



TERRA INCOGNITA: SHEDDING LIGHT ON 'THE OUTSIDE LANDS'



Large areas of undeveloped sand dunes in the Sunset appear in this c. 1938 photo Photo: Moulin Studios, courtesy of Larry Rogers

When the Park and Ocean Railroad began its operation, on December 1, 1883, the western end of the city became a favorite recreation destination for low and middle-income families. For years, generations of San Franciscans enjoyed the long beaches, amusement parks and the healthy fresh air of the ocean.

Today, for residents and visitors to San Francisco alike, the Sunset and the Richmond neighborhoods that grew up in the city's "outside lands," also ominously labeled the "Great Sand Waste" on some old maps, are known best for their monotonous grid of straight avenues and cookie-cutter homes. But the quiet middle-income neighborhoods near the foggy coast belie a storied and culturally diverse history.

Until now, the story of these neighborhoods has gone largely untold and unrecognized, but a handful of volunteers have decided to engage in some consciousness raising. Woody LaBounty, David Gallagher, Arnold Woods, Felicity O'Meara and Brady Lea formed the Western Neighborhoods Project (WNP), in 1999. LaBounty had recently returned to San Francisco after a brief relocation to North Carolina, where he came to realize how deeply he missed his native Richmond district.

Back in the city, he began to research the Richmond at the Main Library and the California Historical Society. He found little material, apart from land titles or information on large tourist destinations such as the Cliff House. To fill the information void, LaBounty and his friends formed the WNP and, thinking there really was not much out there, ambitiously decided to cover the whole, mostly ignored, west side of the city: the Sunset district, West of Twin Peaks, and Oceanview/Merced Heights/Ingleside (OMI), as well as the Richmond. Little did they suspect that they were stepping into a *terra incognita* of recent suburbs looking for their identity.

But what could that identity be? Compared to Pacific Heights or North Beach, the architecture of San Francisco's western neighborhoods may seem dull. The *National Trust Guide—San Francisco* describes an

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COMMENTS FROM THE PRESIDENT

THE OLD PORT, A NEW RESOURCE

In case you weren't watching, unless well-made plans unravel, San Francisco is about to secure a new Northeast Waterfront National Historic District. It is, perhaps, the largest (certainly the longest) maritime historic district in the nation, and it's a cause for celebration in myriad ways.

How, you might ask?



First, this Historic District designation enables the creative development of the existing historic wharves and piers through adaptive reuse conforming to strict Federal Standards by private developers working with the Port. These developers receive tax credits for rehabilitating the district's historic buildings and other resources. They make money through preservation, while we get new community-oriented resources: a farmers' market, waterfront promenades, a recreation complex, new marinas, an updated ferry terminal, where before there

were beautiful but hulking, grimy, nearly abandoned piers, wharfs and offices.

The district will go a long way in assuring the retention of a neighborhood of buildings and sites that are important to our understanding of the labor movement in San Francisco in the 1920s and '30s, and to our memory of Harry Bridges and the efforts he and the longshoremen made to improve their working conditions and their lives. Their fight had national significance in creating a new American view of the place that the Labor Movement plays in our culture.

The tourist trade and the food and recreation industries get a boost from the interest that has begun to develop around the Embarcadero as a fun destination and as a free-time resource. Resident and visiting joggers, skaters, walkers, diners and theater-goers seem to be flocking to the waterfront (and spending money) together. In this city where we often segregate our local activities from that of the tourists, I doubt this scene would have developed if the Port had demolished the existing buildings and piers and redeveloped the waterfront as new offices, shopping centers and tourist oriented emporia. The creation of the historic district will assure that this mixed character will be able to flourish.

Last of all, for us, the preservationists, the pending district is a demonstration of the best way that historical preservation can insinuate itself into a process and help generate a master plan that appears to be very popular with the electorate and can boost our economy in these moribund times.

Congratulations are due—perhaps just a bit premature, but I don't get too many opportunities to offer them. The staff of the Port Commission has done a fine job of administering a planning process that grew out of Proposition H, approved by voters in 1990, and resulted in the recognition of the value of this historic resource that is about to become a national district. The Port commissioners who have served since the passage of Prop H have taken what they saw, at first, as an unwelcome constraint and, to their credit, accepted the alternate view of allied development and preservation.

Most of all, I want to congratulate our own executive director, Charles Chase, who, upon arriving here from Charleston, South Carolina, recognized the value to our history in the creation of a historic district and worked tirelessly with the Port staff to include preservation in its view of the waterfront's future. Thanks, Charlie.

