



PORT ACTS TO PROTECT HISTORIC PIER 70 RESOURCES



Photo: William Porter

In December, the Port Commission took action to avert the possible demolition of two historic brick buildings at Pier 70. Lacking its own UMB program and facing a February 4, 2004, deadline for compliance under the City's Unreinforced Masonry Building (UMB) ordinance, the commission voted to adopt a seismic mitigation plan that will address the specific circumstances surrounding these two structures.

A ruling by the City Attorney's office stated that the Port could either accept the City's UMB ordinance or place itself directly under the State UMB law. The San Francisco City Charter empowers the Port Commission to establish such departments as may be necessary to manage the waterfront. The commission has created its own building department, and in doing so qualifies as a local authority that can operate independently of the City's UMB ordinance and directly under the California UMB law.

The chief benefit resulting from this action is an extension of the time frame by eight years to achieve rehabilitation and seismic retrofit of the 1896 Union Iron Works Office Building (#104) and the c. 1885 Machine Shop (#113/114; interior pictured above), two of the most significant resources on the Port's Pier 70 property. If the buildings have not undergone seismic upgrade by 2012, the Port may extend the deadline or begin the environmental review process preparatory to their demolition.

At the same time, the Port has provided appropriate protective measures at the site to ensure public health and safety. The buildings, vacant since the end of January, are undergoing "mothballing," conducted by Page & Turnbull, in accordance with National Park Service guidelines.

The guidelines prescribe a two-step documentation process that includes preparation of a condition assessment for the buildings and their recordation according to Historic American Building Survey (HABS) techniques. This includes measured drawings, large format archival photographs and a detailed written record of the property's historic and/or architectural or engineering significance.

Finally, the buildings will be sealed and secured to prevent unauthorized entry and to protect them from vandalism. The Port's UMB program requires staff to report annually to the commission on the security of the buildings, any changes in their structural conditions and on prospects for their rehabilitation.

By extending the compliance deadline, the Port hopes to increase the chances of securing a developer for Pier 70 who will undertake the rehabilitation and seismic retrofit of the historic buildings as part of a (possibly) larger project. Prospects for development by a consortium of nonprofit arts and performance organizations fell through in 2001, in part a victim of the economic downturn. Recently, the Exploratorium, whose lease at the Palace of Fine Arts runs out soon, expressed strong interest in these buildings.

Heritage applauds the Port of San Francisco, its commission and staff, for acting resolutely to ensure the preservation of Buildings #104 and #113/114. We also note, with gratitude, the Pier 70 Master Planning Goals, which staff submitted in draft form in February, committing the Port to complete a survey of historic resources on the site in preparation for its nomination as a National Register Historic District.

Official Announcement
The Annual Meeting of
San Francisco
Architectural Heritage
will take place on
Saturday, June 5, 2004,
9:30 a.m., at
The Ferry Building Port
Commission Hearing Room

Agenda:

- 9:30 - 10:00 Coffee Reception
- 10:00 - 10:30 President's Report
Executive Director's Report
Treasurer's Report
Election of Board Members
- 10:30 - 11:00 Question period for members*
- 11:00 - 11:15 Presentation of Heritage Award
- 11:15 - 12:00 Speaker

*When you RSVP, tell us what issues you would like to have addressed in the question period.

Reservations required.

All are welcome to attend, but only current members of Heritage may vote.

Clip and mail the coupon below to:
 Heritage
 2007 Franklin Street
 San Francisco, CA 94109
 or fax it to 415-441-3015
 or call 415-441-3000
 or e-mail us your reservation:
 info@sfheritage.org

 Please reserve ___ places at the
 Annual Meeting

Names of attendees	Member?
_____	Yes ___ No ___
_____	Yes ___ No ___
_____	Yes ___ No ___

BALLROOM LECTURES

Heritage has scheduled a series of Haas-Lilienthal House Ballroom Lectures beginning in July and concluding in November.

On July 22, Ava Kahn will speak on Jewish Women and the American West. Lorri Ungaretti offers a look at the history and development of the Sunset District, on August 19. September 23 will bring Steve Semes to the podium to lecture on the architecture of the classical interior.

On October 21, Jack Stauffacher presents his work on a film in progress on demolition of San Francisco's historic (1853) Seawall Warehouse. Journalist, and former Heritage board member, Richard Reinhardt appears November 16 for a presentation marking the year-long 150th anniversary celebration of the Mechanics' Institute that begins in December 2004.

