HERITAGE UNDERTAKES FIRE SAFETY PROGRAM AT HAAS-LILIENTHAL HOUSE

Heritage will begin installation of a fire detection and suppression system at the Haas-Lilienthal House, in January, under a $250,000 grant from the History and Archeology Grants Program. The California Office of Historic Preservation administers the program, which is funded by the California Wildlife, Coastal and Park Land Conservation Act of 1988.

Second-floor sitting room. Flush, concealed sprinkler heads set in the ceiling will be inconspicuous.

The grant recognizes the historic significance of the House, a City Landmark and National Register property, and the importance to the community of its preservation. Heritage received the House as a gift from the Haas-Lilienthal family, in 1973, and through its conservatorship, Heritage has striven to set an example of preservation-in-practice.

Each year the Haas-Lilienthal House welcomes more than 10,000 tourists and Bay Area residents, for whom it symbolizes San Francisco’s past more than any other residence. Heritage maintains its offices in the House, which is one of only two remaining house museums in the city, and derives income from its rental for private parties and events.

The challenge of retrofitting an historic property with a fire safety system is to provide sufficient protection for life and property while taking care that the installation has minimal impact on the historic features of the building. Heritage has assembled an experienced project team that possesses the requisite sensitivity to historic structures and the skill to meet that challenge: Page & Turnbull, Inc., preservation architect; Stroub Construction, general contractor; Driggs & Wood, sprinkler contractor; Charles T. Gill, project manager.

The team's goal is to hide all pipes. Most of the access for the installation will be through floors, wherever feasible, rather than ceilings or walls, particularly where there is fabric wall covering or wood paneling. When there is no alternative, workers will cut through lath and plaster, taking care to minimize the damage. In such

continued on page 10
THE FOUNDATION FOR
SAN FRANCISCO'S
ARCHITECTURAL
HERITAGE

A non-profit member-supported organization dedicated to the preservation and adaptive reuse of architecturally and historically significant buildings in San Francisco

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Heritage welcomes unsolicited articles and will consider them for publication. Advertising rates are available upon request.

ARCHITECTURAL FRAGMENTS

■ Housing Development and Neighborhood Preservation Corporation is awaiting funding to proceed with plans to convert the former Salvation Army building at Valencia and McCoppin into about thirty-five units of housing. Charles Paff and John Baur designed the building for the Knights and Daughters of Pythias (1909). The rehab is part of a project that will include new construction on the nearly one-acre site to provide 120 low- and moderate-income condos for first-time homebuyers. Architects are Robert Herman & Associates with Lerner & Nathan and Mora Architects.

■ Not least among the consequences of the tragic fire in the hills of Oakland and Berkeley is the loss of a significant part of the Bay Area's architectural patrimony. The East Bay's combination of challenging terrain, temperate climate and sweeping views inspired architects to create a "Bay Area Style" in residential design, whose development an enlightened and progressive community nurtured. The destruction of notable works by Maybeck, Morgan, Coxhead, Wurster and many less famous practitioners leaves all of us poorer who call this region home.

■ In the Spirit of Modernism, showing now at the Museum of Modern Art, through February 2, is the first in a series of exhibitions to feature contemporary Bay Area architects in the Modernist tradition and explore issues related to the region's built environment. This installation presents the work of four San Francisco firms: Tanner Leddy Maytum Stacy Architects, Williard Stout Architects & Associates, Jim Jennings Arkitektur and James Shay.

■ In October, PG&E announced it would proceed with seismic improvements on two historic Market Street buildings. The company's 1926 headquarters, at 245 Market, and 215 Market (1923), once home to Matson Navigation, suffered minor damage in the 89 earthquake. Concerned over the question of seismic safety, PG&E announced, in January, that it would move workers out of both structures and consider its options, including demolition. The Company's laudable decision to save the buildings ensures extended life for these monuments of San Francisco's architectural and commercial history.
At a joint meeting on August 22, the Redevelopment Commission and the Planning Commission approved the final Environmental Impact Review and amendments of the Rincon Point-South Beach Redevelopment Plan and amended the city's Master Plan affecting the Oriental Warehouse. The actions were required to accommodate Reliance Development's proposal for the warehouse and increase the allowable height in the area from 105 to 160 feet for three residential towers Reliance Development proposes to build on the same block as the warehouse, along Brannan and Colin P. Kelly Streets. Reliance contends it must have the added height to build enough housing units to recover the cost of keeping the warehouse.

