HERITAGE TO OFFER NEW MEXICO TOUR

If you were disappointed that you did not join Heritage's architecture study tour of Los Angeles last fall, do not make the same mistake twice. This October, David Bahlman, Heritage's executive director, will lead an architecture tour of north-central New Mexico. Tentative dates are October 18-22, and the base location for the extensive five-day study tour will be the Doubletree Hotel in Albuquerque.

Architectural historians Christopher Mead and Chris Wilson will assist in visits to architectural sites dating from the early 12th century to the present. We will make an in-depth examination of the work of John Gaw Meem, who was architect for the University of New Mexico for 25 years and a major exponent of the Pueblo Revival, and contemporary architect Bart Prince that will culminate with a visit to Prince's home and studio. Prince, a student of Bruce Goff, is known for "fantastic" design shapes.

Although the tour will concentrate on the architectural wonders in Albuquerque and Santa Fe, two extra-ordinary cities joined by the spectacular Turquoise Trail, tour participants will also visit important archaeological sites surrounding Albuquerque. These will include Salinas National Monument, with the spectacular ruins of a Spanish cathedral dating from 1630; —continued on page 10

CONSTITUTIONALITY OF AB133 CHALLENGED

San Francisco Heritage has joined the National Trust for Historic Preservation and California Preservation Foundation to challenge the constitutionality of AB133, enacted by the California legislature last year to exempt non-commercial religious property from landmark designation without the owner's consent. Attorneys filed suit in Sacramento Superior Court on May 8.

The complaint contends that AB133 violates the establishment clause of both the California and the United States constitutions in granting to religiously affiliated organizations, and only to them, the power to exempt themselves from the application of local land-use and planning regulations with respect to the designation of landmarks. Because it grants a benefit not given to secular for-profit and nonprofit organizations, it has the effect of advancing religion. Furthermore, by failing to define "religiously affiliated organizations," the measure requires local government to make that determination, thereby entangling government and religion, in violation of the California constitution.

The suit also argues that AB133 violates the equal protection clauses of the State and U.S. constitutions in favoring religious organizations over secular nonprofit organizations engaged in the same charitable activities and discriminates between —continued on page 10

Sacred Heart Church, which may face demolition, dominates hillside overlooking Hayes Valley.
ARCHITECTURAL FRAGMENTS

Since 1990, the National Trust has offered a Historic Real Estate Program. Forty-six real estate agencies representing more than 6,000 licensed agents, nationwide, are affiliated with the program, whose objective is to support marketing and promotional efforts of real estate agents interested in selling classic and historic properties. It holds about 24 seminars around the country every year in which noted authorities give instruction in such topics as researching old houses, understanding the National Register, historic easements, and regulatory and economic issues. On July 7, the program will offer a day-long lecture in San Francisco. For information, contact John Henry, director of the program, (202) 673-4273.

The American Institute of Architects invested seven members of the San Francisco chapter into the College of Fellows at its convention in Atlanta on May 8. Three of the new fellows have been members and supporters of Heritage. They are Craig W. Hartman of Skidmore, Owings & Merrill, Edgar B. Ross of Backen, Arrigoni & Ross and Jay Turnbull of Page & Turnbull. Congratulations to all the new fellows for this recognition of “significant contributions to the profession.” In 1998, the American Institute of Architects will hold its national convention in San Francisco.

The San Francisco Maritime National Historic Park hosts Festival of the Sea 1995, on August 25, 26 and 27, at the Hyde Street Pier. There will be maritime activities, exhibitions and demonstrations for all ages, coupled with a show of early West Coast maritime photography, storytelling and singing of traditional shanties and working songs. This year’s event marks the centennial of the National Historic Landmark coastal schooner, C.A. Thayer. A procession of tall ships and classic yachts opens the festival on Friday the 25th. For complete details, call (415) 929-0202.

Marin Heritage has just published The Rafael: San Rafael and the Movies, an illustrated history of movie theaters in this Marin County city. It is available for $9.95 by calling (415) 454-1878. The 1995 Guide to California Bed and Breakfast Inns is now available, free, by calling the California Division of Tourism at 1-800-GO-CALIF. The 96-page directory lists more than 300 inns throughout the state, many of them in historic buildings. The State Office of Historic Preservation is offering Instructions for Recording Historical Resources (revised January 1995). For more information, contact Jan Wooley at (916) 653-9019.
PRESERVATION NOTES

278 POST STREET ALTERATION

Willis Polk designed the Joseph Frederick’s & Co. Building, at Post and Stockton, for D.H. Burnham & Co. (1910).