Admission to the lectures will be \$5 for members, \$10 for non-members. There will be a special price for the purchase of the entire series of five lectures. Details will appear in a mailing to all members. Meanwhile, make a note of the dates.

CONSERVATORY RESTORATION CITED

The board of directors of the Victorian Society in America voted unanimously to bestow its highest preservation award on the Conservatory of Flowers in Golden Gate Park. The award cites "the faithful restoration over eight years of this enormous 1879 wood-and-glass greenhouse, . . . the oldest extant public conservatory in North America and a rare example of a Victorian era prefabricated structure." The City of San Francisco will receive the honor at the Society's annual meeting in Santa Fe, on May 1.

Headquartered in Philadelphia, the Victorian Society is a national organization with some twenty chapters nationwide and several thousand members.

ANNUAL MEETING

Featured speaker at the Annual Meeting will be Tom Lewis (see profile on inside back cover of this issue), one of the newest members of the Heritage board of directors. His subject will be the application of high technology to historic preservation. With his work as a restoration specialist at home and abroad, we expect an engrossing talk.

Thanks to the Port of San Francisco and Wilson Meany Sullivan, the meeting will take place, as last year, in the Port Commission Hearing Room on the second floor of the Ferry Building. Agenda appears on this page. This year, the retail spaces, food stalls and farmers' market are open and in business. So allow yourself some time after the meeting to look around.

BART & Muni Metro to Embarcadero Station; "F" Line, California Cable Car, #1, 7, 14, 21 & 31 buses nearby.

DECORATOR SHOWCASE

The San Francisco Decorator Showcase 2004 features the Tudor Revival residence at 2516 Pacific Avenue. Designed by Louis P. Hobart and built in 1921-22 for Louis and Lydia Montague, the stately home has in the past half century served as the residence of the British consul general. The Showcase runs from April 24 through May 23. Proceeds benefit the San Francisco University High School financial aid program. For more information: 415-447-5830; www.decoratorshowcase.org.

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ANNUAL REPORT

SAN FRANCISCO ARCHITECTURAL HERITAGE

The mission of Heritage is to develop and maintain a public appreciation and understanding of the cultural, aesthetic and economic value of San Francisco's architecturally and historically significant structures and districts, and to be an effective force in motivating public and private action to preserve and protect these resources.

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2003

A MESSAGE FROM THE PRESIDENT AND THE EXECUTIVE DIRECTOR



A handwritten signature in black ink, appearing to read 'B Bonacker', with a long horizontal line extending to the right.

Bruce Bonacker, AIA
President



A handwritten signature in black ink, appearing to read 'Charles Edwin Chase', with a long horizontal line extending to the right.

Charles Edwin Chase, AIA
Executive Director

It's the responsibility of the president and the executive director each year to report on our activities and the state of the organization. Carrying out this duty, we offer, herewith, the 2003 Annual Report.

Heritage has, for some time, provided a yearly financial statement in our newsletter, but this is the first instance in several years that we've published a narrative annual report. Those who attend our yearly members' meeting in June, or the "mid-year" meeting in January, hear an update of Heritage's activities from the staff and board. However, those meetings reach just a fraction of our total membership.

We welcome this opportunity to address all of you as part of our continuing efforts to increase communication with our members and to provide an introduction to the workings of Heritage for the initiates among us.

As the organization enters its 33rd year, we heartily thank you, our members, whose support has sustained our work through both lean and prosperous times. Without your generous commitment, simply put, Heritage could not exist.

Our board of directors is the source of a significant portion of that support, and the talented men and women who serve also bring a diversity of skills that help us to achieve our mission. We're happy to report that, after many years below strength, the board is nearing its authorized membership of 30 directors, ensuring ever greater organizational effectiveness as we head into the future.

A recent management study noted that Heritage's staff accomplishes a lot of work for its size. Of the seven employees, only three are fulltime, but—the whole being greater than the sum of the parts—they form a dedicated cadre working well together to accomplish the many goals of the organization. Our thanks to them.

During 2004, we're both excited to say, Heritage will add a new position dedicated to preservation advocacy. This will allow Heritage to increase its efforts to meet its primary mission of education and advocacy for the protection of San Francisco's significant architectural resources.

