly because of a strong public interest in preserving San Francisco's older buildings and the existence of several layers of legal authority: Federal, state, and local — to protect our architectural heritage.

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Federal Reserve continued

their views be known early about a property. They should also use whatever legal or political leverage they have to accomplish their goals prior to the time the price for the property is established or any redevelopment assumptions are engraved on green paper. On the other side, developers should actively seek preservationists’ views about a deal before becoming committed to their economic assumptions for its reuse.

2. Know where you stand legally. This obviously includes hiring legally knowledgeable and politically savvy attorneys, but it also means engaging in your own homework to understand the issues involved in federal, state, and local preservation law.

3. Understand other parties. Recognize their motivations and sympathize with their needs to meet their own goals. Show them how to accomplish most of their goals while allowing space to accomplish yours. Engage in a strategy or technique that will work. Don’t get tied up in abstract, theoretical models of “conflict resolu-
tion” or “environmental mediation” if it doesn’t work toward your goals. Too many preservationists have been shut out of the process to be willing to spend years on processes and procedures that won’t work.

4. If compromise is necessary, don’t com-
promise your principles. Always have an eye to the bottom line of what must be saved. Avoid “facade preservation” or “partial building preservation.” “I believe there is no greater threat to the architectural preserva-
tion movement in this country,” said Dehart, “than the ‘plastic flower’ or ‘Disneyland’ philosophy of saving only fragments of older buildings as decoration in the name of his-toric preservation. Either save and reuse the entire building or let contemporary archi-
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tecture take its place.”

In the end, it was up to all to decide what was proper and what was not. Without the saving of the bank building a solution that would have left the area starved for jobs and less on heroes and villains than on increas-
ing awareness of urban quality and sustained community effort. In the end, all the par-
ticipants are good guys. Who could ask for more?

Call For Volunteers

Without the assistance of over 200 volun-
teers, Heritage could not function at the level it does. Donets, walks guides, and bookshop cashiers are our most visible asset. However, many others assist with photography, research, office work, program planning, lectures, and special events such as Solves and Round-O.

At the present time, we need help organiz-
ing the library and photographic files. We need bookshop cashiers who can work on Wed-
esdays or Sundays once a month. And we need a bookshop manager — someone who is responsible for ordering books and maintain-
ing the store. In addition, our membership secretary, Dea MacFarland, would like some-
one to assist her once a week. Solves and Holiday Open House and other events are rapidly approaching. Both require many volunteers to make them successful.

If you are interested in any of the above, contact Leslie Flint at 441—3000.
Five New Directors

Five new members were elected July 16 to the Heritage Board of Directors. They include:

• ROBERT BERNER, executive director of Heritage from 1975 to 1980, with an MBA from Duke University, and an MBA from Wharton Business School, Univ. of Pennsylvania.

Berner was vice president, director of Finance of the Nature Conservancy. Berner was originally hired by Heritage through a grant from the San Francisco Foundation that established the position of Urban Preservation Officer. Highlight of his tenure with the organization include the Western Addition house move, establishment of the Preservation Loan Program, the Jessie Street Foundation Feasibility Study, and work on the Substation, the beginning of the Downtown Inventory that resulted in publication of Splendid Survivors, and the major battles waged to try to prevent the demolition of the City of Paris and Fitzgerald buildings. His work now includes the handling of limited partnerships in real estate, and sales and leasing for the Hildebrand firm.

• DON BLACK, attorney with Frolick, Filley, and Germaine Wong, graduate of the University of Urban Affairs Section of the Commonwealth Charitable Foundation, of the San Francisco Boys Club and the preservation zoning, historic preservation and the economic and fiscal implications of redevelopment on the West Coast. These efforts have given Black’s work as an attorney and city planner a former board member of KQED. Designed by Julia Morgan. Ms. Wong is also a former board member of the S. F. Chapter of the AIA (1980-81), and Historic Building Surfaces. With personal interest in architectural preservation, Schey and President of Don Black Associates. 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-Staff Changes—

Michael Sweet is Heritage’s new Fiscal Manager. Sweet, who graduated from San Jose State University in 1970 with a B.S. in accounting and finance, has worked in a financial management capacity for several Bay Area companies. A U.S. Army veteran, he resides in Pacifica.

