



Downtown Landmark First to Receive Property Tax Reduction

As the first to cut through the tangle of legal requirements set forth in the Mills Act, Carey & Co. Inc., a historic preservation architecture firm in San Francisco, has successfully reduced the property taxes on its financial district office building by 50 percent.

Adopted by the State of California in 1972, the Mills Act offers owners of historic buildings tax incentives to restore and maintain their property. Depending on the type of historic structure and the rehabilitation work involved, property taxes can be reduced by half. The enabling legislation leaves it to the option of local jurisdictions to adopt the program into their legal codes. Several Bay Area cities, including San Jose, Belvedere and Vallejo, have done so and issued tax relief under its provisions.

Although the City of San Francisco formally adopted the Mills Act in 1996, no property owner had yet navigated the complex legal requirements necessary to take advantage of its savings. Carey & Co.'s 460 Bush Street office, a former 1908 firehouse entered in San Francisco's list of designated landmarks as Old Engine Company No. 2, is the city's first successful "test case."

"The law is somewhat obscure, and involves a bit of juggling and monitoring between diverse city departments and commissions," said firm founder and Heritage board member, Alice Carey. "But now that we have a handle on the requirements necessary, we feel equipped to perform this service for our clients in the future."

To become eligible for tax reductions, a property must be designated a city landmark or listed on the National Register of Historic Places, individually, not as part of a district. Property owners must agree to maintain and preserve their property according to the United States Secretary of the Interior's Standards.

To receive the property tax reduction, the owner of a qualified historic property must make application to the Planning Department to enter a formal contract with the City. The application must include a description of the nature and cost of the proposed rehabilitation, restoration or preservation work to be carried out, and a plan for continuing maintenance. The Assessor reviews the application to determine the amount of reduction in assessment allowable under the Mills Act and to estimate the reduction in property tax that would be due the City under the contract.

Review of the application, in public hearings, by the Landmarks Board, Planning Commission and Board of Supervisors then follows, with the Board of Supervisors having full and final discretion whether to enter into the contract, subject to the mayor's signature.

The term of a Mills Act contract is a minimum of 10 years, which term is automatically extended one year on the anniversary date of the agreement. Unless the owner files a notice of nonrenewal, it remains in force under all successive owners. The contract provides for periodic inspection by the appropriate city or state authorities to ensure the property owner's compliance. The Board of Supervisors may cancel the contract on evidence of noncompliance, and the Mills Act provides for a substantial penalty in that case.



460 Bush Street, Engine Company No. 2 (c. 1910)

Photo: Society of California Pioneers

Comments from the Executive Director

By now, most of our members will have received solicitation letters for our annual fund. Because our need is so great this year, I am taking this opportunity to underscore our appeal.

As we approach year's end, it is clear Heritage is experiencing the impact of the state of the economy. We are facing a shortfall of nearly \$30,000, due largely to lower revenue from tours—a reflection of reduced tourism in San Francisco—and the loss of rental income from parties and events at the Haas-Lilienthal House. These conditions make your response to our annual fund more critical than ever.



You make it happen! In accomplishing our mission of preservation education and advocacy, your annual fund gifts make the difference.

Your continuing support made it possible this year for Heritage

- to work with the Port toward the development of San Francisco's Northern Waterfront National Register nomination, to be completed by the end of 2002
- to cooperate with the Planning Department to achieve expansion of the citywide survey into the North Mission district and passage of the Central Waterfront Cultural Resources Survey, which will extend protection to historic waterfront resources
- to participate in preparation of the Mid-Market Redevelopment Area Plan for revitalization of the historic theater-loft district
- to testify before the California Energy Commission on behalf of the City of San Francisco to preserve historically and architecturally significant resources
- to promote the passage of Proposition 40, providing \$267 million for historic preservation statewide.

You make it happen in the day-to-day business of preservation. Your annual fund gift sustains our efforts to testify before City boards and commissions on the value of preserving the historic architectural qualities of our buildings and our neighborhoods. It allows us to monitor approvals for alterations and demolitions to ensure retention of our city's architectural fabric and encourage property owners to adopt sound preservation practices. It promotes our advocacy of the State Historical Building Code and our work with city officials to achieve seismic safety without sacrifice of historic and architectural integrity.

You make it happen on the education front, too. Your gifts translate to lectures, the fall symposium and the bimonthly publication of *Heritage News*, through which we continue to provide perspective on current preservation issues affecting our city and expand our knowledge of San Francisco's history. Our school program, bringing a sense of history and the value of preservation to the city's young, would not be possible without your support. Through your gifts to the annual fund, we have been able to increase our pool of trained docents and add a third day of tours each week at the Haas-Lilienthal House.

You *do* make it happen! Your year-end gift increases our ability to respond more effectively to preservation issues and to keep you better informed. We are grateful for your past support and seek your continued generosity in responding to the annual fund appeal.

