HAEL GRAVES

He was an articulate, witty, and eloquent speaker and an enthusiastic, if not all of them veiled, kind of excitement that marked the Unitarian Church on 24th. The lecturer was "master" architect Michael Graves. The subject was "Design in Context." Architects have evolved a set of symbols, over design of doors, roofs, and other building elements. These symbols tell of history as well. However, have stripped

please see GRAVES, page 3

MAJOR ADVOCACY EFFORTS

Through the summer and into the fall, San Francisco Heritage has remained actively involved in important conservation planning and advocacy work. Among the most important:

Preservation Element of the Master Plan: The first public draft of a preservation element of San Francisco's Master Plan is scheduled for release prior to the end of the year. The work of the City Planning Department, the Element will contain guidelines which are intended to encourage conservation of significant architectural characteristics of the neighborhoods. San Francisco Heritage has actively supported the Department in its work to produce a Preservation Element and has made several changes to strengthen the draft.

Landmarks Ordinance Amendments: Discussions with the Planning Department involving Heritage, the Landmarks Board, and other interested advocates of a stronger ordinance have continued on a regular basis. While specific changes have not yet been proposed, substantial progress has been made toward achieving agreement. Major issues still to be resolved include the degree of independence for the

please see ADVOCACY, page 5
A tour of the Inner Richmond on September 12th by Gray Brechin brought Heritage’s summer walks program to a close. The series of six neighborhood walks began on May 23rd in Duboce Triangle. The Haight, Telegraph Hill and Liberty Hill followed in June and July. Judith Lynch led the Liberty Hill walk on three successive Saturday mornings for a total of 150 participants. The last group, on August 1st, was treated to an impromptu visit to the interior of a Victorian home generously opened by its owner.

A highlight of the summer program was the tour of Russian Hill, which included a rare opportunity to visit the Octagon House on Green Street and two Willis Polk homes. The walk concluded at the Green Street “Firehouse” lent by Mrs. Louise M. Davies for a reception.

Heritage is grateful to the Russian Hill Neighbors Association and the homeowners whose generous cooperation assured the tour’s success.

Lively current issues in the Richmond drew a full house to Brechin’s lecture on September 8th, and filled two tours on September 12th. The lecture-walk program, coupled with the July Newsletter’s special feature on the Inner Richmond, introduced many San Franciscans to the history of this district’s development and its surprisingly rich architecture. Heritage hopes that its timely program has contributed to greater public awareness of the issues of preservation and development in the district.

Over 600 tickets were sold for the walks, and the popular response has suggested that a similar series be offered next year. Special thanks go to the guides who brought the history and architecture of these unique San Francisco neighborhoods to life:

Gray Brechin
Jane Bressler
Kathleen Doyle
Pat Farquhar
Richard Gabhart
Gary Goss
George Lucas
Judith Lynch
Sharon Moore
Chris Nelson
Richard Norris
Gayle Reynolds
Frances White
Dean Yabuki

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FIRST REPUBLIC BANCORP INC.

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Executive Director’s Comment

At the rear of the lot at 1383 South Van Ness, nearly invisible from the street, stands a 100-year old carriage house, constructed by City Architect Charles Havens in 1884 along with his adjacent home at 1381 South Van Ness.

The Havens home and carriage house reflect the elaborate upper middle class homes once typical on South Van Ness. Survival of the carriage house makes this complete complex a rare one. Both structures were designated official City landmark #125 in 1981.

Recent City actions relative to the carriage house establish a series of possible precedents which could threaten efforts to retain architecturally and historically significant buildings throughout San Francisco.

Earlier this year, Planning Commissioners set the stage to allow demolition of the carriage house when they approved a negative declaration of environmental impact and allowed a delay of proposed demolition of only 90 days.

The City’s actions are of serious concern to Heritage for several reasons.

First, California State law clearly holds that demolition of designated landmarks is a significant environmental impact (thereby triggering requirements that alternatives be sought). Planning Department staff and the Commission refused to acknowledge the legal record in this respect.

Second, in its written statement of no significant environmental impact, City staff substituted its own judgement for that of the Landmarks Board and declared that the building was of little importance. The Commission endorsed this usurpation of the Board’s authority in its formal adoption of legal environmental documents.

Third, the Commission refused a request of the City’s Landmarks Board and Heritage that the full delay authorized under the ordinance be granted to enable time to solve this complex problem brought about by the City’s selective application of its own building code laws. The Commission granted instead, a 90-day delay, only one half of the 180-day delay possible.

Finally, demolition of this building would be the first of a designated City landmark in San Francisco.

The 90-day delay expired without resolution of the circumstances which created the threat of demolition. Subsequently, however, Heritage was contacted by a prospective new owner who is purchasing the property with the intention of rehabilitating the carriage house as a residential unit. We are ready to assist him in removing the legal obstacles to the project.

