On Thursday evening, February 24, San Francisco Heritage will present a lecture by William H. Pierson, Jr. His subject will be "The Architect as Image Maker in Nineteenth Century America." A nationally recognized architectural historian, Professor Pierson served for more than 30 years on the art department faculty of Williams College, where he currently holds the title of Massachusetts Professor of Art Emeritus.

The lecture will examine changing cultural attitudes in nineteenth century America, as reflected in literature and painting and in the combined effect they had, in turn, on architecture. Professor Pierson's central thesis is that the American land was a primary force in shaping the nation's culture, both through the impact of the land's visual wonder and primordial wilderness and through its material substance and physical structure, which Americans discovered in the study of geology and other earth sciences.

Pierson will show how all this affected the arts by examining the works of two select groups of creative individuals. From the first half of the nineteenth century, he will consider the writers William Cullen Bryant and Ralph Waldo Emerson, the painter Thomas Cole and the architect Alexander Jackson Davis; from the second half, Bryant and Davis in their later work, together with poet Walt Whitman, painter Winslow Homer and architect Henry Hobson Richardson.

He will also evoke selected geological and architectural writings of the English critic John Ruskin, as a powerful supporting factor in the development of American architectural imagery.

Professor Pierson has served on numerous boards and commissions, including the Massachusetts Historical Commission, the National Trust, the Society for the Preservation of New England Antiquities, The Foundation for Art Education, and Historic Harrisville. Currently he is Co-Editor-in-Chief (Emeritus) and a member of the executive committee for the series of books, Buildings of the United States, now in the course of publication by the Society of Architectural Historians.


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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**Architectural Fragments**

- Site of the 17th Annual **Decorator Showcase** is 2622 Jackson Street (above). Willis Polk designed the imposing residence for industrialist George Gibbs (1894). Built of Oregon grey sandstone with glazed tile roof, this designated city landmark retains original decorative work by sculptor Douglas Tilden and artist Bruce Porter. The Showcase runs from April 23 through May 22 and benefits University High School. For information call (415) 567-5149 or 474-5533.

- On January 1, Heritage board member **Michael E. Willis** began a one-year term as vice president and president-elect of the San Francisco chapter of the American Institute of Architects. In 1995, he will succeed to the presidency, now held by Clark D. Manus, associate partner of Heller & Leake Architects. Willis is president of Michael Willis & Associates, Inc., with offices in Oakland and San Francisco.

- The National Park Service has issued a set of five annotated reading lists on **Preserving Historic Building Materials**. The set contains more than 1000 entries, including both historic and contemporary books and periodicals. You may obtain the set from the Western Regional Office of the National Park Service in San Francisco.

- Heritage member and Pacific Heights walks guide **Stephen Charlip, AIA**, informs Heritage that he is working on a project to create a museum at 140 New Montgomery. Miller and Pflueger, with A.A. Cantin, designed the building (1925) that is headquarters for Pacific Bell. Scheduled to open in the fall of 1994, the museum will tell the story of telecommunications.

- Patricia Ann Welsh has published, privately, a book on her great grandfather, architect **Thomas J. Welsh** (See June/July 1993 Newsletter). The book's fifty illustrations give a fair sampling of Welsh's prolific output, including many buildings no longer standing. For information about the book, write PAW Productions, P.O. Box 31603, San Francisco, CA 94131.
The announcement by the Catholic Archdiocese of San Francisco of their intention to close at least ten parish churches by July 1 has raised fears about the possible destruction of the building themselves (See page 6). The Archdiocese has cited shrinking membership and the City’s UMB ordinance as reasons for the closures. The outcry from many parishes and the prospect of demolition of some of the city’s most beautiful church buildings led Supervisor Angela Alioto to call for designation of several as city landmarks. She also sought a one-year prohibition against demolition to allow solutions to be worked out.

"These are beautiful buildings," the supervisor said, "many of which have been part of our city for 100 years. Imagine if Florence, Italy, had torn down its historic churches! These churches add to the beauty of San Francisco. It would be tragic to lose them."

The Archdiocese responded by stating that if both proposals were dropped they would refrain from demolishing a number of churches during 1994. Faced with indications from Mayor Jordan that he would veto any legislation, and after assessing the situation further, Supervisor Alioto negotiated with representatives of the Archdiocese a promise not to undertake demolition of the ten churches during 1994.