Charles Edwin Chase, AIA
Executive Director

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.

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and will consider them for publication.*

Plan Threatens Historic Franklin Street Church

It is with great concern that Heritage reports plans are under consideration that threaten the historic First Church of Christ, Scientist, at Franklin and California Streets. The church has applied for a division of its large lot (137' 6" frontage on Franklin, 135' 3" on California), and will likely seek to demolish the existing church for development of housing on one lot and a new, smaller church on the other.

What is driving the project are the high estimated cost for seismically retrofitting the unreinforced masonry structure, in the face of a looming deadline, and the greatly reduced size of the congregation. The Planning Department has put the church on notice to expect opposition to their plan from the preservation community.

We certainly appreciate the predicament of the church, shared by many other congregations in the city. However, in view of the building's architectural significance—it is listed in *Here Today*, a survey adopted by the City of San Francisco—we have no choice but to advocate its retention. State law now makes it impossible to seek to designate church property a landmark without the owner's consent.

The First Church, organized in 1895, began holding services in its new building at California and Franklin, its first permanent home, in January 1913. The dedication occurred November 23, that year. The architect was Edgar A. Mathews, who, soon after, also designed the Third Church, in similar style, at 1250 Haight Street.

The Pacific Coast Architect (September 1913) published a detailed description of the church, both interior and exterior, accompanied by floor plans and a large number of equally detailed photographs. The article described the building as "worthy of considerable notice" and "a distinct and beautiful acquisition to the architecture of the community."

It appears to retain a very high degree of integrity. Its patterned brickwork still appeals to the eye, as it did in 1913, for its "exquisite blending of the tones and colors. . .varying shades of warm gray, yellow, golden brown. . .with. . .here and there. . .a red



First Church of Christ, Scientist, Franklin & California (1980)

Photo: Ward Hill

or dark chocolate brown header." There is finely detailed matt-glazed terra cotta trim and some polychrome terra cotta accents. Copper brackets support the eaves and the roof of gray-green terra cotta tile. Four pairs of large bronze doors, and fencing, gates and lanterns of the same material contribute to the church's distinctive character.

In a preliminary conversation with the church, we suggested that the congregation contact Partners for Sacred Places. The nonprofit, nonsectar-

ian organization based in Philadelphia offers consultation with churches, their leaders and congregations, to promote the stewardship and active community use of older religious properties.

Partners is building a national program that will provide technical and financial assistance to promote preservation of older churches. Heritage looks forward to the opportunity to work with the members and leadership of the First Church of Christ, Scientist, to seek an alternative to demolition.

Proposed Bayview Demolition



In a recent field survey, we noted that 4100 Third Street was the subject of a demolition permit application. The Planning Department rated the two-story frame structure in its 1976 Architectural Quality Survey.

Preliminary research by Heritage staff, with the assistance of Gary Goss,

turned up the fact that a John Peterson signed for the water connection at this site in 1888, giving a probable date for construction. That is the same year as the construction of the South San Francisco Opera House (Landmark #8) and two years after completion of All Hallows Church, both significant historic buildings in the neighborhood. Peterson operated a saloon at this location, and the Peterson family continued to own and live in the building until the mid-1940s.

We have notified the current owner of our concern and offered to discuss alternatives to demolition.

Project Continues Rehabilitation of Waterfront Resources

Continuing the exemplary rehabilitation and adaptive use of waterfront resources begun with Pier 1, a new project has come forward for Piers 1-1/2, 3 and 5.

While 5 is a separate structure, the bulkheads of 1-1/2 and 3 form a continuous wall along the Embarcadero with Pier 1. Historically, this entire group of piers is the only one in San Francisco that was dedicated chiefly to inland trade and transport.

Out of maritime use for a number of years, Piers 1-1/2, 3 and 5 have most recently provided office space and limited public access to the waterfront. All three are currently vacant. Since 1974, the Pier 5 shed and pier platform have been removed, leaving just the bulkhead in place. Most of the Pier 3 shed was demolished after 1990.

Pier 1-1/2 retains good integrity, although there has been some loss to alterations and to decay—the exterior loading aprons have fallen away. The National Register nomination notes of the interior that, “it is possible to return the space to its original character with only a minimal loss of historic fabric.”

Remaining historic features include a lobby in the bulkhead and a waiting room, the Delta Lounge, used by passengers of the Delta King and the Delta Queen, steamers that ran between the city and Sacramento a century ago. There are baggage and storerooms on the south side of the lobby. On the north, a door leads into an office with a wooden ticket booth, a vault and a steel spiral stair that leads to a mezzanine.

The project would restore the lobby to provide access to offices on the second floor and to an oyster bar proposed for the first floor. Rehab of the Delta Lounge would accommodate a restaurant that includes outdoor dining.