Plans for the alteration of 278 Post Street for new retail uses have raised some important issues, and Heritage has questioned the Planning Department’s initial designation of the project as a minor alteration under Article 11 of the City’s Planning Code.

Willis Polk, working for D.H. Burnham & Company, designed 278 Post Street, the Joseph Frederick’s and Co. Building, that for many years has offered prime Union Square retail space. Splendid Survivors describes the A-rated, 1910 reinforced concrete structure as, “An outstanding example of the characteristic retail area type with a glass commercial base and offices above. . . .” The original design anticipated ground-floor remodeling, over time, to meet changing retail needs, while the building’s formal architecture was kept “out of harm’s way, where it would survive countless changes of fashion as the permanent expression of a timeless architectural tradition.”

Project sponsors presented their plans as consistent with the original architect’s intention, and renovation began recently to accommodate four retail tenants who will occupy the entire building. Each tenant will design its individual storefront within guidelines that include preserving the only original material the developer has found on the ground floor, two cast iron column covers, one at the east end of the Post Street property line and the other at the Campton Place-Stockton Street corner.

Heritage expressed concern that guidelines need to include maintaining the belt course line at the second floor or mezzanine level that characterized the original design. The storefront design also must firmly anchor the building, where it addresses Union Square, at the corner of Post and Stockton. Plans for construction of a shear wall to provide increased seismic resistance would require filling in about one-third of the windows on the Campton Place elevation. Heritage has asked the project sponsor to consider a seismic solution that would allow retention of the windows.

Plans call for the removal of large areas of floor plate to accommodate an escalator well and atrium. Placement of the escalators near the windows will make them visible from Stockton Street. Heritage would like to see reconsideration of that placement, so that the upper floors of the building will read from the exterior much as they did in the historic building.

Heritage appealed the Planning Department’s determination of a “minor” alteration, and work on the building has ceased pending a hearing. Meanwhile we have met several times with project sponsors to work out reasonable solutions to the issues, in the hope it may not be necessary to proceed with the appeal.

NEW LANDMARKS BOARD MEMBER

Mayor Jordan has filled a long-standing vacancy on the Landmarks Preservation Advisory Board. The new commissioner is Stewart Morton, a licensed real estate broker and a designer and renovator of residential interiors. He replaces Nicholas Sapunar, who resigned in December.

Morton has been one of the founding board members of Heritage and served once before on the Landmarks Board, 1975-80. At Heritage he was active for many years on the Preservation Issues Committee and chaired the annual Soirée fundraiser. His many civic activities include the vice presidency of the Russian Hill Improvement Association and service on citizens advisory committees for Fisherman’s Wharf and the Central Embarcadero.

At press time, the mayor was expected to name a second new member to the Landmarks Board.

LANDMARKS ACTION

At its May 3rd meeting, the Landmarks Board voted to recommend designation of Union Square as a landmark. San Francisco Beautiful Foundation initiated the nomination, prompted in part by its recent struggle against installation of large electronic billboards overlooking the square.
In his 1847 survey, Jasper O'Farrell designated this site for a public park, and, in 1850, Mayor Geary deeded the land to the City for public use. Although for many years Union Square has been famous as the center of the city's retail district, it was initially the focus of a fine residential neighborhood. The park received its name from the gathering of pro-Union rallies there in the years before the Civil War. The 90-foot high column in the center of the square, erected in 1903 and a veritable San Francisco landmark, commemorates Admiral Dewey's 1898 victory at Manila Bay.

Union Square's present form dates from 1942, when a private corporation on a lease arrangement from the City built what Splendid Survivors describes as "the first [parking garage] in this country to be constructed underground with a landscaped park on the roof." The architect was Timothy Pflueger.

In other Landmarks Board action, on May 17, the panel took up the nomination of five theaters, all but one located in the Mission District. They are El Capitan Theater and Hotel (William H. Crim, 1928), Grand Theater (G. Albert Lansburgh, 1940), York (originally Roosevelt) Theater (Reid Brothers, 1926), Victoria Theater (Werner & O'Brien, 1905) and Polk Street's Alhambra Theater (Timothy Pflueger, 1926).

