



## SPLENDID—BUT LESSER KNOWN—SURVIVORS OF 1906

The many excellent photographic exhibitions that have appeared to mark the 100<sup>th</sup> anniversary of the 1906 earthquake and fire bring home the truly awesome scale of the devastation. After three days of fire, nearly five square miles (490 blocks) of the city lay in ruins. About 28,000 buildings were destroyed. More than 200,000 people lost their homes, and, by current calculation, over 3,000 died as a result of the disaster.

Within the fire zone some structures escaped total destruction. Among the best-known survivors are the U.S. Mint; the Post Office and Court of Appeals Building; the Fairmont and St. Francis hotels; office buildings including the Call, Chronicle, Mills, Kohl, Merchants Exchange and Hibernia Bank; the Flood mansion; and St. Patrick's, Old St. Mary's and St.

Francis churches. Also still standing proudly after the smoke and ashes settled were a small enclave of commercial buildings in Jackson Square and residential pockets on Russian Hill and Telegraph Hill.

Other survivors of the great calamity, like the Montgomery Block and the City of Paris, did not outlive mid-20<sup>th</sup> century development pressures.

Just how many made it through is not certain. The publication of our own downtown survey, *Splendid Survivors*, refers to "shells of two-dozen-odd salvageable buildings." In its edition of October 21, 1906, the *Examiner* stated, "Thirty-five buildings constitute the roll of honor of really big structures which, after withstanding the shock of earthquake and the scourge of fire, still remain as testimonials to the honesty of their construction and the quality of their material."

None escaped unscathed, though the extent of damage varied greatly, ranging anywhere from slight quake and fire damage at the Mint to destruction of all save a façade and partial walls at the Emporium (a fate that has recently revisited the venerable department store).

Owners of the surviving structures generally decided quickly on reconstruction, planning to invest, the *Examiner* estimated, more than \$11 million. The Sharon estate elected to build an entirely new Palace Hotel, even though the U. S. Geological Survey reported that, while fire gutted the building, "there is little indication of earthquake damage" and "the walls still stand almost as good as ever." Challenges to its position as the city's preeminent caravansary from the more modern St. Francis and Fairmont probably prompted the decision for an entirely new and up-to-date Palace.

Within five days of the earthquake, the federal government had dispatched two observers to San Francisco, one from the United States Geological Survey and another from the Army Corps of Engineers, to report on the effects of earthquake and fire on buildings and materials. When issued by the Government Printing Office, in Washington, in 1907, their report, titled *The San Francisco Earthquake and Fire of April 18, 1906 and Their Effects on Structures and Structural Materials* (cited herein as USGS), incorporated the findings of two other experts: the dean of civil engineering at the University of California and a second USGS representative, who served on the California earthquake investigation commission.

Most San Franciscans recognize the high-profile survivors, but there are, perhaps, an equal number of buildings that, unknown to most residents, share the distinction. For the most part, these survivors were well-designed, attractive, work-a-day buildings; several stood outside the heart of the business and retail district in 1906. This issue spotlights some of these (please turn to page 6).



William Haas oversees opening of safe at ruined offices of Haas Bros., at California and Davis. A mile-and-a-half to the west, beyond the fire limits, his family home endured only minor quake damage.

## COMMENTS FROM THE PRESIDENT

Having reached an age where 50<sup>th</sup> school and college reunions are being contemplated, two years is a mere blip on the radar of time for me. And to be truthful, as I prepare to hand the presidency of Heritage to the capable Alice Coneybeer, I still think my predecessor, Bruce Bonacker, passed the gavel to me only yesterday.

So, what has characterized the last two years at Heritage? We are perhaps most proud to report that the largest waterfront district yet placed in the National Register of Historic Places will be listed soon. A dispute involving the largest construction project on Market Street has been resolved by establishing under the mayor's office a special fund to aid preservation.



Heritage has created the Lilienthal Society as a means of honoring former board members, volunteers and benefactors on whose shoulders we stand. Our education program continues to thrive under Natasha Glushkoff with more than one hundred docents serving some 8,000 visitors to the Haas-Lilienthal House and participants in our walking tours each year, and nearly a thousand elementary school children who attend special classes on Victorian houses. Our Soirées have hit records. Our intrepid staff has managed the operations of the organization under severe budget constraints. We have persevered. And endured.

The battle to protect the architectural character of the downtown is largely won, though there are still skirmishes here and there. It is the wider city that is now threatened. For this reason, we are devoting the next volume of the *Splendid Survivors* series to the neighborhoods.

What do I mean by "threatened"? Only that in a city where the cost of existing housing has been rising at an astounding rate, there is pressure to remove the most modest existing buildings and replace them with more dense construction. We see this in current proposals for intensifying housing along transit corridors, in rising numbers of applications to demolish, and in conversions from industrial or commercial use to housing in the downtown.

With more complete information, decisions about new housing can become more thoughtful. Therefore, we support the expansion of building surveys into unsurveyed parts of the city. The forthcoming Market-Octavia survey is an example of such an effort.

The search for greater density prompted by San Francisco's housing shortage points to a larger question: how to build high on a site occupied by low or modest historic buildings. Transfer of development rights has been seen as the way to move new floor space to another site, but there are times when adding new space on site is logical. The design community must respond. A successful example may be seen at the St. Regis Hotel complex at Third and Mission Streets. Perhaps the most striking example is Norman Foster's tower rising from the former Hearst Building in New York. Many other proposals are under construction or in design.

Another opportunity where the preservation community can help lies at the intersection between sustainability and preservation. There is no reason that these two principles should clash, because the retention of the material and the investment represented by an existing building is the essence of a sustainable approach. But in choosing materials and systems, use of scarce materials, and planning energy consumption, the preservation community lags far behind. It need not.

Our challenge in the next generation lies in interweaving the new with the best of what we have. The mission of San Francisco Architectural Heritage aligns closely with this idea. I am grateful to have been part of this important work.



J. Gordon Turnbull, FAIA  
President

## SAN FRANCISCO ARCHITECTURAL HERITAGE

Since 1971, a non-profit member-supported organization dedicated to the preservation and adaptive reuse of architecturally and historically significant buildings in San Francisco.