Pier 1-1/2 extends only about 100 feet eastward over the water. Paired pilasters divide the east-facing façade, which is capped by an articulated cornice, into five bays. That treatment turns the corner on both the north and

the south sides and continues for one bay, where the pilasters frame pairs of french doors that once led onto the loading apron. On the east elevation, there is a pair of French doors in the



Pier 1-1/2

Photo: Matthew Janiga

center bay and fixed wood windows in the others. The project will restore these existing features and add openings with compatible new windows on the north and south sides.

The large arched entry in the Pier 3 bulkhead building would continue to admit pedestrian and vehicular traffic. The original ground floor spaces, which were mostly for storage, will undergo alterations for tenant use that include



Pier 1-1/2, interior detail

Photo: Christopher VerPlanck

constructing a second floor of steel and glass within the shed, set away from the perimeter walls by three feet. Existing roof trusses in the shed will be retained and raised to allow construction of a monitor with clerestory windows and skylights. The height of the roof will be below the height of the bulkhead building.

Recently renovated, Pier 5 would be reoccupied as office space. Work on the north end of the bulkhead building, where it originally adjoined the no longer extant Pier 7 bulkhead, will provide for a cafe with outdoor seating.

Plans also provide for extending public access around the baysides of all three piers, connecting with the Pier 7 plaza to the north, and extending the

Bayside History Walk through 1-1/2 and 3. Floating docks will be available for water taxis, excursion boats and temporary private tie-ups.

Landmarks Plan for 2002-2003

The Landmarks Preservation Advisory Board has begun to consider its work program for the 2002-2003 budget cycle. There is \$50,000 earmarked for the designation of up to eight new landmarks in the coming year. At its September 18th meeting, the board heard public comment on a list of some 27 potential sites, including possible historic districts, as part of its process of winnowing the list down to the select eight candidates.

In reviewing its past work, Neil Hart, chief of neighborhood planning, noted that since 1997, the board has initiated 23 landmark nominations, of which 16 have been designated; four await a hearing from the Board of Supervisors. Fourteen additional nominations, from those years, remain in various stages of preparation.

The list of potential landmark designations includes candidates put forward by interested members of the public, community organizations and

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Rehab Converts Landmark Fire Station to Architect's Office

Heritage's published survey, *Splendid Survivors*, describes 466 (now 460) Bush Street as, "An excellent example of civic architecture on a small scale, and an example of the effect of the City Beautiful Movement on the design of utilitarian structures." One-time home to the San Francisco Fire Department's Engine Company No. 2, the two-story granite-faced building was the work of Newton Tharp, who, as city architect, oversaw reconstruction of city-owned buildings destroyed in 1906, until his untimely death just months after completion of the fire station, in 1909.

The *Municipal Record* of February 4, 1909, citing the building's masonry walls, heavy floor joists, steel studs, and wire lathe and plaster, proclaimed the new engine house to be "practically fire proof." Furthermore, walls bonded and anchored to the floors and roof rafters rendered it "as nearly earthquake proof as possible." Thus did the recovering city seek to allay fears of a repeat of the disastrous consequences, for the business district this station served, of the 1906 disaster.

In 1912, this station received the city's first "auto-drive chemical engine," and it was probably soon thereafter that the fire department removed the hay loft and horse stalls from the building. From that time until its decommissioning in 1970, the historic fire house remained substantially unchanged. Alterations in 1982, to adapt the interior for use as a bank, resulted in removal of the mezzanine and some room partitions, as well as the addition of partition walls, a bank vault, stairs and an elevator.

Alice Carey purchased the old fire station in 1999 to house her preservation architecture practice. Committed to a model preservation project, she was determined to make it a case study in the application of economic incentives for preservation, as well, including federal rehabilitation tax credits and the Mills Act (see page one story). To meet the requirements of both, she crafted a plan that would comply with the



Alice Carey waves from her auto in front of newly rehabilitated firehouse.

Photo: Hisashi Sugaya

Secretary of the Interior's Standards.

Now virtually completed, the rehabilitation has removed many non-historic features and returned the firehouse nearly to its original state.

Carey discovered that the 1982 alterations had encased—behind dropped ceilings and furred out walls—rather than removed historic features, including wainscoting, window openings, and scars from original partition walls and the hay loft. Joist pockets revealed the position of the latter. The floor plate of the newly installed mezzanine lies just below the scar line,



Workers remove historic door from concealment behind dry wall installation

Photo: Hisashi Sugaya

both to provide code-mandated headroom and to preserve traces of the historic construction.

Removal of a suspended ceiling has restored the main floor's original volume and allowed repair of the original plaster ceiling. Original plaster walls have undergone patching and repairing, as well.

The ceiling's removal also brought to light the original hexagonal opening for the firemen's pole, patched over. Carey was able to locate a historic pole that once served a San Francisco fire station. Although there is no direct evidence, the fact that it was just the right height for a proper fit in her building suggests the Bush Street station could have been its original home. Because the second floor is a tenant space, Carey could not reopen the hole but did frame it with wood trim, install the pole and seal the opening with plexiglass.