Not least among those deserving of recognition are our nearly 100 volunteers, who accomplish a variety of tasks, from helping with routine office work to leading tours. Most of those volunteers, in fact, are walks guides or docents who conduct tours of our Haas-Lilienthal House. In that role, they are often the first face of Heritage that the public gets to know, and they have our gratitude for the fine job they do.

The report that follows details the many facets of Heritage's work in education, advocacy and conservation, and describes the steps we are taking to increase our effectiveness in all these areas. Our aim is to raise our visibility as the premier organization in San Francisco working to conserve the city's historic architectural resources.

CONSERVATION & ADVOCACY

Heritage's conservation activities take place in a variety of forms. The most immediate and direct of these is our stewardship of the Haas-Lilienthal House (dealt with elsewhere in this report).

On the larger scene, conservation often begins with the routine monitoring of demolition permit applications and environmental review notices, or the agendas of the Planning Commission, Landmarks Board and Redevelopment Agency. In these sources we frequently get our first clue that a historic resource may be in peril.

Our first step is to research the address or property site for which we may have some concern, as far as we are able, with the resources we have here in the office, including Sanborn Maps, block books, city directories and our extensive survey files. In most instances, this leads us next to a site visit. In the case of demolition permit applications, we routinely go into the field to photograph buildings under application.

As one measure of this activity, we received 134 demolition permit application notices during 2003. This level remains fairly consistent with 2002, when we reviewed 128 applications. The 209 notices for the year 2001 reflected a downward trend from the high of 274 reached in 2000.

Typically we find very few significant structures among the demolition candidates. We do find, however, that good contextual buildings that contribute to neighborhood character are being demolished in virtually all the city's older districts.

In these cases, we send a letter to the owner inviting a meeting to discuss alternatives to demolition. Frankly, very few of these contacts prompt even an acknowledgement, and since these are usually not rated



Photo: Financial District, 1931. San Francisco Public Library



Photo: © Kevin Levine

or surveyed buildings, there is little that we can do beyond that.

If support for a preservation cause forms in the neighborhoods, we offer pertinent information, guidance and whatever encouragement we can, always aware of the need to decide how best to commit our limited resources of staff and time. We share our experience and offer our

"...we preserve beloved architecture not to take us back into the past but to give us a richer, more resonant present."

Paul Goldberger



Photo: David Bricker



Photo: Copyright 2000 Jim Karageorge

tax-exempt status to shelter donations that support specific neighborhood preservation efforts. Recipients of this help include The Committee to Restore the Geneva Office Building & Powerhouse, Friends of 1800 and Save New Mission.

Without the support of the neighborhoods, fighting battles on this level of micro-preservation can undercut the organization's effectiveness on the larger-scale preservation issues. Making sure that environmental impact reports take adequate notice of cultural resources, being at the table when the Planning Department is devising survey strategy and sitting on the citizens' review committee when area plans are in preparation count for more than putting out individual brush fires all over the landscape and ensure preservation for larger areas of the city.

For example, 2003 found Heritage expressing concern for the way the City applies the regulations of the California Environmental Quality Act, which include protections for cultural resources. We also spoke out to prevent the erosion of transfer of development rights as a preservation incentive in San Francisco's Downtown Plan.

While still trying to coax a Preservation Element for the General Plan out of the City, Heritage has carefully considered the implications for historic resources of the proposed Housing Element. New Residential Design Guidelines and a Residential Demolition Policy have also come under our scrutiny. We are following proposals to strengthen the Landmarks Board and increase protection for historic sites through amendment of the Planning Code.

Heritage was at the table during negotiations of the terms of transfer of the Old Mint from the federal government to the City of San

Francisco, to ensure that the final agreement provided adequate preservation guarantees for this National Historical Landmark. We have taken this role in planning for reuse of the Geneva Office Building and the Market Street Railway Substation, as well.

During 2003, Heritage continued to be part of the long community planning process to achieve a design for the new North Beach campus for City College that provides for a sensitive adaptation of the Colombo Building and new construction that is compatible with the historic context.

The Issues Committee of our board reviewed several projects involving historic resources during 2003. These include adaptive reuse proposals for the Chronicle Building, the Stock Exchange and Piers 27-31; storefront alterations at the Orpheum Theater Building; window replacement at the Merchandise Mart; and design for a new hotel in the context of the Northeast Waterfront Historic District. High-profile projects reviewed in prior years include two that came to glorious realization in 2003: the Ferry Building and the Conservatory of Flowers in Golden Gate Park.