### BOARD OF DIRECTORS

Craig Allison  
Bruce Bonacker  
Alice Ross Carey  
Julie Chase  
Dominic Chu  
Alice Coneybeer  
Geoffrey Dohrmann  
Zane O. Gresham  
Larry C. Holmberg  
Bruce Judd  
Norma Garcia-Kennedy  
Tom Lewis  
Chris Meany  
Michael J. Neumann  
Charles Olson  
Michael Painter  
Mark Pierce  
Mrs. Bland Platt  
Lisa Podos  
Dennis Richards  
Mark P. Sarkisian  
J. Gordon Turnbull  
Roger O. Walther  
David P. Wessel  
Howard Wong  
Charles Edwin Chase, *Executive Director*

### STAFF

Donald Andreini  
William C. Beutner  
Natasha Glushkoff  
Erin Grucz  
Heather Kraft  
Barbara Roldan  
Vicky Wilson

**Heritage News is published  
four times a year by**  
San Francisco Architectural Heritage  
2007 Franklin Street  
San Francisco, CA 94109  
415.441.3000  
www.sfheritage.org  
e-mail: info@sfheritage.org

*Unsolicited articles considered for publication.*

# SEISMIC REQUIREMENTS THREATENING MORE CHURCHES

Preservation of church buildings in San Francisco has tended, until recently, to focus on endangered Catholic churches. While not all the issues surrounding St. Brigid and Sacred Heart are resolved, the threat of demolition of these two historic structures has receded. The Committee to Save St. Brigid is trying to get the new owner to agree to landmark designation that would ensure preservation of significant interior as well as exterior features, but demolition does not seem to be a possibility.

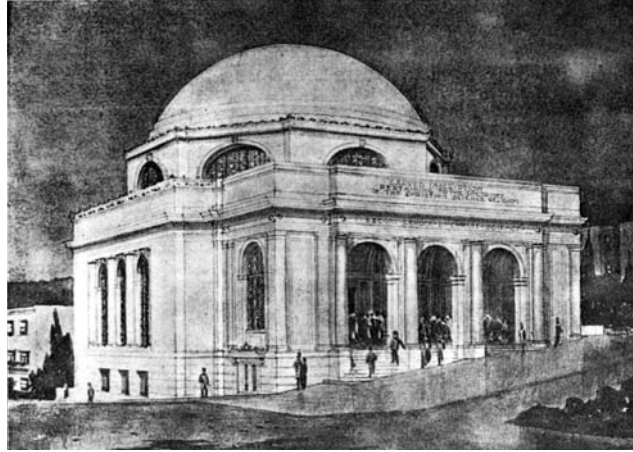
In recent weeks, the prospect of demolition for three churches that are home to other denominations has emerged. All are relatively small congregations with structures—in some cases too large for the present communities—requiring costly seismic upgrades.



Golden Gate Lutheran Church

Early this year, the Second Church of Christ, Scientist, across from Dolores Park at Cumberland Street, filed an application for demolition. Architect William H. Crim, Jr., designed the imposing domed Beaux Arts structure, which was completed in 1916. We have been in communication with the congregation and have learned that plans call for replacing the historic building with a smaller church and constructing eight units of housing on the balance of the large property.

The present church contains a historic organ that a Connecticut builder displayed as an example of its work at the 1915 Panama-Pacific International



Second Church of Christ, Scientist San Francisco Architectural Club, 1915

Exposition. The Second Church acquired the instrument after the fair closed, and plans to preserve and install it in the new sanctuary.

The proposed demolition will be the subject of a focused environmental impact report. Heritage expects to be discussing the church's plans with its leadership in the near future.

Also considering demolition—although not yet at the stage of applying for a permit—is the congregation housed just down Dolores from the Second Church, at 19<sup>th</sup> Street, Golden Gate Lutheran Church. According to Planning Department records, the architect for the 1910 Early Gothic Revival red brick structure was a Reverend Francis W. Reid, a person about whom we have no information at this time.

The building was home to the Mission (later Mission Park) Congregational Church. In 1930, a Norwegian Lutheran congregation purchased the building and made some interior alterations to suit their liturgical needs.

Heritage has no knowledge what plans may be in the works for Golden Gate Lutheran, and staff anticipates a site visit in the near future to learn more about the condition of the structure.

Both Dolores Street churches are listed in *Here Today* and appear in the City's UMB historical resource survey

as Priority 1, meaning they are structures of the highest historic/architectural value. The Mission Dolores Neighborhood Association has made preservation of both churches a priority. Heritage anticipates cooperating with the group in this cause.

The third church facing demolition comes as something of a surprise. Back in the summer of 1992, Heritage reported that St. Peter's Episcopal Church, at 420 29<sup>th</sup> Avenue, in the Richmond, had blueprints and specifications for a seismic retrofit ready to go. The parish was about to embark on a five-year fundraising campaign for the project.

Assuming we had a save, here, we awaited developments. We heard nothing to make us believe the plans would not go forward, until August 2003, when an application for a permit to demolish a "church building" at that site came across our desk.

Initially, we were unable to get clarification of the parish's plans. Recently, however, word has gotten around that, in fact, the church is to be demolished. We expect some details on plans for the site soon, and will report further. The City's UMB historic resource survey designated St. Peter's Priority 1 for preservation.



St. Peter's Episcopal Church

Photo: David Bricker

## REHAB OF FIRST OF THE KIRKHAM ST. EARTHQUAKE SHACKS DONE

On March 19, the Western Neighborhoods Project held an informal gathering at a non-public site of the San Francisco Zoo to acknowledge the many people who had donated their time and money toward the preservation of the four Kirkham Street earthquake shacks. It was also a bit of a send off for one of the little houses. Its rehabilitation complete, a year after work began, it was scheduled for a cross-town trip to be put on public display.

With the cooperation of the Department of Building Inspection and the Redevelopment Agency, the shack found a temporary home on Yerba Buena Lane, a new pedestrian way between the Marriott and the Four Seasons, from Market Street through to Mission. Sheedy Crane effected the move in the early morning hours of March 26, and throughout the month of April, this first of the four



Kirkham Street earthquake shacks to be rehabilitated was on public view.

Sheltered by a large white tent, the shack was the centerpiece of an earthquake centennial exhibition telling the story of the little houses that provided temporary refuge for tens of thousands of people displaced by the 1906 disaster. A display on the impact of a recent urban calamity of like magnitude, Hurricane Katrina, provided perspective. There were also informative

exhibits of modern seismic construction and retrofit techniques.