Unfortunately, the commitment by the Archdiocese provides few new concessions. Analysis of the list of churches shows that several are already city landmarks and therefore would receive a minimum of six months’ protection. Several belong to parishes which the Archdiocese has already promised to keep open, if funds could be raised to pay for seismic retrofit. In any case, under the plan, all would remain open until July 1, and obtaining demolition permits would take severall more months.

Parishioners at churches such as All Hallows in the Bayview, St. Joseph’s south of Market and St. Brigid’s at Van Ness and Broadway (all of which remain on the closure list) appear to be organizing to oppose the plan. There have not yet been significant objections from Sacred Heart, a magnificent structure crowning a hill in the Western Addition. The Archdiocese plans to demolish it and replace it with a smaller structure. Insiders say that parishioners there, although they prefer to keep their historic church, are relieved that the Archdiocese does not plan to disband the parish and do not want to threaten its continued existence by openly objecting to demolition of the historic building.

On January 1, legislation by Assembly Speaker Willie Brown that prohibits local governments statewide from landmarking religious buildings for one year, took effect. Opponents point out that recent Supreme Court rulings indicate that the legislation is unconstitutional. Archdiocesan representatives, on the other hand, contend that such laws are needed to maintain the separation of church and state, and they will continue to lobby for a permanent prohibition against landmarking of church buildings.

Preservation advocates, statewide, are preparing to address the issue. “This proposal,” observed Mark Ryser, “is one of the most important historic preservation issues we can expect to see in 1994, not only in San Francisco but throughout the state. It has serious implications for the ability of local governments to enact even-handed land use regulations.”

San Francisco Heritage has been following these issues very closely. “We want to be helpful to parishioners, the Archdiocese and to our local and state representatives in finding solutions that will keep these beautiful buildings a functioning part of our city,” Heritage’s executive director David Bahlman said. “While it is not appropriate for us to comment on decisions to close parishes, we believe strongly that fine architecture in San Francisco can be preserved.”

MAYOR VETOES LANDMARK

In an action without precedent, Mayor Jordan, in November, vetoed the nomination of the Korean Methodist Church (See August/September 1993 Newsletter) as a City Landmark. When the Planning Commission, contrary to the recommendation of the Landmarks Board, voted to oppose the designation at its meeting of September 2, supporters of the proposal, including Heritage, appealed...
PRESERVATION NOTES

the decision to the Board of Supervisors. The Supervisors heard the appeal on October 18 and voted 7 to 4 to overrule the Planning Commission. The ordinance designating the church at 1123 Powell Street a landmark then went to the Mayor for signature.

Jordan rejected the measure, explaining, "I must support the [Planning] Commission's unanimous decision that while some in the Korean community believe that the Korean United Methodist Church building has historical and cultural value, it is not suitable for designation as an historical landmark under our local ordinance." This is the first time in the 26 years since the enactment of Article 10—and the designation of more than 200 landmarks—that a mayor has vetoed a nomination. The Board of Supervisors did not have the votes to override.

WILLIAMS BUILDING

The Federal Emergency Management Agency (FEMA) has offered the San Francisco Redevelopment Agency (SFRA) $6.8 million to cover the cost to repair and upgrade the Williams Building (See October/November 1993 Newsletter). Redevelopment officials want to spend about $1.5 million merely to stabilize the structure, damaged in the 1989 earthquake. Seismic upgrade would be the responsibility of any developer who acquires the site. SFRA proposes to spend the balance of the grant on an alternate preservation project, such as the Jessie Street Substation.

While not opposed to this arrangement, Heritage believes it still leaves the Williams Building at risk of demolition and is seeking to negotiate a firm commitment from Redevelopment to retain the historic structure. Supervisor Bill Maher, who has been trying to assist settlement of the issue, introduced a resolution calling on the agency to use the FEMA grant to ensure the building's preservation and reuse. SFRA opposes the resolution in its present form, and Maher is trying to bring about agreement on language acceptable to both sides.

Meanwhile, the Redevelopment Agency retains its demolition permit, which the Bureau of Building Inspection issued on October 27. Heritage appealed that permit on November 11, and the Board of Permit Appeals will hear the case in February.

PRESIDIO PLAN

Heritage has offered its comments on the National Park Service’s Draft General Management Plan for the Presidio. The Park Service has done an excellent job in addressing the issue of historic preservation, particularly in its recognition of the historical integrity of the Presidio. The draft plan judges the significance of structures and contributing elements within the overall context of the site and its history.