The project did retain and repaint the original circular cast iron stair in the northwest corner of the building that leads from the basement to the second floor. Wainscoting, concealed within an added transverse wall, has served as a model to reproduce the feature on the perimeter walls, but with a lighter finish to distinguish it from the original fabric.

The claims of the 1909 *Municipal Record* notwithstanding, the 90-plus year old firehouse did require a seismic upgrade. Actually, removal of the hay loft, c. 1912, may have compromised the seismic resistance of the original structure. Located against the interior rear wall, the loft would have provided lateral strength. To meet current code requirements, Carey installed two steel braces and a masonry shear wall into the building with minimal impact on historic fabric.

On the exterior, Carey has removed concrete masonry infill from historic openings in the rear wall, not visible from the street, and installed new, compatible sash and a door (there was no documentation of the original features). The primary façade retained a high degree of integrity. The original

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Library Initiates Design Review

On August 15, the Library Commission approved the schematic design for rehabilitation and expansion of the Richmond Branch. This project is the first to be reviewed under the Design Excellence Program the commission instituted in response to community demand for a larger public role in the approval process.

In November 2000, voters approved the Branch Library Improvement Bond to finance improvements at 19 existing facilities and the construction of five new libraries. Five of the seven Carnegie branches are scheduled for upgrades that include seismic strengthening, improved disabled access, infrastructure and technology modernization, and some expansion (the remaining two Carnegies were part of an earlier program). Target date for completion of all projects under the present bond program is 2010.

Heritage first learned there was community displeasure with the design schemes and the design process for the Richmond Branch early last February. Among other concerns was preservation of the building's historic integrity. Taking action to meet the public's criticism, the commission implemented the Design Excellence Program in May. This plan mandated a series of community and commission forums to integrate the public into the design process.

The program, which will apply to all the projects under the current bond, seeks to enlist the most creative architects and engineers and to achieve designs that respond to the interests of the community, library staff and library administration alike, all within budget and schedule constraints. The process also involves an independent design review panel composed of an architect, an interior designer and an urban planner to offer recommendations to the design team and assist the Library Commission in reviewing the proposals.

Initiating this program, Stoner Meek Architecture & Urban Design conducted a four-day design workshop at the Richmond Branch, June 6-9, to learn the community's views of the proposed rehabilitation and 4,000 square-foot



Schematic design for wing additions and accessible ramps at 9th Avenue entrance to Richmond branch

San Francisco Bureau of Architecture

expansion of the nearly 90-year old facility on 9th Avenue. After hearing from community focus groups representing parents, seniors, adults and teens, the design team produced four concepts, which differed primarily in their treatment of the addition to the building.

The team selected one plan for further development and refinement, which they presented to the community on the final day of the workshop. That proposal, identified as the "wings" scheme, calls for the addition of symmetrical two-story wings to the sides of the building, set back from the 9th Avenue façade and lower than the historic structure. Glazed slots separate the new structures from the old, and the simple form of the additions ensures the historic building will retain its prominence. On the 10th Avenue elevation, a two-story "transparent link" connects the wings (allowing visual access to the historic rear façade) and retains the existing separate entrance into the children's library.

The proposal responds to community concerns in providing for an enlarged library with minimal impact on the extensive landscaped site, including the children's playground. It also retains the two separate entrances, for the

adult and for the children's libraries, from 9th and from 10th Avenues. The addition of ramps from 9th Avenue will provide disabled access while preserving the historic approach and entrance to the building. The project will preserve the historic main reading room, as well.

Thanks to the "whistle-blowers" in the Richmond and to the Library Commission's willingness to respond constructively, treatment of the City's historic library buildings may avoid the preservation pitfalls that marred some earlier projects.

Landmarks

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landmarks board members. They range from street fixtures to monuments of Modernism, and include places noteworthy for their associations with the city's social and cultural history. Heritage proposed 220 Green Street for consideration, because it is where Philo T. Farnsworth, credited with the invention of television, broadcast the first television signal 50 years ago.

A future issue of *Heritage News* will report on the Landmarks Board's final selection.

City to Designate Carnegie Libraries

The Public Library is supporting the Landmarks Board's plan to designate San Francisco's seven Carnegie branch libraries. Two of the branches that have undergone alteration in recent years—the Chinatown (erstwhile North Beach) and the Mission branches—are completing the landmark process now. Case reports for the remaining branches, included in the Library's current bond program for rehabilitation and expansion, are in various stages of development.

The Richmond Branch was the first of the seven neighborhood libraries that the City of San Francisco built with money from a Carnegie grant. The American industrialist, Andrew Carnegie, began to finance free public libraries in 1886, first in his birthplace, Dunfermline, Scotland, and then in the towns in the United States that were home to his steel mills.