Woody LaBounty and the Western Neighborhoods Project, who spearheaded the preservation and rehabilitation of the Kirkham shacks, along with the many who donated their labor to the task, deserve praise for their outstanding work. Their accomplishment represents an important milestone in an arduous process that began at the

end of 2002, with confirmation that the four little buildings, threatened with demolition, were survivors of the post-quake relief effort.

Woody remains determined to find a permanent site for the shack—and the other three whose rehabilitation is to follow. To learn more about the earthquake shacks and the Western Neighborhoods Project, visit [www.outsidelands.org](http://www.outsidelands.org).

## CITY EXTENDS MILLS ACT ELIGIBILITY

The Board of Supervisors has approved an ordinance, introduced by Supervisor Michela Alioto-Pier, to amend the definition of properties eligible for the Mills Act.

The State of California passed the Mills Act thirty years ago, enabling local governments to provide limited property tax relief as a preservation incentive for owners of historic buildings. The City of San Francisco implemented the program in 1996. At that time, the City's ordinance defined "qualified historical property" narrowly as one individually listed in the National Register or designated as a City landmark.

In the ensuing ten years, only one historic San Francisco property has qualified under the Mills Act. By comparison, in Los Angeles over 180 properties and in San Diego County more than 700 enjoy the benefit of property tax relief for preservation under their Mills Act ordinances.

At hearings before the Finance and Budget Committee of the Board of Supervisors, Heritage endorsed Supervisor Alioto-Pier's proposal extending eligibility for the Mills Act in San Francisco to contributing properties in National Register Historic Districts and to buildings listed as significant (Categories I or II) or contributory (Categories III or IV) within conservation districts designated in Article 11 of the Planning Code.

We believe this change will benefit not only property owners, but the cause of historic preservation, as well. An expanded Mills Act should stimulate historic rehabilitation projects and encourage upkeep of historic buildings. Such an incentive may be crucial in a district such as the Market Street Theatre and Loft National Register Historic District, which is slated for renewal in the coming years.

## MISSION NEIGHBORS SEEKING SURVEY

The Mission Dolores Neighborhood Association (MDNA) has formed to complete the Inner Mission North Survey begun by the Planning Department in 2001.

The proposed survey area is bounded roughly by Market, 20<sup>th</sup> Street, Valencia and Church, complementing Planning's Phase V survey now under way. Seeking to identify and preserve historic resources and to protect neighborhood character, the group's ultimate objective is the designation of a historic district within the stated boundaries.

MDNA estimates the need for a total of \$75,000 to carry out its survey project. To date the group has received a \$2,500 grant from the Victorian Alliance and will seek grants from other sources, including the City's Preservation Fund Committee.

# SOIRÉE 2006: ON THE WATERFRONT

The rehabilitation project that is transforming Piers 1-1/2, 3 and 5 for a variety of new uses remained a work-in-progress as champagne was served to the more than 600 revelers at the opening reception of Heritage's black-tie gala, Soirée 2006. Conditions did not dampen spirits, however. People enjoyed a fine dinner catered by McCall Associates and danced away the evening to the music of the Richard Olsen Orchestra. Casino gaming and a silent auction drew enthusiastic participants!

**Our sincere gratitude to San Francisco Waterfront Partners and Hannum Associates for their generosity and their support—in every way—of Soirée 2006.**

## **Our thanks to the following for their generous support of Soirée 2006**

**\$7,500 and above:** Amoroso Construction •First Republic Bank •Skidmore, Owings & Merrill LLP **\$5,000 and above:** AMB Property Corporation •Architectural Resources Group •BRE Properties, Inc. •Carey & Co., Inc. •Farella Braun + Martel LLP Heller Manus Architects, TMG Partners, and Chase Communications •Institutional Real Estate, Inc. •Kochis Fitz •MacFarlane Partners •Ink & Bob Mendelsohn and Patri Merker Architects •Nicola Miner and Robert Mailer Anderson •Morrison & Foerster LLP •Page & Turnbull •Plath & Co., Inc. •Edward Suharski •The Charles Schwab Corporation •Tom Eliot Fisch and Holmes Culley •Urban Realty Co., Inc. and Gensler •Webcor Builders •Wilson Meany Sullivan **\$3,500 and above:** ARG Conservation Services •Arup •BJ and Larry Holmberg & Bridge International Consulting •CGI, Retail Leasing and Development Specialists •Coblentz, Patch, Duffy & Bass LLP •D&B •Degenkolb Engineers •Hathaway Dinwiddie Construction Company •Martin Building Company •Michael Painter and MPA Design •Moscone, Emblidge & Quadra, LLP Plant Construction Company, L.P. •Rainbow Waterproofing and Restoration Company •Ritz Carlton Club and Residences Sanger & Olson, A Law Corporation •Shasta Ventures •Shorenstein Company LLC, The Swig Company and SHN Theatres Swinerton Builders •The Rosenberg Company •Tishman Speyer **\$2,000 and above:** Buchanan Street Partners •CAC Group Chicago Title Company San Francisco •The Fairmont Hotel •Glumac International •Craig Hartman and Jan O'Brien •KPM Consulting, LLC •Marsh Risk & Insurance Services •Rebecca Schnier Architecture •Reuben & Junius, LLP •The Office of Charles F. Bloszies, AIA •Treasure Island Community Development LLC •WRNS Studio

**For their generous gifts of premium wines:** Rutz Cellars, A Russian River Valley Winery; **premium vodka:** Blue Ice Vodka; **delicious favors:** See's Candies