The plan commits the Park Service to preservation and reuse of all but 37 of the 510 structures identified as contributory to the national historic landmark district. Heritage is now reviewing those buildings identified for removal to determine if, in our opinion, any should be retained.

Some organizations have expressed concern that the plan provides for “excessive preservation” that will burden the park with the extraordinary problems and costs of protecting older buildings. Heritage has proposed a case-by-case review by a panel, including experts in architectural history and preservation, of any structures or contributing elements, now designated for retention, that the final plan might identify for demolition. We fear that a too casual dismissal of a structure as “insignificant,” threatens to unravel the remarkable fabric of history which the Presidio embodies.

Heritage is also aware that there is some opposition in Congress to funding the cost of the Presidio as part of the Golden Gate National Recreation Area. It is vital that all interested parties put aside other differences at this time in a joint effort to promote the park as a national resource. Otherwise, we run the risk that opponents will portray the Presidio as a pork-barrel project and carve it up for sale to private developers.

2022 HYDE STREET

Russian Hill residents are trying to save 2022 Hyde Street. William Kostura, who researched the property, reports that the original owner was George Ball, a Scottish immigrant who worked as a cable car gripman for the Presidio and Ferries Railroad. In 1902, he and co-worker Robert Smith bought a house at Hyde and Lincoln Place (now Hastings Terrace) and converted it into flats for their families. After the 1906 fire destroyed that house, they replaced it with two on the 50-foot lot, 2022 and 2016-18. The shingle-clad houses are of similar Edwardian-era design, with spare classical details. The architect was Thomas D. Newsom.

Demolition threatens only 2022 Hyde, but neighbors fear there will be growing pressure to replace the score of little houses left on Russian Hill.

Heritage lent its support when the Landmarks Board heard the case on January 5. The Board voted 7 to 0 to recommend denial of the demolition permit under Section 101.1 (Proposition M) priority policies that call for conservation of existing housing and neighborhood character, as well as preservation of historic buildings.
When neighbor Helen Garvey shared her memories of the late Ben Smith (The Independent, April 28, 1992), she wrote of his house, at 4250 23rd Street, “It is likely that whoever buys it will look at the house, shrug their shoulders and say, ‘It’s too bad, but...’ then tear it down and build a set of condominiums.” At the time of Ben’s death, most residents of Noe Valley shared Ms. Garvey’s worst fears. One death watch gave way to another.

Several factors made the house a likely victim of the wreckers. For one thing, it was badly run down. Long-time residents of the area said Ben Smith stopped caring for the house when his wife Alma died, in 1970, but others said he began to neglect it ten years before that. For another, the detached house and its barn out back sat on a prime L-shaped corner lot with a 50-foot frontage on 23rd and 115 feet on Eureka Street.

In January 1993, Lorenzo Boelitz and David Jerome, partners in a construction business experienced in restoration and remodeling, bought 4250 23rd Street from the Smith estate. Word got around Noe Valley quickly that they would save the house.

When John Conly had the house built in 1893, at a cost of $3,000, the hillsides that embrace Noe Valley preserved much of their pastoral character. It shared the block with a magnolia nursery (1900 Sanborn Fire Insurance Maps, Vol. VI, p. 667). The architect was William Mooser, a native of Geneva, Switzerland, who came to San Francisco in 1854. He opened his own architectural office, in 1861. Both his son and his grandson, William Mooser II and III, carried on the practice for over a century.

Lorenzo Boelitz said he loves looking for old, deteriorating houses—the worse the condition, the more he likes them. “I look for houses that scare other people,” he said. In one sense, the little care the house had received was something of an advantage. At least it had not suffered any “misguided alterations.” Apparently it had only one coat of paint in its one hundred years, and that had mostly weathered away. Workers simply sanded the virgin redwood siding, primed and painted it. They have sanded and sealed the original fir flooring, allowing the natural beauty to show through.

Boelitz points out that they have not “restored” the interior of the house but rather have adapted it to the needs of today. What was a two-bedroom, one-bath home now boasts five bedrooms and three-and-a-half baths. The renovation opened up the original small parlor to form a larger living area. The kitchen plan flows into the dining room separated by a work peninsula. The “new” house has many large walk-in closets, whereas the original house had few closets of any size.