Heritage expressed its concern that the plan changes would still allow reversion to Reliance's original plan to convert the Oriental Warehouse to a parking garage (See Newsletter Fall 1989 and Summer 1990). Heritage remains adamantly opposed because it would result in the virtual destruction of this designated city landmark. Furthermore, the plan contained no performance guarantee that would prevent this developer or any developer from walking away from the project having done nothing to preserve the warehouse.

When ratification of the EIR and the plan amendments went before the Board of Supervisors, in a special joint session with the Redevelopment Commission, Supervisors Bill Maher and Kevin Shelley took up this concern. With the support of Supervisors Angela Alioto and Roberta Achtenberg, they won over the entire Board to call for the Redevelopment Agency to work out an agreement with preservationists.

In negotiations with Heritage, the Agency agreed to disallow any use of the Oriental Warehouse for parking except as ancillary to another project for the structure and named specific elements of the warehouse for retention in any development proposal. Furthermore, the Agency accepted a precedent-setting arrangement with respect to architectural resources in redevelopment areas. The Agency has always contended that, as a State agency, its decisions supersede those of local jurisdictions. Accordingly, it has never acknowledged the application of Article 10, the City's preservation ordinance, to properties in redevelopment areas.

In reaching agreement with Heritage, the Agency accepted the applica-

tion of the principals of Article 10 to the Oriental Warehouse and all landmarks and contributory buildings in the South Beach Rincon Point Redevelopment Area. Heritage considers this the most important and far-reaching outcome of this issue in that it establishes a precedent for protection of historic-cultural resources in all redevelopment areas.

Reliance now is discussing development of the Oriental Warehouse as live-work space. The proposal appears to be less damaging to the structure's historic fabric than the previous scheme for a parking garage. The plan is moving through the review process now, but Reliance's decision to go ahead with the project remains tentative. Heritage will continue to monitor the issue closely.

798 WISCONSIN ST. & 100 HOFFMAN AVE.

In September, the Bureau of Architecture of the City of San Francisco applied for authorization to demolish two historic fire stations and replace them with new construction. The structures, one at 798 Wisconsin Street, the other at 100 Hoffman Avenue, carry "2" ratings in the 1976 Planning Department survey. They date from 1915 and 1914 respectively and were the work of architect...
John Reid, Jr.

The projects stem from a Fire Department earthquake safety program, which voters approved in passing a $60 million bond issue at the November 1989 election. This was the first in a series of bond proposals contemplated by the Department of Public Works to finance seismic work on all city-owned buildings.

The two fire houses are essentially alike. They are two-story unreinforced masonry structures on sloping sites, with some differences in terra cotta trim and decorative detail. The City's seismic evaluation stated they were "subject to very extensive damage, including possible collapse," in a major earthquake, and estimated the cost of seismic strengthening at about $1.1 million each. The Bureau of Architecture estimates that replacement costs would exceed that by a third to a half a million each. At the Wisconsin Street site, staff are actually proposing demolition of all but the front wall, which would be incorporated into the new construction.

After considerable public testimony and discussion by the Landmarks Board at its September 18 meeting, the Board voted to ask the Bureau of Architecture and the Fire Department to explore further the preservation of both structures. Heritage will review the issue in the coming weeks.

Other rated structures on the Fire Department's list of nineteen buildings slated for seismic work are the station at 1152 Oak Street (Landmark #89), Pump Station No. 1 at 698 Second Street (B+ Heritage rating, "3" in the Planning Department's 1976 survey and contributory in the South End Historic District), and fire houses at 1298 Girard Street, 441 12th Avenue, 115 Oak Street (each rated "1" in the 1976 survey) and 36 Bluxome (C Heritage rating).

— Notice
During the installation of the fire suppression system (See page one story), the Haas-Lilienthal House will not be open for tours at any time during January and February 1992. Pacific Heights walking tours will be offered, as usual, however, every Sunday, at 12:30, meeting at 2007 Franklin Street and will be free during January and February. Notification will go into the mail soon of a fire suppression workshop at the House on February 16.

The City and County of San Francisco intends to advertise a contract for the demolition or removal of the structure at 100 Larkin Street, which occupies a part of the Civic Center site intended for the new main library.

This 1941 Art Deco/Moderne building, designed in the office of City Architect Dodge Reidy, served as a hospitality house for service men and women during World War II. It was security and transportation headquarters for the founding conference of the United Nations, and in subsequent years housed a variety of municipal offices. It received a B-rating in Heritage's Civic Center Survey.

Under the terms of the contract, the building will become the property of the winning bidder, who will be required either to demolish or to remove the building and its foundation. The contractor must complete all work, which includes asbestos abatement, by April 1992.