Bruce V.A. Bonacker, AIA
President

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Heritage News is published
six times a year by

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REHAB PROJECTS HIT BY CHANGING TIMES



When the economy was red-hot and San Francisco was a dot-com boomtown, Heritage reviewed many projects for adapting historic warehouse/industrial buildings to office use. Under-utilized buildings that were relics of a by-gone economy attracted developers eager to accommodate entrepreneurs of the information age.

The impact on these resources was mixed. It was heartening to experience the intense activity that returned to historic neighborhoods, and while not all alterations or additions were as architecturally sympathetic as they might have been, historic buildings did benefit from rehabilitation and seismic upgrades.

Now that the “new” economy has proven susceptible to the cycles of the “old” economy, many of those rehabilitated spaces sit vacant. With a gross surplus of office space that holds little promise of being taken up soon, developers are seeking other uses, including residential.

An office project involving a South End warehouse that Heritage first reviewed three years ago and saw through various refinements during the following year, never made it off the drawing boards. The project sponsor had all approvals in hand when the commercial real estate market took its tumble last year. This summer, the developer was back asking us to review a residential project for the site.

The California Warehouse, at 699 Second Street, is one of the oldest in the

South End Historic District (1882). The brick structure, which escaped destruction in the fire that followed the 1906 earthquake, underwent alterations in 1911 that included insertion of a mezzanine with new window openings, and the application of cement stucco to the exterior walls.

In the years since then, 699 Second Street endured a variety of changes, though none that substantially altered the building’s historic character. Occupying a 137.5-foot square lot at the northeast corner of Townsend and Second, its principal façades present relatively spare ornamentation. A portal admitted railcars on a spur track directly into the warehouse, reportedly the first in San Francisco to have this feature.

The current plan for the site, which includes the vacant property to the north, would provide 111 residential units. The railcar portal, whose historic function will be memorialized by brass rails embedded in the pavement, will give access to parking on the basement and groundfloor levels.

Housing will occupy the second floor of the warehouse and a three-story rooftop addition set back eight feet from the parapet, whose construction will require gutting the interior. Heritage expressed concern over this and urged a redesign to retain the structural bay at 2nd and Townsend, and removal of the second floor above the entry lobby. Completing the project will be a four-story addition on the adjoining vacant site, whose overall design we

CORRECTION— CLARIFICATION

Last issue, Heritage News reported that the First Church of Christ, Scientist, at California and Franklin, had applied to the City for a lot division in anticipation of demolishing the historic church building for construction of a smaller church and housing on the site. That is incorrect. The church has discussed this option with the Planning Department, among others it may pursue, if fundraising to pay for a multi-million dollar seismic retrofit proves beyond the congregation’s reach. With the deadline for compliance with the City’s unreinforced masonry building ordinance just two years away, the church must still be considered on the endangered list.

found compatible with the historic district in rhythm, massing, materials and details.

A second project was already in progress when the economy faltered. Located adjacent to the city’s traditional north of Market retail and financial districts, 333 Grant Avenue (Landmark #141) originally housed operating equipment, offices and customer service for the Home Telephone Company. The architect was Coxhead and Coxhead (1908), who achieved a striking building characterized by giant order Corinthian columns and the mannered treatment of classical details Ernest Coxhead favored.

The economic downturn forced the developer into default last year, in mid-construction, but not before some rather unfortunate alterations had taken place. The lobby’s remaining historic decorative details, whose retention we understood to be ensured, were utterly destroyed. An ungainly seismic shear-wall had been constructed, as well.

The present developer proposes to complete the rehabilitation of 333 Grant Avenue in accord with The Secretary of the Interior’s Standards, adapting it for about 50 residential units with retail on the first two floors. Changes will have only a minor effect on the building’s exterior historic features.

SUNSET DISTRICT EARTHQUAKE REFUGEE SHACKS



Photos: David Gallagher

In 1906, after the earthquake and fire, thousands of San Franciscans were left homeless. The San Francisco Relief Corporation built 5,610 small shacks to shelter these refugees. According to Jane Cryan, founder of the Society for the Preservation and Appreciation of San Francisco's Refugee Shacks, only 19 shacks are still standing.

In August, Heritage learned that the owners of 4329 and 4331 Kirkham Street had filed an application for demolition. Several years ago, Cryan had certified that each of these two

humble structures had been constituted by joining two refugee shacks. The present owners acquired them in such bad condition that they would have proceeded with demolition by now if attention had not been drawn to their historical significance.