His philanthropy generated public opposition in Homestead, Pennsylvania, site of a four-month strike and lockout at his plant, in 1892, in which guards in the employ of the company killed several striking workers and National Guardsmen protected strikebreakers. As labor-led opposition spread to other communities, Carnegie changed his tack, in 1898, requiring local authorities to apply for funds rather than initiating the grants himself.

When San Francisco's mayor, James D. Phelan, obtained Carnegie's consent to a \$750,000 grant, in June 1901, the city's organized labor opposed accepting the money. The question took on a local dimension when Phelan called out the police to break a strike of teamsters and waterfront workers in the summer



Presidio Branch Library
G. Albert Lansburgh, 1921 Photo: Kevin Levine

of that year. Opposition to Phelan and to the library plan intensified and contributed to the election of Union Labor Party candidate for mayor, Eugene Schmitz, later that year.

Nevertheless, Phelan supporters on the Board of Supervisors engineered a vote of the board to accept the Carnegie grant. Ten eventful years ensued during which labor continued to fight the grant; and the 1906 earthquake and fire, the graft trials that followed, and the task of rebuilding the city brought the library issue to an impasse.

During that time, in 1910, Phelan and the other library trustees tried to divert all the Carnegie grant to construction of the main library. This drew the following rebuke from Carnegie himself: "When the city resolved on an extravagant architectural ornament that will be entered only by the well-to-do who have books of their own, my heart is not in it. Do let us provide your Branch Library Buildings and the city take its grand architectural monument in its own hands and relieve us."

Finally, in 1912, the city's voters refused to approve a measure on the ballot to reject Carnegie's money. With that decision, San Francisco moved quickly to put the money to work.

The terms of the San Francisco Carnegie grant were typical of those required of other communities: the city should provide proper sites for the libraries and commit \$75,000 per year to their maintenance. At the time of the original offer, Carnegie stipulated that no more than about half the sum of \$750,000 should go toward the construction of the main library.

Between that time and the acceptance of the grant in 1912, Carnegie ceased the practice of giving money for central libraries, believing it more effective to bring libraries into the people's neighborhoods. Nevertheless, he agreed to honor the provisions of the 1901 agreement. A voter-approved bond issue augmented the main library construction fund with \$780,000.

The seven Carnegie branches, constructed between 1914 and 1921, greatly increased the public's access to library resources. The city's first branch libraries opened in 1888, in rented spaces in North Beach, the Mission and the Potrero. By 1901, three more had opened, in the Richmond, South of Market and the Western Addition. Phelan donated the first structure built specifically for a public library, at 4th and Clara Streets (1901). A branch built on 16th Street near Market (1904) was also the gift of a private citizen.

While the Carnegie grants carried no strict design guidelines, a certain model evolved over time, codified by Carnegie's private secretary, James Bertram, in *Notes on the Erection of Library Buildings*. This called for a symmetrical rectangular plan building with a single story over basement, and an entry through a small vestibule that

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Richmond Branch
Bliss & Faville, 1914 Photo: Kevin Levine



Sunset Branch
G. Albert Lansburgh, 1914 Photo: Tim Kelley

San Francisco: Early Prints 1848-1900

Kathleen Manning

Windgate Press, Sausalito, 2002

Sausalito's Windgate Press has produced another fine publication related to San Francisco's visual history. It is a portfolio of 20 popular prints—engravings and lithographs—reproduced from originals in the California State Library and the Kathleen Manning Collection.

Ms. Manning, who formed her collection in 30 years as a rare book and print dealer, authored the accompanying booklet. In it she briefly describes the printmaking methods in use during the last half of the 19th century: steel and copper plate engraving, wood engraving and lithography (also chromolithography).

Before the mass production and publication of photographs was feasible, such prints were the principal media through which the world received images of the fabled Gold Rush



city on the Pacific. They enjoyed wide circulation, appearing in periodicals, such as *Harper's Weekly*, and newspapers, which often sent their own artist out to make the original illustration from which the engraving or lithograph was produced.

The earliest in this collection is a rather dreamy view of San Francisco in 1848, when it was still barely a bayside

village (although its London publisher described it as having a population of 160,000!). The latest is a 1912 print titled "Exposition City," in anticipation of the Panama-Pacific International Exposition. In between, you will find a couple of bird's-eye views, a five-part panorama from Russian Hill (1863), tourist attractions such as the Telegraph Hill Observatory and the Cliff House, and a fine view of Claus Spreckels' new California Sugar Refinery, on the bayshore.

In some cases, Windgate has enlarged or reduced the original print size in order to fit the published format, and digital processing has eliminated some minor defects. While such prints were part of the mass media of their time, their production was never in the quantities possible today. Consequently, and as they were of the order of ephemera, they have become scarce and, of course, highly collectible, in today's world. That makes this collection of high quality reproductions all the more welcome.