Where possible, the rehab has retained existing details, like the original molding on the main floor, or carefully reproduced molding patterned on the original, as in the lower floor. The brick chimney had to come down because it did not meet

—continued on page 10
SAN FRANCISCO CHURCHES AT RISK

St. Boniface
Parish established in 1860 as the German national church
Dedicated 1902; completed 1908 and rededicated, after 1906 destruction, reusing existing walls
*Architect: Brother Adrian, OFM with Martens & Coffey
Restoration undertaken in 1981.
City Landmark #172, Heritage “A”
On UMB list
Status: Archdiocese will do seismic retrofit if funds available.

Sacred Heart
Parish established in 1885
Nave dedicated 1898; transepts & apse dedicated 1909
Architect: Thomas J. Welsh
1976 City Planning rating “2”
On UMB list
Status: Archdiocese wants to demolish & replace with smaller church

Holy Cross Church
1899
Architects: Shea & Shea
1976 City Planning rating “4”
On UMB list
Status: Archdiocese will close church, transfer congregation to St. Michael's

All Hallows
1886
Architect: John J. Clark
1976 City Planning rating “3,” cited in Here Today
Woodframe
Status: Archdiocese wants to disband parish and close church
St. Francis of Assisi
Parish established 1849
Dedicated 1860; architect unknown
Gutted by fire, 1906
Rebuilt, rededicated 1918
First Catholic parish in SF
First parochial school (1851) and first ordination of a priest in California (1852). Provided a Chinese priest to minister to Chinese (1863). First Mass in Chinese anywhere in US (1869).
Steel girders installed in post-'06 reconstruction (Sacred Places)
City Landmark #5
On UMB list
Status: Closed by the Archdiocese

St. Brigid's
Parish established in 1863
Dedicated 1900
Architects: Shea & Shea
Constructed of granite curbstones
Some damage in 1906; reopened in December of that year
Enlarged and renovated in 1931 and 1942,
Architect: H.A. Minton
Reinforced concrete rear addition (Sanborn Map)
1976 City Planning rating “3”
Not on current UMB list
Status: Archdiocese wants to disband parish and close church

Holy Cross Parish Hall (Old St. Patrick's Church)
1854; architect unknown
Original site Market at Annie
Moved in 1873 to Eddy between Laguna & Octavia
as church for St. John the Baptist parish
Moved in 1891 to present site as church for Holy Cross parish
Pro-cathedral from 1885-1891
Parish hall for “new” Holy Cross, 1899
City Landmark #6
Woodframe
Status: Same as Holy Cross Church

—continued on page 8
San Francisco Churches at Risk
continued from page 7

Old St. Mary's
Dedicated 1854; largest church in California at the time
Architects: Craine & England
Served as cathedral until 1891. Gutted in 1906.
1907 Welsh & Carey architects of reconstruction.
1929 Expansion along Grant Ave. by architect Edward A. Eames
City Landmark #2
On UMB list
Status: Archdiocese will do seismic retrofit if funds available.

St. Patrick's
1872; Architect: Gordon P. Cummings
Shea & Lofquist architects of post-'06 reconstruction
The 3rd Catholic parish (1851) established in San Francisco.
Architect & Engineer (1914)
photograph shows steel frame used in reconstruction, post-1906.
Reinforced concrete 4th floor walls (Sanborn Map)
City Landmark #4, Heritage "A"
On UMB list
Status: Archdiocese will do seismic retrofit if funds available.

Old St. Mary's
Dedicated 1854; largest church in California at the time
Architects: Craine & England
Served as cathedral until 1891. Gutted in 1906.
1907 Welsh & Carey architects of reconstruction.
1929 Expansion along Grant Ave. by architect Edward A. Eames
City Landmark #2
On UMB list
Status: Archdiocese will do seismic retrofit if funds available.

St. Paul's
1901
Architects: Shea & Shea
1976 City Planning Survey rating "4"
On UMB list
Status: Originally scheduled to be closed; will remain open and be retrofitted if funds available.

St. Joseph's
Parish established 1861
Dedicated 1914
Architect: John J. Foley
City Landmark #120, National Register Heritage "A"
Brick with steel frame (Sanborn Map)
On UMB list
Status: Archdiocese wants to disband parish and close church

—Except where indicated, all photographs in this feature are by Sanford Schaffell
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BOOKNOTES

The House Journal
Sandy Bernhard & Tom Ela
The Preservation Press
Washington, D.C., 1993

With a thought to the future as well as the past, The Preservation Press has released The House Journal. Authors Sandy Bernhard and Tom Ela produced the book to encourage owners to research and record their house's history and to keep a detailed account of work they do on the house.