The City expects to award the contract in February, 1992. If you are interested in preserving and moving this building and would like more information on the terms of the contract and the bidding process, contact Robert Haslam of the City's Real Estate Department: 554-9873; or Kathy Page at the San Francisco Public Library: 557-4210.

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SYLVAIN SCHNAITTACHER, 1874-1926

Born in San Francisco, in 1874, Sylvain Schnaittacher received his education in the city’s schools. He graduated from Boys’ High School and attended the Mark Hopkins Institute of Art, predecessor of the San Francisco Art Institute. In keeping with tradition, a period of apprenticeship followed his formal training. He worked for five years in the office of A. Page Brown (1891-96), until the untimely death of that master architect. Schnaittacher was one of a generation of practitioners to come out of Brown’s office in the 1890s whose work, particularly in the rebuilding after the 1906 earthquake, would transform San Francisco into a classical city, architecturally.

After a year in practice with F.O. Van Trees, also a protégé of Brown, and a year’s study in Europe, Sylvain Schnaittacher began his own practice, in San Francisco, in 1901. In a career that spanned a quarter century, he generated a varied output that included office, commercial, residential and automobile-related structures, such as the Paige Motor Car Co. at Van Ness and Sacramento (1919 and 1923) and the American Motor Repair Company, at Post and Gough (demolished; see Newsletter, July/August, 1991).

The great variety of commissions that came to his office attested to the architect’s knowledge of a range of construction techniques and materials (many recently coming into use), as well as his skill as a designer. It is likely that he had good social contacts among the Jewish community, since its members commissioned his largest projects, including Mt. Zion Nurses’ Home; Temple Emanu-El, in association with Bakewell & Brown; and the Argonaut Club.

Schnaittacher gave generously of himself to the welfare of the profession. He served on the California State Board of Architects (1910-1926) and, between 1906 and 1926, held a variety of offices in the San Francisco and Western Regional AIA.

—D.A. Research by Gary Goss
The City's Master Plan has identified an area south of Market whose heart is the intersection of South Van Ness, Mission, Otis and Twelfth St. to be a "housing opportunity" area. The boundaries of surrounding area plans define this node, which sits like a remnant, a "no-man's-land" of urban design, and unlike South of Market, it has little resident constituency to speak in its behalf. Planning Department staff expect to issue an area plan draft proposal after January 1.

Currently, the area remains the mixed used district it has always been. Prior to 1906, it accommodated residences, stores and commercial sites, including stock yards, lumber yards, coal and wood depots, junk yards, and stables and feed stores.

After 1906, the rebuilt district continued in mixed use, with additional commercial establishments, such as auto sales and repair firms and an "aeroplane factory," the heralds of a new industrial age. There were relatively fewer residences, and those concentrated on the secondary streets.

As late as 1913, a number of large sites remained unbuilt.

After 1925, following the proposal of City Engineer Michael O'Shaughnessy, the City cut Van Ness Avenue across Market to Howard, slicing through the grid at an angle and creating the complex intersection that is the area's focus. Completed in two stages—to Mission in 1926 and to Howard in 1931—the extension was a partial realization of an element of Daniel Burnham's 1905 plan for San Francisco. It was not, however, the monument-studded, tree-lined boulevard of Burnham's vision but frankly a traffic artery that relieved congestion at Market, Van Ness and 11th and provided a direct connection between Civic Center and the...
Mission. Mostly one- and two-story commercial construction lined the new avenue in the 1930s and occupied the gore sites. They survive as an ensemble of Art Deco-Moderne commercial buildings that is rare in the city. Today, building supply and auto-related businesses are predominant in the district's commerce.

Approval last year of the South of Market Area Plan, which permits continued industrial uses, ensured that SOMA could absorb businesses displaced by a change of use in the South Van Ness area. Planning staff will, therefore, recommend high-density affordable housing in buildings up to twelve or fifteen stories high.

Planning regards this node to be particularly suited to this use, given its proximity to downtown and to the city's major cultural attractions. BART and the principal Muni transit corridors of Mission, Market and Van Ness serve the area well and appear to offer the perfect opportunity to provide high-density housing that is transit-based, not auto-based.

A problem planners face in transforming this mixed-use district into a residential one is the absence of a "sense of neighborhood." The Department's solution is to incorporate it in the area plan with the adjacent Hayes Valley, north of Market, which is a well-established high-density affordable housing district with a strong neighborhood character. Planning staff offered the opinion that the plan will have minimal impact on the older neighborhood, while giving a focus to the newer.