Bungalow Bathrooms

Jane Powell with

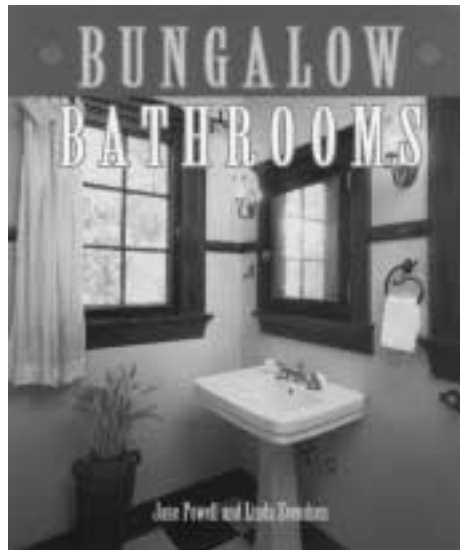
Photographs by Linda Svendsen

Gibbs-Smith, Salt Lake City, 2001

The opening chapter of *Bungalow Bathrooms* offers a diverting history of the bathroom, bathing and the other activities related to that facility, and details the evolution of fixtures and furnishings to accommodate them.

The reader receives fair warning at the start: the author likes puns, and she invokes them primarily to introduce subsections of the book (Air to the Throne, Flush with Pride). Though she has her fun, the author is very serious about her subject, and a fascinating one it is.

Powell readily admits that the scope of the book goes beyond the bungalow to include bathrooms in all styles of houses and apartments from about 1870 through 1950, from Italianate to early Ranch. Whatever style your home, she has set out to convince you to restore or recreate a period bathroom. Recognizing that this purpose runs counter to the fashion of the '90s to modernize,



she notes that it is possible to make historic bathrooms function for the 21st century without compromising their integrity.

Observing that, in time, any remodel will appear dated, Powell states, "A

bathroom that is appropriate to the period of the house. . . appears timeless. It belongs there."

To help the reader achieve that timeless quality, the book reviews the various elements of the bathroom: fixtures, floor covering, treatment of walls and windows, and furnishings down to knobs, hinges and latches appropriate to the period and style of home. For each, Powell offers two options, the "obsessive restoration" and the "compromise solution."

A larger message of *Bungalow Bathrooms* is one that remodel architects and buyers of older homes often ignore: "If your house is old," Powell writes, "you are not the first owner, and you will not be the last. We are only temporary caretakers of these houses and should not do anything that some subsequent owner will be cursing us for."

To coax the still-reluctant reader, Powell observes, "It's never been easier to find what you need for a historic bathroom." That goes for manpower and materials. She suggests which professional and skilled people you may

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Planning Holiday Open House

Christmas in August? Well, not quite, but that is when we at Heritage start to plan for our annual Holiday Open House. While our chilly summer days may put us in mind of winter temperatures, the event will take place, as usual, in December—Sunday, the 8th of December, to be exact. By that time, the Haas-Lilienthal House will be properly done up in holiday decor, and we'll all be in a festive mood.

When you read this, we will have already ordered our Christmas tree, a spectacular 13-foot fir that will sit, magnificently decorated, in the front parlor of the house, and Santa Claus will have had word that we will expect him to make an appearance to delight the children. Live holiday music will greet visitors, and there will be light refreshments, including wine and hot cider to raise holiday spirits.

The Haas-Lilienthal House bookstore will have some attractive bargains that should help you reduce the length of



Photo: Liz Edlund

your holiday gift list. Heritage members can take advantage of their 20 percent discount privilege on all purchases. In addition to Santa, children will want to be sure not to miss the train room, with its operating antique train layout.

We will be mailing invitations to the

Holiday Open House to all Heritage members, but be sure to put the date and time on your calendar now: Sunday, December 8, from noon until 3:00 pm (Santa's expected around 2:00). The event is free to members and their guests. The charge for non-members is \$10 and \$5 for non-member seniors and children 12 years of age and under.

And Elsewhere . . .

San Francisco's Octagon House, at Gough and Union, decorated for the holidays and offering hot cider and cookies, will be open Sundays, December 1 & 8, and Thursday, December 12, from noon to 4:00 pm. Admission is free, but contributions are appreciated, and visitors are invited to bring an unwrapped toy for the firefighters' toy drive for needy children. To learn of holiday activities at other house museums, send \$1 and a self-addressed stamped envelope to BAHHM, 1650 Vining Drive, San Leandro, CA 94579.

Libraries

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gives access to a large reading room.

Placement of windows six feet above the floor allows continuous shelves beneath them along the perimeter walls, while low freestanding bookcases could serve as room dividers without impairing the librarians' ability to oversee the entire reading room from the service desk. The basement would accommodate a public lecture room, toilets and service spaces. In time, the guidelines included provision for a separate children's reading room.