On occasion, Heritage has played mid-wife. With various degrees of help and encouragement from us, in 2003, the Swedenborgian Church attained listing as a National Historical Landmark, Dogpatch became the first City-designated historic district in ten years, the community-based Save New Mission averted demolition of the historic New Mission Theater, and the Port's Northern Waterfront Historic District (Pier 45 through China Basin) will enter the National Register this summer.

So, what did we do in our spare time? Read on.

ORGANIZATIONAL DEVELOPMENT

During 2003, the board's Strategic Planning Task Force produced a draft statement that establishes a set of goals for Heritage, ranked by priority, and a time frame for their attainment.

These goals fall into three areas: organization, education and advocacy. The highest priority under organization, and the key to all else, is to ensure our long-range financial health. This we propose to achieve through new investment policies, in a process begun in 2003, that will improve growth of existing capital, and by identifying new donor sources.

We will cultivate planned giving and unveil a new membership program, in 2004, that offers increased membership benefits.

This past year we made a concerted effort to bring our board membership up to the authorized level of 30 members. We intend to expand opportunities for greater board participation in Heritage.

We will offer members more ballroom lectures during 2004. We will also explore joint programs with such organizations as the Society of Architectural Historians, DOCO-MOMO and SPUR.

Heritage began systematic computer upgrades for all staff, during 2003, and we continue the process in the current year. The result will be greatly improved tech capability for the entire organization. Thanks to a gift from the Patricia A. Farquar Memorial Fund in 2003, we were able to purchase all new computer hardware and applications dedicated to newsletter production.

In April, Heritage's Soirée 2003 celebrated the rehabilitation, restoration and adaptive reuse of San Francisco's historic Ferry Building (Landmark #90). A record-setting crowd of 675 turned out to mark

the occasion in a festive atmosphere of cocktails, dinner, dancing, casino gaming and a silent auction. The annual party, begun nearly 30 years ago, is Heritage's major fundraising event.

Fees collected from use of the Haas-Lilienthal House for parties and receptions continue to play a significant role in our operations. Just after mid-year, Heritage engaged a new agent, Evy Smith, of Boffo Productions, to manage house rentals. Bookings made in the remaining months of 2003 proved decisive. Heritage was able to go just over budget in house rentals, in what has been a slow market.

Preparations that began before year's end resulted in an open house, in January 2004, for event and wedding planners, concierges, and vendors to the party scene, including florists, caterers and entertainers. Staging a wedding in the parlor, a corporate dinner in the dining room, a tea dance in the ballroom and a baby shower in the upstairs sitting room demonstrated some of the typical uses suitable to the house.

A study is in preparation to determine how best to increase exposure of the Haas-Lilienthal House and to promote it to a wider community as a venue for parties, weddings and other events. A new marketing plan will go to the board for review by the summer of 2004.

—Soirée 2003 drew a record-setting crowd to the landmark Ferry Building



Photo: Russ Monroe



Photo: Natasha Glushkoff

EDUCATION



Photo & following education photos: Natasha Glushkoff



Tuesday mornings, the piping voices of young children and the scurrying sound of their footsteps echo through the historic precincts of the Haas-Lilienthal House. These are the joyful noises of children who are participating in Heritage Hikes, an educational program we offer the 3rd graders of San Francisco's elementary schools.

Begun in 1984, Heritage Hikes provides educational enrichment for the children and cultivates future generations of preservation-aware citizens. Classroom teachers, trained by Heritage, prepare their students with the help of the "Architrunk." It contains various teaching aids and activities, such as samples of moldings for them to handle and books for children on Victorian life, to get the kids ready for their field trip.

Soon after their arrival at the Haas-Lilienthal House on their appointed day, the class sets off on a "hike" into the neighborhood, where they identify the typical Victorian architectural features they learned to recognize during their classroom preparation. After an hour in the field, the students return for a docent-led house tour specially designed to show how children lived in San Francisco more than a century ago.

Heritage Hikes is extremely popular with both teachers and students. During 2003, we upgraded and expanded the program, training six new teachers to instruct their classes about architecture in San Francisco, and nine new guides. As a result, we are able to offer twice as many Heritage Hikes as in previous years. The addition of some new materials and updated technology—illustrations are now available on CD-ROM, as well as in traditional slide format—have made the Architrunks even more effective teaching tools.