Only the slow pace of actions by the City’s enforcement mechanism as well as by the previous owner explain the survival of the structure to date. These policies and procedures remain in place and unless modified, will undermine Heritage’s efforts and work against sound conservation practices in San Francisco. It is very important that Heritage continue to seek a more satisfactory resolution of these questions with the City. I will keep you advised of significant progress.

Mark Ryser

Heritage sponsored the lecture not as an endorsement of either Mr. Graves or his critics, but from our interest in facilitating discussion of urban design issues, especially as they relate to conservation of the existing architectural character of San Francisco. The response to the lecture, particularly from the professionals and students in the Bay Area architecture and design community, was encouraging. Heritage hopes to sponsor similar programs in the future.

GRAVES

continued from page 1

away these traditional symbols, including all historical references and signs of regional style, leaving the skin and bones of the international modernist style, a style that speaks a kind of universal language.

Michael Graves' model of the Clos Pegase winery in the Napa Valley.

Michael Graves has sought to revive the traditional vocabulary, and he has generated both acclaim and controversy for such projects as the Public Service Building in Portland, the Humana headquarters in Louisville, and the proposed addition to the Whitney Museum of American Art in New York. Mr. Graves showed the evolution of these designs through a series of slides, stressing how surrounding buildings, a regional style, or historical context had suggested elements for his design.

Mr. Graves discussed the San Francisco Conservatory commission. He faces the problem of adding a second performing hall, lobby, rehearsal room, and parking in a very restricted area. His slides illustrated the different attempts he has made to resolve this problem within the budget and to design facades which are sympathetic both to the Spanish Colonial of the existing conservatory campus and the residential streetscape.

Graves also showed slides of his recently completed buildings for the Clos Pegase Winery in Napa Valley, which contributed the wine for the reception following the lecture.
Let Jane Ophuls forgot her. Jous presence, flashing blue spirit and cheerful wit left a pression. Many were her generosity. Among her anthropies, Jane gave long ive service to the San Dental Health Association's p, the Parent-Infant Neigh- nter in the Western Addi- e Family Survival Project.

early and long-time Board ff Heritage, Jane served many e "House Committee." Her Saas-Lilenthal House was a neighbor. She had grown and Street. In the years age assumed stewardship wrote, she made many gifts, yrs for the front parlor, the a, and the front hall.

cars, Jane Ophuls purchased four Victorian houses in recognition for this to preservation and her ne Foundation, Heritage e last March by designating Sa Francisco Landmark." or, she wrote, with character- ity, thanking everyone from bers and staff to docents and nd polishers" at the House.

Is' death is a great loss, to the o knew her warmth, to the who experienced her d to the City that received her efactions.

VANISHED WATERS
A HISTORY OF SAN FRANCISCO'S MISSION BAY
BY NANCY OLMSTED

Nothing is more entertaining than the truth well told. "...It is necessary to untangle a cat's cradle of promises, court decisions, legislative actions, speculators' schemes and planners' visions." Scandals in high places unfold in a drama peopled by loveable rogues. Now for the first time, the history of the once immense tidal cove of Mission Bay.

Send check for $15.00 to: Mission Creek Conservancy 300 Channel St. #21 San Francisco, CA 94107
BANK OF SAN FRANCISCO REHABILITATION

On June 25, more than 250 people joined in the high spirits of an Italian "festa," as Heritage celebrated the renovation of 550 Montgomery Street. This San Francisco and National Historic Landmark was built in 1908 by Shea & Lofts as the headquarters for A.P. Giannini's Bank of Italy. Bank of San Francisco moved into the building in 1986 and undertook a million dollar project to restore it to its original Beaux-Arts splendour.

Guests admired the fine Italian marble walls and floors, were served wine from restored bronze tellers' cages and enjoyed a wide variety of Italian edible delights. Special guests justifiably proud of what had been wrought were Don Stephens, Bank of San Francisco Chairman, and Nancy Bush and Jane Sandstrom of the Bank staff.

Don Stephens, CEO, Bank of San Francisco, with Virginia & Philippe Hammerness. Mrs. Hammerness' grandfather, A.P. Giannini, used to greet Bank of Italy customers in this same banking room.

Heritage is grateful to the following donors whose generosity assured the success of this fundraising event:

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ADVOCACY

continued from page 1

Board, the level of coordination desirable within the Department between preservation planning activities and the number of staff available to the Board.

"Bush Street" Synagogue: The SF Redevelopment Commission recently reviewed three proposals by organizations seeking to purchase the former Ohabei Shalome Synagogue at 1881 Bush Street, one of the oldest remaining synagogue structures on the West Coast. (See Heritage Newsletter August 1985). After seeking recommendations from Heritage and others, the Commission voted to begin negotiations with the Judah Magnes Museum's Western History Center. Other proposals were received from internationally known designer Anthony Duquette who is completing his rescue of another former synagogue at Geary and Fillmore, and from the Asian American Theatre Company.