San Francisco's Carnegie branches pretty consistently follow this program. The design for the Richmond Branch, by San Francisco architects Bliss and Faville, drew praise from Bertram. The fine, rather austere exterior seemed to be just the effect he looked for: "As far as I remember the plans," Bertram wrote to Phelan, "they were admirably simple and practicable, and I hope that the other plans will follow the same line."

They did not, at least in Bertram's



Golden Gate Valley Branch
Ernest Coxhead, 1918

Photo: Kevin Levine

view. He complained of later designs for placing architectural expression above practicality. Plans for each of the remaining six buildings drew criticism from Carnegie's watchdog in the same vein as his observation regarding the Noe Valley Branch: "One is somewhat disposed to think that an architectural achievement has been aimed at."

And architectural achievements they are. In addition to Bliss and Faville, the architects included other notable San Francisco practitioners: G. Albert Lansburgh (Mission, 1915; Sunset, 1918; North Beach/now Chinatown, 1921; and Presidio, 1921), Ernest Coxhead (Golden Gate Valley, 1918) and John Reid, Jr. (Noe Valley, 1916).

All seven libraries remain in service and have retained generally good integrity. Only the Mission and Chinatown branches have suffered some unsympathetic alterations as a result of recent retrofitting. The Library's design review process (see story page 6) should protect the others as plans for rehabilitation move forward, and, ultimately, designation of all seven should ensure survival of these Carnegie monuments for many years to come.

—Principal source for historical information in this article: Tim Kelley, Context Statement: Origins of the Seven San Francisco Carnegie Branch Libraries, 1901-1921.

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

Dunsmuir House & Gardens
Oakland (April - September)
510-615-5555

Falkirk Victorian Estate
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

Meyer's House & Garden
Alameda, 510-521-1247

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 Museum
Oakland, 510-444-2187

San Francisco City Hall
415-554-5780

Strybing Arboretum
Golden Gate Park, San Francisco
415-661-1316, ext. 312

Continuing Heritage Events

Haas-Lilienthal
House Tours
Wednesdays 12 noon to 3:00 pm
Saturdays 12 noon to 3:00 pm
Sundays 11 am to 4:00 pm. \$5

Pacific Heights
Walking Tour
Sundays 12:30 pm. \$5

*All regular Heritage tours are free to
Heritage members and their guests*

Group Tours by
Arrangement
Call Natasha Glushkoff, 415-441-3000

For information about
current Heritage events
Call 415-441-3004

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

November

Through November 3
Exhibition: *Eternal Egypt: Masterworks
of Ancient Art from The British Museum*
Legion of Honor. 415-863-3330
www.thinker.org

Through December 13
Exhibition: *The High Sierra of
California: Woodblock Prints by Tom
Killion*. Mechanics' Institute
415-393-0100; www.milibrary.org

Through December 20
Exhibition: *Points of Interest*. Society of
California Pioneers. 415-957-1849
www.californiapioneers.org

Through January 5, 2003
Photo Exhibition: *Sicilia in Festa—
Sicily Celebrates*. Museo Italo-
Americano. 415-673-2200;
www.museoitaloamericano.org

Through February 16, 2003
Exhibition: *Hidden in the Walls*. The
Magnes Museum (See page 11)

November 1 & 2
Event: *Celebrate Eichlers* (See page 11)

November 6, 7:00 pm
Lecture: Greg Lynn, *The Intricacies of
Form*. College of Environmental Design
UC Berkeley. 510-642-0324
http://arch.ced.berkeley.edu/news/lectures

November 6, 7:30 pm
Paul Adamson, Marty Arbunich, Ernie
Braun. *Eichler: Modernism Rebuilds
the American Dream*
Builders Booksource, Berkeley
510-845-6874; www.buildersbooksite.com

November 13, 7:00 pm
Lecture: Mark Jarzombek, *Memory and
the Rebuilding of Dresden*. CED/UC
Berkeley. 510-642-0324
http://arch.ced.berkeley.edu/news/lectures

November 16 - March 23
Exhibition: *Architecture + Water*
SFMOMA. 415-357-4000; www.sfmoma.org

November 16 - March 23
Exhibition: *Body Design*
SFMOMA 415-357-4000; www.sfmoma.org

November 20, 7:00 pm
Lecture: Rene Davids & Christine
Killory, *Merging*. CED/UC Berkeley
510-642-0324
http://arch.ced.berkeley.edu/news/lectures

November 21, 7:30 pm
Lecture: *A Year of Mud and Gold: San
Francisco in Letters and Diaries,
1849-1850*. S.F.H.A. 415-750-9986

December

December 4, 7:00 pm
Lecture: Billie Tsien, *Some Things in
Common*. CED/UC Berkeley
510-642-0324
http://arch.ced.berkeley.edu/news/lectures

December 7 - February 9
Exhibition: *Casting a Spell: Winslow
Homer, Artist and Angler*. Legion of
Honor. 415-863-3330; www.thinker.org

December 8, Noon - 3:00 pm
Heritage Holiday Open House
(See page 9)

December 10, 7:30 pm
Slide presentation and performance:
San Francisco in Song.
S.E. Museum & Historical Society.
415-775-1111 www.sfhistory.org

Firehouse

continued from page 5



Raising fireman's pole into position at old Engine Company #2
Photo: Alice Carey

large entry doors and the flanking cast metal light sconces were no longer in place. There had been some replacement of glazing, in the copper-clad lunette over the doorway.