## **Heritage wishes to acknowledge our Corporate Members who have pledged ongoing support of the organization**

Farella Braun & Martel LLP •Kochis Fitz •Page & Turnbull •Teevan Restoration •Wilson Meany Sullivan. **Monument Members, individuals and firms who support us annually at \$2,500 and above:** Anonymous •Bland Family Foundation Mrs. G. Bland Platt •Carl R. Brancke •Alice Ross Carey •Columbia Foundation •Alice & Rob Coneybeer •Linda Jo Fitz •Zane Gresham •Craig W. Hartman & Jan O'Brien •Peggy Haas •Hans Koch •Mr. & Mrs. Chris Meany •Mrs. Albert Moorman •Mark & Tia Koret Pierce •Alice Russell Shapiro •Edward Suharski. **Soirée Partners, individuals who supported this event at a premium ticket price:** Leslie B. Alspach, The Pound Company •Michael Burnstein •Murphy Burr Curry, Inc. •Forest City Development •Gladstone & Associates •Golden Gate Bank •William Paratore, URS Corporation •Michael & Jane Rice Gregroy J. & Dorie Ryken •Jeff Schoeffner, Peninsula Builders, Inc. & Amy Baldin-Schoeffner •The Lurie Company •Rob & Susan Vanneman

## **Our thanks to the following generous Prize Donors**

A Friend of Heritage •Ann Walker Catering •Barbara Llewellyn Catering •William C. Beutner •Bix •Carl Brancke •Loulie Brown •Buena Vista Palace Hotel •Cambria Estate Vineyards & Winery •Carneros Creek and Mahoney Vineyards •Chalk Hill Estate Vineyards and Winery •Chaya Brasserie •Coco 500 •Alice & Rob Coneybeer •Copia •Delicious Catering •Disneyland Liz Edlund Photographs •Estancia La Jolla Hotel & Spa •Fine Art Photography by Lori Ulrey •Jim & Ellen Finnegan •Linda Jo Fitz •Four Seasons Hotel •French Bros. & Suzi Levesque •Frog's Leap Winery •Natasha Glushkoff •Graziano Family of Wines Gymboree •Michelle Hatata •Hilton San Francisco •Mac Hofeditz •Infineon Raceway •International Orange •Glenn & Gaby Isaacson •Merrielle B. Italia •Kaleene Kenning •Kenwood Vineyards •Kochis Fitz •Korbel •Michael Kossman •Landmark Vineyards •Larkmead Vineyards •Ledson Winery & Vineyards •MPA Design •Matanzas Creek Winery •Mendocino Wine Company and Parducci •Melons Catering •Morgan Grays •U.B. Morgan •Charles R. Olson •Page & Turnbull •Palio d'Asti Mark Paron •Philharmonia Baroque Orchestra •Mark & Tia Pierce •Quady Winery •RPR Importers LLC •Tim Roberts & Mark Simpson •Barbara Roldan •Rose's Cafe •Rose Pistola •San Francisco Ballet •San Francisco Circus Center •Mark Sarkisian St. Francis Hotel •Savage Jazz Dance •Shape of the Earth •The Basil Collection •The Slanted Door •Union Street Goldsmith Roger O. Walther •J. Scott Waterman Designer Showroom •Sue Honig Weinstein •William Cooper Design

**Soirée Committee:** Linda Jo Fitz, *Underwriting Chair* •Craig Allison •Bruce Bonacker •Julie Chase •Alice Coneybeer •Alicia N. Esterkamp •Norma Garcia-Kennedy •Craig Hartman •Larry C. Holmberg •John McMahan •Chris Meany •Stewart Morton Charles R. Olson •Dennis Richards •Mark P. Sarkisian •J. Gordon Turnbull •David P. Wessel •Barbara Roldan, *Event Director*

**The following volunteers generously assisted at the event or in its preparation:** Jen Adelman •Betts Disney Jerry Gentile •Natasha Glushkoff •Erin Grucz •Adrienne Hickman •Laura Isaeff •Kaleene Kenning •Grace Kim •Heather Kraft •Erik Logan •Hal & Janet Montano •Nick Moore •Mary Ann Planck •Marie Raphael •Albert Roldan •Carol Vergano

—Visit the Soirée Photo Gallery on page 9

# STANDING UP TO DISASTER...



San Francisco: *The Metropolis of the West* (1910)

The eleven-story **Shreve Building** at the northwest corner of Post and Grant (William Curlett, architect, 1905), constructed on a fireproofed steel frame with reinforced concrete floors, performed well in the earthquake. Completed just prior to the temblor, it took its name from the jeweler, Shreve & Co., that moved into the ground floor retail space only a month before disaster struck.

As to the fire, the USGS reported, "The columns above the second floor were fireproofed with 3-inch hollow tile; those below with concrete. This latter protection, as well as the concrete floors, is in first-class condition. The difference in efficiency between the concrete and hollow-tile protection for columns is clearly demonstrated, the former being in excellent shape, whereas the latter failed, resulting in a number of buckled columns."

By the fall of 1906, the *Examiner* noted that the Shreve Building was "being rapidly rehabilitated." The pioneer jeweler had already reoccupied the ground floor, where it continues to serve its clientele to this day.



The **Whittell Building** (Shea and Shea, architects, 1906), off Union Square at 166 Geary Street, is unique among these survivors. Workers had finished erecting its steel frame nine days before the earthquake, completing the job in the short time of eleven weeks, thanks largely to the use of pneumatic tools. Its exposed frame stood amid the ruins of its neighbors for all to see the superiority of its materials and construction. The USGS commended the structure's deep plate girders and heavy steel: "It stood well, and no rivets were sheared."

*American Builders Review* (March 1907) cited the use of spandrel steel girders that formed "a substantial system of lateral bracing." It also attributed the structure's superior performance to its massive foundation, laid 24 feet below grade and composed of 600 barrels of cement and 150 tons of steel. Fire in adjoining buildings and in materials on the construction site caused only slight damage to the steel frame in the lower stories.

In a bit of forgivable over-reaction to the disaster, the owner quickly announced plans to complete construction, according to *Splendid Survivors*, by sheathing it in steel plates for added seismic and fire resistance. This initial proposal gave way to economics, practicality and—with the high demand for office space—the need to get the building on line as soon as possible. Steel shortages would have caused unacceptable delays.



San Francisco: *The Metropolis of the West* (1910)

The eight-story **Grant Building** (Newton Tharp, architect, 1905), sits on the southeast corner of 7<sup>th</sup> and Market Streets. Thanks to its steel frame and concrete floors, beams and girders, "it was only slightly damaged by the earthquake," in the words of the USGS report. A contributing factor apparently was the relative stability of the ground in the vicinity, which showed "no signs of settlement or upheaval." Fire gutted the building, and careless dynamiting in the area caused further damage. Hollow clay tile partition walls throughout the structure were mostly destroyed.