Recruiting docents and guides is a never-ending process. During 2003, Heritage pursued this through participation in several volunteer recruiting and marketing events, including the Ivy Alliance, Antique Faire in the Park and the Presidio Teachers' Night. We have also solicited volunteers through on-line volunteer boards. Last fall's training class graduated seven new docents, and a new class of 12 completes instruction this spring.

In an effort to increase organizational support for the docents, we established a lending library for their exclusive use, offering books and videos on the Victorian era and the history and architecture of San Francisco. To promote community among the volunteers, and as a "continuing education" effort, we organized outings to such historic sites as Filoli and the Winchester Mystery House that a number of docents and their friends and families enjoyed during 2003.

Several docents gave their time and skills to research and prepare four new walking tours. We plan to launch them in summer 2004, once we have trained enough guides to sustain the offering.

Heritage's other educational programs included a symposium and four lectures. The January 2003 member's meeting offered a presentation on Angkor Wat by board member Sven Thomasen, and at the annual meeting in June, architectural historian Michael Corbett lectured on the historic resources of the waterfront. Ballroom lectures featured Christopher Pollock on Golden Gate Park, in July, and in November, Neal Bascomb lectured on his book *Higher: A Historic Race to the Sky and the Making of a City*.

During October, Heritage's fall Symposium offered *Movers and Shakers*.

ers: *Architecture that Moves You*. This exploration of mobile architecture in its various manifestations considered the travel trailer, streetcar homes at San Francisco's Ocean Beach, earthquake refugee shacks and Mission Creek houseboats, as well as a revisit of Heritage's 1970s relocation of Western Addition Victorians.

Of course, as every year, 2003 ended with the Holiday Open House, on December 7th. The Haas-Lilienthal House, decked in seasonal finery, drew 250 people. Two local authors were on hand to sign recently published books. Santa paid a visit, and a holiday boutique was an added attraction.

Early in 2003, Home & Garden Television completed post-production work on film shot in the Haas-Lilienthal House for inclusion in a cable show, *Historic Homes of San Francisco*, which aired early in 2004. On the basis of experience with similar exposure in the past, we anticipate the program will attract new visitors to the house.

Membership in the Bay Area Historic House Museums (one of whose quarterly meetings we hosted in July) and the San Francisco Convention and Visitors Bureau gives the orga-

nization and its educational activities greater exposure. In addition, we have good communication with hotel concierges and tour operators, keeping them informed of our tours and special events.

Grants for the Arts San Francisco Hotel Tax Fund renewed our grant in 2003. The \$46,150 allotment supports our educational and tourist-related activities.

To conclude with some statistics: Haas-Lilienthal House tours (both scheduled and special) attracted 9,852 participants; Pacific Heights Walks, 285; Heritage Hikes, 363 students, for a total of 10,500. Other programs: lectures, Holiday Open House and the symposium totaled approximately another 575, for an overall total of 11,075. Among those who toured the house, 46% were from the United States outside of California; 29% were from foreign countries.

Rentals for parties, weddings and receptions (a total of 20 events) brought an additional 1,435 people to the Haas-Lilienthal House during 2003.



—Heritage Hikes provides educational enrichment for the children and cultivates future generations of preservation-aware citizens.



HAAS-LILIENTHAL HOUSE



Haas-Lilienthal House Photos: ©Morely Baer

—In the more than 30 years Heritage has held the property, the Haas-Lilienthal House has been both a great resource for the organization and a great responsibility.

Acquisition of the Haas-Lilienthal House by Heritage in 1973 suddenly gave a high profile to the fledgling organization, founded just two years before. The house was the generous gift of four descendents of the original builders, William and Bertha Haas: Ernest R. Lilienthal, Mrs. James M. Gerstley, Mrs. Madeleine Haas Russell and Mrs. Frances Lilienthal Stein.

In the more than 30 years we have held the property, it has been both a great resource for the organization and a great responsibility. Stewardship of this San Francisco Landmark and National Register property is a major facet of our work. Day-to-day care, as well as planning for major cyclical maintenance, requires the attention of a resident manager and the oversight of a committee of our board of directors.