Although all three proposals were sound and based on a fundamental appreciation of the major significance of this building, Heritage felt that the Museum proposal combined the strongest commitment to the architectural integrity of the original structure with the most logical of the three proposed uses, and had the added advantage of enabling regular public access to the building.

The Commission's decision initiates a lengthy process in which the Museum must demonstrate its financial ability to complete rehabilitation of the structure.

Colombo Building: This two story 1907 structure, at Washington Street and Columbus Avenue has been approved for demolition as part of the housing/office/retail project to be built on the site of the International Hotel. As a "B" rated structure, eligible for the National Register of Historic Places, loss of this structure will contribute to the further erosion of San Francisco's historic urban fabric.

Efforts to gain proper recognition for the structure from City government have repeatedly failed. A recommendation by the Landmarks Board three years ago to designate the structure was blocked by the Planning Commission. As the building lies just outside the boundaries of the Downtown Plan, none of the preservation opportunities afforded by that plan have been available.

Contribution by the City of a small amount of federal funds for the project triggers the requirements of the National Historic Preservation Act that National register-eligible structures negatively affected by the project be identified, and negotiations be initiated to seek their preservation. Heritage has recently undertaken actions to force City recognition of these federal regulations and to ensure conformance with their requirements.

The requirements of Section 106 of the National Act cannot guarantee that eligible buildings will be preserved. However, they do expressly require that negotiation take place involving the project sponsors, the State Office of Historic Preservation and the President's Advisory Council on Historic Preservation. Procedures are closely governed by regulations of the Advisory Council. Although regulations do not require organizations such as San Francisco Heritage be included in direct negotiations, they do allow us to submit information and to challenge the thoroughness of the survey or the objectivity of the final decision.

Section 106 is a very important legal tool in efforts to conserve architecturally and historically significant structures around the country. Its passage in 1966 represented a major victory for preservation advocates in our efforts to gain greater recognition for historic resources in the actions taken by the federal government. Conformance with Section 106 requirements by the City of San Francisco is vitally important to the long term effectiveness of this law.

please see ADVOCACY, page 7
BOOK NOTES

VED WATERS, A RY OF SAN CISCO'S MISSION by Nancy Olmsted, pre- or the Mission Creek vacany, 1986.

development plans for San n's 300-acre Mission Bay area almost 8,000 housing units, over on square feet of office space, xious bayside parks, playfields aries.

th century this area was d of extensive tidal mudflats. Spanish first explored the 1775, Mission Bay was called e of the Weepers" because of xing Indians viewed there. indians were of the Ohlone tribe, ad probably lived in the area for 5,000 years. At the time of n conquest, few Ohlone survived, although Mission Bay remained largely as it had been in prehistoric times.

The swamplands were platted and a tangled story of land speculation began. Through a variety of legal manoeuvres, the bulk of the land was transferred first from Mexican ownership to the City and then finally private individuals. Once this was accomplished, various industries requiring either large amounts of land, isolation from the center of population or easy access to the Bay were established. These industries included the Powder Works and the Tubbs Cordage Company on Potrero Point, slaughterhouses at Ninth and Brannan, and ship repair facilities on Steamboat Point. Later in the 19th century, after years of controversy, suits, charges and countercharges, the railroads acquired large portions of the former bay. Tracks were built, and Southern Pacific's Main Office was constructed at Fourth and Townsend.

The area suffered quite heavily from the 1906 Earthquake, although it largely escaped the subsequent Fire. With the decline in rail operations in particular, and industry in general following World War II, the area stagnated, leading to present plans for housing, open space, offices and research and development facilities.

Nancy Olmsted ably traces the development of Mission Bay from its tideland origins to the present plans and controversies. Her description of the complicated land dealings is particularly impressive. The book is profusely illustrated with many rare maps and photographs, and includes a fold-out aerial photograph of Mission Bay with the historic shoreline and development features identified. Vanished Waters is a valuable addition to the history of San Francisco's waterfront.

OCENTS NEEDED FOR WINTER TRAINING CLASSES

ou enjoy San Francisco's fascinating architecture you'd like to share your excitement with others, me a Heritage volunteer. Docents are needed to tours of the Haas-Lilienthal House. There is a need for bookshop cashier on Wednesdays & undays when the House is open to the public.

ses begin in late February. Please call 441-3000 for information.

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THE FOUNDATION FOR SAN FRANCISCO'S ARCHITECTURAL HERITAGE
ADVOCACY
continued from page 5

Mission United Presbyterian Church (23rd & Capp Streets) has moved forward with plans for major interior alterations, seismic upgrading, and exterior rehabilitation. The Church has sought help from Heritage to gain additional expertise in meeting the challenge of completing a sensitive restoration within the limited funds they have available.