Only the Mission Street facade and hotel remain at El Capitan. The auditorium was torn down in 1965 for a parking lot. The Victoria began as a live theater and returned to that tradition in 1979, after about a 30 or 40-year interlude as a movie house. The York and the Grand are now both closed. The Alhambra has shown films continuously since its opening and underwent an interior restoration in 1988, at which time the theater operators removed 1974 alterations that had divided the auditorium into two theaters.

The Board deferred action on all but El Capitan and the Victoria, which it recommended for designation.

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PUBLIC SERVICE KIOSKS

When the Board of Supervisors approved an agreement last summer with JCDecaux Street Furniture, Inc., to install public toilets on the streets of San Francisco, the consensus was it would be beneficial. As part of the deal to install and maintain 20 toilets, at no cost to the City, the French company was to be allowed to place 90 public service (advertising and news-vending) kiosks at various locations. The sale of advertising space on the kiosks would cover JCDecaux' costs and return a profit.

Although neither toilets nor kiosks have appeared on the streets, as yet—under the agreement, JCDecaux cannot install any toilets or kiosks until all 110 locations have been approved—the program has generated some opposition.

Many property owners have appealed the placement of kiosks for a variety of reasons—that they will interfere with pedestrian traffic or that they simply add to unwanted "visual pollution." Property owners understood that the kiosks would be at intersections and would literally take the place of existing wooden newsstands. Instead, in several instances, advertising exposure appears to determine the site for the installation.

The issue that concerns Heritage is the adverse impact these large pieces of street furniture (the kiosks are over 14 feet high and more than four feet in diameter) would have on the appearance of historically or architecturally significant buildings. The photograph on this page gives some idea of what that impact might be.

The Department of Public Works seems to have given little thought to how these permanent fixtures would relate to their context. Regard for scale, compatibility with architectural style or design, and relationship to entrances or other architectural features and view corridors is not evident in the site selection. Heritage supported successful appeals in several cases, including those involving the Kohl Building and the Hunter-Dulin Building, and hopes that the airing of these issues will lead to more sensitive consideration of any future proposals for the placement of street furniture.

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ISSUES UPDATE

There is good news on an item that first appeared in these pages in the spring of 1990. At that time we reported that neighbors had successfully secured landmark designation for the Hanson Residence at 126 27th Avenue.

The house next made the news when it fell victim to an arson fire in February of 1993. Thereafter, neighborhood efforts to get the owner to sell rather than to push for new development were unsuccessful until earlier this year, when the property sold, without fanfare. The new owners are committed to conservation of the property.

—continued on page 10
In the last several years numerous trial balloons for new development or for redevelopment in the Mission District have gone up. These have included proposals for rezoning the northeast Mission industrial zone, formation of a new area plan for the entire district, and staking out a Redevelopment survey area that could encompass the district bounded by Dolores, 14th Street, Potrero Avenue and Army (Cesar Chavez) Street. The mayor's office floated the idea of a Bioscience Special-Use District for the northeast Mission.

At the moment, none of these has gone anywhere, in part because no clear consensus has formed among the residents and businesses in this diverse and vital district. Yet the focus of attention on the Mission remains, and it is clear the district is primed for growth and development, whether that results from the workings of the market place, which has already brought a lot of change, or planned development through a government agency. In either case, it is time for preservationists to start to worry.

In 1968, Here Today stated, "The Mission is the most self-contained of San Francisco's districts..." It had its own industrial base, interlaced with working class housing, a "downtown" retail-commercial-entertainment zone, and fine middle class residential neighborhoods.

Today, for the most part, the Mission retains these characteristics, although smaller businesses and live/work uses have taken the place of heavy industry in the northeast Mission, through adaptive reuse of old buildings, and Mission Street's "Miracle Mile" of retailers that once included branches of downtown stores like Sherman Clay and Hale Brothers, now offers shopping for the district's culturally varied population.