Heritage contacted Woody LaBounty, of the Western Neighborhoods Project, who decided to try to save the shacks.

The owners agreed they would pay to move them off the lot, and LaBounty is hoping to find a place to relocate them for restoration and exhibit as historic artifacts.

The Museum of San Francisco would love to have the shacks, but they do not yet have a place for them. The Presidio Trust would agree to accept the shacks (there are two restored shacks at the former army base now), until a permanent site becomes available, but would require rent. As of press time, the future of the shacks remains uncertain.

Think you have a refugee shack? Check the specs. According to Ms. Cryan's research, they were of a very particular design: single-wall redwood construction with four 4X4 corner posts, 2X4 top and bottom plates and no intermediate studs. Fir floor boards were 1X6 tongue and groove, and siding was board and batten. One by three roof lath, six inches apart was nailed to 2X4 rafters.

PORT REGISTER NOMINATION

The National Register nomination process for the North Waterfront is nearing completion, one year after the project began. Listing on the register is one of the implementation measures of the Bay Conservation and Development Commission's San Francisco Waterfront Special Area Plan and the Port's Waterfront Land Use Plan. These plans established the policy framework for the revitalization of the waterfront through the rehabilitation of historic resources to support a variety of new uses and the development of a network of public access and open spaces.

Michael Corbett, who managed Heritage's early surveys, heads the historic resource consulting team for URS Corporation, the firm that is preparing the nomination. The Port anticipates submitting the nomination to the State Office of Historic Preservation early in 2003.

COURT REJECTS EMPORIUM SUIT

In a decision filed September 30, the California Court of Appeal affirmed the trial court's judgment in refusing to block the Bloomingdale's project at the site of the historic Emporium department store. San Franciscans Upholding the Downtown Plan, composed of five city residents, had initiated the failed suit in San Francisco Superior Court, November 2000.

On appeal the plaintiffs cited three issues. They argued that the project was inconsistent with the San Francisco General Plan, in particular the Downtown Area Plan, which requires the preservation of significant buildings, unless it can be demonstrated they have no remaining market value.

Secondly, appellants contended that the City violated the California Environmental Quality Act by certifying an inadequate environmental impact report and approving the project despite its significant environmental impacts and the existence of feasible alternatives. Finally they argued that there was insufficient evidence to support the finding of blight required

by California law to incorporate the project site into the Yerba Buena Redevelopment Area.

The appellate court's 55-page ruling concluded that the City and its agencies had reviewed opposing viewpoints, "considered them extensively," and selected one project alternative on the basis of the evidence. The court concurred with the City's finding of "substantial blight within the project area," and its conclusion, after considering the costs of rehabilitation and seismic retrofit, that the Emporium building "had no substantial remaining market value," and that there were no feasible alternatives to the developer's proposed project.

"We conclude," the court wrote, "that there is substantial evidence to sustain these determinations and findings, and that the actions and decisions of the City in certifying the EIR and approving the inclusion of the Project in an expanded redevelopment area were neither arbitrary or capricious."

CITY PLANNERS COMPLETE PHASE I OF INNER MISSION NORTH SURVEY

City Planning staff submitted the *Inner Mission North Survey Results and Draft Context Statement* to the Landmarks Board for review, on September 18. The product of Phase I of the survey process, this document, which the board endorsed with some revisions, includes a completed form on each of 420 resources within the survey area (shown in the accompanying map).

The forms provide an architectural description and information such as date of construction and present ownership, accompanied by a current photograph of each building. Surveyors found a variety of historical uses in the neighborhood, including residences, churches, union halls, and manufacturing, warehouse and commercial buildings. The breakdown of residential building types was 52 single-family and over 300 multiple-family homes, including flats, apartment buildings and residential hotels.

With the neighborhood's period of significance defined as the years between 1853 and 1943, the survey identified a wide range of typical San



Typical "Romeo Flat" on Woodward Street.
Photo: Planning Department

North Mission Cultural Resource Survey Area



Francisco architectural styles and periods. Because the fire that followed the 1906 earthquake destroyed most of the survey area, however, there are relatively few representatives of 19th century styles: 13 Italianate and 11 Queen Anne structures. The preponderant styles are Classical Revival (111 examples) and Edwardian (79), while the balance includes Craftsman/Bungalow (39), Spanish Colonial Revival (37), Mission Revival (20), Beaux-Arts (14), and Art Deco/Moderne (15). Some eighty structures range over 10 other style categories or are described as "mixed" or "other".