After a lengthy pursuit, Carey has turned up red globes for new, compatible replacement light sconces. The building's granite facing required little more than cleaning and the removal of bolts from nonhistoric signage. Matching stone plugs were fashioned to fill the resulting holes.

The original copper-clad main doors were among the original features that Carey found encased behind later interior walls. A previous alteration had removed them but stored them on site. These now stand on display in the lobby of the newly rehabilitated firehouse. Current code did not allow returning them to their original use.

Bathrooms

continued from page 8

need to engage for your project, how to work with them and what to expect from them. A list of resources available around the country concludes the book.

Architectural Fragments

An exhibition titled *Architecture + Water* will open at the **Museum of Modern Art** on November 16 and run through March 23, 2003. It will explore the challenges encountered when designing buildings on or near water through five recent international projects that integrate water and design. Joseph Rosa, curator of architecture and design at SFMOMA, characterizes the exhibition as "not merely about architecture that happens to be by the waterfront; rather it presents designs that embrace the context of the waterfront and look at it in compelling and innovative ways."

The Johnston House Foundation and the Spanishtown Historical Society will host self-guided tours of the National Register-listed **Johnston House**, in Half Moon Bay, on the weekends of November 2-3 and 9-10, from 10:00 am until 4:00 pm each day. There will also be an afternoon tea service (requiring reservations) at the Ocean Shore Railroad depot, recently relocated near the house, and a holiday boutique. Proceeds benefit restoration of the Johnston House, a classic saltbox type, rare in California, built by Scottish immigrant James Johnston, in 1853. For more detailed information call 650-726-7084 or visit www.johnstonhousehmb.org.

Celebrate Eichlers, a two-day event this fall, free to the public, will mark the 50th anniversary of Eichler homes and coincide with the publication of a new book, *Eichler: Modernism Rebuilds the American Dream*. Organized by the **Eichler Historic Quest** committee, a volunteer group that is advancing National Register nominations for two Eichler subdivisions, the event is the first-of-its-kind showcase of historical Eichler Homes photographs and other exhibit materials. Speakers and Eichler-specialized home improvement vendors will also participate. The dates are November 1 and 2, at Cubberley Community Center auditorium, in Palo Alto. For more information call 650-627-8100, e-mail Eichler@totheweb.com or visit www.eichlernetwork.com.

The perception that a lot of good Modern architecture in California is being lost to demolition or unsympathetic alterations has led the **State Historic Resources Commission** to form a modern cultural resources committee. Co-chaired by commissioners **Lauren Bricker** and **John Anderson**, the committee includes a representative from the Northern California chapter of DOCOMOMO and others from around the state who can help the commission develop a focus on the heritage of Modernism.

Citing competition from internet sales, **William Stout Architectural Books** has closed its SOMA outlet, at 27-A South Park, and curtailed hours at the 804 Montgomery Street store. Stout will no longer be publishing large catalogues and is referring customers to the store's internet site for current titles and to place orders (www.stoutbooks.com). Bill Stout notes that while he intends to keep the Montgomery Street store current with the latest material, he says its future is uncertain. As the season for holiday shopping approaches, remember to support this valuable community resource .

The **Magnes Museum**, a cultural partnership uniting The Jewish Museum San Francisco and the Judah L. Magnes Museum in Berkeley, presents *HIDDEN IN THE WALLS: The Time Capsule from San Francisco's Lost Sanctuary*. Inspired by the recent discovery of a cornerstone time capsule placed in 1895 in a now-abandoned synagogue on Bush Street, this exhibition of rare documents, photographs, portraits, architectural remnants and ceremonial objects reveals the untold story of Ohabai Shalome, a pioneer congregation founded in 1865. *HIDDEN IN THE WALLS* is on view at The Magnes Museum's Berkeley location: 2911 Russell Street, October 27, 2002 through February 16, 2003. For exhibition hours and other details, visit www.magnesmuseum.org, or call 415-591-8800.

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Haas-Lilienthal House, Double Parlor

Photo: Doug Keister

The historic Haas-Lilienthal House, a property of San Francisco Architectural Heritage, is available for private or corporate events. The House can accommodate up to 150 guests. For information call (415) 441-3011.

Better Watch Out!



Photo: Liz Edlund

Haas-Lilienthal House, December 8



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