The owner, Joseph D. Grant, cut short a trip to Europe and rushed home to arrange for reconstruction (*Examiner*, 10/21/06). When the renovation is completed, the newspaper opined, "the Grant Building will resume its place as the finest building on the western end of Market street." Years later, the building's fine cornice succumbed to the City's parapet ordinance, requiring removal or securing of such features for seismic safety.

# ...AND STILL STANDING TODAY



Photo: David Bricker

The **Aronson Building** (Hemenway and Miller, architects, 1903), at the northwest corner of Third and Mission Streets, offered what the USGS called “an excellent object lesson on the merits of the two systems of fireproofing.” Failure of clay tile fireproofing at numerous points in the building caused columns to buckle, shortening them as much as ten inches, while concrete-clad columns nearby, subjected to the same level of heat, “remain in first-class shape.”

The *Examiner* reported (October 21, 1906), “the building can be renewed on the old framework.” In an upbeat tone characteristic of the post-fire period, the newspaper said that the owner, Mr. Abraham Aronson, “will leave nothing undone to make the Aronson Building, as before, one of the best of the south side buildings.”

In 1975, a Heritage-led effort saved the Aronson Building from a Redevelopment Agency-approved demolition. It may soon be a candidate for rehabilitation as part of the development of the Mexican Museum on the lot adjoining to the west.



Abraham Aronson employed the same design team (Hemenway and Miller, 1902) to provide a home for the clothier **Bullock and Jones** (108-110 Sutter Street) as he did for his namesake building on Mission. The permit application filed in July by architect A.E. Bozio for the post-quake reconstruction noted that the work would include replacing the terra cotta cladding on the steel frame—whose complete failure caused extensive damage to the building—with concrete. The building inspector’s notation on the permit described these conditions: “The floor of this building is badly settled in the center and the two fronts are badly spalled off. Also the north wall has several fractures in it. In other words, the building is in very dilapidated condition.”

USGS noted very considerable exterior earthquake damage and judged the building to be “of rather flimsy construction,” whose performance was testimony to “the folly of unprotected steel work.”

When the structure emerged from reconstruction several months later, its eight stories had grown to ten, and its original Chicago School façade had received an overlay of Beaux-Arts details, presumably in a gesture to its new tenant, the French Bank.



The **Pacific States Telephone and Telegraph Company Building** (A.A. Cantin, architect, 1905), 445 Bush Street between Kearny and Grant, is a concrete-clad steel frame structure with reinforced concrete floors. The earthquake caused relatively minor damage in the form of some cracking of walls and spalling of exterior pilasters. Metal shutters and metal-covered window sash provided good fire protection. However, according to the USGS report, fire was able to enter the building from an unprotected rear door and, in burning insulated wiring and other supplies, generated heat of sufficient intensity to melt glass and weld nails. Yet, “The concrete floors and the column protection were not damaged in the slightest. If the methods of fire protection had been consistent throughout, it is probable that this building would have escaped without damage.”

In October 1906, the *Examiner* observed that the telephone company was repairing the building, “and will soon have their plant running at full capacity.”

—concluded on next page



San Francisco: The Metropolis of the West (1910)

Percy & Hamilton designed the **Wells Fargo Building** (1898), at the northeast corner of Second and Mission, as offices for the express company. Originally six stories, the structure had “a steel skeleton, self-supporting walls, and reinforced floors,” as noted by the USGS, which summed up the damage as follows: “The building shows, especially in the Mission street front, the racking effect of the earthquake. The marble treads of the cast-iron stairways were considerably damaged by the fire, and the marble wainscoting of the corridors was thrown down by the earthquake. The [metal] window frames in the light well were warped by the fire, which also spalled the terra-cotta trim.”

Reconstruction began quickly. *The Call* (May 8, 1906) reported that experts employed by Wells Fargo, as well as city inspectors, had declared the structure to be safe. Clearing of debris would begin as soon as tenants had removed their safes. In the fall, the *Chronicle* (November 14, 1906) stated that the company had let contracts for construction that included the addition of two floors. Meyers and Ward were architects for the rebuilding. The California Supreme Court relocated to the Wells Fargo Building in 1908, and remained there until completion of the State Building in Civic Center, in 1922.

In 1986, Heritage helped to stave off a plan by Pacific Telesis, the owner at that time, to demolish the historic building.



Mrs. Herman Oelrichs, heir to the fortune of silver magnate James Fair, hastened west to evaluate the condition of her properties, including the **Rialto Building**, and to determine a course of action. Architects Meyer and O'Brien had designed the eight-story U-plan structure at the southwest corner of Mission and New Montgomery (1902).

The USGS observed: “The building was considerably racked by the earthquake and was further damaged by fire and dynamiting.” Fire caused two columns in the northeast corner of the basement to buckle, leading to extensive damage of the upper floors.

Although the *Examiner* (October 21, 1906) reported that the Rialto “is being restored rapidly,” reconstruction did not begin until late in 1910. In its edition of December 23, 1911, the *Call* announced that work was nearly completed. In fact, at that time, more than half the space was already occupied. Bliss and Faville presided over the reconstruction, after the original 1902 design.



Photo: Drew Letendre

The **Folger Coffee Company Building** (Henry A. Schulze, 1904), at the southwest corner of Howard and Beale Streets, served as an office, warehouse and roastery for the pioneer San Francisco firm. It suffered minor earthquake damage and escaped the fire thanks to a troop of Marines billeted in the building who held off the flames by running a hose from the bay.

A post-quake examination found “a well-constructed building, supported on piles driven about forty feet” into bay fill (*Architect and Engineer*, May, 1906). The warehouse portion had reinforced concrete floors and brick walls tied into a steel frame.

The five-story main portion of the building had a steel frame and load-bearing brick walls. The fourth story, location of the coffee roasters, was the only one with a reinforced concrete floor, which may have “acted as a diaphragm to stiffen the building and hold it in shape, preventing it from rocking out of square and preventing serious damage from the earthquake.”

Damage from the 1989 Loma Prieta Earthquake prompted a full seismic retrofit of the building.

## ONE NOT-SO-SPLENDID—AND DEFINITELY UNEXPECTED—SURVIVOR

One of the most remarkable freaks of the big fire was the spring of the 30-year-old wooden shack at the corner of Main and Harrison streets, which sheltered the books and stock of the American Marine Paint Company.