A characteristic San Francisco residential building type (not exactly a style), which the survey calls "perfect four" or "perfect six," exists in significant numbers in the survey area. These are two- or three-story buildings with two bays of flats separated vertically by a central stair, which may be enclosed, with windows at the landings, or open to the outside. The ones with an open stairway are locally known as "Romeo Flats," because the balcony landings between the floors overlook the street, evoking the romantic image of Verona's young lovers.

There are just five previously designated historic resources in the Inner Mission North. These are the Tanforan Cottages at 214 and 220 Dolores Street (Landmarks 67 & 68, also on the California and the National Registers) the Mission Armory at 1800 Mission (Landmark #108, also California and National Registers), the Sheet Metal Workers Hall at 224-226 Guerrero (Landmark #150), and the Victoria Theater, 2961 16th Street (Landmark #215). The Levi Strauss Factory at 250 Valencia is a "Structure of Merit," under Article 10 of the Planning Code.

With the continued support of a Certified Local Government grant, the Planning Department began Phase II of the Inner Mission North survey in October. In this evaluative stage, surveyors will gather information—particularly with regard to each resource's level of integrity of location, design, setting, materials, workmanship, feeling and association—that allows determination of National Register eligibility.

Thereafter, staff will prepare the final and fully developed context statement, providing a comprehensive history of

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Outside Lands

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area of “modest homes and apartments, many of them characterless structures built after World War II,” while the *Let's Go City Guides, San Francisco*, characterizes the Richmond and Sunset as “quiet and fairly bland residential areas” with “no sights of note.” But just because the sights of the western neighborhoods may not be exceptional does not mean they are not worth seeing. What there is to see is simply much more subtle.

The Architectural and Historic Survey of the Greater Sunset is a project of the Sunset and Parkside Education and Action Committee (SPEAK), a non-profit created in 1969. The survey began three years ago, when SPEAK asked its members to “designate the buildings that give residents of the Sunset and Parkside the most pleasure.”

This informal survey does not focus on landmark-quality buildings, according to Mary Anne Miller, secretary of SPEAK and a former city planner who is promoting the survey. For the most part, it will identify attractive buildings that mark a period or represent a style, with the objective of preserving neighborhood character. “We do not want ‘new’ Victorians,” Miller says, delicately sipping tea in the Art Deco Ocean Park Motel (one of the buildings that may make the list), owned by SPEAK’s president, Marc Duffett. Her allusion is to misguided attempts of some developers to meet preservation-



Mary Anne Miller and Marc Duffett, secretary and president of SPEAK, outside Duffett's 1936 Art Deco motel on 46th Avenue

Photo: Laure Latham

ists' criticism by giving new structures a “historic” look.

Once the survey has been completed, the information will become available to builders, remodelers and city planners, in some digital format, perhaps a CDROM. For any new construction, addition or remodeling, an interested party will be able to enter an address and see what the street or nearby blocks look like and make some determination whether the proposed project is compatible with the context in scale, massing, materials and design. When Woody LaBounty learned of SPEAK’s interest in going a step further and making the data available on line, he offered his help and to host the survey on WNP’s own web site (www.outsidelands.org).

This is not to say that residents in the outside lands are disinterested in identifying and preserving landmark-worthy structures. In fact, it was a grassroots effort of Sunset neighbors who rallied to save the old Shriners Hospital and successfully get the City to designate it a landmark. More recently, SPEAK has proposed designation of the Conservatory of Music at Ortega and 19th Avenue.

The organization also put forward the unusual beach house at 1984 Great Highway, built by San Francisco fire chief Dennis T. Sullivan, in 1905. Now a

church, the building is sheltered by state law from local landmark ordinances without owner consent.

Even some humble buildings may rise to the level of landmark significance, within the context of the neighborhoods' development. This year, the Landmarks Board has considered recognizing the noteworthy contribution of developer Henry Doelger. The San Francisco builder may not be cited in the *Oxford Dictionary of Architecture*, but he did put his stamp on the Sunset, where he built 2800 homes. The simple affordable boxes for middle-income families, which from afar all look the same, have come to be known as “Doelger houses,” and the avenues from 27th through 39th, between Kirkham and Ortega, “Doelger City.” Recognition may take the form of a landmark designation for



Woody LaBounty, a co-founder WNP

Photo: David Gallagher



Fire Chief O'Sullivan built his weekend get-away at the beach

Photo: Laure Latham

his first house, on 39th Avenue, built in 1927.