During 2003, we completed some minor roof repairs and rebuilt the firebox of the middle parlor fireplace. We will complete seismic bracing of the chimney and insert a new flue liner in 2004. The last repainting of the exterior was in 1995. In 2003, we repainted the more ex-

posed surfaces and generally freshened up the look of the house.

Thanks to a gift from Marie Winton, who was the first resident manager at the Haas-Lilienthal House, we will install an automated irrigation system in the garden.

Residents of the apartment, which was added to the property in 1929, moved out in August, after a tenancy of eight years. The interior required some routine maintenance, and we repainted and installed new carpets and blinds. Fortunately, at a time when vacancies in the neighborhood have been on the high side, we found a new tenant almost immediately.

During 2003, Heritage received a major donation of items dating from the family's residency in the Haas-Lilienthal House. The source of this generous gift is Frances Lilienthal Stein, who grew up in the house. The collection, numbering about 150 items, includes a complete silver tea set, some furniture, household utensils and some children's dolls.

Noteworthy among these objects is a group of five embroidered samplers collected by Frances' grandmother, Bertha Haas. The oldest appears to date from the 18th century. We recently had them evaluated for conservation and display.

Before the end of 2003, a volunteer, who is an experienced archivist, began the task of accessioning the Frances Stein donation. She has completed the cataloging and writing of descriptive text for each item and entered this data in digital form, along with photographs taken when we first received the collection.

Frances Stein also made a generous monetary gift, divided evenly between the House Endowment and organizational operations. In addition, the House Endowment received a generous bequest from the estate of Leon Russell.



VARIOUS

COMMUNICATIONS

Heritage has three primary means of communication: a bimonthly newsletter, a web site and an e-mail tree.

Heritage News appears six times a year and goes out to our members and others, including local elected officials and those in government whose agencies deal with historic resources in San Francisco. This twelve-page publication aims to be a vehicle for education and advocacy, informing our members about current preservation issues. It also increases awareness of our city's cultural resources through occasional historical features.

An archive of back issues of *Heritage News* is available for viewing at our web site, www.sfheritage.org. This site offers an introduction to the organization for those not familiar with us and provides the latest information on our activities.

Now containing more than 500 addresses, our e-mail tree allows the most up-to-date communication. Sometimes we solicit our members' support on issues of concern that are before a commission or at some other level of government.

Many of our advisories are not "action items," but merely informational, reminding members of an upcoming Heritage lecture or letting them know about a program of related interest elsewhere in the Bay Area. Members have expressed their appreciation for opening this communication link with them.

PLANNED GIVING

You can help to ensure Heritage's financial health and the continuation and expansion of the many activities described in this report, for years to come, through planned giving. Among other options, you may name Heritage in your will or living trust to receive a bequest of cash, securities or property. This bequest qualifies for a charitable estate tax deduction.

You may also name Heritage as beneficiary of IRA, Keogh, 401K or other qualified retirement assets. This gift eliminates both income and estate taxes.

We are grateful to the members and friends who have already informed us that they have included Heritage in their estate planning. We encourage you to join them. If you do, informing us of your decision helps us to plan our future. Your gift does not have to be large; it is the cumulative effect of many gifts of all sizes that has a significant impact.

Consult your attorney, tax adviser or financial planner to learn of other planned giving options and to determine what best suits your situation.

BEQUEST

William Fries, II, a Heritage member, has provided for the bequest of his Pacific Heights home of 30 years to San Francisco Architectural Heritage. We will ensure the property's preservation in perpetuity by means of a preservation easement on the house and an open space easement on the rear garden. Heritage will also place a plaque on the property noting that the house stands in testimony to Mr. Fries' many generous civic benefactions over the years. We are grateful to Mr. Fries for contributing to Heritage's future financial security through planned giving.

EASEMENTS



Heritage easement 201 Buchanan St.

Heritage accepted its first preservation easement donation in 1973, and today we hold easements on 56 buildings throughout the city. An easement is a legal instrument by which the owner of a property conveys a right in that property to another party.

A preservation easement is a way for an owner to ensure preservation of a historic building by voluntarily giving up the right to demolish it or alter it inappropriately. An easement granted in perpetuity places these restrictions on all subsequent owners.

A preservation easement typically applies to the façade of a structure, but may extend to the grounds and to interior spaces, as well. The holder of the easement must approve any changes to the portions of the property covered by the agreement.