This building, reeking with oil and filled with inflammable stores, is standing almost alone in a waste of fire-swept desolation. How it escaped no one knows. Almost adjoining a great pile of coal was ignited and blazed for more than a week. So certain were they that the place had been destroyed that not until a few days ago did the officials of the company visit the place. They knew the inflammable nature of the stock with which their storeroom was filled and it was mere curiosity to survey the remains that led them to that part of the city. Another earthquake would not have furnished half the surprise than did the sight of that oil-soaked shack towering in majestic loneliness over the ashes of its ‘fireproof’ neighbors.

—*San Francisco Call*, May 11, 1906

# PHOTO GALLERY: SOIRÉE 2006



*From lower left: Sven and Suzi Thomasen; Craig Allison & Susan Shipley; Stewart Morton & Marty Brennan; Zane Gresham & Carole Robinson; Jennifer Sobol, Simon Snellgrove, Diane Oshima & Mark Paez; Heritage Executive Director Charles Chase, Linda Jo Fitz & Kimberly Gott; Simon Snellgrove & Alicia Esterkamp; Bridget Maley & David Cannon; Heritage Board Treasurer Dennis Richards, President Jay Turnbull & Anne Turnbull; "Pick a card, any card"*

Photos: Laurie Gordon

## ***Heritage gratefully acknowledges the following generous contributors to the 2005 Annual Fund***

Mr. David A. Abercrombie • Mr. Jay C. Aleck • Mrs. Walter B. Alvey • Dr. Michael J. Antonini • Ms. Olga Astromoff • Ms. Vicki M. Bandel • Mr. Alvin H. Baum, Jr. • Ms. Nancy Ho Belli • Mr. Ian Berke • Mr. Lucian Blazej • Maureen & Nolen Boyer • Mr. Carl R. Brancke • Mr. Brian Bringardner • Mr. & Mrs. Robert L. Buckter • Mr. Jonathan Bulkley • Ms. Kathryn A. Burns • Ms. Heidi Gehris Butenschoen • Mr. William B. Campbell • Ms. Alice Ross Carey • Mr. Gilbert H. Castle • Ms. Julie Chase • Mr. & Mrs. Dominic Chu • Mr. John T. Clark • Mr. & Mrs. William S. Clark • Ms. M. Susan Coble • Ms. Alice Coneybeer • Ms. Courtney A. Damkroger • Mr. & Mrs. Robert Dellas • Ms. Carolyn Devine • Mr. Earl Diskin • Mrs. Emily Dodge • Ms. Patricia Douglas • Ms. Pamela S. Duffy • Mr. George A.V. Dunning • Ms. Bianka Emilson • Mr. Craig Etlin & Ms. Leslie A. Gordon • Ms. Olivia Fisher • Ms. Linda Jo Fitz • Mr. David Friedman & Ms. Paulette Meyer • Mr. William Fries, II • Mr. Richard Gale • Norma Garcia-Kennedy • Mr. Gerald F. Gentile • Cyrill & Tatiana Glushkoff • Mrs. Marty Gordon • Mr. Robert Greene • Mr. Zane O. Gresham • Mr. Elliott Grimshaw • Mrs. Amanda M. Hamilton & Mr. Timothy J. Hemmeter, Jr. • Ms. Lyall F. Harris • Mr. & Mrs. Scott M. Haskins • Ms. Rebecca Hayden • Mr. & Mrs. John J. Healy, Jr. • Mr. Karl Heisler • Mr. Bruce Judd, FAIA • Ms. Jean P. Kempf • Ms. Anita La Breck • Ms. Sara Lardinois • Mr. Norman T. Larson • Mr. Tom Lewis • Ms. Dorothea R. Lyman • Mr. Robert J. Mahoney • Ms. Bridget Maley • Mr. John Marx • Ms. Julia Mason • Ms. Roseanne McNulty • Mr. & Mrs. Christopher Meany • Mr. Arthur Mejia • Mr. Michael L. Mellor • Ms. Amy Meyer • Mr. Harry E. Miller • Mr. & Mrs. Richard Mlynarik • Dr. Russell R. Monroe • Mr. & Mrs. Harold Montano • Mr. Gary Morgan • Ms. Theresa Nelson • Mr. Thomas Francis O'Leary • Mr. & Mrs. William D. O'Neill • Mr. Charles R. Olson • Mr. & Mrs. Michael Painter • Mr. Ruy J. Pereira • Ms. Katherine Petrin • Mr. Mark Pierce • Mrs. G. Bland Platt • Mr. Christopher Pollock • Mr. Jeff Preston • Doris A. Putzolu • Ms. Mildred D. Raymond • Mr. & Mrs. James T. Ream • Mr. Dennis Richards • Mr. Tim Roberts & Mr. Mark Simpson • Miss Judith Robinson • Mr. Richard Rocchetta • Ms. Helen E. Rogers • Ms. Julianne Rohmaller • Mr. Adolph Rosekrans • Mr. William Matson Roth • Mr. Gregory J. Ryken • Mr. Mark Ryser • Mrs. Mary Jane Saidy • Mr. Mark Sarkisian • Mr. & Mrs. John Schmiedel • Ms. Rebecca Lilienthal Schnier & Mr. Philip D. Witte • Ms. Erica Schultz • Mr. Scott J. Seligman • Ms. Elizabeth Seywald • Ms. Anne A. Silvern • Mr. David L. Simmons • Mr. Jesse C. Smith • Tracy & Charles Stephenson • Ms. Nancy Stoltz • Mr. & Mrs. William E. Swanson • Mr. & Mrs. James F. Teevan • Mrs. Connie M. Teevan • Mr. Norman Therkelson • Mr. & Mrs. J. Gordon Turnbull • Ms. Mary L. Turner • Mr. Jay VanMeter & Ms. Anne Luna • Mr. & Mrs. Roger O. Walther • Mr. & Mrs. Felix M. Warburg • David & Karen Wegmann • Mr. & Mrs. Ted Wildenradt • Mr. Peter B. Wiley & Ms. Valerie Barth • Ms. Casey Wingfield • Mr. Howard J. Wong • Mr. Michio Yamaguchi • Jacqueline & Robert Young • Dr. & Mrs. Raymond Zablodny • Mr. & Mrs. Lee Zeigler

## HERITAGE TOURS

### HAAS-LILIENTHAL HOUSE TOURS

Wednesdays 12 noon to 3:00 p.m.  
Saturdays 12 noon to 3:00 p.m.  
Sundays 11:00 a.m. to 4:00 p.m.