Another prospect on the Landmarks Board's list, this one in the Richmond, is the 24th Avenue house in which Ansel Adams grew up. Worthy candidates not yet proposed might include one or more of the characteristic one-story early shingle beach cottages on 46th Avenue, not architectural monuments, but signs of the early development of the outer Sunset. Then there is the striking two-story Queen Anne, rare in this part of town, complete with witch's cap, at 1468 47th Avenue.

The outside lands have their share of hidden local history, as well. This may take the form of innocuous garden shacks (see related item, page 4) or possibly the last streetcar house of Carville (see sidebar, page 8).

Researching history on a recently developed area can be both frustrating (archived information is scarce) and thrilling (information is so scarce that historians feel like pioneers). The WNP is grateful for any assistance and information from any source: even a garage. This indeed was where the archives of the Parkside District Improvement Club were recovered: a precious collection of clippings, photos, news articles, mementos of ceremonies, scrapbooks encompassing the whole history of the Sunset and Parkside since the 1910s.

It took six months of intense lobbying for WNP to have the scrapbooks stored at the Main Library, in temperature-controlled rooms. The library will copy the materials for the Parkside branch, so that the public can have easy access to them.

Besides documents, recently developed suburbs offer historians an incredible opportunity: a number of



Shingled Queen Anne on 47th Avenue

Photo: David Bricker



West side of 39th Avenue, between Kirkham and Judah, part of Doelger's earliest (1927) development in the Sunset

Photo: Tim Kelley

first-hand witnesses to the history are still alive. Three years ago, WNP volunteers started interviewing a different person every week to document oral histories from elder residents who had a role in developing the neighborhood's culture. They are accumulating what LaBounty calls "a flavor of people's memories," in recordings that may one day be transcribed. In the meantime, WNP's web site carries vivid profile summaries.

This year, WNP also received a \$75,000 grant from the California Council for the Humanities to coordinate an oral history project in Ocean View-Merced Heights-Ingleside. Working with a non-profit called Streetside Stories that helps teenagers develop writing skills, young volunteers will interview an estimated 50 seniors throughout 2003 and then produce a report. LaBounty views the project as "a great way to pull together and document the history of the neighborhood that all these people (who may not have many other things in common) share."

Finally, WNP encourages people to make their old family photos available for duplication, cataloguing and preservation in appropriate institutions, such as the San Francisco Public Library or the library of the California Historical Society. To make this easier, WNP manned a booth at the Sunset Community Festival in September 2001. With a laptop and a scanner, volunteers copied and stored people's family albums and, with them, their memories.

Last January, Heritage member Richard Brandi joined with Woody

LaBounty to mount a display of historic photos, with interpretive text, in the shop windows along West Portal Avenue. This "history walk" remained on view through the summer, and Brandi has now converted it into a slide show that he presents to interested groups.

"To ignore your past is to betray your future." With this motto, the Western Neighborhood Project has undertaken



Beach cottages were part of early Sunset development

Photo: Laure Latham

its varied activities—recording oral histories, collecting old photographs, along with surveying initiated by SPEAK—as part of an effort to increase awareness of the shared history among the diverse communities of the west side of San Francisco and of how that history is rooted in a sense of place. These are all preliminary to building a consensus favorable to preservation that is bound to grow with time.

—Our thanks to Heritage volunteer Laure Latham for contributing this article and the sidebar on page 8

HERITAGE SYMPOSIUM GOES TO THE THEATER

San Francisco's landmark Castro Theater offered the perfect setting for Heritage's Fall Symposium. Titled, *I'm Ready for My Close-up, Mr. De Mille*, the half-day event on October 5th considered the issue of preserving the city's remaining historic movie houses.

The morning began with a keynote address by Supervisor Gavin Newsom, who conducted hearings on the issue two years ago. He noted strong public interest in the subject and said that city government will need to be more proactive if we are to "rescue, restore and reuse" these community resources.

Michael Buhler, of the National Trust, next placed the issue in a larger context, explaining that what is hap-

pening in San Francisco is happening across the country. Citing the response of other cities, he urged public agencies to consider providing low-interest loans and allowing liquor and food to be served at theaters to increase their economic viability.

Alphonso Felder, founder of the San Francisco Neighborhood Theater Foundation, fresh from battles to save theaters in the Marina, urged public activism. The recent commitment of a film exhibitor to a long-term lease at the Presidio Theater indicates that some single-screen movie houses may still be viable. However, he said, we may need to accept the division of theater spaces in order to keep others open.