Experienced with old houses, the authors know the frustration of owners who contemplate a restoration or a renovation, trying to determine the original condition of a house and when alterations and additions occurred. Blank worksheets in the book make entry of data easy. There is also a section to document the residents and their lives in the house.

To serve its purpose to the fullest, the book should pass with the house from owner to owner. Some architectural surveyor of the future could find the record to be a gold mine.

How to Research Your San Francisco Building
© Jean Kortum, 1992
Revised 1993

A useful companion piece to The House Journal is How to Research Your San Francisco Building, by Jean Kortum.

This seven-page pamphlet is the product of Ms. Kortum's many years' experience as an architectural historian and as a member of the City's Landmarks Board. It covers all the angles of research peculiar to San Francisco and explains, clearly, what the sources are, where you find them and how you use them.

The publication is available from the Heritage Bookstore, open during regular tour hours at the Haas-Lilienthal House. The price is $2.

—D.A.
SUCCESSFUL HOLIDAY OPEN HOUSE

A large and festive crowd filled the Haas-Lilienthal House with the holiday spirit on December 5. As every year, the 1993 Holiday Open House owed its success to the efforts of many Heritage volunteers.

Special thanks to Charlotte and John Schmiedel for continuing their tradition of decorating the house and to Richard Price for once again turning the tree in the front parlor into a Victorian holiday fantasy.

Sue Weinstein prepared the buffet, and holiday music was by harpist Boris Goldmund.

Thanks to the following volunteers for their generous contribution of time and energy to the Open House:

Chuck Corder • Steven Crable 
Michael Erlin • Terry Gross 
Rosilin Harnick • Trish Healey 
Renée Jordan • Steve Kamins 
Rima McKinsey • Angela Michaud 
Albert Roldan • Helen Roth 
Jennifer Siprelle • Ken Siprelle 
Chris Van Raalte • Muriel Watkin 
Sarah Whiting

Lecture
continued from page 1
American buildings from colonial times to the present.
Heritage is fortunate to be able to present Professor Pierson, who is widely sought as a lecturer and brings to his subject a broad view of cultural history rooted in a profound humanism. The evening promises to be both informative and stimulating.

A reception will follow the lecture.
For ticket information, call Heritage at (415) 441-3000.

Rehab
continued from page 5
standard codes, but the recycled bricks now mark footpaths through the garden, where Joyce McGuire has designed and executed low-maintenance landscaping. The original wrought iron fence was also repaired and re-installed on its stone base.
This old house is well prepared to face its second century.

—Erstwhile Eureka St. neighbor Maria Goodwin contributed to this article
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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— NOTICE
This issue of the San Francisco Heritage Newsletter was mailed on February 1, 1994.
If you receive delivery later than three weeks after that date, please notify your carrier.
CONTINUING HERITAGE EVENTS

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

Sundays 12:30 pm
Pacific Heights Walking Tour $3
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 concerning all Heritage events, call (415) 441-3004

FEBRUARY

February 10, 8 pm
BAHA (Berkeley Architectural Heritage Association) Lecture: “John Ruskin in the United States. . .” by Professor Michael Wheeler. Call (510) 841-2242

February 17, 7:30 pm
S.F. History Association Lecture: Ruth Willard: “The Lasting Influence of Religions & the 1894 Midwinter Fair.” Call (415) 750-9986

February 24
Heritage Lecture: “The Architect as Image Maker,” (See Page 1) Members will receive details in the mail, or call (415) 441-3000

February 26
California Preservation Foundation 11th Annual Design Awards
Los Angeles Call (510) 763-0972

Through March 31
S.F. History Association Exhibition Midwinter Fair “Centennial Journey” Main Library Civic Center

MARCH

March 18 - 20
California Women in Environmental Design Conference & Exhibit: San Francisco Call 1-800-963-2933

March 23, 8 pm & May 22, 3 pm
Musicales in Cherished Berkeley Settings. Call Baha (510) 841-2242

March 24, 8 pm
BAHA Lecture: “In the Land of the Bungalow,” by Robert Winter Call (510) 841-2242

APRIL

April 6, 8 pm

Through April 17
“The Midwinter Fair: A Centennial Exhibition” M.H. de Young Museum Call (415) 863-3330

Through March 31
S.F. History Association Exhibition Midwinter Fair “Centennial Journey” Main Library Civic Center

MAY

May 6, 7:30 - Midnight
Heritage Soirée
Details will be announced
Save the Date!

May 18 - 22
California Preservation Foundation 19th Annual Conference Sacramento. Call (510) 763-0972

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