At this point, the Planning Department has not sought Heritage's participation in identifying the architectural resources of the South Van Ness area, which includes several B-rated structures in Heritage's survey and significant buildings identified in City Planning's own 1976 survey.

The Planning Department will invite public comment upon publication of the draft plan in January.

Top to bottom, left to right: The map shows the south of Market segment of the planning area, whose boundaries extend north to incorporate Hayes Valley. — Henry H. Guterson designed a Classical Revival factory and office for the White Motor Co. (1927). The building, at 11th & Mission, was "Moderne-ized" for the Coca-Cola Bottling Co., which acquired the reinforced concrete structure in 1940 (Ratings: B; 3). — William P. Day provided the Moderne design, at 12th and South Van Ness, for the Recorder Printing Co. (1934). Floral moldings cap fluted pilasters at the building's corners (Rating: C). — The reinforced concrete building at 1675 Howard St. originally housed the Marin Dairymen's Milk Co. (Harry A. Thomsen, 1937) and now serves an auto dealership. Characteristic Moderne features include glass block windows and clock-tower entry (Ratings: B; 2). — The Office of the Chief Engineer produced this in-house design for Pacific Telephone, at 1 McCoppin St. (1935). Buff brick piers with concrete trim offset window bays and Art Deco terra cotta spandrels (Ratings: B; 2).
Several hundred guests attended a lively party at Ghirardelli Square (San Francisco Landmark #30), where Heritage hosted its annual Soirée, on October 4. Thanks to the exceptional support of Ghirardelli Square Associates and our many donors and contributors, the evening was a successful fundraising gala for Heritage. Guests danced to the Earl Heckscher Orchestra under a transparent tent that provided shelter from the evening air while permitting views of the historic buildings of the Square’s West Plaza to offer the proper context for the celebration. The Circle Gallery also generously opened its two-floor gallery in the adjacent Chocolate Building to the revelers, who enjoyed a unique collection of artwork brought in especially for the evening. The restaurants of Ghirardelli Square provided dining, with each restaurant setting a distinctive buffet representative of its cuisine.

Heritage wishes to thank the following corporations and individuals for their support of the 1991 Soirée:

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A special thanks to the following Ghirardelli Square merchants who provided casino gaming prizes for Soirée 1991:

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...and to the following restaurants who provided buffet dining:

Compadres Mexican Bar & Grill • Gaylord India • Ghirardelli Chocolate Manufactory • McCormick & Kuleto’s • The Magic Pan • The Mandarin • Oritalia • Paprikas Fono • Vicolo Pizzeria
1992 CALENDAR OF HERITAGE EVENTS & PROGRAMS

—in an effort to assist its members to plan for the coming year, San Francisco Heritage is publishing this calendar of events and programs for 1992. Some of these events and dates are tentative, at time of publication. Watch your Newsletters for firm dates and details as well as for announcements of additional events that Heritage may schedule during the year.

FEBRUARY
Chinese New Year Program —
Saturday February 8
This year’s Chinese New Year celebration adds a new feature. Following Philip Choy’s lecture on the history of the Chinese in San Francisco, docents from the Chinese Culture Center will discuss holiday customs and present sweetmeats from the traditional Tray of Togetherness. Heritage docents then lead a brief walk through the streets of Chinatown, and we end with an optional dim sum lunch.

Fire Suppression Workshop —
Sunday February 16.
In early 1992, the Haas-Lilienthal House will get a fire suppression sprinkler system. Learn more about how these systems work and the intricacies of installing them in an historic house while getting a chance to see the underpinnings of the Haas-Lilienthal House.

MARCH
Docent Training —
March through May
Become a more active part of Heritage by training to become a Haas-Lilienthal House docent or a Heritage Hikes school program docent. Training classes meet Monday and Wednesday evenings from 7-9. For details and an application call 441-3000.

Reception for New Members —
Tuesday March 10, 5:30-7:30
at the Haas-Lilienthal House

SPRING
Annual Soirée
Date and site of this year’s gala fund raising event to be announced.

MAY
Panel on New Construction —
Date to be announced
Heritage continues its examination of design in historic context with a panel of distinguished local practitioners who will discuss the challenges and opportunities of designing buildings that complement their historic surroundings.

JUNE
Tours of Chinatown & the Presidio
Every Saturday at 10 am, from June 6 through September 26. Chinatown tour meets at 950 Clay St.; Presidio tour at flagpole in the Main Parade Ground.

House tour—
Date to be announced
Who knows which houses will open to Heritage members for the annual house tour? Find out by attending this year’s house tour.