Director of Rehabilitation Services Marie Kennedy has returned to Boston to teach at the college level. She has been replaced by Marc Schweitzer, who, with an M.S. in architecture from U.C. Berkeley, will manage the Preservation Loan and Technical Assistance Program. Schweitzer has worked with San Francisco Renaissance and other architectural/engineering firms.

—Classifieds—

VICTORIAN CHANDELIERS, original and reproductions, solid brass, oak and pine furniture, country kitchen tools. Open every day, 12-6 p.m. Homes of Charm, 1544 Church Street, SF, 647-4586.

Yosemite National Park. Renovated 4-bdrm house on national park boundary. Passive solar, 8 miles to Badger Ski Area, 12 miles to Yosemite Valley, minutes to hiking/golf. Spectacular views, comfortable year-around. $195,000. (707) 823-6479.

A MEMBERSHIP IN THE 1856 SAN FRANCISCO VIGILANTES. An exact copy of a rare and original Western pioneer paper printed on heavy vellum paper. A faithful reproduction of the original ornate stone lithograph by Charles Nahl. Space has been left for your name and number. “19 by 25.” Mailed anywhere in the United States. $6 or $4 at Urban Antiques, 1861 Union Street, SF. Open every day.

LOOKING FOR AN OUT-OF-PRINT BOOK? Free search. Write or call Rothman Book and Trading Co., 905 14th St., S.F. 94114, 861-6352, eves.
Heritage Calendar: Of Tours, Walks, and Lectures

MONTHLY PROGRAMS

One of the world's richest repositories of Victorianism is San Francisco, and there has been a recent resurgence of interest here in Art Deco (elsewhere note the location of the upcoming Heritage annual Soiree). The Heritage Monthly Programs this fall will look at aspects of both.

Each program takes place on the second Tuesday of the month and starts at 7:45 p.m. in the Haas-Lilienthal House Ballroom, 2007 Franklin Street, San Francisco. Admission is $2 for Heritage members, $3 for others.

Tuesday, September 13

Victorian Color

Keary Kensinger, color and restoration consultant, will discuss the use of exterior color in restoration of Victorian houses. He will offer helpful hints and provide "colorful" stories about his experiences.

Tuesday, October 11

Victorian Gardens

Thomas Brown

The history of the development of the Victorian garden begins with John Claudius Loudon in England, and the "Gardenesque" in design, will be presented by landscape architect Thomas Brown. It includes technical achievements in hot-houses culminating in London's Crystal Palace, the Italianate Revival in England with terraces and carpet-hedging, and, at the end of the 19th century, the beginning of appreciation for wild gardens, native plants, and "wildlings." Using lots of slides, Brown will also show California examples.

Tuesday, November 8

Timothy Pflueger: His Architectural Legacy

Michael Crowe

Timothy Pflueger left his mark on the Bay Area in a rich legacy of buildings that continue to attest to his design talent. This illustrated lecture by architectural historian Michael Crowe is a consideration of his career, including his early work through his last major works and the impact they have had on the Bay Area architectural world. Some material presented will be seen for the first time. It is the result of recent research into the Pflueger archives that still exist in the offices of the firm of Pflueger Architects.

CALENDAR

September 11, Sunday

Alameda Victorian House Tour

A house tour of 10 distinctive East Bay Victorian homes is planned from 11 a.m. - 5 p.m. by the Alameda Victorian Preservation Society. Tickets for $7 are available before and on the day of the double-deck bus trip at the Alameda Historical Museum (1237 Oak Street at Central Avenue, Alameda). A free pre-tour lecture will be given Wednesday, September 7, 7:30 p.m., at the Little Theatre of the landmark Alameda High School (2200 Central Avenue, Alameda). For information, call 523-ANPS.