### WALKING TOURS

- *Pacific Heights*, Sundays, 12:30 p.m.
- *City Beautiful & the Civic Center*  
First Saturday each month, 1:30
- *A Walk Along Broadway*  
Second Saturday each month, 1:30
- *Beyond Union Street: A Walk  
Through Cow Hollow*  
Third Saturday each month, 1:30
- *Walk the Fire Line: Van Ness Avenue*  
Fourth Saturday each month, 1:30

*Heritage tours are free to members and their guests, \$8 for the general public/\$5 for seniors and children 12 and under*

TO ARRANGE GROUP TOURS  
Call Natasha Glushkoff, 415-441-3000

TOUR/EVENT INFORMATION  
Call 415-441-3004, or go to:  
[www.sfheritage.org/events+tours.html](http://www.sfheritage.org/events+tours.html)

*Heritage programs supported in part by  
City of San Francisco Grants for the Arts.*

## BAY AREA TOURS

- ALLIED ARTS GUILD  
Menlo Park, 650-322-2405
- CAMRON-STANFORD HOUSE  
Oakland, 510-836-1976
- CITY GUIDES WALKS  
San Francisco, 415-557-4266
- COHEN-BRAY HOUSE  
Oakland, 510-532-0704
- CYPRESS LAWN CEMETERY  
Colma, 650-550-8810 or 8811
- DUNSMUIR HISTORIC ESTATE  
Oakland (Apr-Sep) 510-615-5555
- FALKIRK CULTURAL CENTER  
San Rafael, 415-485-3328
- LATHROP HOUSE  
Redwood City, 650-365-5564
- LUTHER BURBANK  
HOME & GARDENS  
Santa Rosa, 707-524-5445
- MCCONAGHY HOUSE  
Hayward, 510-276-3010

- MEYERS HOUSE & GARDEN  
Alameda, 510-522-8897
- OAKLAND TOURS PROGRAM  
510-238-3234
- OCTAGON HOUSE  
San Francisco, 415-441-7512
- PALO ALTO-STANFORD  
HERITAGE  
650-299-8878 or 324-3121
- PARDEE HOME  
Oakland, 510-444-2187
- SAN FRANCISCO CITY HALL  
415-554-5780
- STRYBING ARBORETUM  
Golden Gate Park, San Francisco  
415-661-1316, ext. 312

## JUNE

- THROUGH JUNE 4  
Exhibition: *After the Ruins, 1906  
and 2006: Rephotographing the San  
Francisco Earthquake and Fire*  
Legion of Honor. 415-863-3330  
[www.thinker.org](http://www.thinker.org)
- THROUGH JUNE 18  
Exhibition: *International Arts & Crafts*  
de Young Museum  
415-863-3330; [www.thinker.org](http://www.thinker.org)
- THROUGH AUGUST 13  
Exhibition: *Aftershock! Personal Sto-  
ries from the 1906 Earthquake & Fire*  
Oakland Museum of California  
510-238-2200; [www.museumca.org](http://www.museumca.org)
- THROUGH AUGUST 20  
Exhibition: *Snapshot Chronicles:  
Inventing the American Photo Album*  
*Featuring Personal Albums Docu-  
menting the 1906 Earthquake & Fire*  
Main Library. 415-557-4277, [www.sfpl.org](http://www.sfpl.org)
- THROUGH SEPTEMBER 17  
Exhibition: *Xefirotarch/design series 4*  
SFMOMA. 415-357-4000  
[www.sfmoma.org](http://www.sfmoma.org)
- THROUGH SEPTEMBER 17  
Exhibition: *Earthquake: The China-  
town Story*. [www.chsa.org](http://www.chsa.org);  
415-391-1188
- THROUGH DECEMBER 8  
Exhibition: *Shake, Bake & Spin! S. F.  
and the Media in the Aftermath of  
the 1906 Earthquake and Fire*. 415-  
957-1849; [www.californiapioneers.org](http://www.californiapioneers.org)

THROUGH DECEMBER 31  
Exhibition: *Oakland to the Rescue*  
Oakland Museum of California  
510-238-2200; [www.museum.org](http://www.museum.org)

THROUGH JUNE 10  
Exhibition: *Jack London and the  
Great San Francisco Earthquake &  
Firestorms of 1906*. 415-357-1848  
[www.californiahistoricalsociety.org](http://www.californiahistoricalsociety.org)

JUNE 3, 9:30 AM - NOON  
Heritage Members Annual Meeting  
(See back page)

JUNE 13, 8:00 PM  
ADAF Lecture: *Carpets & Colors in  
the American Home, 1800-1900*  
Legion of Honor. [www.adafca.org](http://www.adafca.org)

JUNE 27, 7:30 PM  
Lecture: *Crime & Justice in San  
Francisco*. S.F. History Association  
[www.sanfranciscohistory.org](http://www.sanfranciscohistory.org)

## JULY

JULY 11, 8:00 PM  
ADAF Lecture: *On the Walls: Window  
Treatments in the American Home,  
1750-1900*. Legion of Honor.  
[www.adafca.org](http://www.adafca.org)

JULY 25, 7:30 PM  
Lecture: *San Francisco's West Portal  
Neighborhoods*. S.F. History Associa-  
tion. [www.sanfranciscohistory.org](http://www.sanfranciscohistory.org)  
415-750-9986

JULY 27 - 30  
Conference: National Alliance of Pres-  
ervation Commissions. Baltimore.  
706-542-4731; [www.uga.edu/napc](http://www.uga.edu/napc)

## AUGUST

AUGUST 8, 8:00 PM  
ADAF Lecture: *Of Show & Splendour:  
Charleston's Federal Interiors*. Legion  
of Honor. [www.adafca.org](http://www.adafca.org)