The purpose of this photo essay is to increase awareness of the Mission's rich architectural legacy, both in the public at large and among planners and developers whose decision-making will affect the district for many years to come. At present, there are 17 individually designated City Landmarks in the Mission and one historic district, Liberty Hill. Nearly all of the buildings featured here do not fall into either category. Some of them are landmark-quality, while others are good contextual buildings that illustrate the district's historic patterns of development.

It is not possible, in so limited a scope as this, to encompass the full richness of the Mission's built environment, but what appears on these pages may be sufficient to convince people to take steps to conserve that heritage. The first step should be a formal architectural survey of the district to document its cultural resources fully.
Tops, #2 (719-723 York) & # (701 & 703-5 Florida) are examples of 19th century working class housing in the northeast Mission industrial zone. #3 Vegetable gardens preceded this row of flats on Ramona Street built in the early teens. #4 1100 block of Shotwell: a building of flats separates two older residences. Contractor Robert Trost built the gabled Tudor Revival house for himself about the turn of the century; 2-story Italianate residence, now 2 flats, dates from c. 1875. #5 A row of 6 Queen Anne houses from 1896 (1126-52 Guerrero) most of them converted to multiple-unit residences. #6 1110-1126 South Van Ness, block of Stick Style flats that T.J. Welsh designed for Baroness von Schroeder (1889). #7 430-52 & 424-26 Fair Oaks, Craftsman designs from 1910/11. Churches are a good indicator of neighborhood changes: Left, #14 Mission Revival church at 17th & Dearborn began as the Swedish Baptist Church early in the century, housed the Church of Christ after 1940, now home to Covenantstone Fellowship. #15 Patch & Knoll designed the Emanuel Church of the Evangelical Association (1915) at 19th & Capp. In the late 1950s it became the Russian Convent of Our Lady of Vladimir. #16 Notre Dame School (a City Landmark) at 347 Dolores, rebuilt on old foundations after destruction in 1906, will become a residence for the elderly (photo by David Bricker). #20 1894 Queen Anne at Fair Oaks & 25th. #21 Old signs of the Mission Street retail district. #22 Colorful contemporary murals line many of the alleys and secondary streets of the Mission. Right #23 Mergers and consolidations have left some fine old branch banks vacant and awaiting a new use. The former Hibernia Bank (1924) is at 22nd & Valencia. #16 Market hall at 22nd & Mission, built after 1906. #4 Wed & Blohm designed this brown shingle structure for the Girls' Recreation Club (1911); now Mission Neighborhood Center. #5 This imposing 1876 house was moved from Haight Street to 15th, after 1906. The northeast Mission industrial zone is in transition. Right, #23 The Best Foods Plant (Bryant & Mariposa Streets), several buildings constructed over a period of 25 years beginning in 1923, carries a "For Sale" sign and awaits a new use, while others have undergone varied transformations. #24, an old wine warehouse at 18th & York, houses retail uses. #26, See's Candy Factory (1921), across the street, now York Street Studios. #13 Project Armade, the old American Can complex (1925), was one of the city's first live/work conversions. #18 Former Langendorf Bakery on Shotwell.
Looking north on Mission Street from 22nd Street during the 1930s. At one time, as many as five motion picture theaters lined the street between 18th and 23rd, making the district a major entertainment, as well as retail and commercial center.

Residential uses mingle with retail and light industrial in much of the Mission District's flatland, as in this view south on Capp Street looking toward 17th. This mixture is one of the things that makes the area so visually exciting.

The Architect and Engineer (May 1910) published this design by Crim & Scott for the New Mission Savings Bank building at 16th and Valencia. Its distinctive overhanging parapets were removed sometime before 1952 (inset).

Continuing the Mission District's tradition of nurturing social services, the recently renovated landmark 1850s Tanforan Cottage at 220 Dolores (above) is now a residence for persons with AIDS, while Project Open Hand makes new use of a 1938 warehouse at 2720 17th Street (below).
On April 8, although stormy spring showers had marked the start of the day, stars were shining—inside and outside the giant tent—by the time guests arrived at the Fort Scott parade ground. After cocktails, during which The Larry Walker Orchestra and Dance Through Time entertained and the 10th Cavalry of Northern California provided some period atmosphere, McCall & Associates served a fine sit-down dinner for 450 people. Dancing followed, and party-goers bid throughout the evening on a number of choice silent auction premiums. Key Productions did the tent’s star-lit interior and architectural highlighting of the Fort Scott barracks. Barbara Roldan ably coordinated the planning and realization of the entire affair. Soirée co-chairs William J.A. & Susan Weir and John & Jacqueline McMahan are grateful to everyone who supported Heritage’s gala fundraiser and extend a special thanks to the National Park Service for its cooperation.