September 13, Tuesday

"Victorian Color" by Keary Kensinger

Monthly Program (see above)

September 20, Tuesday

Holiday Open House Planning Meeting

Volunteers who would like to help organize Heritage's annual holiday celebration are invited to attend. Haas-Lilienthal House Dining Room, 2007 Franklin Street, San Francisco, 7:30 p.m. Call Leslie Flint at 441-3000 for information.

September 22, Thursday

Preservation Maintenance Lectures

Two slide lectures on the need for historic maintenance to preclude the later necessity of complete restoration — at three to four times the cost. Speakers are Hugh Miller, AIA ("Preservation Maintenance"), chief historical architect for the National Park Service, and Marjorie Baer ("Maintenance Plan for the Presidio"), who is historian for the Division of National Register Programs in NPS' Western Region. Co-sponsored by the AIA/SP Heritage Committee, Heritage, the National Park Service, and the Western Chapter of the Association for Preservation Technology, Haas-Lilienthal House, 2007 Franklin Street, San Francisco, 7:00 p.m. For information, call David Look at 556-7741.

September 25, Sunday

Sixth Annual Preservation Fair

Sponsored by the Camron-Stanford House Preservation Association, the fair features craftpersons, preservation groups, music, and food. Camron-Stanford House and surrounding park, 1418 Lakeside Drive, Oakland. 12 noon - 5:00 p.m. For information, call 654-6791 or 339-9594.

October 11, Tuesday

"Victorian Gardens" by Thomas Brown

Monthly Program (see above)

October 23, Sunday

Haas-Lilienthal House Birthday Open House

To celebrate the House's 97th birthday (the anniversary of the day in 1886 when the water was connected), the House will be open free of charge. Invite friends to join you for a stroll through its rooms.

Heritage docents will be on hand to answer questions. 2007 Franklin Street, San Francisco, 11:00 a.m. - 4:30 p.m.

October 26-30

17th National Preservation Conference

(San Antonio, Texas)

See Happenings

November 8, Tuesday

Timothy Pflueger: His Architectural Legacy, by Michael Crowe

Monthly Program (see above)

November 18, Friday

Heritage Soiree

Our annual benefit evening of elegant dining, dancing, and gaming. The Stock Exchange Club, 355 Sansome Street, San Francisco. For information, call Leslie Flint at 441-3000.

December 3, Saturday

Heritage Holiday Open House, Raffle Drawing and Silent Auction

The annual celebration for Heritage members. Haas-Lilienthal House, 2007 Franklin Street, San Francisco, 3 - 6 p.m.

December 25, Sunday

January 1, Sunday

The Haas-Lilienthal House will be closed.

January 23, Monday

Training class for Haas-Lilienthal House Docents Begins

For information, call Leslie Flint at 441-3000.

WEKLY PROGRAMS

Every Wednesday and Sunday

Haas-Lilienthal House Guided Tours

2007 Franklin Street, San Francisco. 12 noon - 4 p.m. Wednesdays; 11 a.m. - 4:30 p.m. Sundays. $3 general public, $1 under 12 and senior citizens, free to Heritage members.

Every Sunday

Heritage Walks in Pacific Heights, led by Heritage Walks guides. Meet at the Haas-Lilienthal House, 2007 Franklin Street, San Francisco. 12:30 p.m. $3 general public; $2 Heritage members. Call 441-3046 for recorded information.

Every Thursday

Heritage Walks in the downtown, three 45-minute lunchtime walking tours in Jackson Square and the Financial District, led by Heritage Walks guides. 12 noon. Call 441-3046 for information.

o Jackson Square Historic District: Meet at the corner of Montgomery and Washington Streets, by the Transamerica Pyramid.

o Merchants Temple: Meet at the corner of Clay and Montgomery Streets, by the Transamerica Pyramid.

o Sutro Baths: Meet in front of the Haas-Lilienthal Building, 130 Sutter Street.