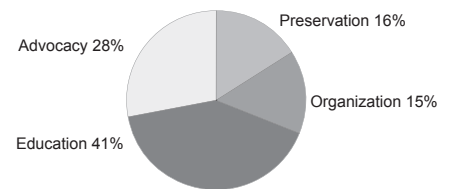
An easement donation to a non-profit preservation organization, such as Heritage, may qualify for a federal income tax deduction as a charitable gift.

STATEMENT OF ACTIVITIES FOR THE YEAR ENDED DECEMBER 31, 2003

	Unrestricted	Temporarily Restricted	Permanently Restricted	2003 Totals	2002 Totals
REVENUE					
Membership Dues	\$42,595			\$42,595	\$41,915
Contributions	135,111	3,850	149,404	288,365	119,826
Grants		48,650		48,650	48,300
Educational Programs	52,665			52,665	52,307
Haas-Lilienthal House	87,064			87,064	82,772
Fundraising Event - Net	110,310			110,310	76,241
Investment Income	3,240	14,777		18,017	20,529
Unrealized gain/(loss) on securities			(2,463)	(2,463)	267
Other Income	854			854	5,988
Net Assets Released from Restrictions	89,462	(89,462)			
TOTAL REVENUE	521,301	(22,185)	146,941	646,057	448,145
EXPENSES					
Education, Preservation & Advocacy	219,399			219,399	190,935
Haas-Lilienthal House	118,445			118,445	64,254
Administrative & Membership Services	141,576			141,576	147,466
Fundraising	46,970			46,970	16,936
TOTAL EXPENSES	526,390			526,390	419,591
Change in Net Assets	(5,089)	(22,185)	146,941	119,667	28,554
Net Assets January 1, 2003 (Note 1)	359,046	96,389	391,557	846,992	818,438
Net Assets December 31, 2003	\$353,957	\$74,204	\$538,498	\$966,659	\$846,992

STATEMENT OF FINANCIAL POSITION AS OF DECEMBER 31, 2003

	2003 Totals	2002 Totals
ASSETS		
Cash	\$16,705	\$81,560
Grants Receivable	0	24,150
Other Accounts Receivable	32,632	12,430
Securities (Note 2)	683,136	513,745
Bookstore Inventory	3,256	6,547
Prepaid Expenses	40,115	24,301
Haas-Lilienthal House (Note 3)	220,000	220,000
Furniture & Equipment - Net	11,584	12,503
TOTAL ASSETS	\$1,007,428	\$895,237
LIABILITIES & NET ASSETS		
Accounts Payable	\$14,238	\$27,837
Accrued Payroll	11,910	11,283
Deposits	12,020	4,299
Deferred Revenue	2,600	4,545
Lease Obligation	0	281
TOTAL LIABILITIES	40,768	48,245
NET ASSETS		
Unrestricted		
Board-Designated	311,193	82,669
Undesignated	42,765	276,377
Temporarily Restricted	74,204	96,389
Permanently Restricted	538,498	391,557
TOTAL NET ASSETS	966,660	846,992
TOTAL LIABILITIES & NET ASSETS	\$1,007,428	\$895,237



How Heritage Uses Its Resources Expressed as Percentage of Revenue

Notes:

- (1) Prior year as reported in audited financial statements.
- (2) The House Endowment is \$618,498. Its income is irrevocably dedicated to the maintenance of the Haas-Lilienthal House.
- (3) 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
March 27, 2004

CONTRIBUTORS TO 2003 ANNUAL FUND

Mr. Peter Albert
Mr. James B. Alexander
Mr. Craig Allison, Plant Construction Co.
Mrs. Walter B. Alvey
Ms. Jacqueline G. Annes
Ms. Eileen Ash Arthur
Ms. Olga Astromoff
Mr. Hans Baldauf, Baldauf Catton von Eckartsberg
Mr. Andrew Ball, Webcor Builders
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TOM LEWIS JOINS HERITAGE BOARD

Heritage is pleased to introduce Tom Lewis, who recently joined our board of directors. He is the founder (in 1973) and president of Lewis Restoration and Tom Lewis Restoration and Consulting, LLC., specializing in high quality restoration services through cost analysis, design, construction management and production.

Areas of expertise include restoring masonry, woodwork, metals and other building materials having commercial, civic and historic value. Mr. Lewis is currently a consultant on restoration projects with the Louvre and French missions at the tomb and mortuary temple of Rameses II, at Luxor, Egypt, and the Delphic Oracle site in Greece.