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CARVILLE: A TRUE 'STREETCAR SUBURB'

On April 11, 1895, the *Examiner* reported that Charles Stahl, a gripman on one of the Ellis Street cars, was building a house for his family along the imaginary line of 20th Avenue between J and K Streets, out of three discarded North Beach & Mission streetcars. As transit companies converted to electric power, in the early 1890s, they had simply abandoned their obsolete cars in the sand dunes of the "outside lands".

Thinking there was still a profit to be made out of them, the railroad companies advertised the cars for sale in newspapers at \$10 without seats or \$20 with seats. A Valencia car became a coffee salon, a Woodward's Gardens car was turned into a children's playhouse by a loving father, a North Beach & Mission car was converted into a real estate office. Others became homes for people who could afford nothing else.

The 1906 earthquake brought an unexpected boom to this strange dwelling phenomenon and Carville was born, home to two thousand souls in streetcars neatly lined up in blocks, some with gardens in front of them. When realtors started building durable homes in the area, in the 1910s—



Photo: S.F. History Center, S.F. Public Library

described as better and healthier alternatives to Carville—this "streetcar suburb" faded away, its streetcar houses either demolished, burned or incorporated into other structures.

One of the last known standing streetcar houses, located on Great Highway, was built out of two cable cars and one horse-drawn streetcar. Leaning out of the window in the sitting room where dark wooden benches welcome guests under arched ceilings of tongue-and-groove slats, it is amazing to see the rusty metal coupler below. From the street though, it is almost impossible to tell, the streetcars are so well concealed on the second floor.

Heritage wishes to express its gratitude to the following for their generous contributions to the success of Symposium 2002

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Additional support provided by the
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Thanks to Lisa Weddle, Stacey Wisnia,
Anita Monga and Hal Rowland of the
Castro Theater for their assistance

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We are grateful to Mr. Nicolas Cage for
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HALLOWEEN FETE GREETSS GRADUATING DOCENTS



Bruce "Are you being served?" Bonacker



Which twin has the? . . . well, you know, Hal & Janet Montano



Fitzhugh? Fits Bill Beutner, too.

Halloween was still two nights away, but Heritage decided to celebrate San Francisco's official unofficial holiday anyway, by combining it with our annual volunteer recognition party and the graduation of the 2002 docent class.

On October 29, the usually benign interior of the Haas-Lilienthal House took on an eerie character under the influence of moody lighting, ghostly music, cobwebs, and the other spooky trappings of the season, including Count Dracula (not Santa) coming down the chimney in the middle parlor. All this was engineered by docent coordinator Natasha Glushkoff.

Susan Moseley catered the affair, serving a variety of delicious hors d'oeuvres, while Natasha provided some seasonal fare, like witch-finger pretzels and alcohol-free bloody marys (for the Count). Drinks were garnished with spiders and skulls.

Many guests came in costume, including veteran volunteers Hal and Janet Montano, who were in full clown getup. Most unexpected, however, was the appearance of Heritage staff person Bill Beutner, sporting an elevator operator's uniform from the Fitzhugh Building. This relic of the historic Union Square structure, demolished in the late '70s, has hung in a Heritage closet for years. It struck a chord with

long-time Heritage members haunted by the memory of that preservation battle.

Members of the graduating class who were present to receive their certificates marking completion of the training were: Tulio Bran, who came as Diego Rivera; Jennifer Davis; Lee-Ann Deemer, accompanied by a dinosaur monster named Felix (her son); Lilly Manzone; Elizabeth Miller (our first high school trainee); Doreen O'Reilly, in cat costume; Kevin Richard; Richard Sharon, finely turned out in the attire of a Victorian gentleman; Julia Tunis, who has long served as a tour cashier and at Soirée; and Casey Wingfield. Graduates unable to attend were Michael Hoefler and Robin Stevens Pringle.

Heritage board members graciously served those who serve Heritage. Passing hors d'oeuvres and dispensing drinks were Bruce Bonacker, Bob Dellas, Mark Pierce, Sven Thomasen, Jay Turnbull, Sue Weinstein and Howard Wong.

Other board members in attendance were Frances Stein and Rebecca Schnier, shadowed by a "wicked witch of the web," who looked very much like her daughter Margot.

Our thanks to professional photographer Liz Edlund who generously donated her services to record the event and whose work appears at the top of the page (www.lizedlund.com).



Docents Margo Hamilton and Marti Block-Wiener

Photo: Natasha Glushkoff

JANUARY MEETING TO FEATURE ANGKOR WAT

Our featured speaker at the January Heritage members' meeting will be Sven Thomasen. His subject will be "Conservation, Preservation and Restoration in Angkor Wat, the Ancient Capitol of the Khmer Empire." Sven, an architect and an engineer who has been a member of the Heritage board of directors since 1997, visited the 12th century temple complex last February.