Hornblower —
Sunday June 28
Heritage takes to the water to gain a new perspective on the city and its architectural development. Join us for our popular champagne brunch and architectural bay cruise.

JULY
Heritage Family Picnic —
Sunday July 12
Egg and dart races and the preservation tug of war are only a few of the adventures you’ll encounter when you attend our annual summer picnic. Great fun for young and old!

SEPTEMBER
Labor History Program —
Date to be announced
San Francisco has long been a center for organized labor. Join Heritage as we tour significant sites and explore labor history in San Francisco.

OCTOBER
Reception for New Members
Tuesday October 13, 5:30-7:30
at the Haas-Lilienthal House

NOVEMBER
Fall Lectures —
Early November

DECEMBER
Holiday Open House —
Sunday December 6

Every effort is made to overlap calendars in each Newsletter issue; e.g., November/December issue carries December-listings that were in the September/October issue’s calendar. This should prevent readers from missing out on events, although production delays or postal delivery may occasionally frustrate this intent.
instances, patching and repainting will restore the plaster surface.

In the system under consideration, the sprinklers will be part of an integrated smoke-sensitive fire detection and alarm system that will alert building occupants and notify the fire department of a possible fire. Heat-sensitive sprinklers will discharge only in the case of a fire and only in the immediate area of a fire, thereby limiting the opportunity for water damage to the house and its contents.

The installation will be on a very tight schedule, concentrated during the months of January and February, 1992, and will have an impact on every phase of Heritage's activity: its office operations, party rentals and tours. The office staff may relocate during this period. Events and regular Wednesday and Sunday tours will be suspended.

At this time, however, Heritage has been able to schedule a workshop around the installation of the fire suppression system, for Sunday February 16. Members will receive details of this educational event in the e-mail soon.

On Friday, November 15, more than eighty people attended Heritage's annual volunteer party. Phillip Parton, a Heritage docent, and his partners generously opened their house at 2004 Gough for the event. Historically known as the Belden-Buck House, this 1889 Queen Anne style residence on Lafayette Park offered a warm and congenial atmosphere for the festive occasion. With generous donations of food, drink and service from Allison Rodman and Bill Pierce of Creative Catering, J.T. Melon's, Catering With Style, Edible Art, Opts Catering and Taste Catering, Heritage was able to express its appreciation to the many volunteers who carry forward the work of the organization.

Heritage is always seeking additional volunteers as docents and tour guides, to assist with technical and professional services in advocacy efforts and to complete the Richmond survey. Call 441-3000 to learn about volunteer opportunities.

Michael Steingräber
Office 415 921-5555
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San Francisco, CA 94123

Call for a complimentary opinion of value
The historic Haas-Lilienthal House, a property of The Foundation for San Francisco's Architectural Heritage, is available for rental for private or corporate events. The House can accommodate up to 150 guests. Please call 441-3011 for more information.

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CALENDAR

CONTINUING HERITAGE EVENTS

Sundays 11 am to 4:15
Wednesdays 12 noon to 3:15
Haas-Lilienthal House Tours $4
Suspended in January/February 1992

Sundays 12:30 pm
Pacific Heights Walking Tour $3
Free to Heritage members & guests

For information concerning all Heritage events, call (415) 441-3004

DECEMBER

Through February 2
San Francisco Museum of Modern Art
In the Spirit of Modernism. Exhibition features contemporary Bay Area architects. Call (415) 863-8800

Throughout the holiday season
For a complete listing of holiday activities, send $1 and a stamped, self-addressed envelope to Bay Area Historic House Museums, 22701 Main Street, Hayward, CA 94541

FEBRUARY

February 16
Fire Suppression Workshop at the Haas-Lilienthal House (See story on page 1). Members will receive notice in the mail of the details for this special educational event.

Late February
Preservation & Real Estate Workshop
California Preservation Foundation
Learn how to make the case for preservation in solid economic terms. Call Elizabeth Morton: (510) 763-0972

JANUARY

January 4 through February 4
"The City and the Bay Between the Wars," exhibit of 60 etchings by John Winkler. Chetwynd Stapylton Gallery 2744 Hyde St. Call (415) 922-2350

January 7 through February
AIA/SF Gallery, 150 Sutter St. Exhibit of National & SF/AIA Honor Awards. Call (415) 362-7397

January 11, 6 pm
Chinese Historical Society of America 29th Anniversary Banquet
Contact Bruce Chin 994-6086

January through March
Events and exhibits showcasing Yerba Buena Gardens projects completed, in planning & under construction. For details call (415) 421-1553

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