The firm's notable restoration projects in San Francisco include: San Francisco City Hall, masonry and stone restoration; San Francisco Opera House, concrete restoration; State of California Building, masonry restoration; Conservatory of Flowers, masonry, wood and ventilator hardware restoration; and the Carousel, Golden Gate Park, wood restoration.

Tom's professional affiliations include the Painting and Decorating Contractors of America, San Francisco



Rotary Club, Yale Club of San Francisco, California Preservation Foundation and the AIA. He has served as an advisor to the Board of Supervisors for the Citizens Lead Hazard Reduction Advisory Committee, the California OSHA Special Lead Emphasis Advisory Committee and the DHS, Occupational Lead Poisoning Advisory Staff.

Originally from New Hampshire and a graduate of Yale University, Tom Lewis is currently pursuing a degree in architecture and studying Italian as a hobby. Other interests include occasional golf, scull rowing, skiing, yoga, meditation and physical exercise for life.

Anticipating a long, fruitful relationship, we welcome Tom and his solid technical experience to the board.

CANDIDATES FOR BOARD RE-ELECTION

The following board members will stand for re-election at the annual meeting, June 5, 2004.

Andrew J. Ball is president/CEO of Webcor Builders, responsible for company operations, client relations, business development and pre-construction; and he is principal-in-charge on select projects. He also serves on the San Francisco Bay Area Council-Boy Scouts of America and is a member of CEA, IFMA, NAIOP, IDRC, SAMCEDA.

Bruce Bonacker, AIA, is an architect and owner of Bonacker Associates. Other organizations he is involved with include AIA/San Francisco, where he serves on the Small Business Committee, Historic Resources Committee and Environment Committee; and the National Association of Remodeling Industry/Government Affairs Committee. He is past-vice president of the Fort Point and Presidio Historical Association, a board member of the San Francisco Small Business Network and a member of the SPUR Housing Committee. He serves on the Public Advisory Committee/San Francisco Department of Building Inspection. Past-president of the Glen Park Neighborhood Association, he is currently a member of its Planning & Zoning Committee.

Dominic Chu is a structural engineer and head of his own firm based in San Mateo.

Alice Coneybeer, a homemaker, is formerly environmental protection specialist and regional historic preservation officer with the U.S. Coast Guard, coordinating compliance with Federal, State and local environmental laws. Other organizations she is involved with include the Junior League, Bay Area Discovery Museum, Town School and St. Mary the Virgin Episcopal Church.

Mark Pierce, AIA, is an architect, real estate developer and builder, since 1976, completing over 500 projects involving historic renovation, alterations, development and new construction. Since 1996, he has engaged in real estate development and reconstruction of severely distressed single-family and multi-family homes in San Francisco. Other organizational involvement includes the AIA, French American International School, Norcal Golden Retriever Rescue and The Dead Runners Society.

Dennis Richards is director of credit for Agilent Technologies, where he is responsible for a global department that extends commercial credit to Agilent's customers, managing a credit risk portfolio of \$1.5 billion in

receivables. Other organizations include Friends of 1800 Market.

J. Gordon Turnbull, FAIA, is an architect and principal of Page & Turnbull, Inc., historic preservation architects providing design services related to the preservation and re-use of historic buildings. He serves as chairman of the board of trustees for the Maybeck Foundation and is also involved with California Preservation Foundation, National Trust for Historic Preservation, California Historical Society and the AIA (College of Fellows).

Howard Wong, is a senior architect with the Bureau of Architecture of the Department of Public Works. He serves on the SPUR Sustainable Development Committee and Green Building Task Force. He is president, Local 21 of the International Federation of Professional and Technical Engineers and a board member of Urban Resource Systems. He is a board member and past-vice president of the Chinese Historical Society of America and serves on the Building Committee of the Chinese American National Museum. He is active with the AIA, the Neighborhood Parks Council, the Open Space Advisory Committee (2000), the Telegraph Hill Dwellers and the Pioneer Park Project at Coit Tower.

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Upcoming

**Annual Members' Meeting
Saturday, June 5, 2004**

**Series of five Ballroom Lectures
starting in July**

You will find information on both these Heritage events on page 2 of this issue of *Heritage News*. Look for details in the mail soon.

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