The jungle invaded Angkor Wat after it was suddenly abandoned in the 14th century. Trees that grew up through the roofs protected the stones from the rain; their roots dislocated the walls but



Photo: Sven Thomasen

also became the primary structural support. The site offers a great study in the history of preservation, from the time of Angkor Wat's "rediscovery" a century-and-a-half ago, when the French wanted to move the temples to Paris, until the present.

Sven's slides will illustrate the different approaches to preservation, today, between those who advocate stabilizing the site to prevent further deterioration and preserving it "as is," and those who seek a pure restoration to Angkor Wat's past glory.

You will not want to miss this fascinating subject. Put the meeting date on your calendar now: Wednesday, January 22, 2003, at 6:00 pm, in the ballroom of the Haas-Lilienthal House. In addition to the lecture, the agenda will include an update on the activities of the organization since the annual meeting in June. Members will receive notice of the meeting in the mail.

BAY AREA TOURS

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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, 510-521-1247

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.*

JANUARY

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

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

THROUGH FEBRUARY 16, 2003
Exhibition: *Hidden in the Walls*
The Magnes Museum. 415-591-8800
www.magnesmuseum.org

THROUGH MARCH 23
Exhibition: *Architecture + Water*
SFMOMA. 415-357-4000; www.sfmoma.org

THROUGH MARCH 23
Exhibition: *Body Design*
SFMOMA. 415-357-4000; www.sfmoma.org

JANUARY/FEBRUARY 10:00 AM
Walking Tours with Charles Fracchia
1/25 Western Addition; 2/1 Potrero Hill
2/8 Financial District; 2/22 Mission
Dolores & The Mission
S.F. Museum & Historical Society
415-775-1111; www.sfhistory.org

JANUARY 7, 5:30 - 7:00
Lecture: *Four Seasons in Five Senses*
CHS. 415-357-1848
www.californiahistoricalsociety.org

JANUARY 10, 11, 12
History Walkabout: Balboa Terrace (SF)
CHS. 415-357-1848
www.californiahistoricalsociety.org

JANUARY 14, 8:00 PM
Lecture: Paul Duchscherer, *Inside the
Bungalow: Arts & Crafts Interiors*
American Decorative Arts Forum
415-249-9234

JANUARY 14, 7:30 PM
Lecture: *The Olive in California:
History of an Immigrant Tree*.
S.F. Museum & Historical Society.
415-775-1111; www.sfhistory.org

JANUARY 22, 6:00 PM
Heritage Members' Meeting (See page 9)

FEBRUARY

FEBRUARY 5, 5:30 - 7:00
Lecture: *Blacks in Gold Rush
California*. CHS. 415-357-1848
www.californiahistoricalsociety.org

FEBRUARY 7 - 8
Lecture/performance program
Beethoven: Resonant Genius
Humanities West. 415-391-9700
www.humanitieswest.org

FEBRUARY 8
CPF Preservation Design Awards Gala
Fairmont Hotel. 510-763-0972
www.californiapreservation.org

FEBRUARY 11, 8:00 PM
Lecture: *Cora Ginsburg's Influence as
a Pioneer Textile & Costume Dealer*
American Decorative Arts Forum
415-249-9234

FEBRUARY 11, 7:30 PM
Lecture: *Remnants of a Dream: A
Search for the Jeweled City's Relics*
S.F. Museum & Historical Society.
415-775-1111; www.sfhistory.org

FEBRUARY 27, 7:00 PM
Lecture: Bob Buckter, *Victorian
Polychroming*. Alameda Museum
510-748-0796

Survey

continued from page 5

the area. Property owners will receive the survey findings and have the opportunity to raise objections before the Landmarks Board. After hearing from the public, the board, in forwarding the survey to the Planning Commission for endorsement, may or may not recommend modification of the survey information and evaluation of National Register eligibility.

Surveyors have asked us to solicit any information the public may possess for the survey area and its buildings, including old photographs and family or business histories. Contact planners Moses.Corrette@sfgov.org, or Jeffrey.Tully@sfgov.org.

Symposium

continued from page 8

The remaining speakers considered alternatives. Architect Arnie Lerner illustrated his work on the restoration of the Del Mar Theater, in Santa Cruz. He cited it as a possible model project achieved by a partnership between a nonprofit foundation and the city.