Thanks to the following corporations and individuals for their generous support of Soirée 1995: AIA/San Francisco • Anonymous • Architectural Resources Group Backen Arrigoni & Ross, Inc. • Beronio Lumber • Bronson Bronson & McKinnon • Carey & Co., Inc. • Commonwealth Land Title Company • Dinwiddie Construction • Fee Munson Ebert Architects • First Republic Bancorp • Gordon & Rees • Griffinger Freed Heinemann Cook & Foreman • HDI Productions: Tents for Events, Inc. • Heller Ehman White & McAuliffe • Hines Interests • Hoffman Finney & Klinedinst • Jaymont (USA), Inc. • Kenneth Leventhal & Company • McKesson Corporation • McMahan Real Estate Securities, Inc. • Metric Realty • Murphy Weir & Butler • Northern Trust Bank • Pacific Gas & Electric Page & Turnbull • Raymond LaRocca Insurance Agency, Inc. • Sier & Company • Skidmore Owings & Merrill St. Supery Vineyards & Winery • Swinerton & Walberg • The Flood Building • The Hanford Healy Companies The Lurie Company — Benefactors: Mr. & Mrs. James M. Gerstley • Mr. & Mrs. Guy Rounsaville • Mrs. Madeleine Haas Russell — Patrons: Paragon Construction • Malcolm & Joan Ross • Sedway Cooke Associates • Sedway Kotin Mouchly Group • Robert & Jacqueline Young — Donors: Lu & Rosalie Blazev • Mr. & Mrs. Dominic Chu CRC Environmental Risk Management • Landels, Ripley & Diamond • Lawson Roofing • PKF Consulting

Our thanks to the following for their generous donations to the silent auction:
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Thanks to Heritage volunteers for helping to make the party run so smoothly: Diana Brown • Chuck Corder Trish Healey • Roland Jadryev • Albert Roldan • Chris & Claudia Van Raalte • Sarah Whiting

PHOTOGRAPHY BY LAURIE GORDON
New Mexico Tour
continued from page 1

historic but living pueblos such as that at Acoma, the oldest continuously inhabited city in the United States; and the famous 12th century Anasazi capital in Chaco Canyon.

San Francisco Heritage members will be receiving complete information on this exciting opportunity during the summer. Meanwhile, save those dates in October, and plan to join us in an experience that promises to be both educational and a good time.

PRESERVATION WORKSHOP

If you have a historic structure and face a design dilemma you have not been able to resolve, California Preservation Foundation (CPF) has an answer for you.

During August, CPF will offer Award Winning Design Solutions Workshops, in the Bay Area and in the Los Angeles area.

Award winners in CPF’s Preservation Design Awards will present case studies that address particular design problems. Participants in the workshop will have the opportunity to look at projects that have won awards for design innovation, materials conservation, seismic retrofit, adaptive reuse, code compliance, craftsmanship and economic viability.

Featured projects will range from large commercial structures to public buildings to small homes and everything in between. The workshop will benefit owners of historic homes, architects, developers, preservationists and public program administrators.

For a detailed program flyer, call Paige Swartley at CPF, (510) 763-0972.

—Clarification

Last issue’s report on the Spreckels Music Pavilion in Golden Gate Park should have credited the City’s Bureau of Architecture as the lead architect and the design architect for this rehab, repair and seismic retrofit project.

AB133 Suit
continued from page 1

properties of equal historical or aesthetic value on no other basis than that one is owned by a religious organization. On this account, the East Bay Asian Local Development Corporation, a nonprofit service provider without religious affiliation housed in a historic building, has joined the suit.

The California constitution prohibits delegating to a private person or body the power to perform municipal functions. Because California law has entrusted to cities and counties the authority to designate landmarks, AB133 violates the state constitution in granting to religiously affiliated groups the power to determine for themselves whether or not their buildings are to be designated landmarks.