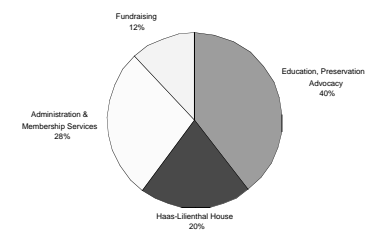
AUGUST 22, 7:30 PM  
Lecture: *San Francisco's Marina Dis-  
trict*. S.F. History Association  
[www.sanfranciscohistory.org](http://www.sanfranciscohistory.org)  
415-750-9986

## STATEMENT OF ACTIVITIES FOR THE YEAR ENDED DECEMBER 31, 2005

	Unrestricted	Temporarily Restricted	Permanently Restricted	2005 Totals	2004 Totals
<b>REVENUE</b>					
Membership Dues	\$48,080			\$48,080	\$43,015
Contributions	137,730	68,691	4,775	211,196	175,006
Grants	34,400			34,400	48,800
Educational Programs	61,388			61,388	59,645
Haas-Lilienthal House	79,175			79,175	89,030
Fundraising Event - Net	80,458			80,458	90,797
Investment Income	7,910	17,478		25,388	11,142
Unrealized gain/(loss) on securities	(393)		19,856	19,463	(2,448)
Other Income	5,902			5,902	1,757
Net Assets Released from Restrictions	66,128	(66,128)			
<b>TOTAL REVENUE</b>	<b>520,778</b>	<b>20,041</b>	<b>24,631</b>	<b>565,451</b>	<b>516,744</b>
<b>EXPENSES</b>					
Education, Preservation & Advocacy	207,592			207,592	204,895
Haas-Lilienthal House	107,595			107,595	133,118
Administrative & Membership Services	148,184			148,184	152,064
Fundraising	62,270			62,270	68,377
<b>TOTAL EXPENSES</b>	<b>525,641</b>			<b>525,641</b>	<b>558,454</b>
Change in Net Assets	(4,862)	20,041	24,631	39,810	(41,710)
Net Assets December 31, 2004 (Note 1)	274,619	87,496	562,832	924,947	966,657
Net Assets December 31, 2005	\$269,757	\$107,537	\$587,463	\$964,757	\$924,947

## STATEMENT OF FINANCIAL POSITION AS OF DECEMBER 31, 2005

	2005	2004
<b>ASSETS</b>		
Cash	\$65,906	\$72,374
Grants Receivable	37,500	37,500
Other Accounts Receivable	22,713	22,633
Securities - General Fund	243,864	237,601
Securities - Endowment	379,753	325,654
Bookstore Inventory	7,721	5,580
Prepaid Expenses	12,760	18,663
Haas-Lilienthal House (Note 2)	220,000	220,000
Furniture & Equipment - Net	16,137	21,455
<b>TOTAL ASSETS</b>	<b>\$1,006,352</b>	<b>\$961,460</b>
<b>LIABILITIES &amp; NET ASSETS</b>		
Accounts Payable	\$14,489	\$11,152
Accrued Payroll	17,283	15,036
Deposits	9,824	5,250
Deferred Revenue	0	5,075
<b>TOTAL LIABILITIES</b>	<b>41,595</b>	<b>36,513</b>
<b>NET ASSETS</b>		
Unrestricted		
Board-Designated	269,757	274,619
Undesignated	0	0
Temporarily Restricted	107,537	87,496
Permanently Restricted	587,463	562,832
<b>TOTAL NET ASSETS</b>	<b>964,757</b>	<b>924,947</b>
<b>TOTAL LIABILITIES &amp; NET ASSETS</b>	<b>\$1,006,352</b>	<b>\$961,460</b>



How Heritage Uses Its Resources, Expressed as Percentage of Revenue

### Notes:

- (1) Prior year as reported in audited financial statements.
- (2) The Haas-Lilienthal House is carried at its estimated value when donated in 1973.

### Treasurer's Certificate:

I certify that the accompanying statements were prepared from the books and records of San Francisco Architectural Heritage, without audit.

/s/ Dennis Richards, Treasurer  
April 18, 2006

## JOIN SAN FRANCISCO ARCHITECTURAL HERITAGE!

PLEASE ENTER MY  
MEMBERSHIP IN THE  
FOLLOWING CATEGORY:

- \$60 INDIVIDUAL
- \$75 FAMILY
- \$125 CONTRIBUTING
- \$250 DEFINING
- \$500 RESOURCE
- \$1500 LANDMARK
- \$2500 MONUMENT
- \$5000 ICON

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY, STATE, ZIP \_\_\_\_\_

PHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

MAKE CHECKS PAYABLE TO:  
SAN FRANCISCO  
ARCHITECTURAL HERITAGE  
2007 FRANKLIN STREET  
SAN FRANCISCO, CA 94109  
OR, CHARGE BY PHONE:  
415-441-3000

CONTRIBUTIONS ARE  
TAX-DEDUCTIBLE.



THE HISTORIC HAAS-LILIENTHAL HOUSE, A PROPERTY OF SAN FRANCISCO ARCHITECTURAL HERITAGE, IS A GREAT VENUE FOR YOUR WEDDING OR YOUR NEXT CORPORATE OR PERSONAL EVENT. THE HOUSE CAN ACCOMMODATE UP TO 150 GUESTS. FOR MORE INFORMATION, CALL 415-441-3000, EXT. 14.

## Heritage Annual Meeting

**San Francisco Architectural Heritage  
will hold its annual members meeting**

**Saturday, June 3, 2006**

**9:30 a.m. - 12 noon**

Details of the annual meeting, including venue, program and agenda, will be mailed to all members.

Look for your announcement.

Meanwhile, block out the date and time on your calendar now.

## IN THIS ISSUE:

1

SPLENDID—  
BUT LESSER  
KNOWN—  
SURVIVORS OF  
1906

2

COMMENTS  
FROM THE  
PRESIDENT

5

SOIRÉE 2006:  
ON THE  
WATERFRONT

6

STANDING UP TO  
DISASTER

9

PHOTO GALLERY:  
SOIRÉE 2006

10

CALENDAR

11

2005 FINANCIAL  
STATEMENT



SAN FRANCISCO  
ARCHITECTURAL HERITAGE  
2007 FRANKLIN STREET  
SAN FRANCISCO, CA 94109

NONPROFIT ORGANIZATION  
U.S. POSTAGE

**PAID**

SAN FRANCISCO, CA  
PERMIT No. 10581