In a spin on the symposium's title, Alice Carey, U.B. Morgan and Will Shank presented "I'm Ready for My Makeover, Mr. De Mille." Morgan and Shank described their plunge into community activism as co-founders of the effort to save New Mission Theater.

Architect Carey, as she did in public hearings, demonstrated that City College can rehabilitate the theater and accommodate its program. She noted that the property is eminently suitable for development, even if City College should give way to another developer.

Brett Gladstone, a land use attorney, joined the other speakers in a panel that ended the symposium. He represented the developer of the landmark Alhambra Theater, who installed a gym within the envelope of the movie house without adverse impact on its historic features. It was achieved in a way that would allow a return to theater use.

Our thanks to all the speakers for a stimulating and thought-provoking session, and to all those listed on page 8 who also helped make the symposium a success.

ARCHITECTURAL FRAGMENTS

With a reopening target date in September 2003, crews are working 6-day weeks to complete reconstruction of the **Conservatory of Flowers**. After more than 30 months of work, only the central dome awaits rebuilding and installation. Watch for the announcement of two as-yet-unscheduled public events: one, the linking of the east and west wings to the dome with the ceremonial driving of a golden spike; the other, a "lift-on" of the dome, which will be assembled on the ground and lifted into place. Help the Conservatory reach its \$25 million fundraising goal by calling 415-750-5109 or donating online at www.conservatoryofflowers.org.

The California College of Arts and Crafts has announced the appointment of **Rodolphe el-Khoury** as chair of its architecture program, effective September 2002. He comes to the college with a wealth of experience, including academic positions at University of Toronto, Harvard's Graduate School of Design, Princeton, Rhode Island School of Design, Columbia and Louisiana State University. Mr. el-Khoury is also a practicing architect. He succeeds **John Loomis**, who concludes four years as head of the program and is visiting associate professor at Stanford in the current academic year.

For initiating a historic survey of their neighborhood, the **Dogpatch Neighborhood Association** received the Robert C. Friese Award for Neighborhood Conservation from **San Francisco Beautiful**. Other preservation-related recipients of this year's Beautification Awards: Sunset Parkside Education and Action Committee, for leading the effort to save the Shriners Hospital and historic landscaping; Outer Mission Residents' Association for many contributions to neighborhood improvement, including saving the landmark Geneva Office Building; Market Street Railway Association, for its part in Muni's adopting and maintaining the historic streetcar program; Pioneer Park, for providing a cohesive landscaped setting for historic Coit Tower.

Among those honored at the 40th Silver SPUR Awards Luncheon, November 4th, were **John and Ina Dearman**. John Dearman is a Superior Court judge, and Ina has served many years on the Landmarks Preservation Advisory Board. The San Francisco Planning and Urban Research Association has been making awards for extraordinary contributions to the city, since 1962.

The National Trust's **11 Most Endangered List 2002** includes Teardowns in Historic Neighborhoods, a nationwide "epidemic" of older homes being purchased, demolished and replaced by houses whose scale and design are an assault on the fabric of communities. San Francisco neighborhoods, from the finest to the most humble, have experienced this trend. Coincidentally, the Trust has published *Protecting America's Historic Neighborhoods: Taming the Teardown Trend*, by Adrian Scott Fine and Jim Lindberg. It is \$10 a copy/\$7.50 for Trust Forum members. Order from Preservation Books (Order number 2108) 202-588-6296; www.preservationbooks.org.

The National Trust's 2003 **Preservation Week Poster Contest** is accepting entries. Any individual, school, nonprofit organization, or state or local government is eligible and encouraged to submit original posters that celebrate Preservation Week's theme, *Cities, Suburbs & Countryside*, and illustrating how preservation helps save our heritage. There are cash prizes for the top three winners. Entries must be postmarked by January 20, 2003. For more information and entry forms, call 202-588-6037, or e-mail preservationweek@nthp.org.

The San Francisco preservation architecture firm, **Page & Turnbull**, has announced that Tom Dufurrena, AIA, Frederic Knapp, AIA, and Anath Ranon, AIA, have joined Charles Hall Page and J. Gordon Turnbull as principals, and that Dave Roccosalva has been promoted to associate principal.

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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.

**JANUARY MEMBERS'
MEETING**

Heritage will host its January members' meeting in the Ballroom at the Haas-Lilienthal House Wednesday, January 22, 2003, at 6:00 pm.

Heritage board member Sven Thomasen will make a slide presentation on the preservation issues encountered during his recent trip to Angkor Wat (See page 9).

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