Furthermore, AB133 provides no standards for the exercise of this power. A religiously affiliated organization has merely to determine, in a public forum of its own choosing, that in its judgment alone it will suffer substantial hardship if its property is designated a landmark. That determination is binding on local and state government, while not being subject to review by any official or agency charged with the protection of the public interest.

The City and County of San Francisco joined the lawsuit, after the Board of Supervisors passed a resolution on April 3, by an 8-to-0 vote, urging the City Attorney to do so. The Mayor returned the resolution without signature.

Other co-plaintiffs in the case are The Los Angeles Conservancy, the California Planning and Conservation League, the California Chapter of the American Planning Association, and the National Alliance of Preservation Commissions.

Attorney Zane Gresham, of the San Francisco firm of Morrison and Foerster, is providing Heritage pro bono legal counsel in this suit.

Issues Update
continued from page 4

The San Francisco Board of Education voted, at its April 25th meeting, to exempt the school district from local zoning and planning regulations with respect to the Twin Peaks School site (See November/December 1994 and March/April 1995 Newsletter).

Asserting that it is a state agency, the school district claimed the exemption under California law.

Although denial of a permit to demolish had already failed on a tie vote at the Landmarks Board, the school board’s action forestalled any appeal to the Planning Commission or the Board of Permit Appeals. Heritage opposed the exemption as setting a bad precedent for future land use decisions by the school district, particularly since it offered no compelling reason for the exemption. The building does not present an imminent hazard, nor is the district prepared with plans for a replacement structure.

School buildings constitute a major part of the heritage of civic architecture in San Francisco. Their preservation should be among the factors planners for the school district take into consideration. We would like them to make consultation with Heritage, as well as with other members of the community, a part of their planning process, even before they present the voters with school bond proposals to fund specific projects.

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— NOTICE —
This issue of the newsletter was mailed June 7, 1995. If you receive delivery later than three weeks after that date, notify your carrier.
CONTINUING HERITAGE EVENTS

Sundays 11 am to 4:15
Haas-Lilienthal House Tours $5
Free to Heritage members & guests

Sundays 12:30 pm
Pacific Heights Walking Tour $5
Free to Heritage members & guests

GROUP TOURS

Group tours of the Haas-Lilienthal House and of Pacific Heights, Chinatown and the Presidio are available. For information or to book a group tour, call (415) 441-3000.

For information about all current Heritage events, call (415) 441-3004.

JUNE

June 22, 1995, 7:30 pm
S.F. History Association Lecture
Beyond Mammy Pleasant and William A. Leidsdorff, by Noah Griffin
Unitarian Center, Franklin & Geary
Call (415) 750-9986

Through June 25
Exhibit of Historic Fashions
Haas-Lilienthal House
Wednesdays-Sundays 11 am-4 pm

Through July 8
Exhibition: Long Horizons: A Bay Area Landscape. Falkirk Cultural Center, San Rafael. Call (415) 485-3328, also for a calendar of other events.

Through July 9
Exhibit: Mario Botta: The SFMOMA Project. San Francisco Museum of Modern Art. Call (415) 357-4000

Second Tuesday of every month
American Decorative Arts Forum lecture series. 8:00 pm, Trustees Auditorium, Asian Art Museum
Call (415) 476-8252 or 499-0701

Through October 29
Luther Burbank Home & Gardens
Reopened for the season on April 1 Tours, Wednesday-Sunday, 10:00 am - 3:30 pm. Gardens open daily 8:00 am - 7:00 pm. Call (707) 524-5445

AUGUST

Date to be announced
California Preservation Foundation Workshop: Award Winning Design Solutions (See page 10). Call (510) 763-0972

August 16-December 3
Exhibition: Subjects and Objects: The Chrysler Award for Innovation in Design. San Francisco Museum of Modern Art. Call (415) 357-4170

August 25-27
San Francisco Maritime National Historical Park, Festival of the Sea 1995, Hyde Stree Pier. (See page 2)

SUMMER ACTIVITIES

Presidio of San Francisco
For a schedule of historical and architectural walks call (415) 556-0865

National Building Museum
Washington, D.C. For a schedule of exhibits and events call (202) 272-2448

Bay Area Historic House Museums
Booklet listing 27 historic sites, available in the Heritage bookstore or by calling (510) 581-0223

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