Peter Culley, a well-qualified structural engineer has become involved at Heritage’s request, joining preservation architect Bruce Judd whose help was obtained by Church member and preservation advocate, Winchell Hayward. Heritage has committed our assistance in advocating application by the City of the less restrictive State Historic Building Code, in fundraising advice, and in identifying qualified craftsmen.

SOIRÉE 1987

Invitations have gone out; look for yours in the mail. This year’s Soirée is set for Wells Fargo’s splendid banking hall at One Montgomery Street. The date and time are November 14th, 8 P.M. - 1 A.M. Guests at this black tie event will enjoy a sumptuous buffet supper catered by Cuisine Cuisine. There will be dancing to the music of Earl Heckscher and his Orchestra, and guests may try their luck at gaming tables and a silent auction.

Reservations are $125 each, and proceeds from the event will help support Heritage’s many activities in preservation advocacy, education, and technical assistance. Principal underwriter for the event is Wells Fargo Bank, which has served the community since 1852.

Don’t miss out on one of San Francisco’s best parties. Make your reservations now. For further information, call Nancy Caton at 441-3000.

HOLIDAY OPEN HOUSE!

Carolyn, entertainment, spirits, and fine holiday fare will mark Heritage’s annual Holiday Open House, Sunday, December 6th. The Haas-Lilienthal House will be decked with boughs of holly and all the traditional decorations of a Victorian Christmas, including a 12-foot tree. Special holiday gifts will be up for bid in a silent auction.

Watch for your invitation in the mail. Meanwhile, save the date on your calendar—December 6th—and plan to experience the Haas-Lilienthal House in the full glory of a fine Victorian home decorated for the holidays.

VOLUNTEERS NEEDED

Many hands will make light work at the Haas-Lilienthal House Holiday Open House, December 6th. If you would like to help with the party, please call Christy Kent at Heritage, 441-3000.

"BUILDING THE CITY" LECTURES RETURN

Heritage members are reminded that last year’s popular series of lectures, “Building the City: An Architectural and Development History of San Francisco,” by noted authority Gray Brechin, is being repeated this fall. Single-lecture tickets may now be purchased on a space-available basis at $10.00 for members, $12.50 for non-members. This is a good opportunity particularly for any of last year’s subscribers who may have had to miss a lecture or two in the series. See the Calendar listing for details of each lecture.

At the conclusion of the series, attendees are invited to the Haas-Lilienthal House on Monday, November 23rd, for a reception.
<table>
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<tr>
<th>CALENDAR</th>
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<tr>
<td><strong>NOVEMBER</strong></td>
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<td>NOVEMBER 4, &quot;Reconstruction, Graft Trials, and World's Fair,&quot; Heritage's lecture series with Gray Brechin.</td>
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<td><strong>NOVEMBER 14</strong></td>
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<td>[☐] SOIRÉE 1987 [☐]</td>
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<td><strong>NOVEMBER 23</strong>, Lecture Series RECEPTION with Gray Brechin, 6-7:30 p.m. at the Haas-Lilienthal House.</td>
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<td><strong>DECEMBER</strong></td>
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<td>December 3-27, &quot;CHRISTMAS 1886.&quot; Join the festivities for an authentic Victorian Christmas at McConaghy House in Hayward. Call (415) 581-0223 for reservations.</td>
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<td>DECEMBER 6, HOLIDAY OPEN HOUSE, 3:00-6:00 p.m. at the Haas-Lilienthal House.</td>
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<td><strong>DECEMBER 10, 11, 12</strong>, &quot;A VICTORIAN CHRISTMAS&quot; at the San Jose Historical Museum, 10 a.m. to 4:00 p.m. For information call (408) 287-2290.</td>
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<td><strong>JANUARY 1988</strong></td>
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<td><strong>CHINATOWN WALK</strong></td>
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<td>January 30</td>
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<td><strong>WALKING TOURS</strong></td>
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<td>San Francisco's Historic North Waterfront</td>
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<td>WHERE: Meet at the Information Kiosk at the cable car turntable in Victorian (Aquatic) Park, foot of Hyde Street.</td>
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<td>WHEN: 10:30 A.M. to noon, Saturdays. $3.00 adults/$1.00 seniors &amp; children under 12.</td>
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<tr>
<td><strong>VICTORIAN &amp; EDWARDIAN PACIFIC HEIGHTS</strong></td>
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<td>WHERE: The Haas-Lilienthal House Ballroom, 2007 Franklin Street.</td>
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<tr>
<td>WHEN: 12:30-2:30 P.M., Sundays. $3.00 adults/$1.00 seniors &amp; children under 12.</td>
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**HERITAGE**

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